

## 1200 Brickell Ave - Suite 700

Office Condo  
Miami, FL 33131

### Space Details

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Available	6,396 SF Office				
Suite	700				
Floor	Partial 7th				
Floor Contig	6,396 SF	Rent	\$57.50	Type	Direct
		Rent/Mo	\$30,648	Term	3 - 10 Years
Occupancy	60 Days	Services	Full Service Gross		
Lease Status	Available				
Build-Out	Full Build-Out				
Build Out As	Professional Services				
Layout	Private Offices				
Condition	Trophy				
Space Features	Air Conditioning, Conference Rooms, Corner Space, DDA Compliant, Direct Elevator Exposure, Emergency Lighting, High Ceilings, Natural Light, Open-Plan, Partitioned Offices, Plug & Play, Print/Copy Room, Private Restrooms, Reception, Secure Storage, Wheelchair Accessible				

## Space Notes

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Welcome to this stunning 6,396 square feet office space located at 1200 Brickell Avenue, boasting a high-end build-out with contemporary finishes and designer furniture throughout. Situated on the 7th floor, this space offers breathtaking views of Brickell Avenue and South Miami Avenue, with partial water views overlooking the sparkling Biscayne Bay.

This half-floor space features exquisite details and thoughtful design, perfect for a discerning professional seeking a luxurious office environment. The layout includes:

\* Two Corner Executive Offices: Each equipped with private full bathrooms and adjacent conference areas, providing privacy and sophistication for top-level executives.

\* Assistant Office: A dedicated space for administrative support staff, ensuring efficiency and organization.

\* Office with Conference Room Area: Ideal for meetings and presentations, seamlessly blending workspace and collaborative zones.

\* Five Staff Offices: Providing individual workspaces for key team members, fostering productivity and focus.

\* Thirteen Workstations: Distributed across two separate areas, offering flexibility and versatility for various workstyles and team dynamics.

\* Receptionist Area with Waiting Room: Welcoming guests with style and comfort, creating a positive first impression for visitors.

\* Copy Room: enhancing productivity and workflow efficiency.

\* Open Meeting/Seating Area: Designed for informal discussions and impromptu gatherings, promoting collaboration and creativity.

\* Large Conference Room: Accommodating up to 14 people, perfect for board meetings, client presentations, and seminars.

\* Small Conference Room: Intimate setting for meetings or consultations, comfortably seating 4 people.

\* Large Storage Room: Ample space for filing cabinets, supplies, and inventory, ensuring organization and accessibility.

\* IT Room: Dedicated space for servers, networking equipment, and technology infrastructure, supporting seamless operations.

\* Coffee-Break Room: A cozy retreat for employees to recharge and connect over coffee or snacks, fostering camaraderie and wellbeing.

\*On-Site Dining Establishment: Dirty French Steakhouse, a renowned culinary destination graces the lobby, offering an exquisite dining experience blending traditional French cuisine with a contemporary twist.

Experience the epitome of luxury and functionality in this prestigious office space, where every detail has been meticulously crafted to inspire success and elevate your business presence.

## Highlights

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- Prime location in the heart of Brickell Avenue.
- Dirty French Restaurant graces the lobby.
- Efficient floor plan for maximum flexibility.
- On-site management and 24/7 security.
- Ample parking for tenants and visitors.
- Within minutes from Miami International Airport.

