

FOR LEASE

Spaces 603 & 604 under renovations

Private & Prestigious

BRICKELL HEIGHTS

IN THE CENTER OF IT ALL



CLICK TO VIEW VIDEO
CU9 - 6TH Floor - Brickell Heights

CORNER UNIT

6th FLOOR CORNER

ENTIRE 6TH FLOOR CLASS "A" OFFICE CONDO



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FOR LEASE

EXECUTIVE SUMMARY

Brickell Heights - 6th Floor- Unit CU9

Address: 25 SW 9th Street, Miami , Florida



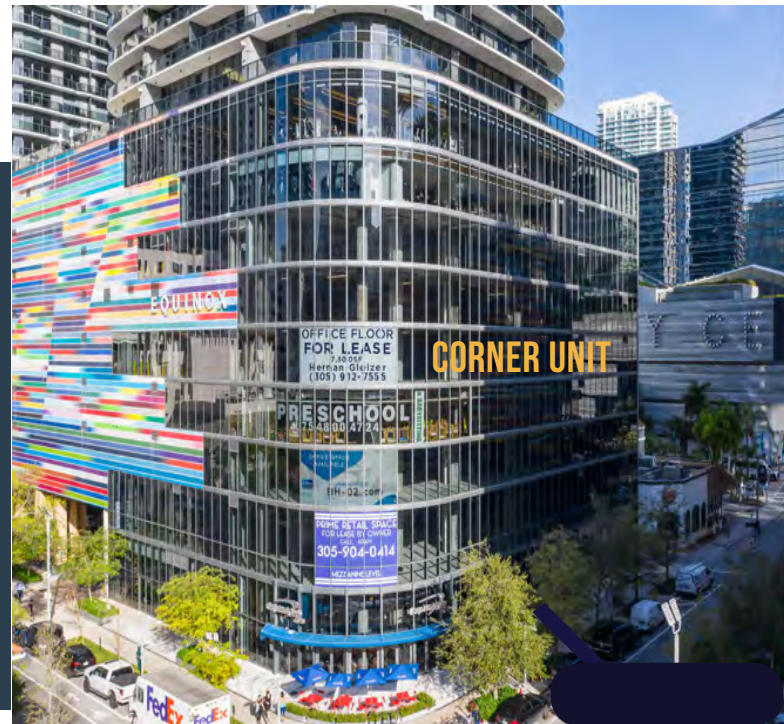
FOR LEASE **NNN FEES:** **7279SF - Gross Useable** MD-Sales Tax
\$55 SF NNN **\$14 PSF** **SIZE (2) spaces** 1610- 1755 SF **7%**

OPTIMAR Commercial Advisors - presenting this exclusive listing:

CLASS "A" OFFICE SPACE

FOR LEASE the entire Sixth (6) floor at Brickell Heights building.

The subject property is situated in the epicenter of Brickell Corridor & Downtown Miami; across from Brickell City Centre, adjacent to Mary Brickell Village and easy access to the People mover to popular Downtown attractions including Bayside Marketplace, American Airlines Arena, Frost Museum of Science, and Adrienne Arsht Center for the Performing Arts. **Brightline: The higher speed rail within walking distance** -will connect approximately three million people each year between Orlando and Miami, two of the nation's most popular tourism destinations, and will include stops at Fort Lauderdale and West Palm Beach.



PROPERTY HIGHLIGHTS

14 - Assigned Parking Spaces in Covered Garage for \$150 Per Month Each

- Situated at the base of Brickell Heights, a 690-unit luxury mixeduse building designed by Rockwell Group and Arquitectonica
- 7,279-SF full floor located on the fifth level, an opportunity with 11'8" ceilings and full height windows.
- Direct access to dedicated parking in addition to valet service
- People Mover- within walking distance from property- free transportation
- Located at the apex of Brickell's new core on the corner of South Miami Avenue and SW 9th Street
- Situated directly across from Mary Brickell Village, SLS Lux and Brickell City Centre
- Enjoy the presence of both Equinox and Soul Cycle directly within the building



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BRICKELL HEIGHTS FLOOR PLAN

(CU-9)-6th-FLOOR / INTERIOR NEW CONSTRUCTION 25 SW 9th STREET, CU-9,



(14) assigned) - \$150 Per Month Each
GARAGE PARKING AREA (14) ASSIGNED)

