



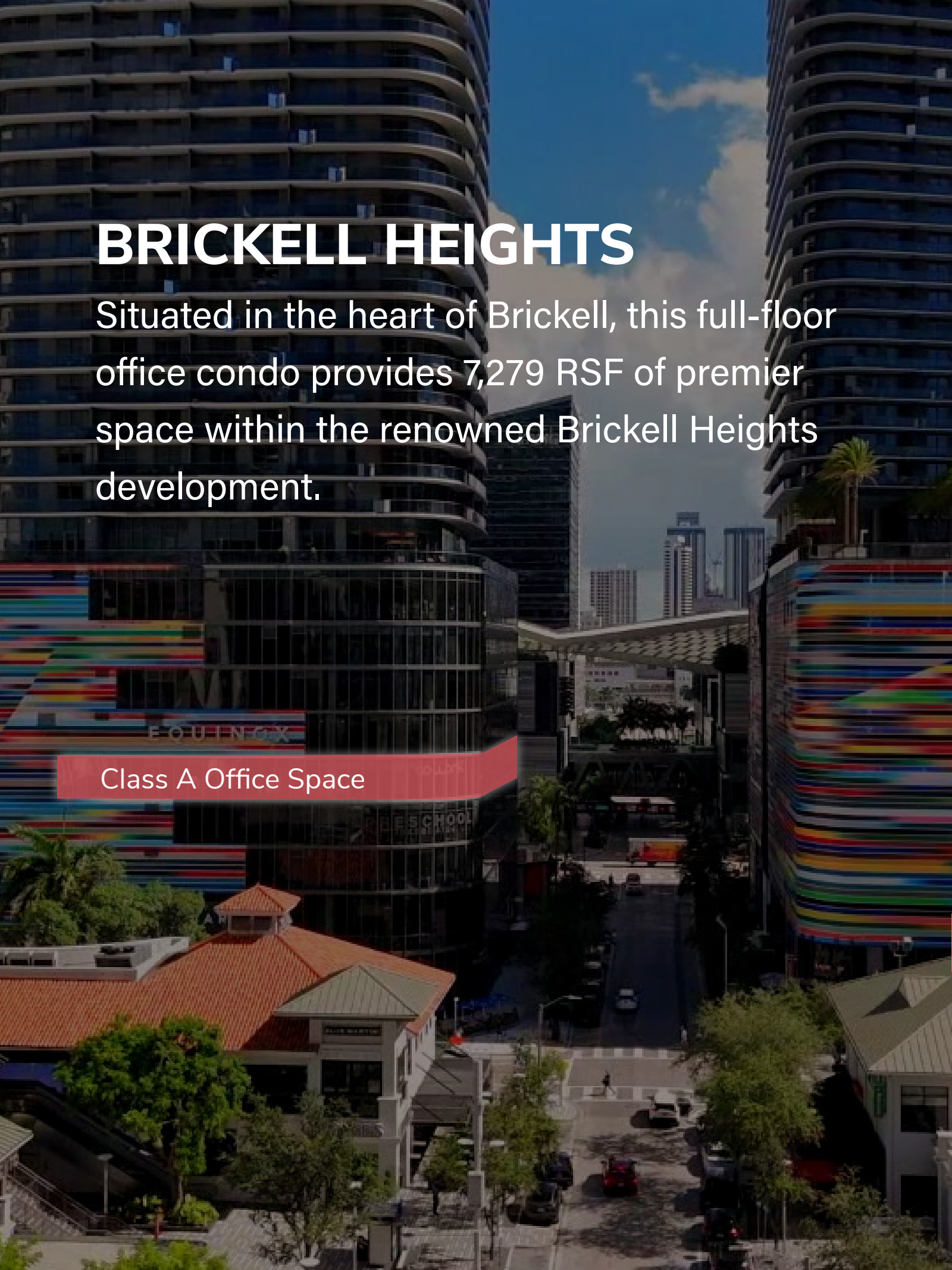
# BRICKELL HEIGHTS

## 7,279 RSF For Lease or Sale

25 SW 9th Street, Unit CU-7 | 4th Floor | Miami, FL 33131

Colliers





# BRICKELL HEIGHTS

Situated in the heart of Brickell, this full-floor office condo provides 7,279 RSF of premier space within the renowned Brickell Heights development.

Class A Office Space

## PROPERTY OVERVIEW

Perfect for users or investors looking for a boutique office in one of Miami’s most vibrant urban centers.

