



BRICKELL

MIAMI, FL

BROUGHT TO YOU BY



SOM



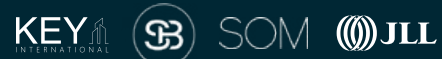


BRICKELL

THE NEXT ERA OF MODERN OFFICE

RENDERINGS AND PLANS CONTAINED HEREIN ARE SUBJECT TO CHANGE.

SIGNAGE LEASING THRESHOLDS: PARKING FAÇADE- 250,000 RSF;
BUILDING TOP- 350,000 RSF; BOTH- 700,000 RSF



PARTNER OVERVIEW



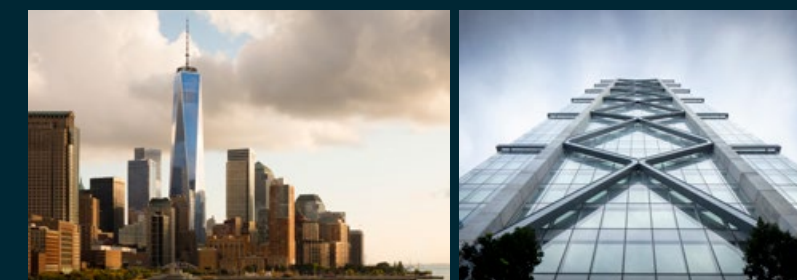
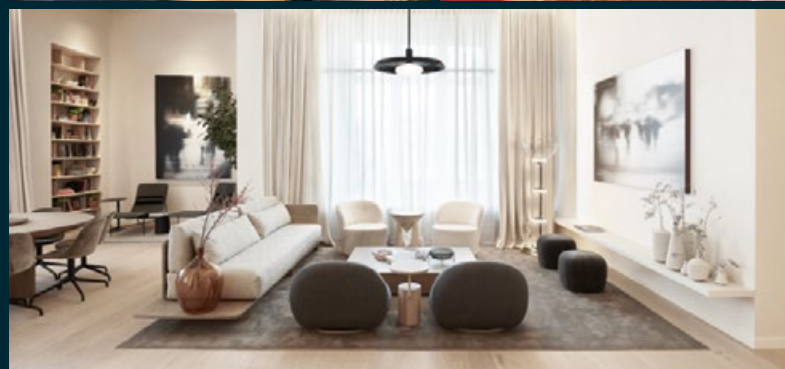
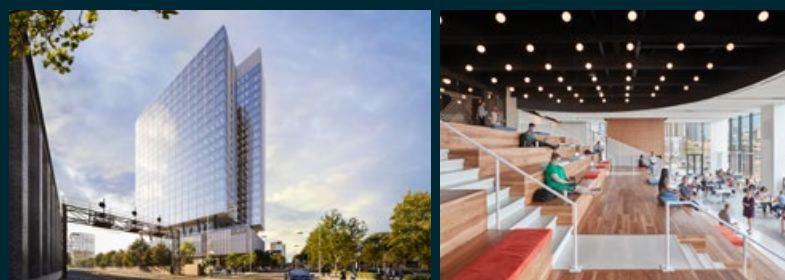
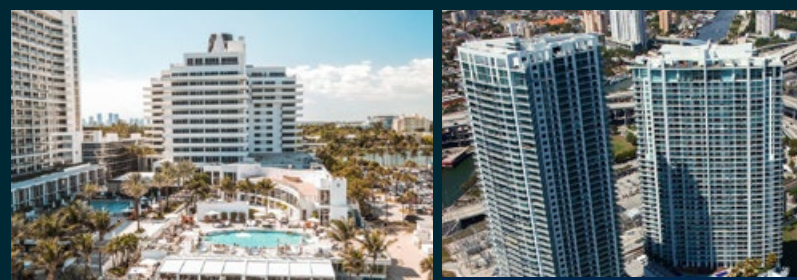
LUXURY RESIDENTIAL + HIGH TOUCH HOSPITALITY

Sterling Bay

WORLD CLASS OFFICE HQS + RETAIL PLACEMAKING



DESIGN + ENGINEERING



KEY INTERNATIONAL & STERLING BAY

WE ARE NIMBLE

Utilizing a unique, vertically integrated company structure including:

COMPANY VERTICALS

ARCHITECTURE

DESIGN

CONSTRUCTION

HOSPITALITY

PROPERTY MANAGEMENT

LEASING

ASSET MANAGEMENT

LEGAL

GLOBAL FOOTPRINT



KEY INTERNATIONAL BY THE NUMBERS

Key International is a full-service investment & development firm with a portfolio that spans multiple real estate classes including condominium, hospitality, multifamily, and office.

30+
years of real estate
experience

6,000
Residential units
currently owned

\$8B
in Deal Involvement

\$2B
current assets
under management
in Hotel Portfolio

10M+
sq ft currently
owned/managed

3,000
Hotel Keys



EDEN ROC // MIAMI BEACH



SE 4TH STREET // BOCA RATON



1010 BRICKELL // MIAMI

STERLING BAY BY THE NUMBERS

Founded in 1986, Sterling Bay excels at building the most innovative, tenant-centric, and exciting real estate nationwide.

35

years of real estate experience

68

properties currently owned

\$10.9B

investment activity over past 10 years

\$4.3B

current assets under management

19.3M

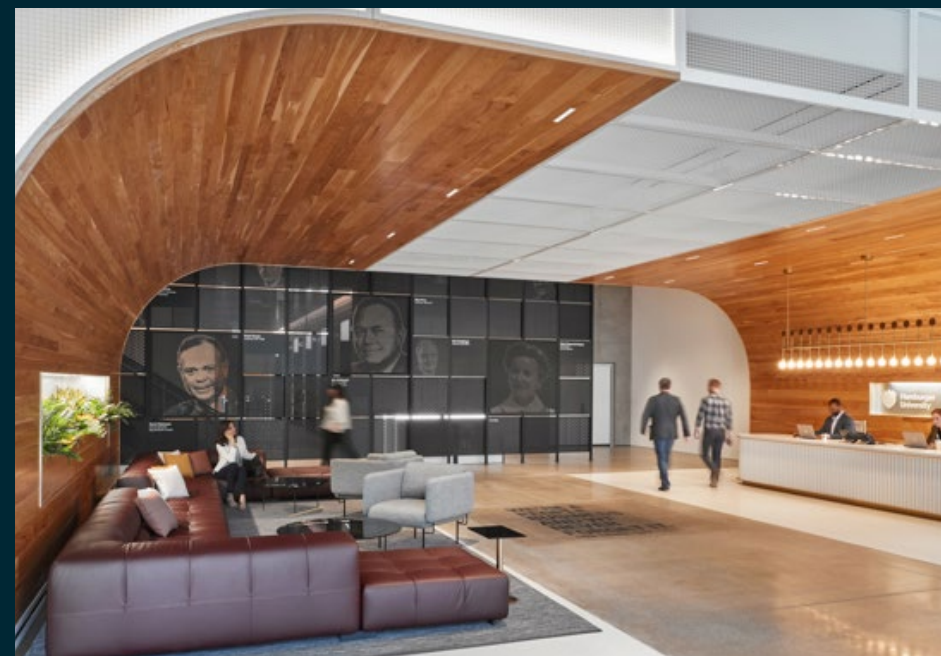
sq ft currently owned/managed

#1

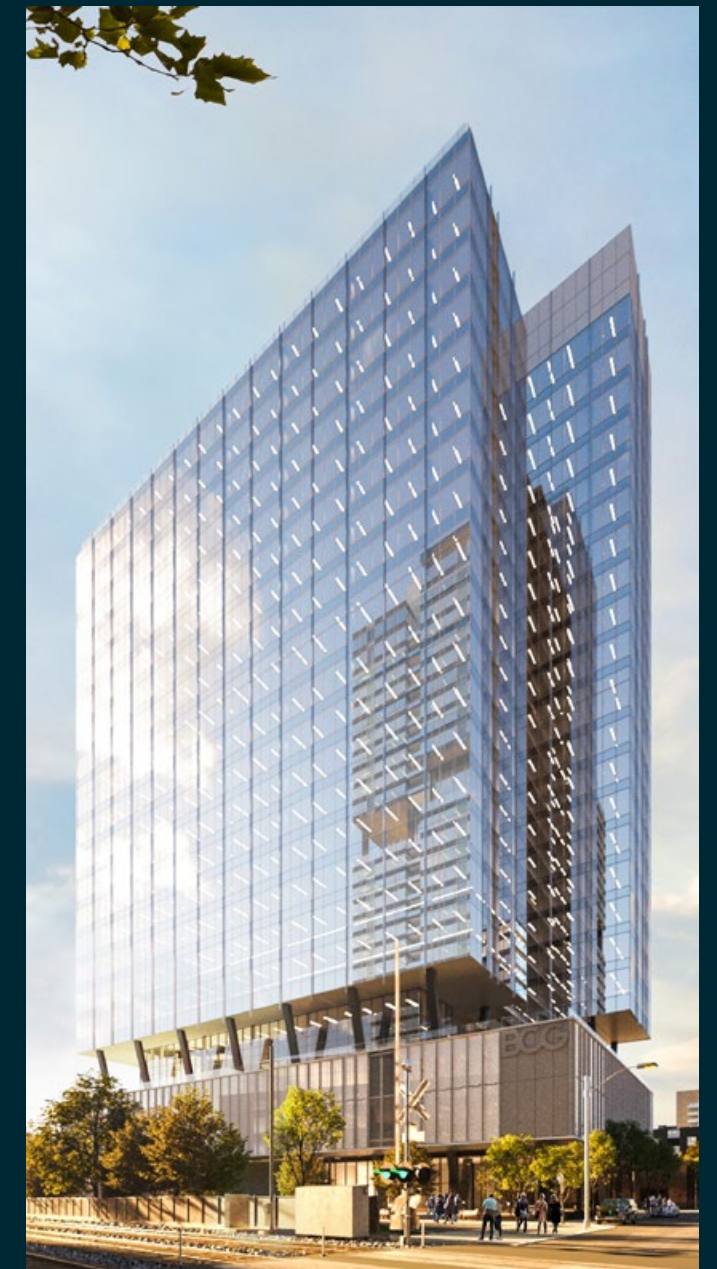
Property Management Team ranked by JPMorgan (2018-2022)



545WYN // SONY // MIAMI



110 N CARPENTER // MCDONALD'S GLOBAL HQ // CHICAGO



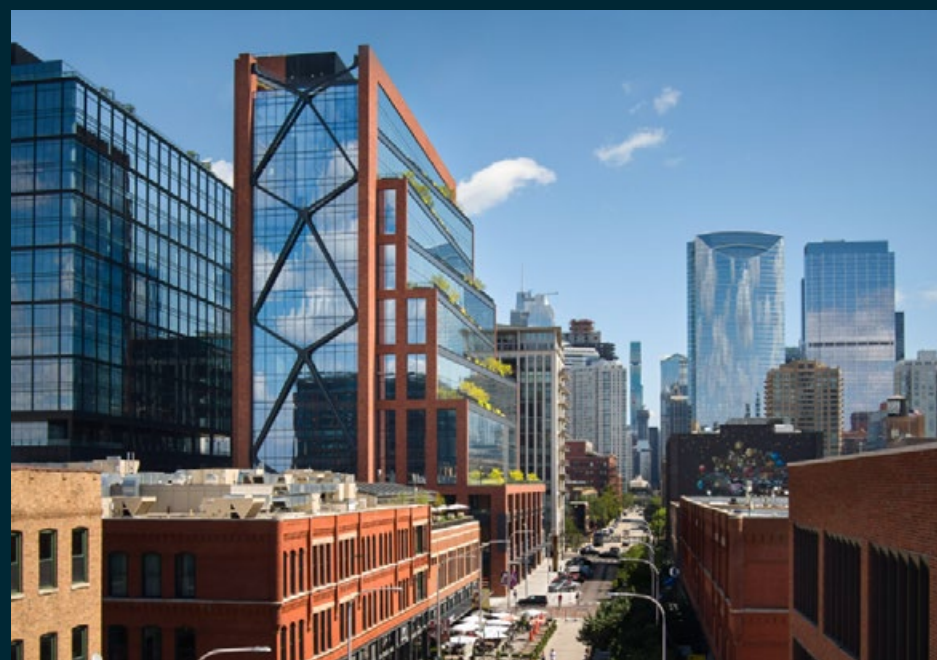
360 N GREEN // BOSTON CONSULTING GROUP & GREENBERG TRAURIG // CHICAGO

SOM OVERVIEW

Founded in 1936, Skidmore, Owings, and Merrill (SOM) has been designing the future. SOM has been responsible for some of the most significant architectural and engineering achievements in modern history. SOM designs solutions that address future considerations, new technologies, and emerging factors—building the foundation for organizations and people to thrive. SOM's recent projects include some of the most iconic and innovative buildings in the world such as One World Trade Center, 800 Fulton Market, and Burj Khalifa.



