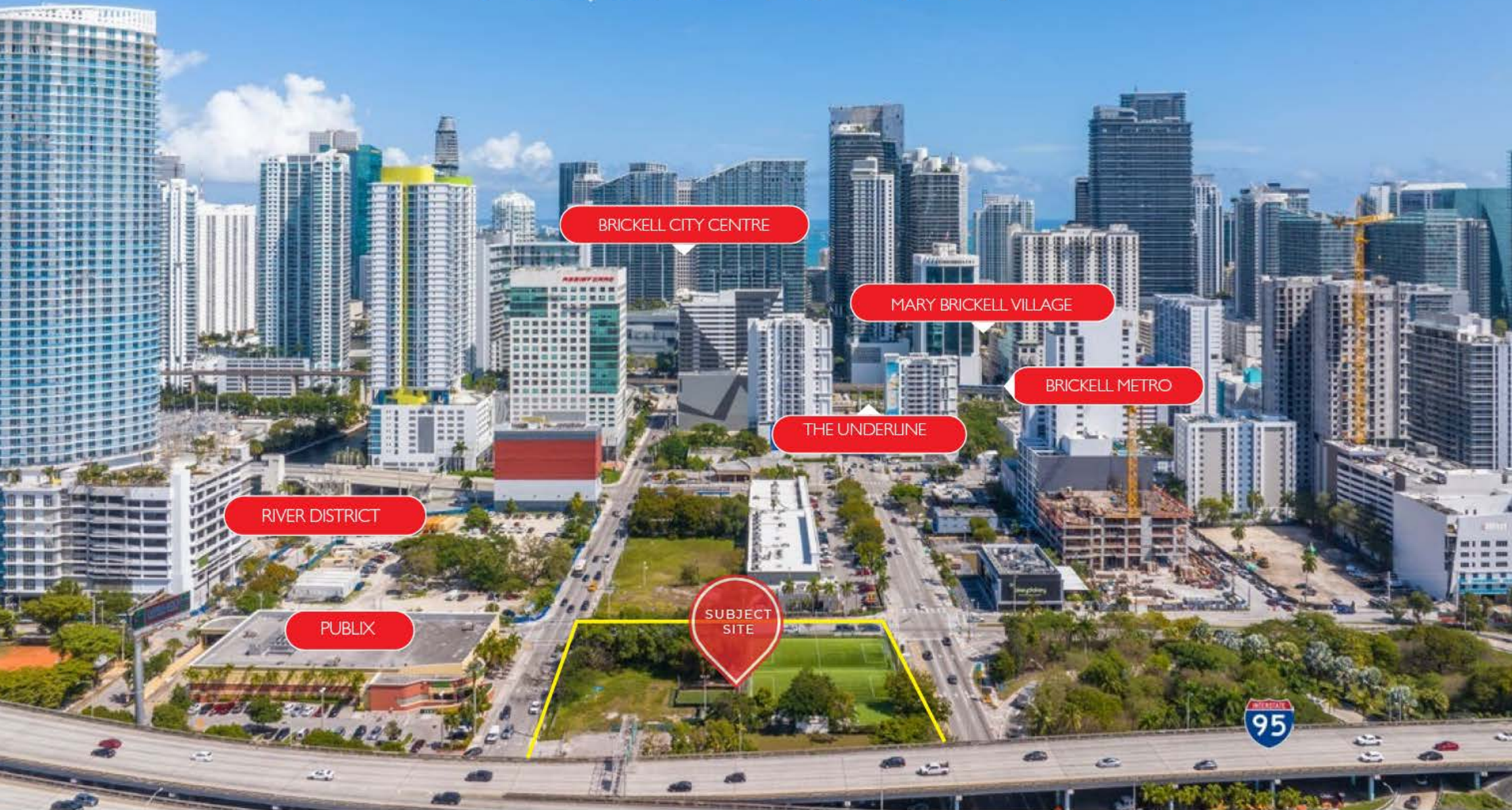


FOR SALE

PIQUET REALTY



BRICKELL CITY CENTRE

MARY BRICKELL VILLAGE

BRICKELL METRO

THE UNDERLINE

RIVER DISTRICT

PUBLIX

SUBJECT SITE

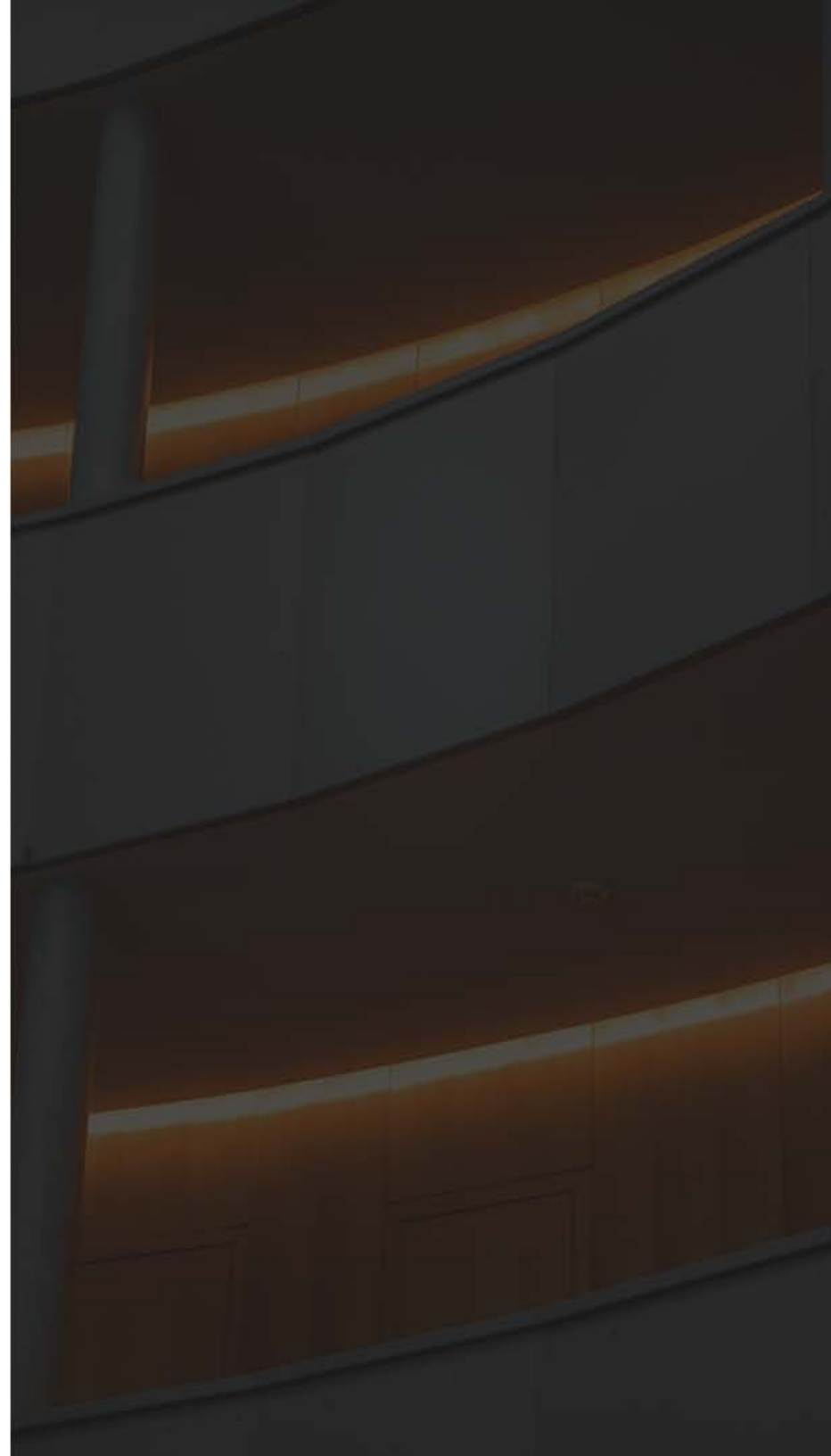


BRICKELL GATEWAY DEVELOPMENT SITE

PIQUET REALTY

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Property

01

OVERVIEW



PROPERTY HIGHLIGHTS

Presenting a unique development opportunity at the most visible and accessible mixed-use, high-rise site in Miami's iconic Brickell neighborhood: Brickell Gateway. Positioned as the first property entering Brickell and the last when leaving, this prime location is bounded by SW 8th Street to the south and SW 7th Street to the north, capturing all traffic traveling in and out of the area.

