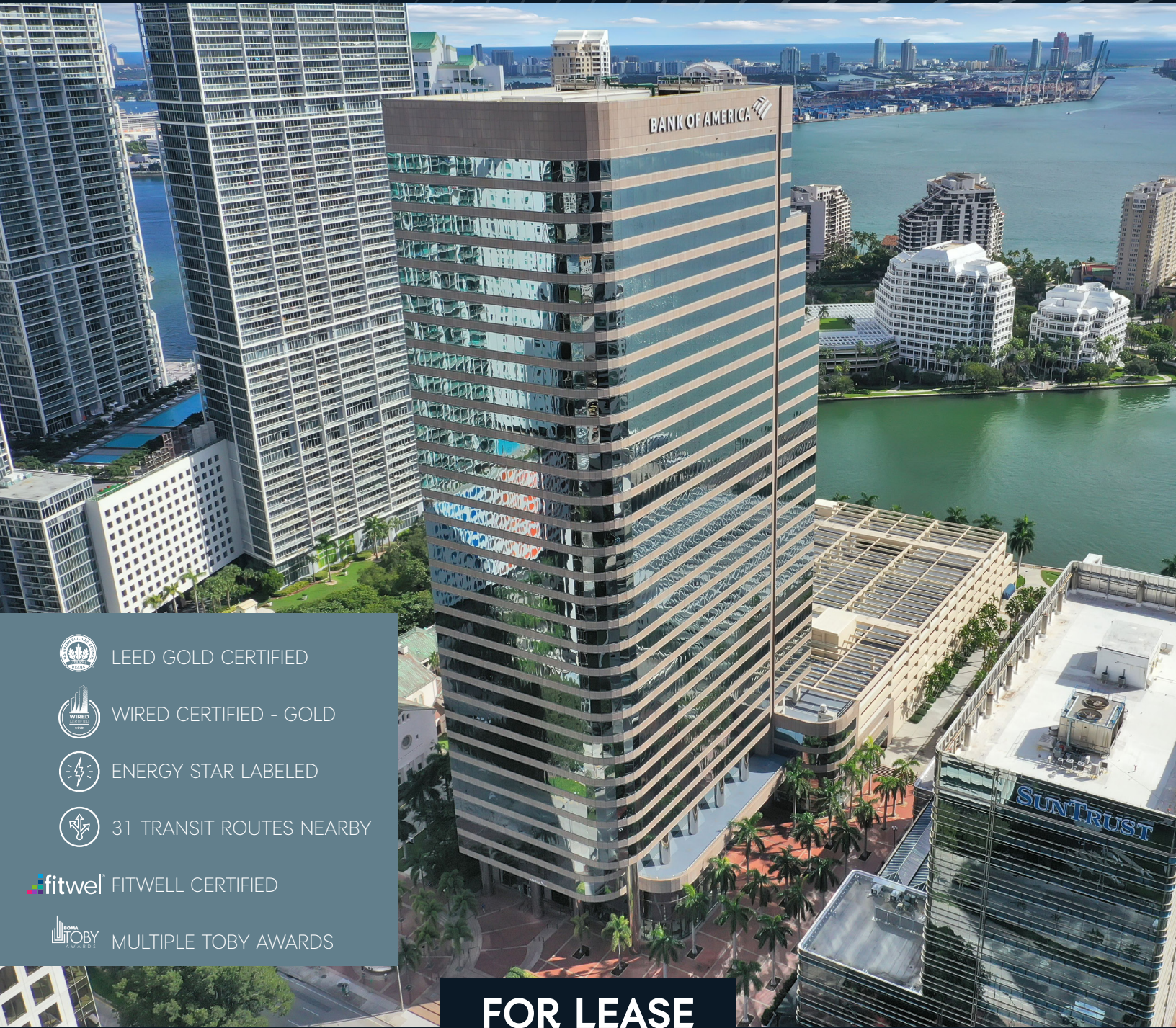


701

BRICKELL

WHERE BRICKELL
MEETS THE BAY



LEED GOLD CERTIFIED



WIRED CERTIFIED - GOLD



ENERGY STAR LABELED



31 TRANSIT ROUTES NEARBY

fitwel FITWELL CERTIFIED



MULTIPLE TOBY AWARDS

FOR LEASE



MORNING CALM
MANAGEMENT



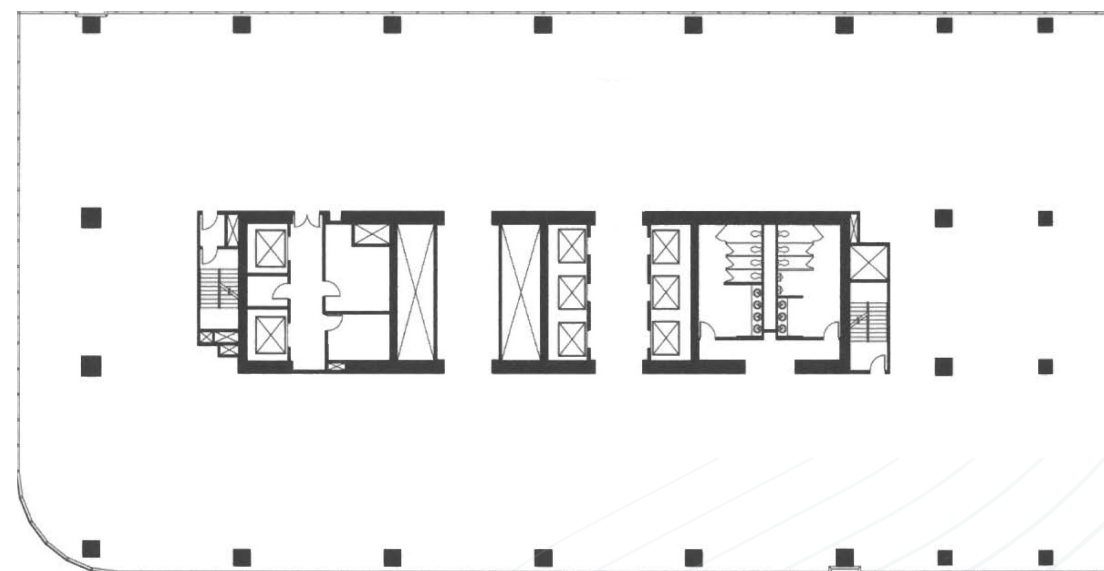
CUSHMAN &
WAKEFIELD



Newly Renovated Lobby



New State-of-the-Art Fitness Center



Typical Floor Plate
Approximately
22,120 RSF



Spectacular Views of
Biscayne Bay & the CBD

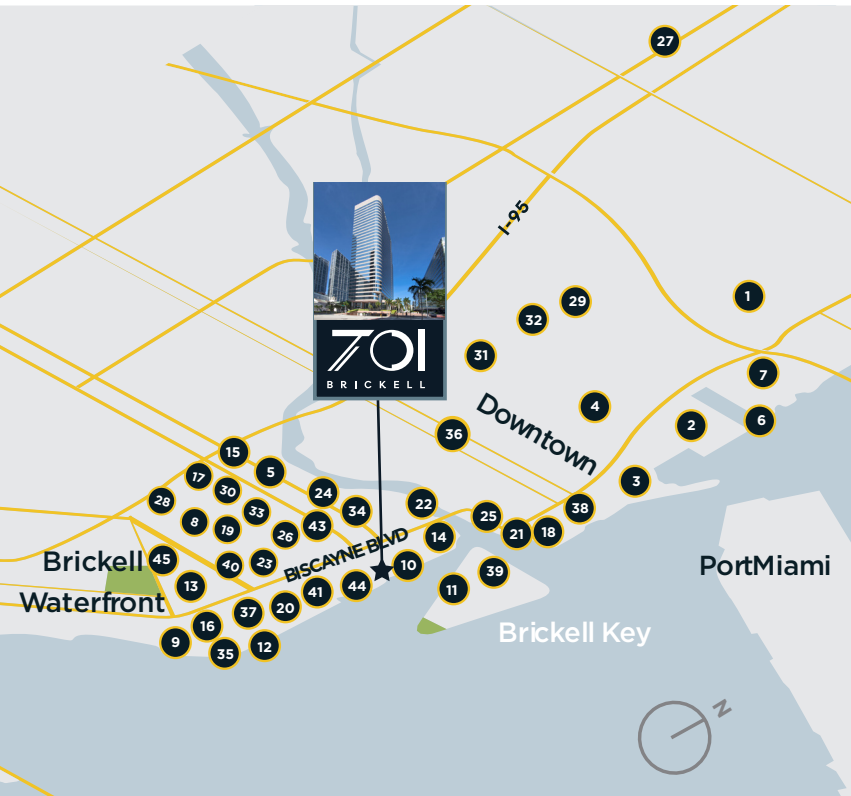


PROPERTY HIGHLIGHTS

- Efficient Floor Plates with Spectacular Bay Views
- Tenant Only Fitness Center
- Conference Facility
- Tenant Lounge
- 24-Hour State-of-the-Art Security
- Pura Vida Café Located in Lobby
- Full Service Bank & ATM
- Covered Parking Garage Accessible From Brickell Avenue or S.W. 8th Street
- On-site Property Management
- Mobile Dry Cleaning Service
- Florist
- Full Service Beauty Salon
- Recipient of Multiple Toby Awards:
 - Local and Regional Earth Category (2010-2011, 2013-2014)
 - Renovated Category (2022-2023)
 - 500K-1M Category (2011-2012, 2016-2017 & 2017-2018)



