



1110 BRICKELL AVENUE

Prime Brickell Avenue Ground Floor Office Condo

UNIT 103 AVAILABLE FOR SALE



±612 SF Office Condo



PREMIER BUSINESS LOCATION WITH OWNERSHIP ADVANTAGE



±612 SF PLUG & PLAY OFFICE CONDO

Move-in ready, fully built-out ground-floor office condo offering a practical and efficient layout. The space includes a dedicated reception area with guest seating, one private windowed office, and a second window-line room suitable for additional staff. Its configuration supports a variety of small professional practices seeking functionality and convenience.



PRESTIGIOUS BRICKELL LOCATION

Located directly on Brickell Avenue, Miami's financial and business hub, the Property sits among top global banks, law firms, investment managers, and major corporate headquarters. Tenants benefit from being steps to Brickell City Centre, Mary Brickell Village, and an extensive selection of dining, retail, and hospitality options that elevate client interactions and employee convenience.



DYNAMIC TRADE AREA AND AMENITY-RICH MARKET

Brickell's dense mix of office towers, luxury residential buildings, hotels, cafés, and entertainment activates the neighborhood throughout the day and evening. This amenity-rich environment supports strong tenant demand and makes the area highly attractive for small firms seeking a walkable, vibrant business setting.



EFFICIENT LAYOUT WITH DIRECT GROUND FLOOR + LOBBY ACCESS

Ground-floor positioning provides strong visibility and easy access for clients and employees. The layout promotes smooth daily operations with defined areas for reception, private work, and team use. Recently renovated building common areas enhance the arrival experience, while the unit itself offers a clean, professional environment ready for immediate occupancy.



PROXIMATE TO MAJOR EMPLOYERS & NEW DEVELOPMENT

Within walking distance of leading law firms, financial institutions, and corporate tenants, as well as ongoing development that continues to shape Brickell's growth trajectory. New residential towers, retail expansions, and public realm enhancements reinforce the long-term appeal and investment value of the district.



SUPERIOR WALKABILITY, ACCESS, AND CONNECTIVITY

Access to parking is available next door at The Bond garage (monthly fee), along with valet and nearby metered street parking for clientele. With a Walk Score of 99 and immediate access to Metromover, Metrorail, I-95, and US-1, 1101 Brickell offers exceptional multimodal connectivity and unmatched convenience for both clients and staff.

GROUND FLOOR OFFICE CONDOMINIUM



1110 Brickell Avenue's Unit 103 offers buyers a rare opportunity to own a ground-floor office condominium in the heart of Miami's epicenter for business, banking, and international commerce. Located directly on Brickell Avenue, the space sits within a secure and professional building with on-site security, recently renovated common areas, and seamless access for both employees and visitors. Unit 103 has access to covered parking via parking garage in the attached Bond building accessed through an elevator with covered walkway, and offers both valet and metered street parking along South Miami Avenue for clients.

The surrounding neighborhood offers an active pedestrian environment that enhances tenant and client experience, with immediate access to leading restaurants, cafés, luxury retail, hotels, and public transit including Metromover and Metrorail. Positioned within one of Miami's most prestigious business districts, the location delivers exceptional walkability and convenience just steps from Brickell City Centre, Mary Brickell Village, and a wide range of dining, retail, fitness, and hospitality amenities.

Unit 103 provides superior accessibility and long-term stability within a thriving urban core that continues to attract significant investment, corporate growth, and sustained demand.