This expansive, full city block spans 1.74 acres and borders I-95 to the west, offering exceptional access, high visibility, and unobstructed western views due to the buffer created by I-95 and the lower zoning on its far side. Located across from Publix Supermarket, Brickell Gateway is a short stroll from Brickell's vibrant core, including Brickell City Centre, Mary Brickell Village, and the expansive 120-acre Underline Park.

Directly opposite the site, the Chetrit Group's \$1 billion River District project brings the energy of Rio de Janeiro's beachfront to Miami, featuring 136,000 square feet of retail and over 54,000 square feet of restaurants along the Miami River.

With I-95 ramps conveniently placed on either side of the property, Brickell Gateway offers quick access to Miami Beach, Key Biscayne, Coconut Grove, and Coral Gables, making it an unmatched hub for connectivity and growth in Miami's thriving landscape.

SITE STATISTICS

LAND AREA 75,764 SQUARE FEET (1.74 ACRES)

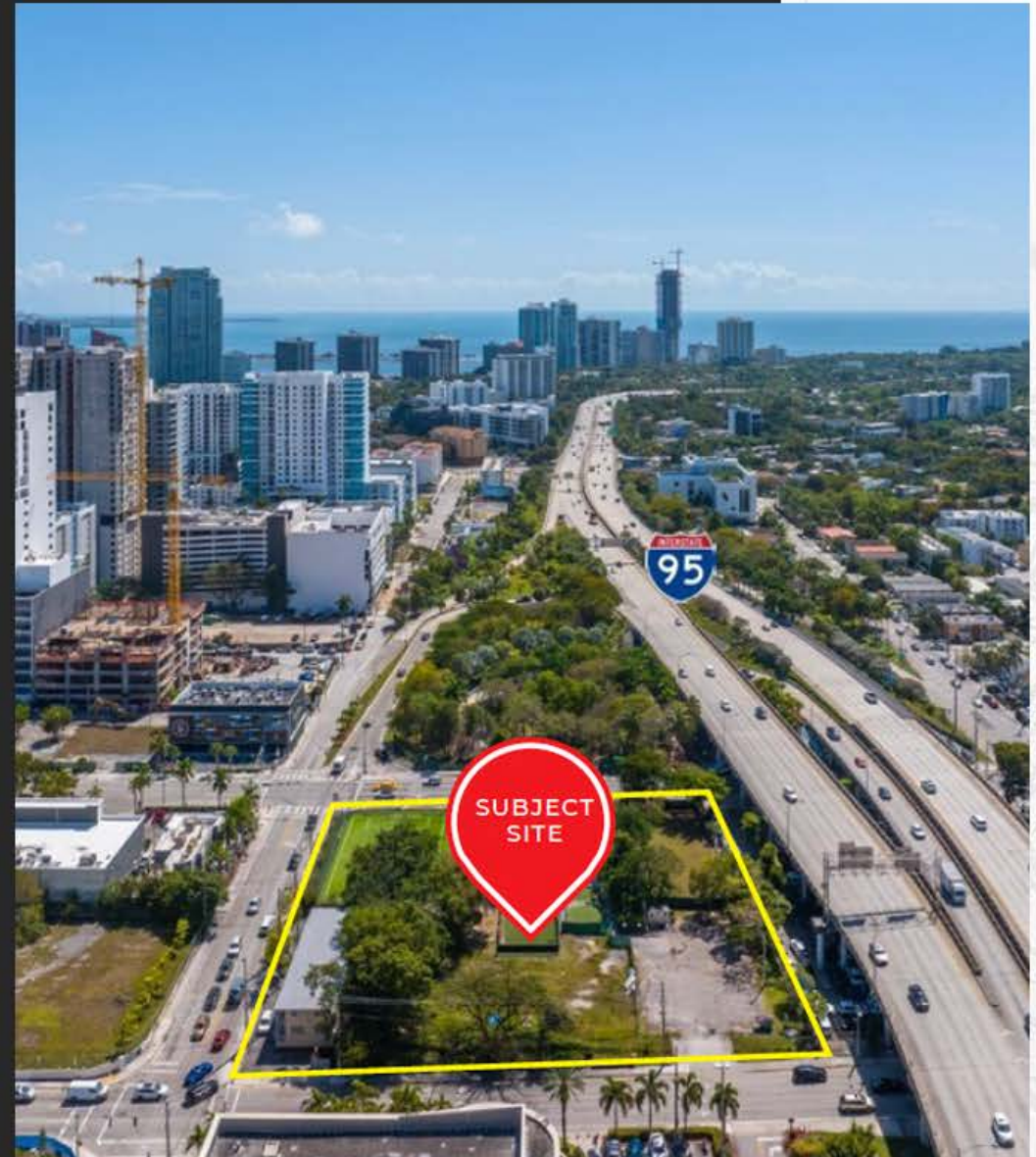
MAX BUILDING HEIGHT UP TO 60 STORIES*

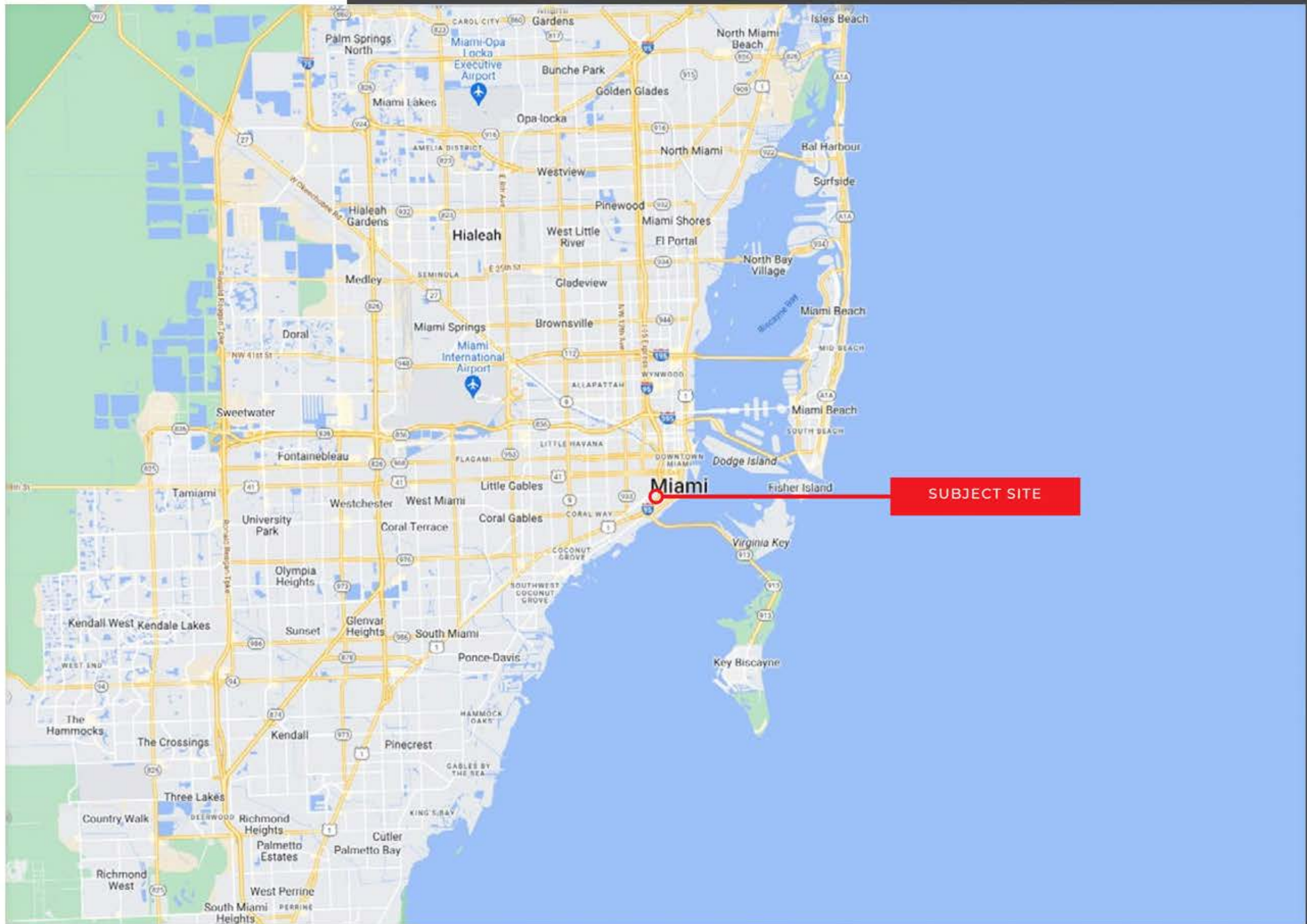
MAX DEVELOPABLE AREA UP TO 2,700,000*