BURJ KHALIFA // DUBAI



800 FULTON MARKET // CHICAGO



ONE WORLD TRADE // NEW YORK

KEY INTERNATIONAL AND STERLING BAY DEVELOP STRATEGIC AND VALUED RELATIONSHIPS

\$20B

Sterling Bay assets
under management and
development pipeline

\$2.2B

Key International existing
AUM and another \$2.5B
development pipeline



BRICKELL: A FINANCIAL AND COMMERCIAL HUB

BY THE NUMBERS

#1

ranked county in the United States for net international migration in 2022 (U.S. Census Bureau)

2.2%

unemployment rate in Miami-Dade County compared to a 3.6% national unemployment rate (United States Federal Reserve)

47K

residential population (U.S. Census Bureau)

1 million SF

of Miami-Dade office absorption in 2022

FINANCE



LEGAL



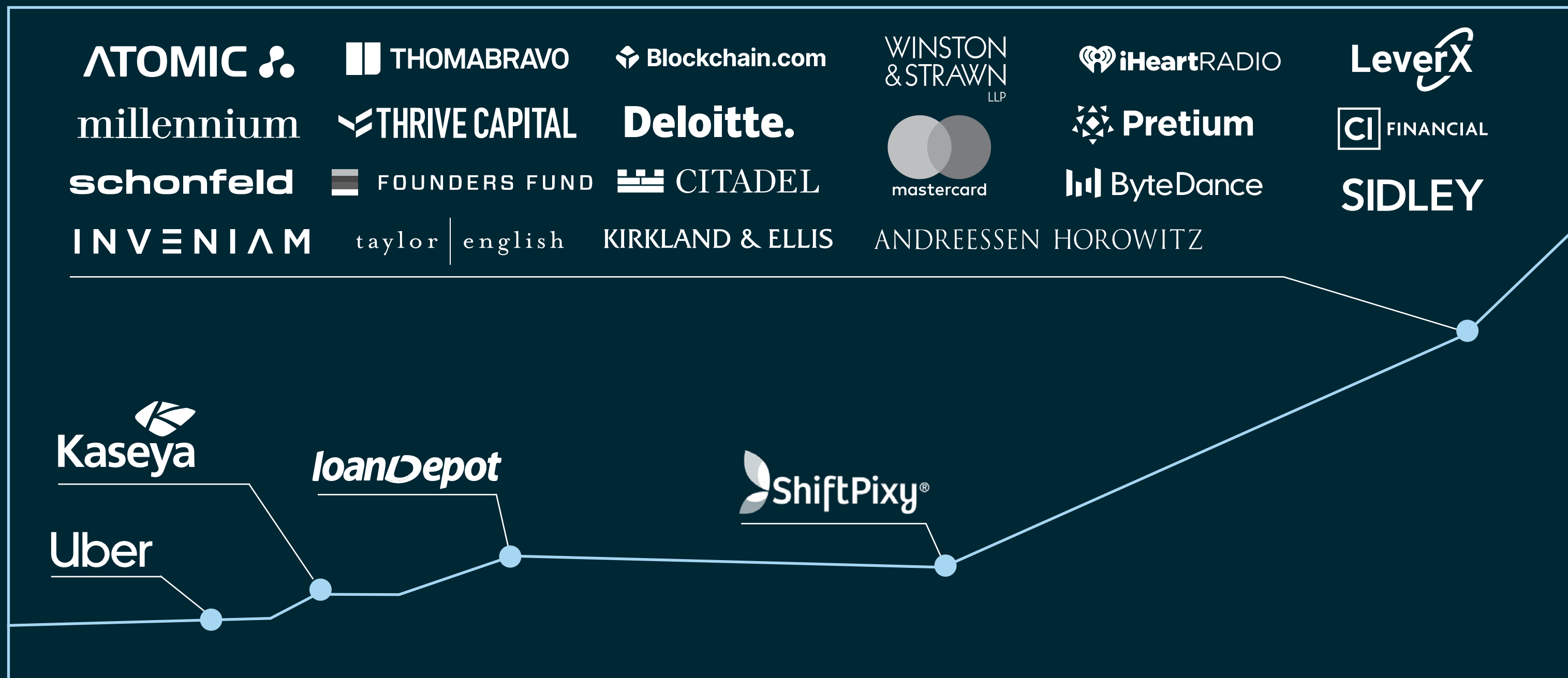
CONSULTING



TECHNOLOGY



NEW TO MARKET GREATER MIAMI



IN THE HEART OF BRICKELL

With an array of world-class dining and shopping steps away, 848 Brickell sits at the heart of one of the most active neighborhoods in Miami, with a daytime population of over 180,000 employees that's growing every day.

99/100

walk score
(walkscore.com)

Hotels

- 1. Hyatt Regency
- 2. JW Marriott Marquis
- 3. Kimpton EPIC
- 4. InterContinental Miami
- 5. W Hotel
- 6. EAST Hotel
- 7. JW Marriott
- 8. Hotel AKA Brickell
- 9. Four Seasons
- 10. Mandarin Oriental

Dining

- 11. Zuma
- 12. Novikov Miami
- 13. Il Gabbiano
- 14. Casa Tua Cucina
- 15. River Oyster Bar
- 16. Hutong Miami

Restaurants

- 17. Fleming's
- 18. Truluck's
- 19. Komodo
- 20. Quinto La Huella
- 21. Stanzone 87
- 22. Moxie's
- 23. Kaori
- 24. Delilah
- 25. North Italia
- 26. Coyo Taco
- 27. Mister O1
- 28. Sexy Fish
- 29. DOM's
- 30. Starbucks
- 31. Dirty French
- 32. Osaka Miami
- 33. La Petite Maison

Parks

- 34. Brickell Park
- 35. Brickell Key Park
- 36. The Underline
- 37. Southside Park
- 38. Allen Morris Park

Transit

- 39. 8th Street Metromover Station
- 40. 10th St. Promenade Metromover Station
- 41. Financial District Metromover Station
- 42. Brickell Metrorail Station

Retail

- 43. Brickell City Centre
- 44. Mary Brickell Village



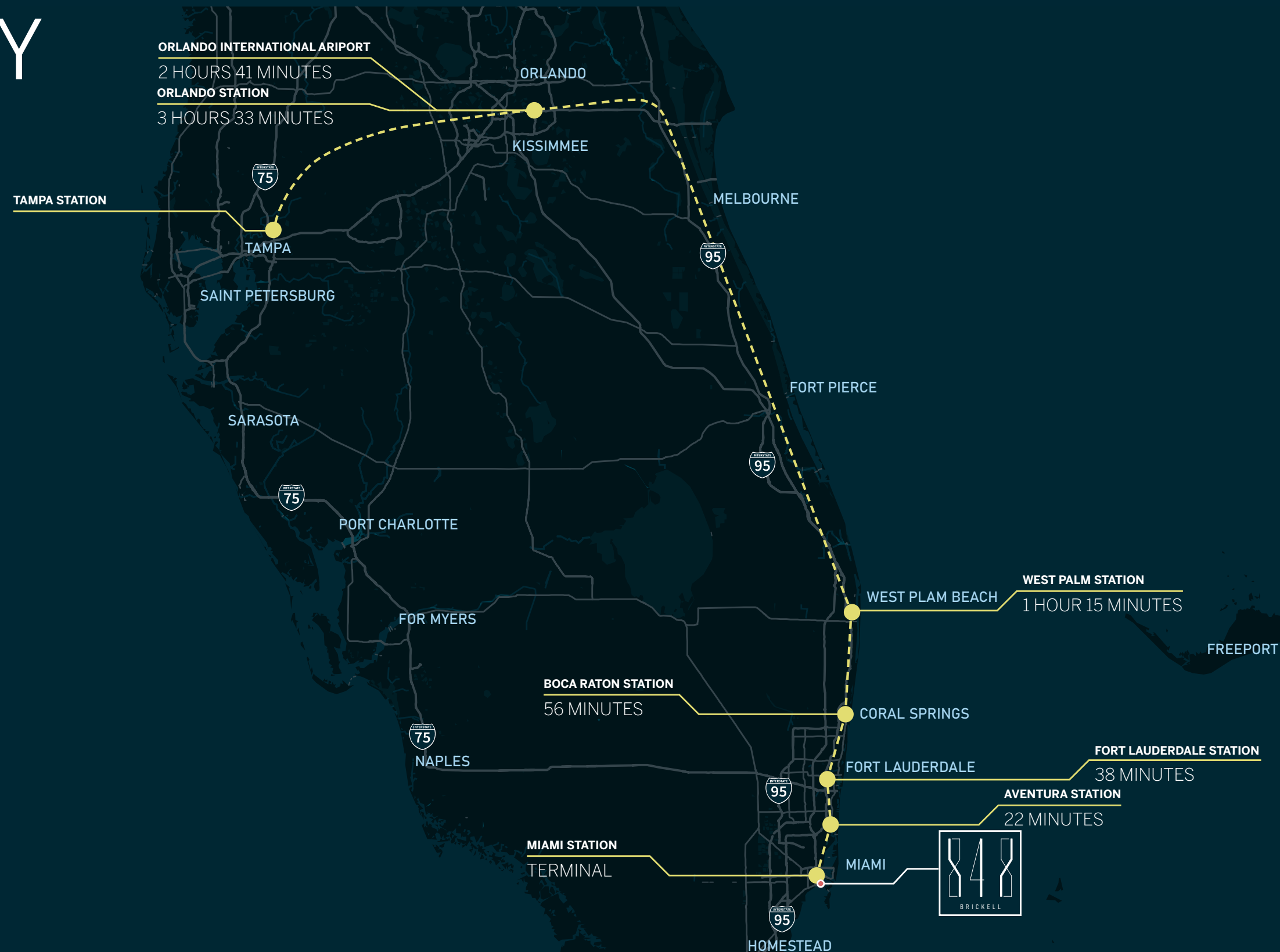
MASS TRANSIT CONNECTIVITY

Brickell is well connected to the greater South Florida neighborhoods along with transit options connecting up to Central Florida.

KEY

Brightline Stations

Brightline Tracks



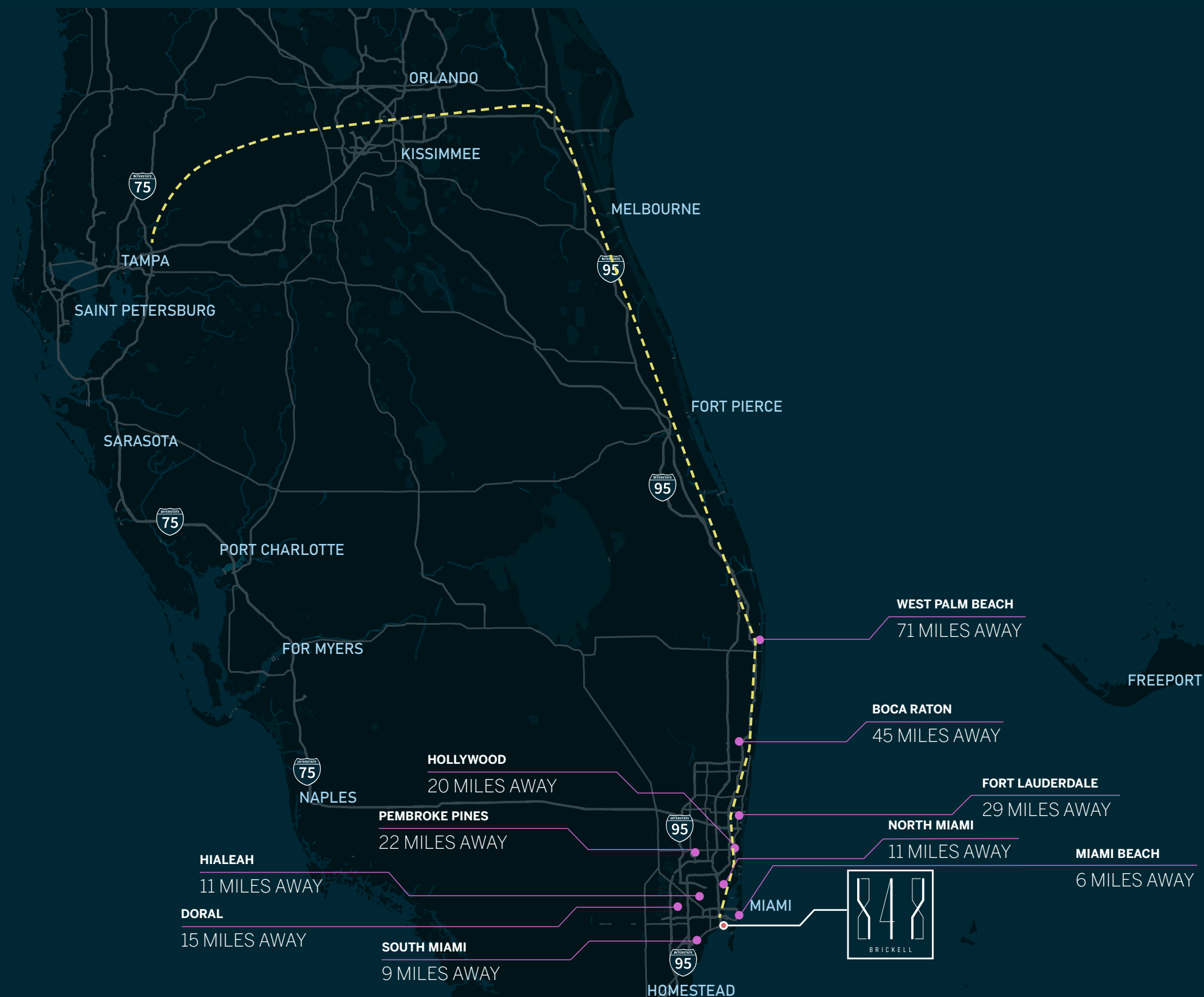
MASS TRANSIT CONNECTIVITY

Brickell is well connected to the greater South Florida neighborhoods along with transit options connecting up to Central Florida.