FOR SALE \$580,000

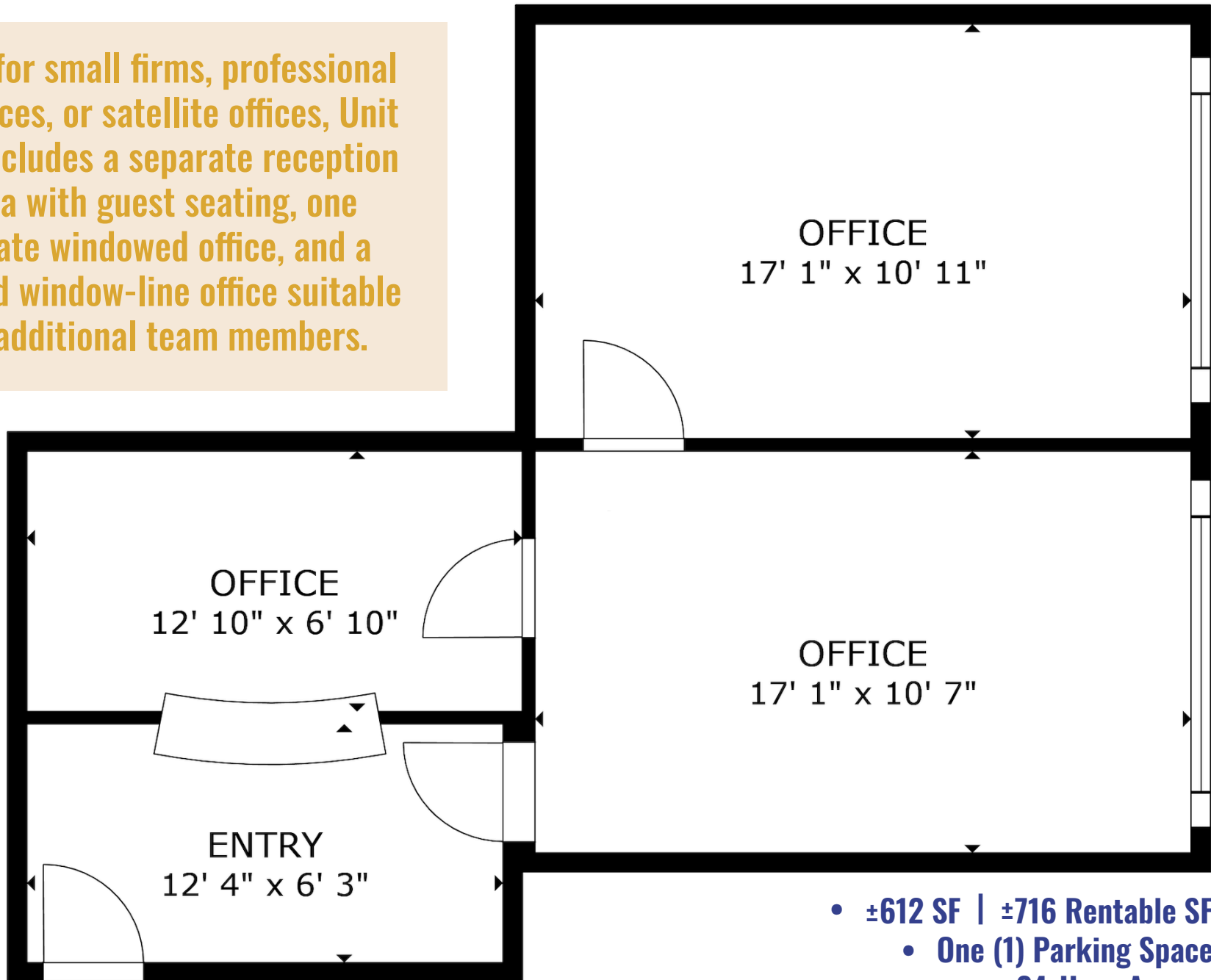
Ground-floor office condo in the heart of Brickell, offering an ideal boutique space for professional users seeking ownership in Miami's Financial District. Build equity instead of paying rent and capture potential appreciation in one of Miami's fastest-growing markets.

1110 Brickell Avenue, Unit 103, Miami, FL

FLOOR PLAN



Ideal for small firms, professional practices, or satellite offices, Unit 103 includes a separate reception area with guest seating, one private windowed office, and a second window-line office suitable for additional team members.



