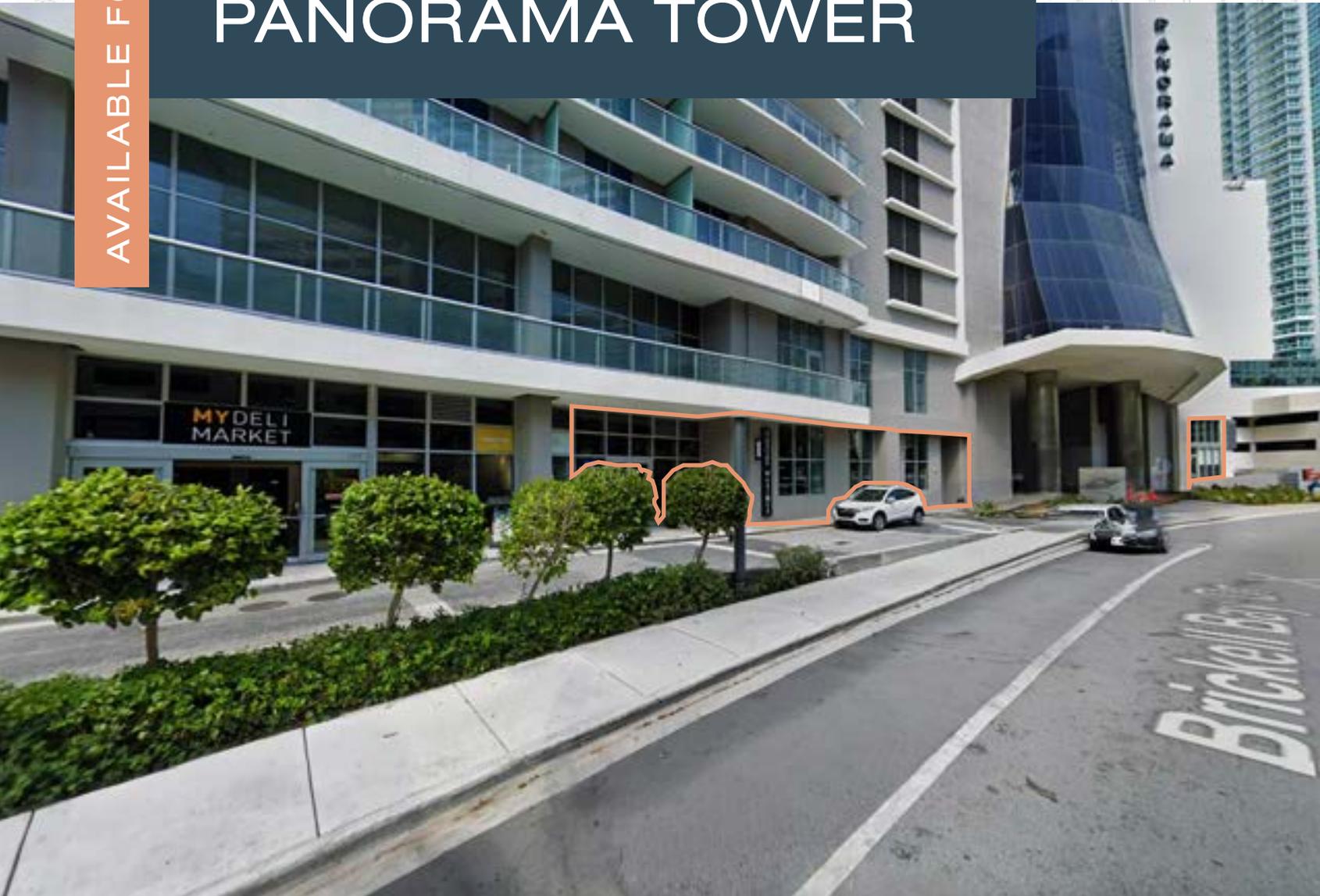


AVAILABLE FOR LEASE



Unique and Flexible Retail Opportunities **at** PANORAMA TOWER



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1100 BRICKELL BAY DR. SUITE 106 MIAMI, FL 33131



MIAMI'S PREMIER URBAN CORE

Located at the base of the iconic **PANORAMA TOWER**, this prime spaces offer unmatched visibility, convenience, and access in one of the city's most dynamic neighborhoods. Ideally suited for high-end retailers, restaurants, showrooms, or service-based businesses.

- Suite 106 - **4,626 RSF**
- Suite 115 - **3,326 RSF**
- Ground Floor
- \$90/RSF NNN

Set within the luxurious, mixed-use **PANORAMA TOWER**, the tallest building in Florida, this space delivers the foot traffic and energy of Brickell's thriving scene.

