



# BRICKELL HEIGHTS

## 7,279 RSF For Lease or Sale



25 SW 9th Street, Unit CU-7 | 4th Floor | Miami, FL 33131

# BRICKELL HEIGHTS

Situated in the heart of Brickell, this full-floor office condo provides 7,279 RSF of premier space within the renowned Brickell Heights development.

Class A Office Space

## PROPERTY OVERVIEW

Perfect for users or investors looking for a boutique office in one of Miami's most vibrant urban centers.

|                        |  |
|------------------------|--|
| <b>Property Name</b>   | Brickell Heights   |
| <b>Address</b>         | 25 SW 9th Street,<br>Unit CU-7, 4th Floor<br>Miami, FL 33131 |
| <b>Available Space</b> | 7,279 RSF  |
| <b>Use</b>             | Office   |
| <b>Availability</b>    | Immediate  |
| <b>Parking</b>         | 10 covered spaces  |
| <b>Offering</b>        | For Sale or Lease  |
| <b>Asking Price</b>    | \$6,250,000  |
| <b>Lease Rate</b>      | Contact us   |

[Click here to see Virtual Tour](#)

Onsite Fitness for a Balanced Lifestyle

### Prime Brickell Location

Experience the ultimate urban lifestyle—situated directly across from Mary Brickell Village and Brickell City Centre, with world-class shopping, dining, hotels, and entertainment just steps away.

### Modern Architecture & Design

Designed to impress. High-end finishes and efficient layouts make it ideal for a prestigious office or creative workspace.

### Onsite Conveniences & Amenities

Fitness centers, café spaces, and co-working environments. Brickell Heights blends productivity with comfort.

### Easy Access & Transportation

Connectivity is seamless, with direct access to major highways, Metrorail, and the Metromover just steps away. Brickell Heights delivers unmatched accessibility.

EQUINOX



SWEAT 440

# OPPORTUNITY OVERVIEW

This is a rare opportunity to **purchase a full-floor office condo at Brickell Heights** ideal for **owner-users, investors, or co-working operators** looking to establish a presence in one of Miami's most high-profile neighborhoods.



