

BRICKELL

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SOM





BRICKELL

THE NEXT ERA OF MODERN OFFICE IN MIAMI



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



SOM

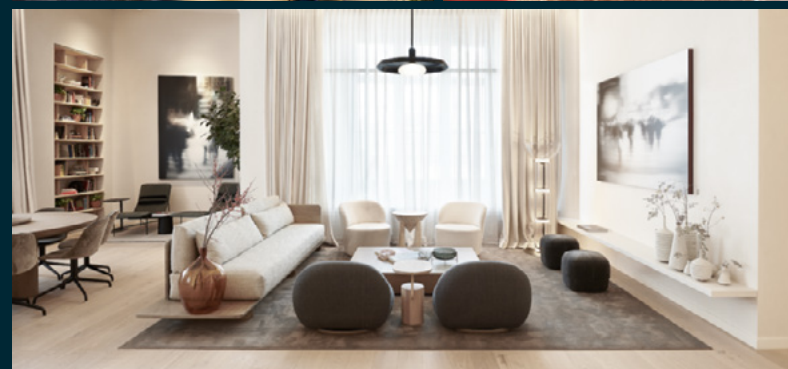
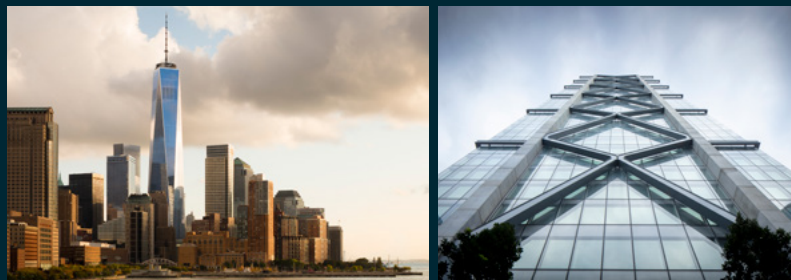
DESIGN +
ENGINEERING

Sterling Bay

WORLD CLASS OFFICE HQS +
RETAIL PLACEMAKING

KEY INTERNATIONAL

LUXURY RESIDENTIAL +
HIGH TOUCH HOSPITALITY



STERLING BAY AND KEY INTERNATIONAL

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 development

\$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

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 society. 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 CENTER // NEW YORK

STERLING BAY BY THE NUMBERS



545 WYN // MIAMI



MCDONALD'S GLOBAL HQ // CHICAGO



360 N GREEN // CHICAGO



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

35

years of real estate experience

\$4.3B

current assets under management

68

properties currently owned

19.3M

sq ft currently owned/managed









\$10.9B







investment activity over past 10 years









#1








property management team ranked by JPMorgan (2018-2022)








WE BUILD FOR TODAY'S BIGGEST BRANDS




















CONVENIENT ROAD ACCESS

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



A WELL-CONNECTED ACCESSIBLE SITE

ACCESSIBILITY

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



IN THE HEART OF BRICKELL

With an impressive 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.

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
17. Fleming's
18. Truluck's
19. Komodo
20. Quinto La Huella
21. Stanzone 87
22. Moxie's
23. Kaori
24. Baru
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

DOWNTOWN MIAMI

BRICKELL

848

1/4 mi. radius from site / 5 min. walk

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)

99/100

walk score (walkscore.com)

1 million SF

of Miami-Dade office absorption in 2022

20-minute drive

to the Miami Airport and to South Beach



FINANCE



LEGAL

CONSULTING

TECHNOLOGY

NEW TO MARKET GREATER MIAMI

 THOMABRAVO Blockchain.com CI FINANCIAL WINSTON
& STRAWN
LLP ATOMIC

INVENIAM

 THRIVE CAPITAL

Deloitte.

 iHeartRADIO

millennium

taylor | english

 FOUNDERS FUND CITADEL Pretium

SIDLEY

ANDREESSEN HOROWITZ

 LeverX

schonfeld

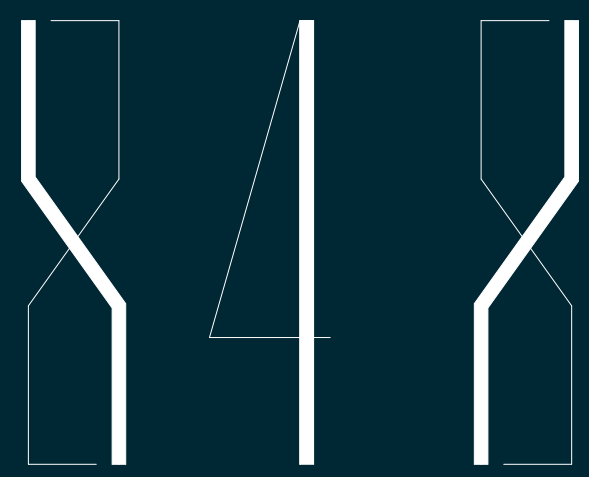
KIRKLAND & ELLIS

 ByteDance Kaseya

loanDepot

 ShiftPixy®

Uber



BRICKELL



A VARIETY OF SPACES TO WORK AND GATHER

Overlooking the city's lively waterfront, the 51-floor tower rises above its neighbors with a daring structural design that floats the tower over a series of spacious outdoor gardens.

750,000 SF

modern office

19,090 - 28,650 SF

office floors

64,000 SF

indoor and outdoor amenity space

37,100 SF

total tenant terrace space

51

building floors

14'

