



LUXURY OFFICE HEADQUARTERS - CLASS A

OFFICE CONDO FOR SALE

1300 BRICKELL BAY DRIVE

PROPERTY TYPE
Luxury Office

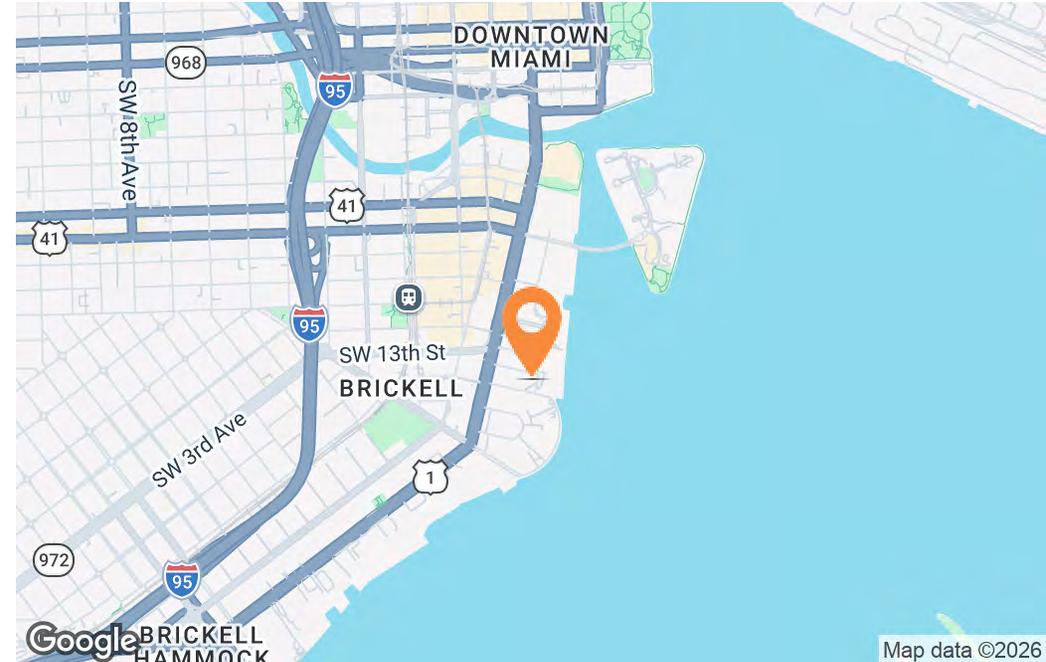
GROSS SIZE
4,863 SF

TERRACE
2,000 SF

Introducing a **fully built out Class A office headquarters** in the heart of Brickell's financial district. The subject property is a **two story office condo totaling 4,863 SF area**, located within the Brickell House luxury building. The office features open workspace and **12 individual offices**, two kitchens, high end interior finishes and an exclusive **2,000 SF exterior terrace with bay views**.

