



FOR SALE **\$580,000**

# 1110 BRICKELL AVENUE

## Prime Brickell Avenue Ground Floor Office Condo



### ±612 SF PLUG & PLAY OFFICE CONDO

Move-in ready, fully built-out ground-floor office condo offering a practical and efficient layout. The space includes a dedicated reception area with guest seating, one private windowed office, and a second window-line room suitable for additional staff. Its configuration supports a variety of small professional practices seeking functionality and convenience.



### EFFICIENT LAYOUT WITH DIRECT GROUND FLOOR + LOBBY ACCESS

Ground-floor positioning provides strong visibility and easy access for clients and employees. The layout promotes smooth daily operations with defined areas for reception, private work, and team use. Recently renovated building common areas enhance the arrival experience, while the unit itself offers a clean, professional environment ready for immediate occupancy.



### PRESTIGIOUS BRICKELL LOCATION

Located directly on Brickell Avenue, Miami's financial and business hub, the Property sits among top global banks, law firms, investment managers, and major corporate headquarters. Tenants benefit from being steps to Brickell City Centre, Mary Brickell Village, and an extensive selection of dining, retail, and hospitality options that elevate client interactions and employee convenience.



### PROXIMATE TO MAJOR EMPLOYERS & NEW DEVELOPMENT

Within walking distance of leading law firms, financial institutions, and corporate tenants, as well as ongoing development that continues to shape Brickell's growth trajectory. New residential towers, retail expansions, and public realm enhancements reinforce the long-term appeal and investment value of the district.



### DYNAMIC TRADE AREA AND AMENITY-RICH MARKET

Brickell's dense mix of office towers, luxury residential buildings, hotels, cafés, and entertainment activates the neighborhood throughout the day and evening. This amenity-rich environment supports strong tenant demand and makes the area highly attractive for small firms seeking a walkable, vibrant business setting.

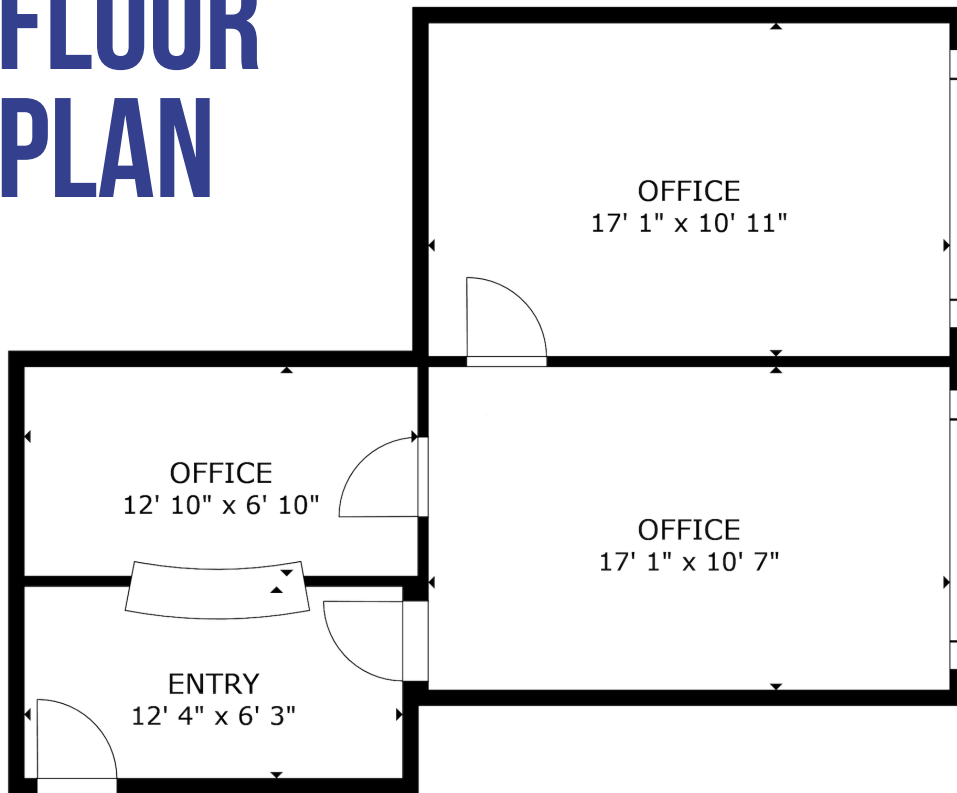


### SUPERIOR WALKABILITY, ACCESS, AND CONNECTIVITY

Access to parking is available next door at The Bond garage (monthly fee), along with valet and nearby metered street parking for clientele. With a Walk Score of 99 and immediate access to Metromover, Metrorail, I-95, and US-1, 1101 Brickell offers exceptional multimodal connectivity and unmatched convenience for both clients and staff.

±612 SF Office Condo Available For Sale

# FLOOR PLAN



**Ideal for small firms, professional practices, or satellite offices, Unit 103 includes a separate reception area with guest seating, one private windowed office, and a second window-line office suitable for additional team members.**

## PLUG + PLAY GROUND FLOOR OFFICE

- ±612 Sf Office Condo
- Ownership Advantage
- Ground-Floor
- Efficient Layout
- 1 Private Windowed Office
- Window-Line Team Room Separate Reception Area With Guest Seating
- Central Air Conditioning
- Updated Common Areas
- On-Site Security
- 1 Dedicated Parking Space
- Additional Parking At The Bond Garage (Monthly Fee)
- Prime Visibility + Accessibility
- Prestigious Address

**Fairchild Partners<sup>®</sup>**  
Licensed Real Estate Brokers

FOR MORE INFORMATION, CONTACT:



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