

The Courthouse Reimagined: A Landmark. A Legacy. A Future.

Historic Dade County Courthouse | Industry Day | June 30, 2026

GovDeals[®]
A Liquidity Services Marketplace



A Landmark Address in the Heart of Downtown Miami

A Cultural and Civic Landmark

For more than a century, the Historic Dade courthouse has stood as a symbol of Miami's cultural identity and civic heritage, beyond mere real estate value.

Strategic Location

Located in Downtown Miami, the courthouse benefits from a prime urban setting aligned with the city's high-growth trajectory.

Preservation Through Reinvention

Investors can help transform the courthouse into a revenue-generating asset while preserving its legacy, prestige and historic character.

Visionary Investment Opportunity

With **\$32 Million** already invested in its preservation, the courthouse offers countless opportunities for hospitality, residential, or mixed-use that will impact Miami's skyline and cultural landscape profoundly.



An iconic civic tower in the center of Downtown Miami, ready for its next chapter.

- Approximately 265,000 SF Building
- Approximately 72,500 SF Land Area
- Approximately 1.66 Net *
- 28 Floors
- Government Center Rapid Transit Zone (RTZ)
- Up to 500 Dwelling Units Per Gross Acre**

**per Miami-Dade County Property Appraiser records
**subject to applicable zoning requirements and confirmations.*

A Century of Civic History & A New Chapter Begins

1925–1928 — Courthouse constructed by architect **A. Ten Eyck Brown**

1928 — Completed as the tallest building in Florida and an architectural icon

1930 — Al Capone perjury trial

1930-1989 — Generations of public service as the center of Miami-Dade County's judicial system

1989 — Listed on the National Register of Historic Places

2020 — Interior designation expanded to include key architectural features



Courtroom 6-1: The Al Capone Courtroom

- Site of the **1930 Al Capone perjury trial**, one of the most notable criminal proceedings in Miami history
- One of the courthouse's most historically significant and recognizable interior spaces
- Restored in 2007 to preserve its historic character and architectural integrity
- Continues to serve as a tangible connection to Miami's legal, cultural, and civic history
- Designated historic features and finishes contribute to the courtroom's unique character and significance



Historic Interior Features



Courtroom woodwork



Original benches, fixtures, and signage



Courtroom



Courtroom



Etched brass elevator doors



Black-and-white marble lobby floors, and iron panels



Decorative plaster ceilings



Elaborate mosaics in the lobby

**Preservation is not a limitation.
It is the foundation for
transformation to a better future.**

Where Preservation Meets Possibility



Historic Designation

Recognized for its architectural and civic significance, the courthouse's historic designation protects its landmark character while creating a clear framework for thoughtful rehabilitation and adaptive reuse



\$32 Million Investment in Preservation

Miami-Dade County has made significant capital investments to help preserve the building's integrity and position it for future reuse. Enhancements include restoration of the façade and Terracotta, as well as, HVAC replacement and structural repairs



Incentives That Support Reinvestment

- ❖ Federal Historic Rehabilitation Tax Credit
- ❖ Potential local historic preservation incentives
- ❖ Potential ad valorem tax exemption to offset qualified rehabilitation expenses



Adaptive Reuse: Proven Strategies for Historic Landmarks

Historic landmarks across major markets have successfully been repositioned as active, revenue-generating destinations while preserving the character that makes them distinctive. For the Historic Dade County Courthouse, adaptive reuse can support a financially sustainable future by pairing preservation with new uses that activate the building for the next generation

Preserving the Past While Shaping the Future

While there is ample opportunity to transform here, there are some foundational elements that must remain in place or preserved/reused, which keeps in our goals to preserve the history of its neoclassical architecture.

Level I - COA Required

- Exterior
- Plaza/steps
- First-floor lobby
- Second-floor atrium
- Courtroom 6-1

Level II - OHP review or Special COA (depending on scope)

- Courtroom millwork
- Brass elevator doors
- Flooring/iron panels
- Water fountain/plaques

Level III - Notice to OHP if not preserved/reused

- Doorknobs
- Doors
- Desks
- Benches
- Signage
- Other original woodwork



Why This Moment Matters

This sale offers a rare opportunity to preserve history, advance sustainability, and unlock long-term financial value through **visionary adaptive reuse**.

Adaptive reuse:

- **Challenges** us to rethink how we design, build, and invest
- **Transforms** legacy structures into modern, revenue-generating assets
- **Creates value** while preserving identity, culture, and place
- **Practices sustainability** by reducing material usage, demolition and hazardous materials

Transform a legacy into a modern, revenue-generating asset while protecting it as a part of Miami's history and culture.