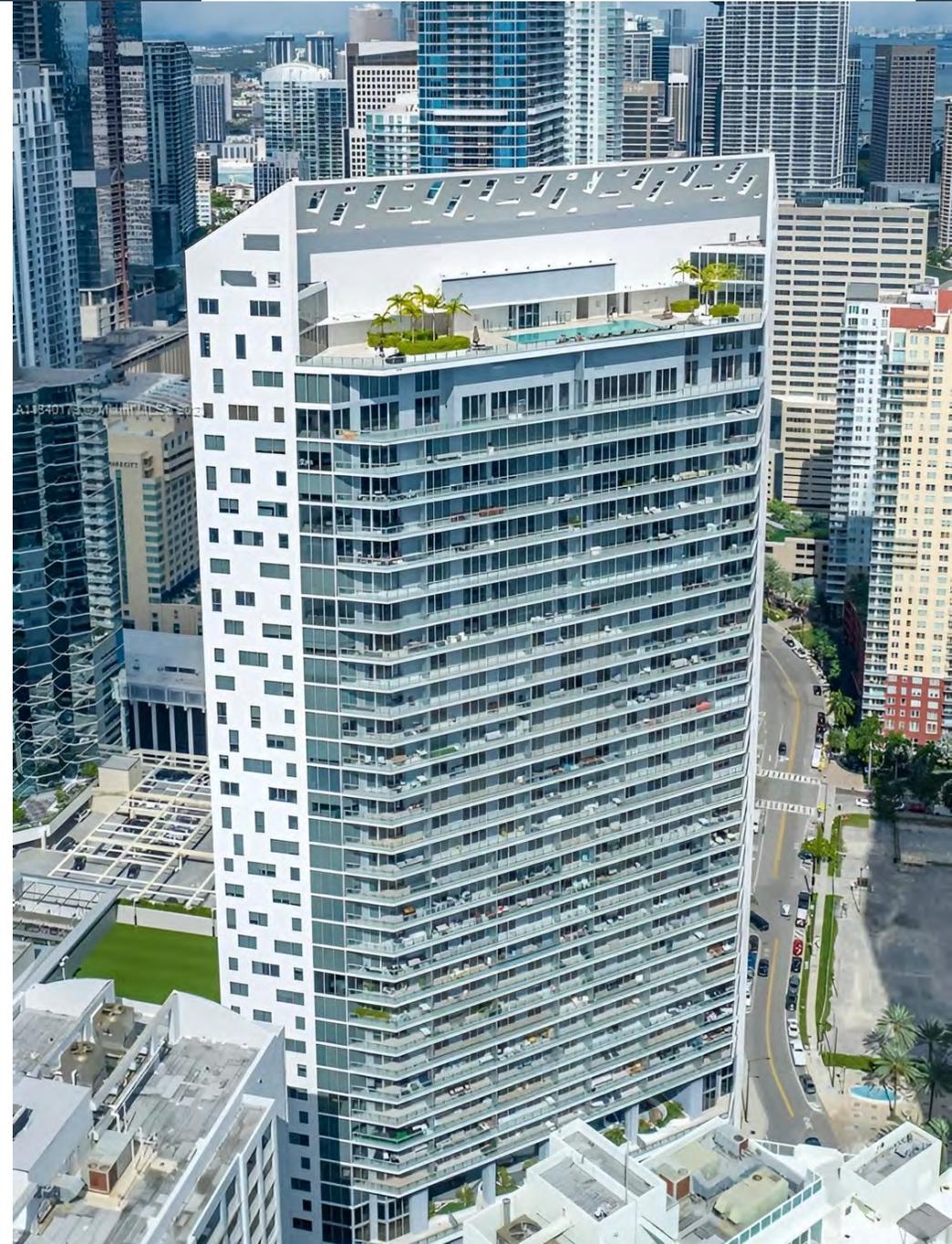
PROPERTY HIGHLIGHTS

- **Located on the 4th and 5th floor of Brickell House, unit CU6 can potentially be split into two units**
- 12 individual office spaces
- 2 executive suites with private bathrooms & 2 full kitchens
- HOA Fee: \$3,200 per month
- Property Tax: \$75,800
- 21 robotic parking space rights, not assigned
- **Also available for lease, unit is vacant**



