



777 || BRICKELL

Rediscover premier Brickell office space with all the brilliance of being in the heart of the city. Experience 777 Brickell Avenue, two-time winner of NAIOP's TOBY Building of the Year Award, featuring on-site management, robust amenities, 24-hour building security, state-of-the-art communications infrastructure, located on the corner of Brickell and Southeast 8th Street.



Visit us for more information:
777brickelloffice.com

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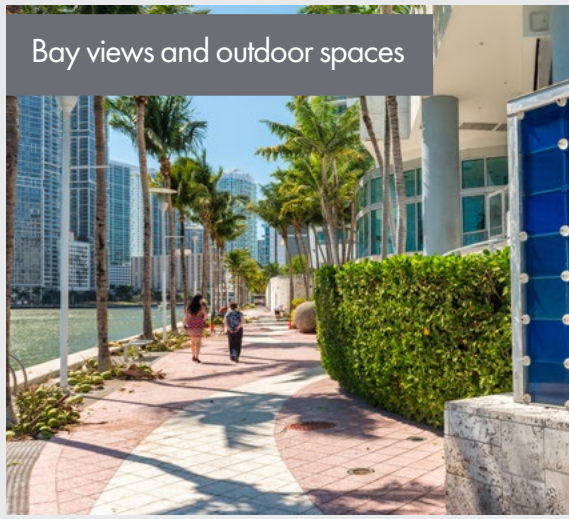


OUTSTANDING
AMENITIES

Walk to Brickell City Center



Bay views and outdoor spaces



Features

- Efficient floor plates with spectacular bay views
- Spectacular ingress/egress
- On-site café
- Energy Star Rating
- Truluck's Seafood Steak & Crab House on-site
- On-site Full Service Beauty Salon
- On-site Banking and ATM
- Covered parking accessible from Brickell Avenue - 2.0/1,000 RSF Parking ratio (300 covered spaces)
- On-site Management
- 24-hour security
- State-of-the-art communications infrastructure

Minutes to the Metro Mover and Brightline Stations



BUILDING HIGHLIGHTS



Unobstructed Water Views



Renovations Underway



On-site Café



Superior Accessibility



Walkability to over 50 restaurants, 15 hotels



On-site Property Management



BANKING & WEALTH

- Downtown Miami is the second largest banking center in the United States
- Banks from 18 countries operate in Miami
- Over 100 wealth management firms operate in Miami
- Miami is the first U.S. City to launch its own CryptoCurrency