Property Name	Brickell Heights
Address	25 SW 9th Street, Unit CU-7, 4th Floor Miami, FL 33131
Available Space	7,279 RSF
Use	Office
Availability	Immediate
Parking	10 covered spaces
Offering	For Sale or Lease
Asking Price	\$6,500,000
Lease Rate	Contact us

### Prime Brickell Location

Experience the ultimate urban lifestyle—situated directly across from Mary Brickell Village and Brickell City Centre, with world-class shopping, dining, hotels, and entertainment just steps away.

### Modern Architecture & Design

Designed to impress. High-end finishes and efficient layouts make it ideal for a prestigious office or creative workspace.

### Onsite Conveniences & Amenities

Fitness centers, café spaces, and co-working environments. Brickell Heights blends productivity with comfort.

### Easy Access & Transportation

Connectivity is seamless, with direct access to major highways, Metrorail, and the Metromover just steps away. Brickell Heights delivers unmatched accessibility.

Onsite Fitness for a Balanced Lifestyle





# OPPORTUNITY OVERVIEW

This is a rare opportunity to **purchase a full-floor office condo at Brickell Heights** ideal for **owner-users, investors, or co-working operators** looking to establish a presence in one of Miami's most high-profile neighborhoods.



**Full-Floor**  
Ownership



**Income**  
in Place

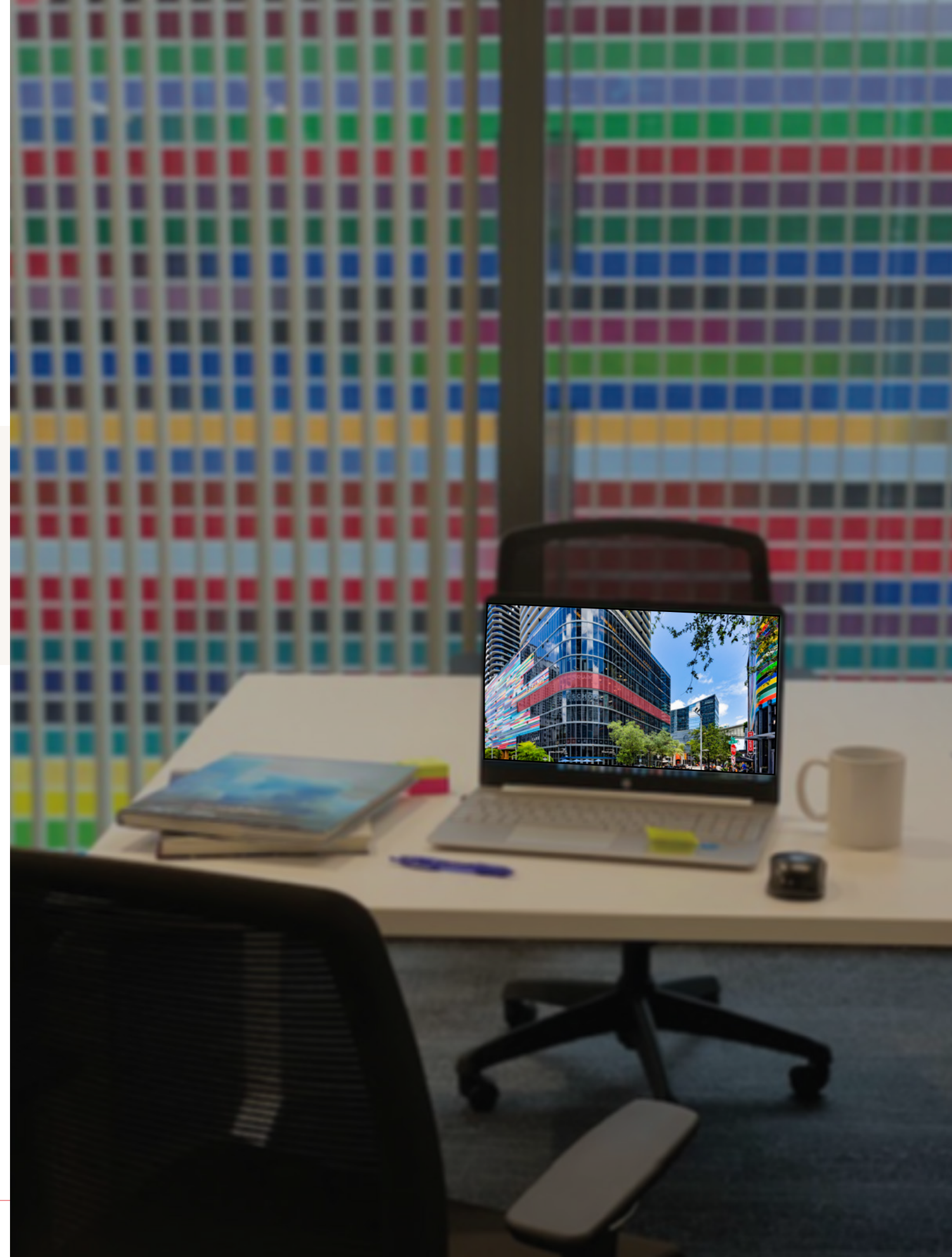


**Flagship**  
Potential

Currently, the space includes a **stable, income-generating tenant, offering immediate cash flow and flexibility for future occupancy or repositioning**. For owner-users, this presents an opportunity to control and customize a premium 4th-floor workspace in a Class A building, offering unmatched access to Brickell's vibrant amenities.

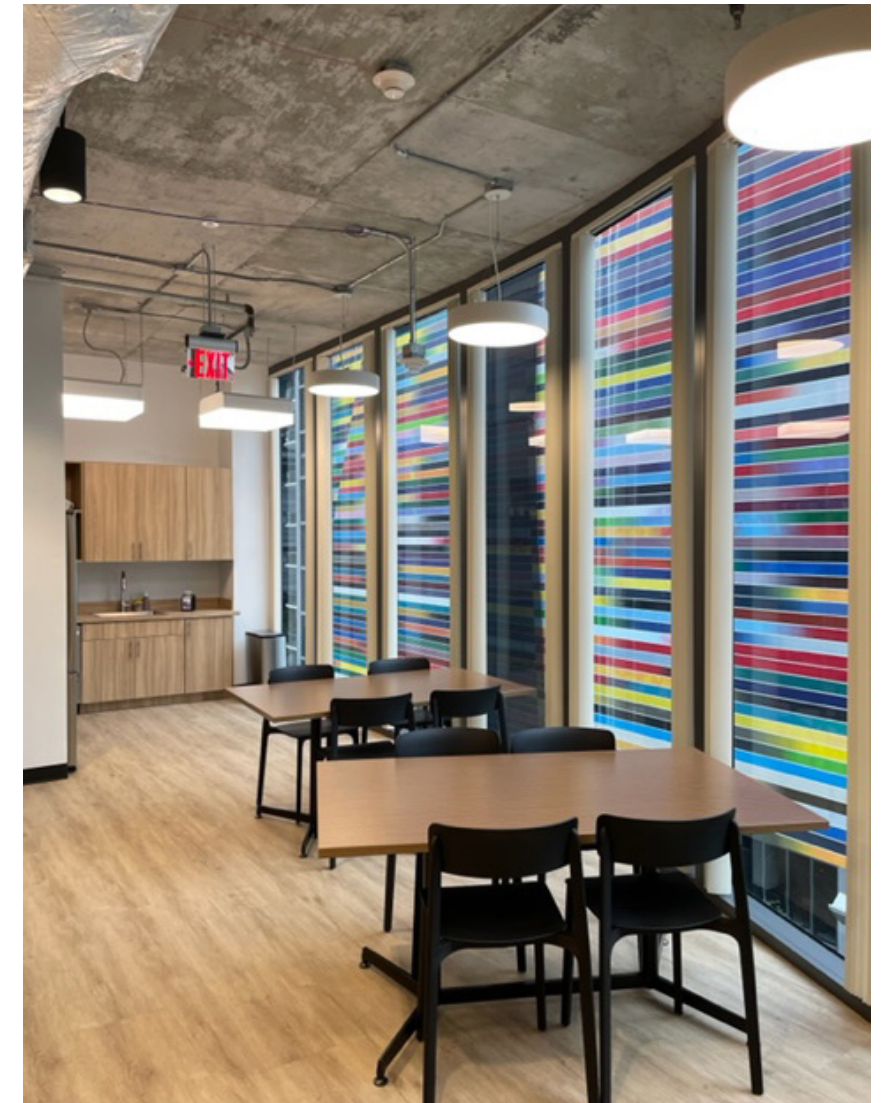
Alternatively, the layout and location make this an attractive flagship opportunity for a co-working brand or flexible office operator. With part of the space already functioning under a co-working model, operators can capitalize on the in-place infrastructure and tap into the high-demand Brickell market, serving professionals, startups, and enterprise clients seeking short-term or flexible office solutions.