**CLASS "A"
OFFICE
7,255 SF**

**6th
FLOOR**

CORNER UNIT

FOR LEASE

9TH STREET



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CU-9 / 6th Floor / Brickell Heights

PROPERTY PHOTOS - Pre-Renovations **Renovations in progress**



CORNER UNIT VIEW



DIVIDED INTO:

(4) Separate Spaces

CAN ACCOMMODATE AS NEEDED TO COMBINE SPACES

INTERIOR UNIT VIEW RAW SPACE



CORNER UNIT AREA VIEW



NOTE

**SPACES 603 & 604
BEING RENOVATED**

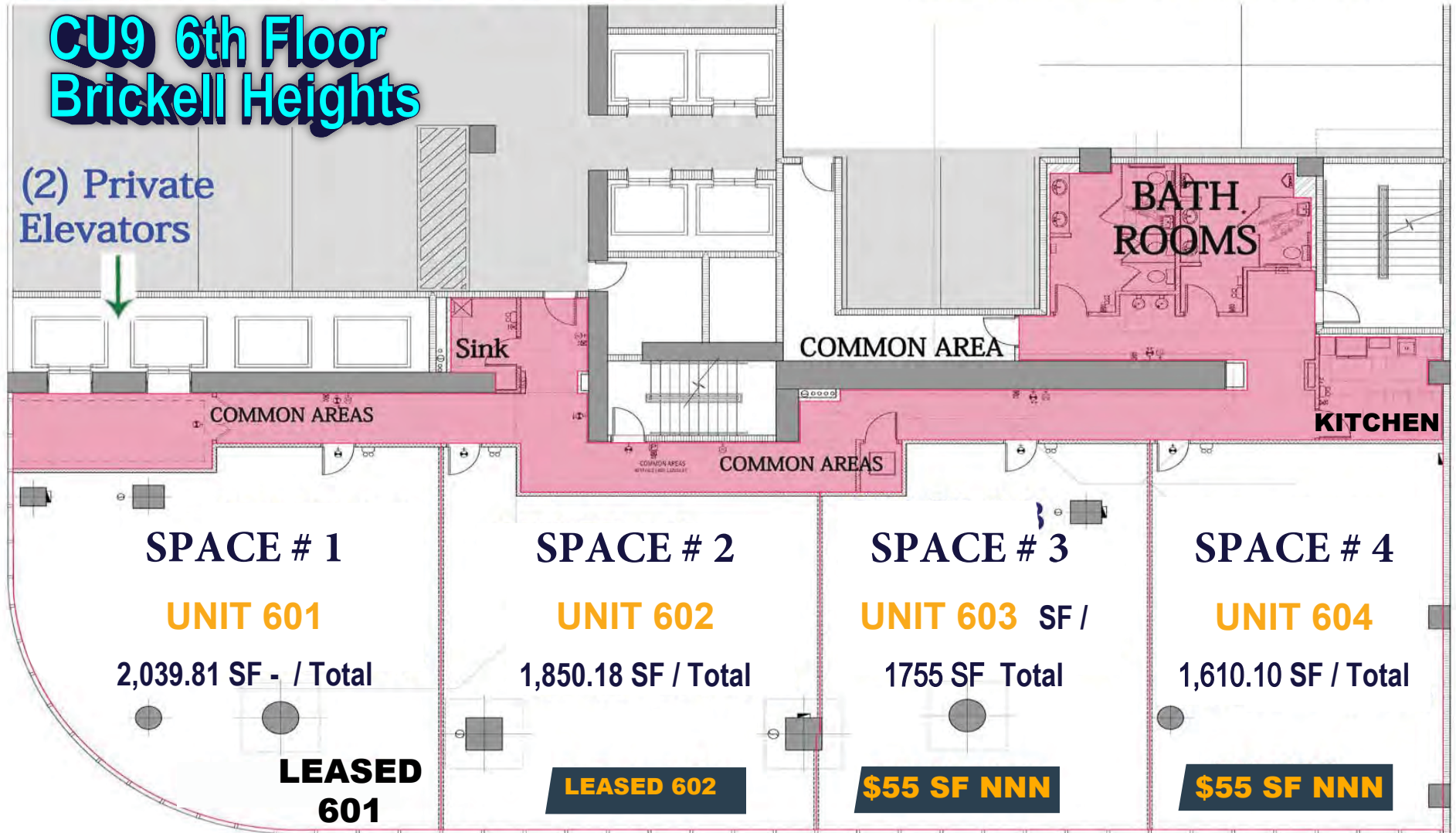
INTERIOR UNIT VIEW RAW SPACE

UNIT FLOOR PLAN

OFFICE CONDO FOR LEASE - 6th Floor

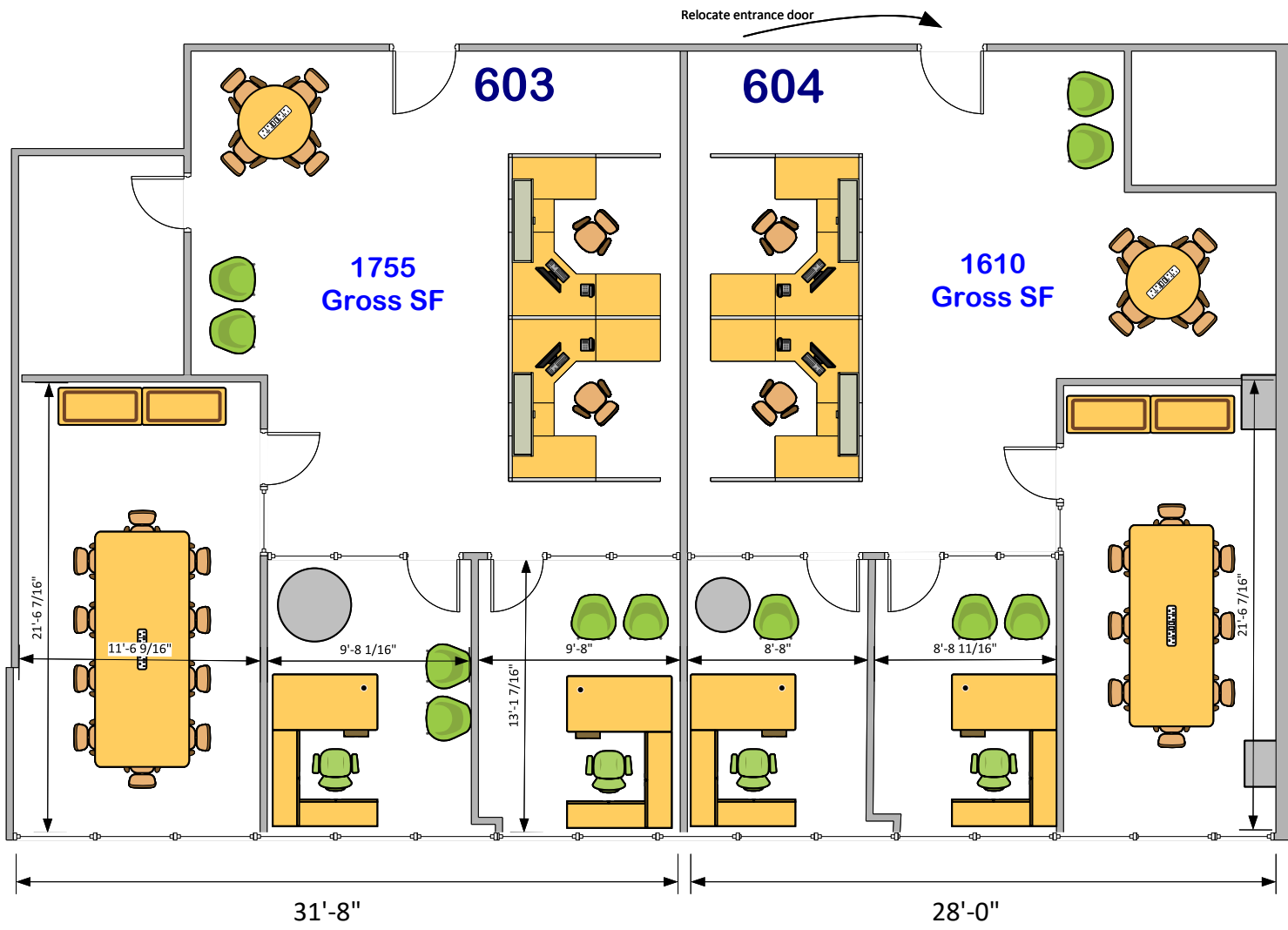
Commercial Sales Tax = 7%

NNN COSTS PSF = Approximately \$12-\$14

