

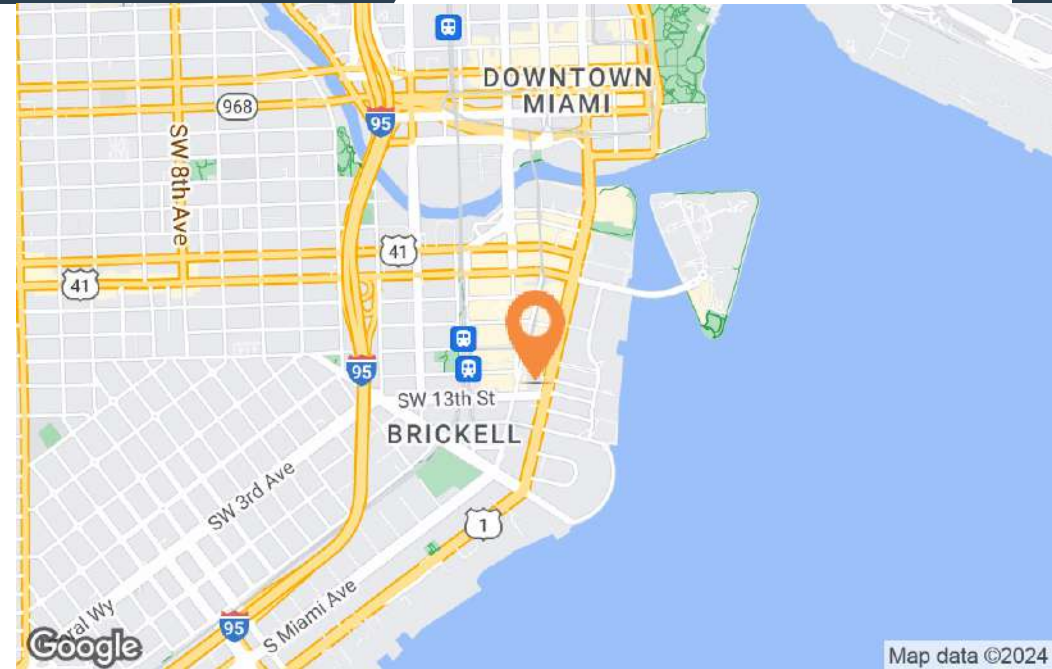
1200 BRICKELL | UNIT 350



OFFICE CONDO FOR SALE



1200 BRICKELL AVE



PROPERTY OVERVIEW

1200 Brickell is one of Miami's finest office-condo in the heart of Miami's Financial District, it offers a unique opportunity to lease prime commercial real estate in one of the world's most important cities. The 20-story office building, 235,432 RSF, has a luxury lobby, an open landscape plaza, sweeping semi-circular drop-off driveway for visitor's convenience. Strategically located on the best and most exposed corner of Brickell Avenue (Coral Way and Brickell Avenue), surrounded by a mecca of international commerce. Next to Miami's finest hotels and restaurants. Easy access through South Miami Avenue and to major highways such as I-95 and just minutes away from Miami International Airport and Port of Miami.

SALE PRICE
\$1,390,000

SIZE
2,432 SF

PROPERTY HIGHLIGHTS

- 5 Private Offices + 1 Conference Room & Break Room
- Seller willing to do a sale leaseback for a year
- On site management and 24-hour security
- Amazing views of Brickell Ave
- Floor to ceiling windows
- Ground Floor amenity: Dirty French restaurant by Major Food Group

