

BRICKELL

MIAMI

STACKING PLAN, FLOOR
PLANS & TEST FITS

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Sterling Bay SOM



Building Top Signage Leasing Threshold: 260,000+ RSF or Largest Tenant
Artist's conceptual rendering - renderings are for illustrative purposes only and subject to change.

BUILDING STACKING PLAN

770,000 RSF

building

Helipad

50th floor

19,090 - 28,650 SF

office floor plates

1,970 - 14,000 SF

tenant private outdoor terraces

54,000 SF

indoor and outdoor amenity space

Best in Class

security infrastructure

48 Floors

building

9 Floors

with private outdoor terraces

14' Ceilings

slab-to-slab on standard office floors

16' Ceilings

slab-to-slab on tower terrace floors

1,060

parking spaces (1.38/1,000 RSF)

7,000 RSF

ground floor restaurant

Floors 37-48
High-Rise
19,900 RSF/floor

Floors 23-36
Mid-Rise
19,090 RSF/floor

Floors 13-21
Low-Rise
28,650 RSF/floor

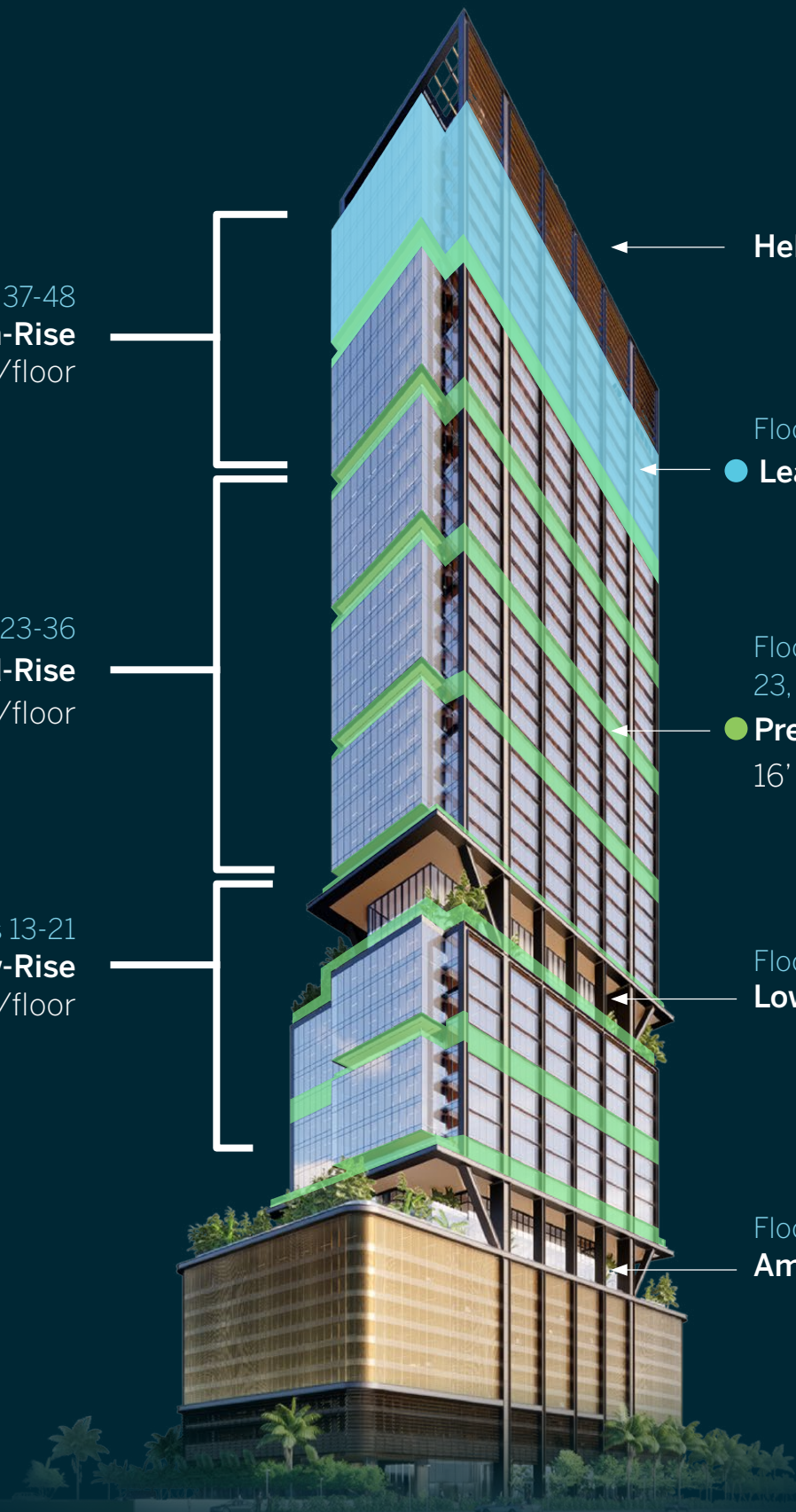
Helipad

Floors 43-48
● **Leased Floors**

Floors 13, 17, 21,
23, 28, 33, 38, & 43
● **Premium Terrace Floors**
16' Ceiling Heights

