

Index

A.Executive Summary

B.Layout and Interior

C.Miami Market Summary

D.Demographics





A. Executive Summary





Size

7,279 square feet of flexible office space.

Income-Generating

The office is generating income, making it an attractive investment opportunity.

Parking

Includes 10 parking spaces with additional valet service.

Prime Location

Situated across from Brickell City Centre and Mary Brickell Village, with easy access to the People Mover and Brightline rail system, providing convenient connections to Downtown attractions like Bayside Marketplace, the American Airlines Arena, and the Frost Museum of Science.

Building Features

The office is part of a luxury mixed-use building designed by Rockwell Group and Arquitectonica, featuring high ceilings (11'8") and expansive windows that allow for ample natural light.

Convenience

On-site amenities like Equinox and Soul Cycle, plus direct access to both parking and valet services.

Transportation

The People Mover, a free transport system, is just a short walk away, and the Brightline rail service will soon connect Miami to Orlando, with stops in Fort Lauderdale and West Palm Beach.



There are no office spaces like this in Brickell.

With its prime location, modern amenities, and flexible layout, this property stands out as one of the most unique and sought-after office spaces in the area.

This property is listed for **\$6,500,000** and is perfect for a variety of buyers, including:

Owner-Users

A fantastic opportunity for businesses looking to occupy high-end office space in a prime location.

Investors

Ideal for those seeking steady returns in a growing market.

Operators

A great option for co-working operators or others looking to run a flexible workspace.

This is a rare and versatile opportunity that offers strong potential whether you're looking to operate, invest, or occupy.



















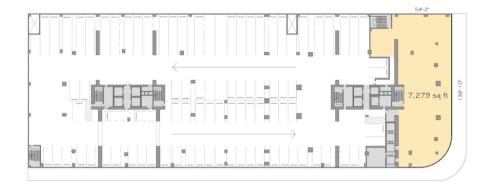
B. Layout and Interior

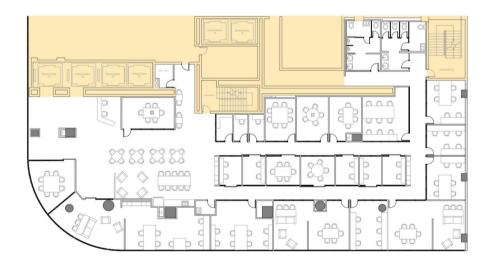


Brickell Today

Brickell is Miami's financial hub, home to top corporations, Class A office spaces, high-end residential areas, and a lively retail and restaurant scene, making it a true live-work-play community.

Brickell Overview











C. Miami Market Summary



Miami Market Summary

Miami's real estate market has surged due to several key factors:

Attractive Location

Miami's great weather, coastlines, and vibrant lifestyle draw people from all over.

High Demand & Low Inventory

An influx of out-of-state residents and limited housing options have driven up prices.

Economic Growth

A diverse economy with booming sectors like finance, tech, and tourism fuels housing demand.

Global Appeal

The city attracts international buyers due to its cultural diversity, global connections, and tax benefits.

Favorable Tax Policies

Florida's no state income tax draws people from high-tax states like New York and California.

Infrastructure Growth

Ongoing improvements in transportation and amenities enhance Miami's appeal.

These factors have created a competitive market, boosting property values and spurring development across all sectors.





Class A Office Market in Brickell

The **Class A office market in Brickell** is one of the most prestigious and in-demand commercial real estate sectors in Miami. Here are the key highlights:

Premium Location

Brickell is Miami's financial and business hub, home to numerous multinational corporations, banks, law firms, and high-end professional services. Its central location offers quick access to major highways, public transportation, and Miami International Airport, making it a prime destination for businesses.

High-Quality Inventory

The Class A office space in Brickell features modern, high-end buildings with premium finishes, offering amenities such as concierge services, state-of-the-art technology, on-site gyms, luxury retail, and parking. These buildings cater to high-profile companies, especially in finance, law, and tech sectors.

Low Vacancy Rates

Due to its prime location and high demand, the Class A office market in Brickell typically maintains low vacancy rates. Companies are often eager to secure space in these top-tier buildings, which are considered prestigious addresses.

Strong Demand & Rising Rents

There is consistently strong demand for Class A office space in Brickell. With limited availability and high tenant demand, rental rates are steadily rising. Businesses looking for prime office space in Miami often target Brickell due to its proximity to key residential areas, retail centers, and dining options.

New Developments

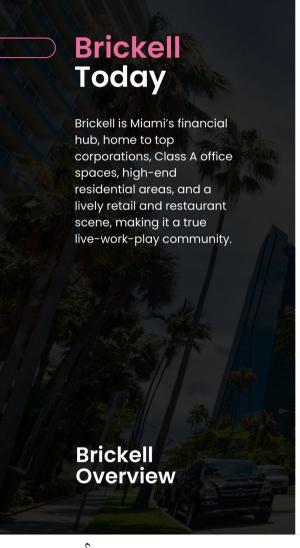
The Class A office market in Brickell is growing, with new office towers and mixed-use developments under construction or in the planning phase. Notable projects like 830 Brickell by OKO Group and 1 Southside Park by JDS Development are expected to further elevate the area's status as a premier business district.