- ±612 SF | ±716 Rentable SF
- One (1) Parking Space
- 24-Hour Access



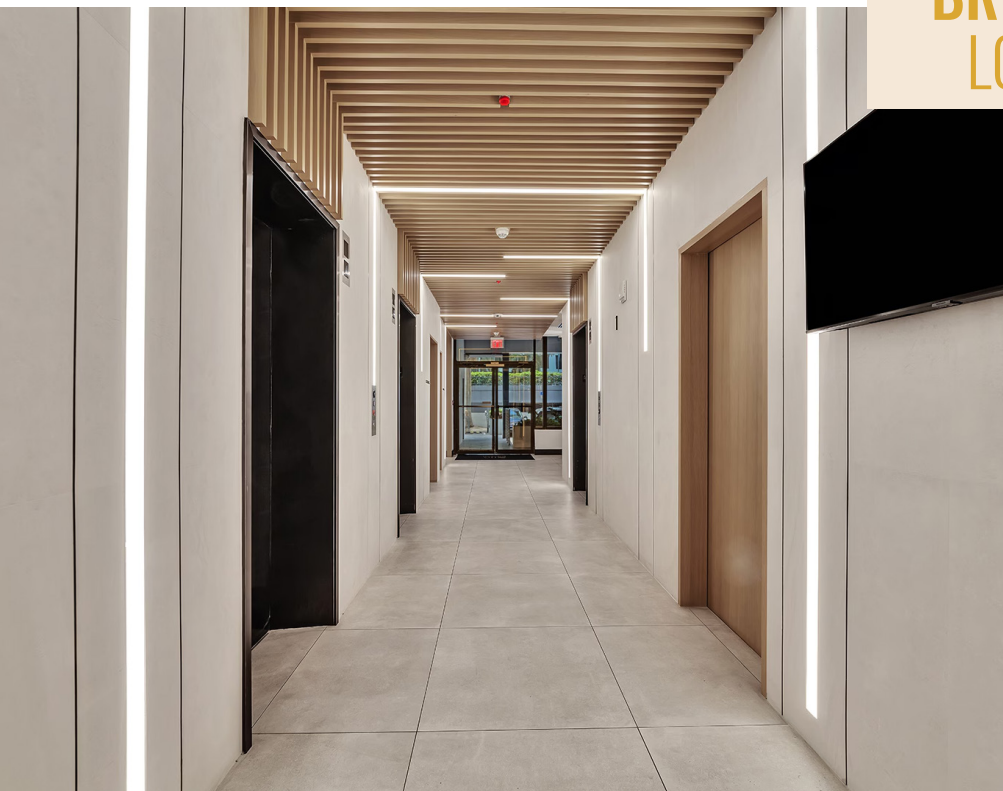
1101
BRICKELL
EXTERIOR



1110 Brickell Avenue, Unit 103, Miami, FL

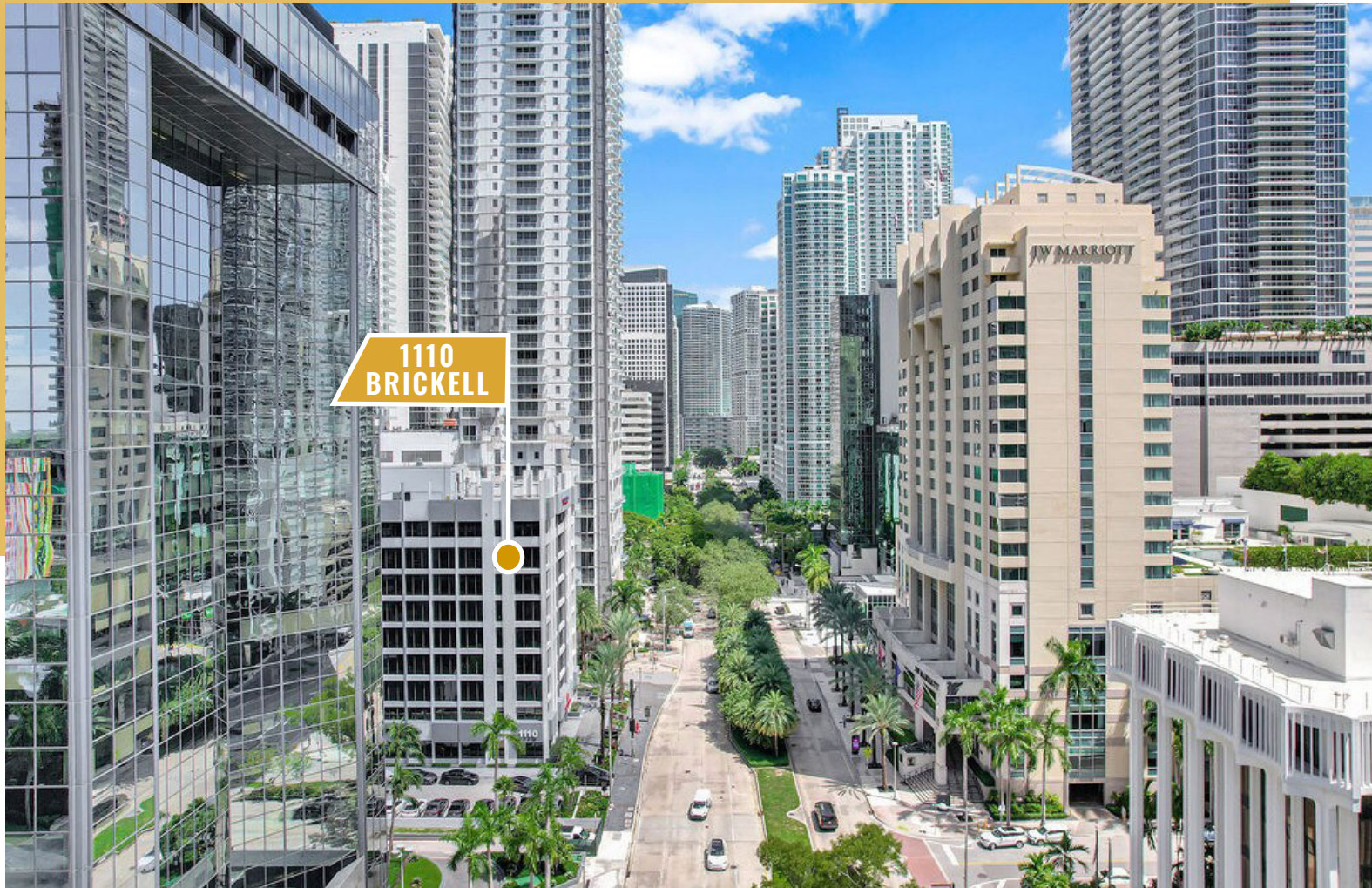


**1101
BRICKELL
LOBBY**



PRESTIGIOUS BRICKELL ADDRESS

MIAMI'S EPICENTER FOR BUSINESS, BANKING, AND INTERNATIONAL COMMERCE



Combining Brickell's dynamic urban energy, world-class walkability, and premier office environment with a modern, high-end build-out, this space offers tenants a rare opportunity to occupy trophy workspace in one of Miami's most prestigious business districts.

Brickell is Miami's financial core and one of the most sought-after urban districts in the Southeast, defined by its iconic skyline, modern lifestyle amenities, and unrivaled connectivity. Known for its walkable streets, luxury residences, and premier mix of dining, retail, and cultural experiences, Brickell delivers an exceptional live-work-play environment. The neighborhood has emerged as Miami's global business hub, attracting leading firms in finance, banking, law, technology, and international commerce seeking both prestige and convenience. With immediate proximity to Brickell City Centre, Mary Brickell Village, the Metrorail and Metromover systems, and Miami International Airport, Brickell offers a dynamic, transit-rich setting that continues to draw top talent and world-class companies, cementing its status as one of South Florida's most desirable submarkets.

1110 Brickell Avenue, Unit 103, Miami, FL

UNPARALLELED LIFESTYLE AMENITIES



Positioned in the heart of Brickell, Miami's premier urban core, the location offers unmatched walkability surrounded by some of the city's most sought-after lifestyle destinations. Just steps from Brickell City Centre and Mary Brickell Village, tenants enjoy immediate access to an exceptional mix of upscale dining, luxury retail, boutique fitness, and daily conveniences. The neighborhood is home to world-class hotels including EAST Miami and the JW Marriott Marquis, premier fitness concepts such as Equinox and Anatomy, and essential retailers like Publix, Walgreens, and Whole Foods. With Simpson Park, the Underline, and Brickell Key all within walking distance, the area blends outdoor recreation with urban waterfront living, creating an amenity-rich environment that few office districts can match.