Floor 21
Low-Rise Penthouse

Floors 11-12
Amenities

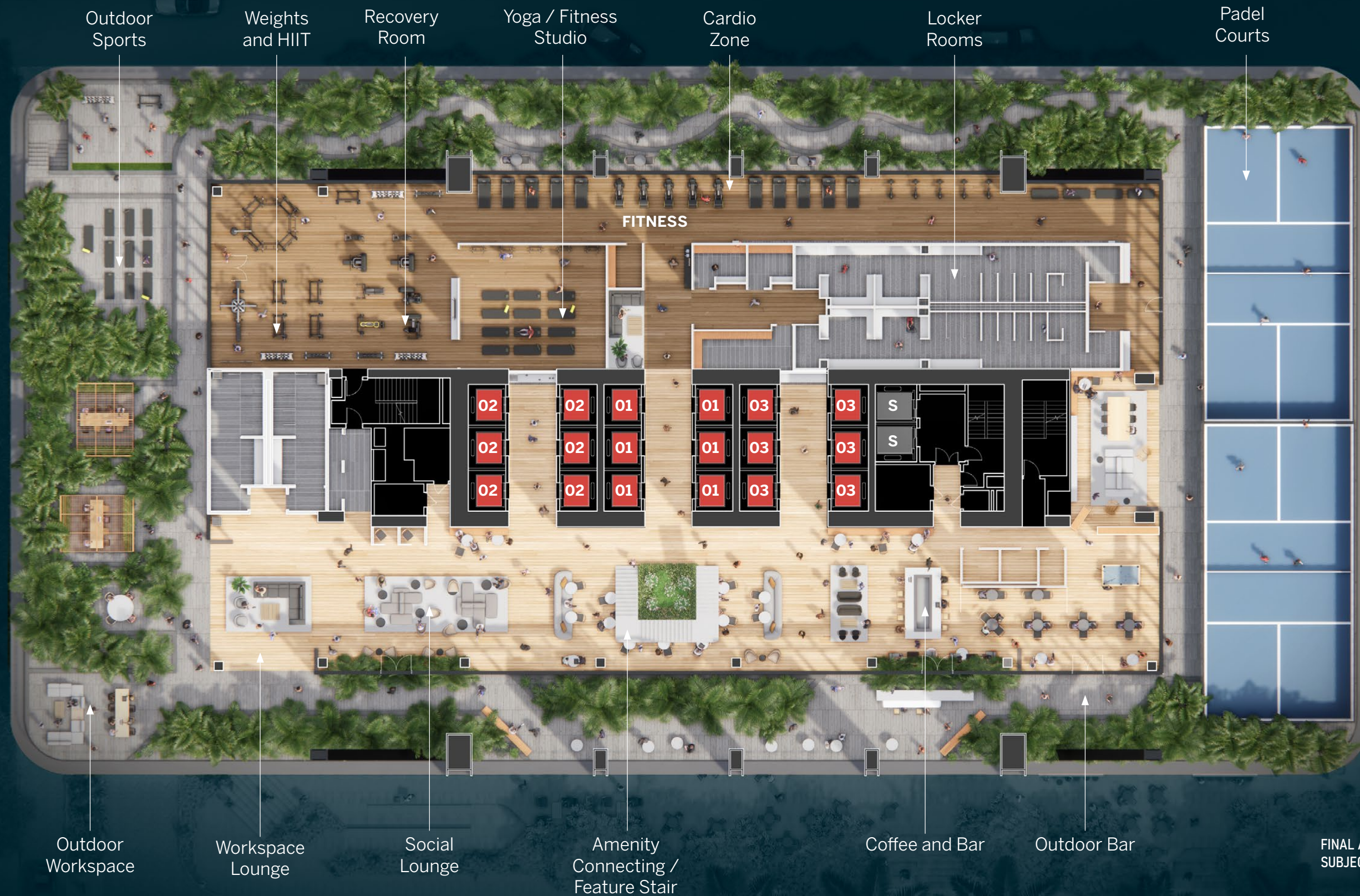


GROUND FLOOR | LOBBY OVERVIEW



FLOOR 11 | AMENITY FLOOR

19,000 SF INTERIOR
18,000 SF EXTERIOR

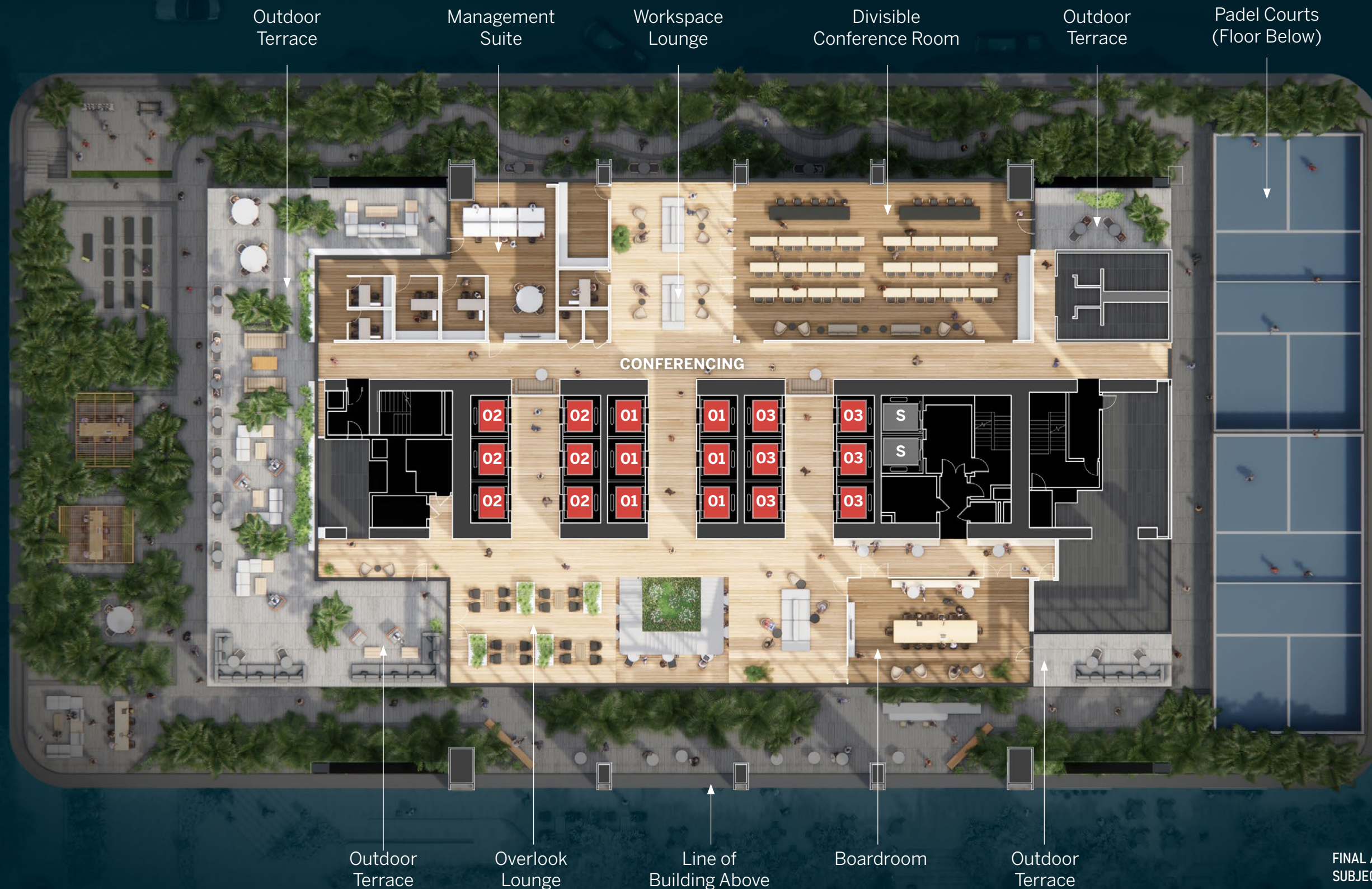