At The Center Of Miami's Business Community



ATTRACTIONS

- 1 Adrienne Arsht Center for the Performing Arts
- 2 Kaseya Center
- 3 Bayfront Park
- 4 Bayside Marketplace
- 5 CMX Cinemas
- 6 Frost Science Museum
- 7 Pérez Art Museum Miami

WELLNESS

- 8 Equinox Brickell Heights
- 9 Equinox Brickell
- 10 Icon Brickell Spa
- 11 The Spa at Mandarin Oriental
- 12 The Spa at Conrad Miami

DINING & NIGHTLIFE

- 13 The Henry
- 14 Capital Grille
- 15 Casa Tua
- 16 Edge Steak & Bar at Four Seasons
- 17 Fi'lia
- 18 Il Gabbiano
- 19 Katsuya
- 20 La Petite Maison
- 21 Novikov
- 22 River Oyster Bar
- 23 Sugar
- 24 Quinto La Huella
- 25 Zuma

SHOPPING

- 26 Brickell City Centre
- 27 Design District
- 28 Mary Brickell Village

TRANSPORTATION

- 29 Virgin Trains-Brickell
- 30 Eighth Street Station
- 31 Government Center
- 32 Brightline

HOTELS

- 33 Aloft
- 34 East
- 35 Four Seasons
- 36 JW Marriott Marquis
- 37 JW Marriott Brickell
- 38 Kimpton Epic
- 39 Mandarin Oriental
- 40 SLS

BANKS

- 41 Bank of America
- 42 Citibank
- 43 Regions Bank
- 44 SunTrust
- 45 TD Bank

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