KEY

Travel Distances

— Brightline Tracks



CONVENIENT ROAD ACCESS

Located on Brickell Avenue, the site has easy access to and from Miami International Airport, downtown, and the surrounding communities.

±20 minutes
to Miami Int'l Airport


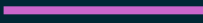
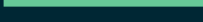
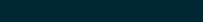
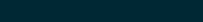
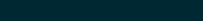
±45 minutes
to Fort Lauderdale Int'l Airport

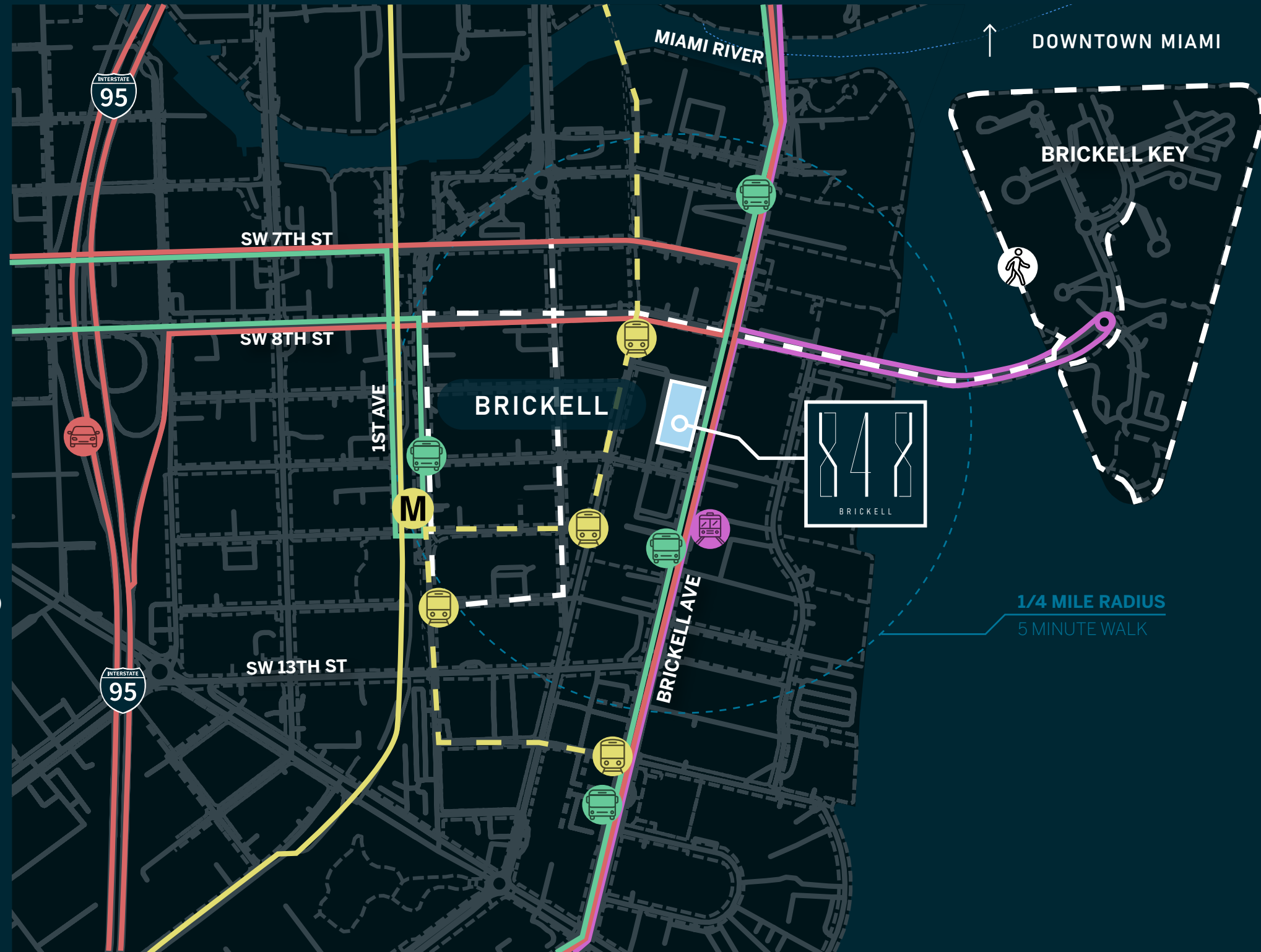
±90 minutes
to West Palm Int'l Airport



A WELL-CONNECTED ACCESSIBLE SITE

ACCESSIBILITY

-  Major roadways
-  Miami Free Trolley
-  MDT Bus
-  Metromover station
-  Metrorail station (Connects to Brightline Station)
-  Major pedestrian area



BUILDING FEATURES

750,000 SF

modern office

51

building floors

19,090 - 28,650 SF

office floors

14' (standard office floor)

ceiling height (slab to slab)

