

Developed by
Newgard

ICONIC FITNESS & WELLNESS
OPPORTUNITY FOR LEASE



SENSE

AT ONE BRICKELL RIVERFRONT
99 SW 7TH STREET | MIAMI, FL 33130



comras company
redefining retail.[®]

MEET SENSE

Top-caliber fitness, wellness & nutrition brands right at your doorstep

Approximately 22,000 square feet of shared co-working space, including an outdoor terrace

Wellness center and spa, sauna, caladium, recovery rooms, aromatherapy, facial & body treatments, massage menu and craniosacral therapy, reiki, and thermal & seawater baths

In-house chiropractors and acupuncture

In-house nutritionists, allergists and sleep experts

AI-enabled workspaces, creator studios, Smartboards, dedicated conference & boardrooms

Custom IV and CLT therapy

Guided and individual meditation

SENSE is a new residential community **built for the way we live now**—apartments optimized for wellness, peak fitness, advanced nutrition, curated events, next-level activations, groundbreaking work and growing network, **all in one place—home!**



FITNESS/ WELLNESS OPPORTUNITY FOR LEASE

As the exclusive agents, we are pleased to offer this prime fitness/wellness opportunity available at SENSE.

ADDRESS

99 SW 7th Street, Miami, FL 33130

POSSESSION

Q3/4 2025

PREMISES	INTERIOR	EXTERIOR
9th FL:	± 9,713 SF	± 9,623 SF
10th FL:	± 12,126 SF	± 2,162 SF
TOTAL:	± 21,839 SF	± 11,785 SF

RENT

Upon Request

EXCLUSIVE AGENTS:

MICHAEL SILVERMAN
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d. 786.724.1001

JEFF EVANS
jeff@comrascompany.com
d. 786.724.1002

MICHAEL COMRAS
michael@comrascompany.com
t. 305.532.0433



- Multi-level fitness/wellness space for lease
- Part of the One Brickell Riverfront mixed-use development, featuring Lofty Brickell Tower with 784 units and Sense Tower with 422 units
- Steps away from Avra Estiatorio
- On-site valet plus 924+ space parking garage
- Steps from Brickell City Centre, Mary Brickell Village and over 11.5MM SF of office space



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SENSE AT ONE BRICKELL RIVERFRONT