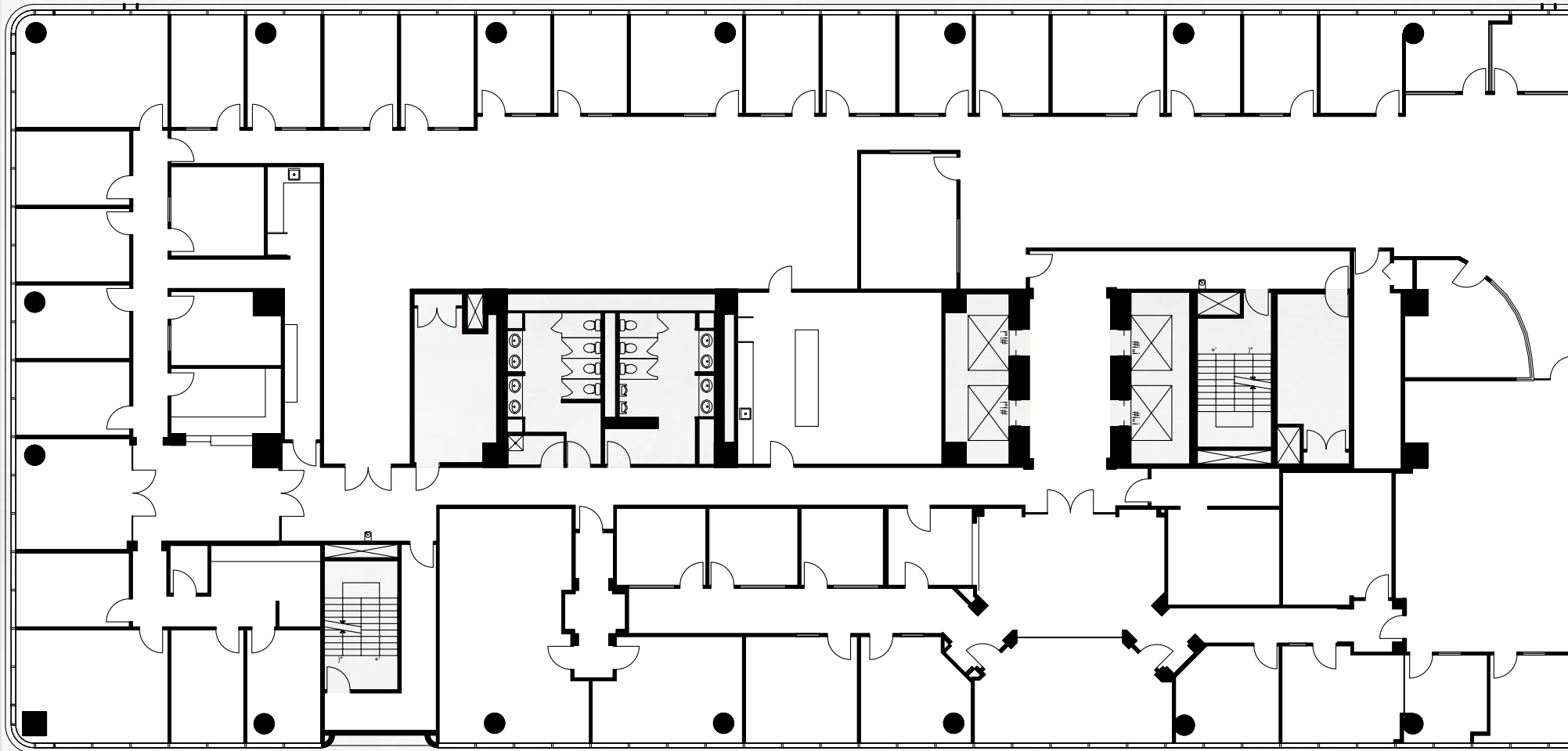
WORKFORCE & TALENT

- Miami gained the second-highest number of private sector jobs over the year in December 2022, an increase of 62,900 jobs
- Ranked #2 Emerging Tech Hub by Forbes
- Home to 2 of the top 25 largest universities in the nation
- 30 colleges, universities, and technical schools

TOURISM & INFRASTRUCTURE

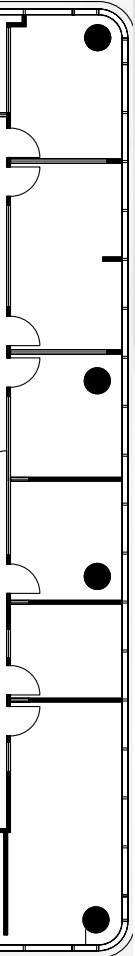
- Miami International Airport hosted over 42 million passengers by October 2022, putting it on pace to surpass the annual record of 45.9 million passengers in 2019 making 2022 its busiest year ever.
- Hotel occupancy in Miami was approximately 72% in 2022
- 24.2 Million overnight visitors recorded in 2021, with total spending at \$19.2 billion
- Miami has the highest concentration of boutique and lifestyle hotels in the United States
- Port of Miami is the world's leading cruise port, recognized as the "Cruise Capital of the World"
- Miami boasts 22 miles of world class beaches