54,000 SF

indoor and outdoor amenity space

1,060

parking spaces over 10 parking floors

37,100 SF

total tenant terrace space

7,700 RSF

ground-floor restaurant space

Floor 48
Private Tenant Rooftop

Floors 37-47
19,900 RSF/floor
235,000 RSF

Panoramic Terraces

Floors 23-36
19,090 RSF/floor
268,000 RSF

Floors 13-21
28,650 RSF/floor
259,000 RSF

Floor 11
Tenant Amenity Garden Terrace

Tenant Signage Opportunity

Penthouse

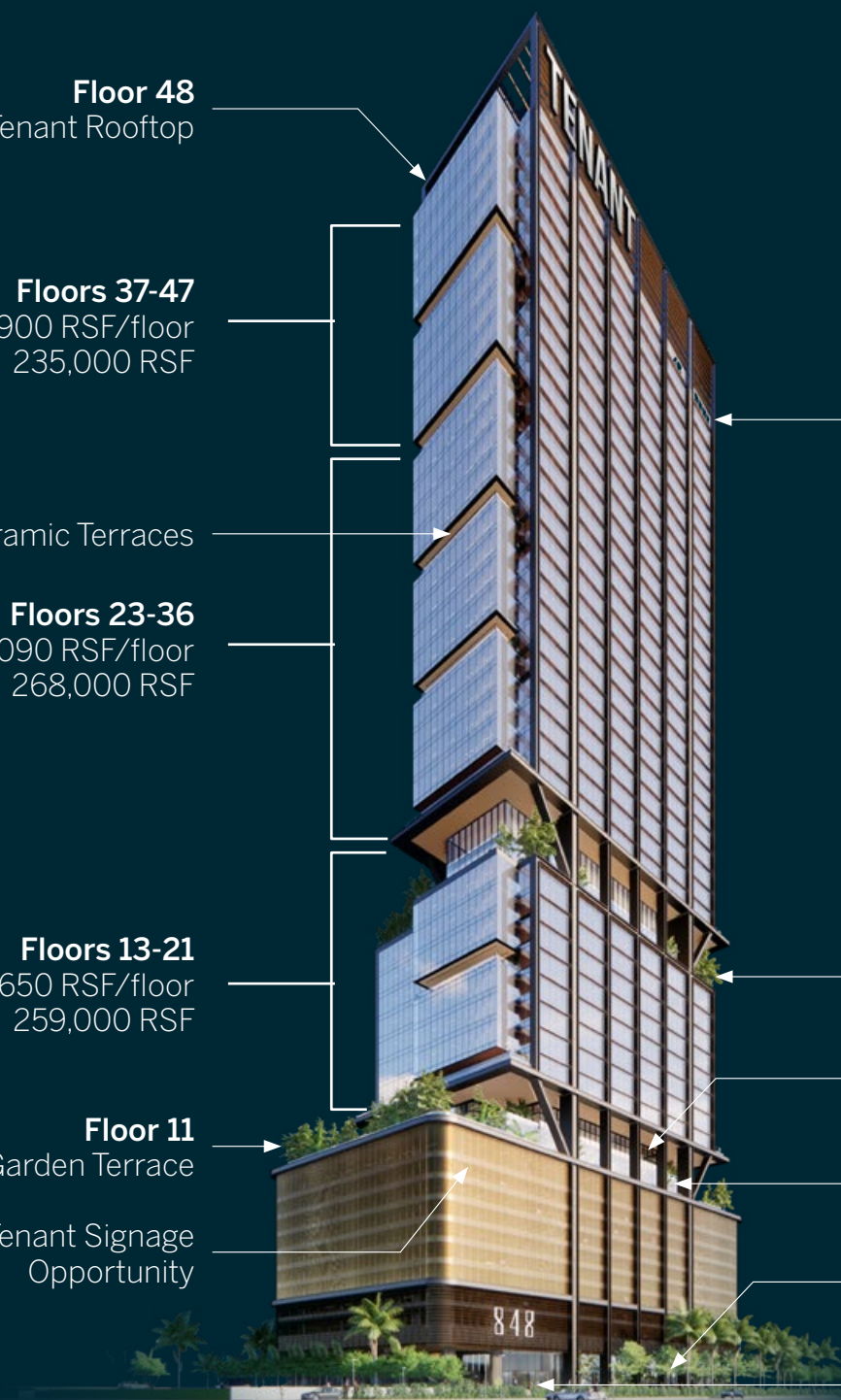
Tenant Garden Terrace

Floor 12
Conferencing and Meetings

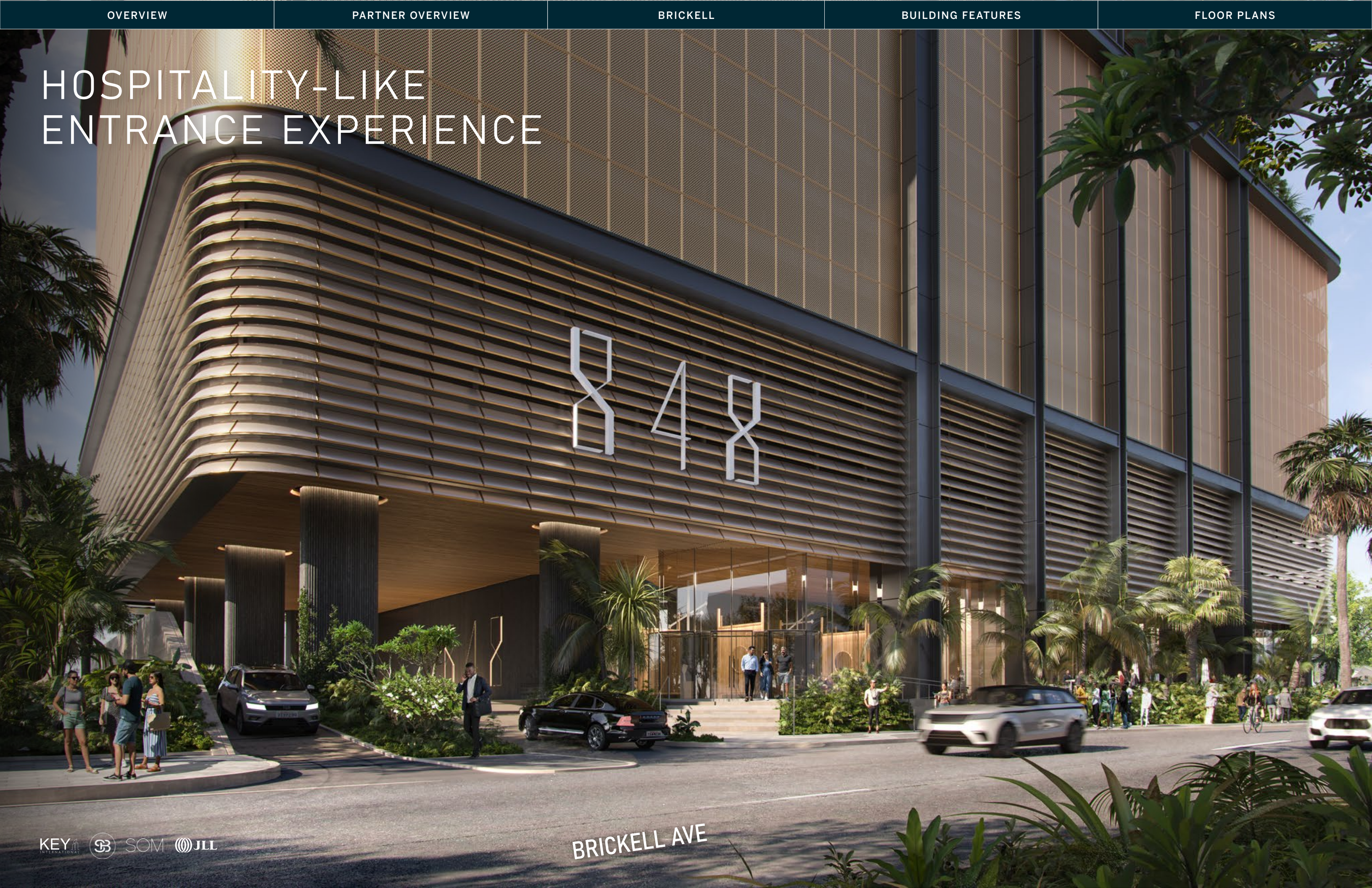
State-of-the-Art
Fitness Center

Sit-down
Restaurant Experience

Arrival Experience



HOSPITALITY-LIKE ENTRANCE EXPERIENCE



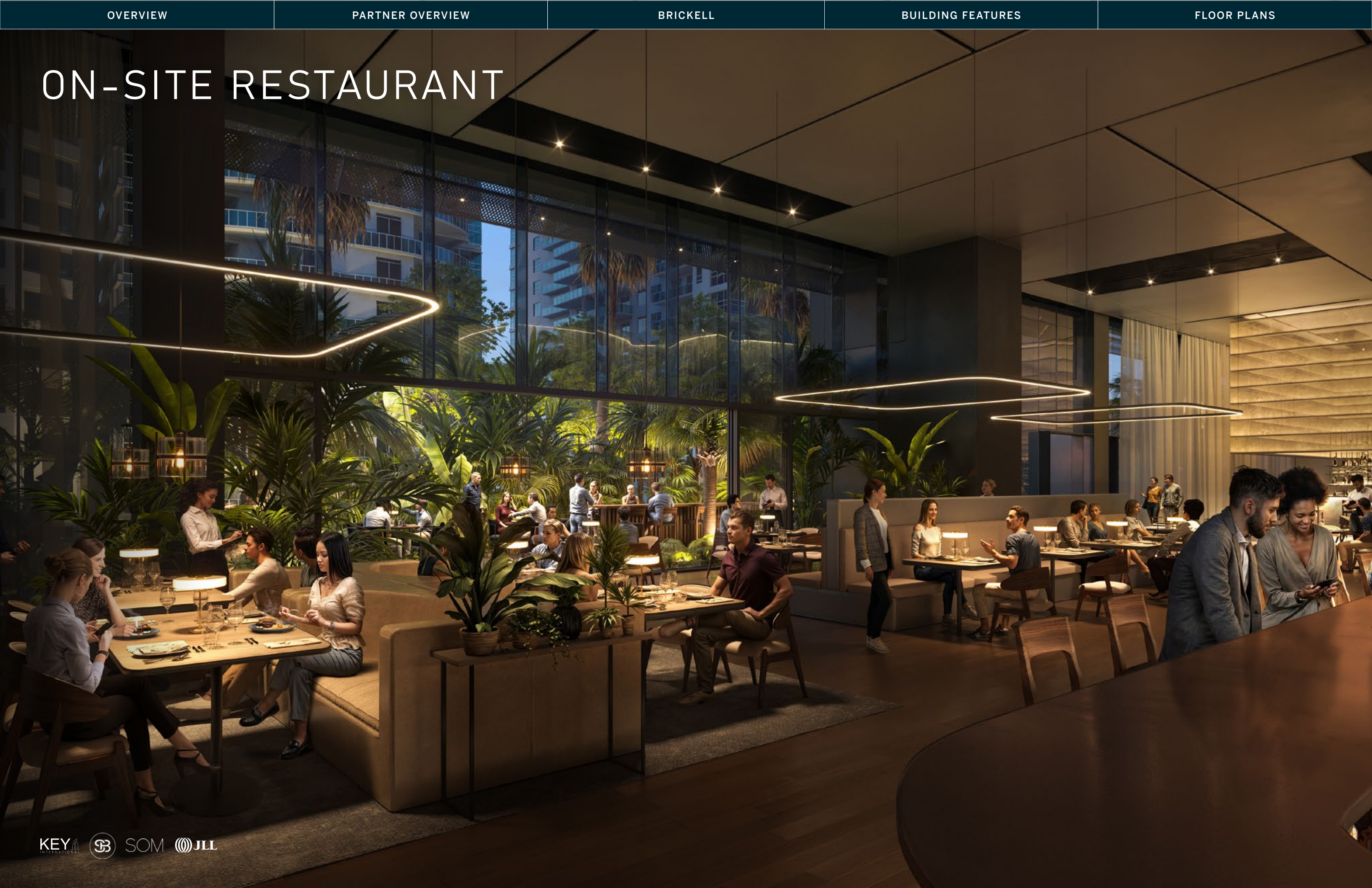
HIGHLY MODERN LOBBY



HIGHLY MODERN LOBBY + EXCLUSIVE CONCIERGE SERVICE



ON-SITE RESTAURANT



INDOOR/OUTDOOR DINING



BEST-IN-CLASS

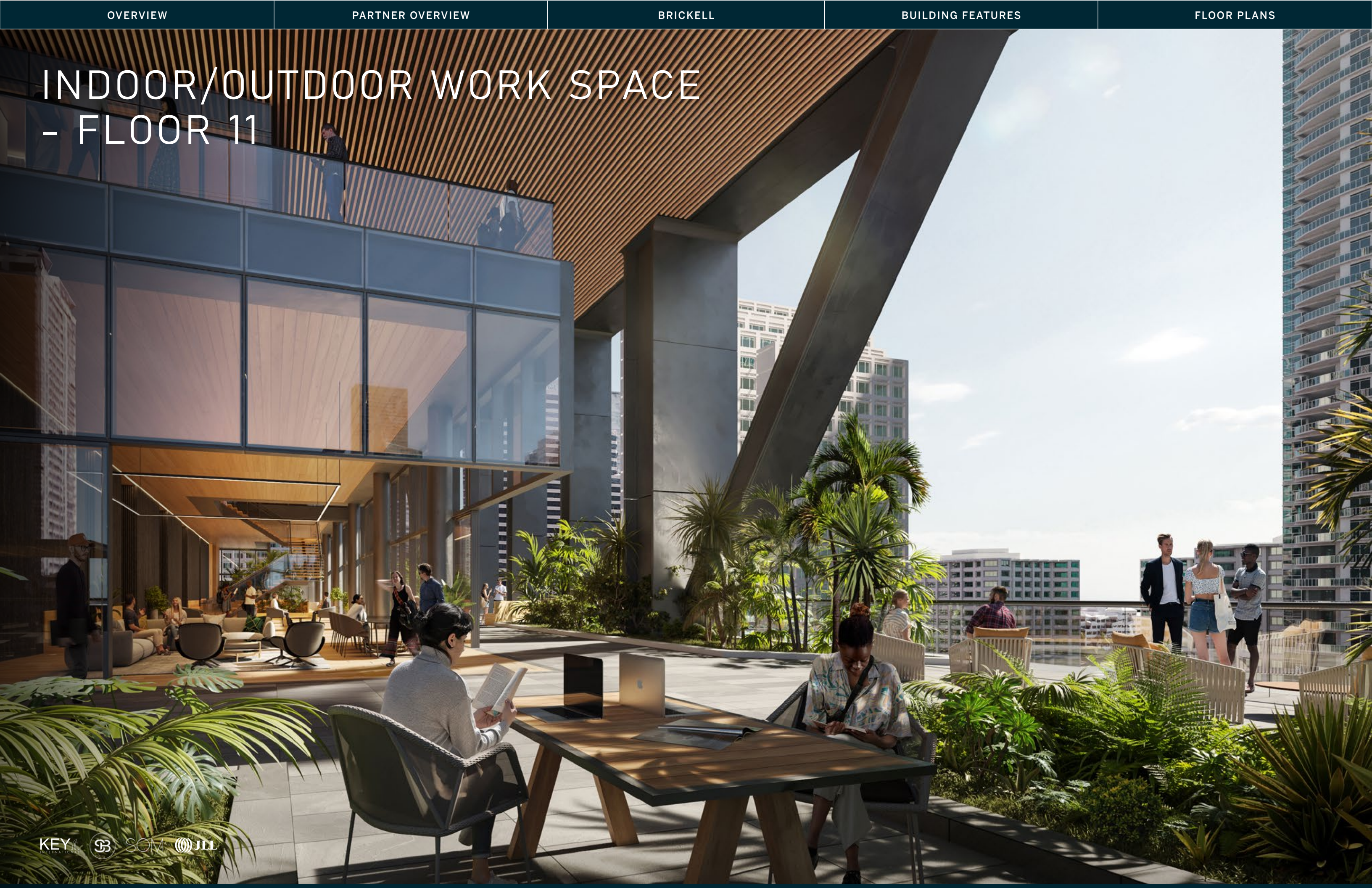
amenity offerings focusing
on health and wellness

34,000 SF
of indoor amenities

20,000 SF
of outdoor amenities



INDOOR/OUTDOOR WORK SPACE - FLOOR 11



PANORAMIC VIEWS



COLUMN-FREE SPACES
14' SLAB-TO-SLAB HEIGHTS
11' FINISHED FLOOR-TO-CEILING HEIGHTS







PANORAMIC VIEWS - FLOOR 21



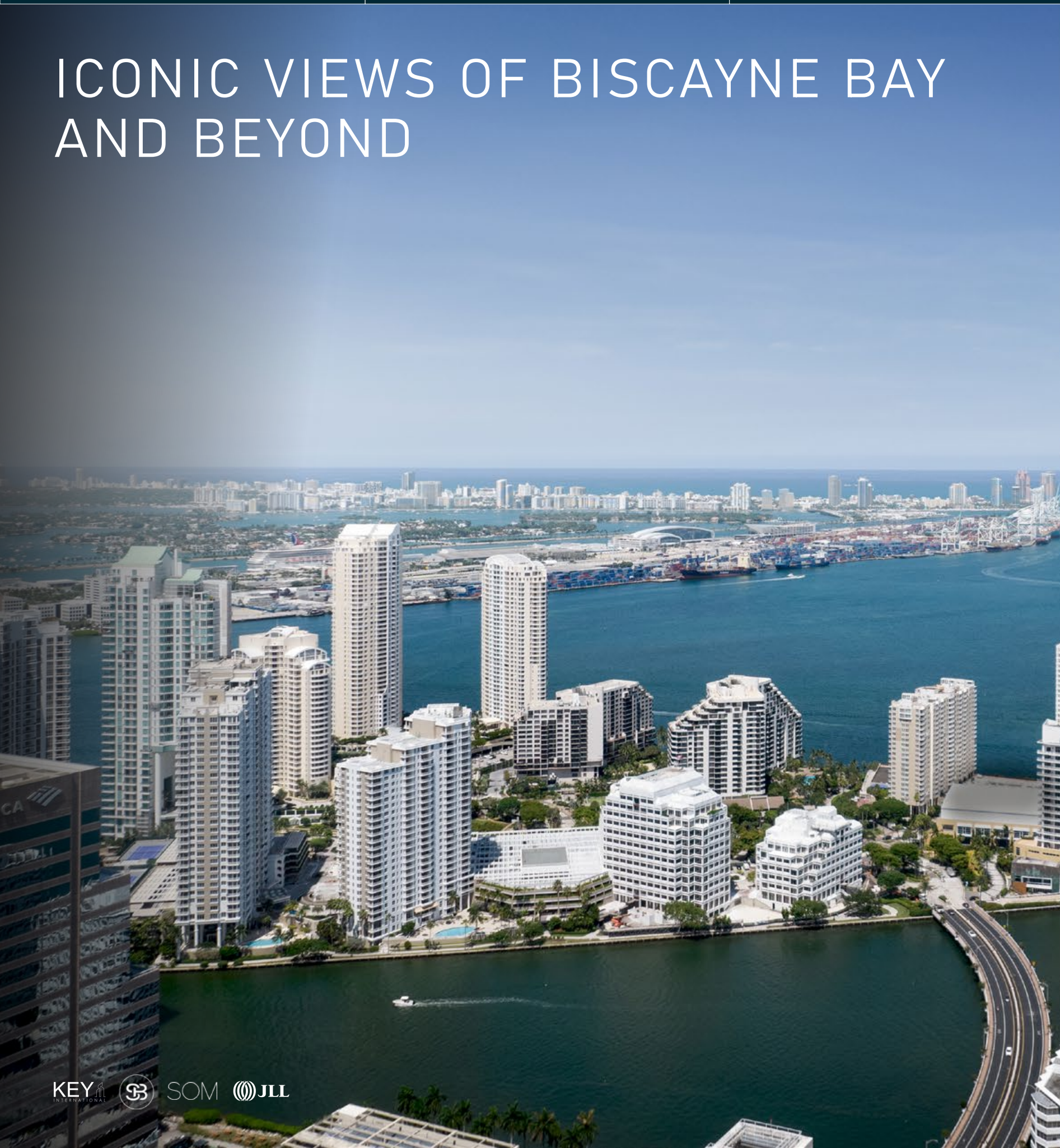
18' (INTERIOR FINISHED)