**Full-Floor**  
Ownership



**Income**  
in Place

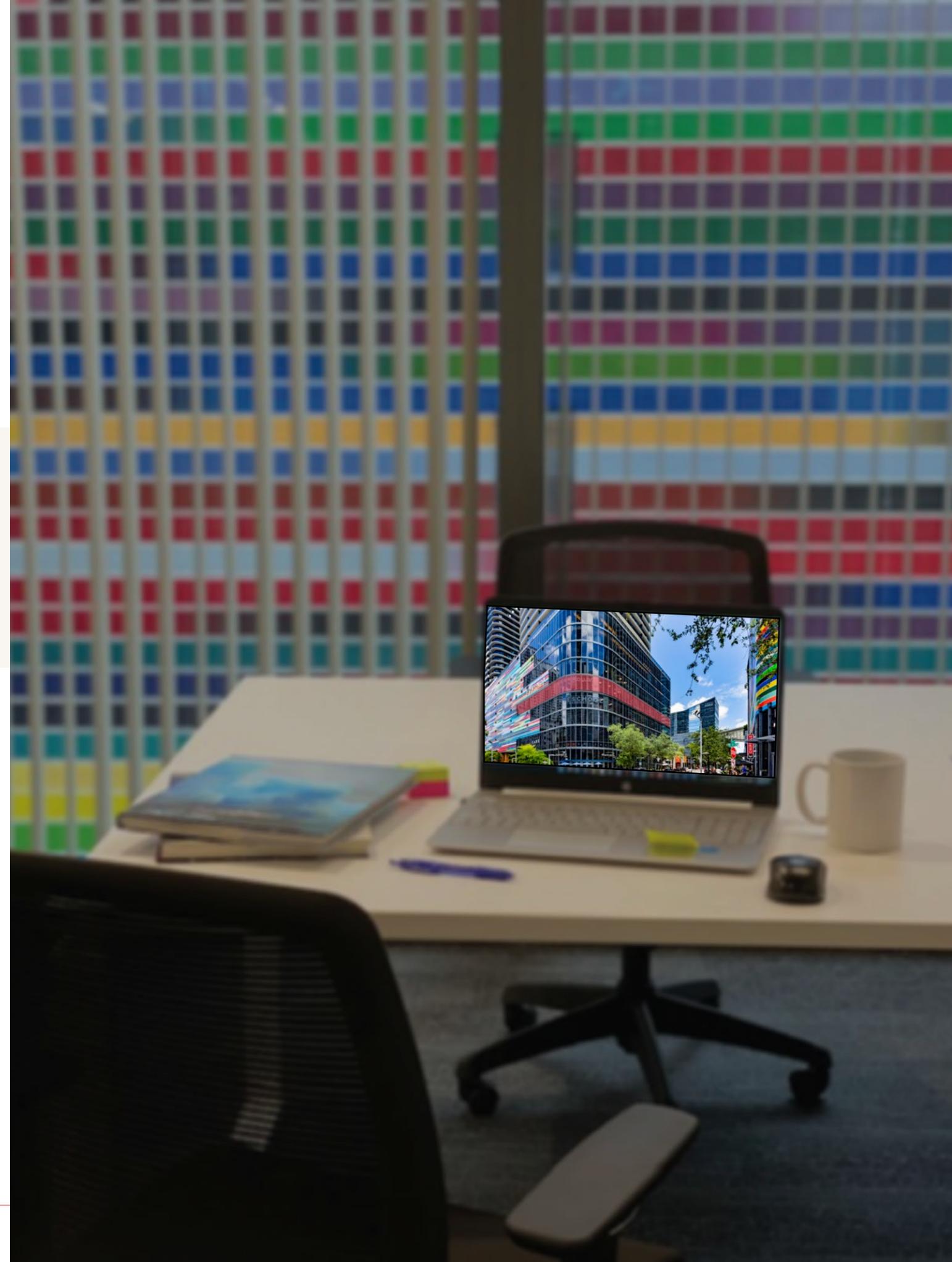


**Flagship**  
Potential

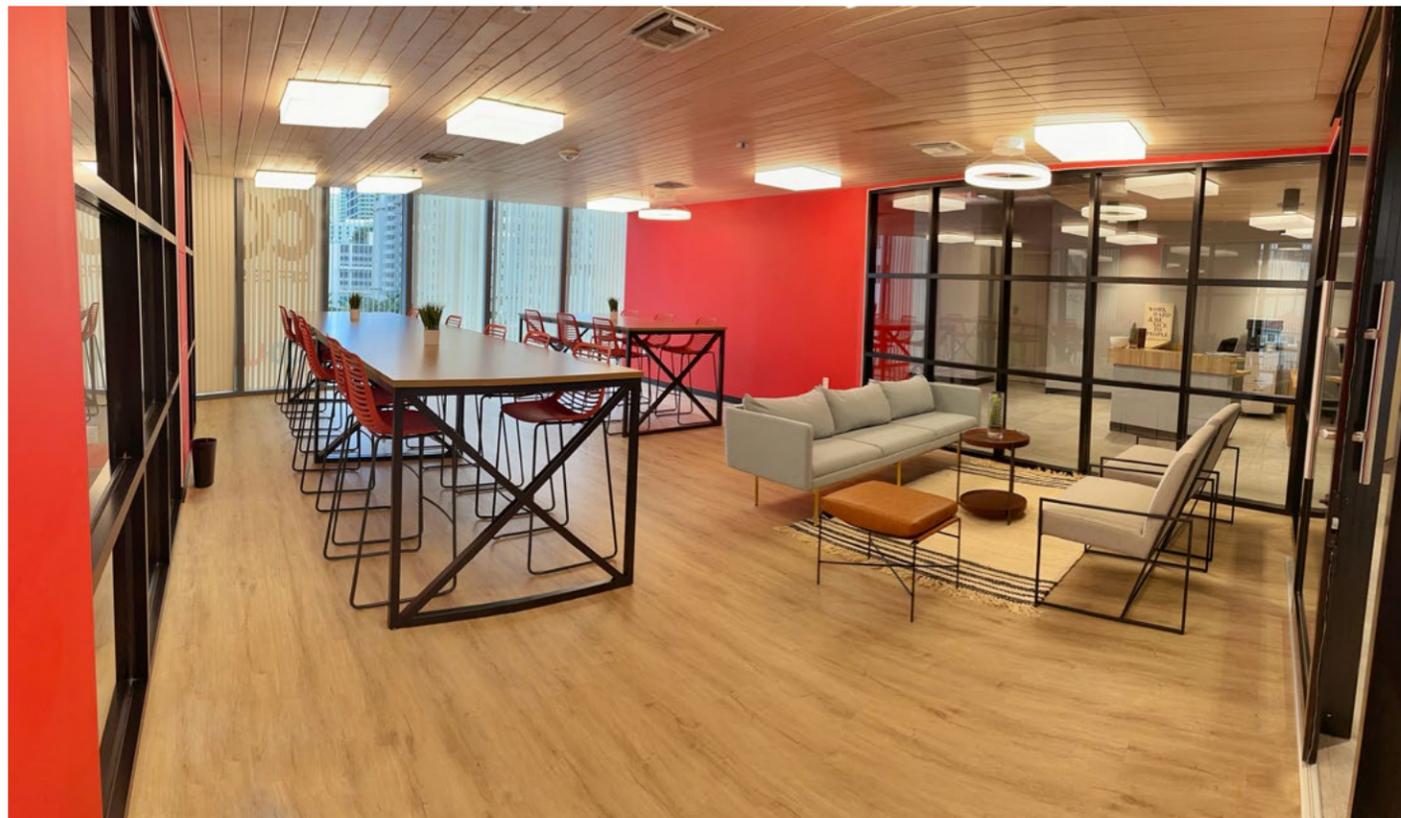
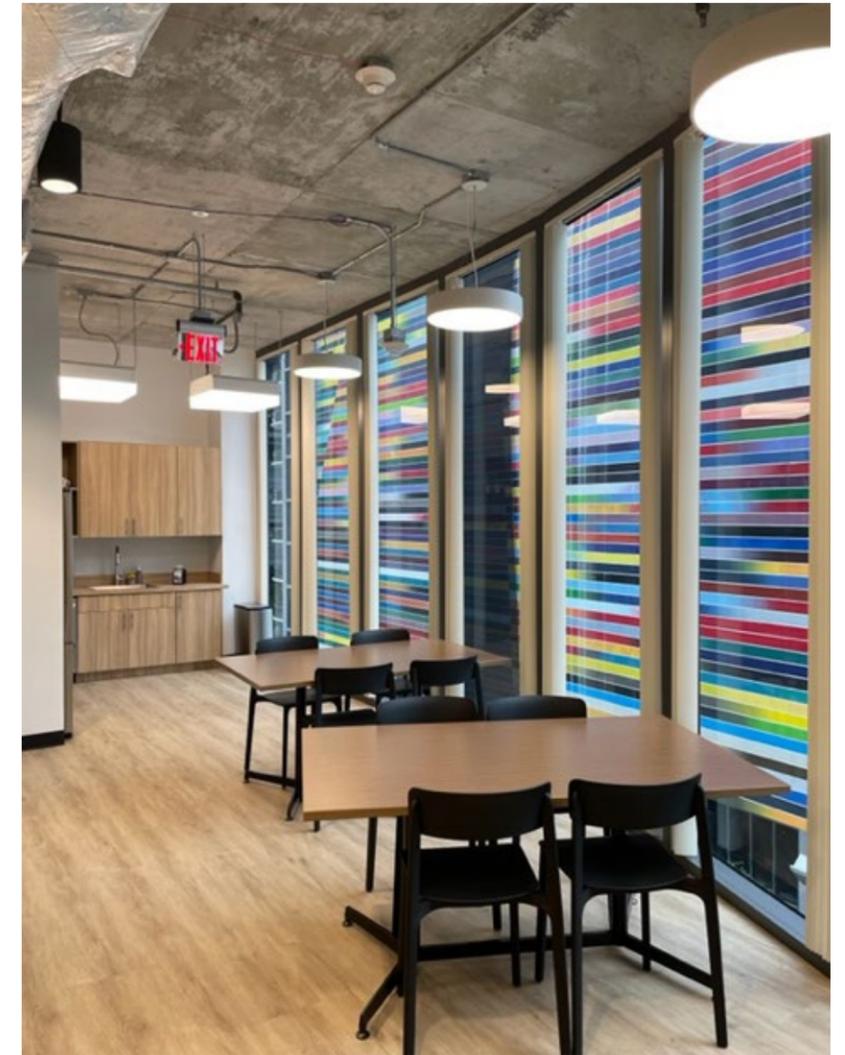
Currently, the space includes a **stable, income-generating tenant, offering immediate cash flow and flexibility for future occupancy or repositioning.** For owner-users, this presents an opportunity to control and customize a premium 4th-floor workspace in a Class A building, offering unmatched access to Brickell's vibrant amenities.