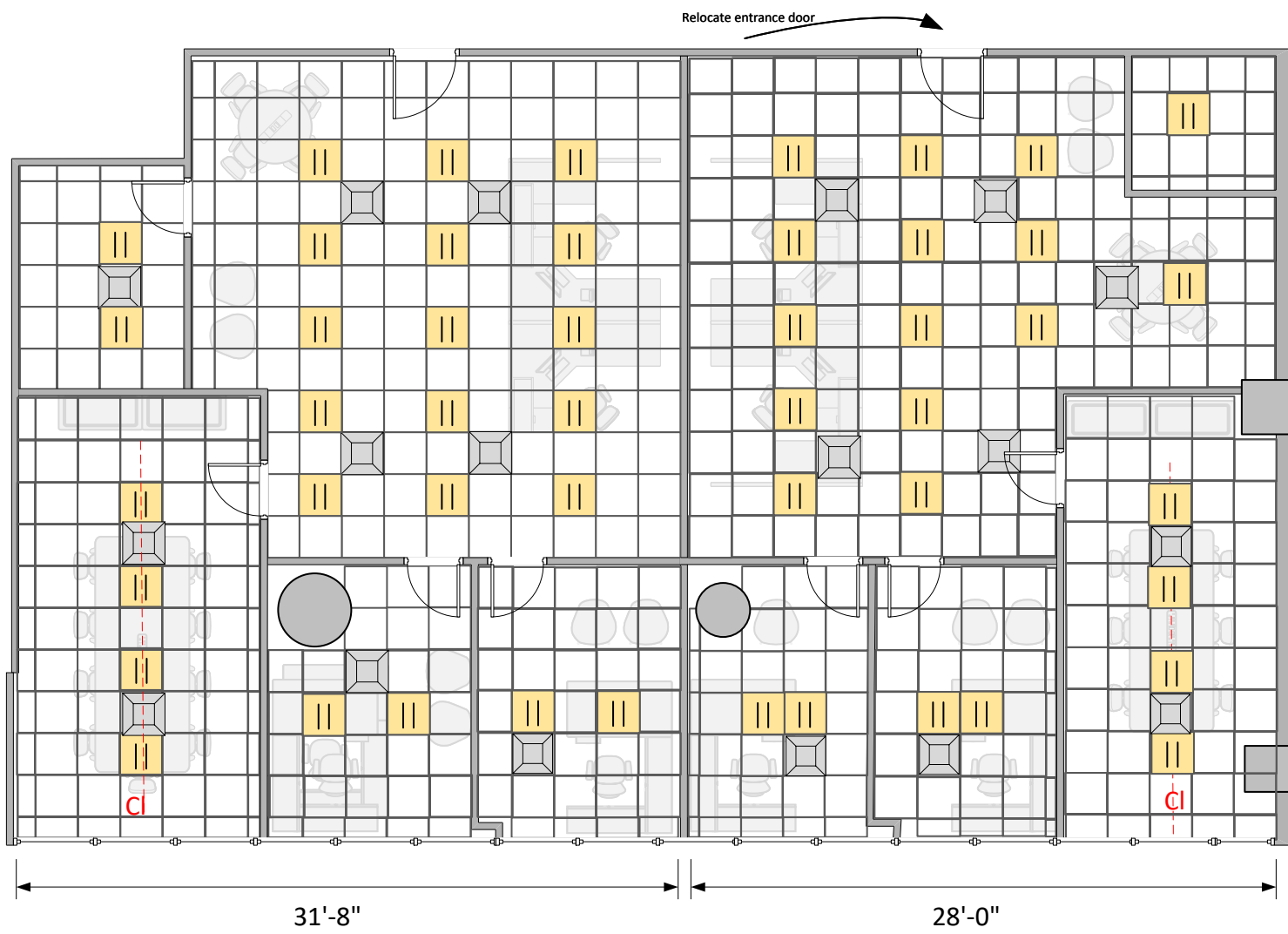


Entire 6th Floor - Broken up into (4) Four Separate Units / See Calculations separate attachment



RENOVATIONS IN PROCESS FOR LEASE SPACE 603 & 604



Construction & Furniture Plan



Reflected Ceiling Plan

-  2' x 2' LED Ceiling Fixture with return air plenum
-  2' x 2' HVAC Ceiling Diffuser