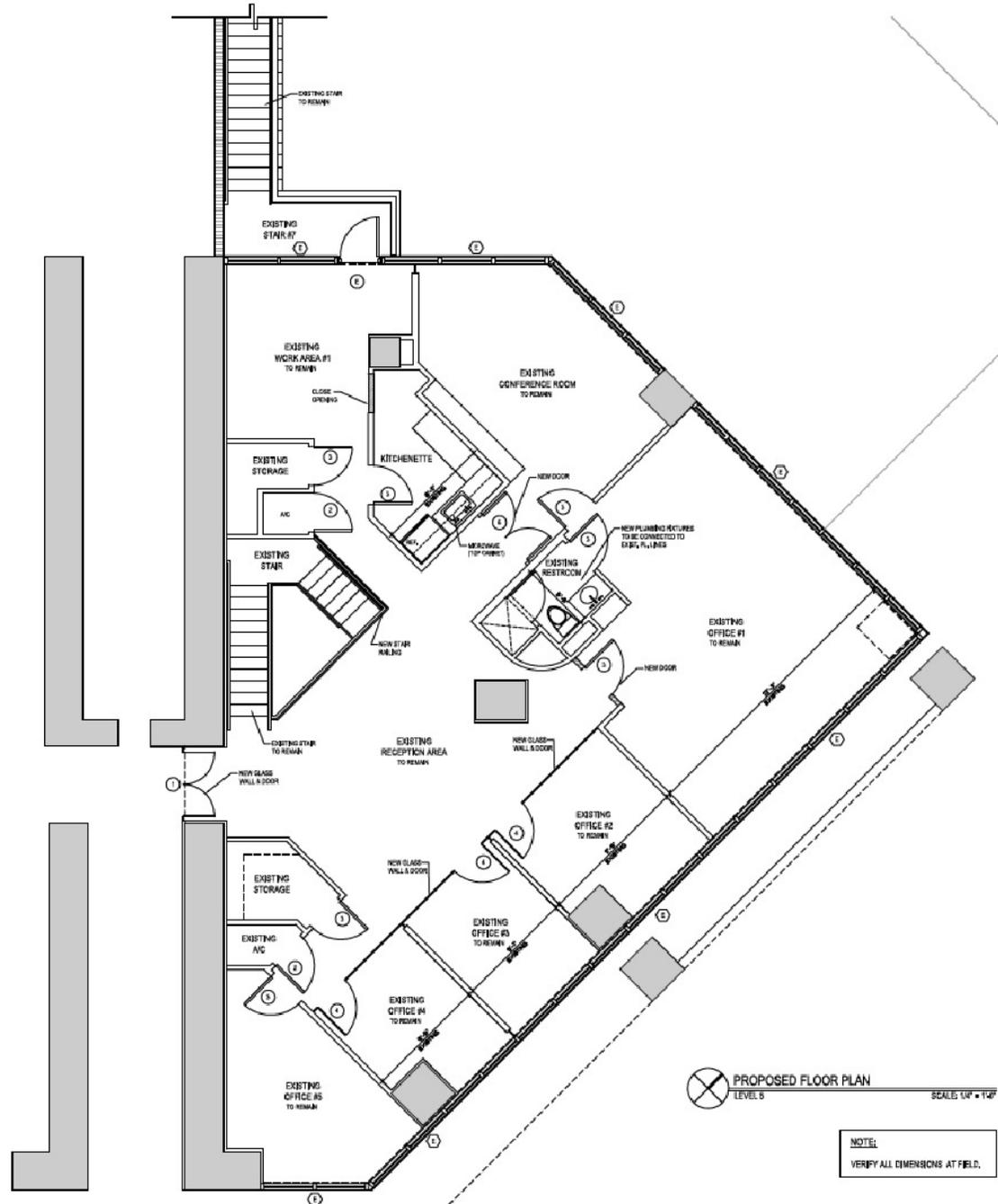
BRICKELL HOUSE

LUXURY OFFICE CONDO FOR SALE



Building Size	756,562 SF
Year Built	2014
Stories	46
Units	374
Zoning	T6-48A-O
Year Built	2014
Year Last Renovated	2024
Number of Floors	2

Brickell House is a 46-story luxury mixed-use condominium tower at 1300 Brickell Bay Drive in Miami's Brickell neighborhood. Completed in 2014, the building comprises