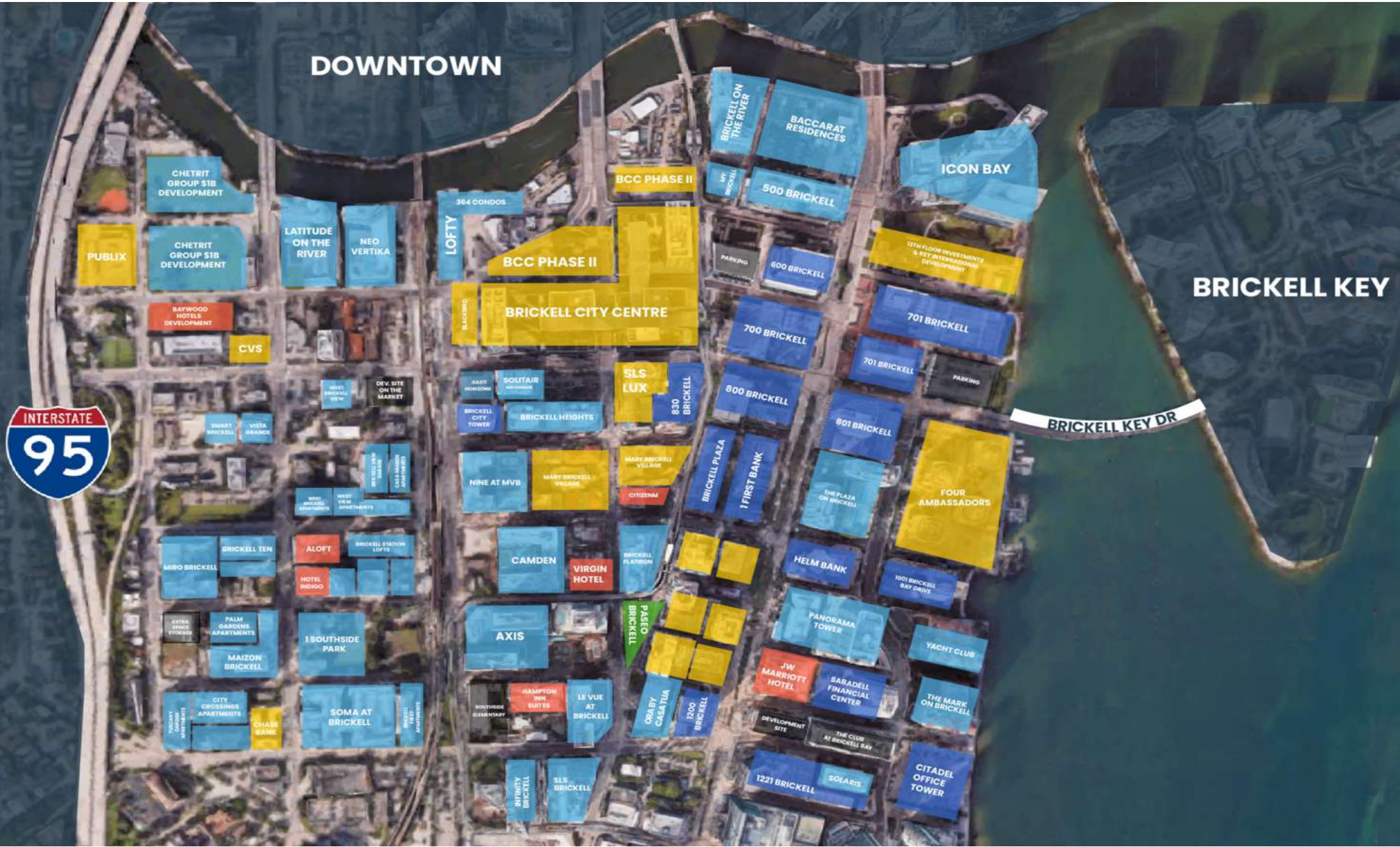












TO OPEN DIRTY FRENCH IN MIAMI'S BRICKELL, REPLACING MORTON'S

Major Food Group is taking its food empire to Miami's Brickell, replacing one steakhouse with another.

The renowned hospitality group will open the **Dirty French Steak restaurant at 1200 Brickell Avenue**, Jeff Zalaznick, Major Food Group's managing partner, told Commercial Observer.

The location, formerly occupied by Morton's Steakhouse, sits on the ground floor of the BB&T Bank Building, a 20-story office tower situated between 12th and 13th streets. The property owner, Hexagonal A S 100 A Inc, could not be reached for comment.

The new steakhouse is expected to open this year and takes after the original Dirty French, a New York bistro inside The Ludlow Hotel, where a slice of foie gras costs \$20 and a hanger steak \$36.





31,000+
Residents

\$107,000
Avg HHI

3,700+
Hotel Rooms

230,000+
Daytime Pop.

