

The background features a complex arrangement of black geometric shapes, including thick lines, rectangles, and trapezoids, some with rounded corners. Interspersed among these are various patterns: diagonal hatching, a grid of dots, and wavy lines. The overall composition is modern and minimalist.

THE
CURRENT
Miami

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05	SPECS
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Operate On A New Wavelength



INTRODUCTION

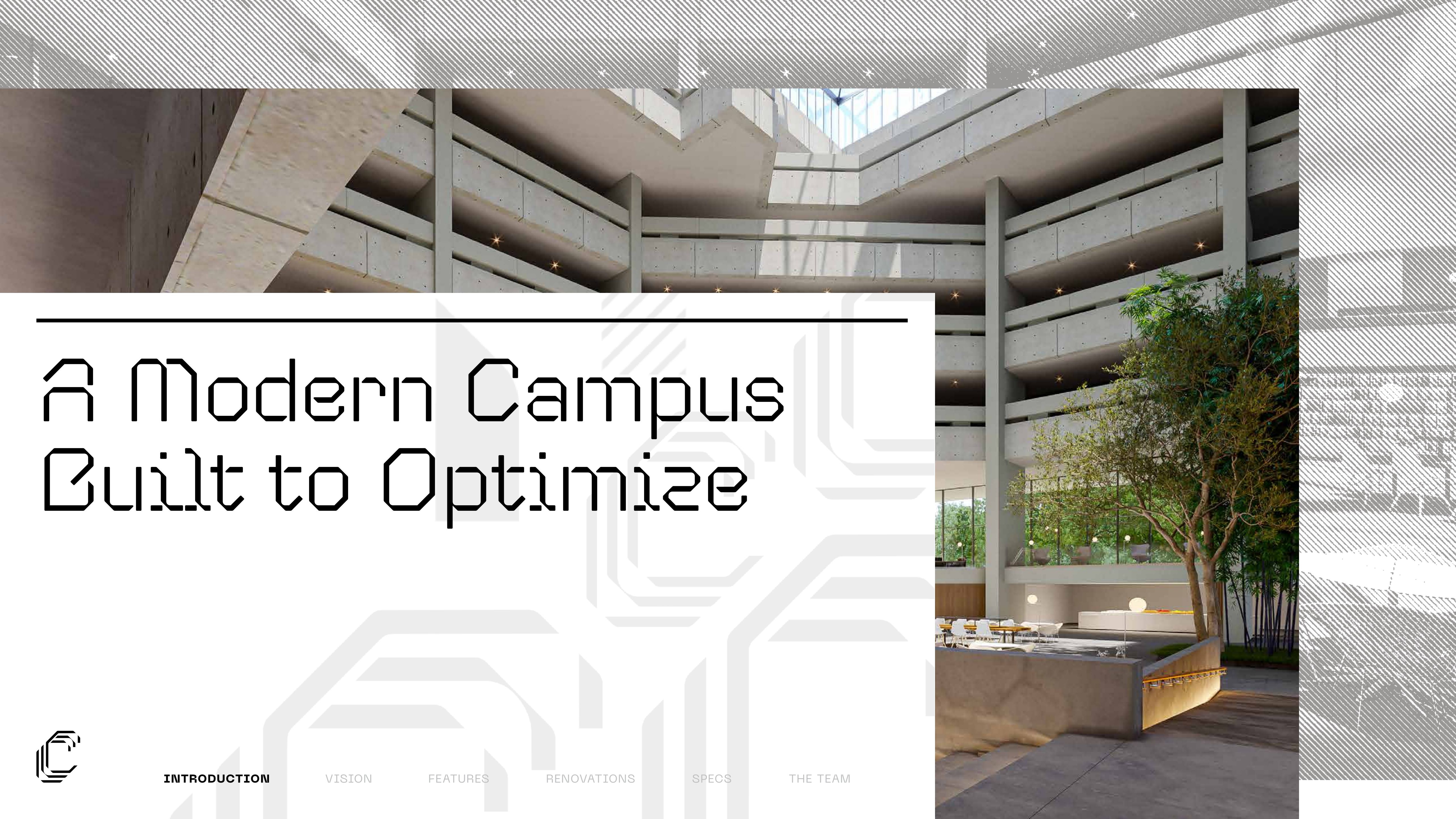
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A Modern Campus Built to Optimize



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- + 635K Square Feet
- + Uniquely Large Floor Plates
- + Public Transit Accessible & Helipad
- + Pedestrian-Friendly & Open Work Spaces
- + Food & Beverage Outlets
- + Convenience & Retail
- + Premium Renovations Coming Soon

WELCOME TO THE CURRENT.

A reignited workspace
in the heart of Miami
for companies looking to
amplify their impact.



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Where Ideas
Are Amplified



INTRODUCTION

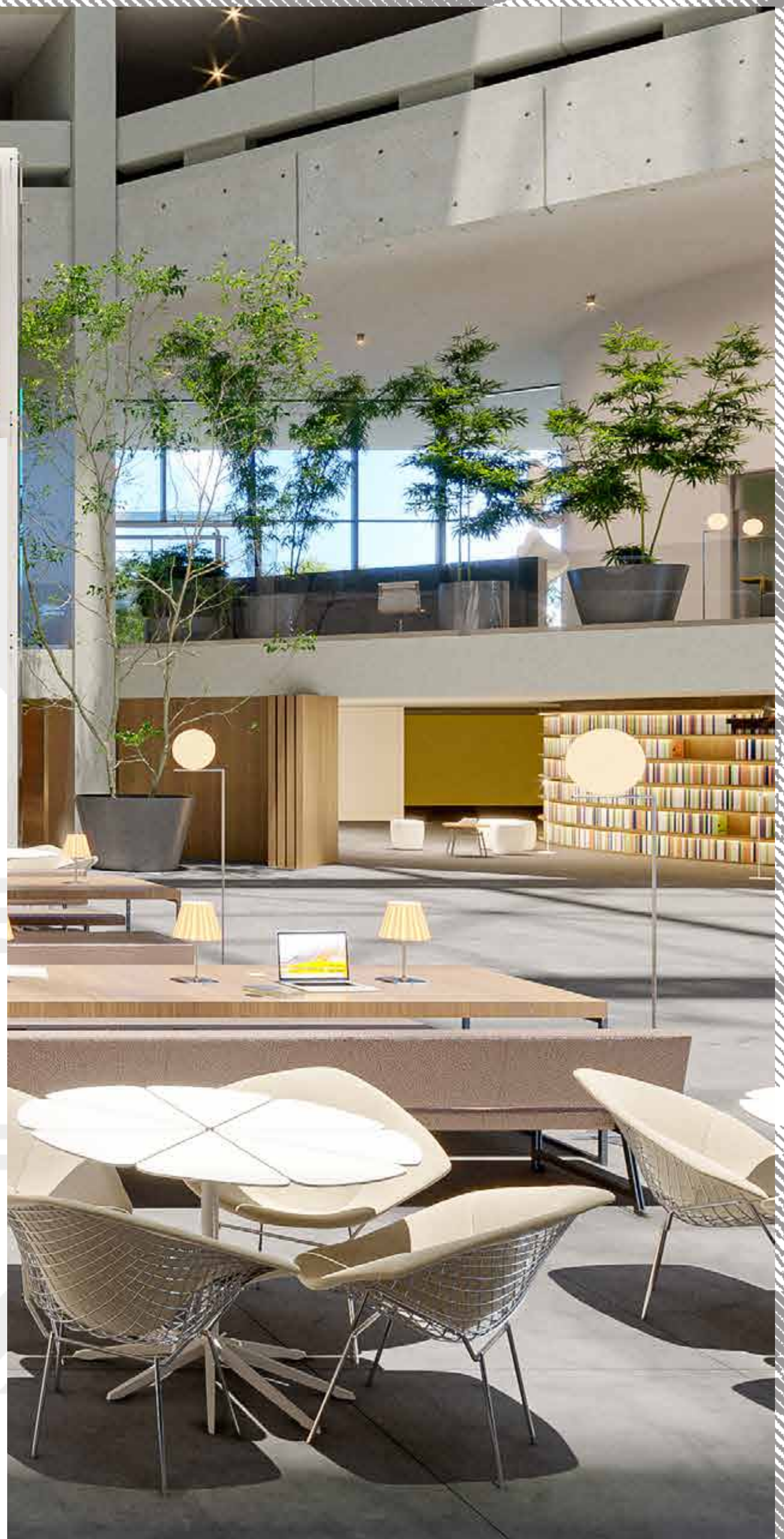
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FEATURES

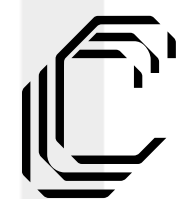
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Built to Empower