approximately 374 residential units and features a modern glass façade, a robotic parking facility, and ground-floor retail designed to engage in the street level.



**BRICKELL HOUSE
LUXURY CONDO**

**LUXURY OFFICE
HEADQUARTERS**

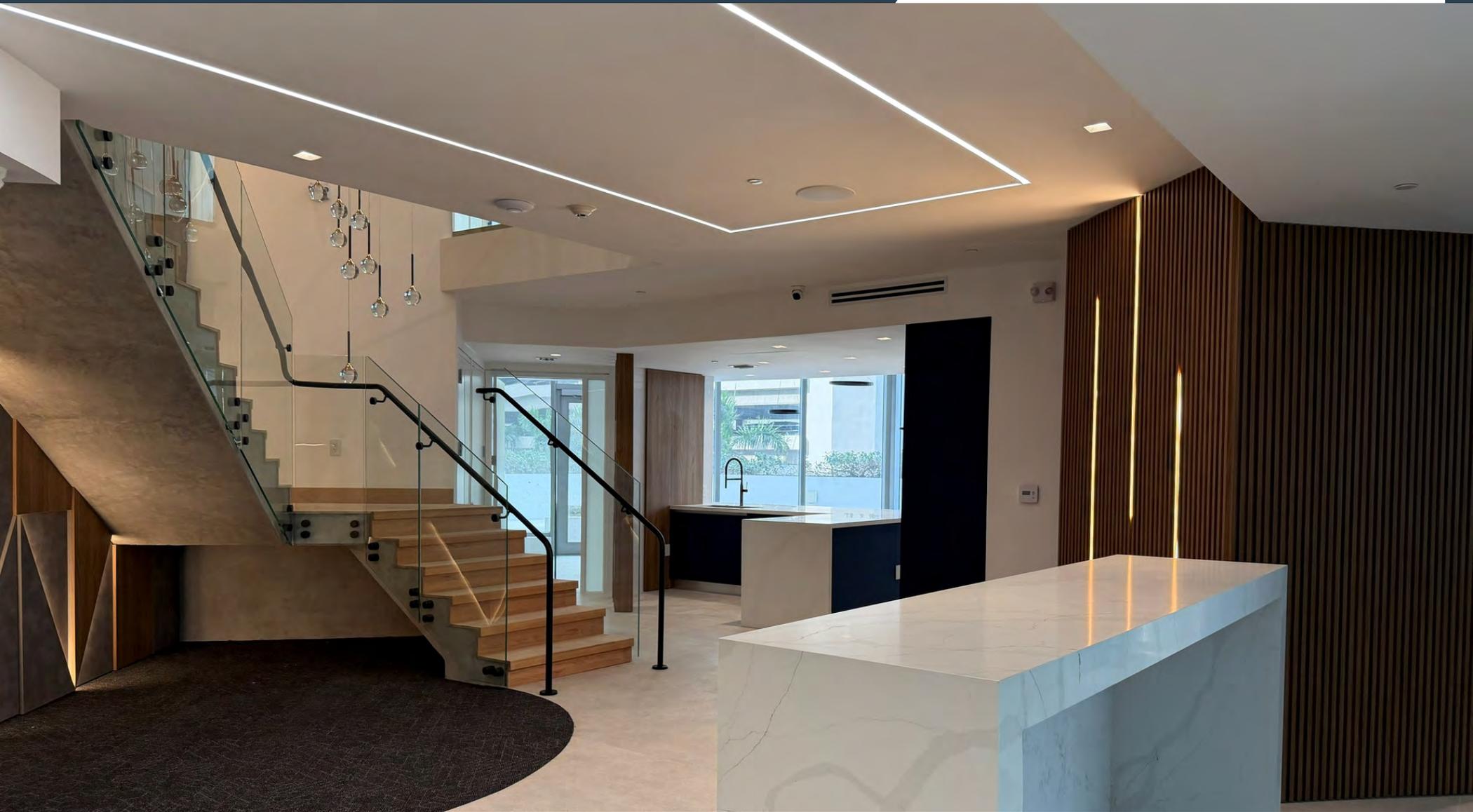
**2,000 SF
PRIVATE TERRACE**



4th Floor Lobby & 4th Floor Office Suites



4th Floor Office Suites (left) & Condo Entrance (right)