MAX DEVELOPABLE UNITS UP TO 1,737*

STREET FRONTAGE 310 LINEAR FEET ALONG I-95 & SW 3RD AVENUE, 275 LINEAR FEET ALONG SW 7 TH & SW 8 TH STREETS

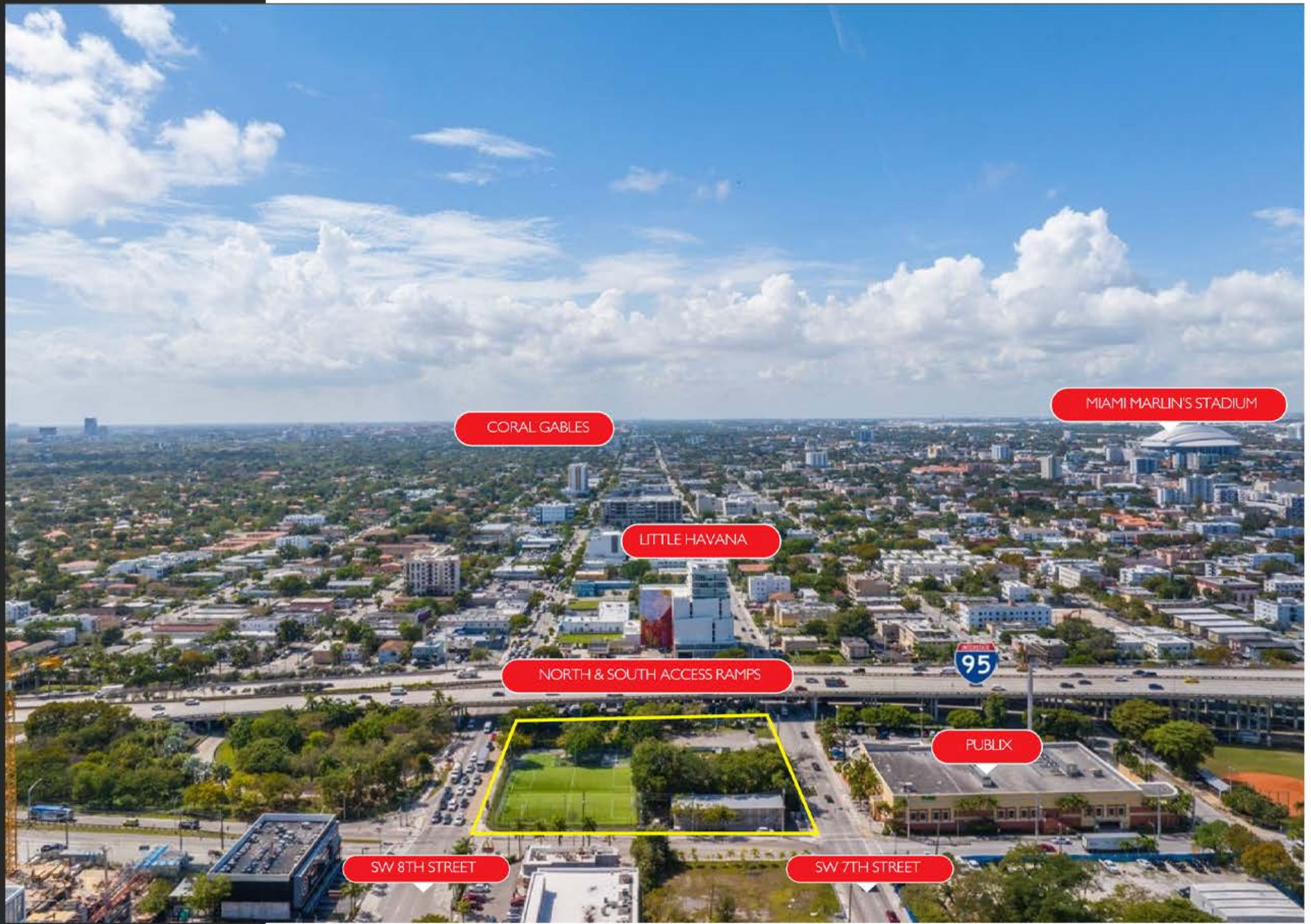
- PROXIMITIES
- ACROSS FROM RIVER DISTRICT AND PUBLIX
 - WALK TO BRICKELL CITY CENTRE & MARY BRICKELL VILLAGE
 - WALK TO BRICKELL VILLAGE METRORAIL
 - WALK TO THE UNDERLINE PARK & LITTLE HAVANA
 - SHORT DRIVE TO MIAMI BEACH,
 - KEY BISCAIYNE, COCONUT GROVE & CORAL GABLES











CORAL GABLES

MIAMI MARLIN'S STADIUM

LITTLE HAVANA

NORTH & SOUTH ACCESS RAMP

95

PUBLIX

SW 8TH STREET

SW 7TH STREET

ZONING & APPROVALS

By right, the property allows for a wide variety of uses up to 24 stories. But, through the application of bonuses or seeking special approval from Miami-Dade County, the property can allow for up to 60 stories and potentially over 2.7 million gross square feet:

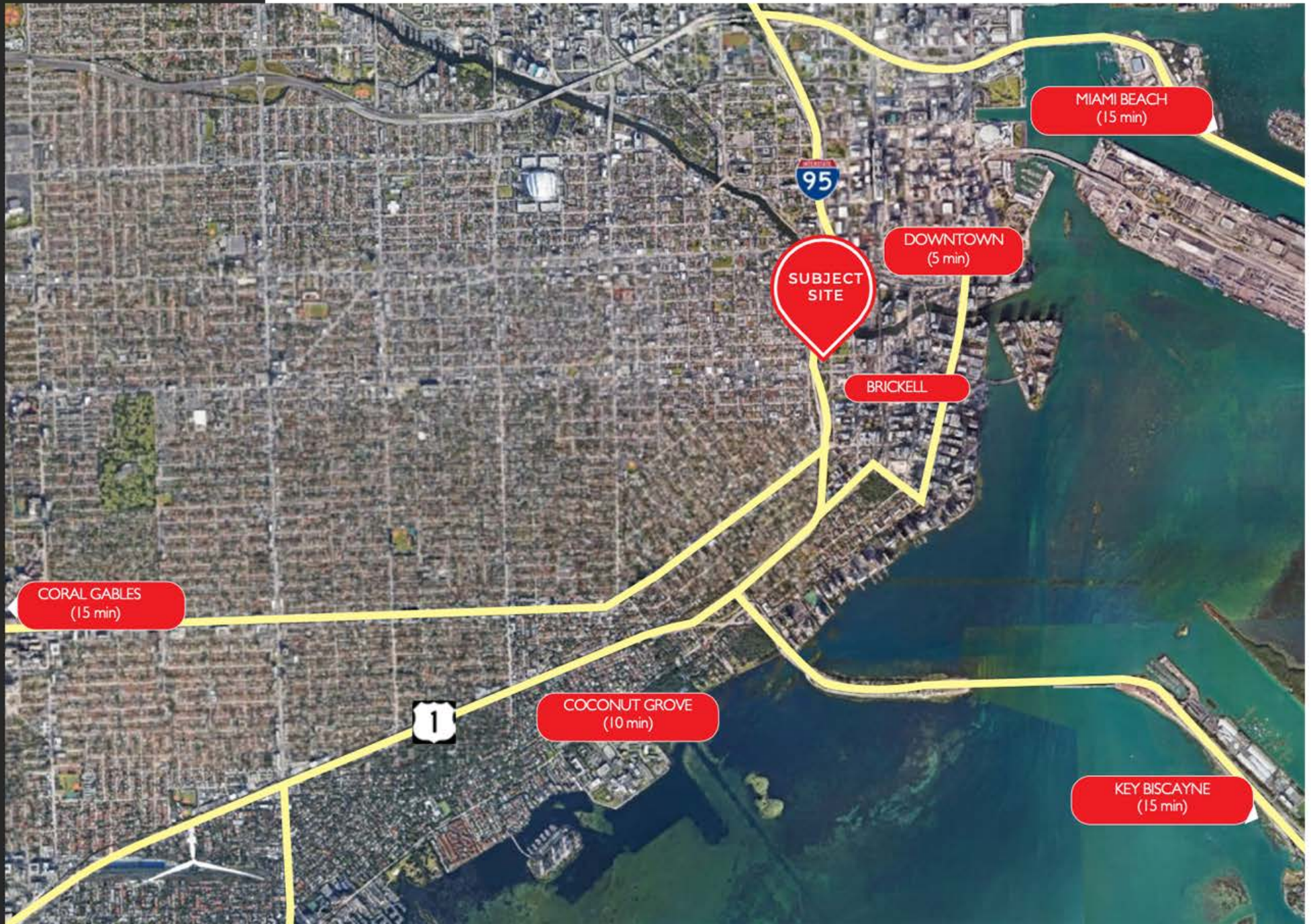
	LIVE LOCAL ACT	RTZ	T6-24A-O W/BONUS	T6-24A-O BY RIGHT
MAX UNITS	1,737	868	347	347
MAX GROSS SQUARE FEET	2,724,264	1,513,480	688,633	529,718
MAX STORIES (FEET)	60 (599')	60(599')	48	24
MAX DU/AC	1,000	500	200	200
MAX LOT MULTIPLE (FLR)	36	20	9.1	7