FINAL AMENITY PROGRAMMING
SUBJECT TO CHANGE



FLOOR 12 | AMENITY FLOOR

15,500 SF INTERIOR
3,300 SF EXTERIOR



FINAL AMENITY PROGRAMMING
SUBJECT TO CHANGE

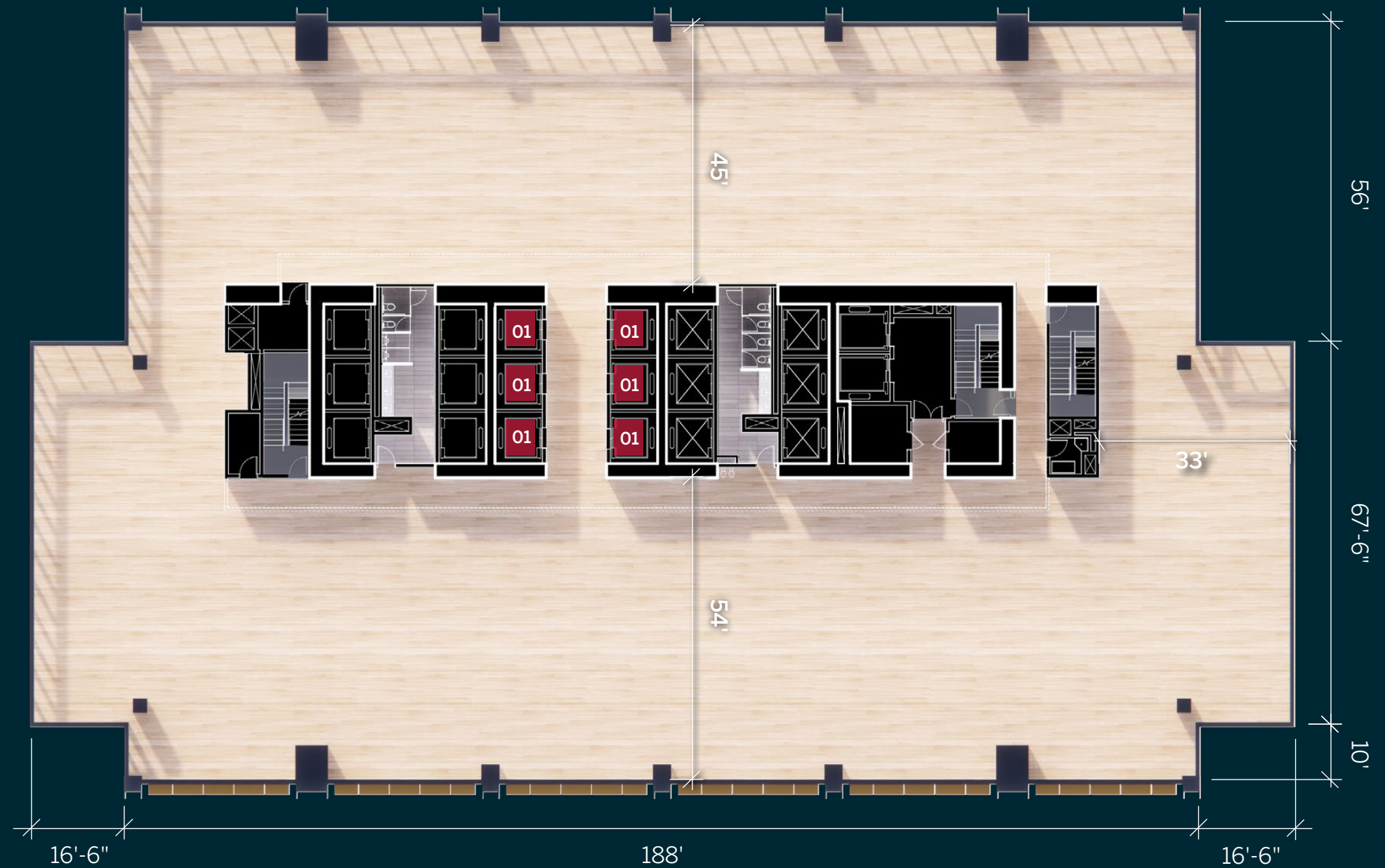
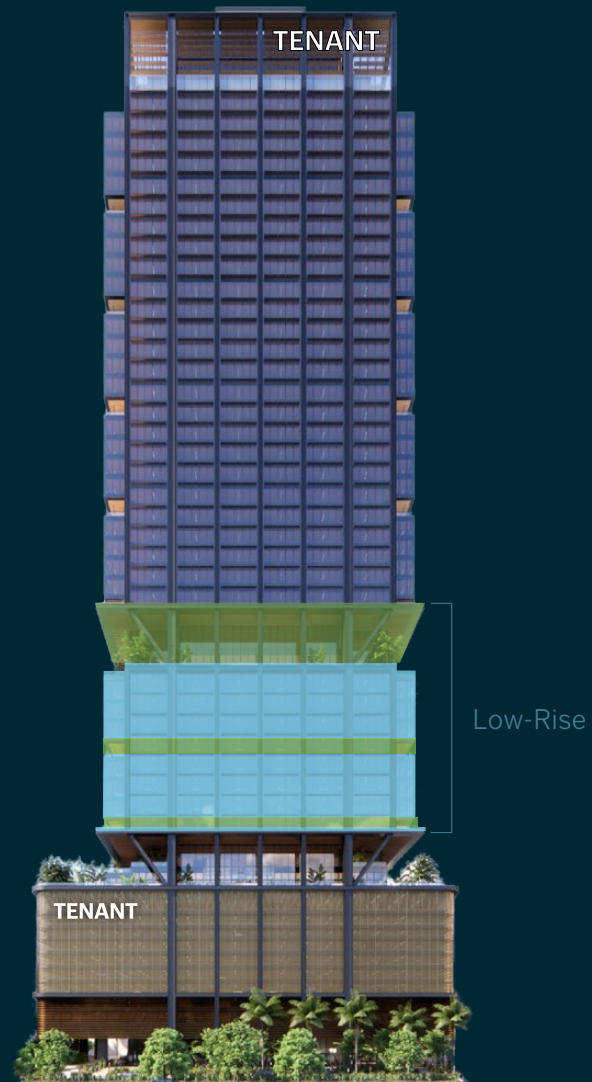