This unique mix of amenities reinforces Brickell's reputation as Miami's leading live-work-play destination, offering professionals the ability to seamlessly transition from the office to dining, shopping, wellness, and leisure activities. For tenants, it delivers a workplace experience that extends well beyond the office walls, combining connectivity, prestige, and convenience in one of Miami's most dynamic neighborhoods.

1110 Brickell offers exceptional multimodal accessibility with a Walk Score of 99, designating it a true Walker's Paradise where dining, shopping, fitness, and daily conveniences are just steps away. The Property also earns a Transit Score of 92, classifying the area as a Rider's Paradise with world-class public transportation. Complementing this connectivity is a Bike Score of 78, making the neighborhood highly bikeable and providing employees and visitors with multiple convenient ways to navigate Brickell.



1110 Brickell Avenue, Unit 103, Miami, FL

MIAMI-DADE COUNTY



THE GREATER MIAMI AREA

The Greater Miami area encompasses 34 municipalities and is home to a population of ±2.84 million, supported by a regional workforce of more than ±3.1 million. The City of Miami is the most populous, with ±400,000 residents, followed by Hialeah and Miami Gardens. Averaging 77°F year-round and boasting ±248 days of sunshine annually, Miami combines an exceptional climate with global connectivity and lifestyle appeal. The area is home to top-rated beaches, professional sports teams, and global transportation assets, including PortMiami, the world's second-busiest cruise port, and Miami International Airport (MIA), the leading economic engine for both Miami-Dade County and the State of Florida, generating an annual economic impact of ±\$181.4 billion and supporting more than 842,000 jobs statewide.

With one of the lowest costs of living compared to gateway metros such as New York, Chicago, San Francisco, and Boston, Miami offers a distinct quality of life supported by diverse neighborhoods, cultural institutions, and a nationally recognized dining scene led by celebrity chefs. Professional sports franchises, family-friendly attractions, and abundant waterfront recreation further enhance the area's appeal for both residents and businesses. Miami-Dade County also continues to add jobs, with employment reaching ±1,279,800 in December 2024, an increase of 1.1% year-over-year. The City of Miami has emerged as both the cultural and financial hub of South Florida, while rapidly gaining recognition as a technology and innovation center. In 2025, Miami ranked ±28th globally in the Startup Ecosystem Index, reflecting ±28.5% annual growth, and the metro's startup market is now valued at ±\$95 billion with more than 2,000 active companies and ±6 unicorns. National rankings consistently recognize Miami among the "Top Places to Live" and "Best Cities to Retire," while WalletHub has ranked it as the fourth fastest-growing large city in the U.S. Together, these dynamics reinforce Miami's position as one of the most vibrant and forward-looking markets in the country.

2.84+ MILLION POPULATION

WITH A 3+ MILLION POPULATION
PROJECTION FOR 2030

MORE THAN 75%
OF THE POPULATION IS BILINGUAL
WITH 100+ LANGUAGES IN THE CITY

TOP 10
BEST PLACE TO
LIVE IN FLORIDA
Forbes 2023

#1
CONTAINER PORT
IN FLORIDA & #2 IN
NORTH AMERICA FOR
CONTAINER EFFICIENCY
(PORTMIAMI)