Location

02

OVERVIEW



SEAMLESS CONNECTIVITY

Rail Lines

-  Brightline
-  Metrorail
-  Metrorail
-  Metromover

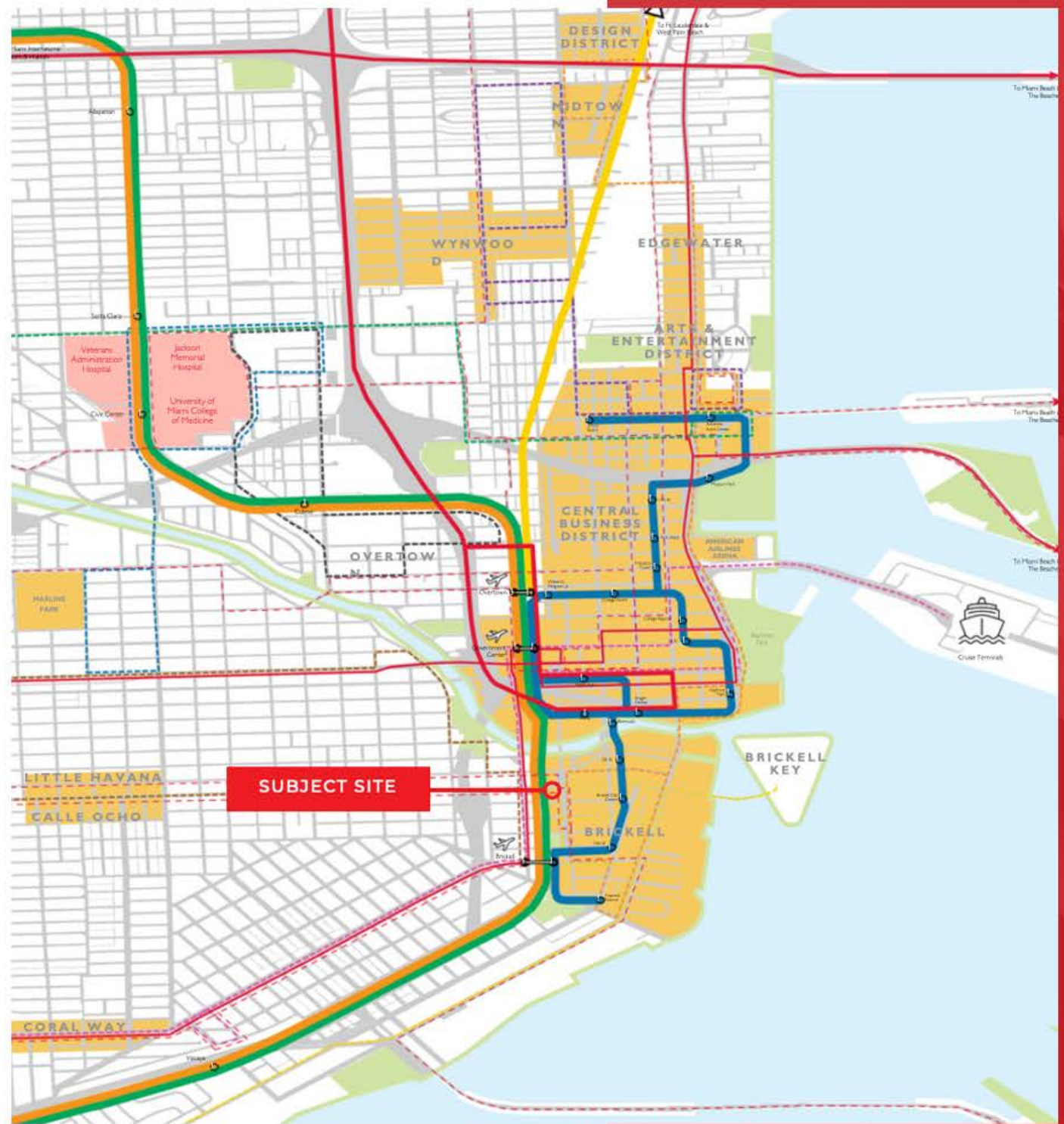
Metrobus Routes

-  Circulator
-  Express
-  Limited Stop

Miami Trolley Routes (Free)

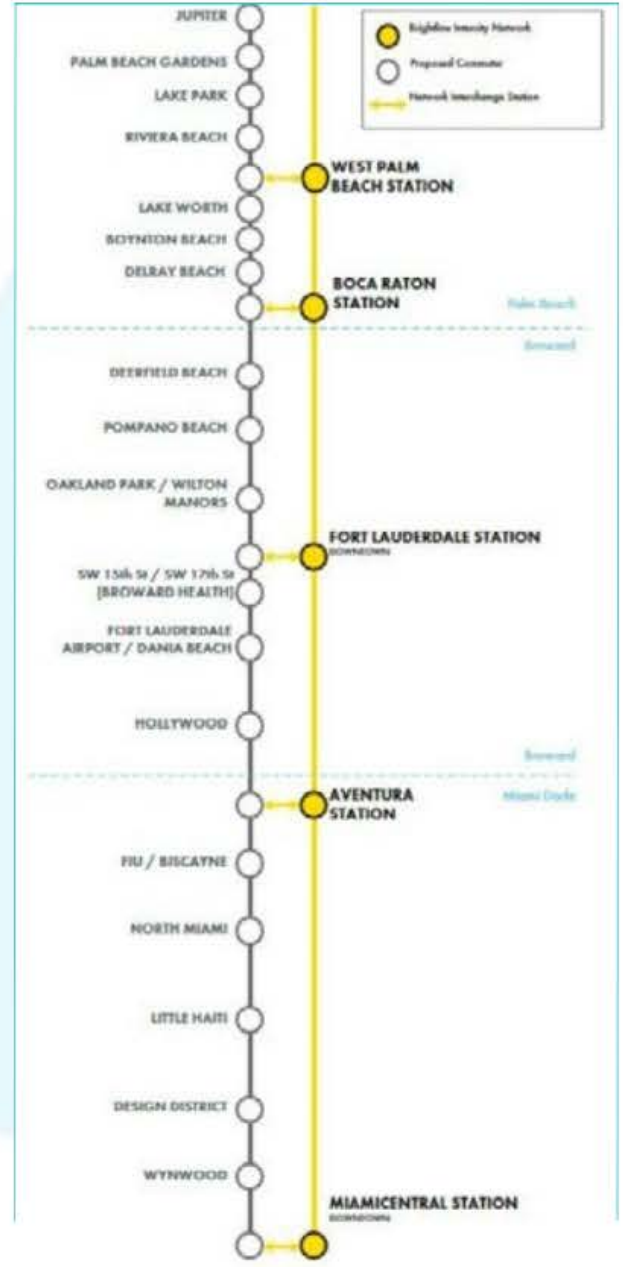
-  Allapattah
-  Biscayne
-  Brickell
-  Coral Way
-  Little Havana
-  Overtown
-  Stadium
-  Wynwood

-  Hospital PortMiami
-  Miami International Airport Connection Orange Line Only
-  Transit Stop
-  Transfer Point



SEAMLESS CONNECTIVITY

Florida's
brightline
Train Stations



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 POPULATION	60,786	216,160	439,195
2028 POPULATION PROJECTION	86,946	254,831	476,090
MEDIAN AGE	41.3	42.1	42.3
OWNER OCCUPIED HOUSEHOLDS	24%	25%	31%
RENTER OCCUPIED HOUSEHOLDS	76%	75%	69%
AVG HOUSEHOLD INCOME	\$98,751	\$82,387	\$80,530
MEDIAN HOUSEHOLD INCOME	\$69,675	\$53,457	\$51,095
MEDIAN SALES PRICE (BRICKELL SUBMARKET)	\$693,333 (1 MILE)		
5-YEAR PRICE GROWTH (% / YEAR)	8.9% (1 MILE)		
DAYS ON MARKET (AS OF FEB 2024)	63 (1 MILE)		