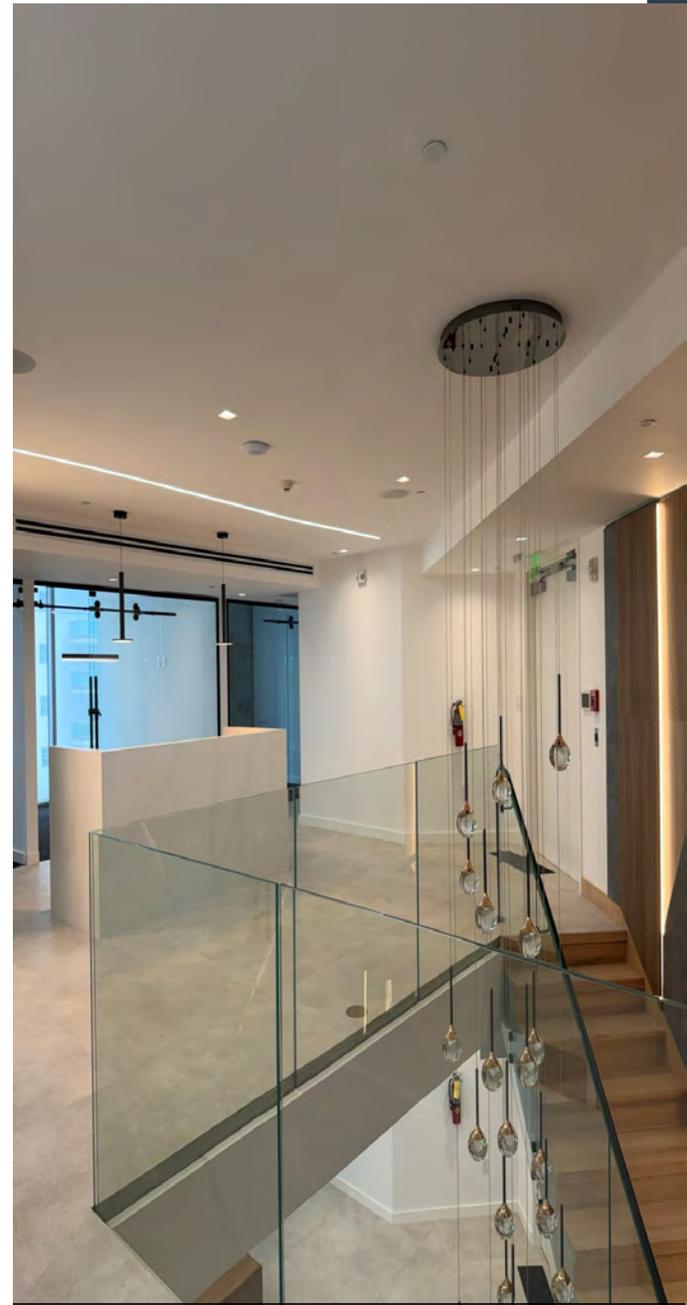
- 4th Floor:**
- Lobby (right)
 - Kitchen Area & 4th Floor Terrace Access (middle)
 - Stairs (left)



4th Floor view from Stairs



Stairs



5th Floor



- 5th Floor:**
- Reception Desk & 5th Floor Office Suites (right)
 - Executive Suite 1 (middle)
 - 5th Floor Terrace Access (left)
 - Stairs (left)







Brickell Bay View from Executive Suite 1



Executive Suite 1 Interior



Executive Suite 1 Private Bathroom



Executive Suite 1 Private Bathroom Interior



Executive Suite 1 Private Kitchen Interior





Brickell Bay View from Executive Suite 2



Executive Suite 2 Interior & Private Bathroom Access



5th Floor Hall, 5th Floor Office Suites & Executive Suite 1



4TH FLOOR PRIVATE TERRACE ACCESS

LUXURY OFFICE CONDO FOR SALE



PRIVATE TERRACE

LUXURY OFFICE CONDO FOR SALE



2,000 SF Exterior Terrace

4TH & 5TH FLOOR
OFFICE CONDO

4TH & 5TH FLOOR
TERRACE ACCESS

2,000 SF
PRIVATE TERRACE

An aerial photograph of a private terrace on a building. The terrace is paved with light-colored stone tiles and features a large, rectangular planter bed filled with brown mulch. A circular planter with a small tree is also visible. The terrace is bordered by a low concrete wall. The surrounding area includes a modern building with glass windows, a sidewalk, and some outdoor furniture. The text "2,000 SF PRIVATE TERRACE" is overlaid in large, white, bold letters with a drop shadow.