LOW-RISE OFFICE

FLOORS 13-21

Rentable Floor Area: **28,695 SF**

- FLOOR LOCATIONS
- TERRACE FLOOR LOCATIONS



FLOOR 13 - TERRACE FLOOR

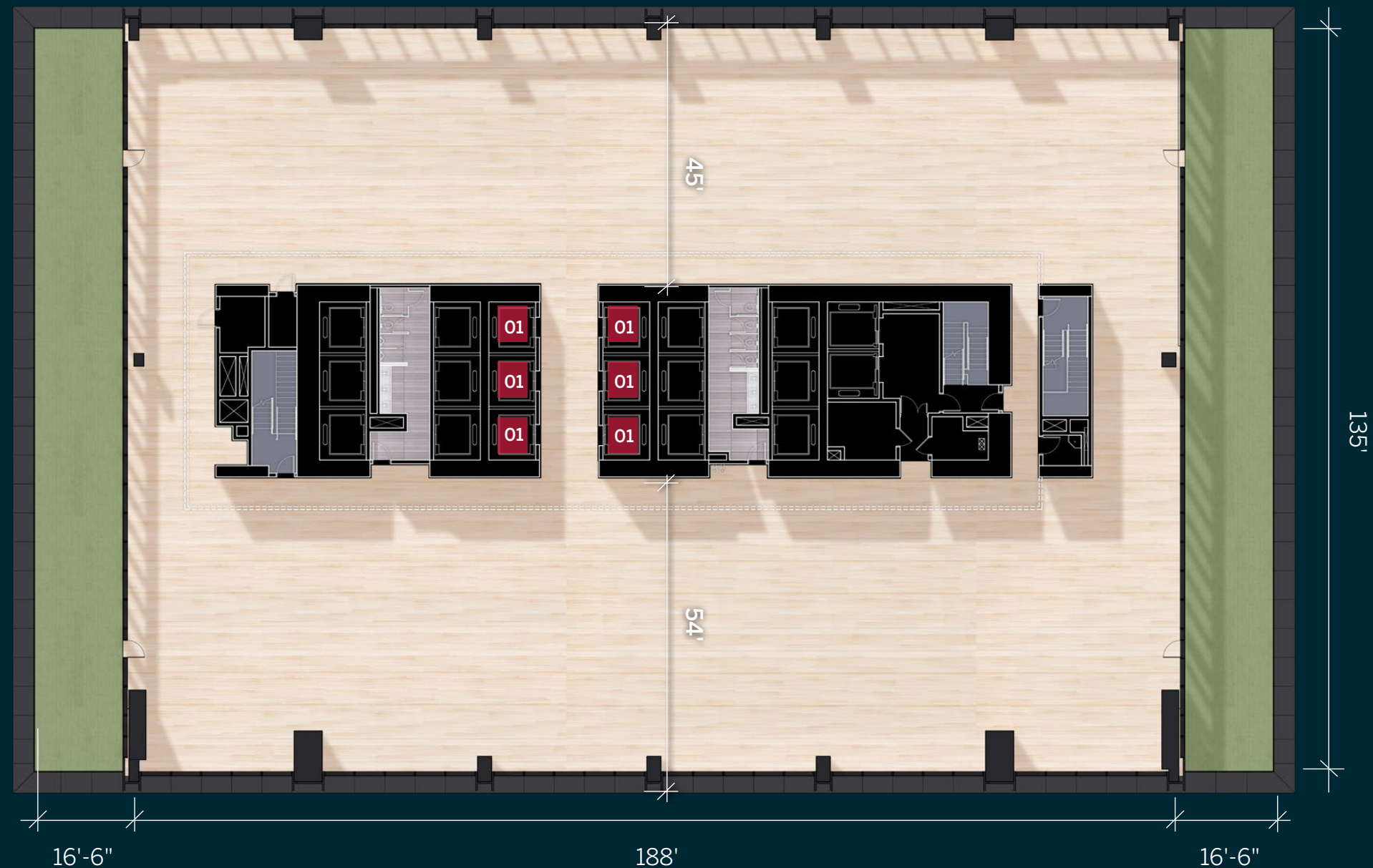
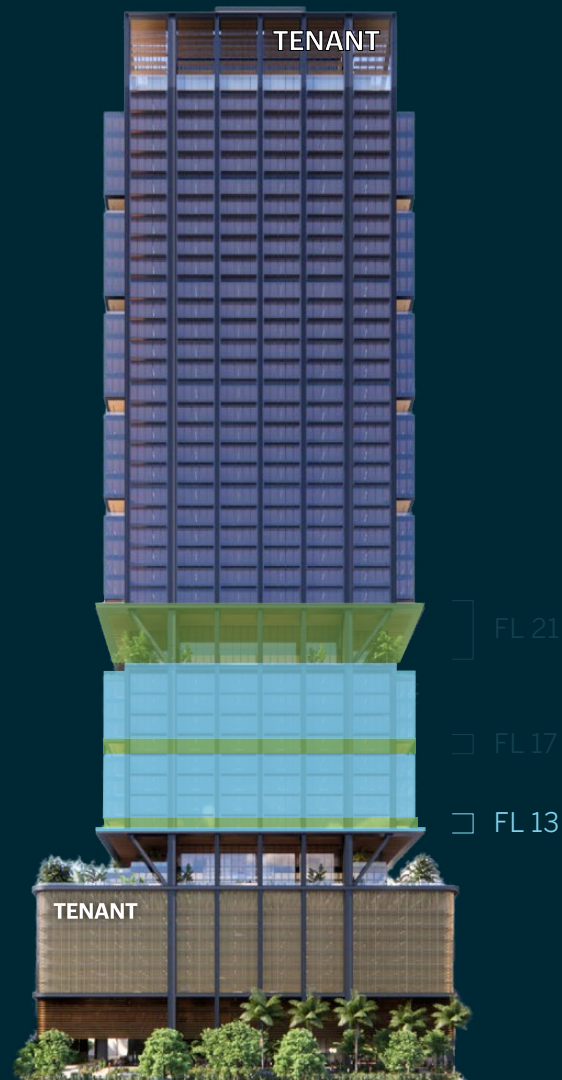
LOW-RISE OFFICE