Macro to Micro

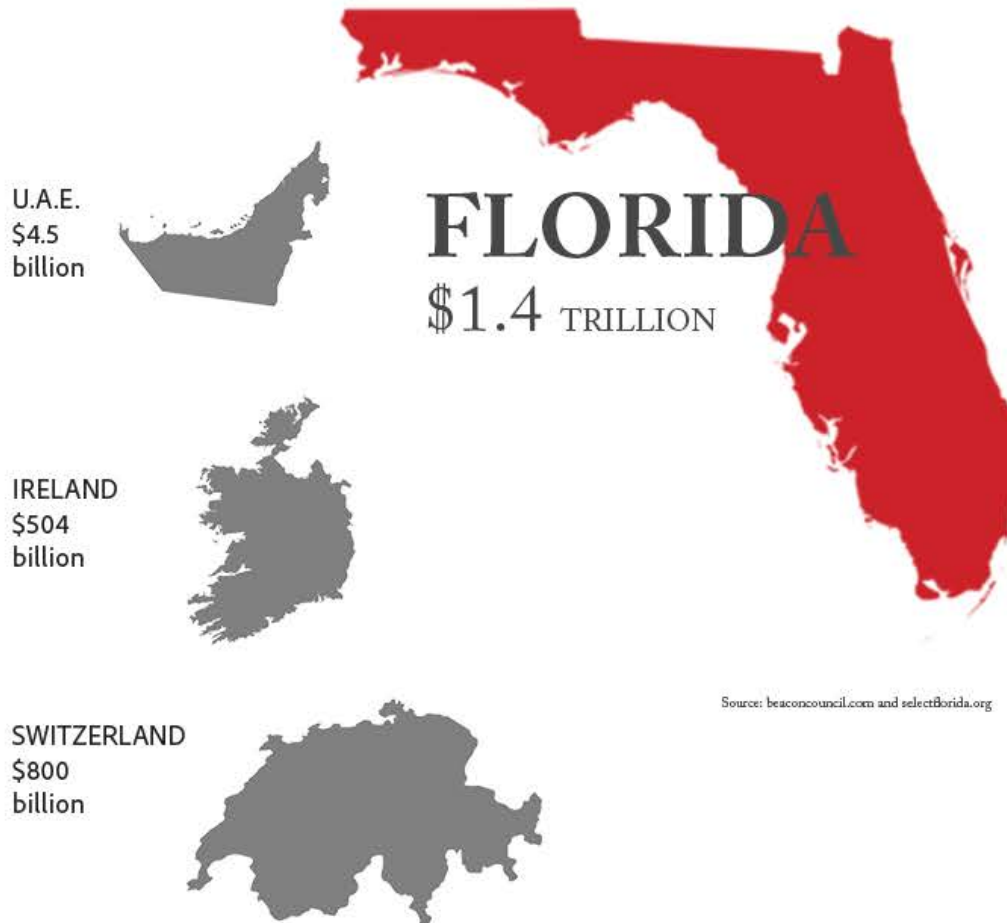
03

MARKET INFORMATION

PIQUET
REALTY

THE SUNSHINE STATE

Consistently ranked among the top states for business, Florida is dedicated to maintaining low regulatory requirements and business taxes. Coupled with a robust economy and no personal state income tax, Florida offers an ideal environment for businesses to thrive.



Florida has a strong track record of success across key industry sectors.

- ◆ 4th best tax climate in the U.S.
- ◆ \$200 Billion in international trade
- ◆ #2 Largest foreign trade zone in the U.S.
- ◆ #1 U.S. State in new high-tech business establishments

INFORMATION TECHNOLOGY

- ◆ #1 New tech business establishments in 2022
- ◆ #2 Net tech employment job gains
- ◆ #3 Growth in employer job postings for tech openings

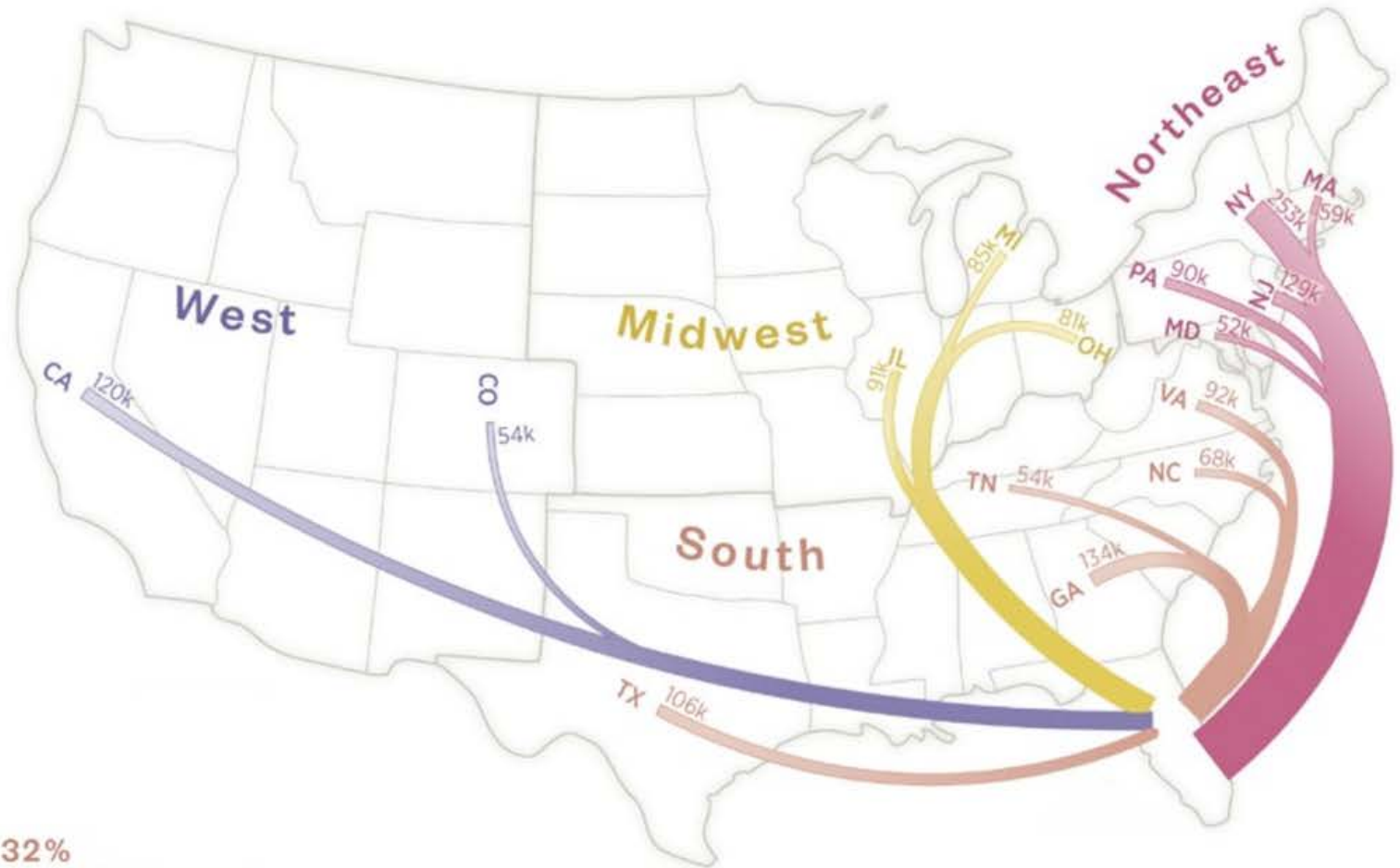
FINANCIAL & PROFESSIONAL SERVICES

- ◆ #3 Largest insurance industry in the U.S.
- ◆ #4 Largest financial services industry in the U.S.
- ◆ 93 Commercial banks with \$208B in assets under management

CORPORATE HEADQUARTERS

- ◆ #1 Best tax climate in the SE
- ◆ #3 Largest civilian labor force
- ◆ #4 Best tax climate nationwide

FLORIDA MIGRATION



Midwest 21%		West 15%	
Illinois 4.4%	IN	CA 5.8%	WA
	MN		AZ NV
Michigan 4.0%	MO		UT OR
	WI		HI
Ohio 3.9%	IA NE	CO 2.6%	NM
	KS SD ND		

Northeast 32%			South 32%		
New York 12.3%			Georgia 12.3%	Texas 5.1%	
New Jersey 6.3%		MA 2.9%	Virginia 4.5%	TN 2.6%	AL 2.5%
		MD 2.5%		SC 2.0%	KY LA
Pennsylvania 4.4%		CT 2.0%	NC 3.3%	MO	AR OK
		NH ME RI VT		WV MS	