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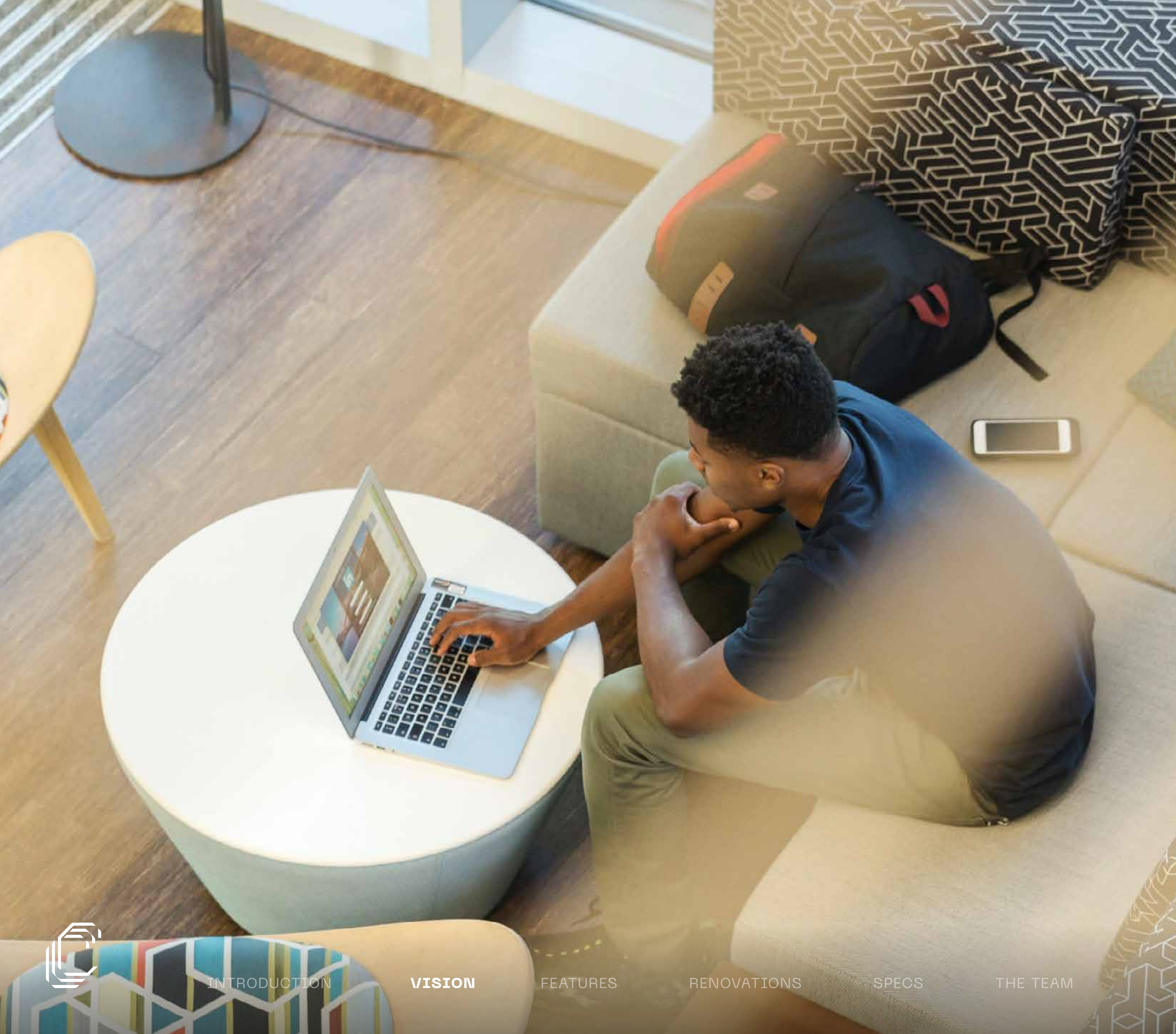
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"We're committed to modernizing and delivering what the future workforce is looking for: more flexibility, smarter spaces and a more holistic attitude toward professional and personal fulfillment."



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— Joseph Hoffman, CEO of Bushburg



Newly activated and energized, this updated campus is a celebration of the eclectic undercurrent of Miami and its people.



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Operating on a different wavelength than the common workspace of the past—



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BRIGHT

THIS IS A MODERN CONDUIT—A RARE LIGHTNING ROD FOR THE BRIGHT AND BOLD.

BOLD



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Escalate Creativity.
Elevate Connection.



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Designed with Ambition in Mind

The Current is a catalyst to push your workforce to their best.



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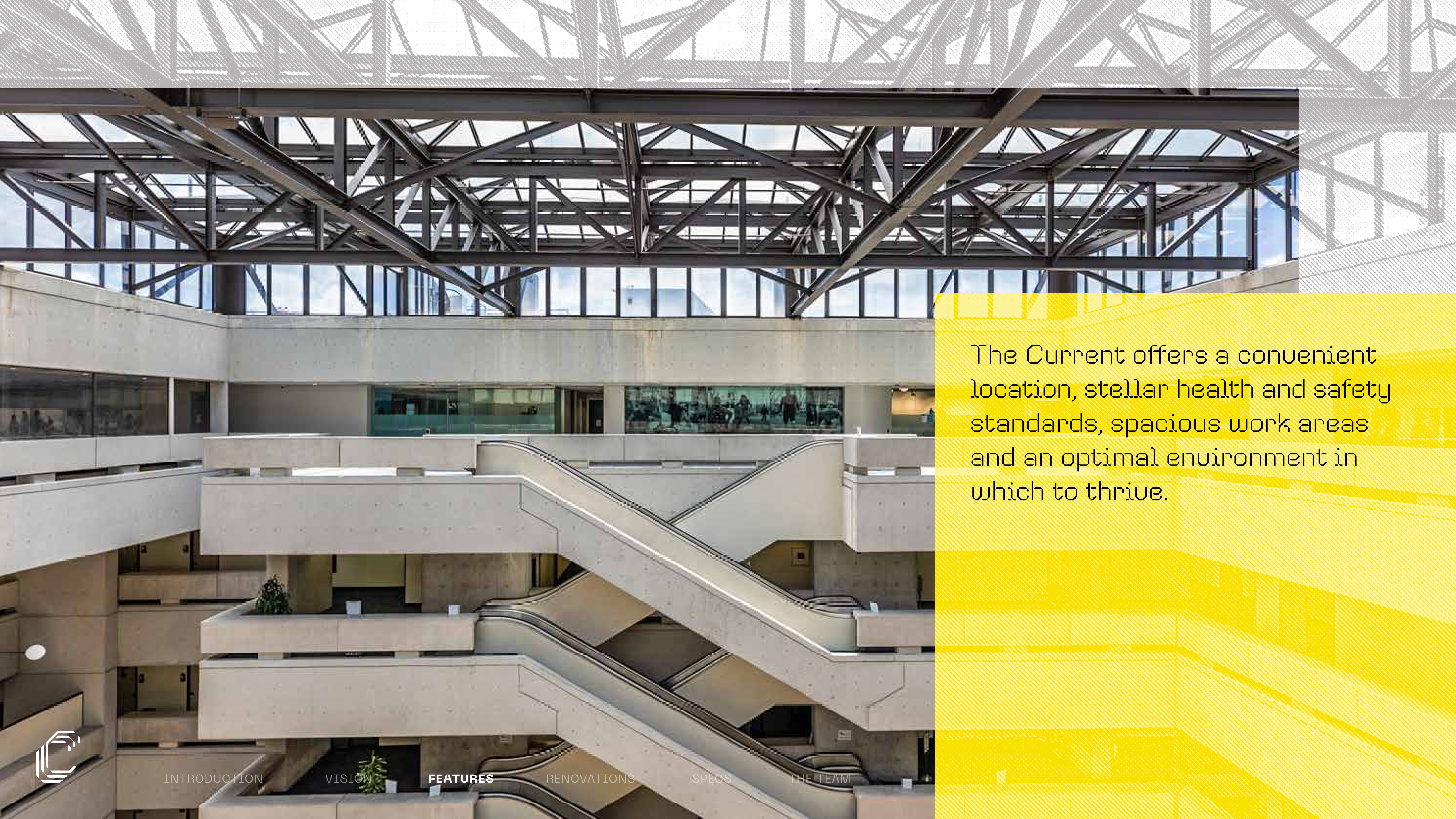
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The Current offers a convenient location, stellar health and safety standards, spacious work areas and an optimal environment in which to thrive.



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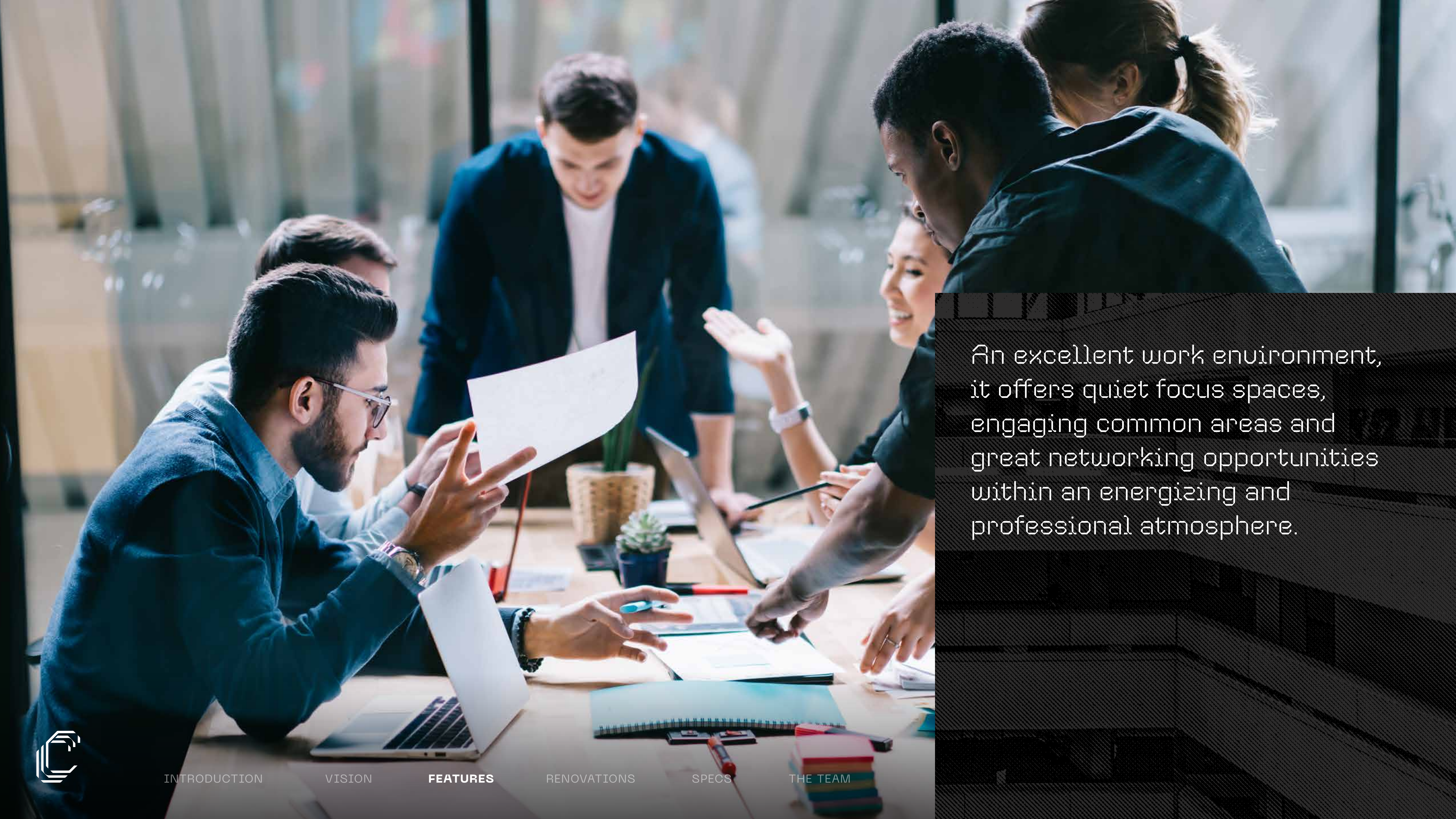
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An excellent work environment, it offers quiet focus spaces, engaging common areas and great networking opportunities within an energizing and professional atmosphere.



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CONVENIENT

LOCATION

STELLAR

HEALTH & SAFETY

INVITING

SPACES

OPTIMAL

ENVIRONMENT

STELLAR

With a richly considered list of in-progress and future renovations, this is only the beginning.