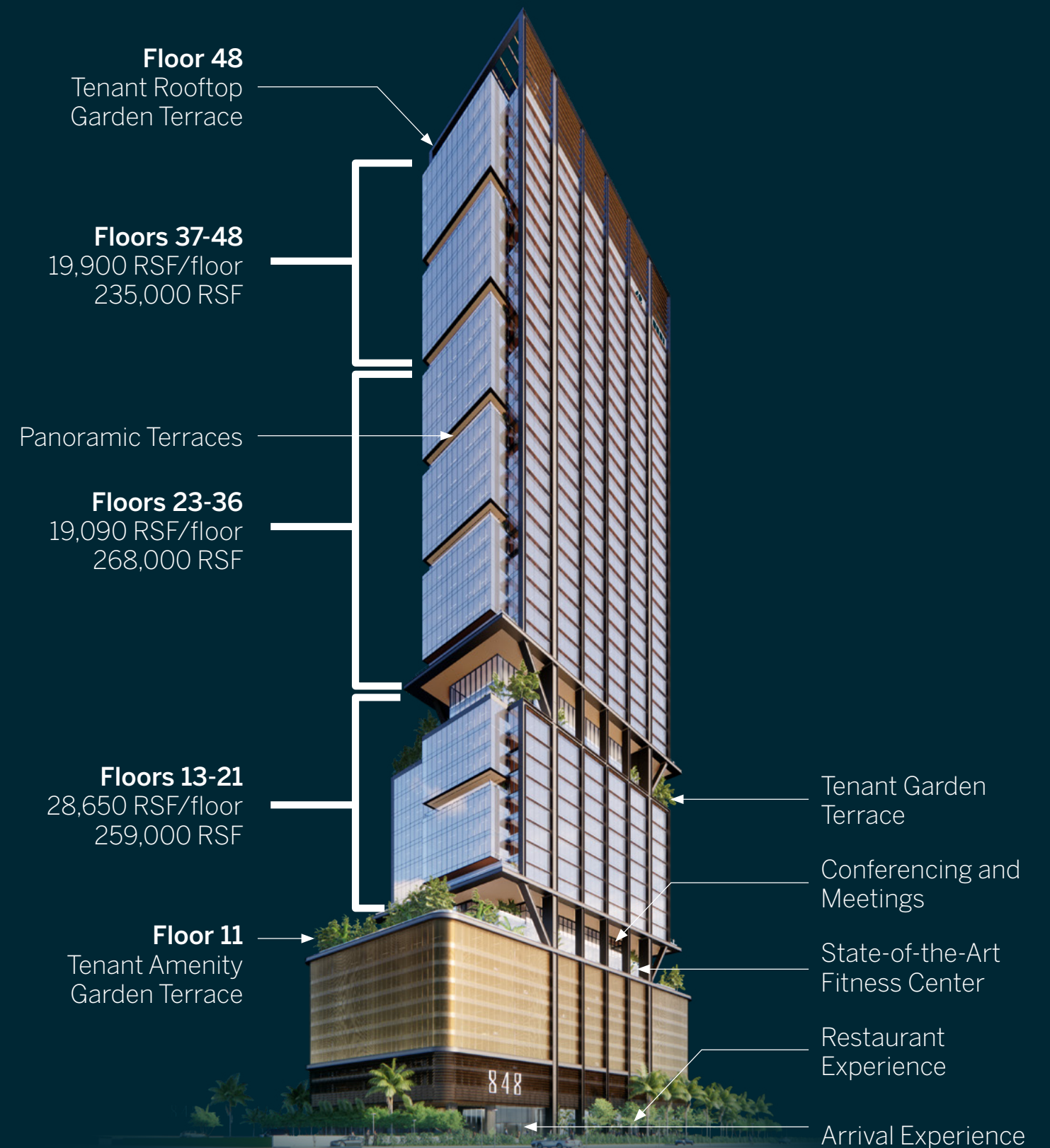
(standard office floor)
ceiling height (slab to slab)

1,060

parking spaces over 10
parking floors

6,500 RSF

ground-floor restaurant
space



[CLICK TO VIEW INTERACTIVE STACKING PLAN](#)