2.1 MILLION

AMERICANS MOVED TO FLORIDA
SINCE COVID-19 BEGAN



Neighborhood 04

AMENITIES

NEIGHBORHOOD AMENITIES

Adrienne Arsht Center

Miami World Center

Bayfront Park

Kaseya Center

River District

Little Havana

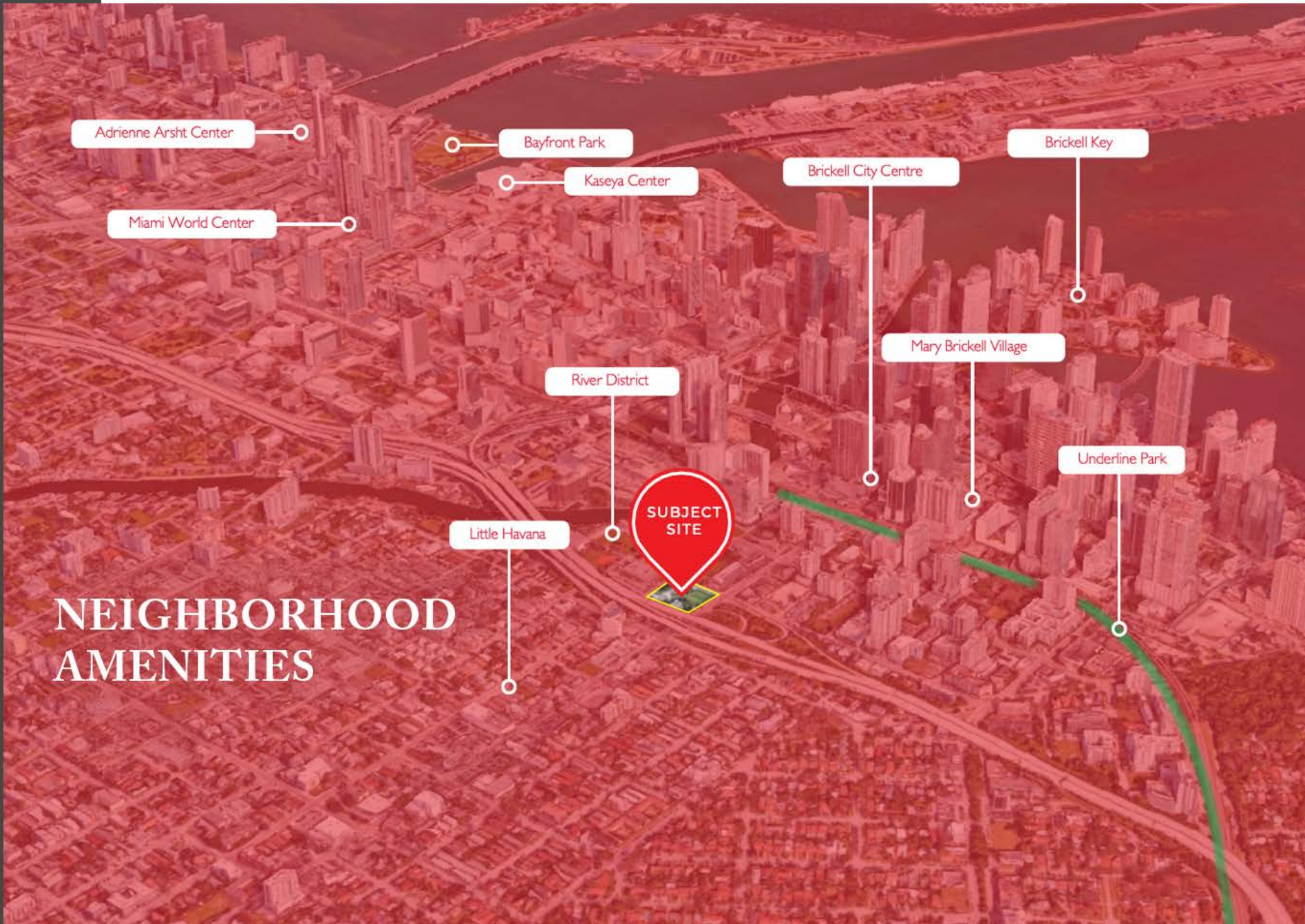
SUBJECT SITE

Brickell City Centre

Mary Brickell Village

Brickell Key

Underline Park

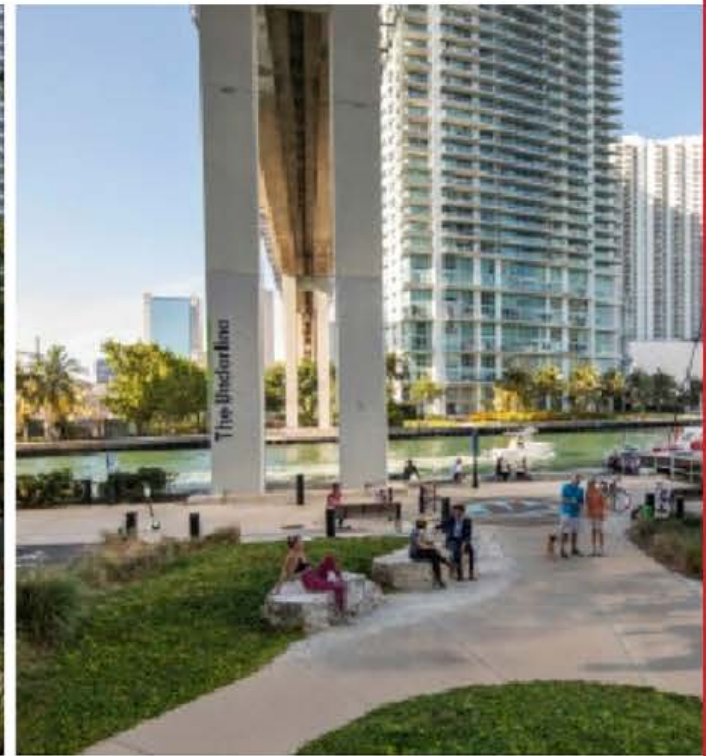


BRICKELL CITY CENTRE

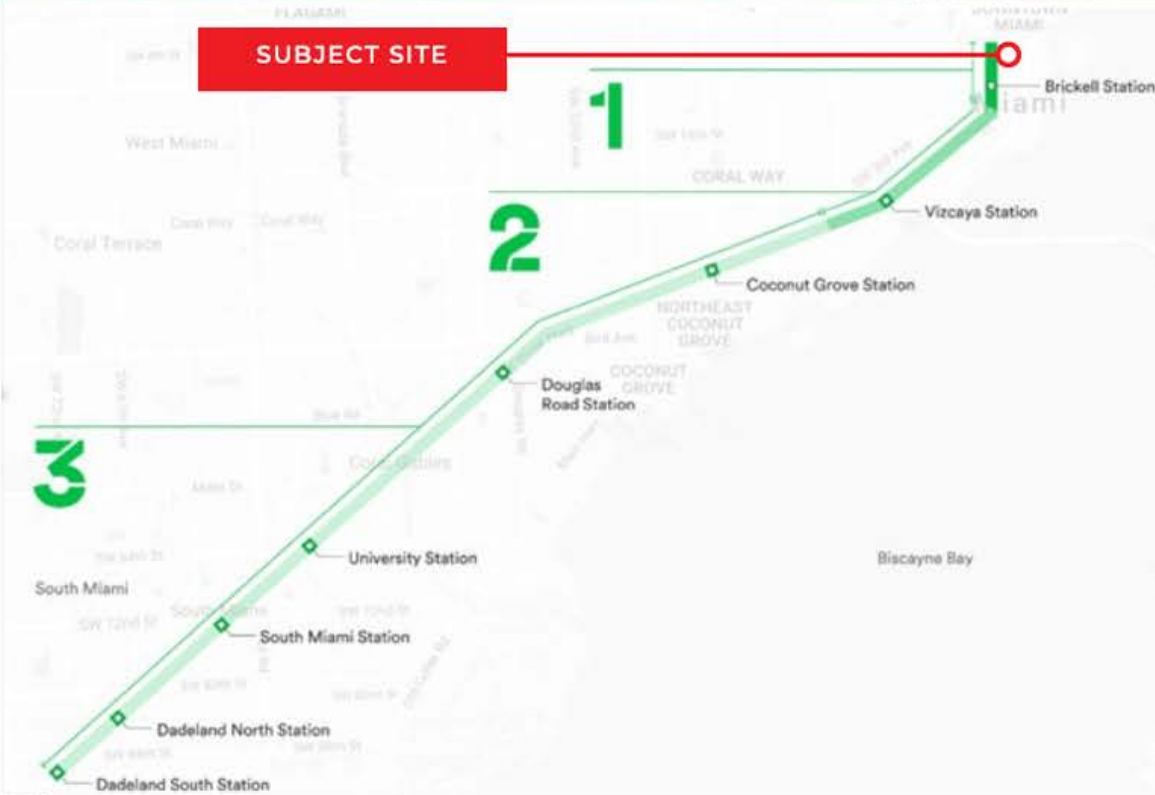
This \$1 billion, 4.9 million-square-foot mixed-use development features two residential towers, two mid-rise office buildings, and the EAST Miami hotel, all centered around a vibrant blend of fashion and dining. The Shops at Brickell City Centre host over 100 retailers, including Saks Fifth Avenue, Zara, Lululemon, Apple, Coach, Cole Haan, and Boss, alongside 19 restaurants and a CMX Dine-In movie theater. Spanning three city blocks, the retail center is unified by its architectural highlight, the CLIMATE RIBBON™—a stunning 150,000-square-foot steel and glass canopy designed as an advanced environmental management system that shields shoppers from South Florida's heat and rain.