## Leasing Contacts

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## Images

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Reception



Reception



Main Conference Room



Main Conference Room



Main Conference Room



Main Conference Room



2nd Conference Room



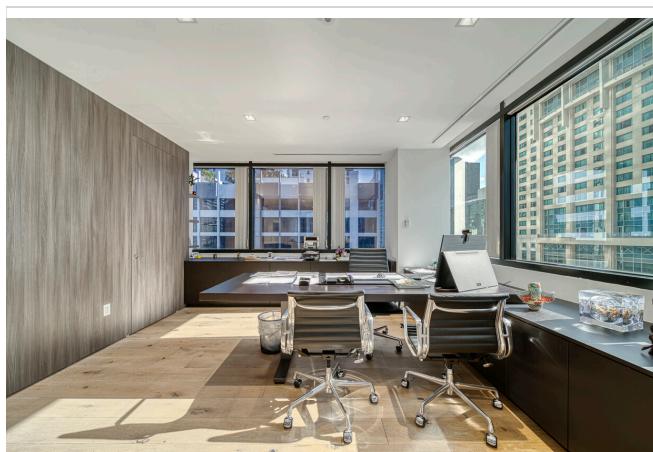
2nd Conference Room



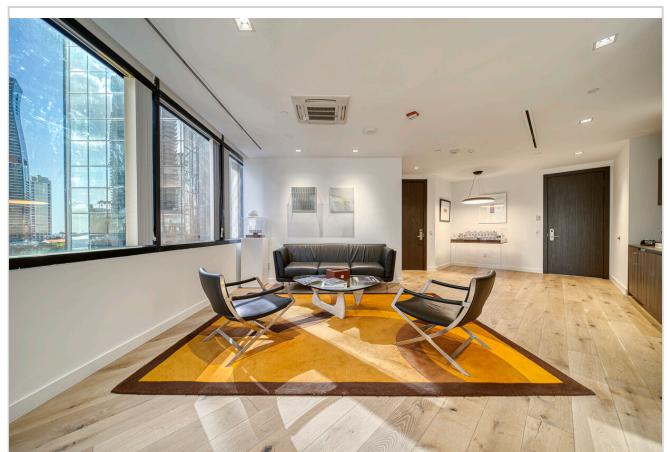
Corner Office-Brickell Ave. View



Corner Office-Brickell Ave. View



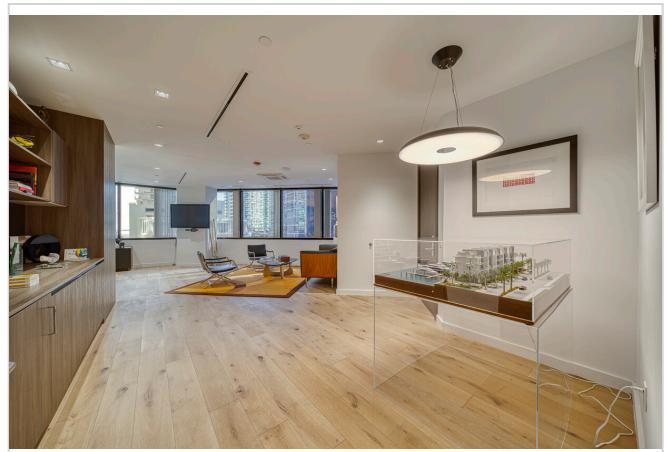
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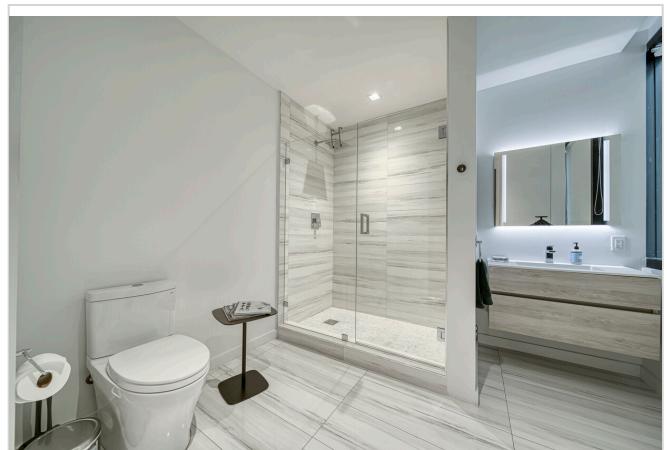
Corner Office-Brickell Ave. View



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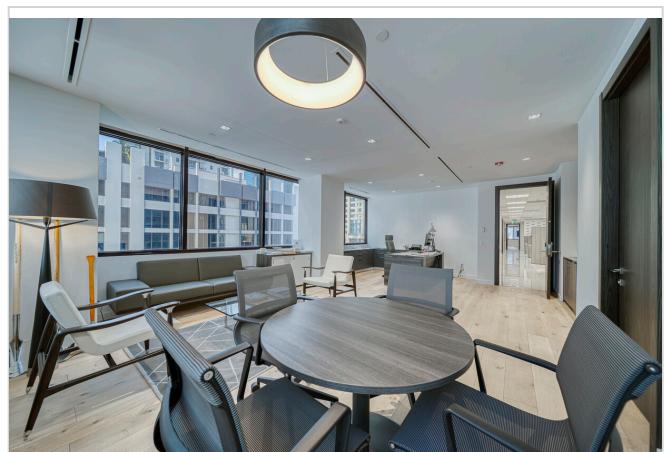
Corner Office-Brickell Ave. View



Bathroom-Corner Office-Brickell Ave. View



Corner Office-South Miami Ave. View



Corner Office-South Miami Ave. View