**This offering combines long-term value, income stability, and strategic flexibility—all in a walkable, high-growth urban core.**





# INSIDE THE SPACE





# UNIQUE BLEND

of visibility, accessibility, and prestige.

Enjoy the convenience of being steps away from the vibrant energy of Brickell's retail and dining scene, while maintaining a professional environment above the street-level bustle.

With modern finishes, efficient layouts, and access to premium building amenities, this space is ideal for businesses seeking a high-profile presence in Miami's most dynamic neighborhood.

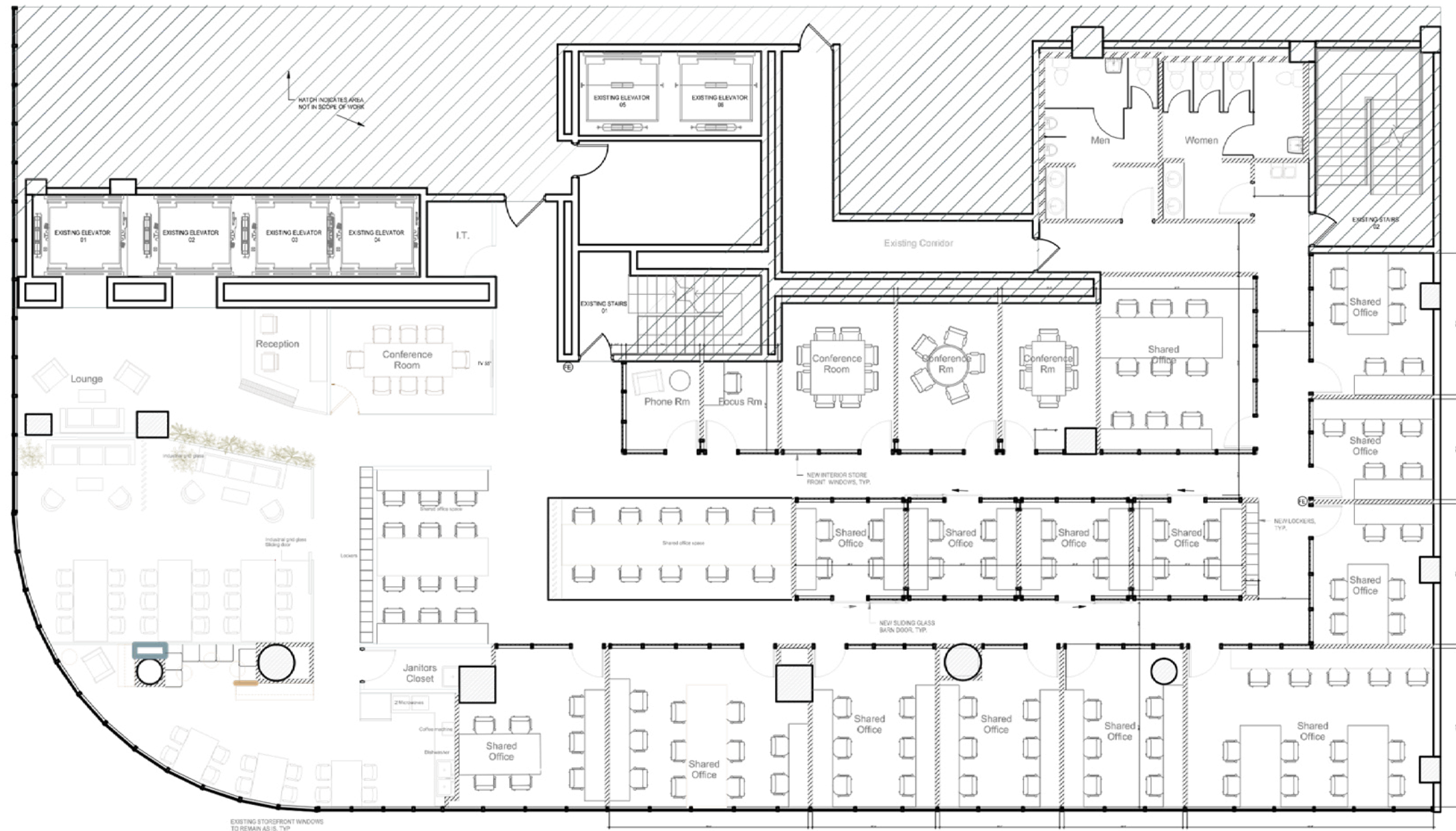
## 4<sup>th</sup> Floor Plan

7,279 RSF

 Prime Location

 Smart,  
Streamlined  
Workspace  
Design

 Modern &  
Efficient Design





# WHY MIAMI?

## FLORIDA MEANS BUSINESS — TAX-FREE LEASES

Florida has eliminated the state sales tax on commercial leases, creating a more business-friendly environment and delivering direct savings to tenants.

## ATTRACTIVE LIFESTYLE

Miami ranked as the third Most Fun Cities in America with its year-round perfect weather and abundance of attractions. The city has evolved from a tourist destination to one of the World's top ranked and fastest growing economies.

## TAX & TRADE INCENTIVES

With zero percent personal income tax and low to no corporate income tax, Miami is guaranteed to remain competitive. In addition, Miami's robust activity at PortMiami and its tax and trade incentives continue to attract businesses from around the globe.

## UNSURPASSED CONNECTIVITY

Miami has unsurpassed connectivity via Interstate-95, Florida's Turnpike, Miami International Airport, PortMiami, Metrorail, Metromover, and the Brightline high-speed passenger rail.

## GLOBAL BUSINESS CLIMATE

Long known as the Gateway to Latin America, Miami's geographic location in the epicenter of the Western Hemisphere has attracted companies throughout the U.S., Europe, Asia, Australia and Africa for regional or global headquarters. In 2023, Miami ranked the sixth Best Place for Foreign Business in America according to Financial Times.

## INNOVATIVE TECH ECOSYSTEM

Miami leads the South Florida Climate Resilience Tech Hub and has seen a noticeable increase in accelerator programing and startup investment funds. Additionally, Miami is the fifth Best City for Entrepreneurs, the eighth Best Tech Job City in the U.S., a Top 30 Global and Top 10 North American Fintech Startup Ecosystem.