Investment Opportunities

Given its high demand and limited supply, Brickell's Class A office market offers attractive opportunities for real estate investors. Properties in the area typically show strong rental income potential and the possibility of long-term capital appreciation due to the district's continued growth and prominence.

In summary, the **Class A office market in Brickell** remains one of the most desirable commercial real estate markets in Miami, characterized by high demand, limited supply, and premium office space offerings, making it a key destination for businesses and investors alike.





On the Horizon

With developments like OKO Group's 830 Brickell and Related's Baccarat Residences, Brickell is evolving with world-class projects. The area's high-density zoning, multinational corporations, and affluent residents make it the prime destination for executives and entrepreneurs.

Long-Term Vision

Brickell is shifting from an office-focused district to a residential and global destination. Developments like The Underline Park will enhance the area's appeal, creating a dynamic environment with improved shopping, dining, and entertainment options.

Miami's Transformation

Downtown Miami is undergoing a \$10 billion transformation, solidifying its place as a global city center. These projects are driving Miami's rise as a key global city.

Brickell City Centre

A \$1.05 billion mixed-use development offering 5.4 million square feet of space, including luxury condos, retail, office, and entertainment.

Miami Worldcenter

A 27-acre development with luxury condos, retail, and a convention center, set to be one of the largest master-planned projects in the U.S.

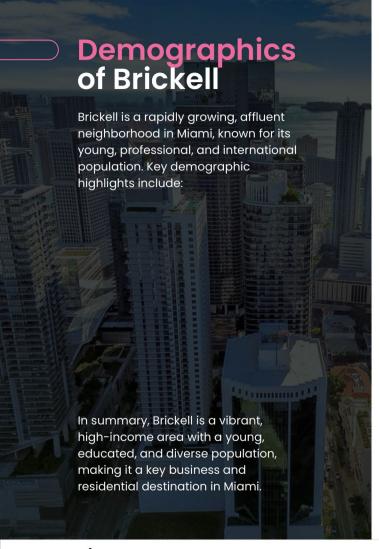
Brightline

A high-speed rail connecting Miami to Orlando, Fort Lauderdale, and West Palm Beach, providing fast travel across the region.



D. Demographics





Population

A diverse, growing community with an influx of young professionals, executives, and international residents, particularly from Latin America, Europe, and Canada.

Median Age

The average age is in the mid-30s, reflecting a high concentration of young professionals.

Income

The area boasts high-income residents, with many in finance, tech, and other well-paying industries.

Education

Brickell residents are highly educated, with many holding advanced degrees.

Residential Profile

The neighborhood features luxury condos and apartments, attracting affluent professionals.

Cultural Diversity

Brickell is home to a mix of ethnic groups, creating a cosmopolitan environment.

Business Hub

The area is a center for finance, real estate, and tech industries, with many multinational corporations having offices in the district.



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	46513	111301	185576
Average Age	38.5	40.1	40.7
Average Age (Male)	39.1	39.6	39.8
Average Age (Female)	38.7	41	42.3

HOUSE HOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	33279	64106	98256
#of Persons per HH	14	17	19
Average HH Income	\$92,839	\$75,691	\$70,873
Average House Value	\$371,465	\$319,856	\$332,372

ETHNICITY (%)	1 MILE	2 MILES	3 MILES	
Hispanic	64.2%	73.2%	74.8%	

RACE	1 MILE	2 MILES	3 MILES
Total Population - White	36120	83061	134795
Total Population - Black	1509	6953	16748
Total Population - Asian	1382	2171	2902
Total Population - Hawaiian	0	0	0
Total Population - American Indian	158	295	640
Total Population - Other	1689	3839	5920



Disclaimer | Confidentiality

This Investment Offering Brochure is provided by **Avanti Way Brickell** solely for the purpose of evaluating the potential purchase of the property. It should not be used for any other purpose, copied, or disclosed without the written consent of **Avanti Way Brickell**, the property owner, or its authorized representatives.

Avanti Way Brickell is the sole representative authorized by the property owner to provide information related to the sale of the property. The information in this brochure is provided as-is, and neither **Avanti Way Brickell** nor the owner makes any representations regarding its accuracy or completeness. Any projections or estimates are speculative and should not be relied upon as promises regarding the property's future performance.

This brochure is a solicitation of interest only and does not constitute an offer to sell the property. The owner reserves the right to reject any interest and to terminate negotiations at their sole discretion, without notice. No legal commitment is made until a fully executed Real Estate Purchase Agreement is signed by the owner.

Recipients are encouraged to conduct their own independent due diligence and seek advice from their financial advisors before acting on the information provided.





Relationships Built on Trust

For More Information, Contact Us

REY PROP REAL ESTATE

Office 786 799 8391 info@reyprop.com www.reyprop.com



AVANTI WAY BRICKELL

Commercial & Residential Brokerage 444 Brickell Ave. Suite P32 Brickell, FL 33131

REYPROP makes no recommendation or representation as to, and accepts no responsability o liability for, the accuracy or completeness of the information contained herein. All the information must be analyzed by the corresponding professionals trades.