



WELLS FARGO
CENTER

WELLS FARGO CENTER

333 SE 2ND AVENUE | MIAMI, FL

WHERE TENANCY HAS ITS PRIVILEGE

ABOUT THE TOWER

The 755,713 square foot class A office tower, completed in 2010, rises 47 stories with Biscayne Bay & city views. Wells Fargo Center is the ninth tallest building in Florida at 647 Feet.

Offering class A office space with efficient +/- 25,500 RSF floor plates. Wells Fargo Center is attached to the only Five-Star JW Marriott Marquis/ Hotel Beaux Arts Autograph Collection in the U.S.

Additional amenities include on-site fine Dining, enliven Salon & Spa, Fitness Center, Conference Facility, Tenant Lounge and Purple Orchid on-site.



TENANCY HAS ITS PRIVILEGES



ON-SITE HOTEL

Attached to the only Five-Star JW Marriott Marquis/Hotel Beaux Arts Autograph Collection in the U.S.



5 STAR LOCATION

Direct access to 1-95, Brickell Ave. & Biscayne Blvd. within Downtown's Enterprise Zone



ON-SITE DINING

Boulud Sud, Met Café & Bar, Threefortyfive Restaurant & The Purple Orchid



PARKING RATIO

2.0/1,000 RSF



ENTERTAINMENT

Upscale, 12-screen movie theatre, Fitness Center, Virtual Bowling, NBA Approved Basketball Court, Salon & Spa and much more.



HOME TO

Some of the most prominent and respected companies in the country

OWNERSHIP

The development is owned by MetLife, one of the premiere office building owners in the country. MetLife oversees a well-diversified real estate investment portfolio, which is one of the largest in the U.S. and consists of real estate equities, commercial mortgages and agricultural mortgages. MetLife is a global leader in real estate investment and real estate asset management. MetLife's real estate investment focus includes office, multi-family, industrial and retail properties.



HOTEL AMENITIES

> EXCEPTIONAL ROOMS & SUITES

Designed to make one pause, take a breath, reconnect with oneself, and focus on what really matters

> POOL DECK

Unwind and elevate your stay while taking in views from the vibrant city of Miami

> EXECUTIVE LOUNGE

Unpack endless opportunities. Inspired conversation happens here.

> MET CAFÉ & BAR

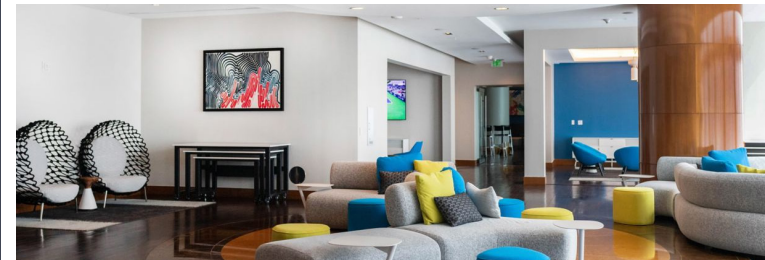
Relax and unwind through conversations in the casual atmosphere of the newly redesigned cafe & bar

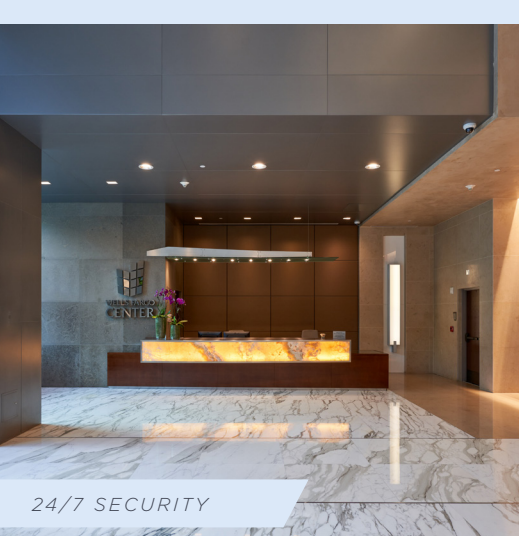
> MEETING SPACES FOR THE GENUINE

Bringing a transformation that captivates the senses with 80,000 sq. ft. of newly renovated meeting spaces