10TH FLOOR - 21,134 RSF



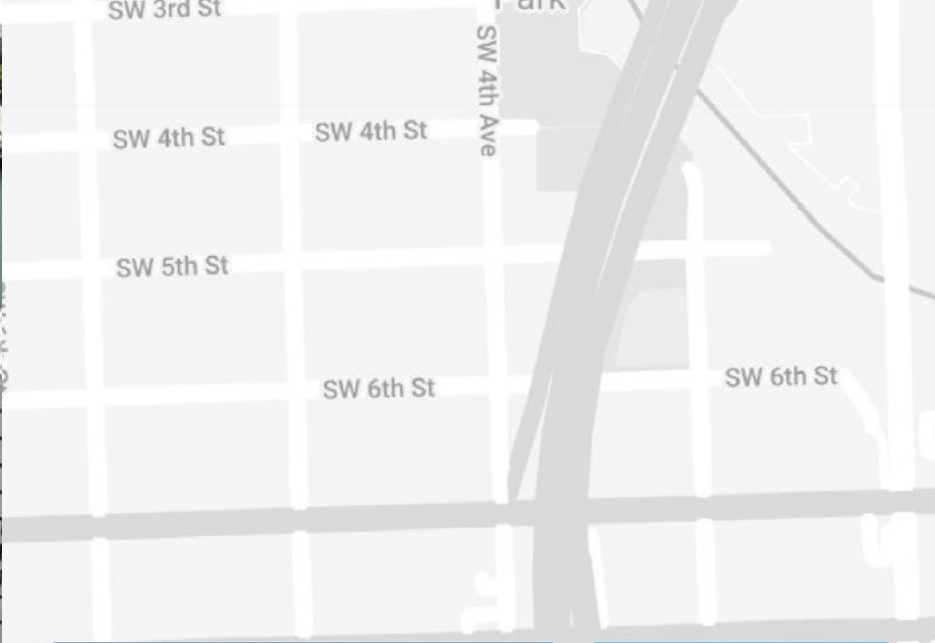
Scan QR code or click map to view 3d virtual tour of this plan.

WATER VIEWS





UNPARALLED ACCESS
& WALKABILITY



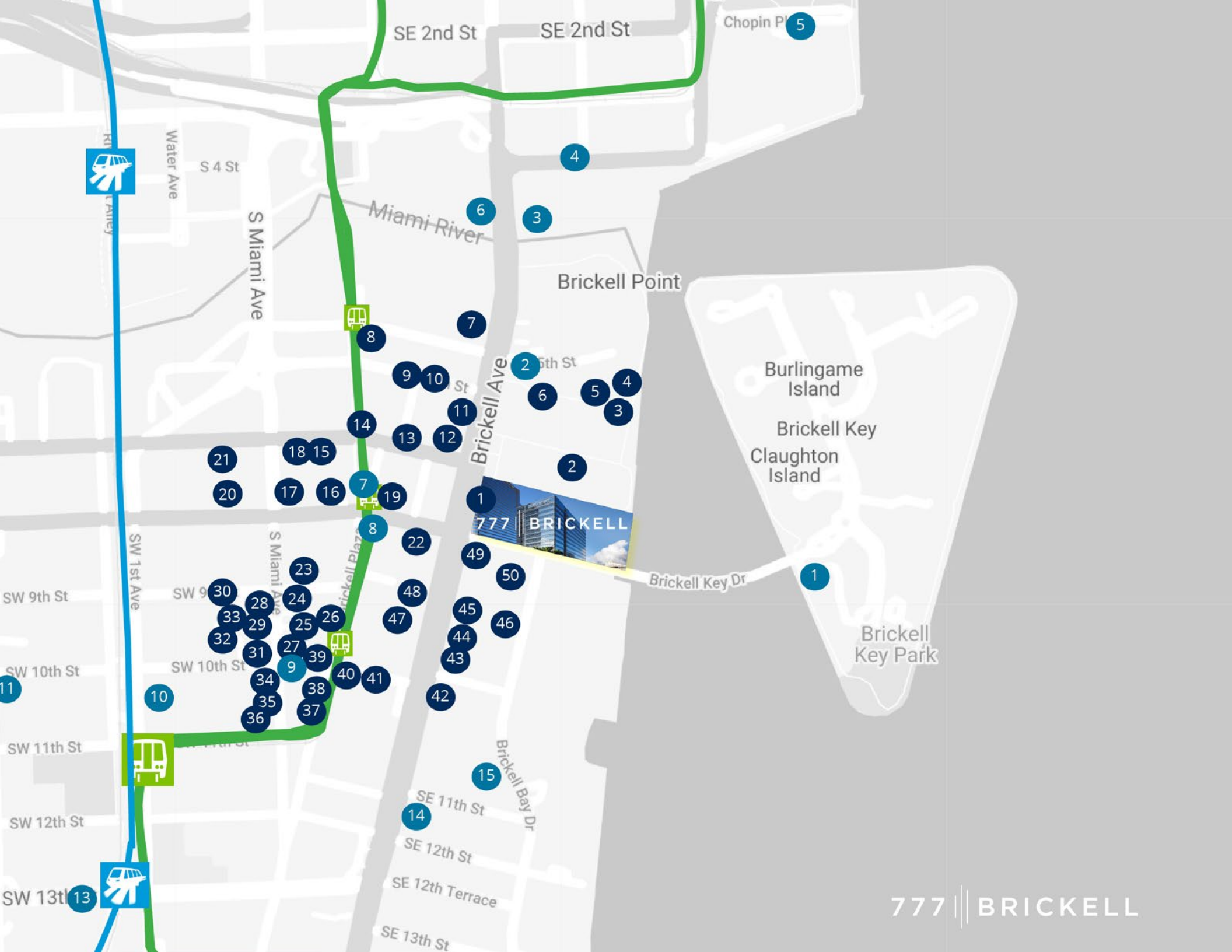
777 Brickell is centrally located with 50+ dining opportunities and 15 top notch hotels for local accomodations.