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THE
CURRENT

BUILDING AMENITIES



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- + (+/-) 115k Sq Ft Floor Plates
Divisible Down To (+/-) 10k Sq Ft
- + Naturally-lit Common Areas Featuring
a Six Story Atrium & Skylight
- + High Ceilings (+/-) 13.5 ft
- + 24/7 Building Accessibility
- + Rooftop Helipad Landing
- + Escalators and Elevator
Access to All Floors
- + Ample Parking



INTRODUCTION

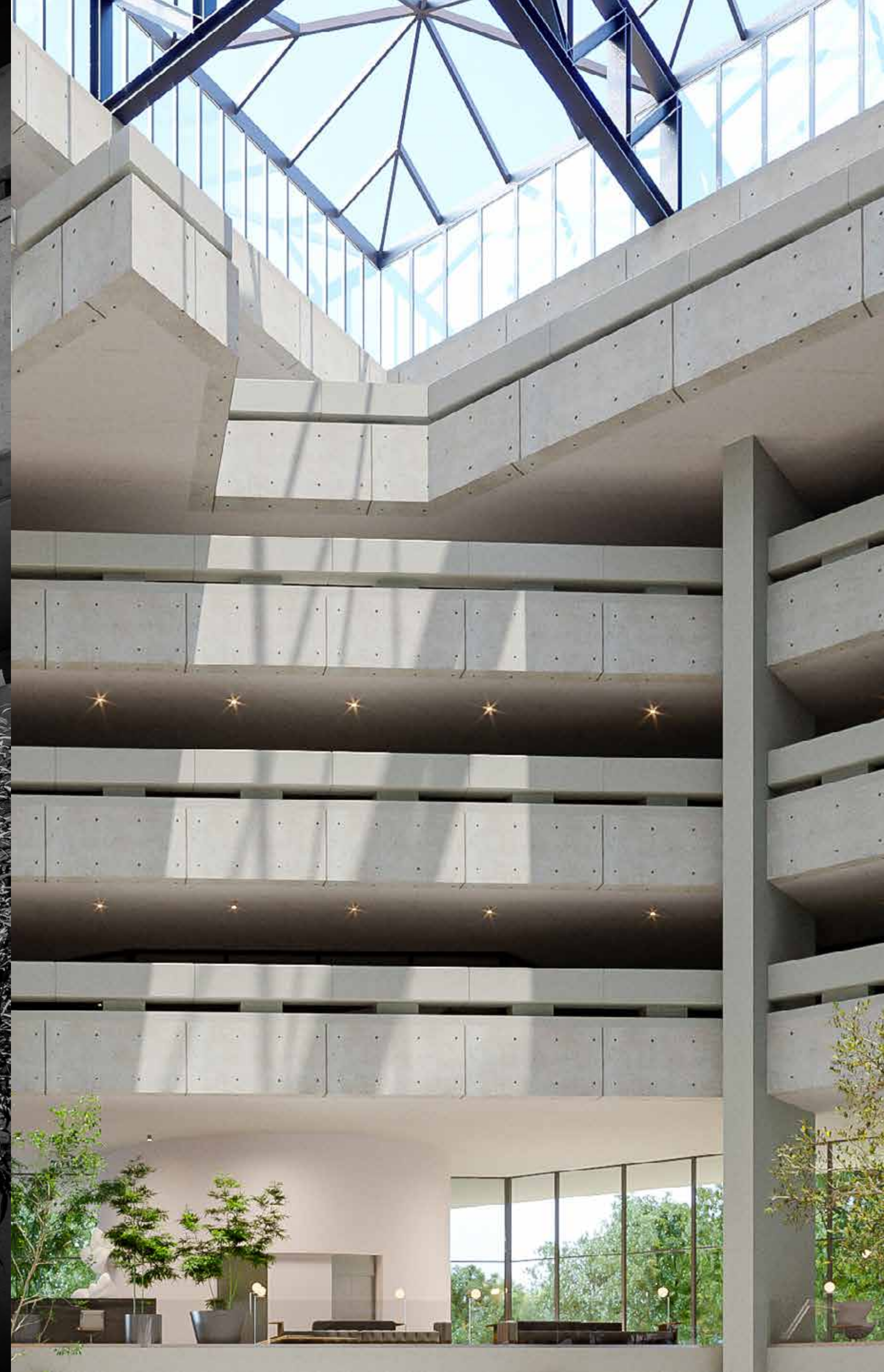
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- + Multiple Backup Generators
- + Multiple Power Grids with On-Site Florida Power & Light Vaults
- + State-of-the-Art Air Filters
- + UV Lights within Air Handlers
- + Wide Pathways throughout Common Areas
- + Self-Cleaning NanoSeptic Coatings on Elevator Buttons
- + Access Badge Entry System

Safety, cleanliness and tenant health are key priorities to the property management team at The Current. Supporting overall wellbeing, state-of-the-art air filters throughout the building trap up to 90% of airborne particles and allergens, while UV lights within the air handlers eliminate mold and other contaminants before being circulated.



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HEALTH & SAFETY FEATURES



A NEXUS LOCATION



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A NEXUS LOCATION



MIAMI INTERNATIONAL
AIRPORT (MIA)

08-12
MINUTES DRIVING



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08-12

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DOWNTOWN MIAMI

16-30

MINUTES DRIVING



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MIAMI DESIGN DISTRICT

18-35

MINUTES DRIVING



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18-35

MINUTES DRIVING



MIAMI BEACH

24-40

MINUTES DRIVING



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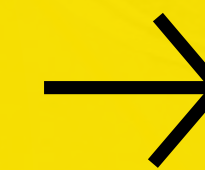
THE CURRENT BOASTS A CENTRAL POSITION WITHIN MIAMI-DADE COUNTY, MAKING IT AN EQUALLY IDEAL DESTINATION FOR EVERYDAY COMMUTERS AS IT IS FOR BUSINESS TRAVELERS AND OUT-OF-TOWN CLIENT VISITS.



MIAMI INTERNATIONAL AIRPORT (MIA)

08-12

MINUTES DRIVING



DOWNTOWN MIAMI

16-30

MINUTES DRIVING



MIAMI DESIGN DISTRICT

18-35

MINUTES DRIVING



MIAMI BEACH

24-40

MINUTES DRIVING



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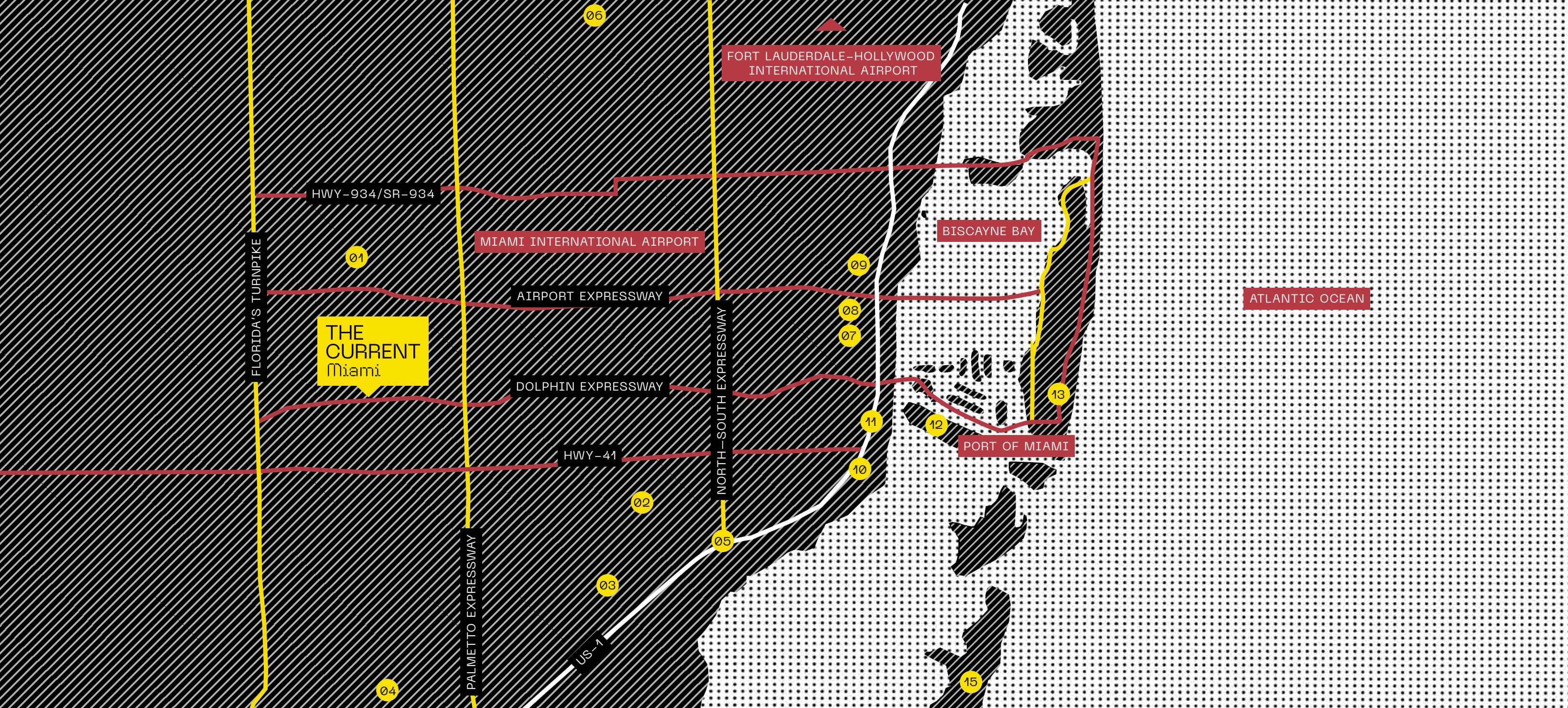
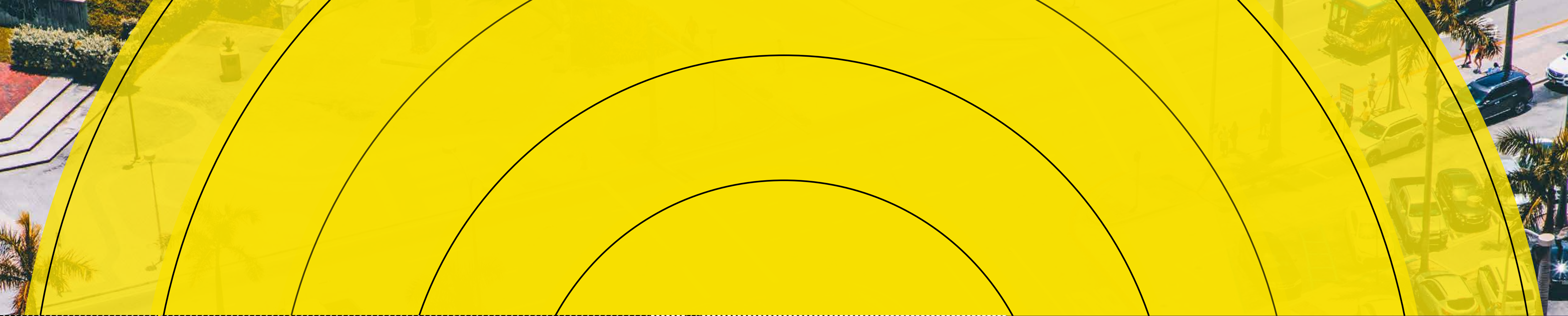
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Less than 12 minutes from Miami International Airport, the building's enviable proximity to Florida's Turnpike, Palmetto Expressway and Dolphin Expressway means tenants can effortlessly transition from light traffic to heavy focus.