HOSPITALITY-LIKE ENTRANCE EXPERIENCE



A DISTINCTIVE ARRIVAL EXPERIENCE



HIGHLY MODERN LOBBY



BEST-IN-CLASS AMENITY OFFERINGS FOCUSING ON HEALTH AND WELLNESS

34,000 SF OF INDOOR
AMENITIES AND 20,000 SF OF
OUTDOOR AMENITIES

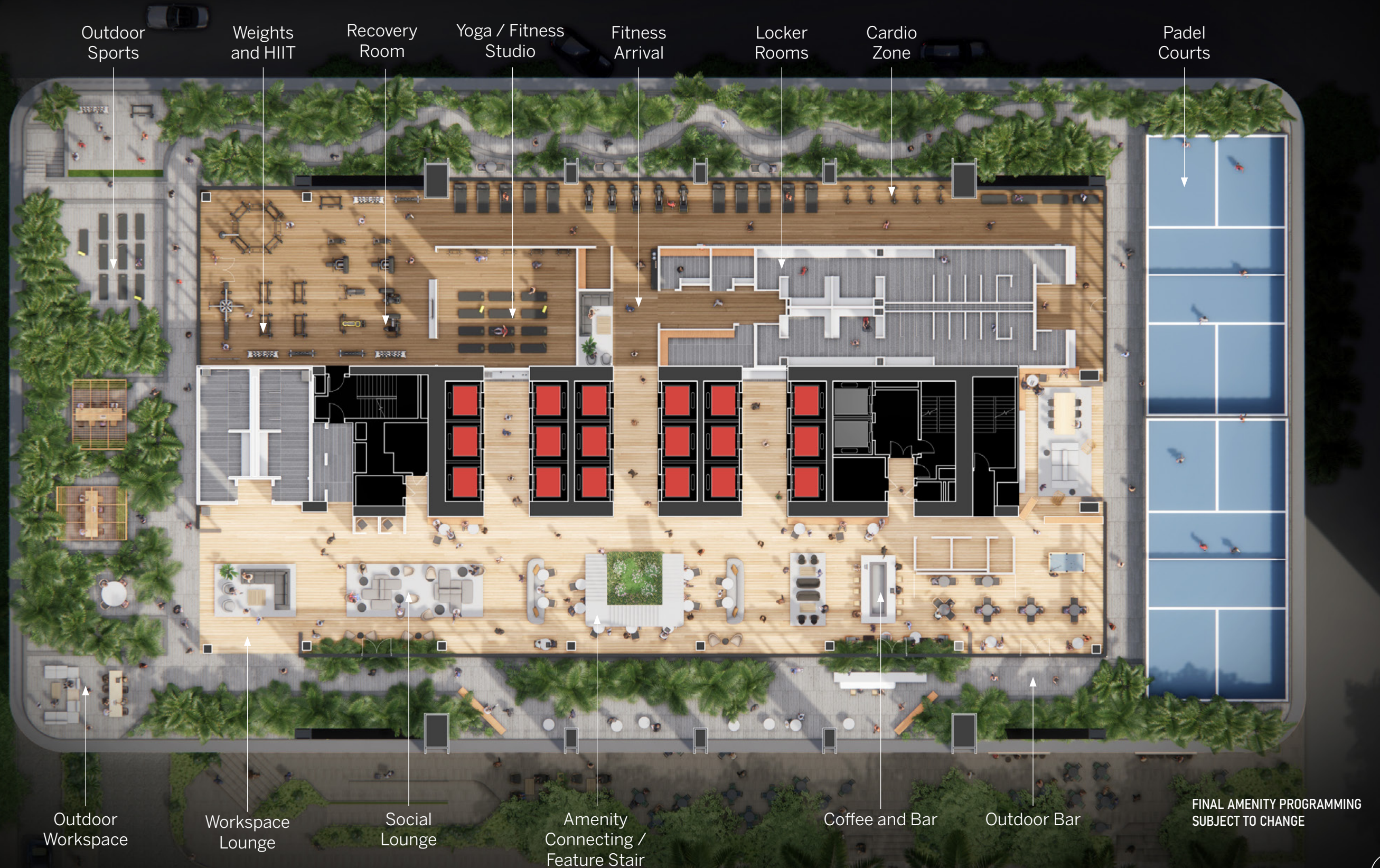


INDOOR/OUTDOOR WORK SPACE - FLOOR 11



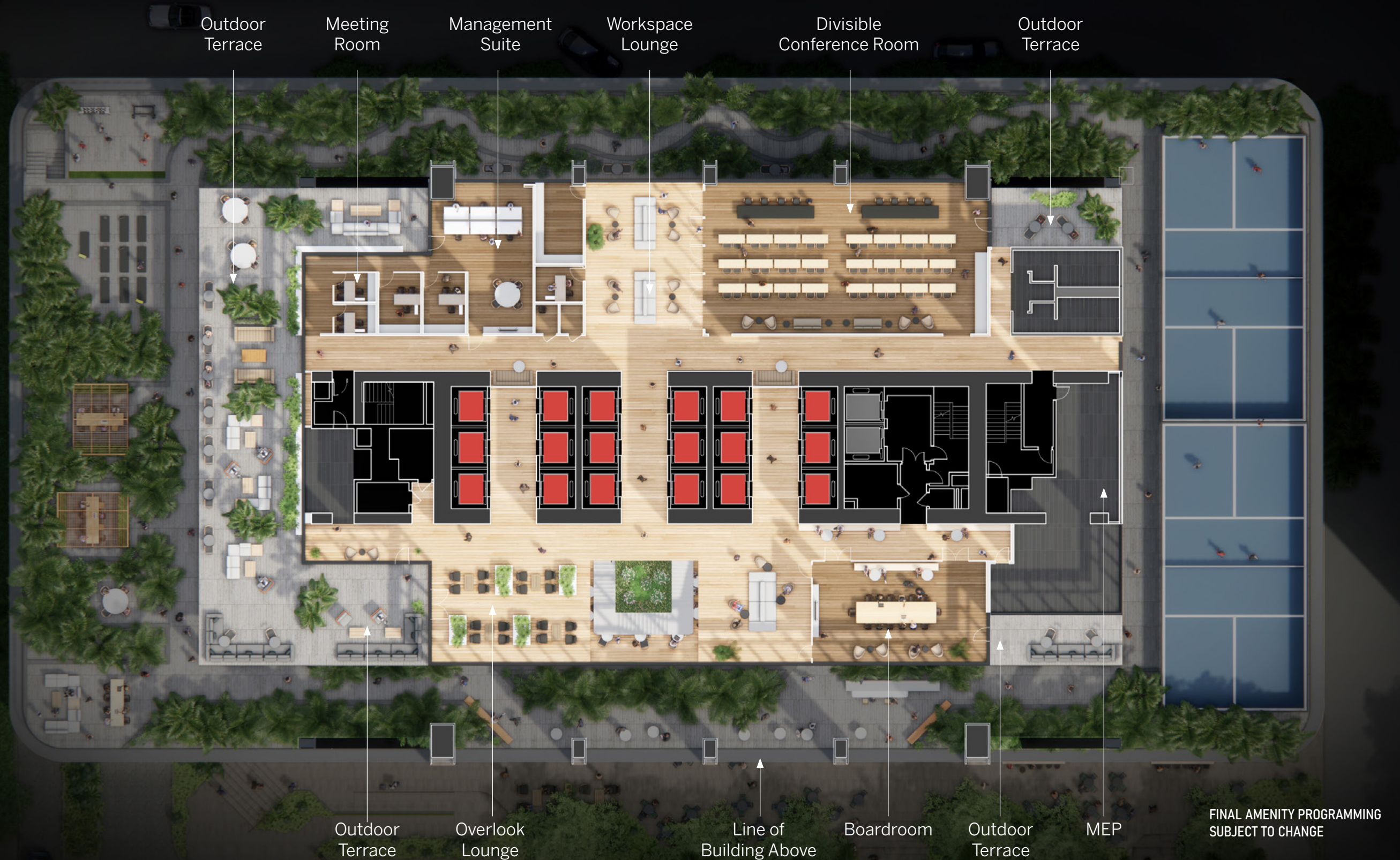
A MYRIAD OF SPACES FOR WORK AND PLAY...

FLOOR 11



...AND PLACES TO GATHER AND COLLABORATE

FLOOR 12



FINAL AMENITY PROGRAMMING
SUBJECT TO CHANGE



LOW RISE OFFICE

Column Free

Rentable Floor Area 28,650 SF

Terrace Area 2,200 SF

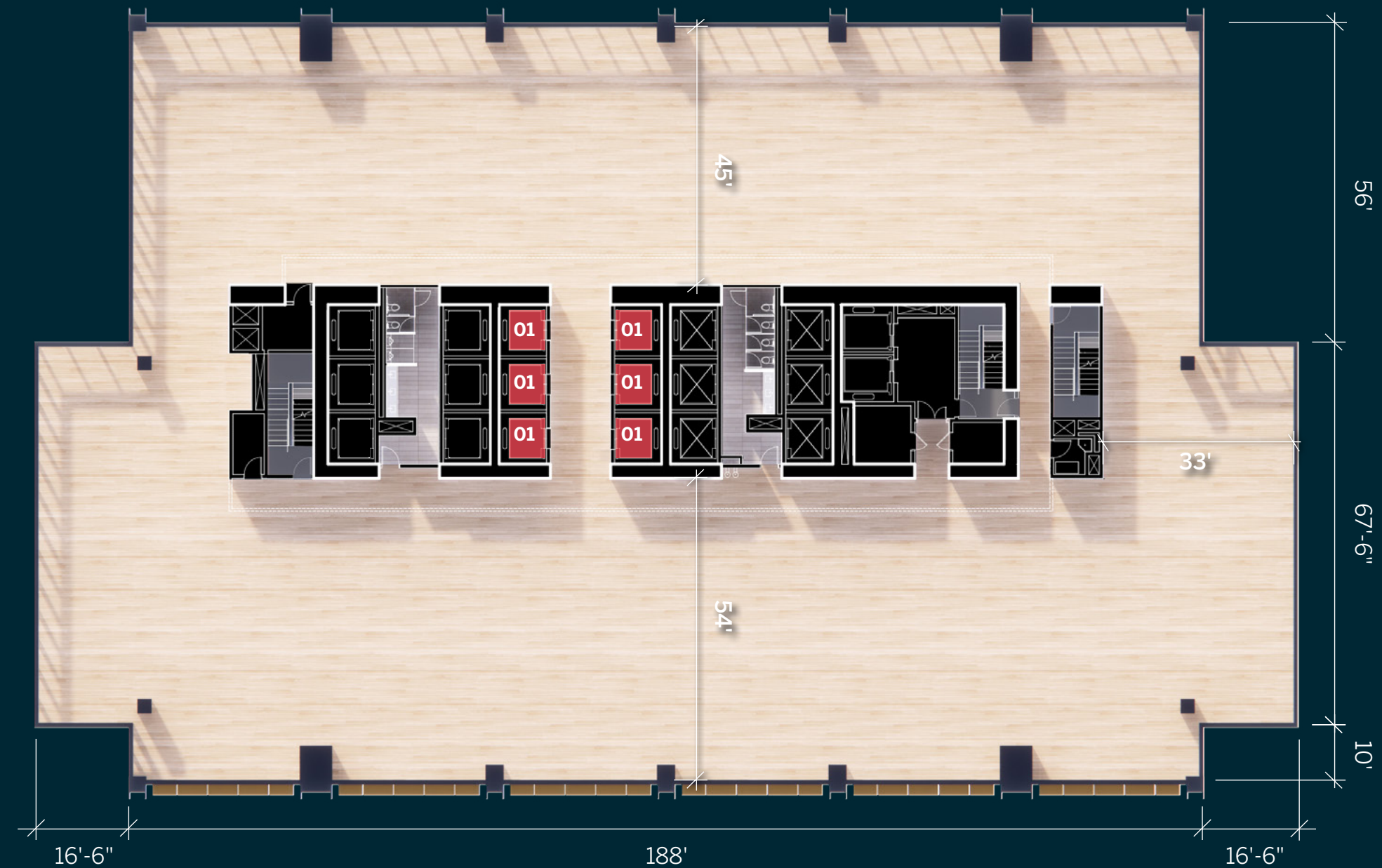
Total Low Rise (Floors 13-21) . . . 259,000 SF