- RESTAURANTS**
- | | |
|------------------------|-------------------------|
| 1. Truluck's | 26. Shake Shack |
| 2. Threefold Café | 27. Balans |
| 3. Cipriani | 28. Moxie's |
| 4. Cantina La Veinte | 29. Toscana Divino |
| 5. Addikt | 30. Raw Juice |
| 6. Panther Coffee | 31. North Italia |
| 7. Capital Grille | 32. Burger & Beer Joing |
| 8. Friend's | 33. Happea's |
| 9. Pizza Rustica | 34. Mister 01 |
| 10. Hibachi Grill | 35. Dolores |
| 11. Hutong | 36. Social Cantina |
| 12. Flemmings | 37. Akashi |
| 13. B Bistro | 38. Latin Cafe |
| 14. River Oyster bar | 39. Perricone's |
| 15. Dr. Smood | 40. DC Pie |
| 16. Tacology | 41. Crema |
| 17. Pubbelly Sushi | 42. Nusr-et |
| 18. Luke's Lobster | 43. Sushi Siam |
| 19. Quinto La Huella | 44. GreenLife Café |
| 20. Casa Tua Food Hall | 45. Pasion Del Cielo |
| 21. Luna Park | 46. Palmas Café |
| 22. Gaults Café | 47. Atelier Café |
| 23. Chipotle | 48. Amour de Miami |
| 24. PF Chang's | 49. Bolay |
| 25. Starbucks | 50. Komodo |

- HOTELS**
- | |
|------------------------|
| 1. Mandarin Oriental |
| 2. W Hotel |
| 3. Epic Hotel |
| 4. JW Marriott Marquis |
| 5. Intercontinental |
| 6. Hyatt |
| 7. East Hotel |
| 8. SLS Lux |
| 9. Citizen M |
| 10. Hampton Inn |
| 11. Aloft |
| 12. Brickell Luxe |
| 13. SLS |
| 14. JW Marriott |
| 15. Hyatt Centric |

SW 2nd Ave

SW 7th St





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