## 2024 Economic Snapshot



**2.7M**

Total  
Population



**\$612K**

Average Home  
Value



**9.7%**

Population Growth  
since 2010



**36%**

Bachelor's Degree  
or Higher



**1.4M**

Labor  
Force



**3.1%**

Unemployment  
Rate



**\$105K**

Average Household  
Income

## Business Summary



**188K**

Businesses



**1.4M**

Employees

**#1**

Food city of  
the year

**#3**

Most fun city  
in America

**5**

Professional  
sports teams

**50+**

Museums, theatres  
& cultural centers

**800+**

Parks



# COMMERCIAL REAL ESTATE HAVEN

In the post Covid Florida boom, Miami's commercial real estate market continues to outpace the nation's performance. It has earned the following rankings in pwc's Emerging Trends in Real Estate 2024 report for recommended buy markets:



#2

U.S. Hotel



#3

U.S. Office



#5

U.S. Industrial



#10

U.S. Retail

## Business Benefits

- ✓ No Personal Income Tax
- ✓ Low Corporate Income Tax
- ✓ Economic Development Tax Incentives
- ✓ Multi-Billion Dollar Infrastructure Investments
- ✓ 1,000+ Multi-National Companies
- ✓ 100+ Languages Spoken & Countries Represented

**#1** U.S. City for Investment in 2024

**#1** GDP Growth in FL & #9 in the US

**#2** Busiest U.S. Airport for Int'l Passengers

**#3** Most Int'l Consulates, Trade Offices and Binational Chambers of Commerce in U.S.

**#6** Wealthiest City for Centi-Millionaires, #7 for Billionaires, & #9 for Millionaires





# WALKABLE. LIVABLE. UNBEATABLE!

Step outside Brickell Heights and immerse yourself in Miami's most walkable and energetic neighborhood. Just nearby, you'll find top-tier fitness options at Equinox and SoulCycle, luxury shopping at Brickell City Centre, and everyday essentials at Mary Brickell Village. Whether you're grabbing lunch at Sexy Fish or meeting clients over coffee, everything you need is within walking distance, making Brickell Heights the perfect spot for a lifestyle that combines business, wellness, and lively city living.







For information, please contact

**Ana Paula**

Vice President

+1 305 297 4684

[ana.paula@colliers.com](mailto:ana.paula@colliers.com)



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.