PIQUET
REALTY



SUBJECT SITE



UNDERLINE PARK

The \$141 million Underline Park project is an expansive 120-acre, ten-mile park stretching from the Miami River to the Dadeland area of Miami. The first completed section, known as “Brickell Backyard,” provides residents of the Urban Core with a vibrant space for walking, jogging, biking, and other activities in the heart of the city—much like Rock Creek Park in D.C. or Central Park in Manhattan.

MARY BRICKELL VILLAGE

Mary Brickell Village is a landmark, three-story, 200,000-square-foot open-air, grocery-anchored mixed-use center spanning 5.2 acres in the vibrant heart of Miami's thriving Brickell neighborhood. Positioned at the core of Miami's top retail and dining destination with over 6.7 million annual visitors, it has become one of the nation's most desirable locations for office, residential, and hospitality spaces, offering the ultimate day-to-night lifestyle and entertainment experience.





MIAMI WORLD CENTER

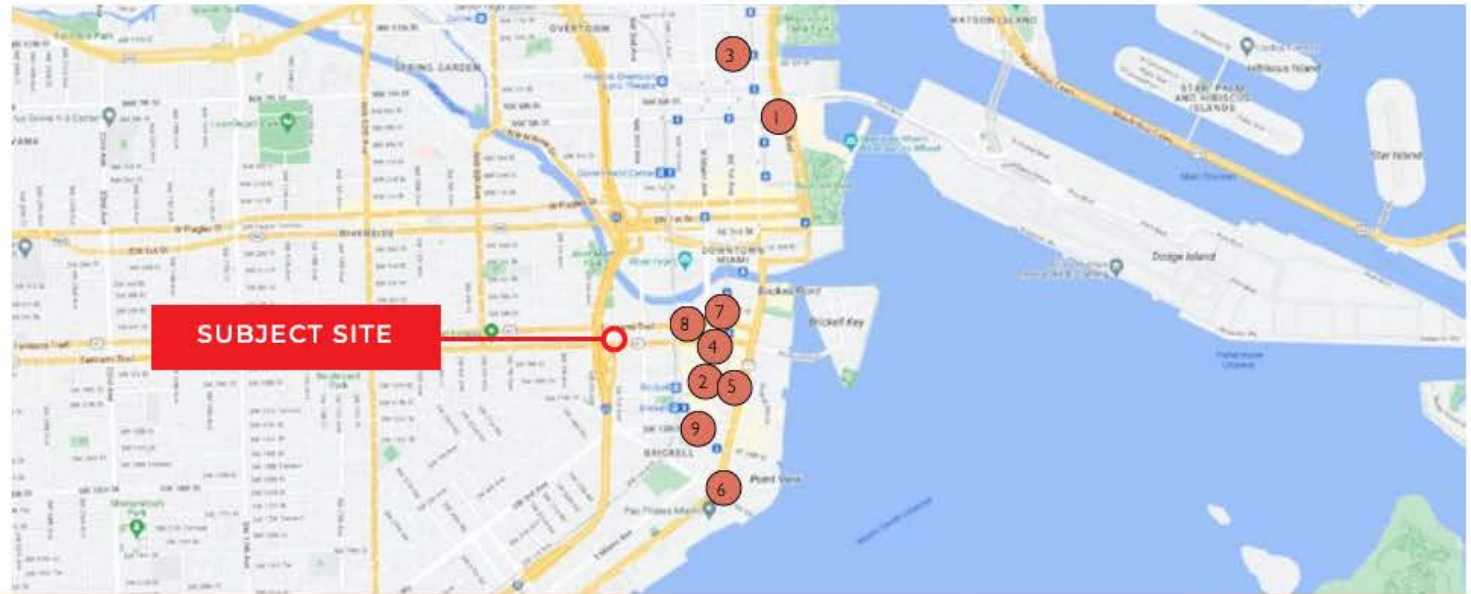
Miami World Center is the second-largest urban development in the U.S., covering more than 30 acres and surrounded by over \$6 billion in new public and private investments. Situated in the heart of Downtown Miami, the project includes 600,000 square feet of office space, 300,000 square feet of retail, over 100,000 square feet of public green space, approximately 11,000 residential units (both rental and for-sale), and 850 hotel rooms, providing a dynamic blend of spaces for work, leisure, and living.