Total Low Rise Terraces 6,804 SF

● FLOOR LOCATIONS



Terrace Floor (17)



PANORAMIC VIEWS



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



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



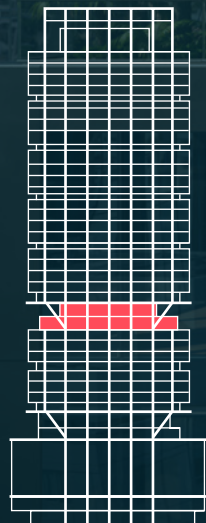
ICONIC VIEWS OF BISCAYNE BAY AND BEYOND



PANORAMIC VIEWS – FLOOR 21

18' (INTERIOR FINISHED)

38' (EXTERIOR)



MIDDLE RISE OFFICE

Column Free

Contiguous Anchor Tenant Opportunity

Rentable Floor Area 19,090 SF

Terrace Area 2,200 SF

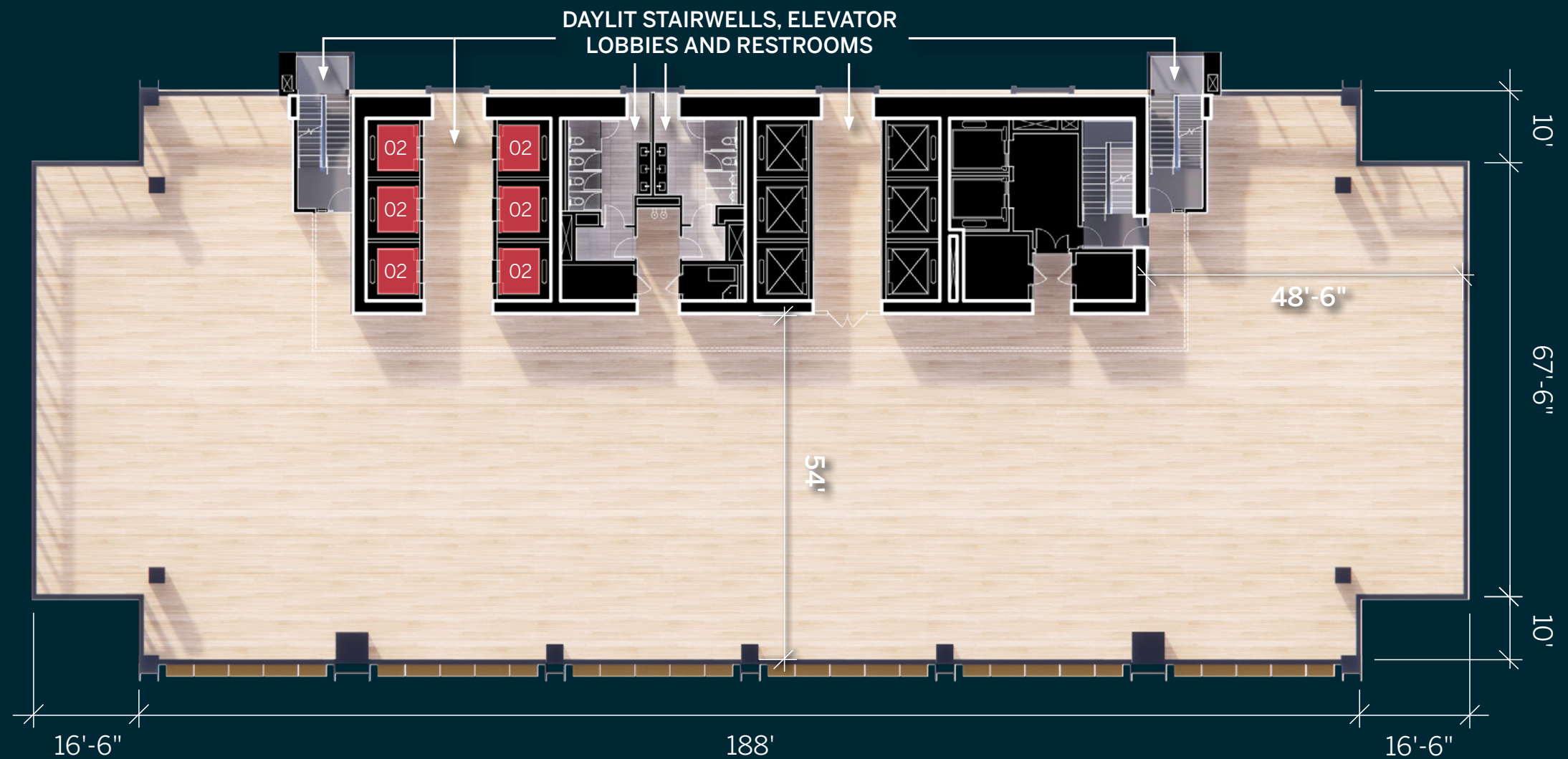
Total Mid Rise (Floors 23-36) . . . 268,000 SF

Total Mid Rise Terraces 6,850 SF

● FLOOR LOCATIONS



Terrace Floors (23, 28 & 33)



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 19,915 SF

RSF / Workseat 390

Perimeter Offices 15

Interior Offices 6

Staff Offices 2

Admin. Stations 4 (1:6)