**2,000 SF
PRIVATE TERRACE**

PRIVATE TERRACE

LUXURY OFFICE CONDO FOR SALE



4th & 5th Floors Terrace Access

PRIVATE TERRACE

LUXURY OFFICE CONDO FOR SALE



PRIVATE TERRACE VIEW

LUXURY OFFICE CONDO FOR SALE



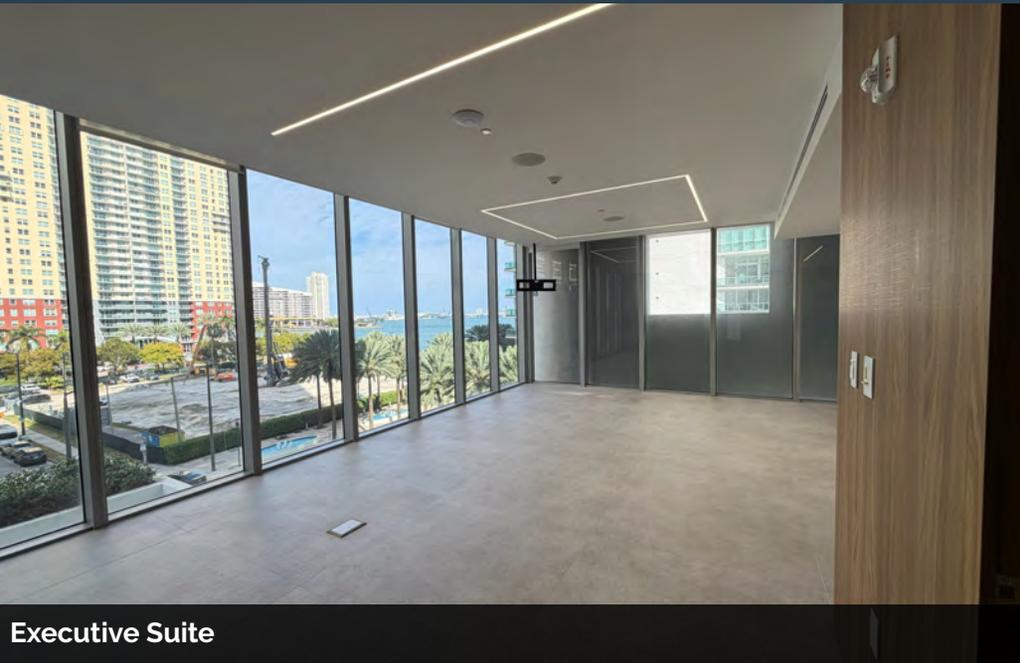
Brickell Bay Terrace View

5TH FLOOR PRIVATE TERRACE ACCESS

LUXURY OFFICE CONDO FOR SALE







Executive Suite



Common Kitchen Area

A high quality office environment suited for corporate, investment & professional firms in Brickell.

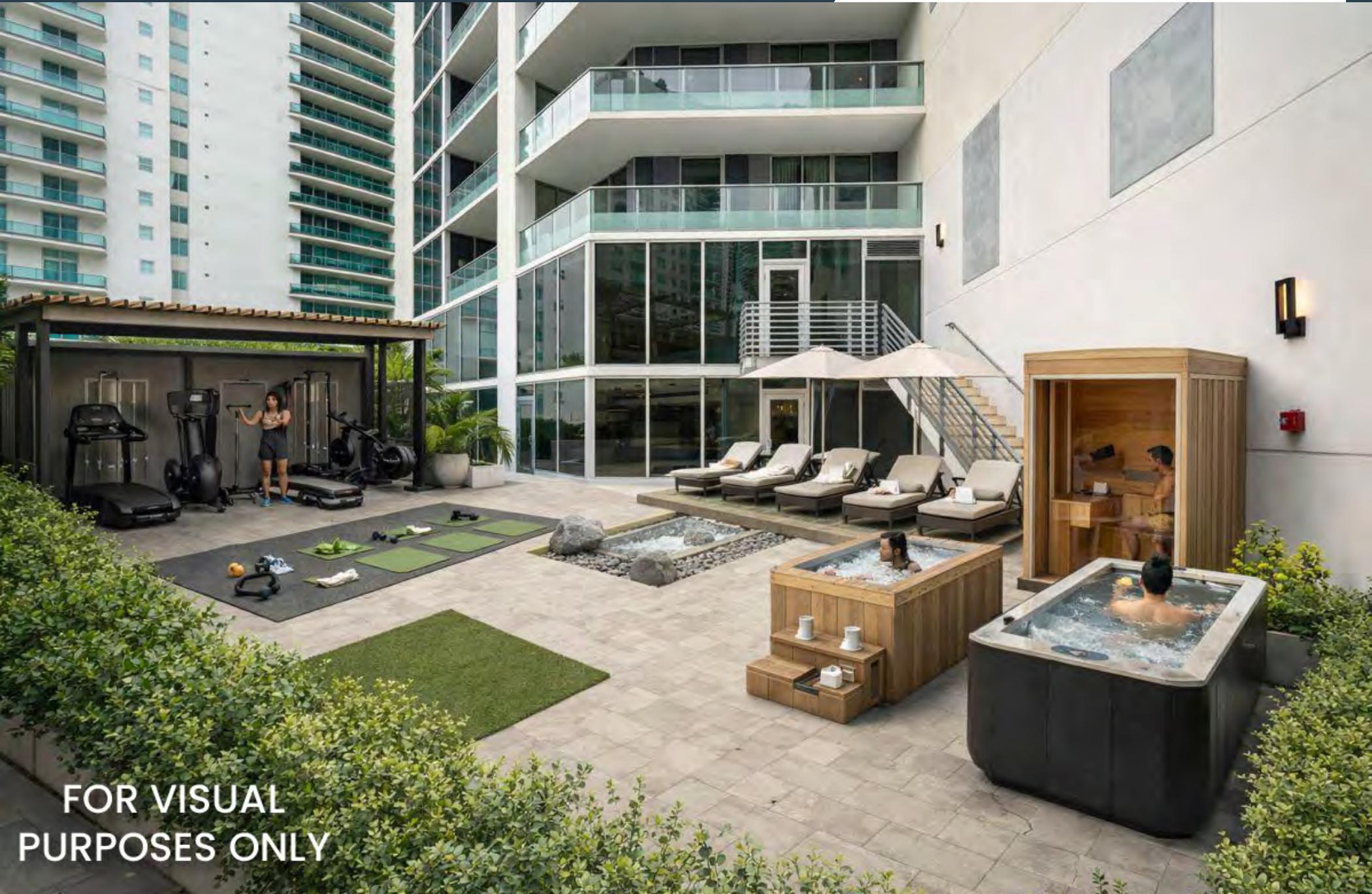
- Corporate Headquarters
- Medical Use
- Spa or Wellness Center
- Gym Fitness Use