**#2 IN U.S. FOR
POPULATION GROWTH**
BY COUNTY BETWEEN
JULY '23 AND JULY '24
(±64,211 NEW residents, ~2.3% growth)

#1
MIAMI INTERNATIONAL AIRPORT (MIA)
RANKS #1 IN INTERNATIONAL FREIGHT
AND HANDLED NEARLY 56 MILLION
PASSENGERS

40.8
IS THE COUNTY'S
MEDIAN AGE
ACS / Claritas Estimates

±375,000
STUDENTS ATTEND AREA COLLEGES AND
UNIVERSITIES, WHICH INCLUDE FOUR R1- &
R2- RANKED RESEARCH UNIVESITIES

**2,000+ DAILY
DEPARTURES**
THE AREA BOASTS 3 REGIONAL
AIRPORTS WITH MORE THAN
2,000 DAILY DEPARTURES



GATEWAY TO THE WORLD

Miami's geographic position, combined with the language skills and diversity of its workforce, makes it an ideal base for companies with global ambitions. Firms from across the U.S., Europe, Asia, Australia, and Africa establish regional or global headquarters in Miami to access markets throughout the Americas. Long recognized as the "Gateway to Latin America," Miami also serves as a platform for Latin American companies entering North American and European markets. With more than 100 consulates, trade offices, and binational chambers of commerce, along with world-class port and airport infrastructure, the city provides seamless access for international commerce and cross-border expansion. Supported by a multilingual, multicultural workforce that integrates effortlessly into international business environments, Miami continues to attract companies seeking a strategic hub where global connectivity, cultural fluency, and economic opportunity converge.



AT THE FOREFRONT OF CHANGING GLOBAL ECONOMY

Miami's business climate continues to rank among the most dynamic in the country. The region benefits from strong demographics, sustained population growth, and a labor force exceeding ±3.1 million. Miami has rapidly emerged as a technology and innovation hub: in 2025 the metro ranked ±28th globally in the Startup Ecosystem Index, reflecting ±28.5% annual growth, and its startup market is now valued at ±\$95 billion with more than 2,000 companies and ±6 unicorns. This innovation sector complements Miami's long-established leadership in trade, finance, healthcare, hospitality, and real estate. Global firms such as SoftBank, Blackstone, and NBCUniversal Telemundo have deepened their presence in Miami, underscoring its role as a corporate gateway. With continued foreign direct investment, a diverse talent pool, and entrepreneurial culture, Miami is positioned as a world-class business center offering stability, opportunity, and long-term growth.



BUSINESS AND TAX FRIENDLY ENVIRONMENT

Miami-Dade County and the State of Florida are recognized for their pro-business climate, cost advantages, and tax-friendly environment. Florida remains one of the few states with no personal state income tax, providing significant savings for both individuals and businesses.

Additional incentives include:

- No local corporate income taxes
- No property tax on goods in transit for up to 180 days
- Exemptions on manufacturing machinery and equipment, as well as R&D expenditures
- Competitive sales and use tax exemptions on targeted industries such as aviation, marine, and renewable energy
- Streamlined permitting and development processes that encourage investment

These policies, combined with a population of ±2.84 million and a workforce exceeding ±3.1 million, create an operating environment that balances scale, affordability, and efficiency. For companies seeking global connectivity with a favorable cost structure, Miami offers one of the most business-friendly platforms in the U.S., reinforced by its international reach and diversified economy.

1110 Brickell Avenue, Unit 103, Miami, FL

MARKET OVERVIEW

DESIRABLE BUSINESS LOCATION

THRIVING BUSINESS MARKET

Miami and South Florida remain among the most dynamic business markets in the U.S. Population growth, international migration, and a steady influx of new workers continue to fuel demand across commercial, residential, and infrastructure sectors. While real estate appreciation has cooled from earlier peaks, home prices have still escalated dramatically, single-family homes have risen $\pm 167\%$ over the past decade, and housing inventory remains constrained. Construction continues strong across multifamily, mixed use, and office sectors, with minimal foreclosure risk and elevated capital inflows.



- GDP Growth (2023-24): $\pm 3.6\%$
- Job Growth (2024): $\pm 1.4\%$
- Debt Rating & Outlook (Moody's): AAA Stable
- Economy Score (2025 CNBC): 363 out of 445 points (Top States grade: A+)

STRONG BUSINESS LOCATION

The Greater Miami metropolitan area (MSA) now supports ± 6.18 million people, making it Florida's largest metro and one of its most strategically connected regions. A commitment to innovation, diversity, infrastructure investment, and international trade, paired with cost advantages relative to other national gateway markets, positions Miami-Dade as a top-tier location for firms with global ambitions. The region hosts hundreds of multinationals and thousands in cross-border operations and maintains one of the highest concentrations of consulates, trade offices, and binational chambers in the U.S. Key global firms with a presence in Miami include Amazon, American Airlines, Carnival Cruise Lines, Heineken Americas, SoftBank Group, NBCUniversal/Telemundo, DHL Express, Royal Caribbean, Perry Ellis, and more.