Workstations 22

Total Workseats 43

Case Room / Conf. (12 P+) 0

Large Conf. (7-10 P) 1

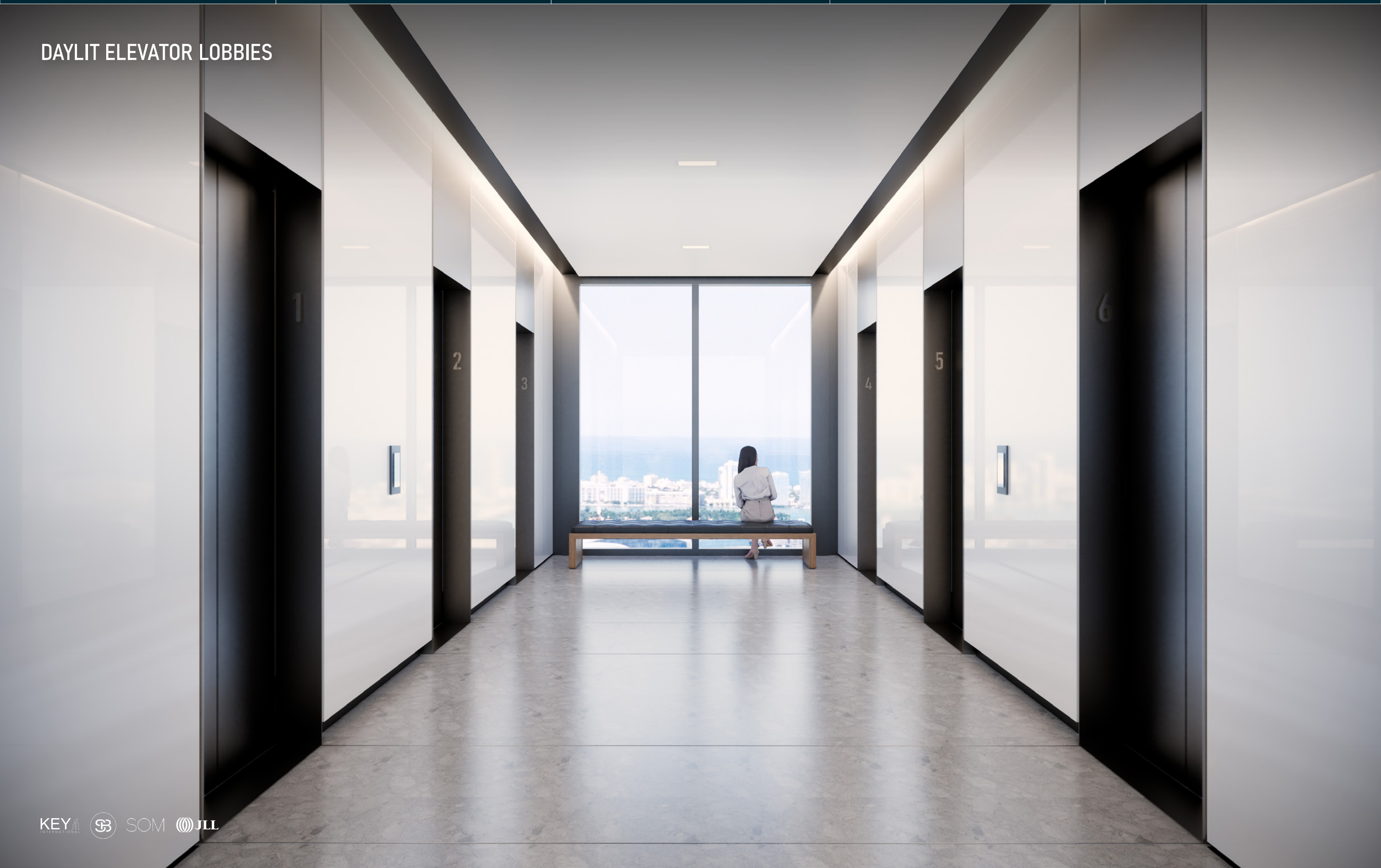
Small Conf. (4 P) 1

● FLOOR LOCATIONS



OFFSET CORE INTRODUCES NEW OPPORTUNITIES

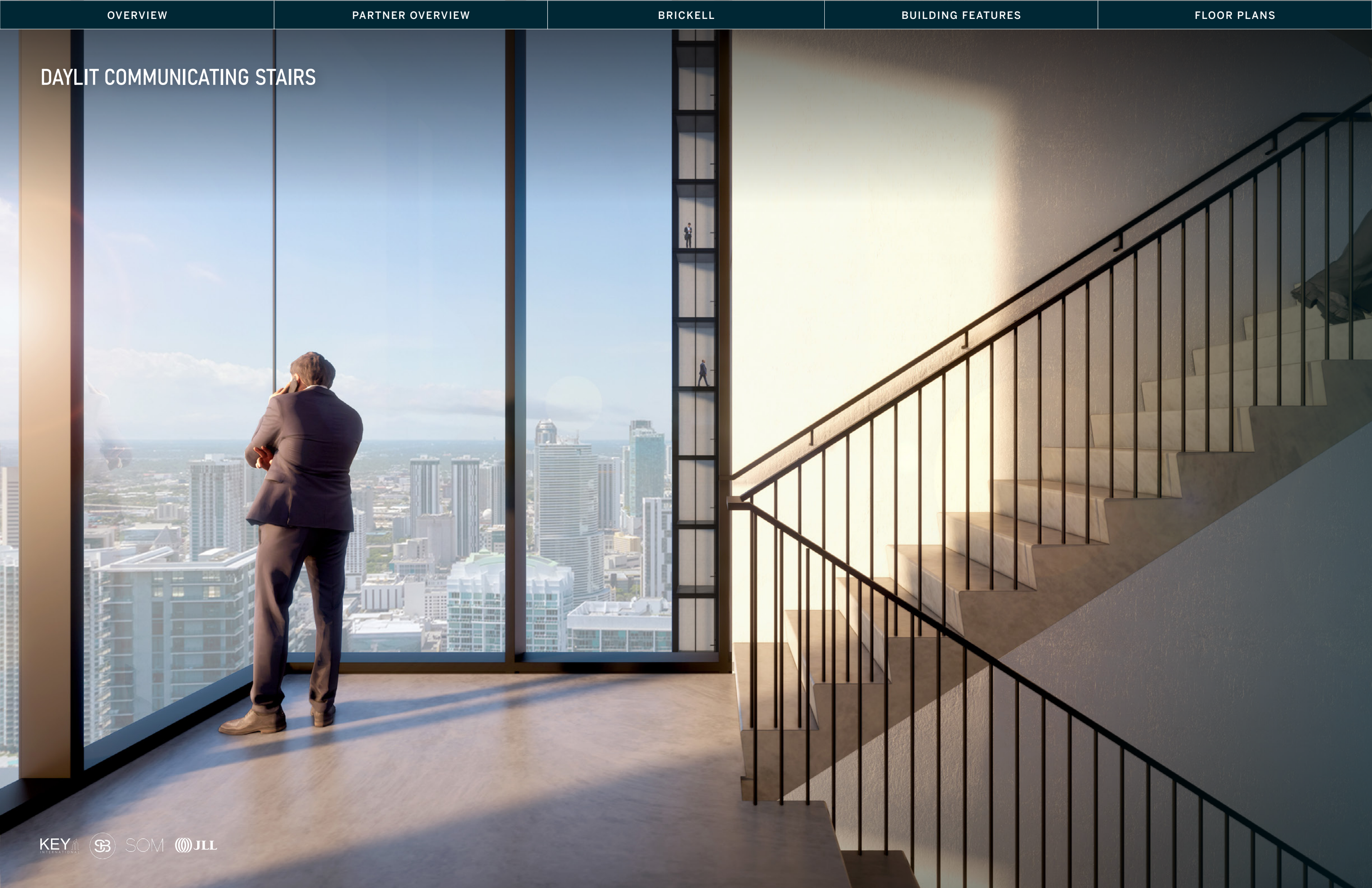
DAYLIT ELEVATOR LOBBIES



DAYLIT WASHROOMS



DAYLIT COMMUNICATING STAIRS