Private Terrace

FOR VISUAL
PURPOSES ONLY





FOR VISUAL
PURPOSES ONLY

FOR VISUAL
PURPOSES ONLY



FOR VISUAL
PURPOSES ONLY







Ground level dining includes **Osaka, Maman and LPM Restaurant & Bar**, all located within the building, offering convenient access to **high end dining options just steps from the office floors.**

- **Osaka:** Upscale Nikkei restaurant blending Japanese precision with Peruvian flavors.
- **Maman:** French-inspired café known for quality coffee, pastries, and a relaxed setting.
- **LPM Restaurant & Bar:** Refined French-Mediterranean dining in a polished, lively atmosphere.



CIPRIANI

FOUR SEASONS
HOTEL
MIAMI

DUJA

PANORAMA

Brickell
Heights

BRICKELL
CITY CENTRE

ECHO
BRICKELL

BRICKELL HOUSE
LUXURY CONDO

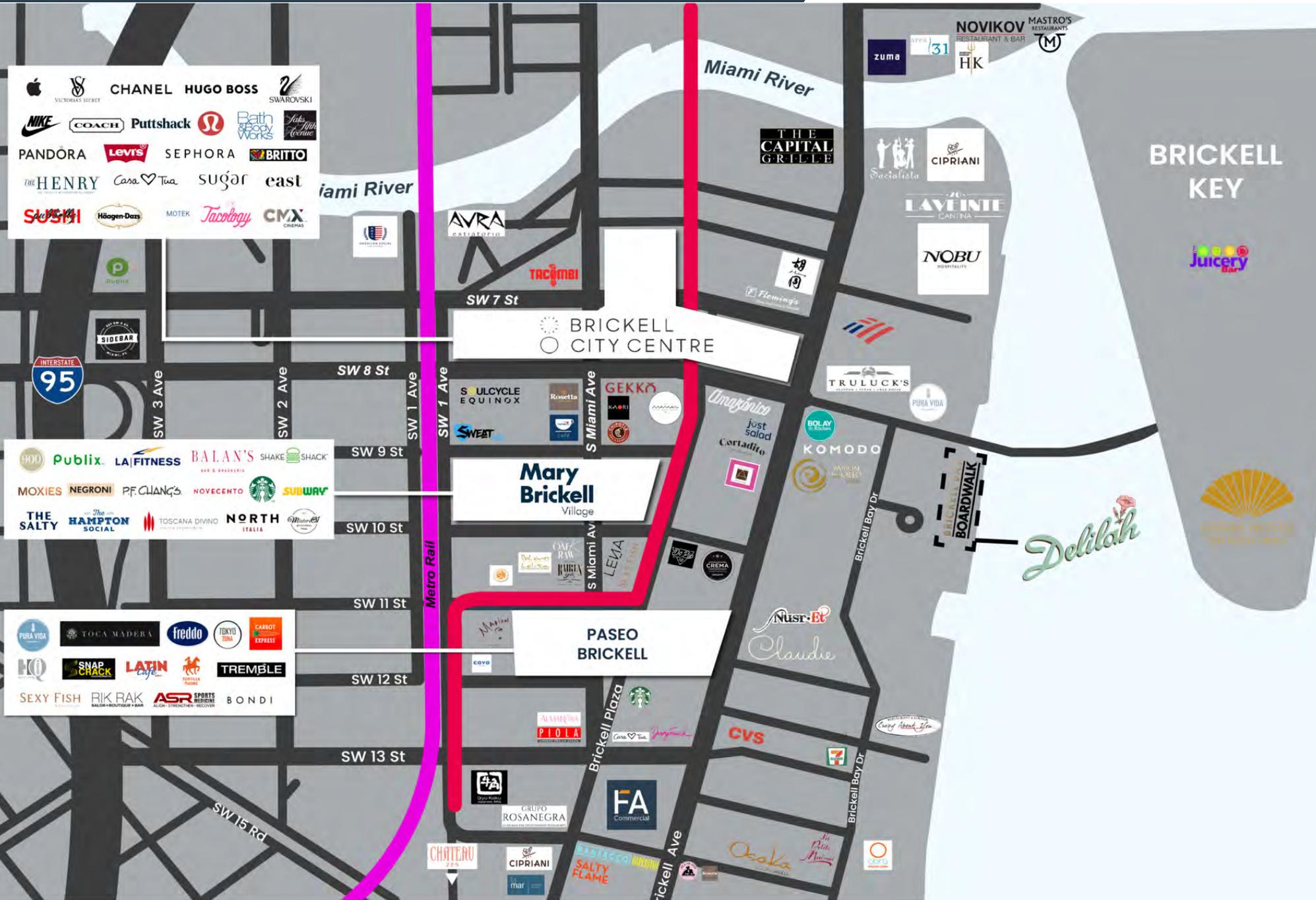
1100
MILLECENTO

THE bond
1080 BRICKELL

JADE

Oak Row
Equities
NEW DEVELOPMENT

CITADEL
IN DEVELOPMENT



FAENA
FAENA MIAMI
440 UNITS

flow

AVRA

prosper

LOFTY7

The Standard

smart BRICKELL

MERCEDES-BENZ
791 UNITS

ONE TWENTY

Melo

OKO

KOMODO MIAMI

Mary Brickell Village

domus

PASEO BRICKELL

Mercedes-Benz Places MIAMI

CIPRIANI RESIDENCES MIAMI
397 UNITS

Simon
BRICKELL CITY CENTRE
A SIMON PROPERTY

Versluys | Groep

W MIAMI

NOBU

Melo

OKO

KOMODO MIAMI

Mary Brickell Village

domus

PASEO BRICKELL

Mercedes-Benz Places MIAMI

CIPRIANI RESIDENCES MIAMI

Simon
BRICKELL CITY CENTRE
A SIMON PROPERTY

Viceroy

Baccarat

ASTON MARTIN RESIDENCES MIAMI

BACCARAT RESIDENCE
360 UNITS

MANDARIN ORIENTAL
360 UNITS

MANDARIN ORIENTAL

D&G
DOLCE & GABBANA RESIDENCES BRICKELL

CITADEL

JW MARRIOTT MIAMI

CITADEL
212 UNITS

DOLCE & GABBANA
380 UNITS

Casa ♥ Tua

CONCEPTUAL RENDER VIEW

LUXURY OFFICE CONDO FOR SALE

FOR VISUAL
PURPOSES ONLY



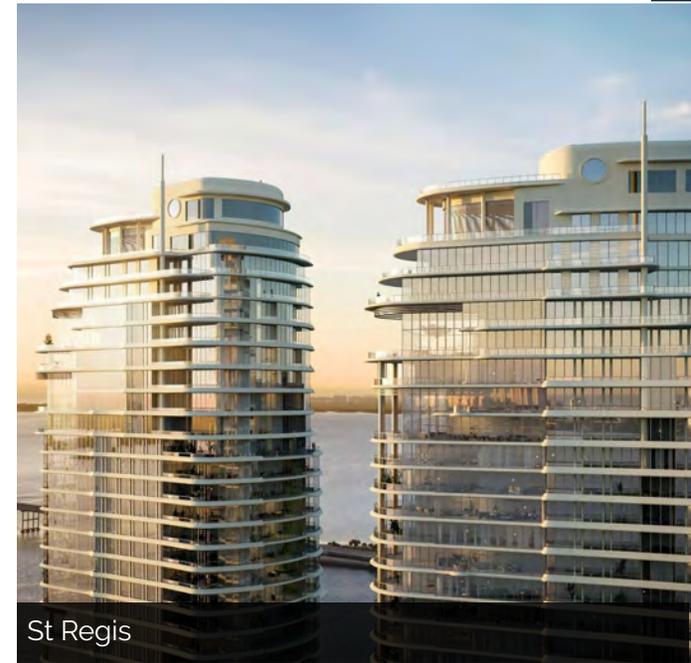
Terrace View Conceptual Render featuring the Citadel & Mandarin Oriental Developments