What Could It Become?

The County is not prescribing the future; we are **inviting vision**. Don't look only at what it was, **look at what it can become.**

Potential uses:

- Hospitality
- Cultural destination
- Event venue
- Educational / institutional use
- Mixed-use activation
- Community gathering space
- Creative office or civic innovation space



This is an opportunity to preserve a landmark while creating a sustainable, economically viable future for it

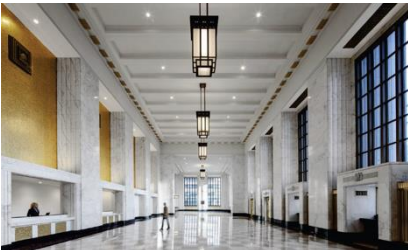
Historic Buildings. New Legacies.

The world's greatest landmarks survive because each generation gives them new purpose.

Adaptive Reuse Opportunity

Old post office in Chicago, Illinois

Original use: U.S. Post Office (1921) | **Redevelopment:** Modern office campus



Adaptive Reuse Opportunity

Hotel Emma at San Antonio's historic Pearl District in San Antonio, Texas

Original use: Brewhouse | **Redevelopment:** 146-room riverfront hotel



Preservation and profitability **can** coexist. Across the country, historic landmarks have successfully been transformed into thriving destinations, hospitality venues, mixed-use developments, and cultural assets.

Preservation and Redevelopment Can Coexist

Downtown Miami is growing into one of the nation's most active urban investment markets, driven by population growth, job creation, tourism demand, major development activity, and unmatched transit connectivity. This opportunity pairs the preservation of an iconic landmark with the potential for complementary development that supports its long-term future.

500

Dwelling units per gross acre
Maximum residential density permitted

Government Center

Mixed-use redevelopment
Adjacent to planned 28-acre campus property

Transit Access

Access to Brightline, Metrorail, & more
Supporting transit-orientated development

Government Center Rapid Transit Zone • Transit-oriented development • Miami-Dade County Code §33C-11

Incentive Programs

Retail, tech, mid-sized business
Economic growth through incentives

60% and 25%

Downtown Miami's % of city total
for-sale and for-rent housing pipeline

Multiple Use Cases

Residential, office, general
Other similar uses allowed

Why Miami? Why Now?

Rapid Urban Growth

A global gateway for international business and trade, Miami is growing quickly with more than **30 active construction projects** shaping residential and commercial spaces.

Economic and Population Hub

The area supports over **101,000** residents and **155,000** jobs, reflecting a strong and diverse economic environment. With its ideal time zone, weather, culture, and connectivity to Latin America, the Caribbean and other global markets, Miami is a hotspot for international investment.

Tourism and Hospitality Strength

With over **8,100** hotel rooms, Miami is a leading global tourism destination driving demand for real estate.

Strategic Investment Advantages

Miami's favorable tax policies, location, and vibrant culture create stable opportunities for real estate investors.



A tower once dedicated to justice can become a tower dedicated to Miami's culture, commerce, and community.

Partners Supporting Investment & Economic Growth

The Miami Downtown Development Authority (DDA)* is a public agency that drives economic growth, business development, and urban activation within Downtown Miami. It supports investors through incentives, market data, and programs designed to enhance property value and accelerate.



Lower Cost of Entry

Incentives & Investment Support:

- Access to incentive programs and property improvement grants
- Potential local historic preservation incentives
- Potential ad valorem tax exemption for historic properties



Stronger Demand Fundamentals

Data + Market Activation

- DDA-backed research data
- Active placemaking drives foot traffic and leasing velocity
- Sustained downtown activation strengthens rent growth



Long-Term Value Creation

Managed Growth Environment

- Coordinated economic development and infrastructure investment
- Ongoing business recruitment and capital inflows
- Located within a high-growth, institutionally supported district

The courthouse's next chapter is aligned with Downtown Miami's continued growth and transformation



Partners Supporting Investment & Economic Growth

The Beacon Council: Miami-Dade County's Official Economic Development Partnership

- 40+ year partnership with Miami-Dade County
- International business network
- Business recruitment & expansion support
- Market research & demographic resources



- The Beacon Council serves as Miami-Dade County's official public-private economic development partnership.
- The organization has partnered with Miami-Dade County for more than 40 years to support business recruitment, expansion, relocation, and international investment opportunities.
- The Beacon Council maintains extensive domestic and international business networks and market resources to support companies seeking to establish or expand operations in Miami-Dade County.

Imagine the Impossible

**Honor the Past. Reimagine the Future.
Create the Legacy.**

The Woolworth Tower Residences building is a modern transformation of the historic Woolworth Building in Lower Manhattan. Originally built in 1913, it was once the tallest building in the world, earning the nickname “Cathedral of Commerce.”