RECENT CORPORATE MOVES TO MIAMI-DADE

- Norway's Atlantic Sapphire committed $\pm \$480M$ to establish its U.S. headquarters and salmon farming operations in Miami.
- Founders Fund, a $\pm \$6B$ venture capital firm, opened a new Miami office.
- Blackstone launched a regional financial technology and operations hub in Downtown Miami.
- Investment firms including Millennium, Apollo, I Squared Capital, Icahn Enterprises, and Starwood expanded their presence in the region.
- CI Financial, Canada's largest asset manager, relocated its global headquarters to Miami.
- HealthTech and fintech firms such as Papa, HealthSnap, Heru, ACI Worldwide, Fortú, NovoPayment, Milo, and Nirvana (founded by a former PayPal CEO) established significant operations.
- Blockchain and DeFi leaders including Blockchain.com, Borderless Capital, and eToro anchored offices in Miami, reinforcing the city's evolving role as a global tech hub.



CNBC's "Top States for Business" once again ranked Florida as having the strongest economy in the nation in 2025, citing its rapid growth, competitive workforce, and favorable tax climate.



In 2024, Florida's GDP expanded by $\pm 3.6\%$, supplemented by a $\pm 1.4\%$ increase in job growth compared to the prior year.



The state's economy remains underpinned by resilient housing demand, with Miami among the top housing markets in the U.S., defying national slowdowns and continuing to post appreciation and new construction growth.



DOWNTOWN MIAMI & BRICKELL

Downtown Miami and Brickell form South Florida's urban core, home to $\pm 140,000$ residents, global banks, luxury hotels, and a vibrant dining and cultural scene. Often called the "Wall Street of the South," Brickell continues to attract international business, top restaurants, and new Class A office towers, reinforcing its role as a premier live-work-play destination.



MIA hit a new record in 2024 with $\pm 56M$ passengers, up from $\pm 50.7M$ in 2022



MIAMI INTERNATIONAL AIRPORT (± 20 -MINUTES FROM THE PROPERTY)

Miami International Airport (MIA) welcomed $\pm 56M$ passengers and $\pm 3M$ tons of cargo in 2024, generating an annual economic impact of $\pm \$181B$ and supporting $\pm 842,000$ jobs statewide. Already one of the busiest U.S. gateways, MIA is projected to reach $\pm 77M$ travelers and $\pm 4M$ tons of freight by 2040.

CATCHMENT AREA OVERVIEW

DEMOGRAPHICS + LOCATION



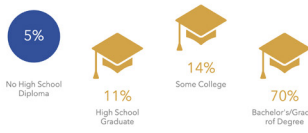
KEY DEMOGRAPHICS 1, 3, AND 5-MILE RADIUS