Rentable Floor Area: **30,965 SF**

Slab-to-Slab Ceiling Height: **14'**

● FLOOR LOCATIONS

● TERRACE FLOOR LOCATIONS



FLOOR 17 - TERRACE FLOOR

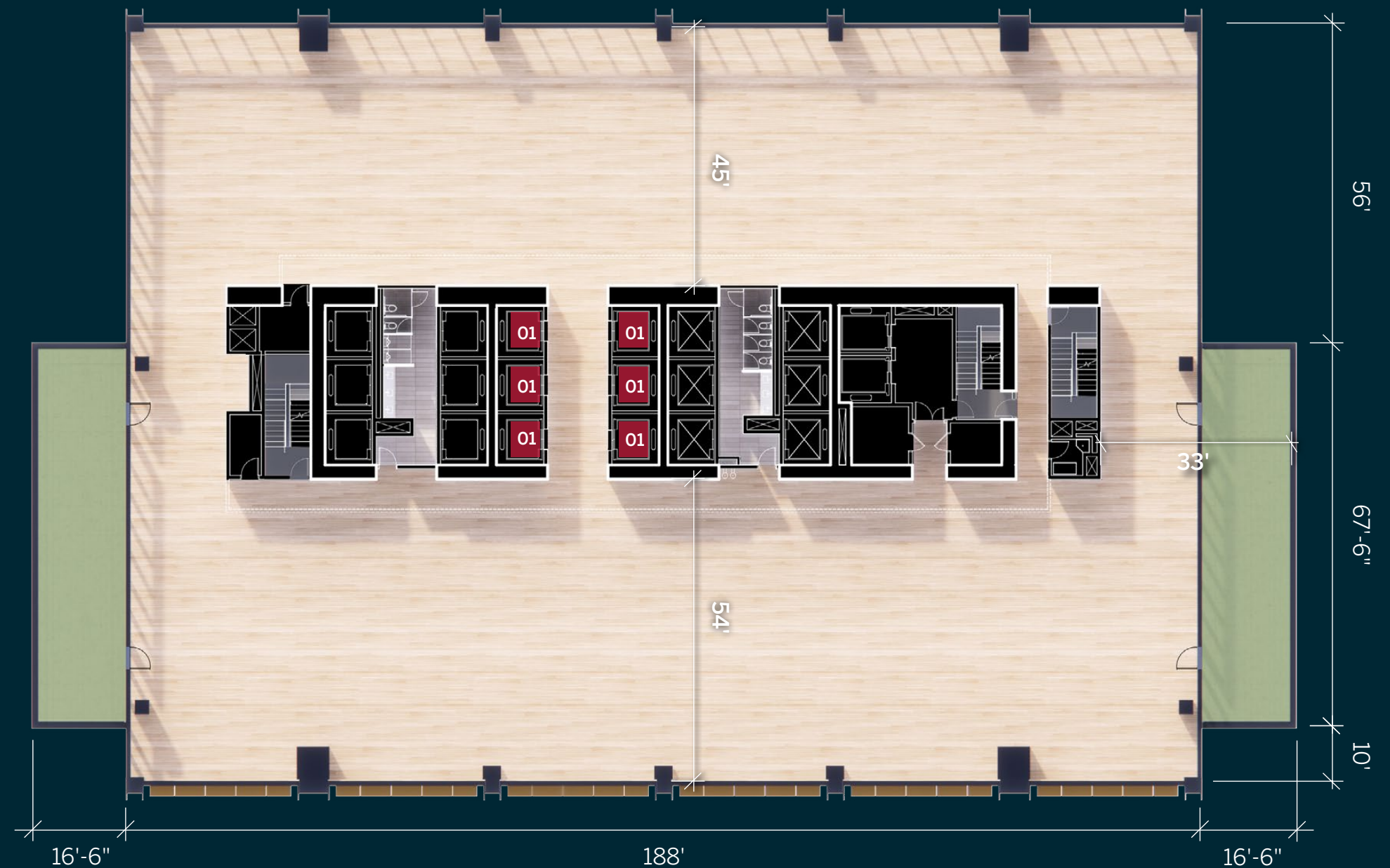
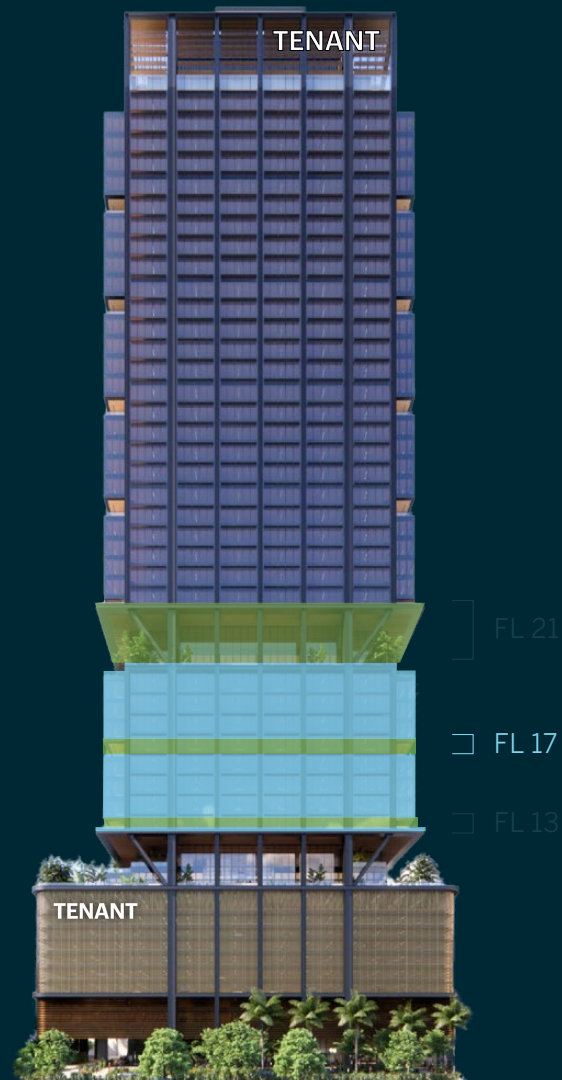
LOW-RISE OFFICE

Rentable Floor Area: **28,408 SF**

Slab-to-Slab Ceiling Height: **14'**

● FLOOR LOCATIONS

● TERRACE FLOOR LOCATIONS



FLOOR 21 LOW-RISE PENTHOUSE

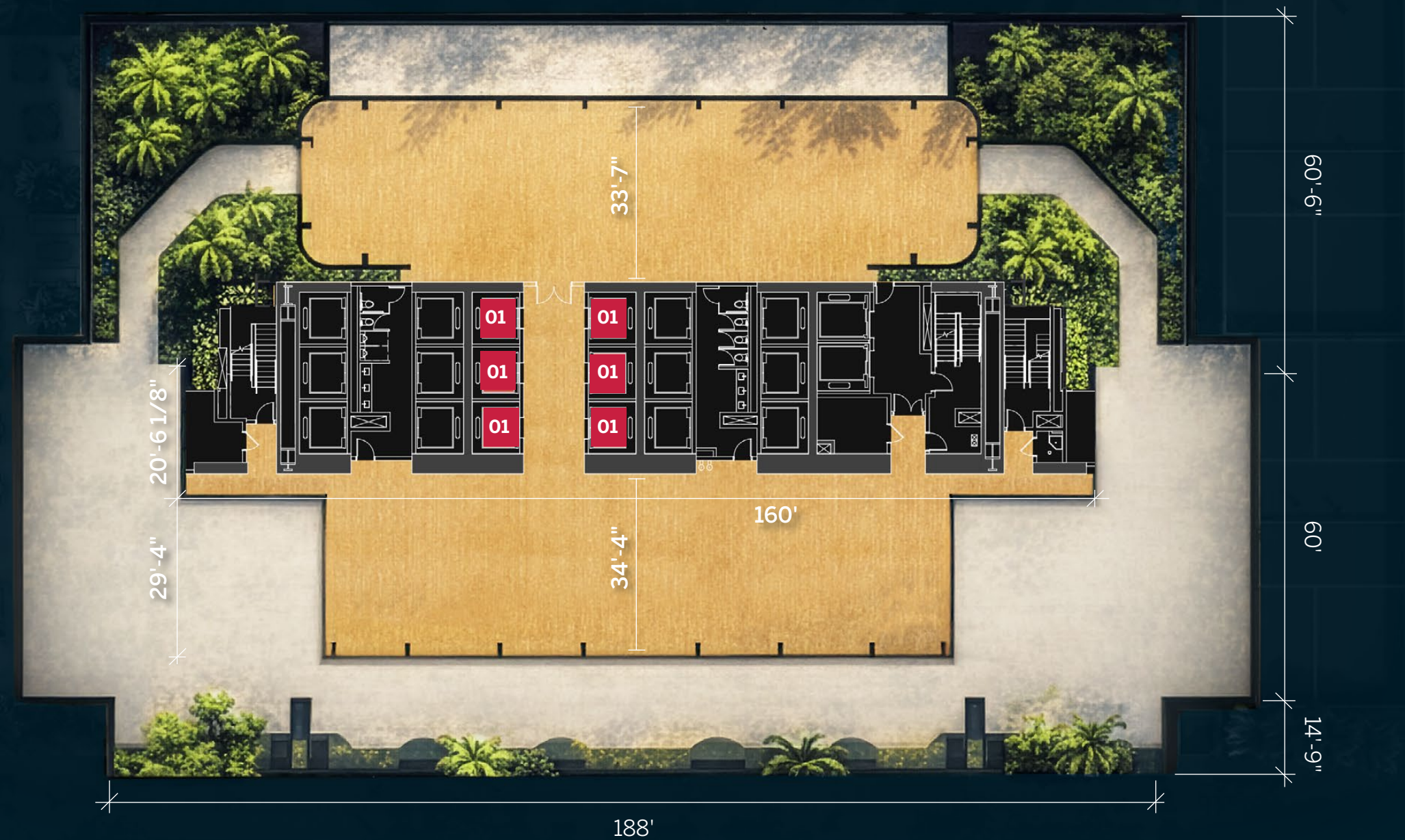
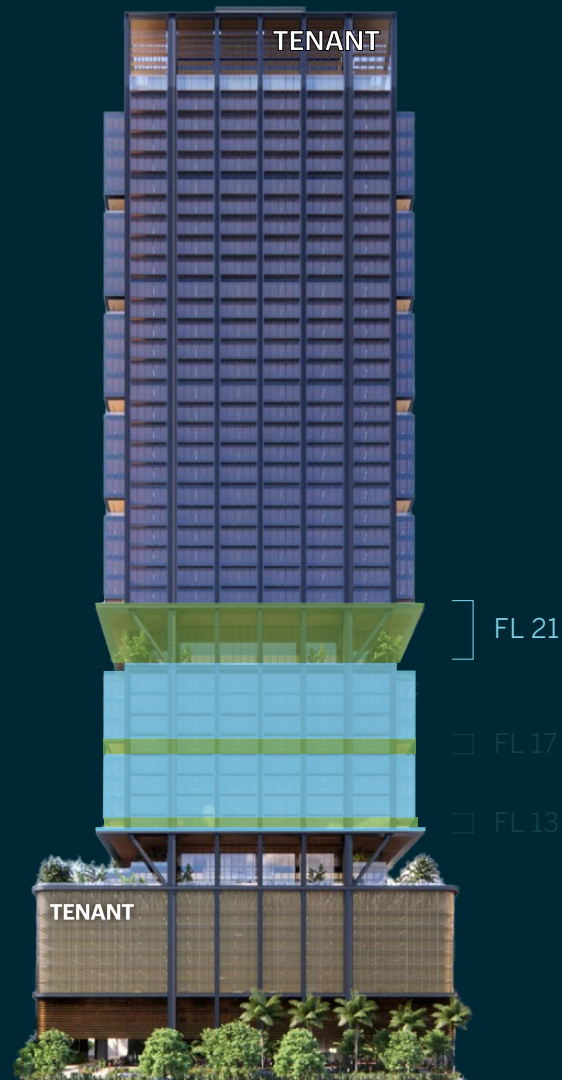
LOW-RISE TERRACE