TRANSPORTATION

- Florida's Turnpike (SR-91 / SR-821)
- Palmetto Expressway (SR-826)
- North-South Expressway (I-95)
- US Highway 1 (US-1)
- US Highway 934 (HWY-934/SR-934)
- Airport Expressway (SR-112)
- Dolphin Expressway (SR-836)
- US Highway 41 (HWY-41)

NEIGHBORHOODS

- 01. Doral
- 02. Coral Gables
- 03. South Miami
- 04. Kendall
- 05. Coconut Grove
- 06. Miami Lakes
- 07. Edgewater
- 08. Wynwood
- 09. Design District
- 10. Brickell
- 11. Downtown Miami
- 12. Port of Miami
- 13. Miami Beach
- 14. North Miami
- 15. Key Biscayne



A Future Charged with Progress



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Where People Come First

Evolving with the needs of your future workforce, The Current will soon be unveiling new and intuitive spaces.



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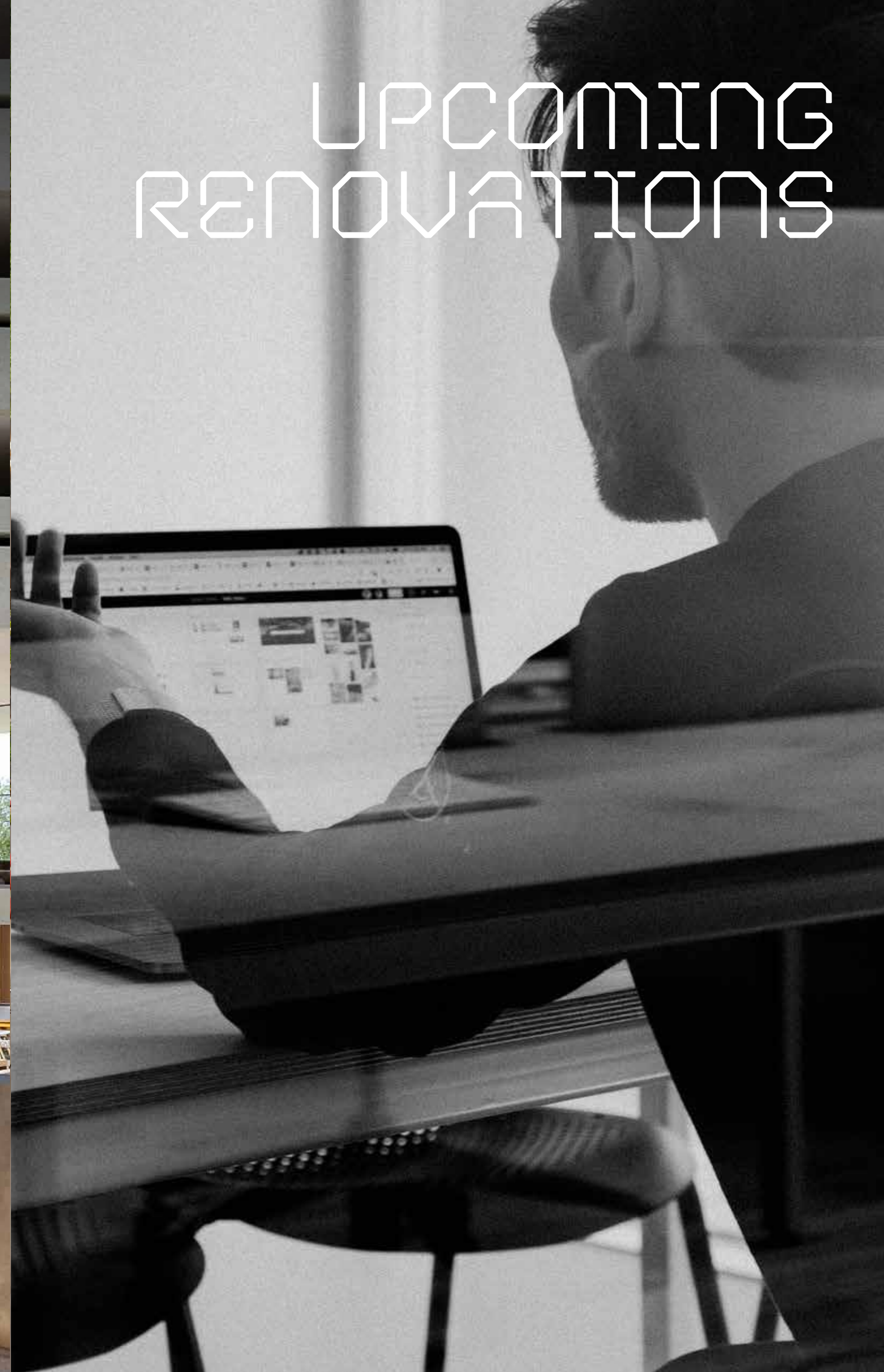
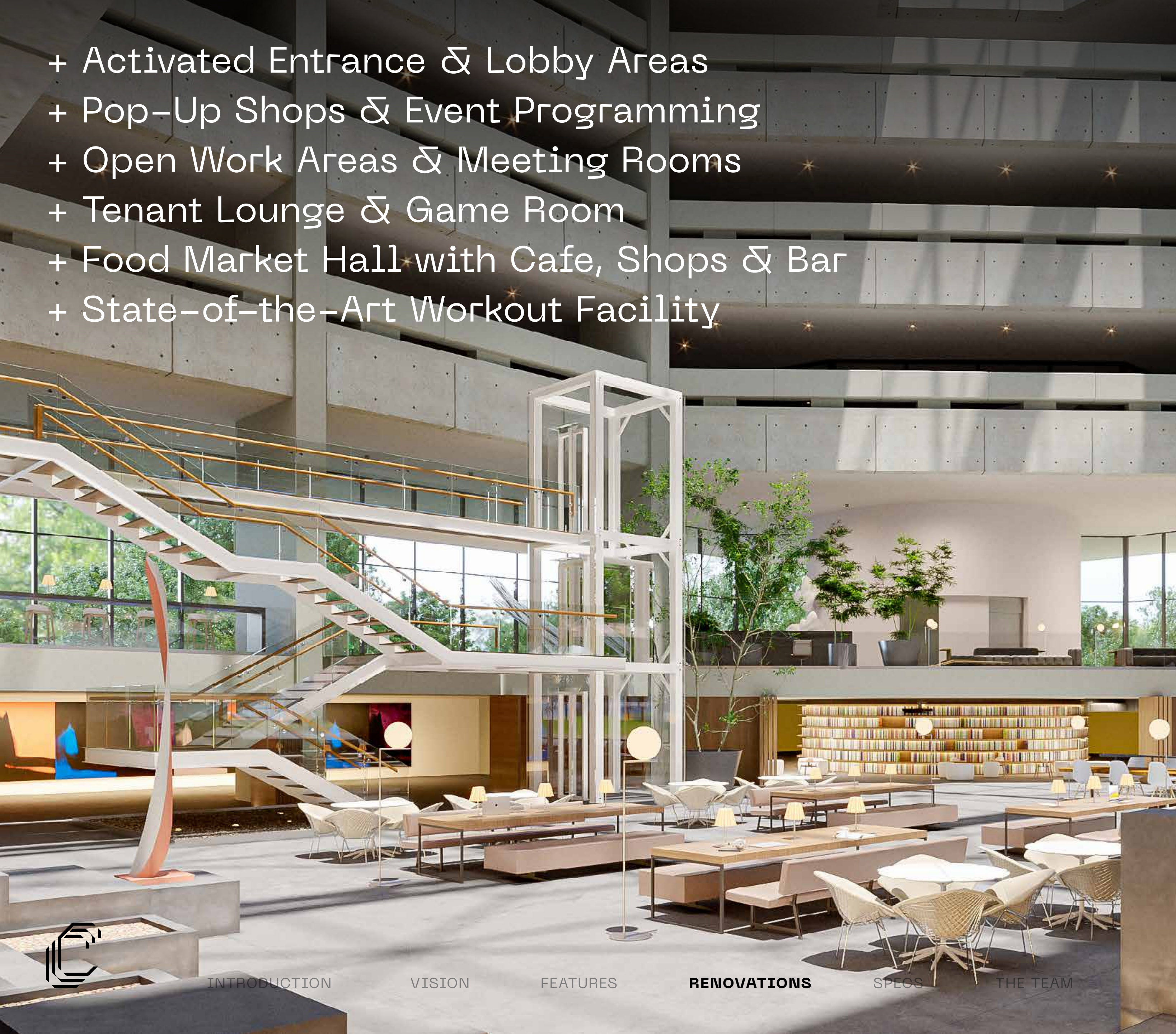
RENOVATIONS

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- + Activated Entrance & Lobby Areas
- + Pop-Up Shops & Event Programming
- + Open Work Areas & Meeting Rooms
- + Tenant Lounge & Game Room
- + Food Market Hall with Cafe, Shops & Bar
- + State-of-the-Art Workout Facility

