

AN UPSCALE RETAIL AND OFFICE SUBLEASE

# BRICKELL ARCH

1395 BRICKELL AVENUE, MIAMI, FL 33131







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SUBLEASE

# THE BUILDING

Welcome to Brickell Arch, a trophy tower located in the heart of Miami's Financial District.

## THE BUILDING

**BRICKELL ARCH** is located in Miami, Florida, at 1395 Brickell Avenue, in the heart of the Brickell Financial District, known as “Wall Street of the South”, one of the most vibrant and upscale neighborhoods in Miami. 1395 Brickell is a modern, Class A high-rise tower, featuring sleek glass façades and contemporary architectural design, reflecting the urban sophistication of the area.

The surrounding neighborhood is a bustling hub of activity, with luxury hotels, high-end residential, retail shops, gourmet restaurants, and prestigious office spaces, making it a top destination to live, work and experience an internationally renowned dynamic urban lifestyle.

Brickell offers excellent connectivity, with easy access to public transportation, including the Brightline, Metrorail, Metromover, and Brickell Trolley and is just minutes away from major highways. Residents and visitors enjoy a blend of city living with scenic views of Biscayne Bay and the Miami River.

Brickell Arch, at 1395 Brickell Avenue, is a most desirable location for businesses to attract top talent.

BUILDING NAME:	BRICKELL ARCH
BUILDING ADDRESS:	1395 BRICKELL AVENUE MIAMI, FL 33131
CLASS:	A
TYPE:	MIXED-USE TOWER
OFFICE RENTABLE AREA:	268,000 SF
PARKING RATIO:	3.84 SPACES PER 1,000 RENTABLE SQUARE FEET LEASED
PARKING RATE:	\$125 PER SPACE PER MONTH PLUS TAX UNRESERVED





## THE BUILDING

### WORLD CLASS AMENITIES

- Fitness facility and swimming pool
- Ballroom and meeting facilities
- Indoor/outdoor watercourt
- Zeru restaurant on site
- WellSpace™ initiatives include:
  - Air sterilization system in building HVAC eliminating up to 99% of germs and viruses in the air
  - Enhanced cleaning of amenity spaces
- AKA Hotel on-site with 203 luxury rooms
- On-site management and engineering
- On-site bank + ATM
- 24-hour on-site security
- 24-hour valet parking and covered parking















# THE SUBLEASE

An upscale sublease opportunity for the most discerning corporate user.





OFFICES - 10,327 RSF  
SUITES 100 + 220

RETAIL - 4,092 RSF  
SUITE G-30

BRICKELL AVENUE

**hotel aka.**  
1395  
Banasco  
ADRIFT Mare  
Restaurant+Bar  
Well, Gotshal &  
Manges LLP  
BRICKELL  
ARCH



**SUITE 100 FEATURES**

- 2,423 square feet of office space
- Lease expiration date 7/31/2029
- Direct access from Upper Lobby
- Branding exposure to visitors and tenants of the building
- Serves as private reception for Suite 220

**SUITE LAYOUT**

- Reception area
- Lounge
- Lockbox Room
- Storage Areas





**SUITES 220 FEATURE**

- 7,904 square feet of newly renovated office space
- Lease expiration date 7/31/2029
- Private elevator
- Direct garage access
- Atrium views to lushly landscaped outdoor terrace
- 11' clear height from slab-to-slab and 8.5' slab-to-finished ceiling
- Excellent natural light throughout

**LAYOUT INCLUDES**

- 3 Conference Rooms
- 5 offices
- Storage area
- Space to accommodate over 35 work stations