38' (EXTERIOR)

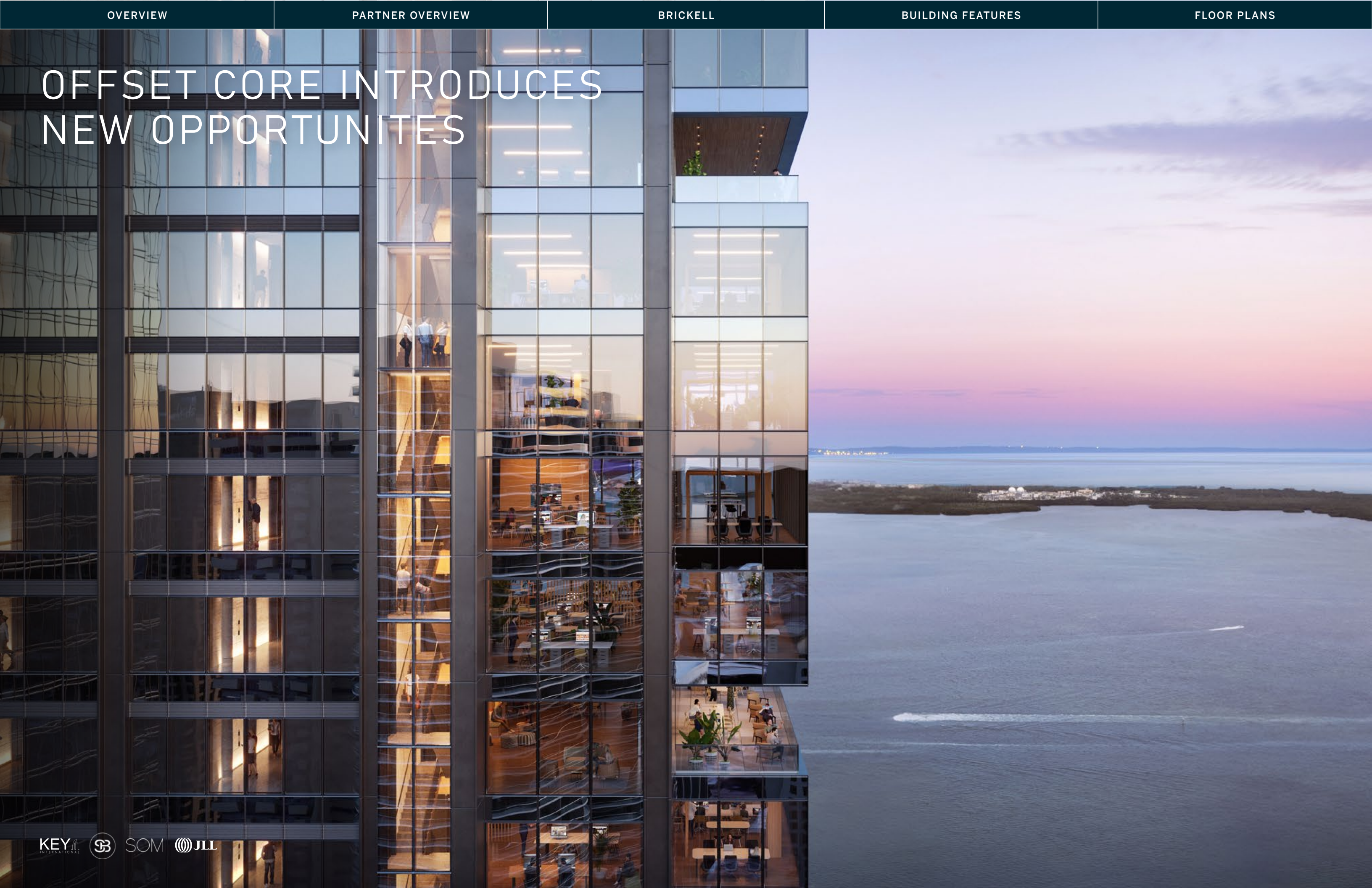
PRIVATE TENANT LANDING FLOOR - FLOOR 21



ICONIC VIEWS OF BISCAYNE BAY AND BEYOND



OFFSET CORE INTRODUCES NEW OPPORTUNITIES



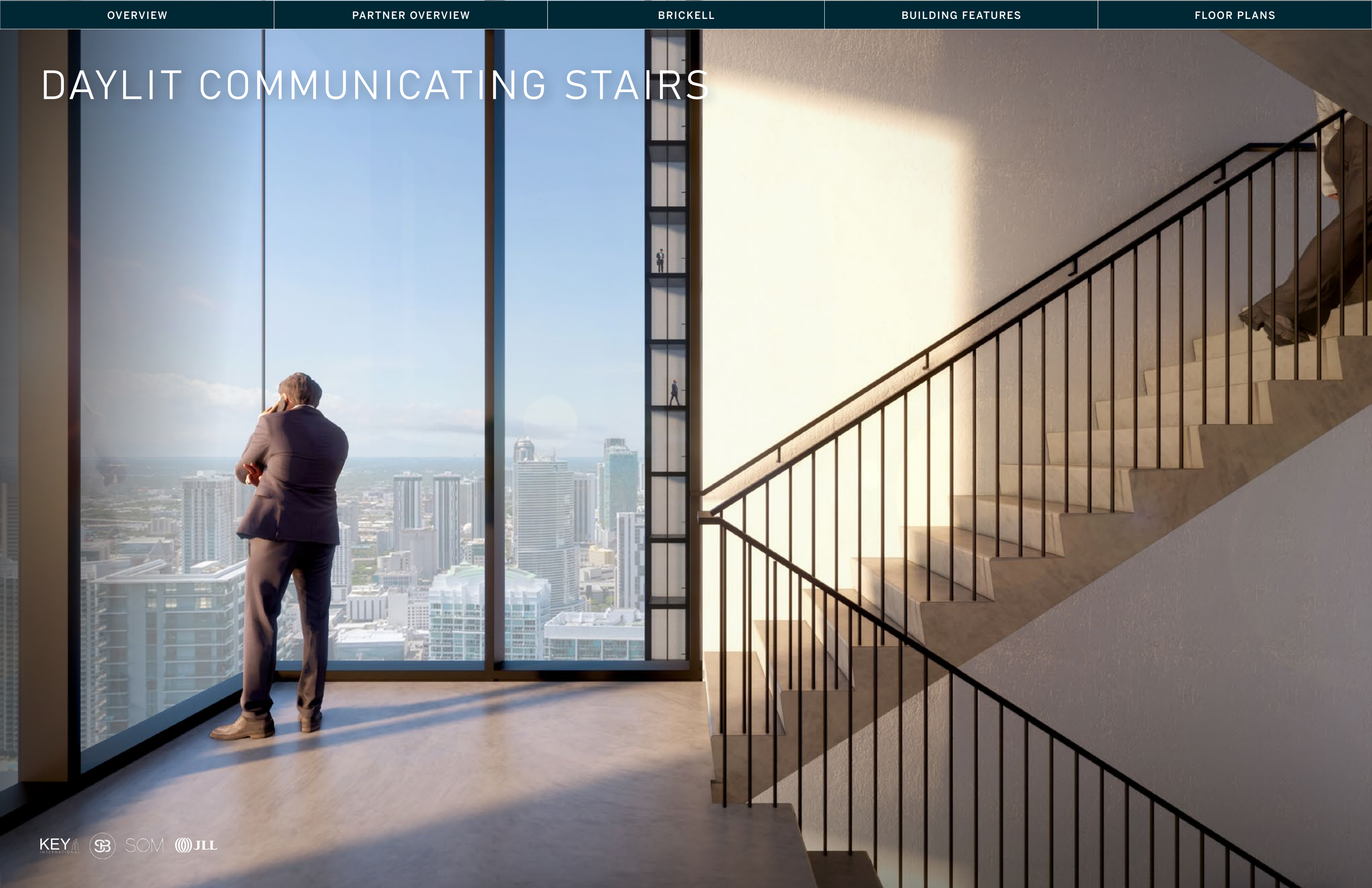
BRIGHT ELEVATOR LOBBIES



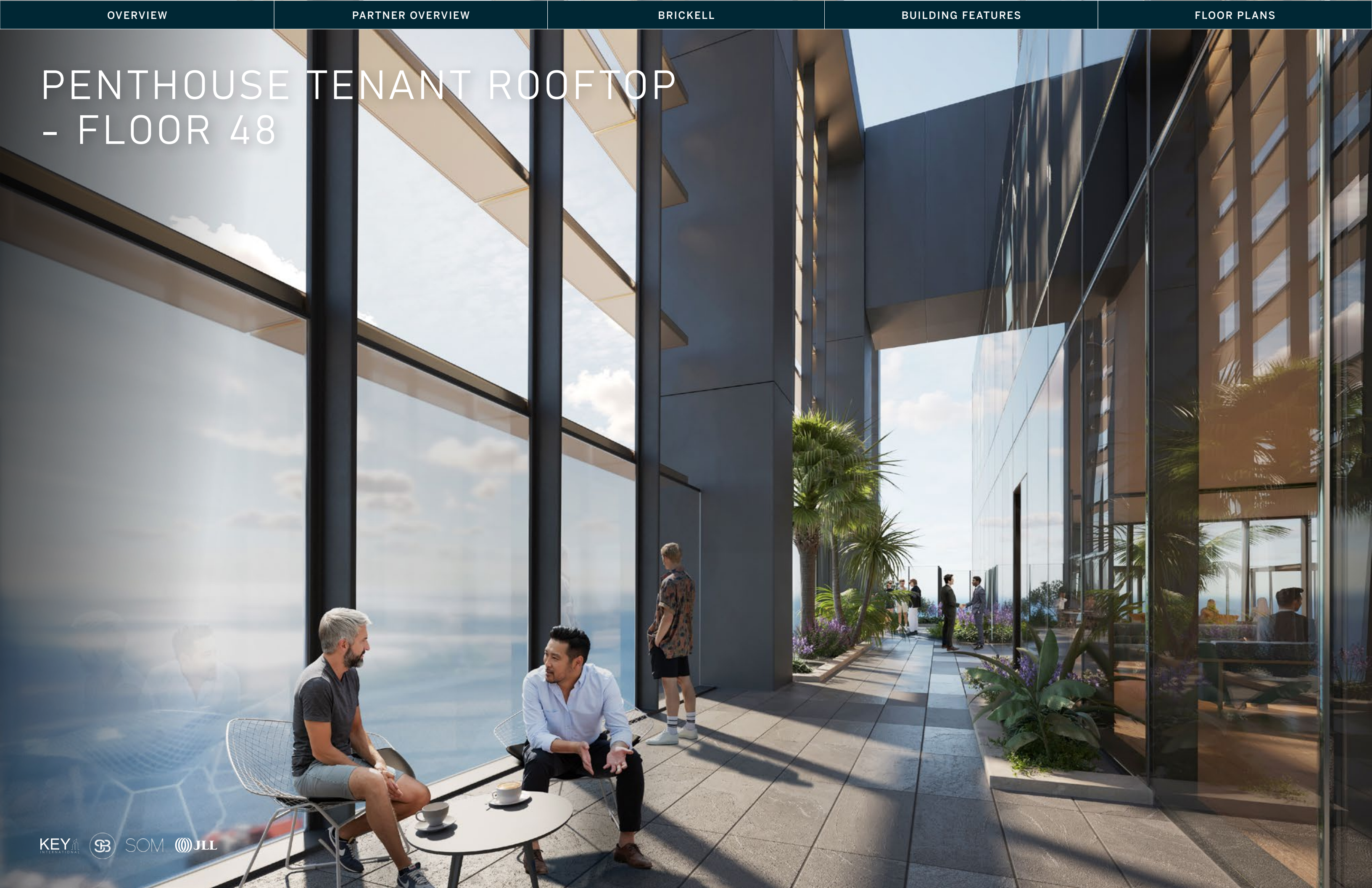