Alternatively, the layout and location make this an attractive flagship opportunity for a co-working brand or flexible office operator. With part of the space already functioning under a co-working model, operators can capitalize on the in-place infrastructure and tap into the high-demand Brickell market, serving professionals, startups, and enterprise clients seeking short-term or flexible office solutions.

**This offering combines long-term value, income stability, and strategic flexibility—all in a walkable, high-growth urban core.**



# INSIDE THE SPACE



# UNIQUE BLEND

of visibility, accessibility, and prestige.

Enjoy the convenience of being steps away from the vibrant energy of Brickell's retail and dining scene, while maintaining a professional environment above the street-level bustle.

With modern finishes, efficient layouts, and access to premium building amenities, this space is ideal for businesses seeking a high-profile presence in Miami's most dynamic neighborhood.

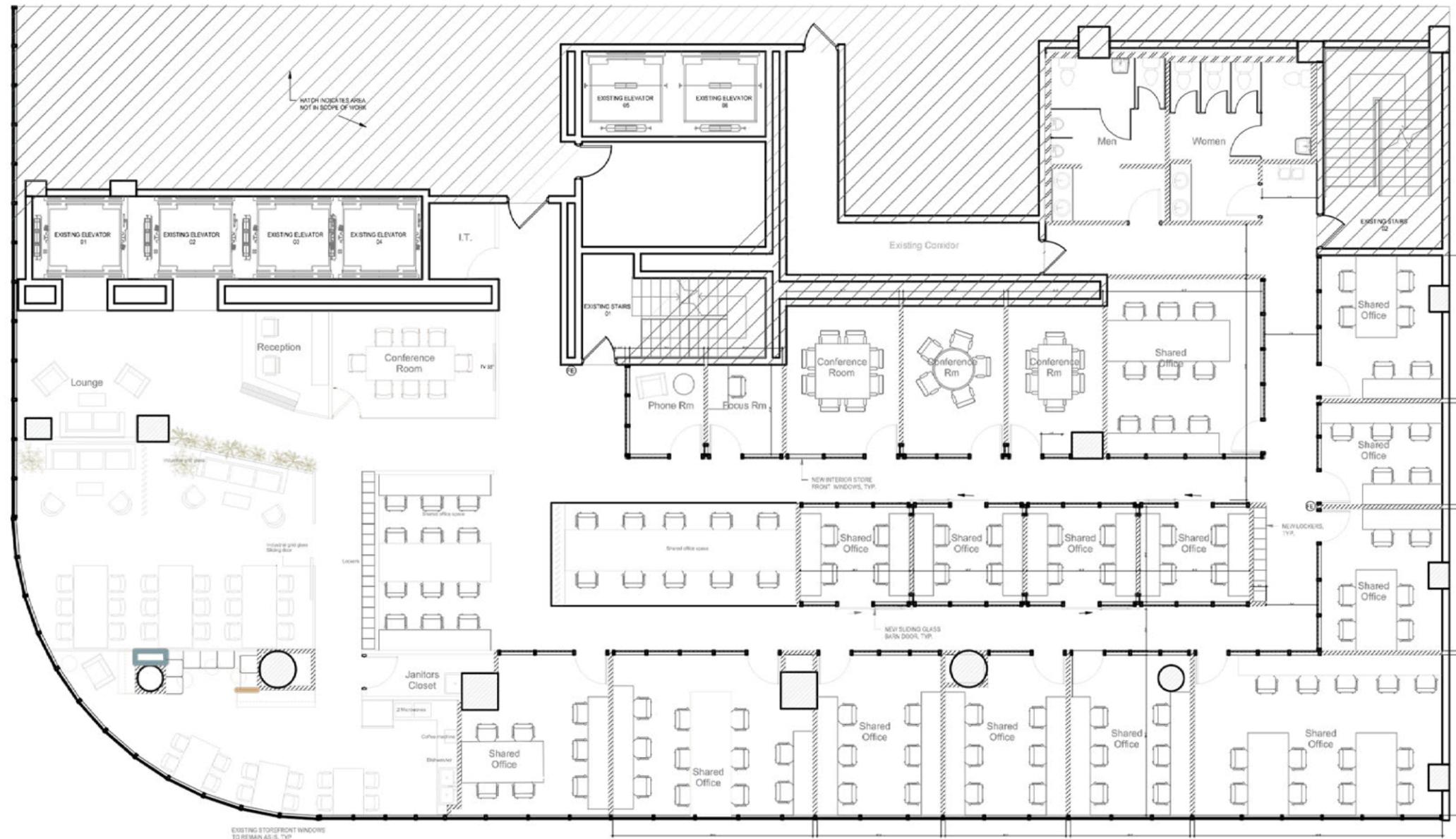
## 4<sup>th</sup> Floor Plan

7,279 RSF

 Prime Location

 Smart, Streamlined Workspace Design

 Modern & Efficient Design



# WHY MIAMI?

## FLORIDA MEANS BUSINESS — TAX-FREE LEASES

Florida has eliminated the state sales tax on commercial leases, creating a more business-friendly environment and delivering direct savings to tenants.