## THE SUBLEASE . ADDITIONAL RETAIL SPACE

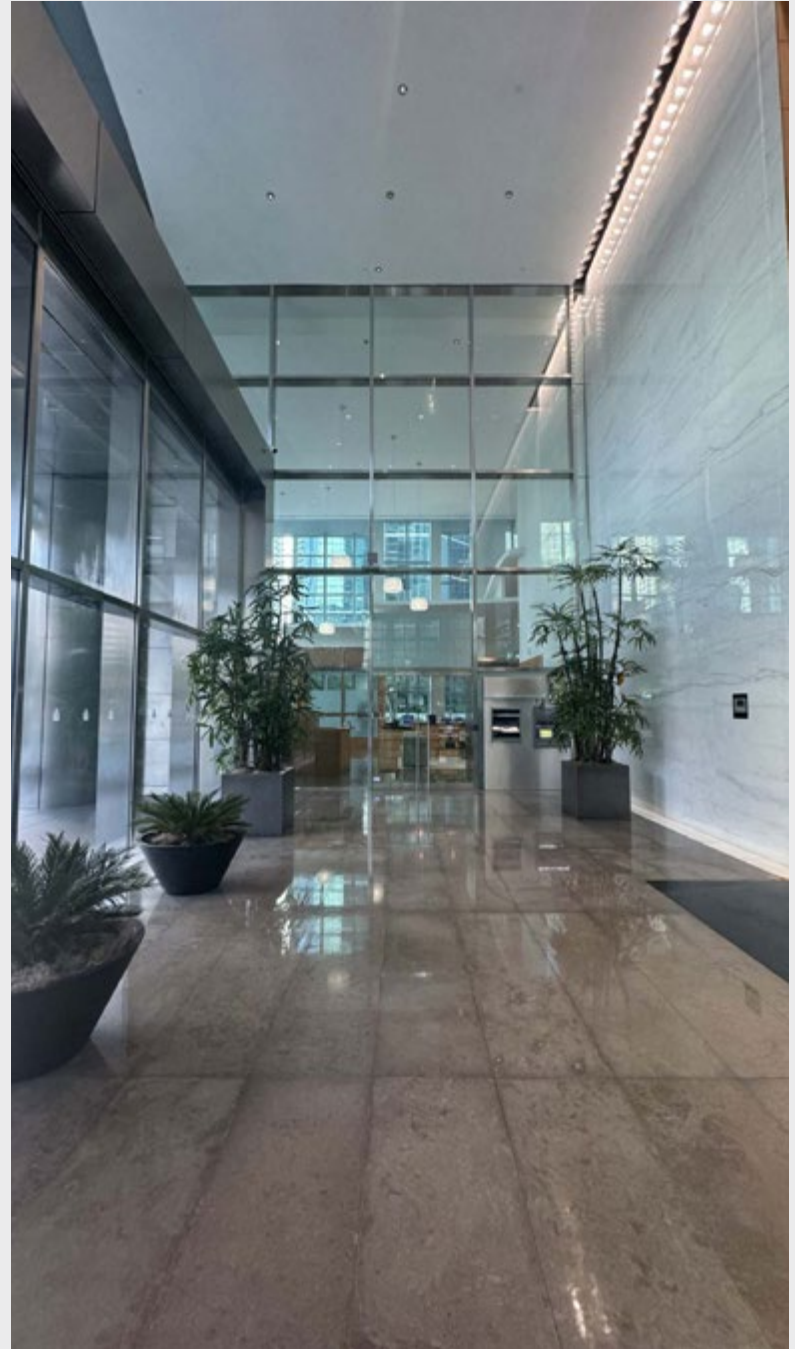
### SUITE G-30 FEATURES

- 4,092 SF of ground floor retail
- Lease expiration date 7/31/2029
- Currently serves as a bank branch
- Prominent Brickell exposure
- Access from the lobby
- 34' ceiling height
- Private elevator connecting the ground floor retail directly to Suites 100 and 220 but independent access to these suites is also available
- Suite G-30 may be subleased separately or in addition to Suites 100 and 200





THE SUBLEASE  
SUITES G-30 - PHOTOS



# LOCATION

A central and easily accessible location in the pulse of Miami's Financial District.



LOCATION



# LOCATION



## NEARBY SELECT AMENITIES

### HOTELS

1. Aka Hotel
2. Mandarin Oriental Hotel
3. Conrad Miami Hotel
4. JW Marriott Miami Hotel
5. East Hotel
6. SLS Brickell
7. W Miami
8. Novotel Miami Brickell

### RESTAURANTS

9. PM Fish and Steak House
10. Felice Restaurant
11. Edge Steak & Bar
12. LPM Restaurant & Bar
13. Komodo
14. Cipriani
15. Trulucks
16. The Capital Grille
17. Pubbelly Sushi
18. Cantina La Veinte
19. CH'I
20. Milanezza Café
21. Rosetta Bakery
22. Joe & the Juice
23. Paperfish Sushi
24. Casa Tua Cocina
25. North Italia
26. Kaori
27. Fi'lia
28. Sugar

### RESIDENCES

29. Four Season's Residences & Hotel
30. Echo Brickell
31. Flatiron Brickell
32. SLS Residences
33. Panorama Tower
34. 1010 Brickell
35. 1040 Brickell
36. Brickell Key
37. Reach & Rise Residences
38. Santa Maria
39. Jade at Brickell Bay

### RETAIL

40. Equinox
41. Brickell City Center
42. Apple
43. Saks Fifth Avenue
44. Suit Supply
45. Ted Baker
46. Sephora
47. Zara
48. Mary Brickell Village

### TRANSIT

- Metrorail
- Metromover
- Trolley
- Metrobus

WORLD-CLASS LOCATION



FOR MORE INFORMATION  
**CONTACT**



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