UPCOMING RENOVATIONS



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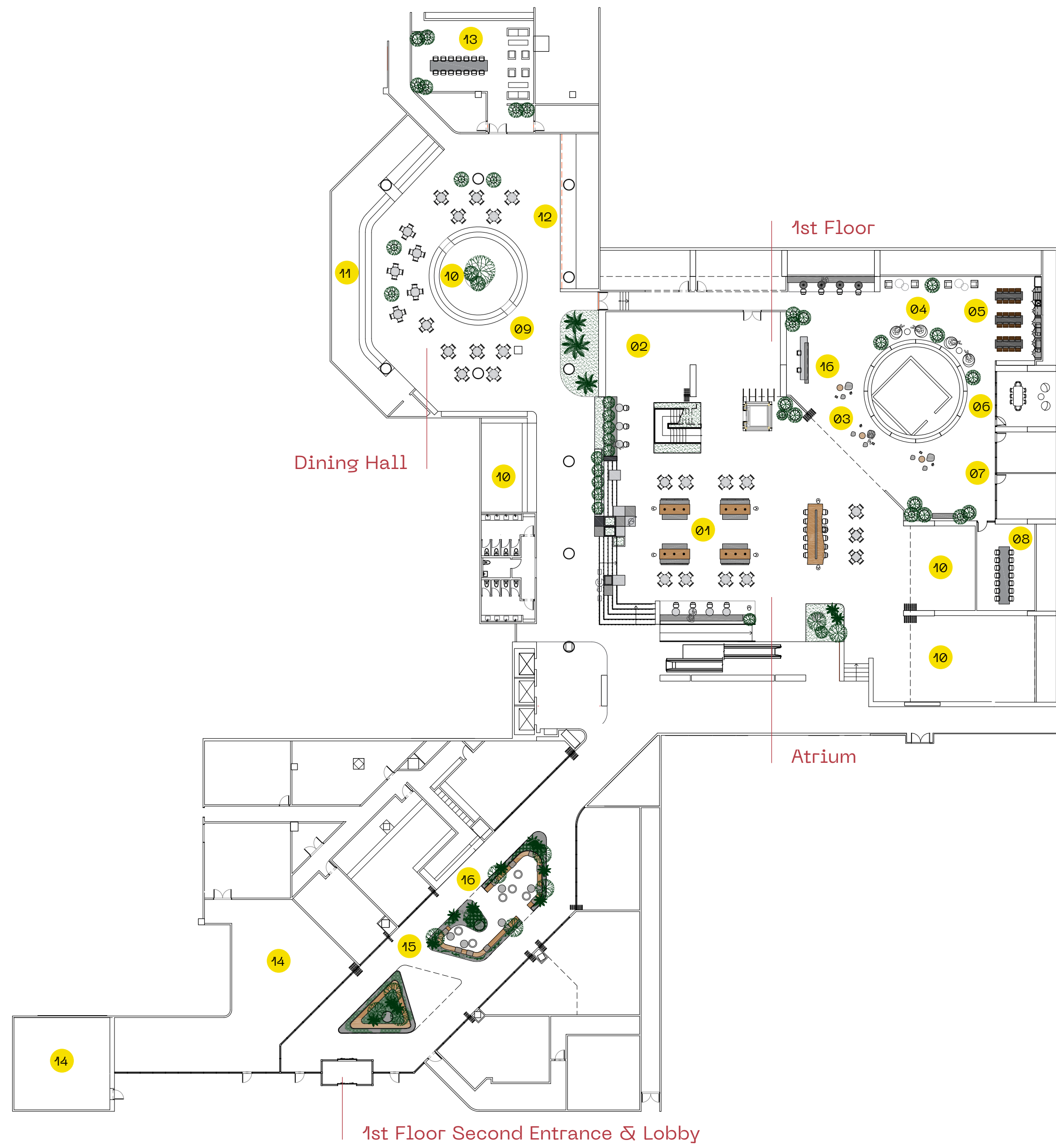
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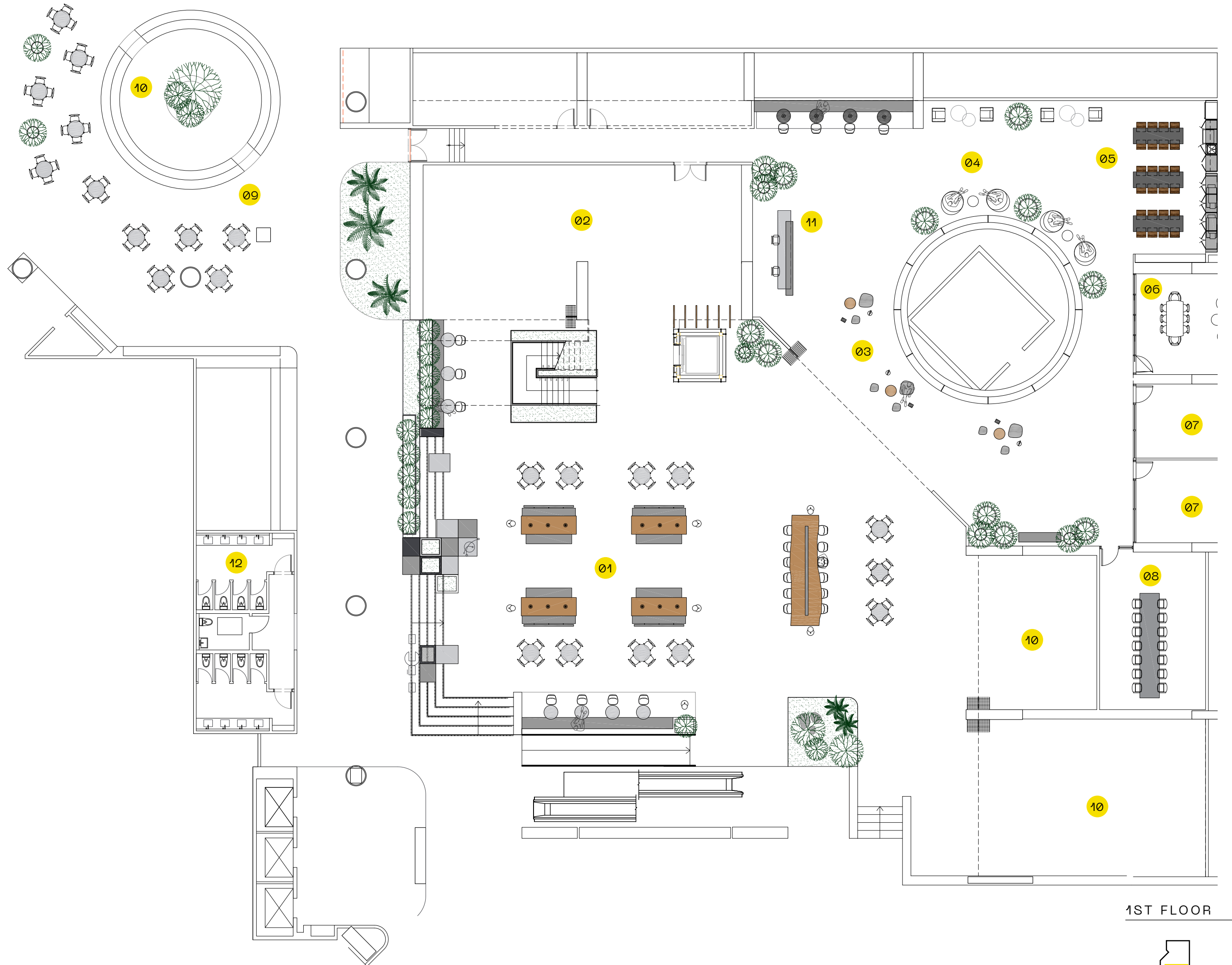


1ST FLOOR

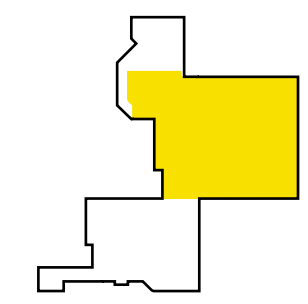
Awash in natural light from the signature atrium, the renovations of the common spaces at The Current reflect the modern workforce's evolving wishlist with airy focus areas, inviting dining outlets and breaks for art, retail and reflection.

- | | | |
|------------------|---------------------|--------------------|
| 01. Atrium | 07. Private Offices | 13. Private Dining |
| 02. Art Gallery | 08. Conference Room | 14. Restaurant/Bar |
| 03. Lobby | 09. Dining Hall | 15. Retail |
| 04. Lounge | 10. Cafes | 16. Reception |
| 05. Pantry | 11. Food | |
| 06. Meeting Room | 12. Juice Bar | |





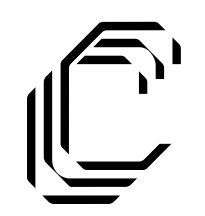
1ST FLOOR



1ST FLOOR ATRIUM

Reaching six stories high, the atrium is the pulse of The Current, anchoring the updated flow of tenant experience from lush entryway to private offices to a bustling dining hall.

- 01. Atrium
- 02. Art Gallery
- 03. Lobby
- 04. Lounge
- 05. Pantry
- 06. Meeting Room
- 07. Private Offices
- 08. Conference Room
- 09. Dining Hall
- 10. Cafes
- 11. Reception
- 12. Restrooms