Miami Worldcenter



Nobu Residences



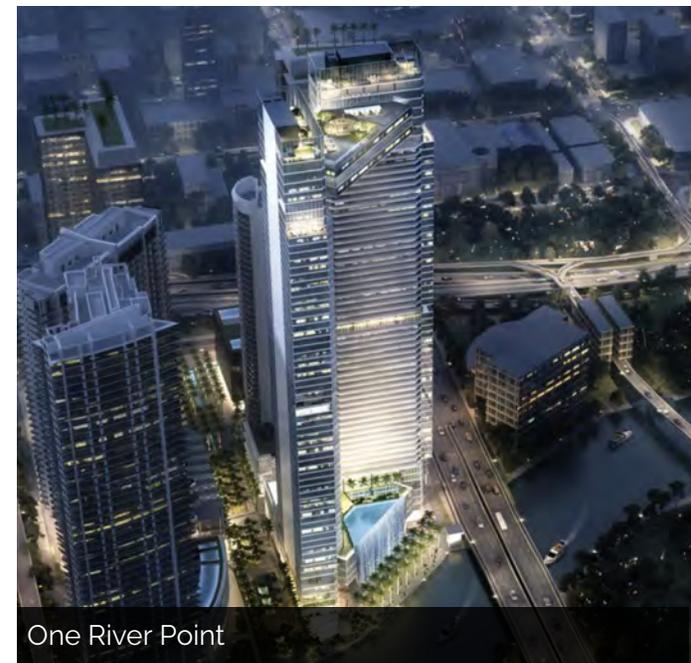
St Regis



One Brickell City Centre



Una Residences



One River Point



Brickell City Centre



Miami Central Station



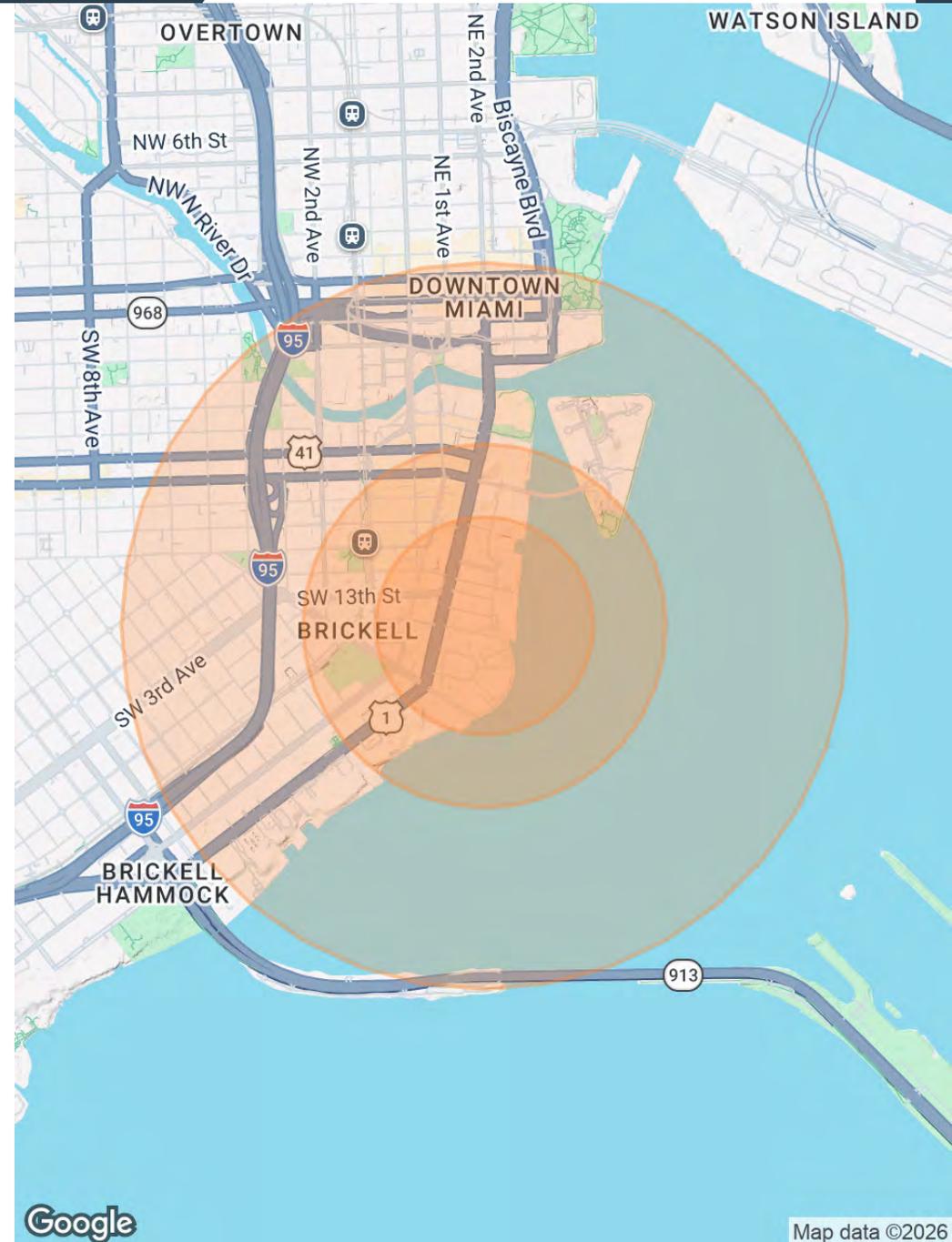
The Shops at Mary Brickell Village



Paseo Brickell

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11,442	28,488	57,940
Average Age	38	39	40
Average Age (Male)	39	39	40
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	6,514	15,630	31,010
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$149,858	\$152,262	\$141,688
Average House Value	\$602,949	\$624,519	\$668,776

Demographics data derived from AlphaMap





FABIO FAERMAN, CCIM, MBA
Broker Associate
fff@facommercial.com
+1 786 262 9966



SEBASTIAN FAERMAN
Sales Associate
sf@facommercial.com
+1 786 262 3771

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FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

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Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

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FA Commercial is the expert leading with both **landlord and tenant representation.**



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

Presented By:

FABIO FAERMAN, CCIM

 786.262.9966

 info@facommercial.com