HIGH RISE OFFICE

Column-Free

Contiguous Anchor Tenant Opportunity

Gross Floor Area 19,900 SF

Terrace Area 2,200 SF

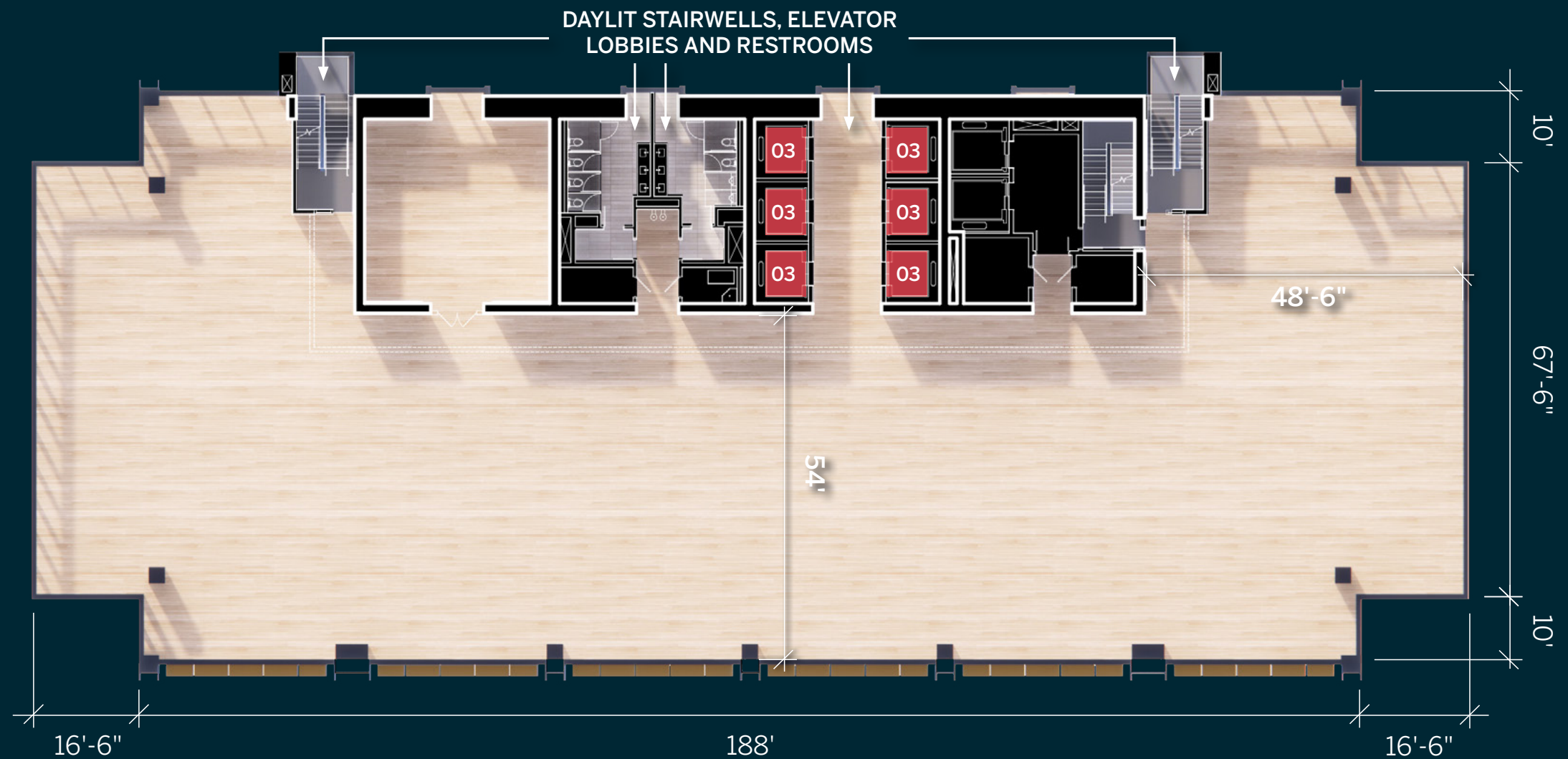
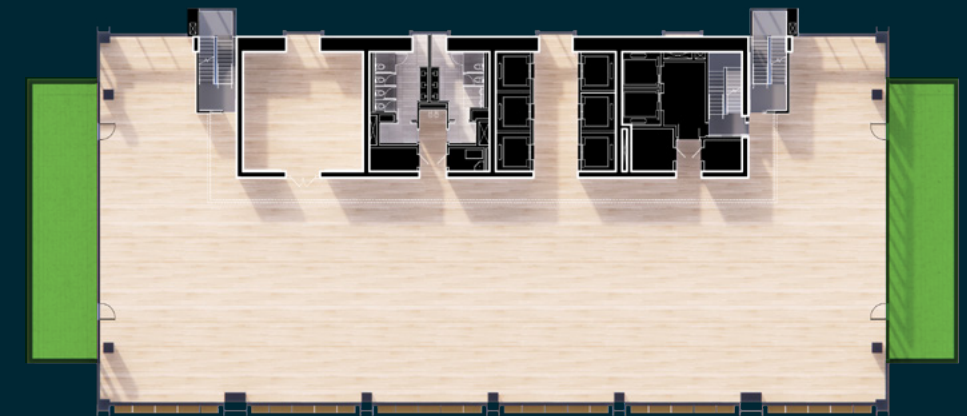
Total High-Rise (Floors 37-48) .. 235,000 SF

Total High-Rise Terraces 9,852 SF

● FLOOR LOCATIONS



Terrace Floors (38 & 43)