LIGHT FILLED WASHROOMS



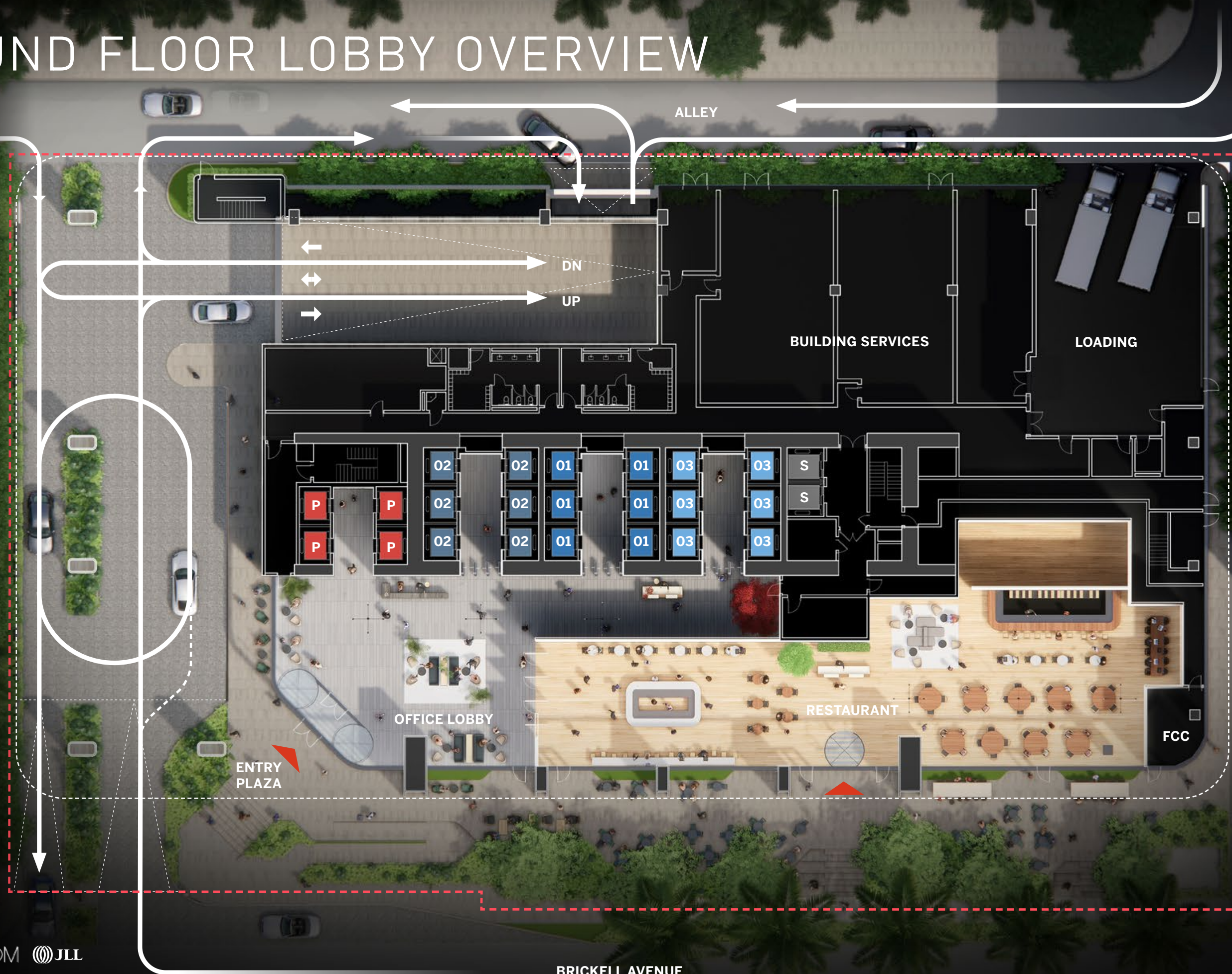
DAYLIT COMMUNICATING STAIRS



PENTHOUSE TENANT ROOFTOP - FLOOR 48



GROUND FLOOR LOBBY OVERVIEW

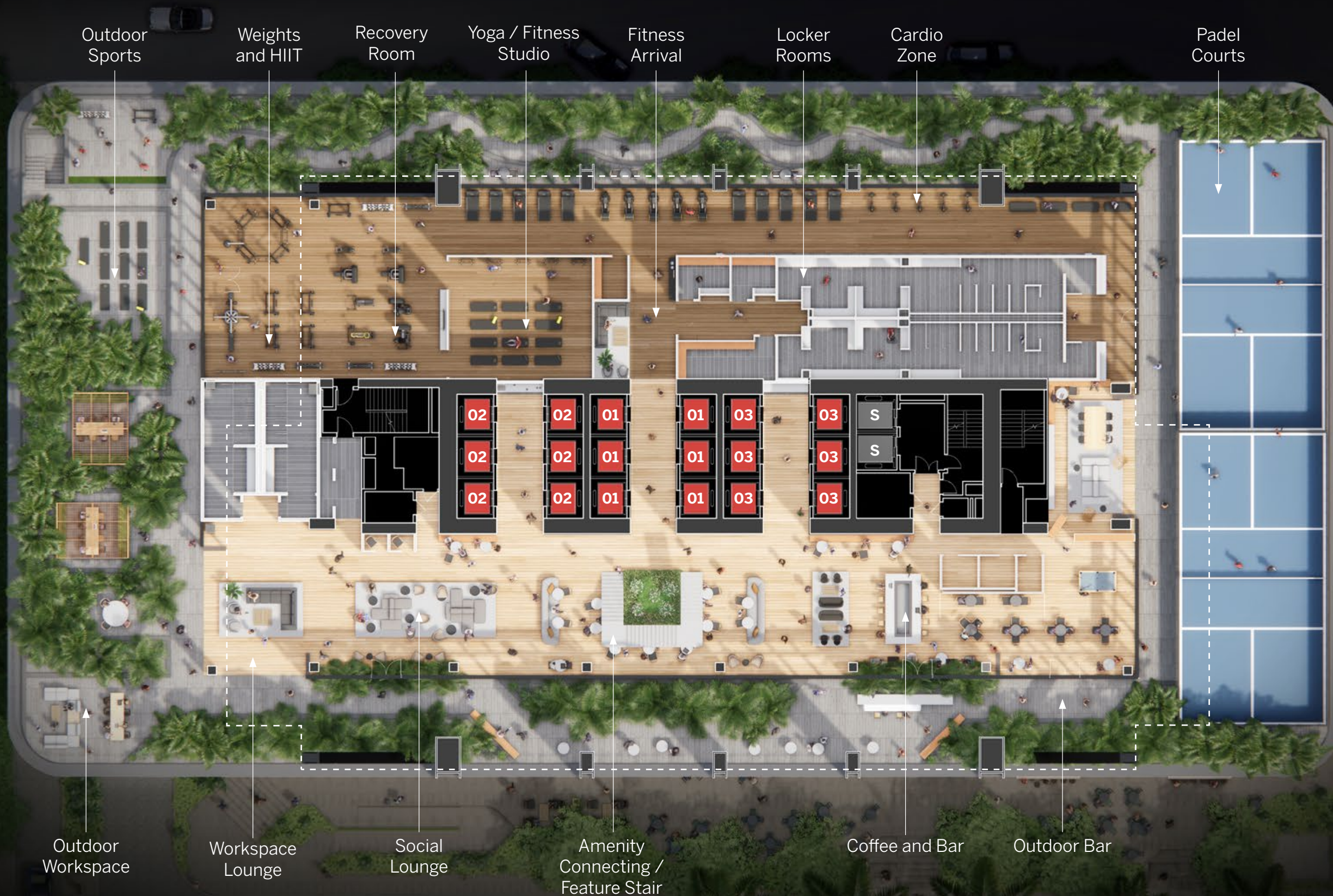


PARKING | INGRESS & EGRESS



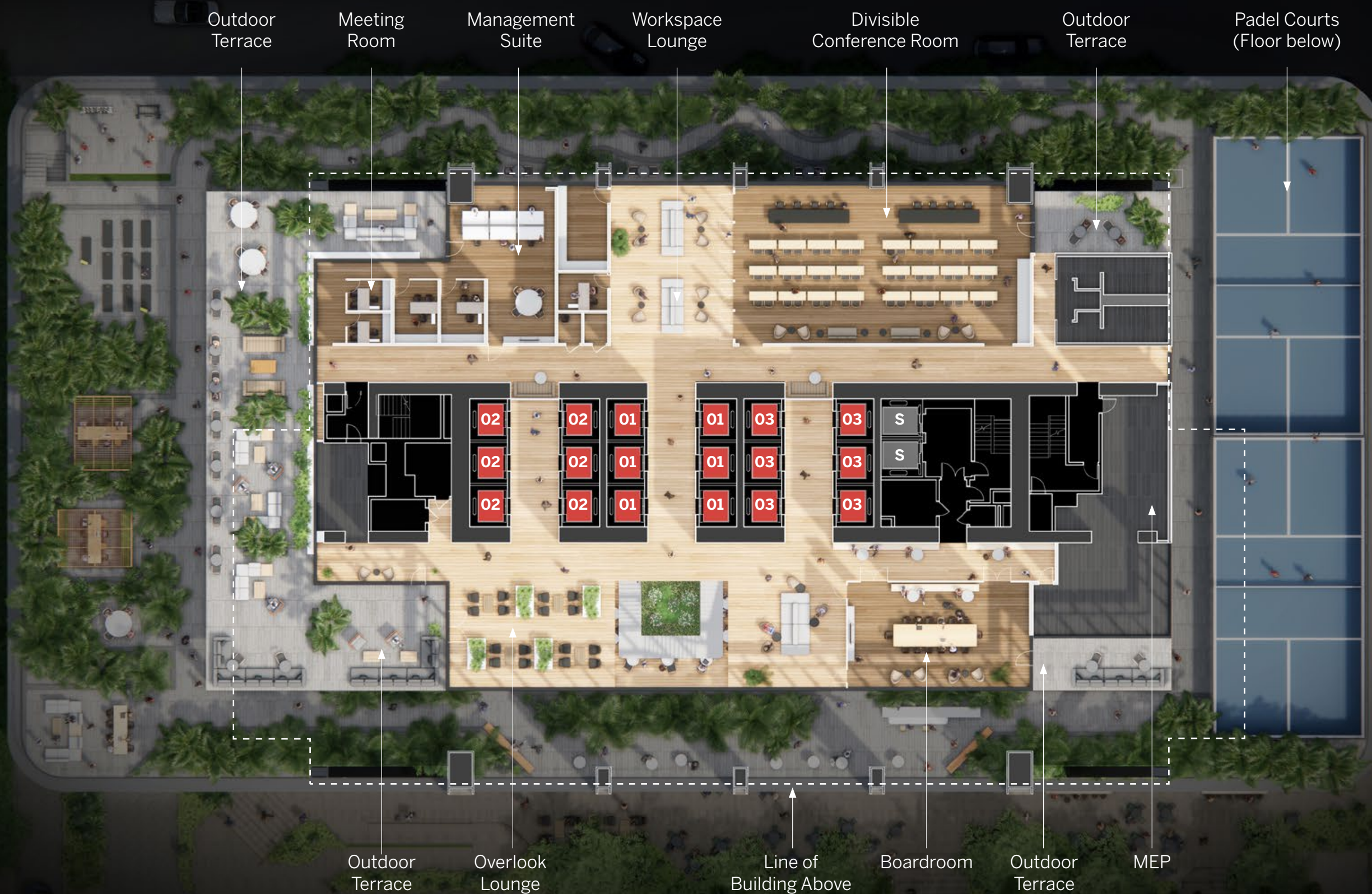
A MYRIAD OF SPACES FOR WORK AND PLAY...