INTRODUCTION

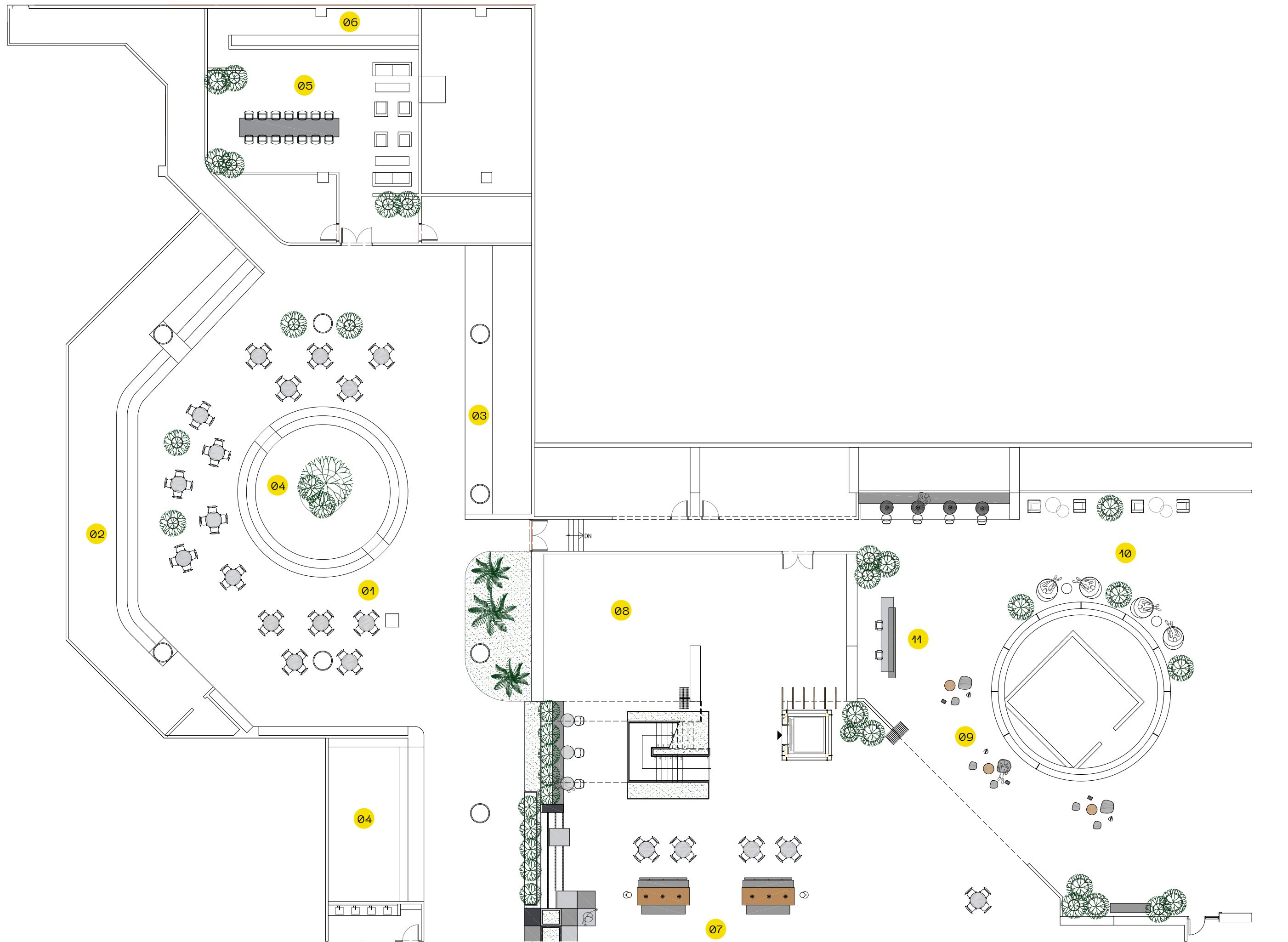
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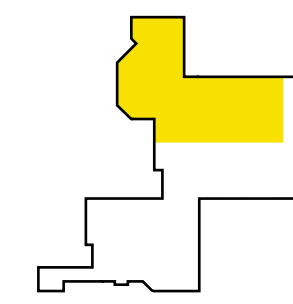
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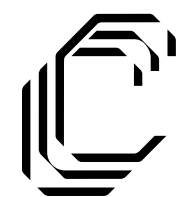
1ST FLOOR



1ST FLOOR DINING HALL

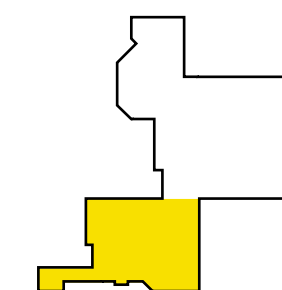
With thoughtful options made easily accessible for every time of day—like the juice bar to begin the day or a private dining room for client entertaining, meetings and more—the comprehensive approach to dining is perhaps the most significant stride achieved in the renovation.

- | | |
|--------------------|-----------------|
| 01. Dining Hall | 07. Atrium |
| 02. Food | 08. Art Gallery |
| 03. Juice Bar | 09. Lobby |
| 04. Cafes | 10. Lounge |
| 05. Private Dining | 11. Reception |
| 06. Kitchen | |





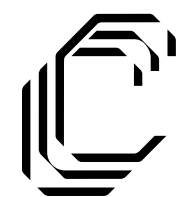
1ST FLOOR



1ST FLOOR SECOND ENTRANCE & LOBBY

The updated entrance lobby will bring the outside in with a lush biophilic indoor garden featuring cozy lounge seating, as well as boutique retail spaces and a planned restaurant and bar.

- 01. Restaurant
- 02. Bar
- 03. Kitchen
- 04. Retail
- 05. Lounge
- 06. Reception



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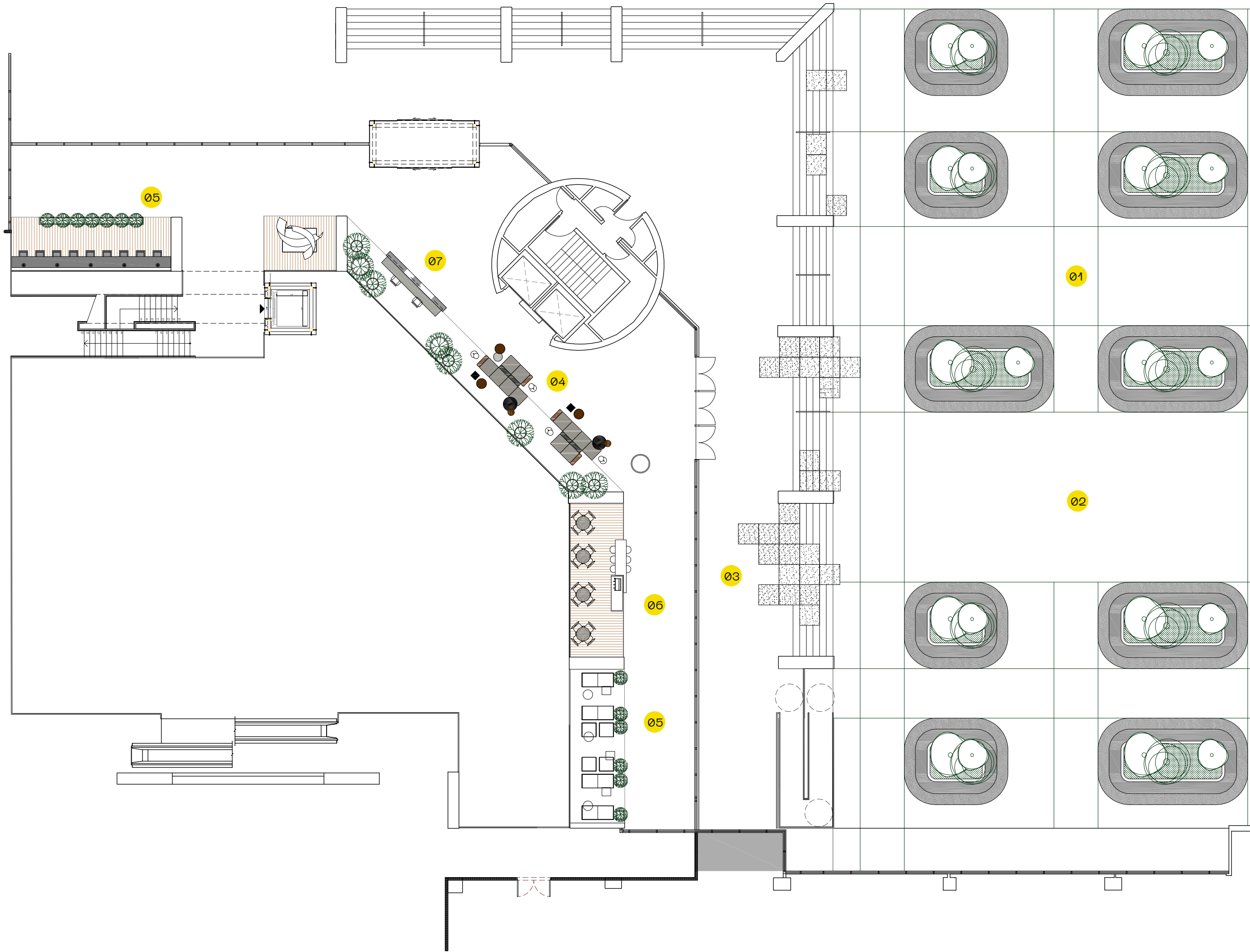
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ENTRY MEZZANINE

An updated entry experience features a security desk, casual lounge seating, and a coffee bar for breakfast bites and anytime pick-me-ups.

- 01. Entry / Plaza
- 02. Performance Garden
- 03. Seating Sculptures
- 04. Lounge
- 05. Lounge/Work Space
- 06. Coffee Station
- 07. Information Desk



Where Excellence Gets Elbow Room



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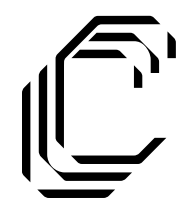
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Expand Your Possibilities



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This is where your grand plans meet

GO FOR IT!

Find the proper space to allow your company to shine—because you never know how big you can be until you give yourself the right room to grow.



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"Ours is a highly connected building, through everything from location to social spaces and technology. The next chapter is looking very bright."



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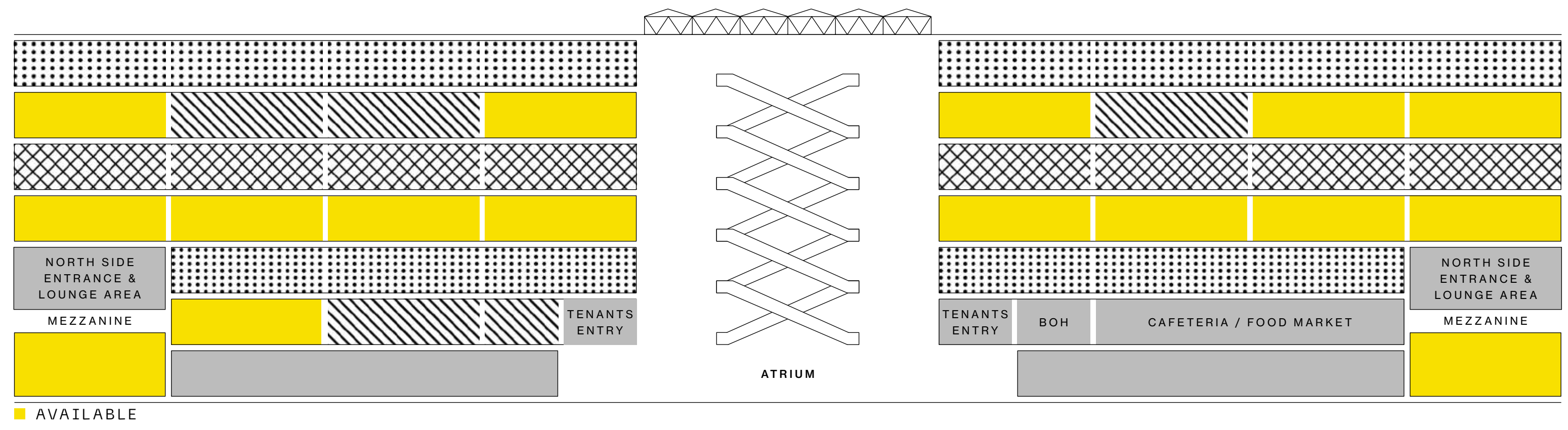
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— Evelyn Mercado, Building General Manager