Rentable Floor Area: **27,478 SF**

Slab-to-Slab Ceiling Height: **18'**

● FLOOR LOCATIONS

● TERRACE FLOOR LOCATIONS



TEST FIT

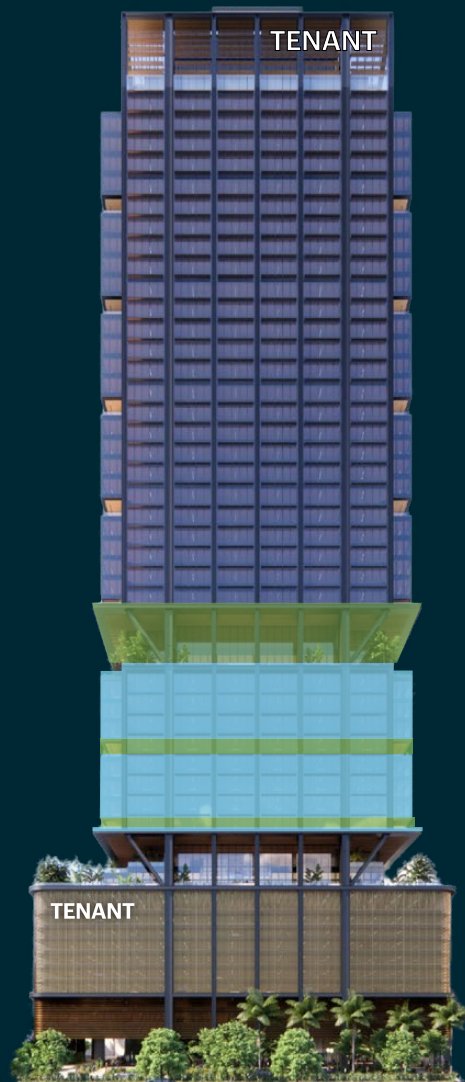
LOW-RISE FLOORS

Rentable Floor Area: **28,695 SF**

Workstations.....151
 Offices 0
 Conference Seats 64

Collaboration Seats..... 173
 RSF / Workseat 190

- FLOOR LOCATIONS
- TERRACE FLOOR LOCATIONS



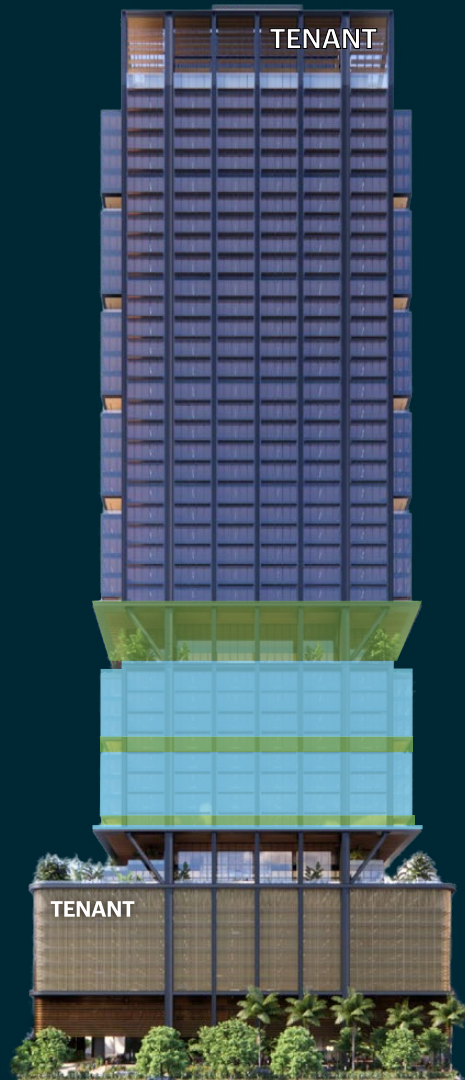
LAW OFFICE TEST FIT

LOW-RISE FLOORS

Rentable Floor Area: **28,695 SF**

RSF / Workseat	494	Workstations.....	4
Perimeter Offices	31	Total Workseats	58
Interior Offices	11	Case Room / Conf. (12 P+).....	2
Staff Offices	5	Large Conf. (7-10 P).....	2
Admin. Stations	7 (1:6)	Small Conf. (4 P)	5