## ATTRACTIVE LIFESTYLE

Miami ranked as the third Most Fun Cities in America with its year-round perfect weather and abundance of attractions. The city has evolved from a tourist destination to one of the World's top ranked and fastest growing economies.

## TAX & TRADE INCENTIVES

With zero percent personal income tax and low to no corporate income tax, Miami is guaranteed to remain competitive. In addition, Miami's robust activity at PortMiami and its tax and trade incentives continue to attract businesses from around the globe.

## UNSURPASSED CONNECTIVITY

Miami has unsurpassed connectivity via Interstate-95, Florida's Turnpike, Miami International Airport, PortMiami, Metrorail, Metromover, and the Brightline high-speed passenger rail.

## GLOBAL BUSINESS CLIMATE

Long known as the Gateway to Latin America, Miami's geographic location in the epicenter of the Western Hemisphere has attracted companies throughout the U.S., Europe, Asia, Australia and Africa for regional or global headquarters. In 2023, Miami ranked the sixth Best Place for Foreign Business in America according to Financial Times.

## INNOVATIVE TECH ECOSYSTEM

Miami leads the South Florida Climate Resilience Tech Hub and has seen a noticeable increase in accelerator programming and startup investment funds. Additionally, Miami is the fifth Best City for Entrepreneurs, the eighth Best Tech Job City in the U.S., a Top 30 Global and Top 10 North American Fintech Startup Ecosystem.

## 2024 Economic Snapshot



**2.7M**

Total  
Population



**\$612K**

Average Home  
Value



**9.7%**

Population Growth  
since 2010



**36%**

Bachelor's Degree  
or Higher



**1.4M**

Labor  
Force



**3.1%**

Unemployment  
Rate



**\$105K**

Average Household  
Income

## Business Summary



**188K**

Businesses



**1.4M**

Employees

**#1**

Food city of  
the year

**#3**

Most fun city  
in America

**5**

Professional  
sports teams

**50+**

Museums, theatres  
& cultural centers

**800+**

Parks

# COMMERCIAL REAL ESTATE HAVEN

In the post Covid Florida boom, Miami's commercial real estate market continues to outpace the nation's performance. It has earned the following rankings in pwc's Emerging Trends in Real Estate 2024 report for recommended buy markets:



**#2**

U.S. Hotel



**#3**

U.S. Office



**#5**

U.S. Industrial



**#10**

U.S. Retail

**#1** U.S. City for Investment in 2024

**#1** GDP Growth in FL & #9 in the US

**#2** Busiest U.S. Airport for Int'l Passengers

**#3** Most Int'l Consulates, Trade Offices and Binational Chambers of Commerce in U.S.

**#6** Wealthiest City for Centi-Millionaires, #7 for Billionaires, & #9 for Millionaires

## Business Benefits

- ✓ No Personal Income Tax
- ✓ Low Corporate Income Tax
- ✓ Economic Development Tax Incentives
- ✓ Multi-Billion Dollar Infrastructure Investments
- ✓ 1,000+ Multi-National Companies
- ✓ 100+ Languages Spoken & Countries Represented



# WALKABLE. LIVABLE. UNBEATABLE!

Step outside Brickell Heights and immerse yourself in Miami's most walkable and energetic neighborhood. Just nearby, you'll find top-tier fitness options at Equinox and SoulCycle, luxury shopping at Brickell City Centre, and everyday essentials at Mary Brickell Village. Whether you're grabbing lunch at Sexy Fish or meeting clients over coffee, everything you need is within walking distance, making Brickell Heights the perfect spot for a lifestyle that combines business, wellness, and lively city living.



Citadel's proposed mixed-use development. 1.3 million SF of office, hotel, fine dining restaurants, a health spa, fitness club, and more.



For information, please contact

**Ana Paula**

Vice President

+1 305 297 4684

[ana.paula@colliers.com](mailto:ana.paula@colliers.com)



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