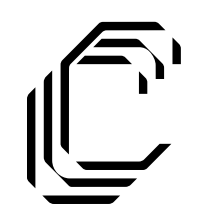


Stacking Plan



FLOOR AVAILABILITY

AVAILABLE SQUARE FEET	FLOOR
0K	06
73K	05
0K	04
110K	03
0K	02
15K	01
17K	ATRIUM



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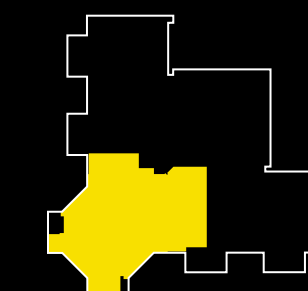
05 FLOOR / DENSE

50K 

AVAILABLE SQUARE FEET

- | | |
|------------------------------|------------------------|
| 1 RECEPTION | 1 SUPPLY ROOM |
| 4 CONFERENCE ROOMS | 1 MISC STORAGE |
| 1 COPY ROOM | 1 CAFE/PANTRY AREA |
| 1 COFFEE NOOK | 2 BREAK OUT AREAS |
| 6 PHONE BOOTHS | 3 MEETING ROOMS |
| 1 FILE STORAGE | 37 PRIVATE OFFICES |
| 1 IDF | 2 MULTI-PERSON OFFICES |
| 1 TRAINING/PRESENTATION ROOM | 262 WORKSTATIONS |

KEY PLAN



 COLLABORATIVE AREAS

All floor plans and/or images are used for illustrative purposes only and are conceptual in nature. Floor plans are drawn to varying scales to maximize visibility when printed. Any floor plans, elevations, renderings, features, finishes and specifications are subject to change at any time. These are for guidance only, may change as work progresses, do not necessarily represent a true and accurate depiction of the finished product, and are not intended to form part of any contract or warranty. Square footage or floor areas shown in any marketing or other materials is approximate and may be more or less than the actual size. They should not be relied upon as representations, express or implied. The developer reserves the right to change floor plans, elevations, features, finishes and specifications at any time, without prior notice. © 2021 The Current.



INTRODUCTION

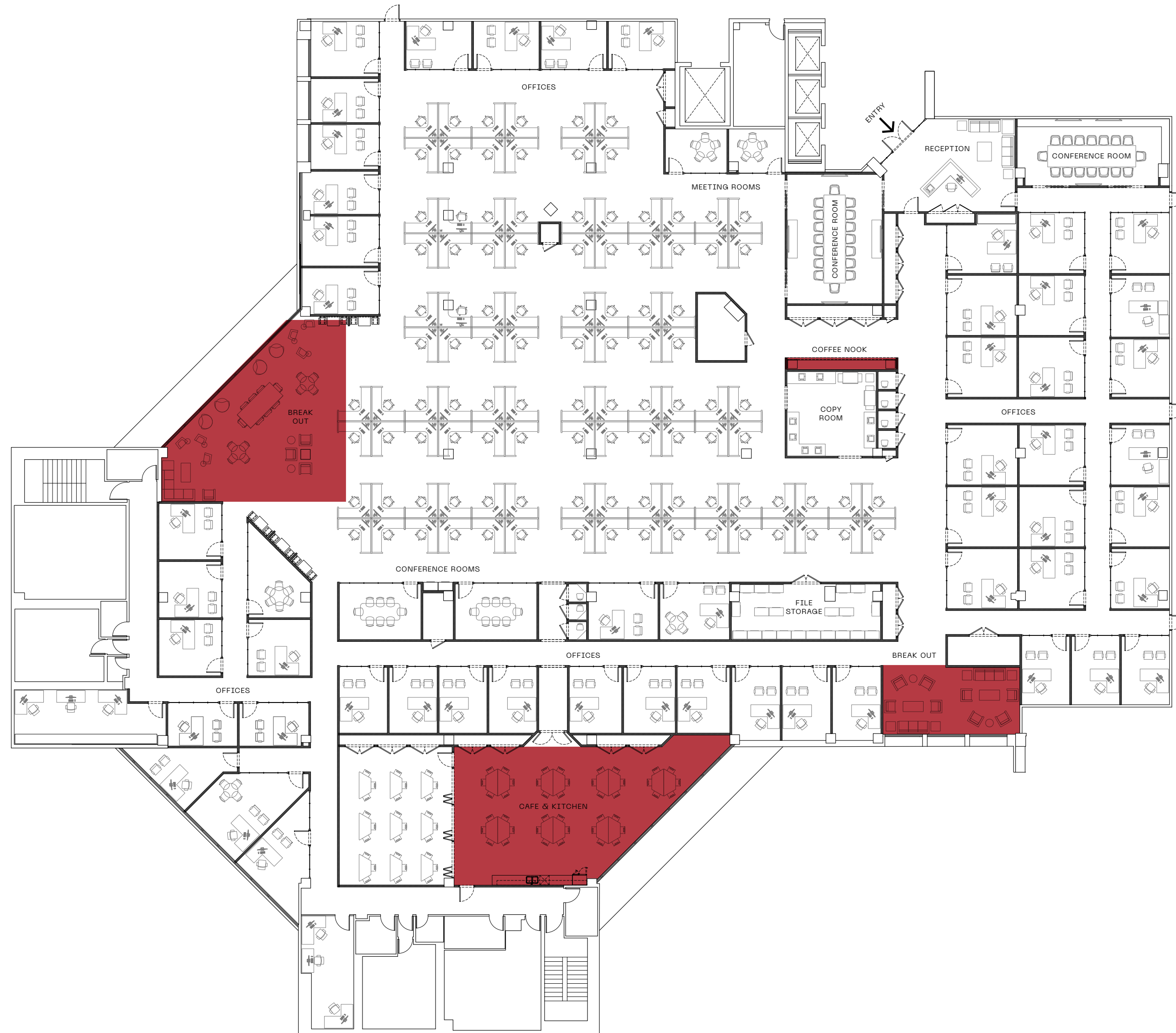
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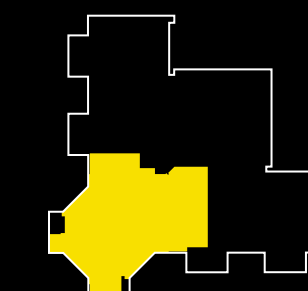
05 FLOOR

50K 

AVAILABLE SQUARE FEET

- | | |
|------------------------------|------------------------|
| 1 RECEPTION | 1 SUPPLY ROOM |
| 4 CONFERENCE ROOMS | 1 MISC STORAGE |
| 1 COPY ROOM | 1 CAFE/PANTRY AREA |
| 1 COFFEE NOOK | 2 BREAK OUT AREAS |
| 7 PHONE BOOTHS | 3 MEETING ROOMS |
| 1 FILE STORAGE | 52 PRIVATE OFFICES |
| 1 IDF | 2 MULTI-PERSON OFFICES |
| 1 TRAINING/PRESENTATION ROOM | 104 WORKSTATIONS |

 KEY PLAN



 COLLABORATIVE AREAS

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05 FLOOR

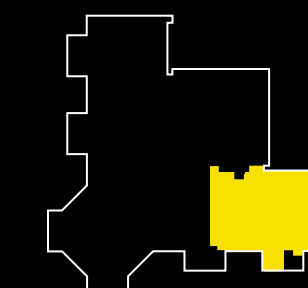
30K 

AVAILABLE SQUARE FEET

- 1 RECEPTION
- 5 CONFERENCE ROOMS
- 3 MEETING ROOMS
- 1 IDF
- 2 STORAGE ROOMS
- 2 PRINT / COPY STATION
- 1 PANTRY
- 2 BREAK OUT AREAS

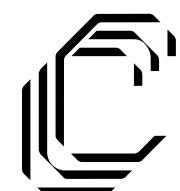
- 10 PRIVATE OFFICES
- 26 BENCHES

 KEY PLAN



 COLLABORATIVE AREAS

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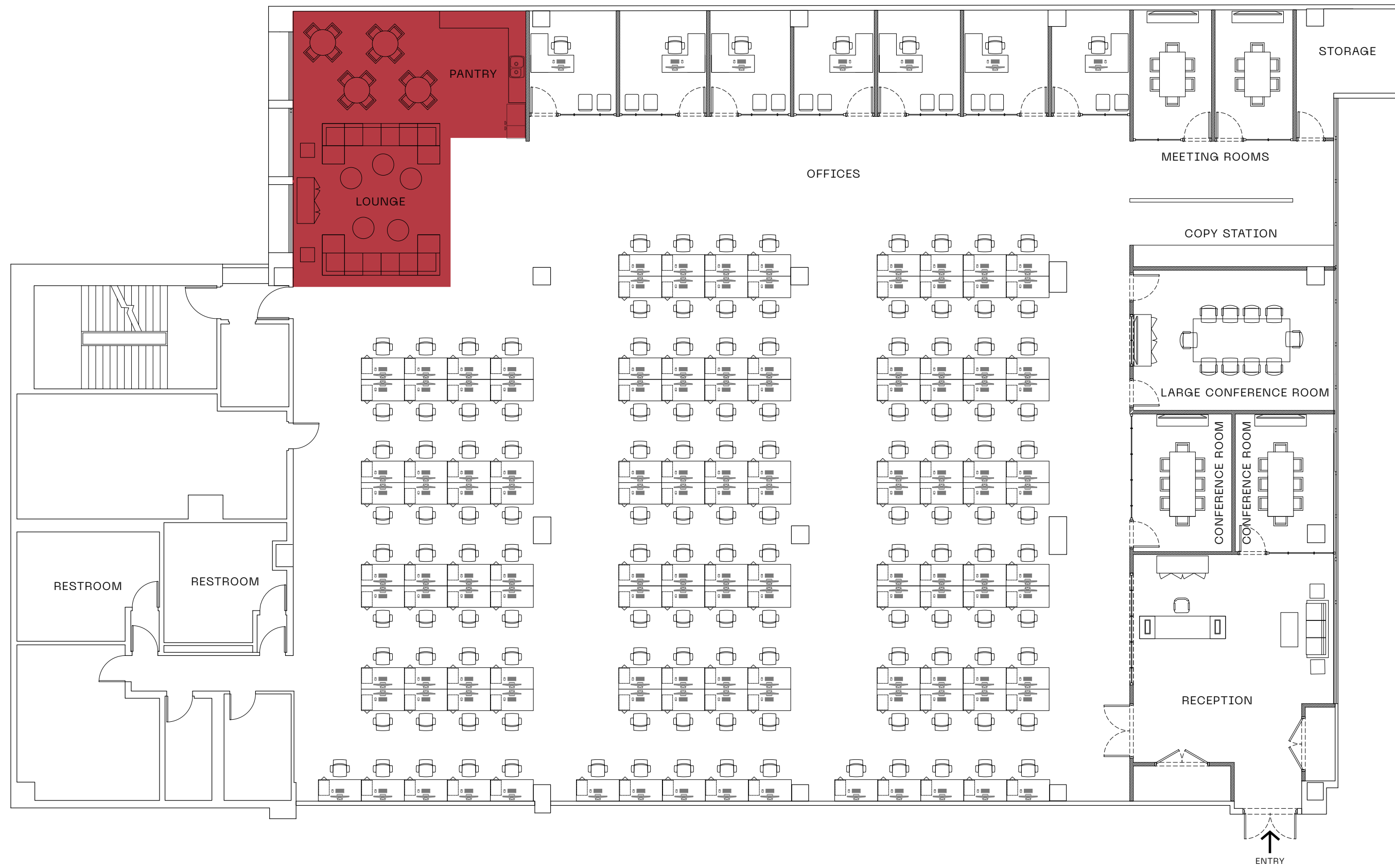
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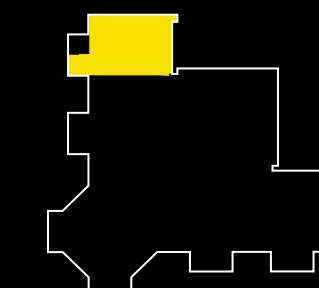
05 FLOOR