PROPERTY FEATURES

Soaring 15-foot ceiling height creates an open, airy atmosphere

Expansive windows and **exterior visibility** for natural light and branding

Eyebrow signage opportunity to maximize street level awareness

Private drive-through offers convenience and a potential valet drop-off zone

Retail Opportunity at Panorama Brickell



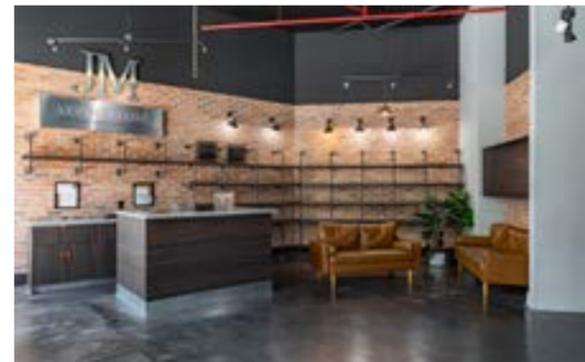


FLOORPLAN

Suite 106
4,626 RSF

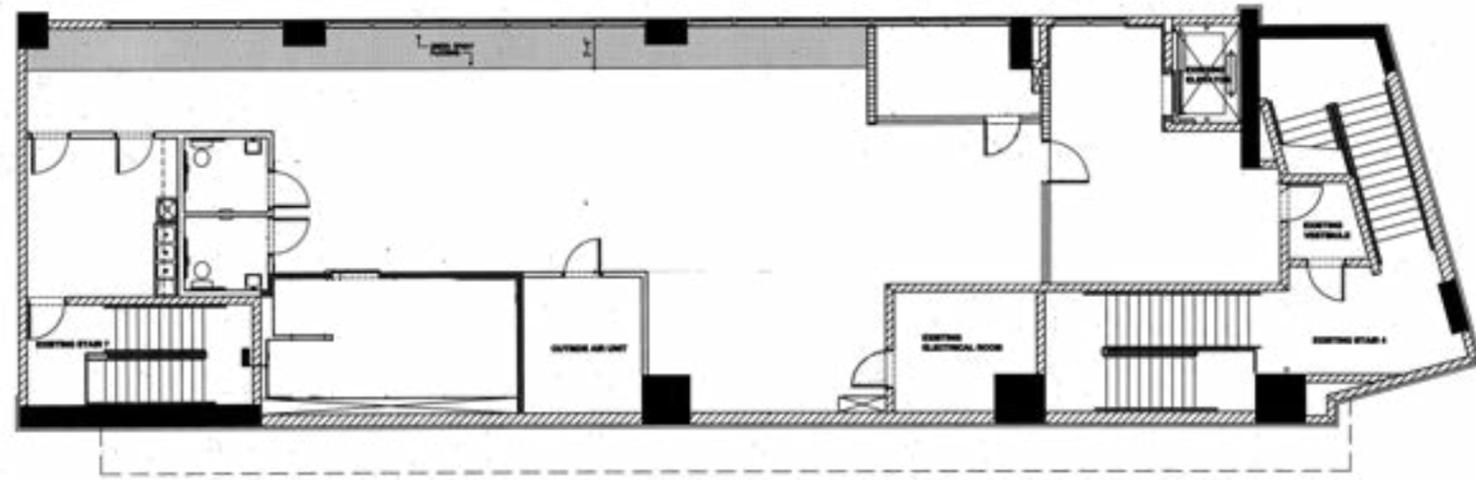


SUITE 106



FLOORPLAN

Suite 115 | 3,326 RSF | Not Divisible



SPACE FEATURES

- Private entrance/elevator
- Exposed ceilings and excellent natural light
- Eyebrow signage opportunity
- Private restrooms in the space
- Direct garage access into the space



EXPERIENCE THE ENERGY OF PANORAMA TOWER

Tenants will benefit from direct integration with Panorama Tower's premier amenities and foot traffic.

- Onsite Hyatt Centric Hotel draws consistent hospitality footfall
- Café and banking services on premises
- Integrated with over 800 luxury residences and offices
- Heavily amenitized tower with consistent daily activity
- Strong co-tenancy and premium brand positioning

Whether you're an upscale retailer or experiential brand, this location places you at the center of it all.

PANORAMA

LOCATED IN THE THRIVING HEART OF BRICKELL

- Excellent central Brickell location with unmatched connectivity
- Surrounded by luxury condos, Class A office towers, and world-class dining
- High foot traffic from nearby office workers, hotel guests, and visitors
- Dense daytime and nighttime population ensures consistent traffic.
- One of Miami's most walkable neighborhoods with year-round tourism
- Convenient access to I-95, Metrorail, and the Metromover



47,000+
Population



\$142,000+
Average Household Income



100,000+
Daytime Population



\$460M+
Annual Retail Spending



Within a 1-Mile Radius of Panorama Brickell

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Business and hospitality drivers make Brickell one of the most active commercial and lifestyle hubs in South Florida.



47,000+
Population



\$142,000+
Average Household Income



100,000+
Daytime Population



\$460M+
Annual Retail Spending

Brickell is Miami's financial district, with some of the city's most prestigious Class A office towers, creating a dense weekday population with strong lunchtime, after-work, and convenience-driven demand for retail and services.



Brickell is home to several high-end hotels that attract business travelers, tourists, and event-goers — all potential retail and dining customers.

AVAILABLE FOR LEASE



Unique and Flexible Retail Opportunity **at** PANORAMA TOWER

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