FLOOR 11



...AND PLACES TO GATHER AND COLLABORATE

FLOOR 12



LOW RISE OFFICE

Column Free

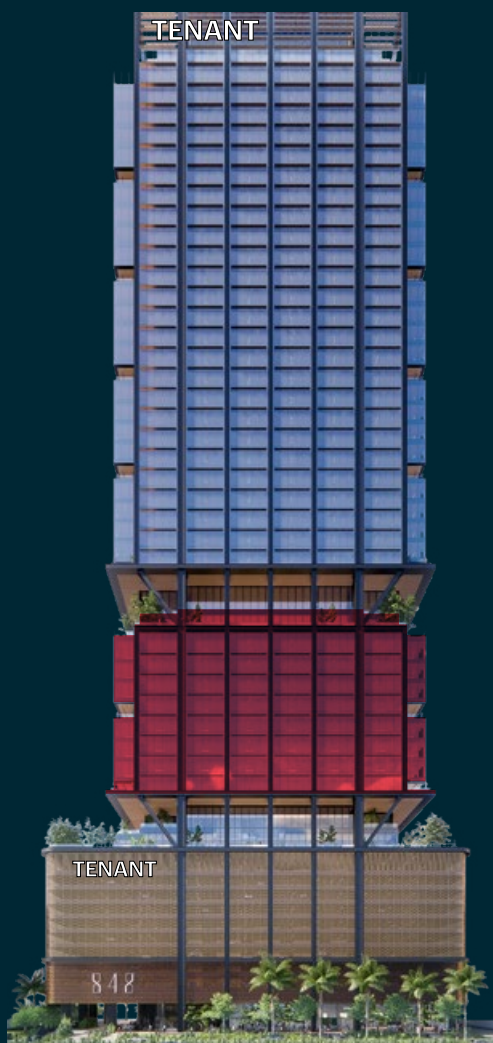
Rentable Floor Area 28,650 SF

Terrace Area 2,200 SF

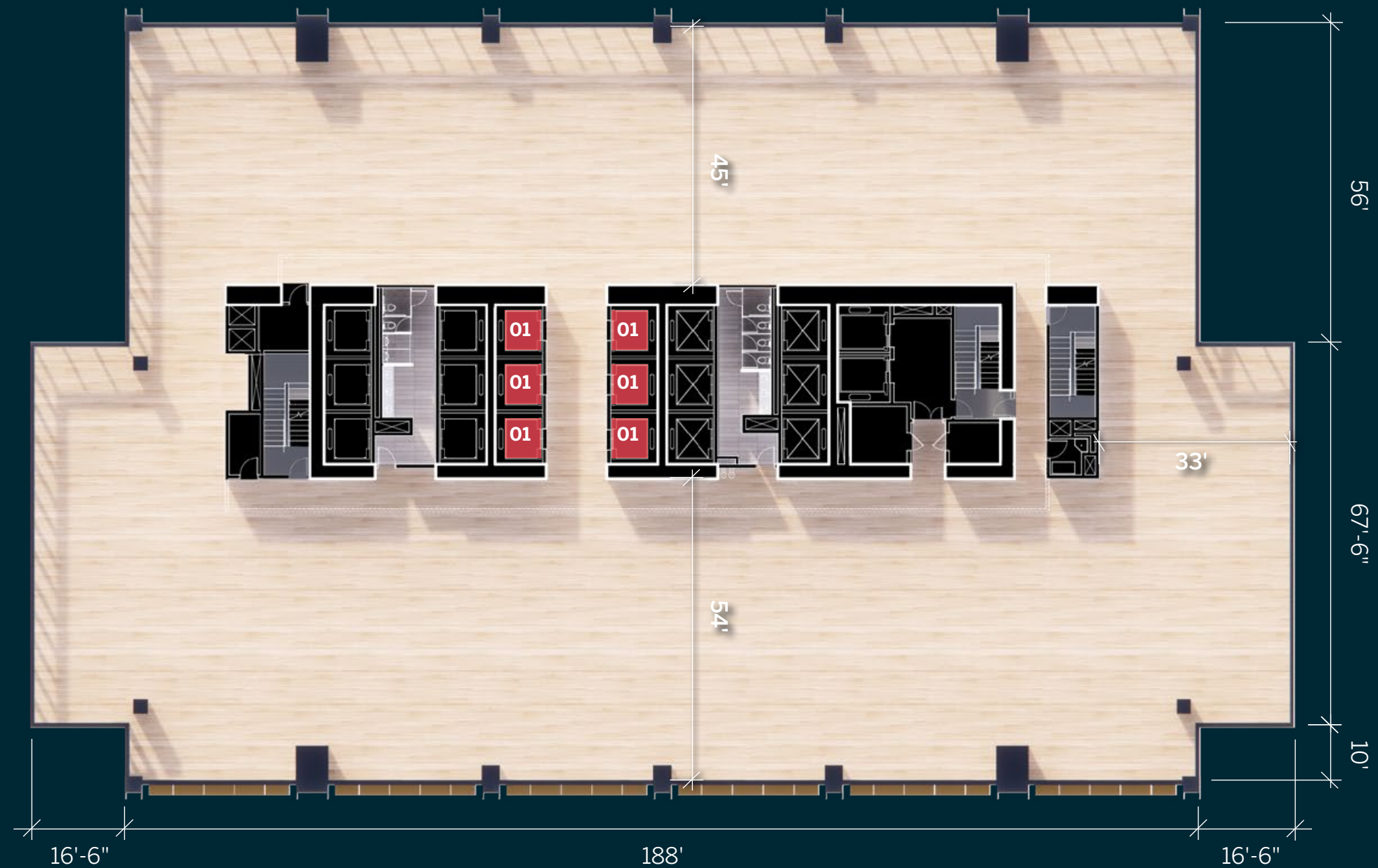
Total Low Rise (Floors 13-21) . . . 259,000 SF

Total Low Rise Terraces 6,804 SF

● FLOOR LOCATIONS



Terrace Floor (17)



LOW-RISE TEST FIT

Column Free

Rentable Floor Area 28,650 SF

Terrace Area 2,200 SF

Total Low Rise (Floors 13-21) . . . 259,000 SF

Total Low Rise Terraces 6,804 SF

● FLOOR LOCATIONS



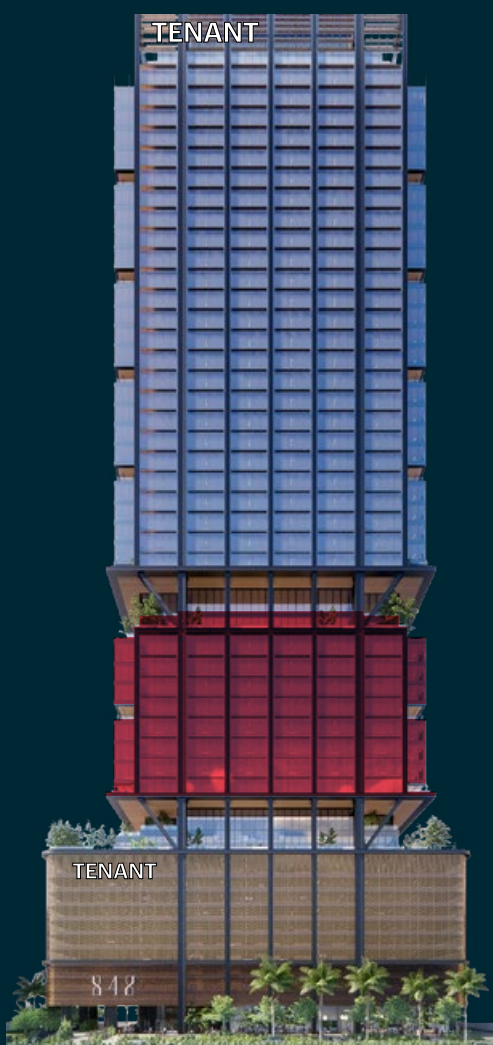
LOW-RISE LAW OFFICE TEST FIT

Column Free

Rentable Floor Area	28,650 SF
RSF / Workseat	494
Perimeter Offices	31
Interior Offices	11
Staff Offices	5
Admin. Stations	7 (1:6)
Workstations	4
Total Workseats	58

Case Room / Conf. (12 P+)	2
Large Conf. (7-10 P)	2
Small Conf. (4 P)	5

● FLOOR LOCATIONS



MIDDLE RISE OFFICE

Column Free

Contiguous Anchor Tenant Opportunity

Rentable Floor Area 19,090 SF

Terrace Area 2,200 SF

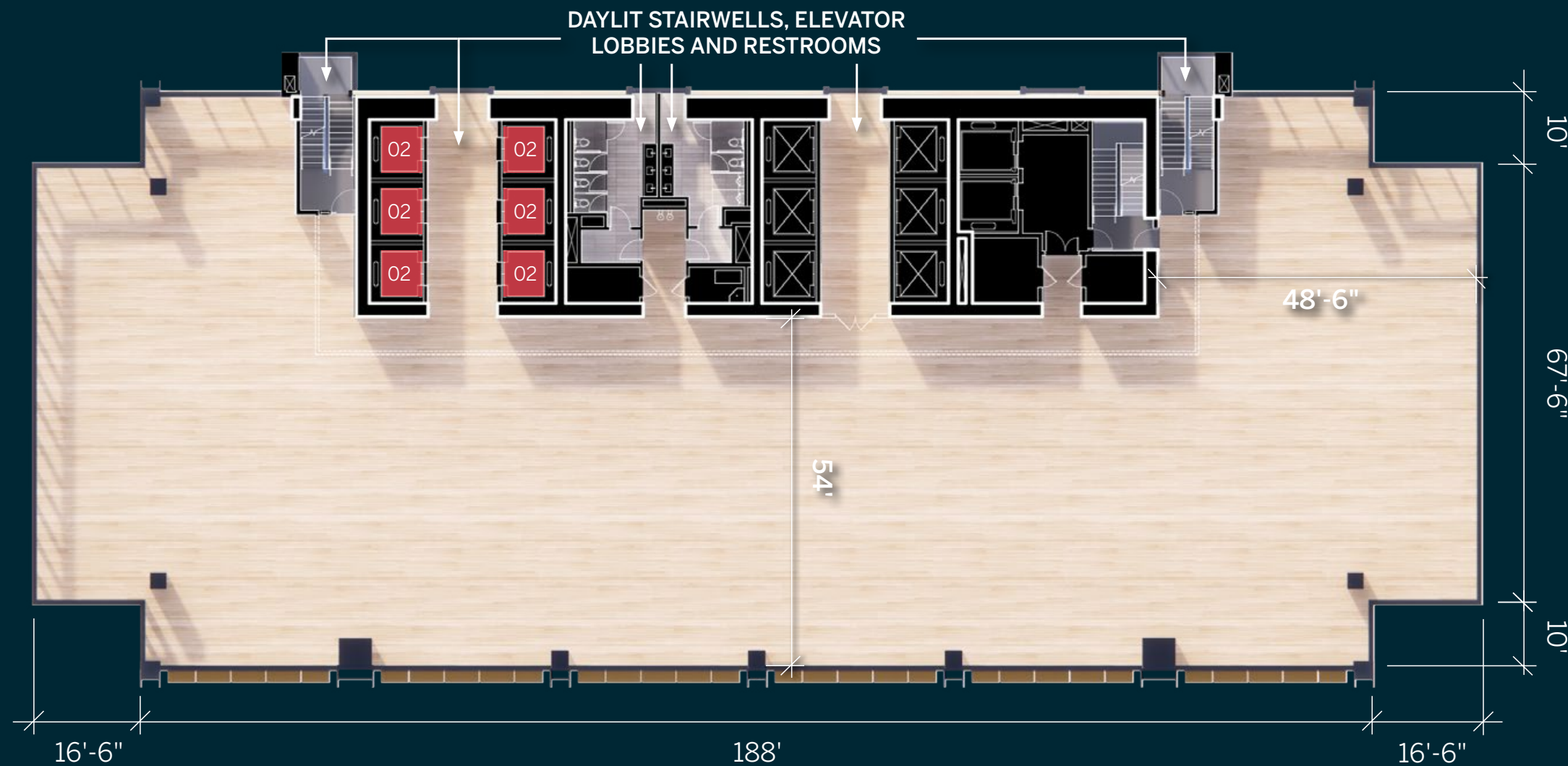
Total Mid Rise (Floors 23-36) . . . 268,000 SF

Total Mid Rise Terraces 6,850 SF

Terrace Floors (23, 28 & 33)



FLOOR LOCATIONS



COLLABORATIVE OFFICE TEST FIT

Column Free

Contiguous Anchor Tenant Opportunity

Rentable Floor Area 19,090 SF

Terrace Area 2,200 SF

Total Mid Rise (Floors 23-36) . . . 268,000 SF

Mid Rise Terraces 6,850 SF

● FLOOR LOCATIONS



LAW OFFICE TEST FIT

Rentable Floor Area 19,090 SF

RSF / Workseat 390

Perimeter Offices 15

Interior Offices 6

Staff Offices 2

Admin. Stations 4 (1:6)