Brickell Overview

ON THE HORIZON

Brickell keeps growing with world-class developments underway, like OKO Group's 830 Brickell, JDS Development's 1 Southside Park, Related's Baccarat Residences, the Underline Park, among others. With the highest density zoning in the City of Miami and an already existing community of transnational corporations, high-income demographics, and world-wide destinations, Brickell has cemented its reputation as the go-to destination for CEOs, executives, entrepreneurs, and elites.

THE DISTRICT TODAY

Brickell today boasts the title of being the financial district of Miami and South Florida, with some of the largest corporations in Florida located within this 1.1 Square Mile area. The area is one of the true live-work-play communities with its Class A residential apartments and condos, Class A office fabric, and a vibrant retail and restaurant scene.

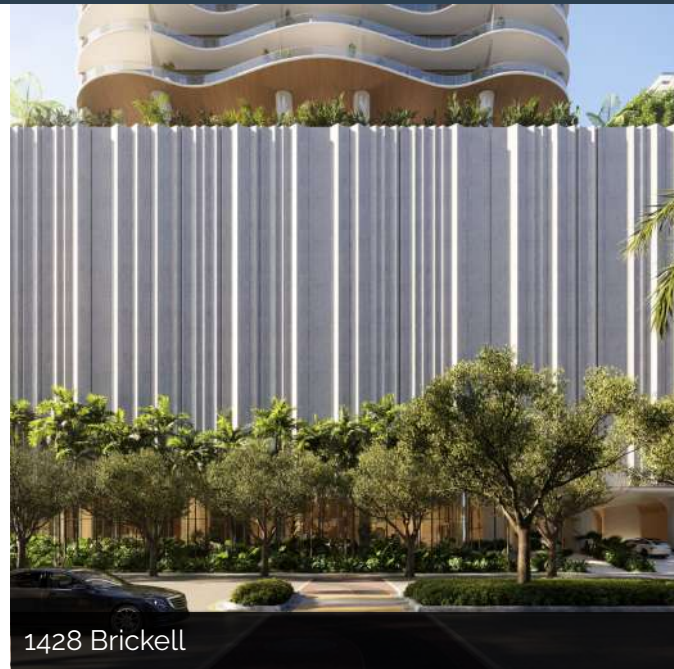
THE LONG TERM VISION

Developers are quickly transforming the area from what used to be a predominantly office submarket, to a residential hotspot, and a global destination for travelers seeking an exciting, young, and fast-paced ecosystem much like New York City. The next iteration of Brickell will further activate its streets with the likes of The Underline Park and 1 Southside Park, while elevating the shopping and dining experience to meet the demand of the growing office and residential population to be in places that excite and inspire.