About the

05

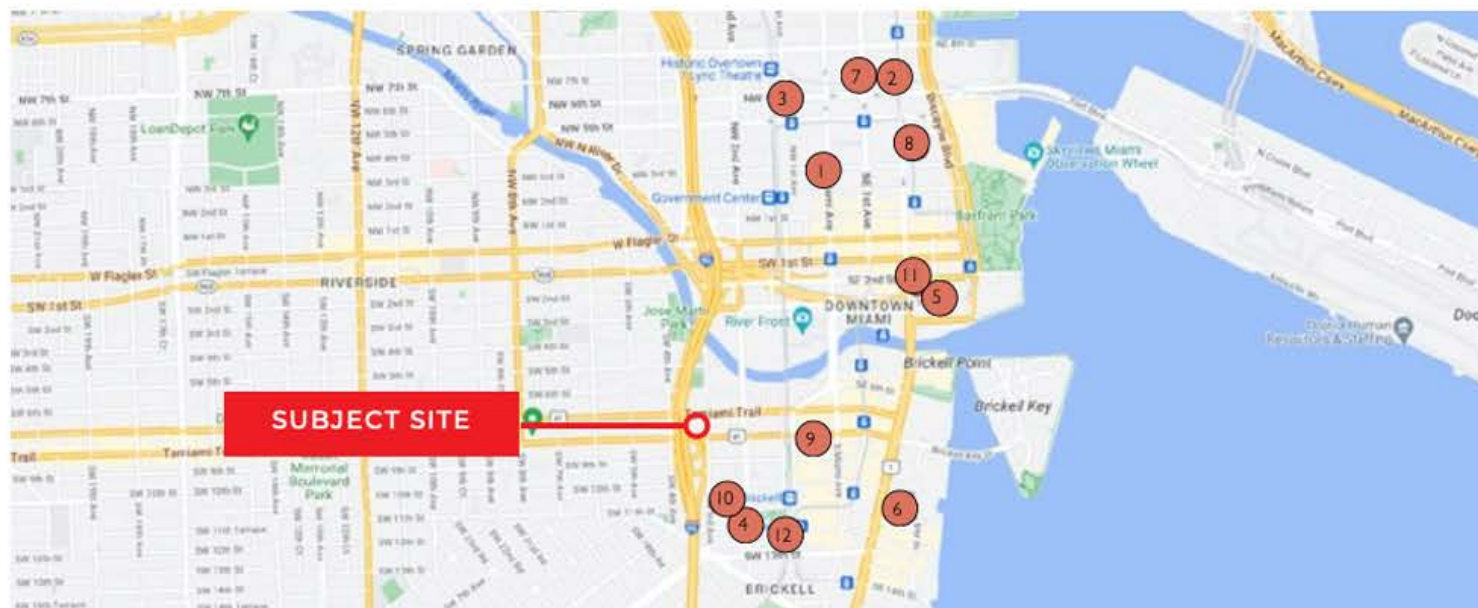
MARKET

Condo Sales



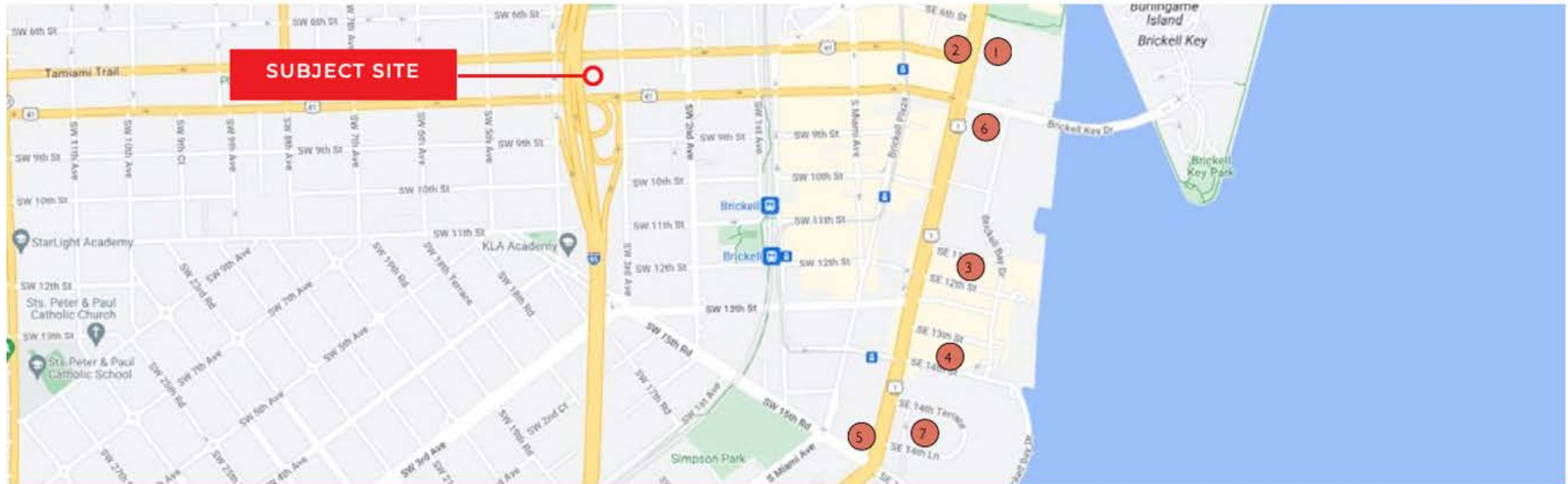
	Name	Address	Submarket	Units	Year Built	Stories	# Active	Avg \$PSF	# Sold (TTM)	Avg \$PSF
1	The Elser Hotel and Residences	398 NE 5th Street	Downtown	704	2022	47	62	\$1,601	1 26	\$1,807
2	Brickell Flatiron	1000 Brickell Plaza	Brickell	527	2019	64	16	\$1,449	34 31	\$1,086
3	Paramount Miami Worldcenter	851 NE 1 Ave	Downtown	567	2019	58	76	\$848	16 8	\$743
4	SLS Lux	801 S Miami Ave	Brickell	534	2018	57	44	\$966	18 19	\$842
5	1010 Brickell	1010 Brickell Ave	Brickell	389	2017	50	13	\$953	26	\$759
6	Echo Brickell	1451 Brickell Ave	Brickell	180	2017	57	16	\$1,689		\$1,041
7	Reach @ Brickell City Centre	68 SE 6 St	Brickell	390	2016	43	28	\$924		\$819
8	Rise @ Brickell City Centre	88 SW 7 St	Brickell	390	2016	43	31	\$937		\$841
9	SLS Brickell	1300 S Miami Ave	Brickell	450	2016	54	29	\$1,022		\$918
	Average							\$1,154		\$984

Multifamily Rentals



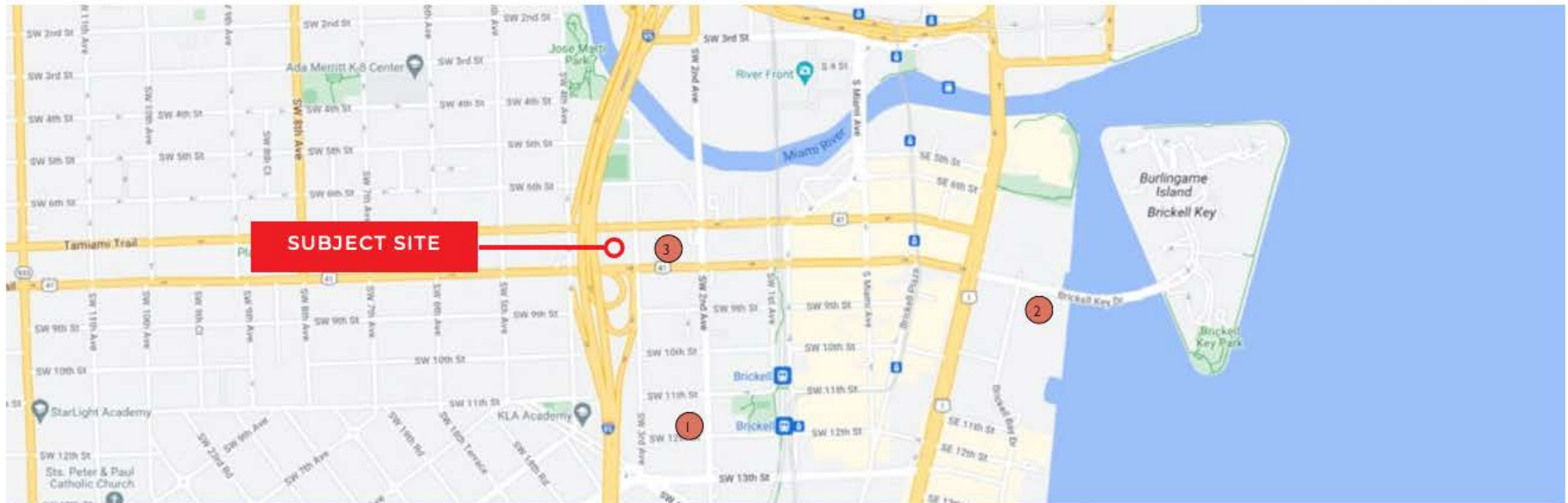
Property Name	Property Address	Units	Year Built	RSF	Avg SF	\$/Mo	\$/PSF
1 Grand Station	240 N Miami Ave	300	2021	441,170	698	\$2,606	\$3.73
2 Bezel Apartments	650 NE 2nd Ave	434	2021	425,666	849	\$3,891	\$4.58
3 ParkLine Miami	100 NW 6th St	816	2020	785,000	939	\$3,324	\$3.54
4 Maizon at Brickell	221 SW 12th St	262	2019	657,294	789	\$3,100	\$3.93
5 Muze at Met Panorama	340 SE 3rd St	391	2019	493,614	941	\$3,967	\$4.21
6 Tower Apartments Caoba	1100 Brickell Bay Dr	821	2018	1,150,000	1,381	\$4,526	\$3.28
7 Miami Worldcenter Alea	698 NE 1st Ave	442	2018	824,740	827	\$3,369	\$4.07
8 Miami	230 NE 4th St	464	2018	781,849	679	\$2,901	\$4.27
9 Solitair Brickell Apartments	86 SW 8th St	438	2018	727,757	821	\$3,764	\$4.58
10 Miro Brickell	255 SW 11th St	372	2017	615,867	901	\$3,130	\$3.47
11 Monarc at Met	201 SE 2nd Ave	462	2016	462,000	925	\$3,407	\$3.68
12 Brickell First	110 SW 12th St	130	2011	316,614	1,161	\$3,830	\$3.27
Average						\$3,485	\$3.88

Comparable Office Leases



	Name	Address	RBA	Year Built	Type	\$PSF
1	701 Brickell	701 Brickell Ave	685,215	1985	Gross	\$140.00
2	Brickell World Plaza	600 Brickell Ave	655,394	2011	Gross	\$110.00
3	Sabadell Financial Center	1111 Brickell Ave	529,468	2000	Gross	\$100.00
4	Brickell Arch	1395 Brickell Ave	268,000	2004	Gross	\$87.00
5	1450 Brickell	1450 Brickell Ave	1,162,113	2010	Gross	\$110.00
6	801 Brickell	801 Brickell Ave	415,150	1985	Gross	\$110.00
7	Four Seasons Hotel & Tower Office	1441 Brickell Ave	260,517	2003	Gross	\$95.00

Comparable Retail Leases



	Name	Address	RBA	Year Built	Type	\$PSF
1	Maizon at Brickell	221 SW 12th St	18,150	2019	NNN	\$55.00
2	Brickell Bay Retail/Office Storefront	801 Brickell Bay Dr	2,420	1968	NNN	\$50.00
3	Brickell CVS	201 SW 8th Street	40,216	1997	NNN	\$65.00

PIQUET
REALTY