Workstations 22

Total Workseats 49

Case Room / Conf. (12 P+) 2

Large Conf. (7-10 P) 2

Small Conf. (4 P) 4

● FLOOR LOCATIONS



HIGH RISE OFFICE

Column-Free

Contiguous Anchor Tenant Opportunity

Gross Floor Area 19,900 SF

Terrace Area 2,200 SF

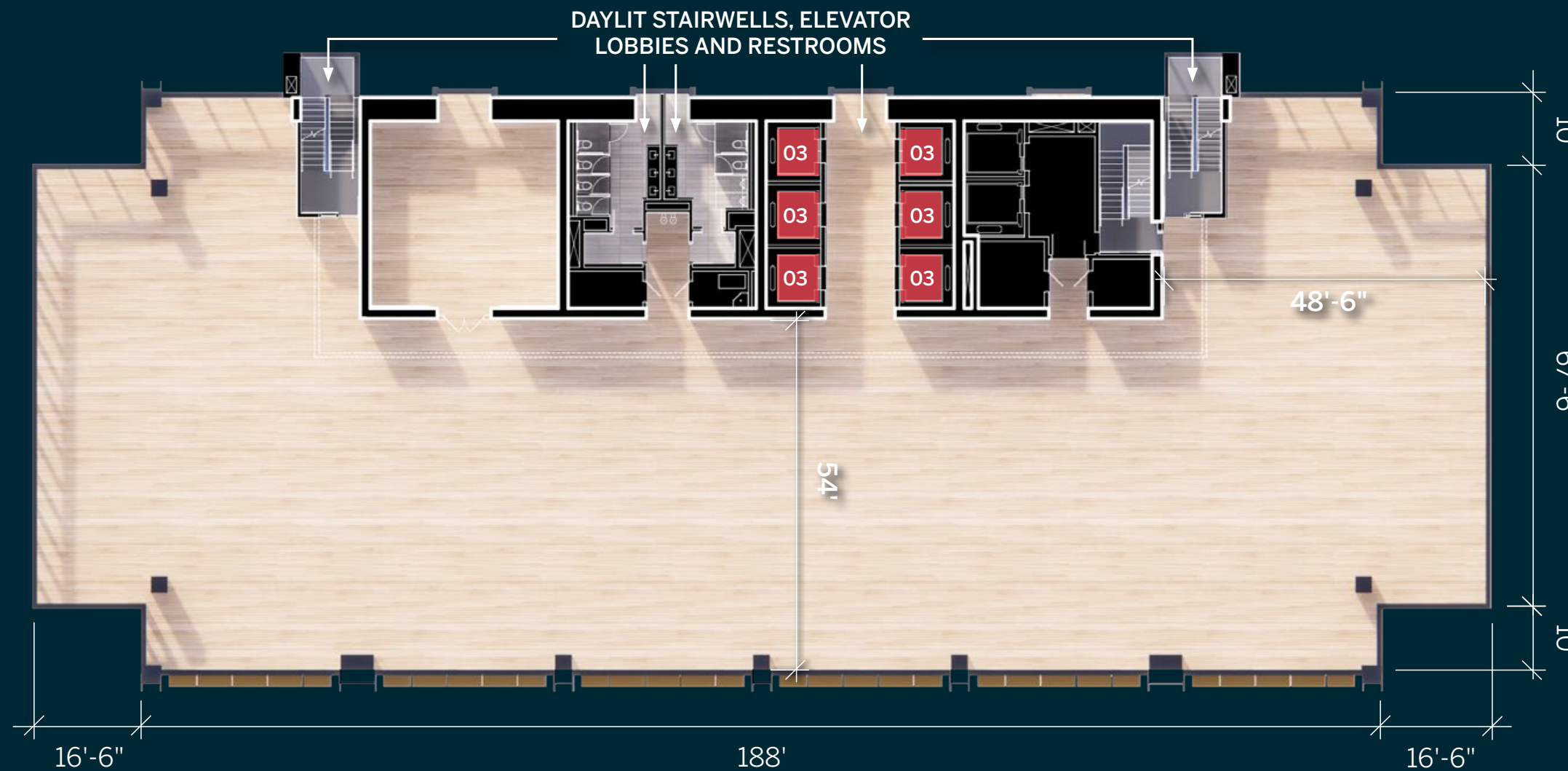
Total High-Rise (Floors 37-48) .. 235,000 SF

Total High-Rise Terraces 9,852 SF

Terrace Floors (38 & 43)



FLOOR LOCATIONS



SINGLE USER OFFICE TEST FIT

Rentable Floor Area 19,900 SF

Workstations 73

Offices 9

Conference Seats 97

Collaboration Seats 164

RSF / Workseat 243

FLOOR LOCATIONS



SINGLE USER OFFICE TEST FIT

Column-Free

Contiguous Anchor Tenant Opportunity

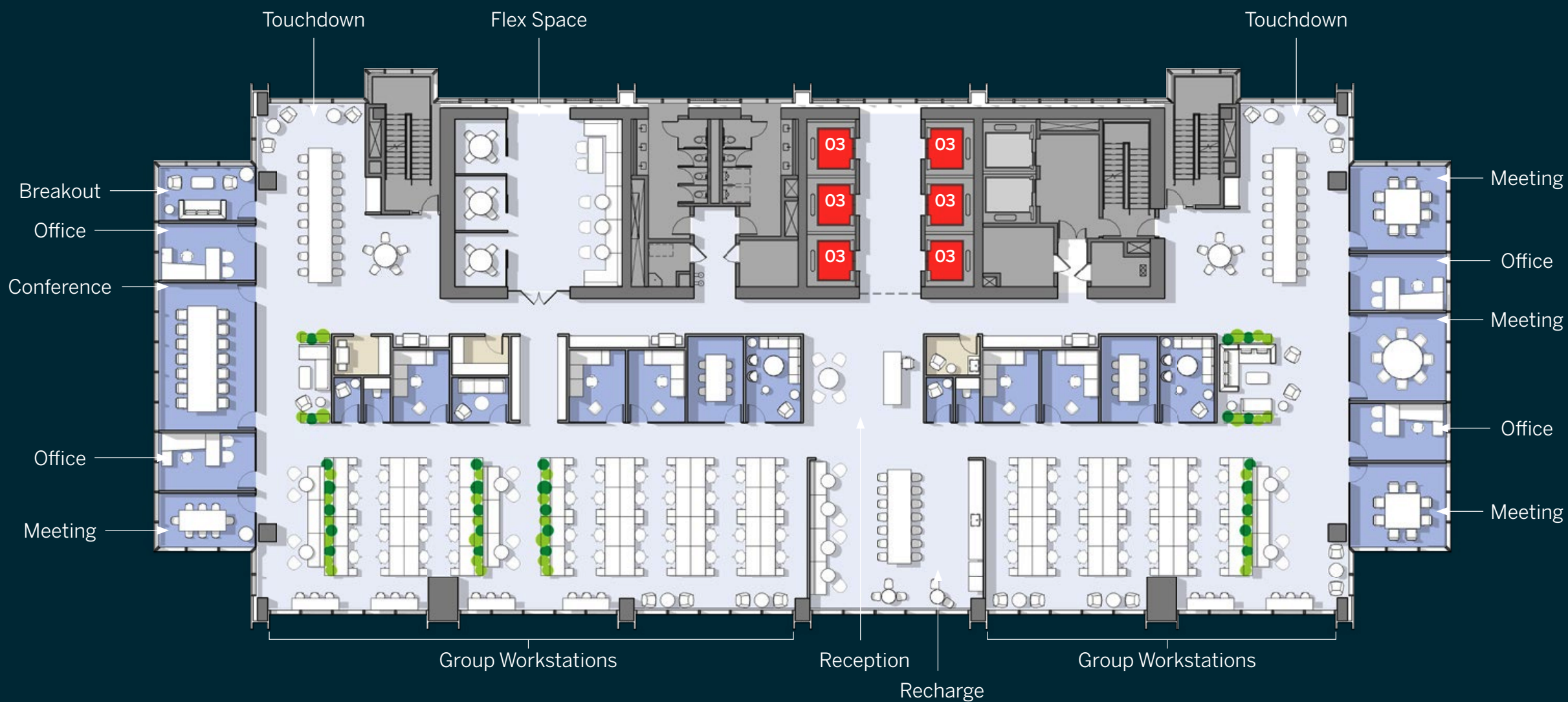
Gross Floor Area 19,900 SF

Terrace Area 2,200 SF

Total High-Rise (Floors 37-48) . . 235,000 SF

Total High-Rise Terraces 9,852 SF

● FLOOR LOCATIONS



ROOFTOP WORKPLACE - FLOOR 48

Interior (Inclusive of Outdoor Terrace) 15,979 SF

Outdoor Terrace 5,912 SF

● FLOOR LOCATION



- Outdoor Terrace
- Informal Meeting Space
- Boardroom
- Informal Meeting Space
- Reception
- Rooftop Lounge
- Outdoor Terrace
- Outdoor Meeting Pods



THE FUTURE OF HEALTHY, SUSTAINABLE WORKPLACES

Sterling Bay and Key International are committed to creating healthy buildings focused on environmental initiatives & sustainably built environments

PLANNED CERTIFICATIONS



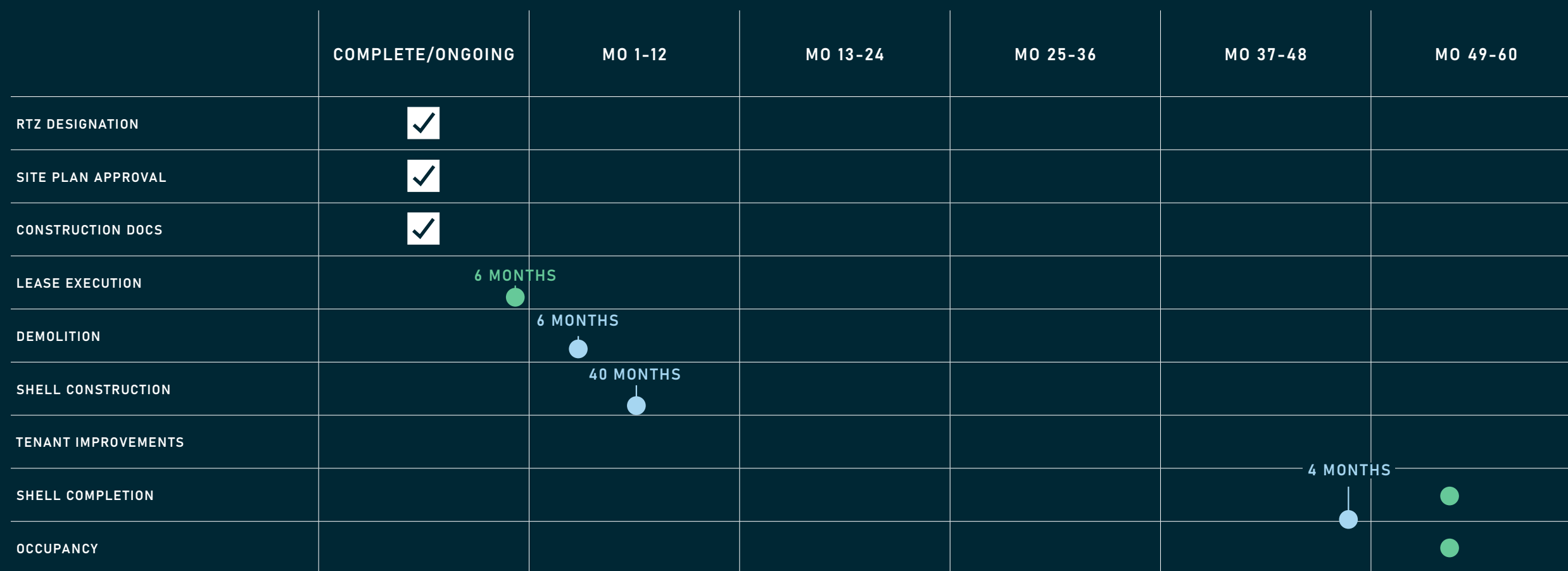
848 Brickell's smart façade is designed to minimize its carbon footprint and reduce building operational energy cost.

High performance insulating glass combined with an air tight façade reduces heat transfer & enhances thermal comfort.

Access to views, diffused daylight and outdoor terraces promotes a healthy & productive working environment immersed in nature.

CONSTRUCTION TIMELINE

● SCHEDULED

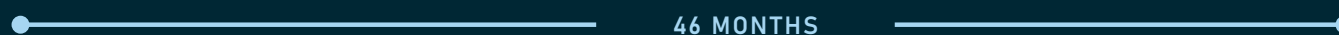


46-month
demolition and
construction timeline

43-month
timeline for an anchor
tenant if working with
SOM as architect

40%
pre-leasing requirement

Construction timeline subject to change



ARE YOU READY TO BE A PART
OF THE NEXT ERA?



BRICKELL
MIAMI, FL

BROUGHT TO YOU BY



SOM



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