

# SETTING THE HIGHEST STANDARD IN CLASS A OFFICE



# TABLE OF CONTENTS

**MEET 1450** 

UNPARALLELED AMENITIES

WORLD-CLASS LOCATION

LEED GOLD BUILDING & SUSTAINABILITY

LEASING





## EXCLUSIVE TENANT ROSTER

1450 BRICKELL is a 35-story, 625,800 RSF Class A Office High Rise Tower at the entrance to Brickell Avenue in Miami. Known for its exclusive tenant roster with globally recognized brands, 1450 BRICKELL is Miami's most coveted business address.

- Experience spectacular panoramic city & bay views
- Cutting-edge design and distinguished for its sustainable and above code storm-resistant infrastructure
- Modern, sophisticated finishes and building standards

## ARCHITECTURE AND BUILDING FEATURES

1450 BRICKELL'S features are designed specifically for its exclusive tenant roster.

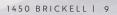
- 24/7 security concierge, turnstiles, and controlled access to select floors and amenity areas
- Above code large missile impact glass on the entire building's exterior
- Above code second generator for tenants' use during a power outage
- Ample parking and valet parking service offered on-site
- Two on-site retail banking options including four ATMs
- Two on-site restaurants, café and catering
- Access control turnstiles and selective floor control to suites and amenities
- HVAC system and indoor air quality designed to increase outdoor air ventilation by 30% above the ASHRAE requirements



### SOPHISTICATED DESIGN

1450 BRICKELL offers a prestigious sense of arrival from the moment you enter the expansive driveway and into the meticulously designed lobby. The lobby's design and finishes are composed of the most exquisite materials ranging from imported stone to polished selected hardwoods with stainless steel accents. Chosen for their uniqueness, each material interacts with the ever-changing natural light that illuminates the lobby.





.....

Distant in Contract

### A PRESTIGIOUS ARRIVAL

The lobby's spacious gathering spaces and furniture placement facilitate collaboration and networking among the building's notable tenant roster and visitors while providing the perfect setting to leave a lasting impression for anyone passing through.





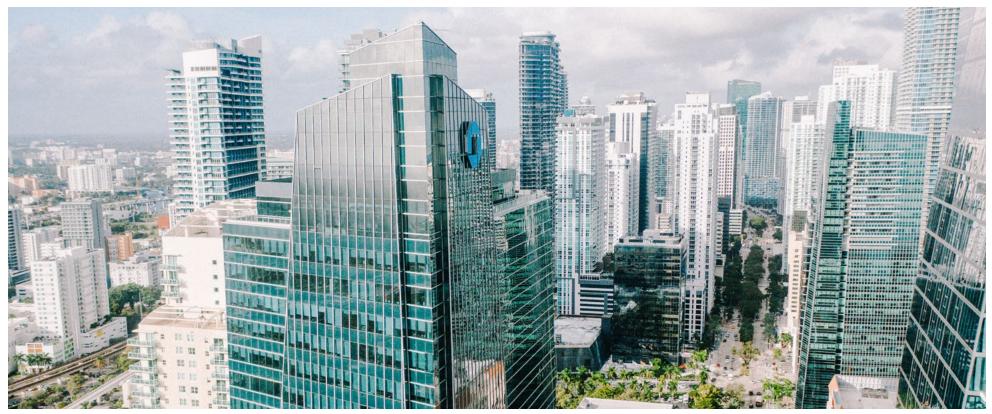


## PANORAMIC CITY AND BAY VIEWS

1450 BRICKELL's breathtaking 360° panoramic views are without question the most spectacular open water and cityscape perspectives to be seen from any office tower in Miami. Expansive windows offer tenants abundant natural light making it an ideal environment for employees.



EAST VIEW



NORTH VIEW



SOUTH VIEW

# UNPARALLELED AMENITIE S



### **ROOFTOP TERRACE**

The outdoor terrace, adjacent to the fitness center and conference center on the 14th floor, is an optimal setting for working outdoors or to enjoy a break. The open-air space also provides incredible water and city views making it an ideal location for client events and company outings.



### CONFERENCE SPACE

At 1450 BRICKELL, tenants also have access to a newly renovated state of the art conference facility. The flexible rooms and state-of-the-art conference systems, give tenants the opportunity to host groups of any size and in any format ranging from large inperson meetings to remote video sessions.

## **FITNESS CENTER**

1450 BRICKELL offers tenants access to wellness with a top-quality fitness center at no cost. The fitness center features state-of-theart equipment, including a spinning station, cardio machines, free weights, locker room and private showers. The newly renovated gym gives employees the opportunity to work out and stay healthy to further increase overall employee satisfaction and productivity.



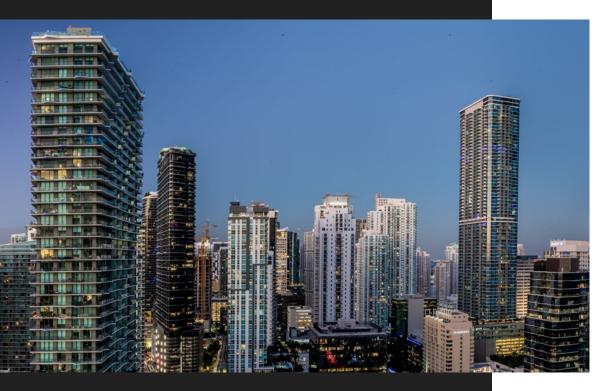
# WORLD-CLASS LOCATION



## CENTRALLY LOCATED

DOWNTOWN	5 min.
KEY BISCAYNE	15 min.
WYNWOOD	18 min.
CORAL GABLES	18 min.
DESIGN DISTRICT	20 min.
MIAMI BEACH	22 min.
MIAMI INT. AIRPORT	25 min.