t. 305.532.0433
f. 305.532.6106



1261 20th Street
Miami Beach, FL 33139



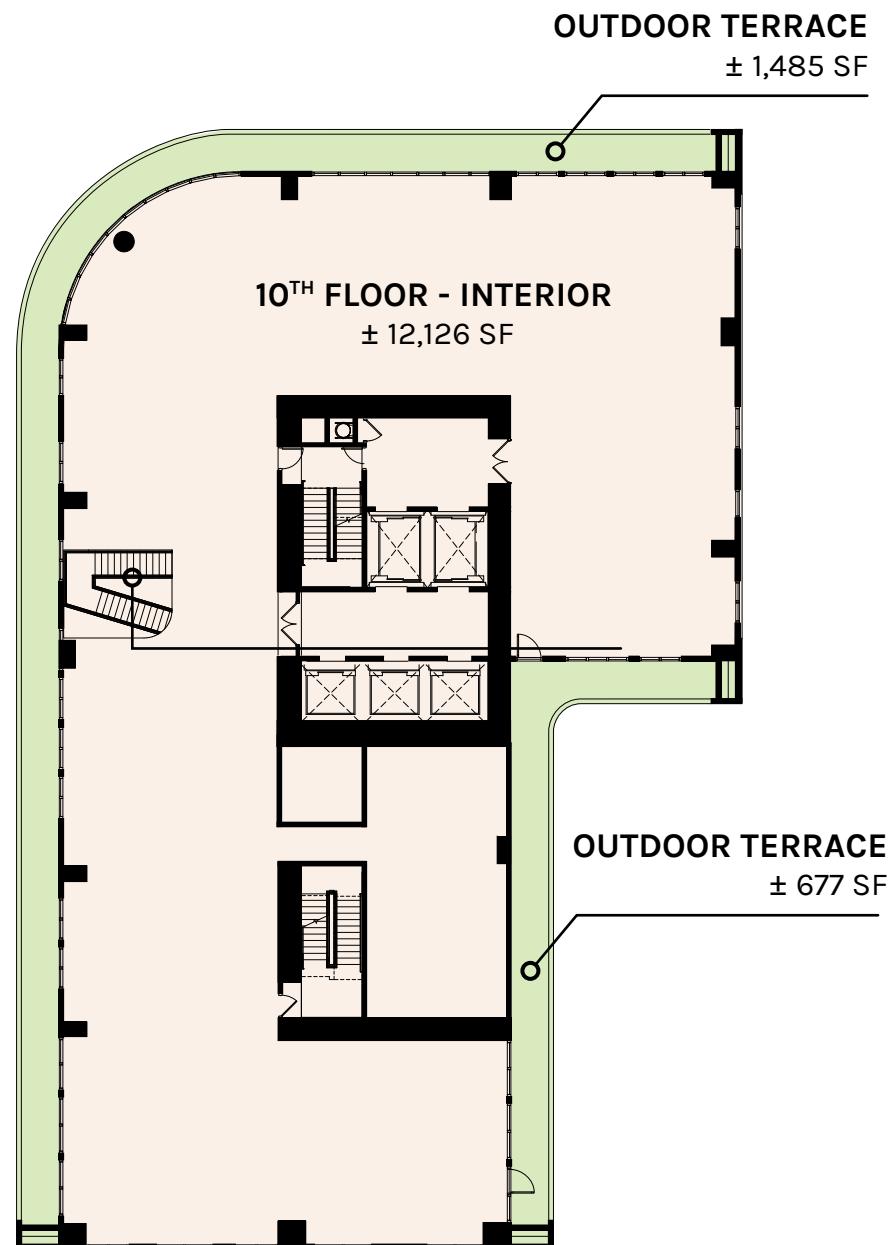
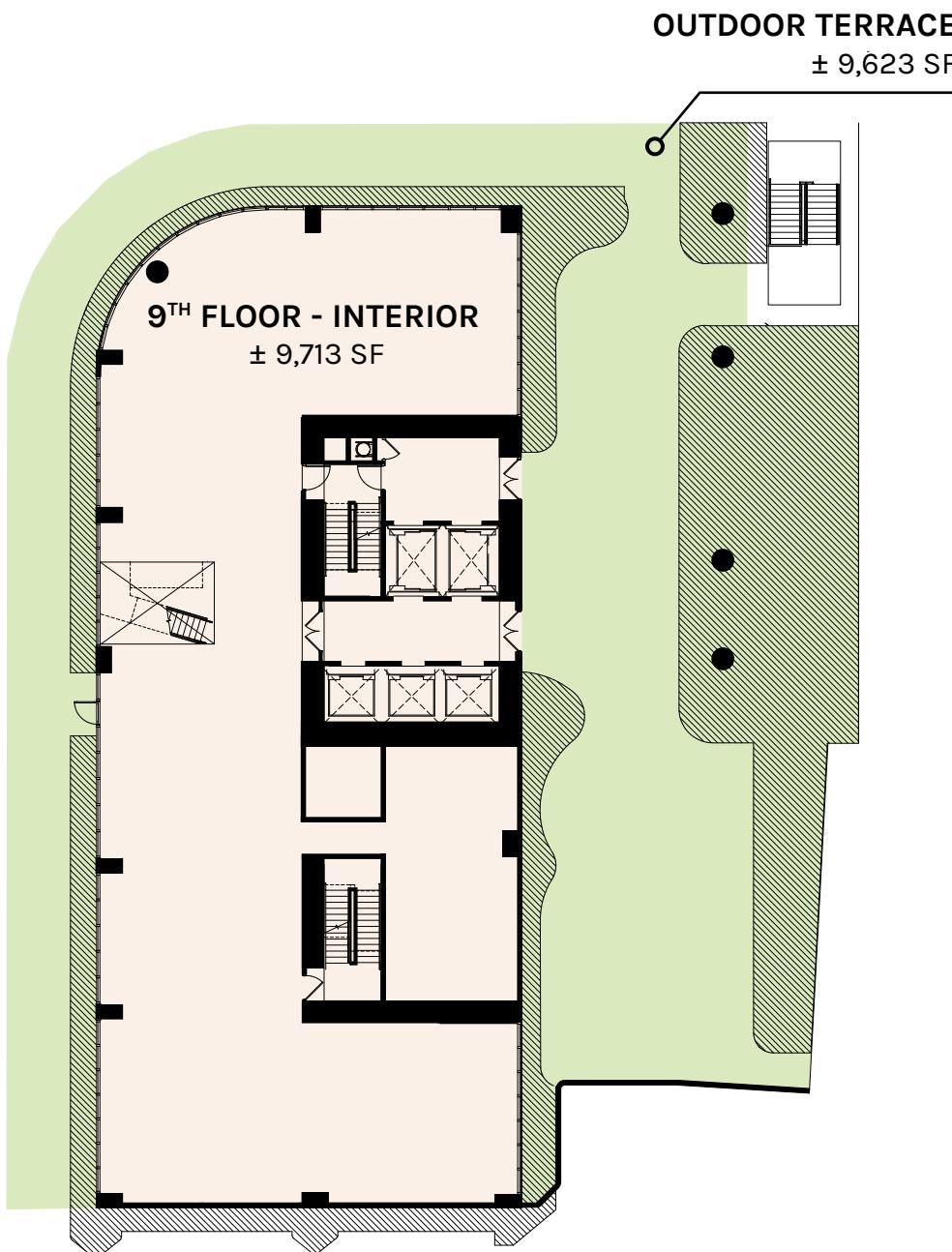
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FLOOR PLANS