Today, the landmark skyscraper has been carefully restored and partially converted, with its upper floors redeveloped into a limited collection of ultra-luxury condominium residences that preserve the building’s Gothic architectural character while introducing contemporary living amenities, effectively blending early 20th-century commercial heritage with 21st-century high-end residential use.



Create Something That Lasts

Legacy and Cultural Significance

Redeveloping the historic courthouse offers a chance to honor its cultural and historical importance while shaping its future.

Sustainable and Innovative Design

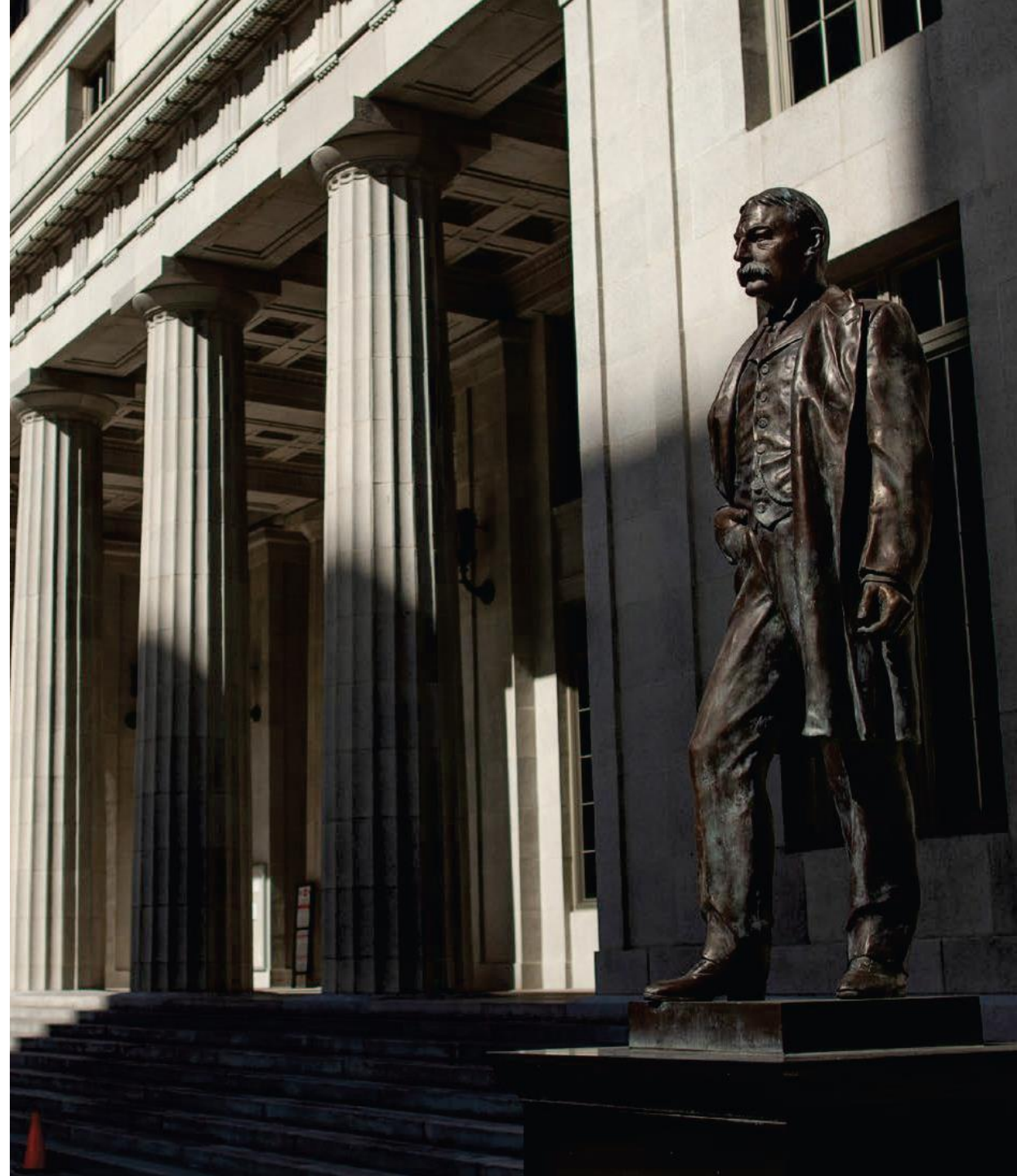
Incorporating sustainability and adaptive reuse enhances the building's appeal and long-term value in a competitive market.