WORLD-CLASS LOCATION



### AN IDEAL DESTINATION

1450 BRICKELL enjoys the most accessible and convenient location on Brickell Avenue. At the entrance to Brickell Avenue, 1450 BRICKELL is away from drawbridges, construction, and congested commuter traffic, offering drive-time savings to tenants commuting to work by car as well as a premium and prestigious address. Its proximity to public transit, makes it an ideal location for tenants to utilize alternate transit options.

- Easy and convenient access away from drawbridges and traffic congestion
- Close to more than 30 retail businesses, restaurants, upscale amenities, and hotels
- Same block as Metromover and Trolley stops on Brickell Avenue
- Minutes from Downtown Miami, Miami International Airport, and the established executive housing in Coral Gables and Key Biscayne
- Tenants are able to enjoy a true urban experience with the Metromover and Trolley's Financial District stop on the same block and Metrorail a short walk away



### NEARBY AMENITIES

### HOTELS

- 1. Four Seasons Hotel
- 2. Mandarin Oriental Hotel
- 3. Conrad Miami Hotel
- 4. JW Marriott Miami Hotel
- 5. East Hotel
- 6. SLS Brickell
- 7. W Miami

27. Fi'lia 28. Sugar

8. Novotel Miami Brickell

### RESTAURANTS

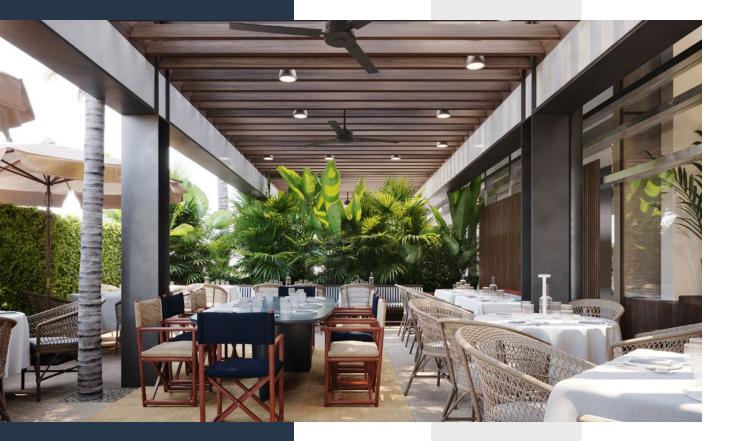
9. PM Fish and Steak House 10. Novecento Argentinean Bistro 11. Edge Steak & Bar 12. LPM Restaurant & Bar 13. Komodo 14. Cipriani 15. Trulucks 16. The Capital Grille 17. Pubelly Sushi 18. Cantina La Veinte 19. CH'I 20. Sasha's Café (on-site at 1450 Brickell) 21. Rosetta Bakery 22. Joe & the Juice 23. Paperfish Sushi 24. Casa Tua Cocina 25. North Italia 26. Kaori

### RESIDENCES

- Four Season's Residences
   Echo Brickell
   Flatiron Brickell
   SLS Residences
   Panorama Tower
   1010 Brickell
   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



### **FELICE BRICKELL** On-site Restaurant

### OPENING JULY 2024

The **SA Hospitality Group** team has translated Italian culinary tradition through its restaurants and coffee bars to a selective group of New York neighborhoods as well as other destinations like Southampton, New York, Palm Beach, Florida and now right here at 1450 Brickell.

## **MILANEZZA BRICKELL** On-site Café

LOCATED IN THE BREEZEWAY

An extension from its beloved and original location on Key Biscayne serving hand crafted Argentine & Italian dishes.



# SUSTAINABILITY



### LEED CERTIFIED GOLD: BUILDING

1450 BRICKELL has been certified **GOLD** by The Leadership in Energy and Environmental Design (LEED) Green Building Rating SystemTM, which was developed by the U.S. Green Building Council and is the nationally accepted benchmark for the design construction and operation of green building.

### LARGE MISSILE IMPACT RESISTANCE GLASS

1450 BRICKELL features Large Missile Impact Resistant Glass on the entire building exterior making it one of the region's most resilient office towers. Its infrastructure and finishes allow the building to withstand some of South Florida's strongest natural disasters further offering business continuity.



### **REDUNDANT SYSTEM**

1450 BRICKELL has generator power to run all safety installations during power outages.

Additionally and above code requirements, during electrical outages, 1450 BRICKELL provides back-up generator power to run the air conditioning system for humidity control, light and electrical power to serve the basic needs of tenants.

The electrical vault at 1450 BRICKELL is a "throw-over" vault, and it has two primary feeds. If the one feed that is feeding the vault loses power, the vault will automatically get "thrown over" to the other primary vault.

# **1450 BRI**CKELL

1450BRICKELL.COM



BLANCA COMMERCIAL REAL ESTATE, INC LICENSED REAL ESTATE BROKER 1450 BRICKELL AVENUE, SUITE 2400, MIAMI, FL 33131 WWW.BLANCACRE.COM DISCLAIMER: No warranty of representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price rental or other conditions, withdrawal without notice, and to any special conditions imposed by our clients.

TERE BLANCA 305.577.8851 TERE.BLANCA@BLANCACRE.COM

DANET LINARES

305.577.8852 DANET.LINARES@BLANCACRE.COM