CU9 6th Floor Brickell Heights

BRICKELL HEIGHTS LOCATION MAPS

(CU9) – 6th Floor- New Construction 25 SW 9TH Street, Miami, FL



In The Center Of It All - BRICKELL HEIGHTS

Location Map

BRICKELL HEIGHTS - CLASS "A" OFFICE SPACE
25 SW 9TH STREET, MIAMI, FLORIDA



BUNBURY

Bank of America

U-HAUL

Miami Dade College
BOOKSTORE
Wolfson

CVS
pharmacy
SUBWAY

FROST SCIENCE

VIZCAYNE

HOTEL
BEAUX
ARTS

395

395

95

HM HistoryMiami Museum

M METRO MALL
MIAMI'S PREMIER JEWELRY CENTER

MIAMI
POWER

SEYBOLD

BRICKELL
ON THE RIVER

CKO
kickboxing
AMERICAN SOCIAL
BOIL
CREAT
HAIRDRESSING

SOLITAIR
BRICKELL

IRS

citibank
nailhouse
Better Days

CHASE

BRICKELL HEIGHTS

SLS LUX
BRICKELL

BRICKELL
CITY CENTRE

Brickell Ave



B&B BURGER & BEER JOINT
atikshop
TOSCANA DIVINO
SUBWAY Publix

S Miami Ave

BESTER

7
ELEVEN

TransRe
We value risk. Hogan Lovells

MARY
BRICKELL
VILLAGE
THE HEART OF BRICKELL

Corner Unit - 5th Floor



P.F. CHANG'S
SHAKE SHACK

NAVY FEDERAL
Credit Union
ARMY MARINE CORPS
NAVY AIR FORCE
COAST GUARD
DoD

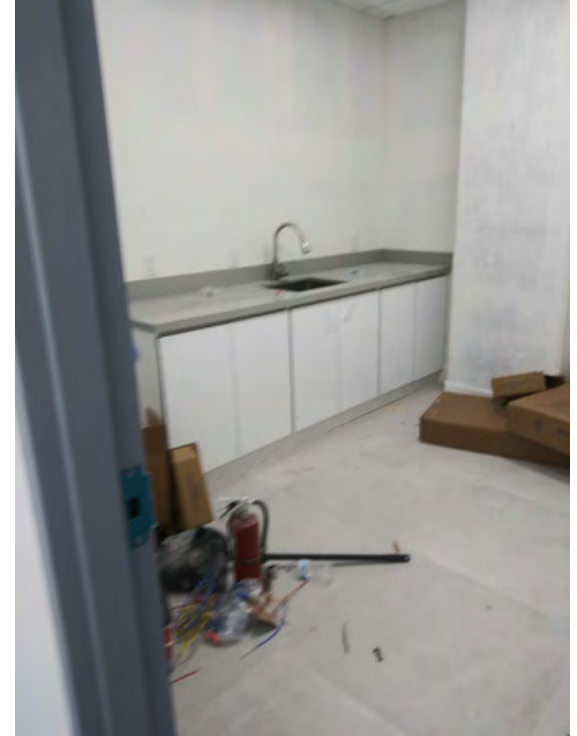




BATH ROOM VIEW



HALLWAY DRINKING FOUNTAINS



KITCHEN



PRIVATE LOBBY ENTRANCE TO OFFICE CLASS "A" SPACES



LOBBY TO - PRIVATE ELEVATORS

RENOVATIONS (CU9) 6th - Floor / Interior New Construction
PHOTOS



PRIVATE ELEVATOR ENTRRANCE



OMMON AREA HALLWAY



COMMON AREA HALLWAY



PRIVATE LOBBY ENTRANCE TO OFFICE CLASS "A" SPACES



PROPERTY PHOTOS



BUILDING EAST TOWER CORNER VIEW



LOBBY FOR RESIDENTIAL CONDOS AREA VIEWS



PRIVATE LOBBY - For Commerical Offices - View



Building ground floor retail

DISCOVER / BRICKELL HEIGHTS & DOWNTOWN MIAMI



Miami Worldcenter



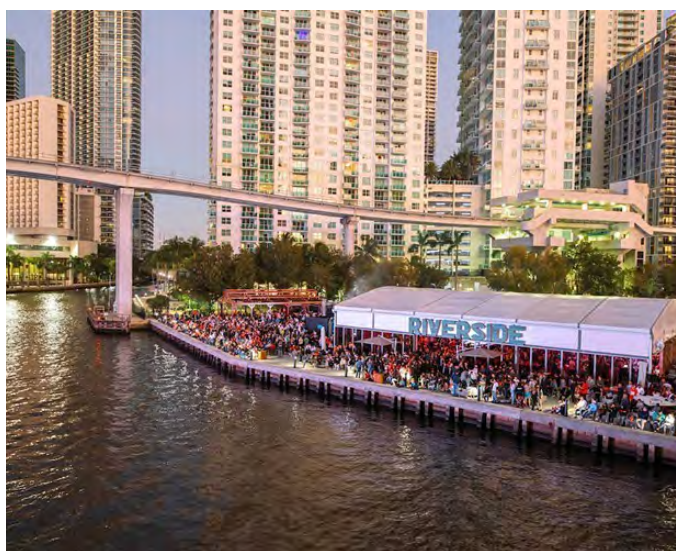
Brickell Heights



Bayside Marketplace & Skyrise Miami



Brickell City Centre



Brickell Riverside



The Shops at Mary Brickell Village

NEIGHBORHOOD



Brickell City Centre



Brightline



Miami Worldcenter

THE TRANSFORMATION OF MIAMI

The already dynamic Downtown Miami market is in the midst of significant transformation and ascension marked by a litany of several large-scale development projects in planning or under construction amounting to an estimated \$10 billion in total investment. The transcendent nature and sheer volume of the development is set to catapult Miami to one of the most important city centers in the world.