SINGLE USER OFFICE TEST FIT

Rentable Floor Area 19,916 SF

Workstations 73

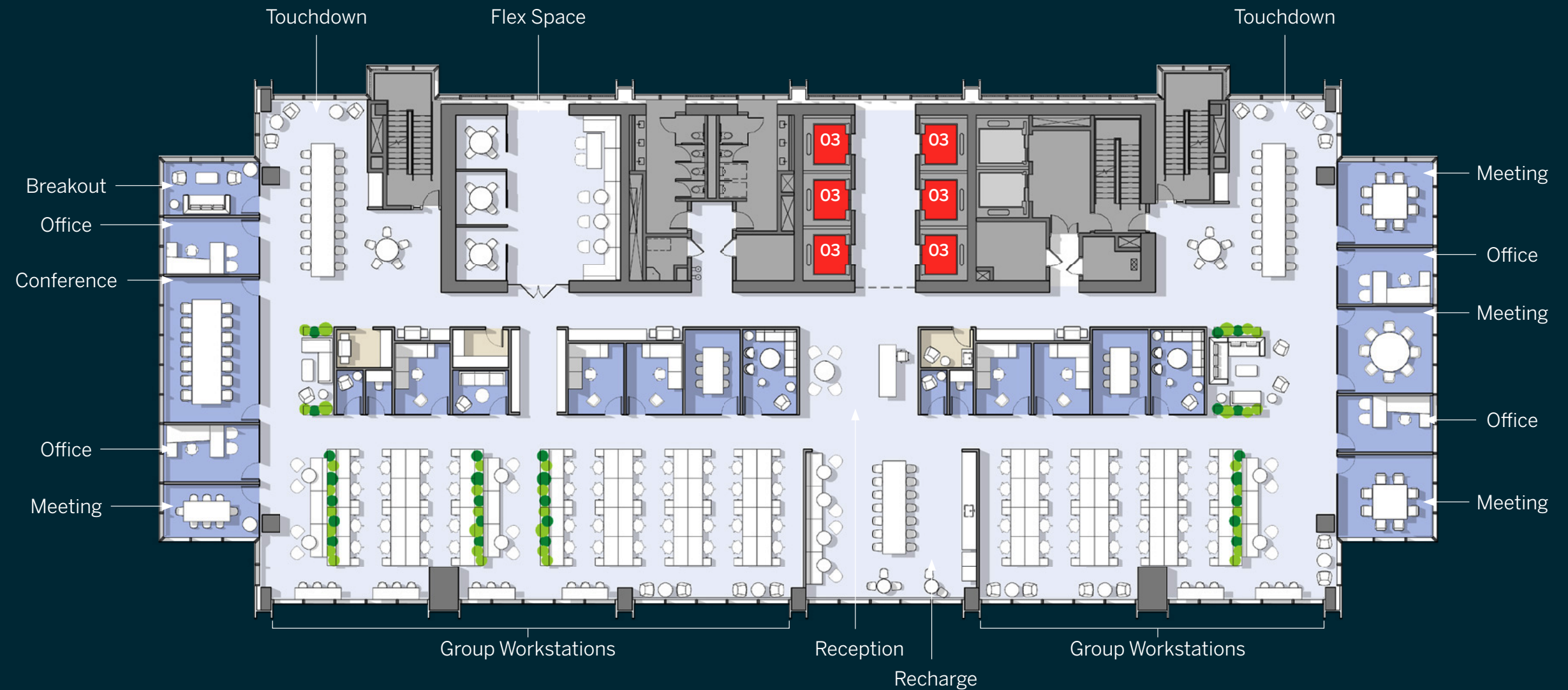
Offices 9

Conference Seats 97

Collaboration Seats 164

RSF / Workseat 243

● FLOOR LOCATIONS



SINGLE USER OFFICE TEST FIT

Column-Free

Contiguous Anchor Tenant Opportunity

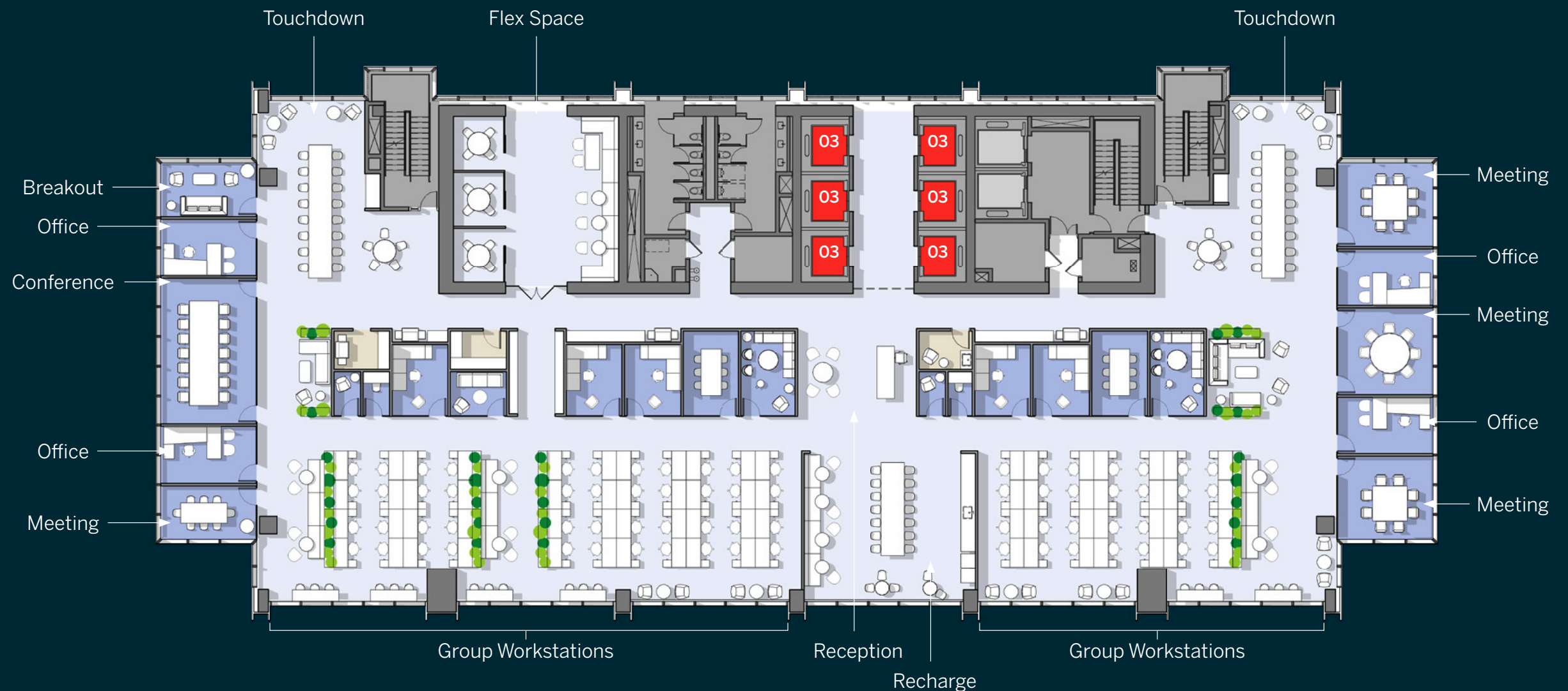
Gross Floor Area 19,900 SF

Terrace Area 2,200 SF

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

Total High-Rise Terraces 9,852 SF

● FLOOR LOCATIONS

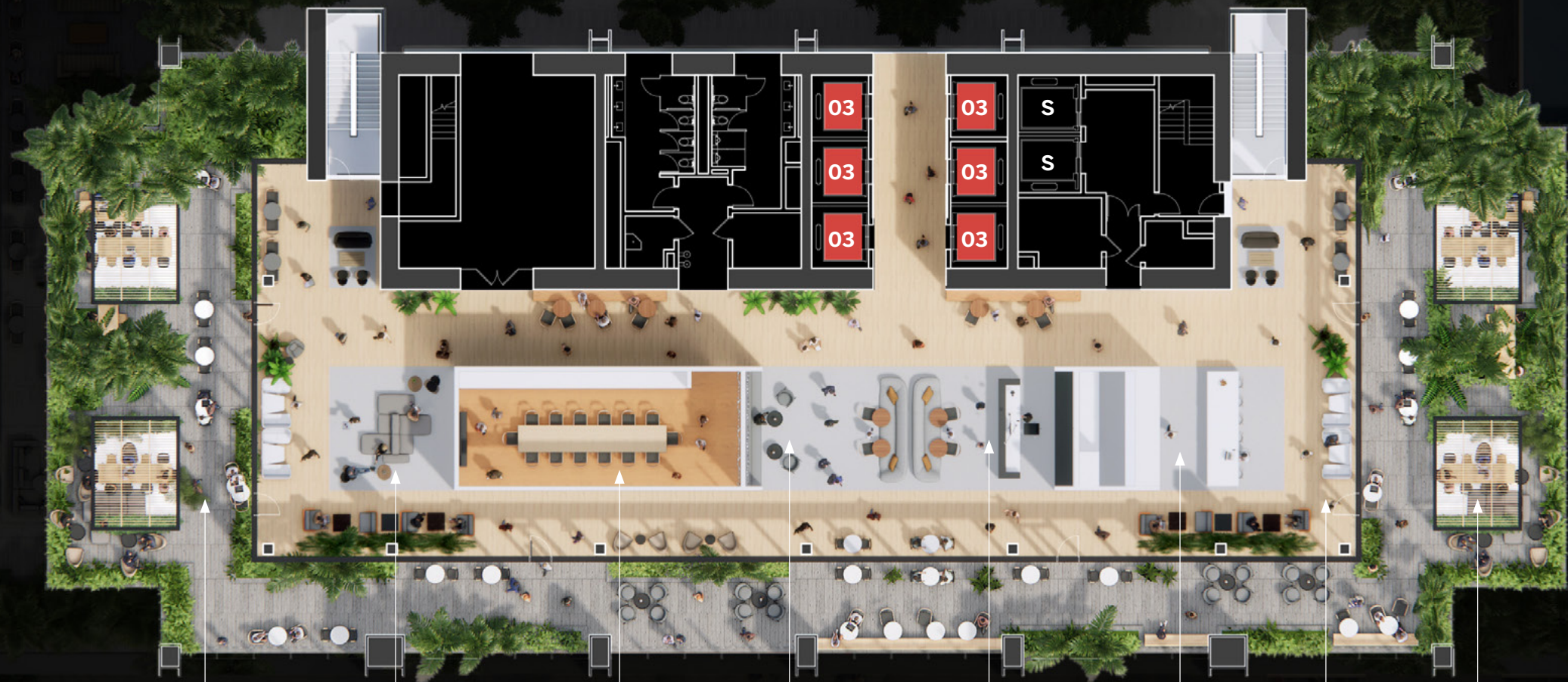


ROOFTOP WORKPLACE - FLOOR 48

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

48TH FLOOR



THE FUTURE OF HEALTHY, SUSTAINABLE WORKPLACES

Sterling Bay and Key International are committed to creating a healthy future. We focus on core principles in all of our developments:

Environmental Initiatives

Healthy Buildings

Sustainable Built Environments

PLANNED CERTIFICATIONS