> PREMIERE BALLROOM

Except "sensational" at your conference or social gala in one of the biggest ballrooms of Miami





24/7 SECURITY

STATE-OF-THE-ART
CONFERENCE FACILITY

GRAND LOBBY

TENANT LOUNGE



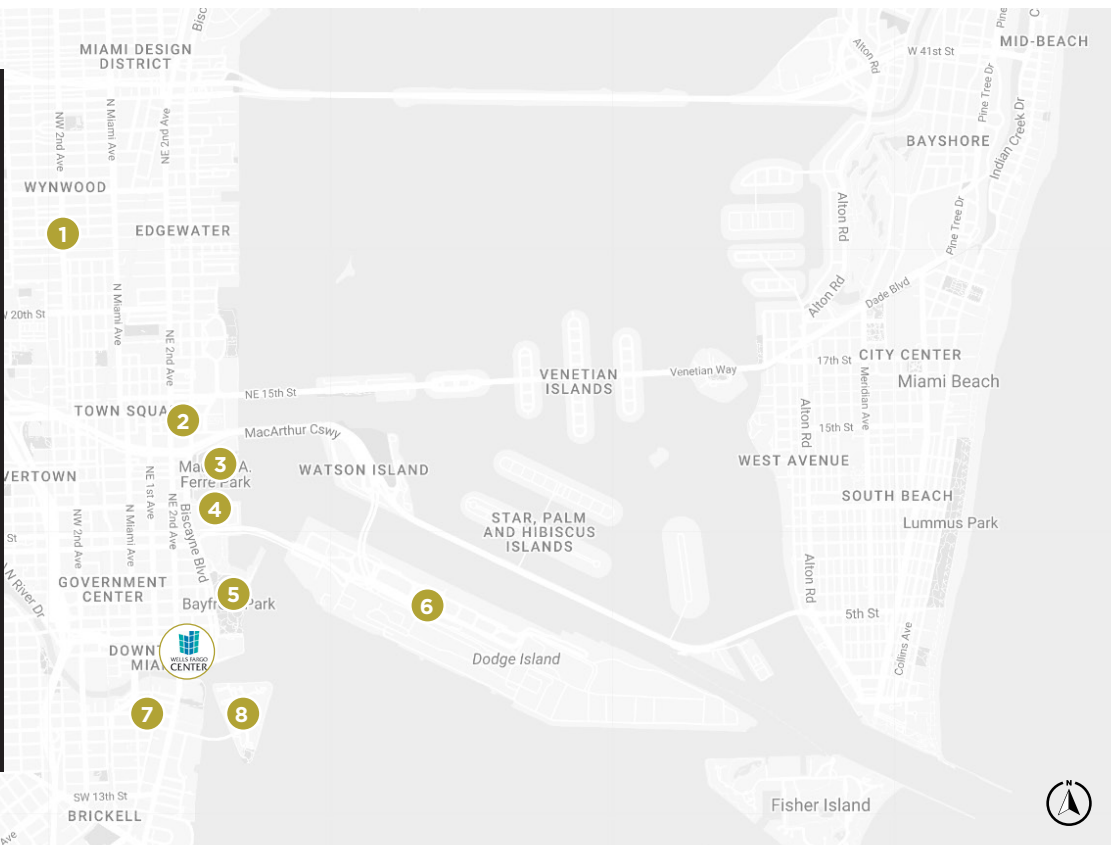
CLASS A FITNESS CENTER

TENANT LOUNGE

WORLD CLASS WATER VIEWS

LOCATION

- 1 Wynwood
- 2 Adrienne Arsht Center for the Performing Arts of Miami-Dade County
- 3 Museum Park
- 4 Kaseya Center
- 5 Bayfront Park
- 6 PortMiami
- 7 Brickell City Center
- 8 Brickell Key



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