1-MILE

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



HOUSING STATS



3-MILES

KEY FACTS



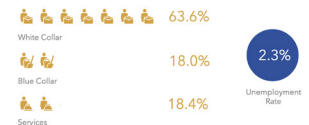
EDUCATION



BUSINESS



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HOUSING STATS

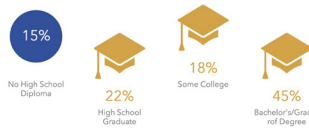


5-MILES

KEY FACTS



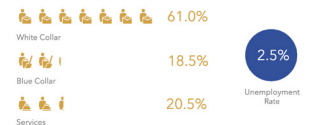
EDUCATION



BUSINESS



EMPLOYMENT



INCOME

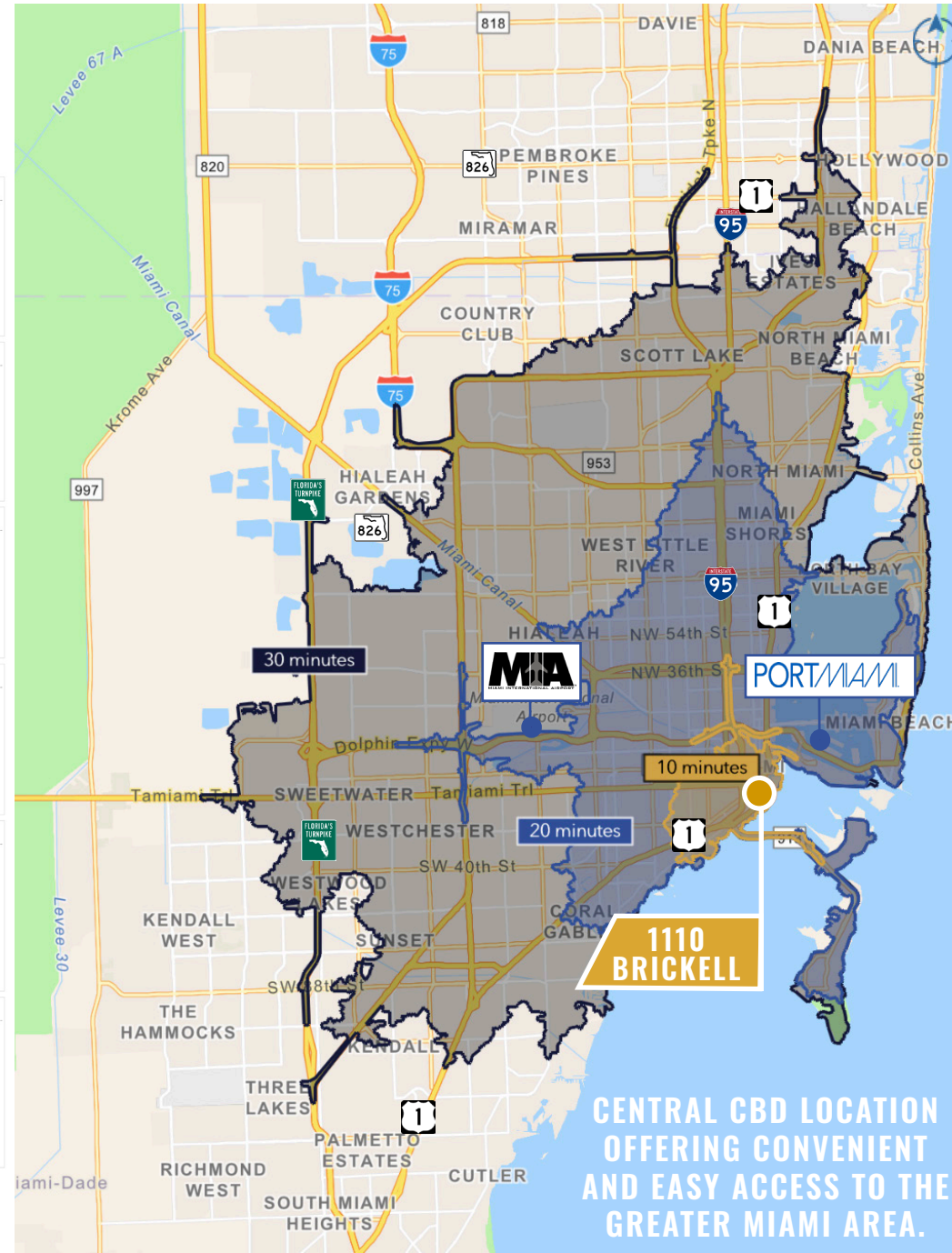


HOUSING STATS



DRIVE TIME MAP

10, 20, AND 30-MINUTES FROM 1110 BRICKELL



**CENTRAL CBD LOCATION
OFFERING CONVENIENT
AND EASY ACCESS TO THE
GREATER MIAMI AREA.**

1110 Brickell Avenue, Unit 103, Miami, FL

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Fairchild Partners[®]
Licensed Real Estate Brokers

1110
BRICKELL

FOR MORE INFORMATION



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