AVAILABLE SQUARE FEET

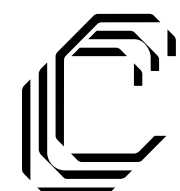
- 1 RECEPTION
- 1 LARGE CONFERENCE ROOM
- 2 CONFERENCE ROOMS
- 2 MEETING ROOMS
- 1 IDF
- 1 STORAGE ROOM
- 1 PRINT / COPY STATION
- 1 PANTRY
- 1 BREAKOUT AREA
- 1 PRIVATE OFFICES
- 127 BENCHES

KEY PLAN



COLLABORATIVE AREAS

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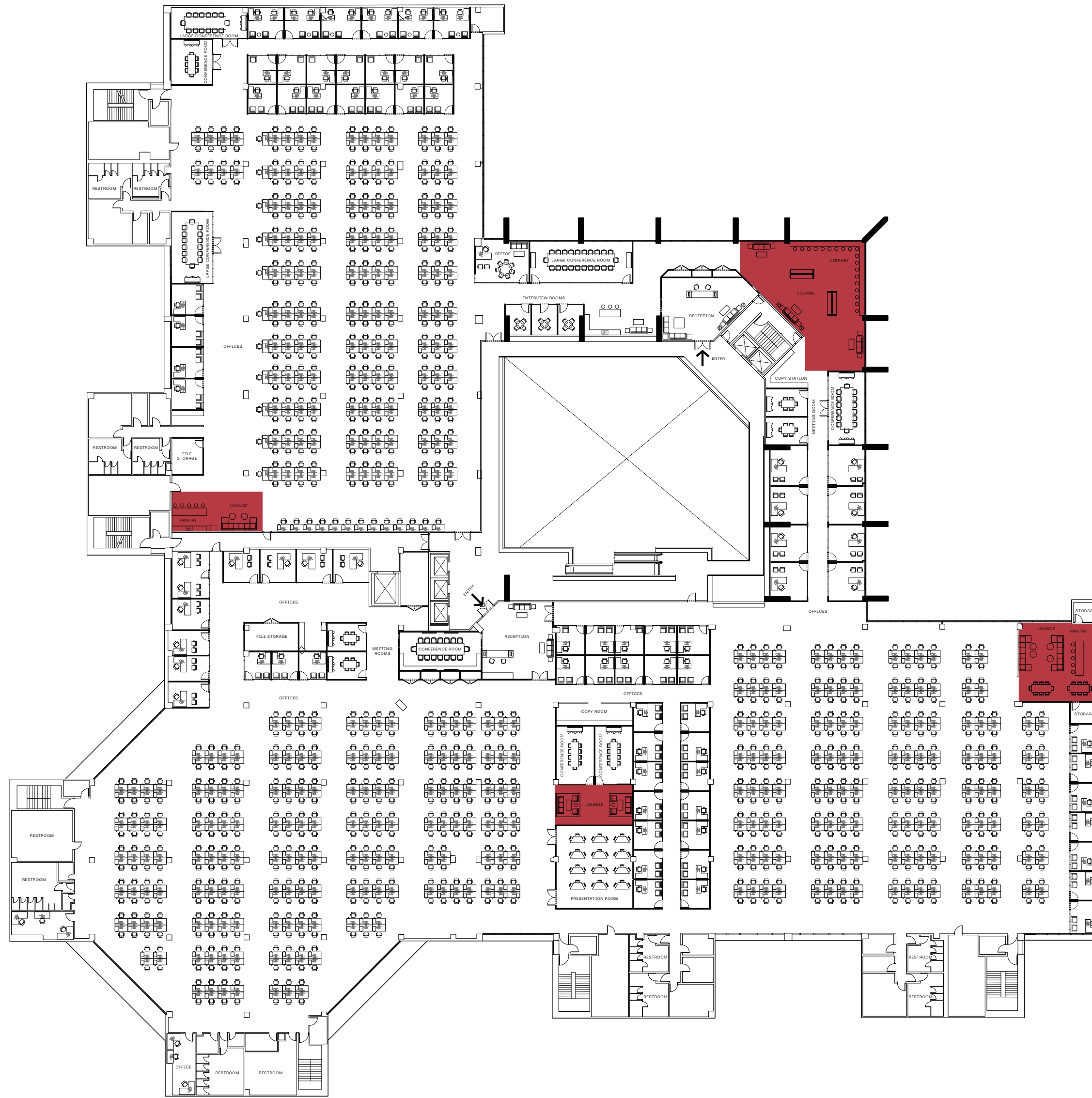
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04 FLOOR

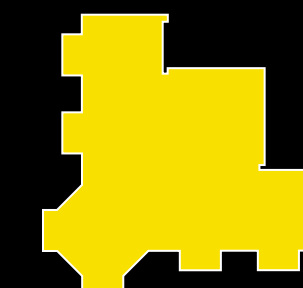
100K



AVAILABLE SQUARE FEET

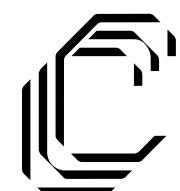
- 2 RECEPTION
- 8 CONFERENCE ROOMS
- 4 COPY/PRINT STATION
- 2 FILE STORAGE
- 1 IDF
- 3 STORAGE
- 3 PANTRY AREA
- 1 TRAINING / PRESENTATION ROOM
- 1 LIBRARY
- 4 BREAK OUT AREAS
- 4 MEETING ROOMS
- 3 INTERVIEW ROOMS
- 69 PRIVATE OFFICES
- 9 MULTI-PERSON OFFICE
- 854 BENCHES

KEY PLAN



COLLABORATIVE AREAS

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Backed By The
Industry's Best



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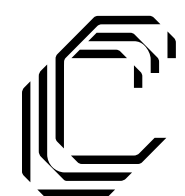
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The Team Behind The Current



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The Current is expertly managed by a dedicated team of professionals with decades of experience in operations, vendor management, leasing, emergency preparedness and more.

General Manager Evelyn Mercado, RPA, and her staff have upheld such stellar standards that The Current was honored with the 2019 BOMA Miami-Dade Office Building of the Year award, recognizing Excellence in Building Maintenance and Operations.



BUSHBURG

Founded in 2000 by CEO Joseph Hoffman, Bushburg has been the driving force behind over \$1 billion in real estate. With an incisive eye for strategy and market trends, Bushburg has successfully developed, converted and rehabilitated over three million square feet of residential, retail and office space.



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Current Tenants



FLORIDA INTERNATIONAL UNIVERSITY

Ranked among the top 50 public research universities with over 330,000 awarded degrees.



CROWN CASTLE

S&P 500 company specializing in revolutionary fiber networks.



FLORIDA POWER & LIGHT

Legacy utility company serving over 10 million Florida citizens.



INSIGHT

Tech giant providing digital innovation services.



SIMPLY HEALTHCARE

Florida-licensed health maintenance organization specializing in Medicare and Medicaid.



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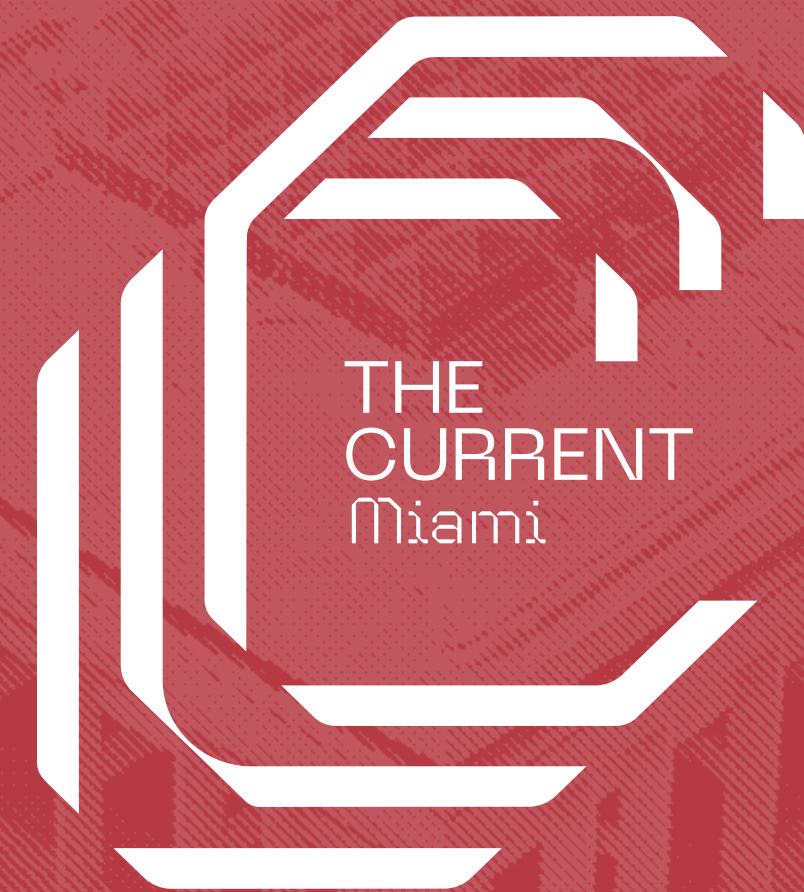
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