- FLOOR LOCATIONS
- TERRACE FLOOR LOCATIONS



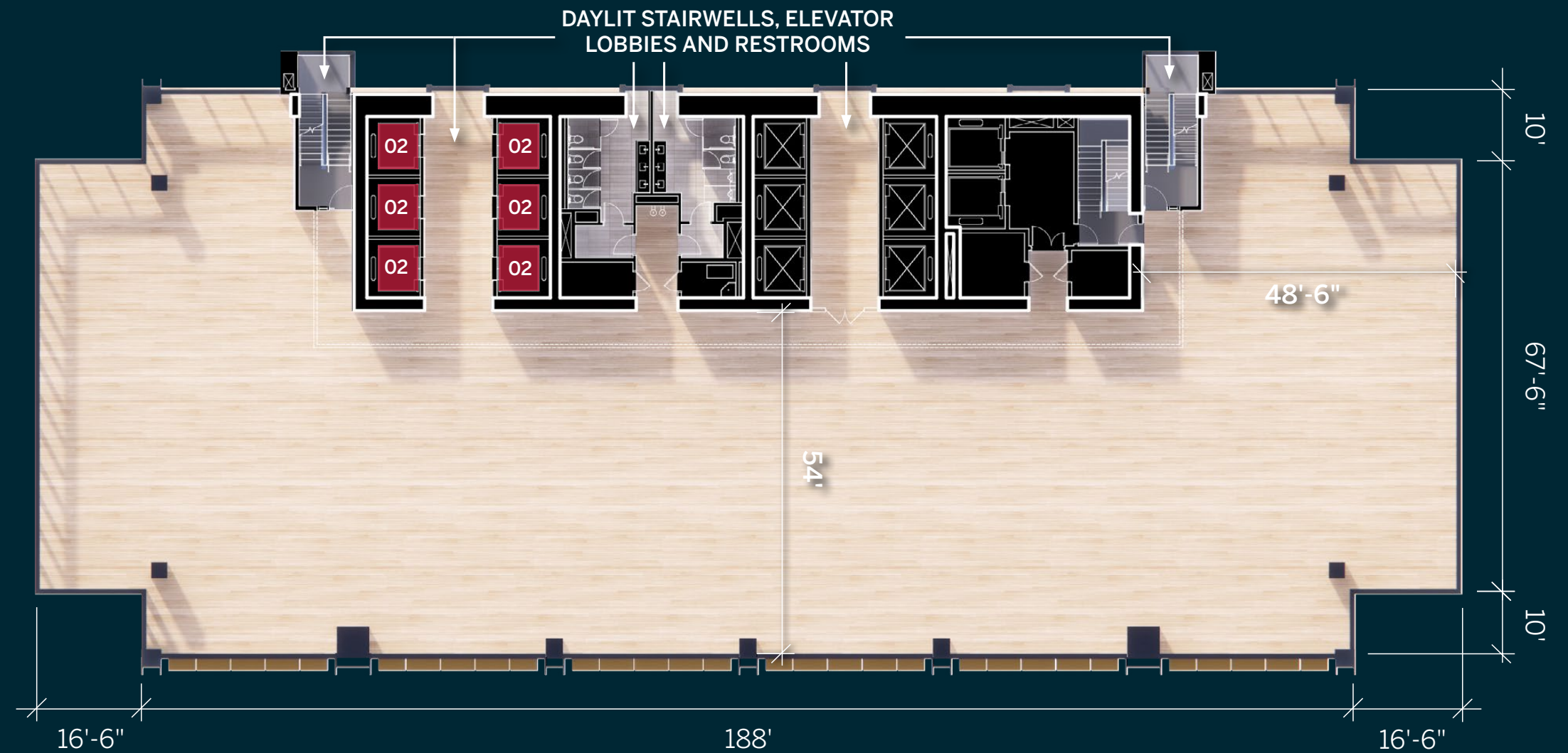
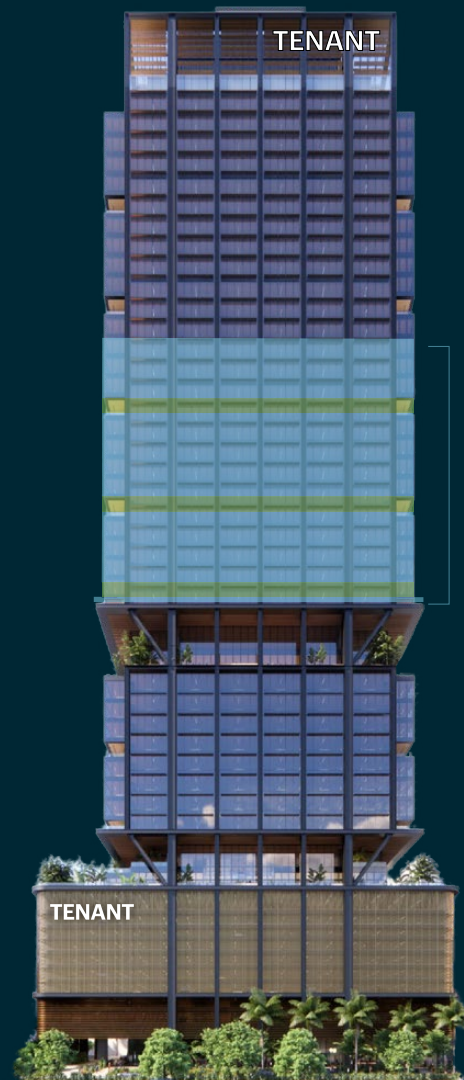
MIDDLE RISE OFFICE