» **Brickell City Centre (BCC):** Brickell City Centre is a massive \$1.05 billion mixed-use development on a 9.1-acre parcel along South Miami Avenue between Eighth and Sixth Street just five blocks from the SLS Brickell. Opening later this year, BCC will feature 5.4 million square feet of office, residential, hotel, retail and entertainment space, including a 500,000-square-foot luxury mall, 260,000 square feet of Class-A office space, and two 43-story, luxury condo towers. The overall economic impact of the project is expected to exceed \$1 billion.

» **Miami Worldcenter:** Spread across 27 acres just north of the CBD in Downtown Miami, Miami Worldcenter will consist of 765,000 square feet of retail space, a 500-unit Paramount luxury condominium tower, 429 high-end apartment units, a 600,000-square-foot convention center, and a 1,700-key Marriott Marquis convention hotel. Expected to open in 2019, Worldcenter is one of the largest private master-planned projects in the country.

» **Brightline:** The higher speed rail will connect approximately three million people each year between Orlando and Miami, two of the nation's most popular tourism destinations, and will include stops at Fort Lauderdale and West Palm Beach. State-of-the-art passenger trains will travel at speeds up to 125 mph along the 235-mile route. The estimated \$3.1 billion privately-funded project begin partial service in 2017 and fully operational.

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NEIGHBORHOOD



Brickell City Centre



Brightline



Miami Worldcenter

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DEMOGRAPHIC 'S

Overview / & Traffic / Brickell Heights



SUMMARY

	3-MILE RADIUS	5-MILE RADIUS
Postal count population	197,107	417,156
Median age	43.4	41.4
Estimated average household income	\$61,924	\$61,870
Estimated median household income	\$41,072	\$42,220



TRAFFIC COUNTS

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject	Type
Southwest 8th Street	SW 1st Ave	0.00 E	12,052	2020	0.07	MPSI...
Southwest 7th Street	SW 1st Ave	0.02 E	11,048	2020	0.13	MPSI...
South Miami Avenue	SW 7th St	0.02 S	7,239	2020	0.16	MPSI...
8th St SE	SE 1st Ave	0.04 W	12,572	2020	0.20	MPSI...
SE 1st Ave	SW 7th St	0.00 No	12,544	2020	0.20	MPSI...
Southwest 2nd Avenue	SW 7th St	0.02 N	16,672	2020	0.20	MPSI...
Brickell Ave	SE 9th St	0.03 N	33,594	2020	0.22	MPSI...
Brickell Avenue	SE 10th St	0.04 N	30,131	2020	0.24	MPSI...
SW 3rd Ave	SW 9th St	0.01 E	8,864	2020	0.29	MPSI...
SE 13th St	S Miami Ave	0.04 W	21,356	2020	0.30	MPSI...