Community and Market Impact

Transforming the courthouse into a vibrant destination benefits both the local community and investors seeking meaningful impact.

Call to Action for Investors

Investors are invited to realize their vision, combining financial opportunity with cultural and societal transformation.



Pathway to Ownership

We have many resources to help you as you start your next investment future....

Miami DDA

City of Miami agency focused on strengthening Downtown Miami's economic vitality, quality of life, planning, business development, and public-realm improvements.

Beacon Council

Miami-Dade County's official public-private economic development organization, supporting business attraction, expansion, job creation, investment, and long-term competitiveness across Greater Miami

Regulatory and Economic Resources (RER)

County department responsible for key regulatory, permitting, planning, zoning, building, consumer protection, environmental, and economic development functions that help guide safe, compliant, and sustainable growth.

For more information regarding historic preservation incentives, programs, and resources, please contact:

- **Phone:** (305) 375-4958
- **Email:** historicpreservation@miamidade.gov
- [Website](#)
- [Historic Preservation Ordinance](#)

Contact Info:

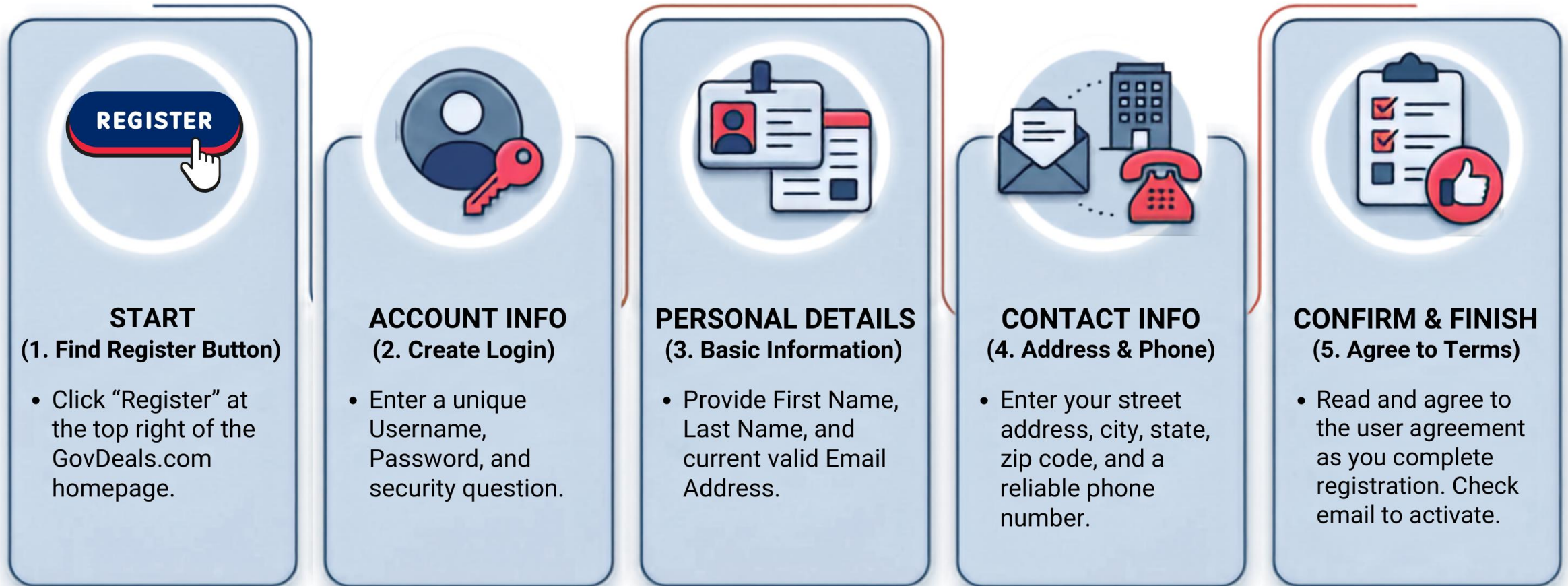
Point of Contact: *Idania Barroso*

Phone: (305) 372-2945

Email: Idania.barroso@miamidade.gov

***Site tours are by appointment only**

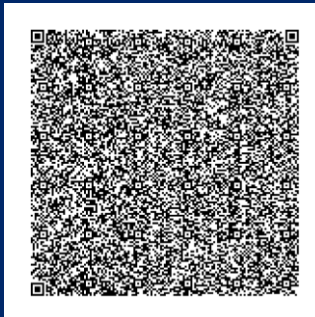
How to Register on GovDeals



govdeals.com/register

GovDeals[®]

A Liquidity Services Marketplace



**Vendor
Registration**