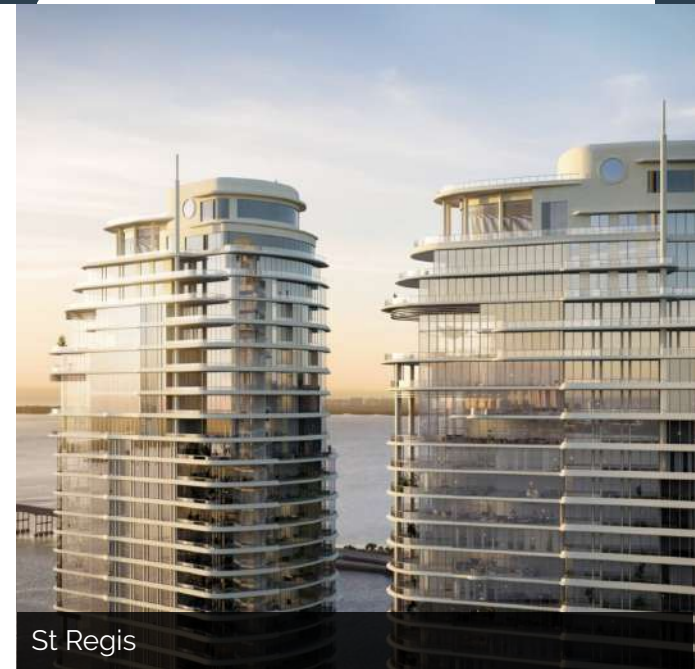




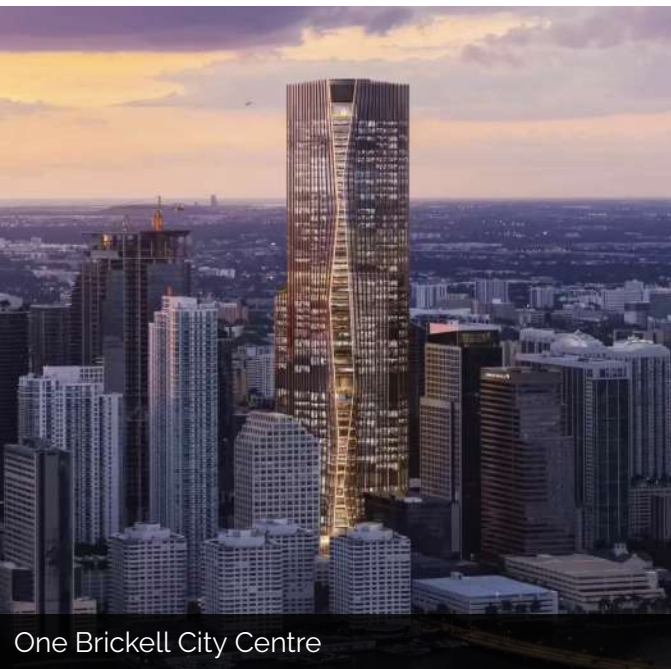
Ora By Casa Tua



1428 Brickell



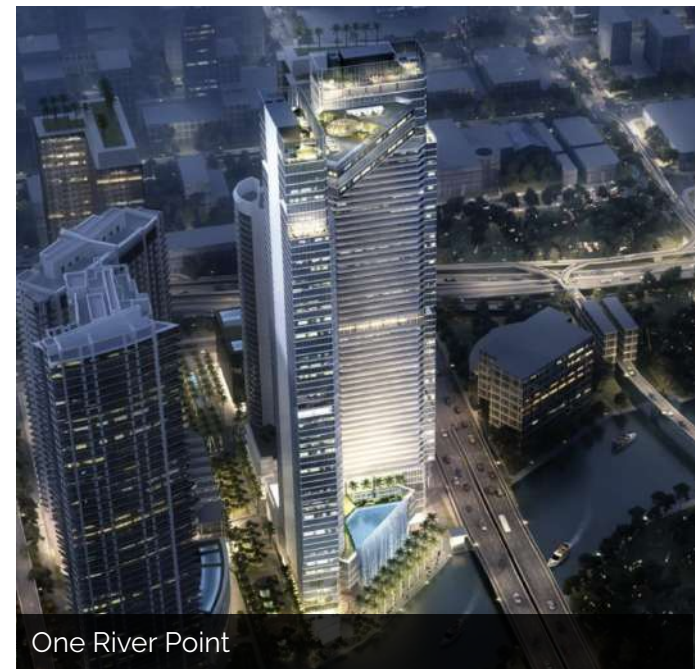
St Regis



One Brickell City Centre



Una Residences



One River Point

DISCOVER BRICKELL

OFFICE CONDO FOR SALE



Miami Worldcenter



MiamiCentral Station



Cipriani Residences



Brickell City Centre



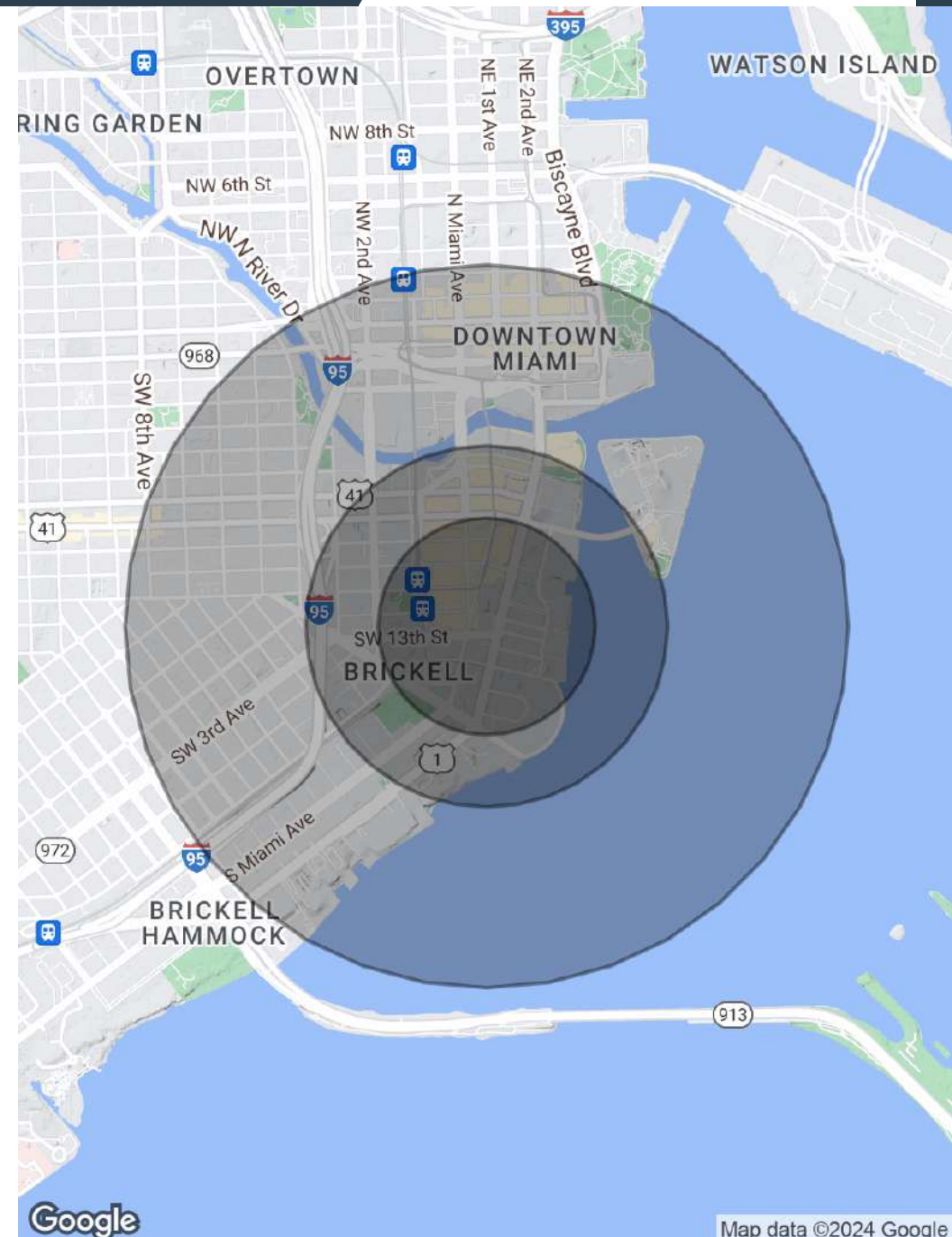
Lofty Brickell



The Shops at Mary Brickell Village

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|------------------------------------|-----------|-----------|-----------|
| Total Population | 20,240 | 34,179 | 66,203 |
| Average Age | 37 | 38 | 40 |
| Average Age (Male) | 37 | 38 | 40 |
| Average Age (Female) | 37 | 38 | 40 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 11,284 | 18,753 | 35,284 |
| # of Persons per HH | 1.8 | 1.8 | 1.9 |
| Average HH Income | \$147,027 | \$142,464 | \$135,329 |
| Average House Value | \$550,997 | \$602,431 | \$665,726 |
| ETHNICITY (%) | 0.3 MILES | 0.5 MILES | 1 MILE |
| Hispanic | 48.3% | 52.3% | 58.8% |
| RACE | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Population - White | 10,441 | 16,704 | 29,317 |
| Total Population - Black | 635 | 1,051 | 2,107 |
| Total Population - Asian | 872 | 1,270 | 2,042 |
| Total Population - Hawaiian | 6 | 10 | 13 |
| Total Population - American Indian | 30 | 64 | 225 |
| Total Population - Other | 1,620 | 3,099 | 6,929 |

Demographics data derived from AlphaMap



OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation**.





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COMMERCIAL DIVISION OF FORTUNE

FORTUNE
INTERNATIONAL
GROUP

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

FORTUNE
INTERNATIONAL
REALTY

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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