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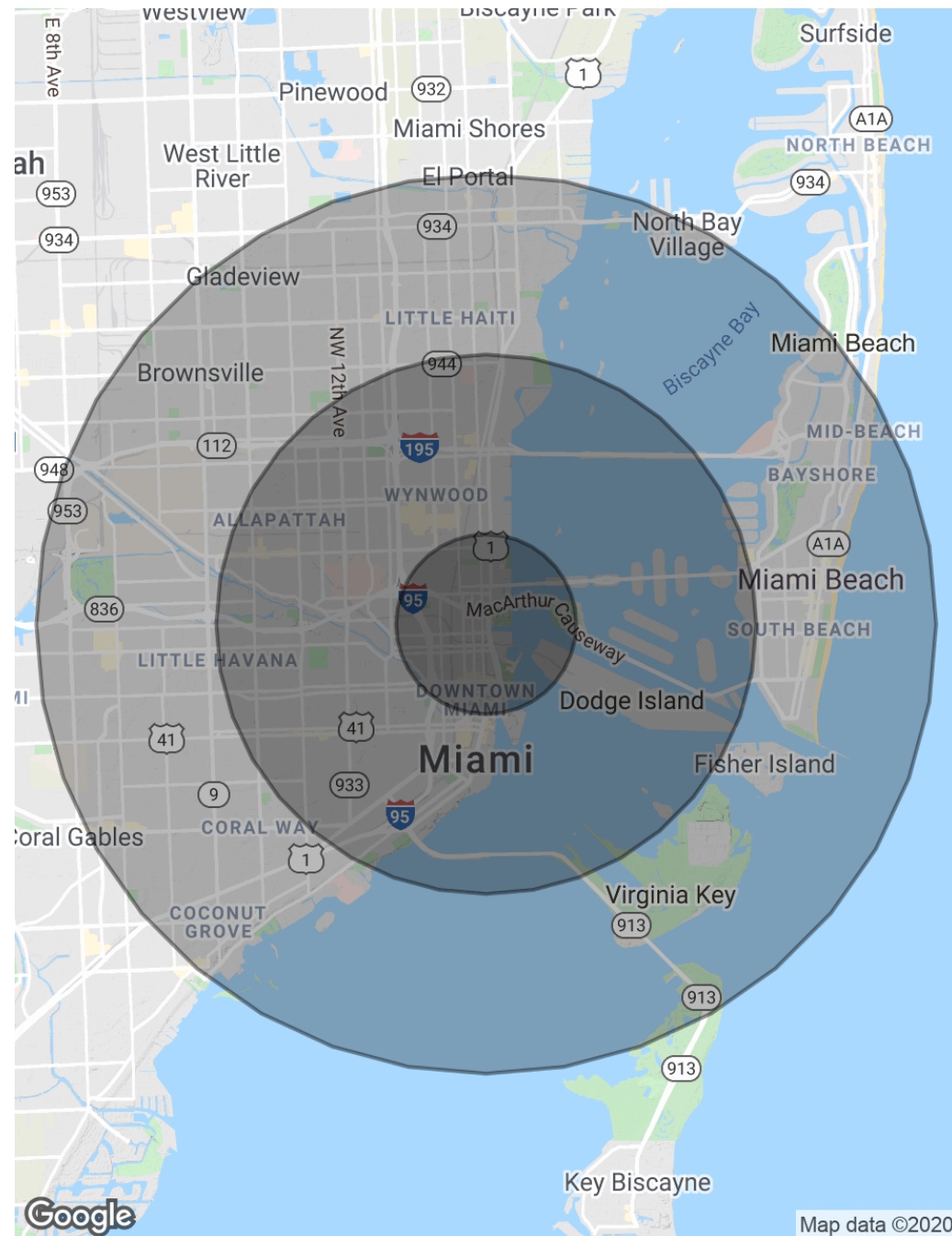
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,760	201,492	447,833
Average age	34.1	37.6	37.6
Average age (Male)	33.5	36.3	36.2
Average age (Female)	34.3	38.8	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,156	79,733	176,831
# of persons per HH	2.2	2.5	2.5
Average HH income	\$47,997	\$50,854	\$51,564
Average house value	\$511,018	\$456,171	\$430,811
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	44.3%	70.7%	63.4%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	8,499	146,780	308,785
Total Population - Black	6,093	41,063	109,333
Total Population - Asian	281	2,134	4,425
Total Population - Hawaiian	0	43	78
Total Population - American Indian	32	163	417
Total Population - Other	394	8,285	19,070

* Demographic data derived from 2010 US Census



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