848 Brickell's smart façade features a variety of strategies to reduce the building operational energy cost and minimize its carbon footprint:

High performance insulating glass combined with an air tight façade design reduces the heat transfer at the perimeter zone and enhances occupants' thermal comfort.

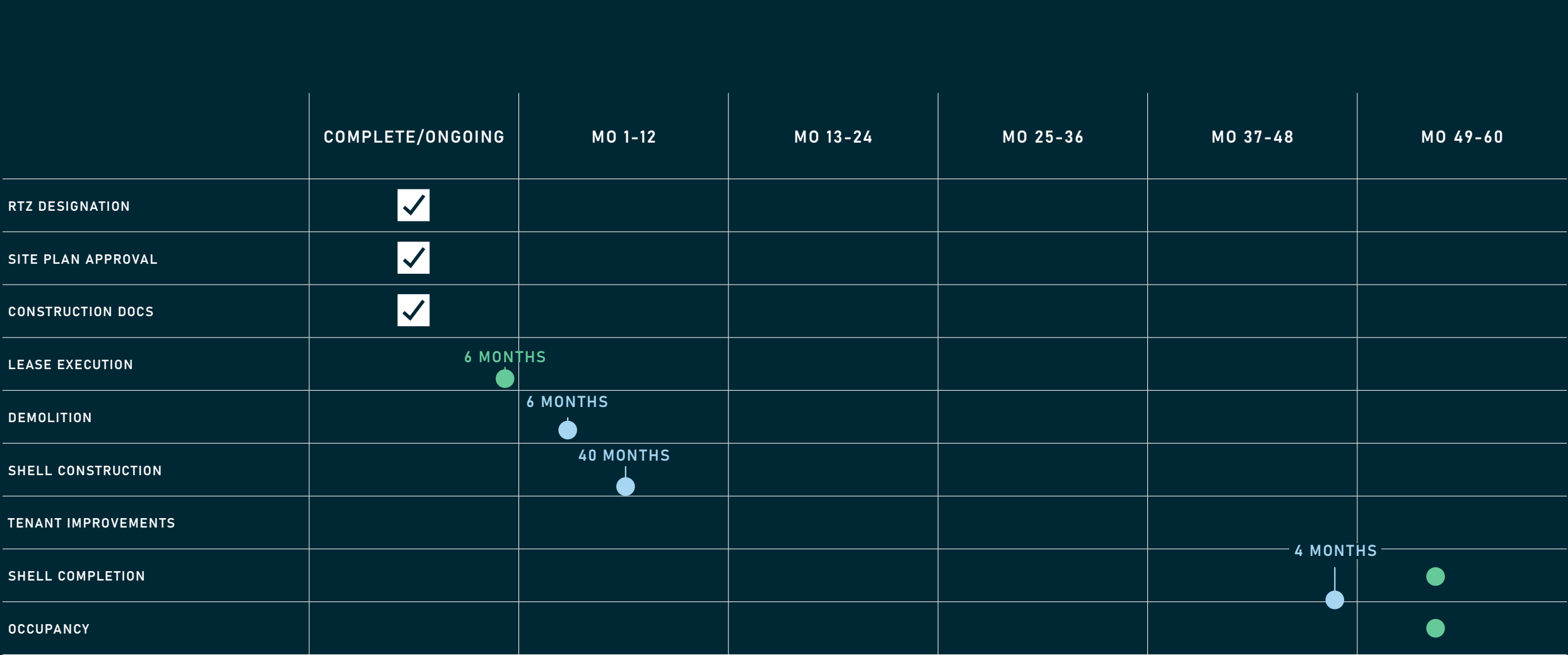
Access to views and diffuse daylight promote a healthy and productive working environment.

Terraces accessible from within the office space allow occupants to step outdoors and enjoy a protected microclimate immersed in nature.

The overall building design focuses on both environmental performance and occupants' wellness, following the design principles of LEED and WELL rating systems.



CONSTRUCTION TIMELINE



46-month
demolition and
construction timeline

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

40%
pre-leasing requirement

52-months
from lease execution

Construction timeline subject to change





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