S



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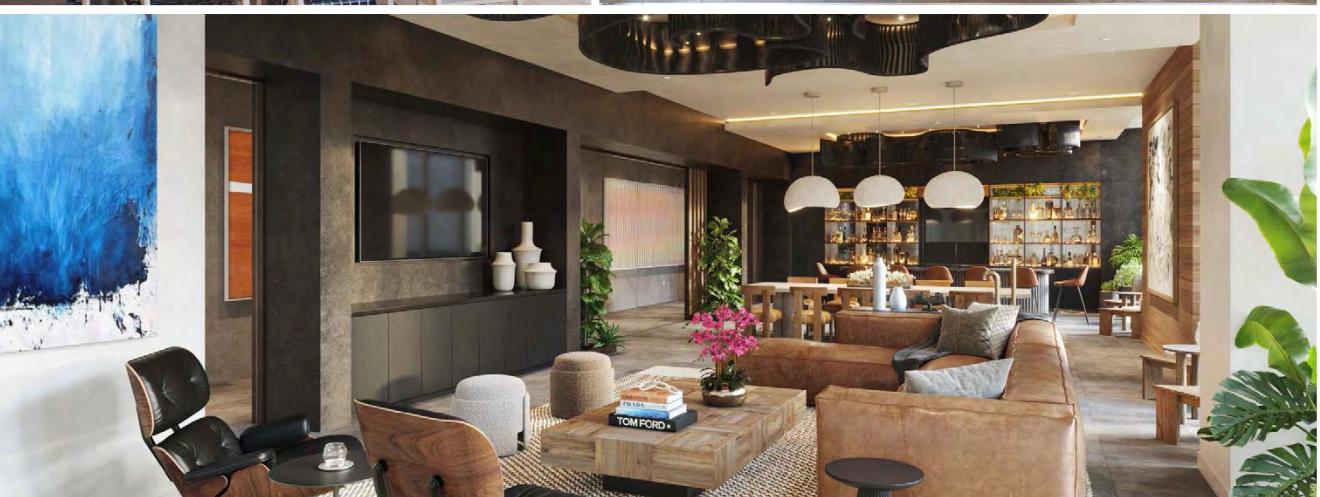
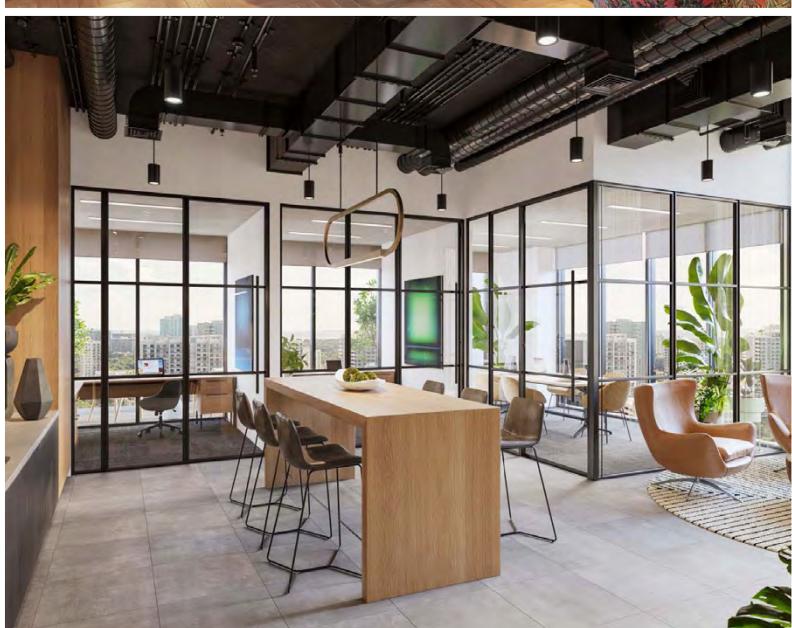
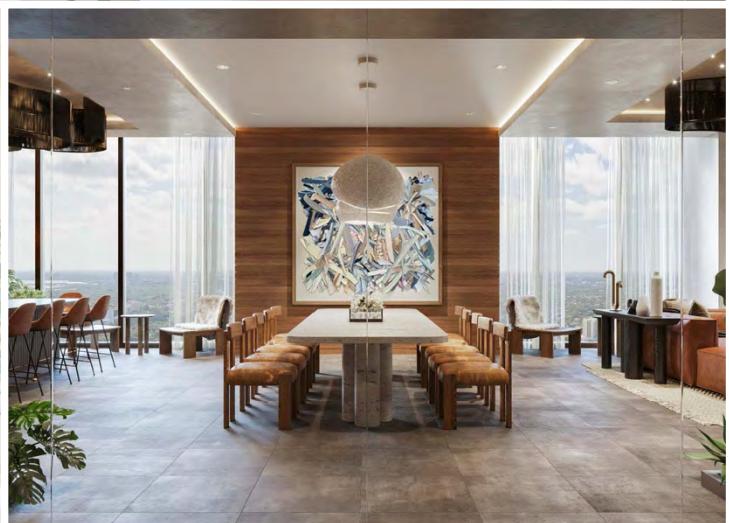
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BRICKELL
SENSE
RESIDENCES



AERIAL MAP



DEMOGRAPHICS



1-MILE RADIUS

\$108,301

Average HHI

37,858

Est. Households

70,032

Est. Population

112,957

Daytime Population