FLOORS 23-36

Rentable Floor Area: **19,185 SF**

● FLOOR LOCATIONS

● TERRACE FLOOR LOCATIONS



MIDDLE RISE OFFICE - TERRACE FLOORS

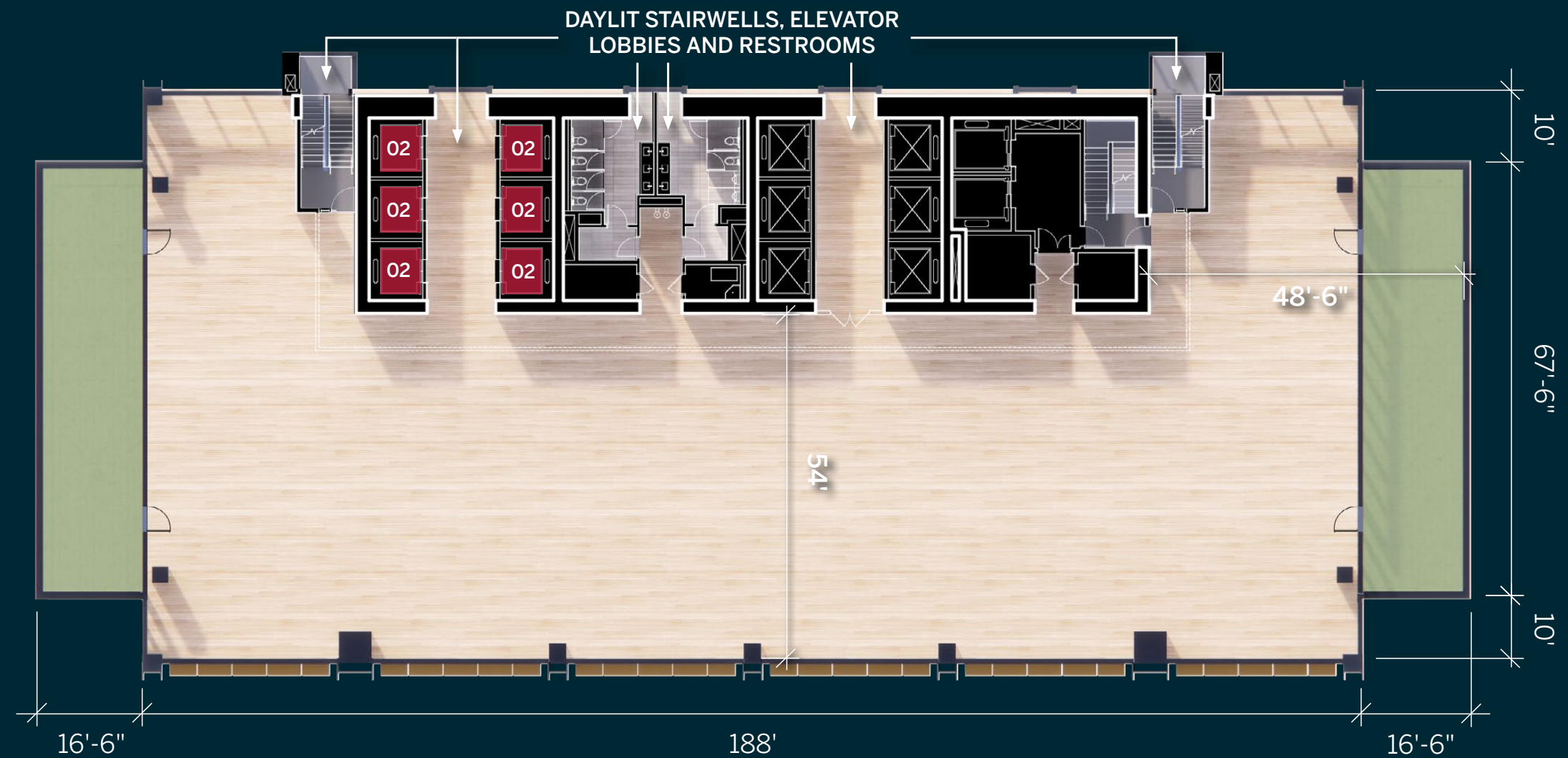
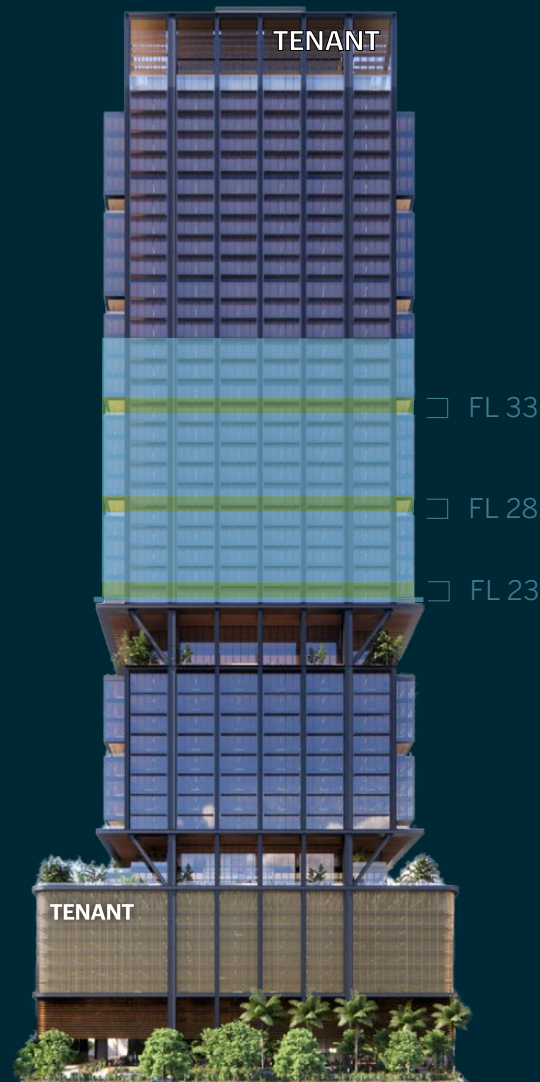
FLOORS 23, 28, 33

Rentable Floor Area: **18,871 SF** | Terrace Area: **1,946 SF**

Slab-to-Slab Ceiling Height: **16'**

● FLOOR LOCATIONS

● TERRACE FLOOR LOCATIONS



COLLABORATIVE OFFICE TEST FIT

MID-RISE OFFICE

Rentable Floor Area: **19,185 SF**

Workstations..... 93
 Offices 0
 Conference Seats 62

Collaboration Seats..... 156
 RSF / Workseat 205

● FLOOR LOCATIONS

● TERRACE FLOOR LOCATIONS



LAW OFFICE TEST FIT

MID-RISE FLOORS

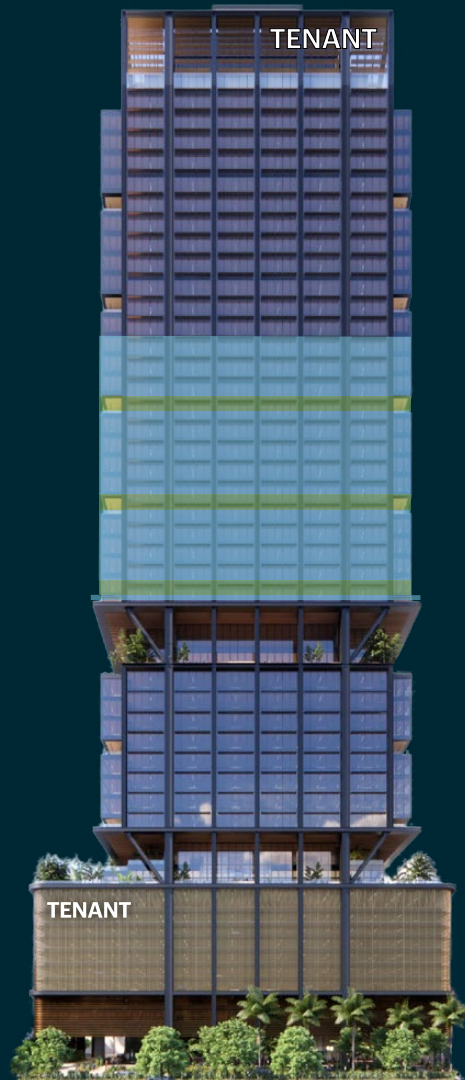
Rentable Floor Area: **19,185 SF**

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+)	2
Large Conf. (7-10 P)	2
Small Conf. (4 P)	4

● FLOOR LOCATIONS

● TERRACE FLOOR LOCATIONS



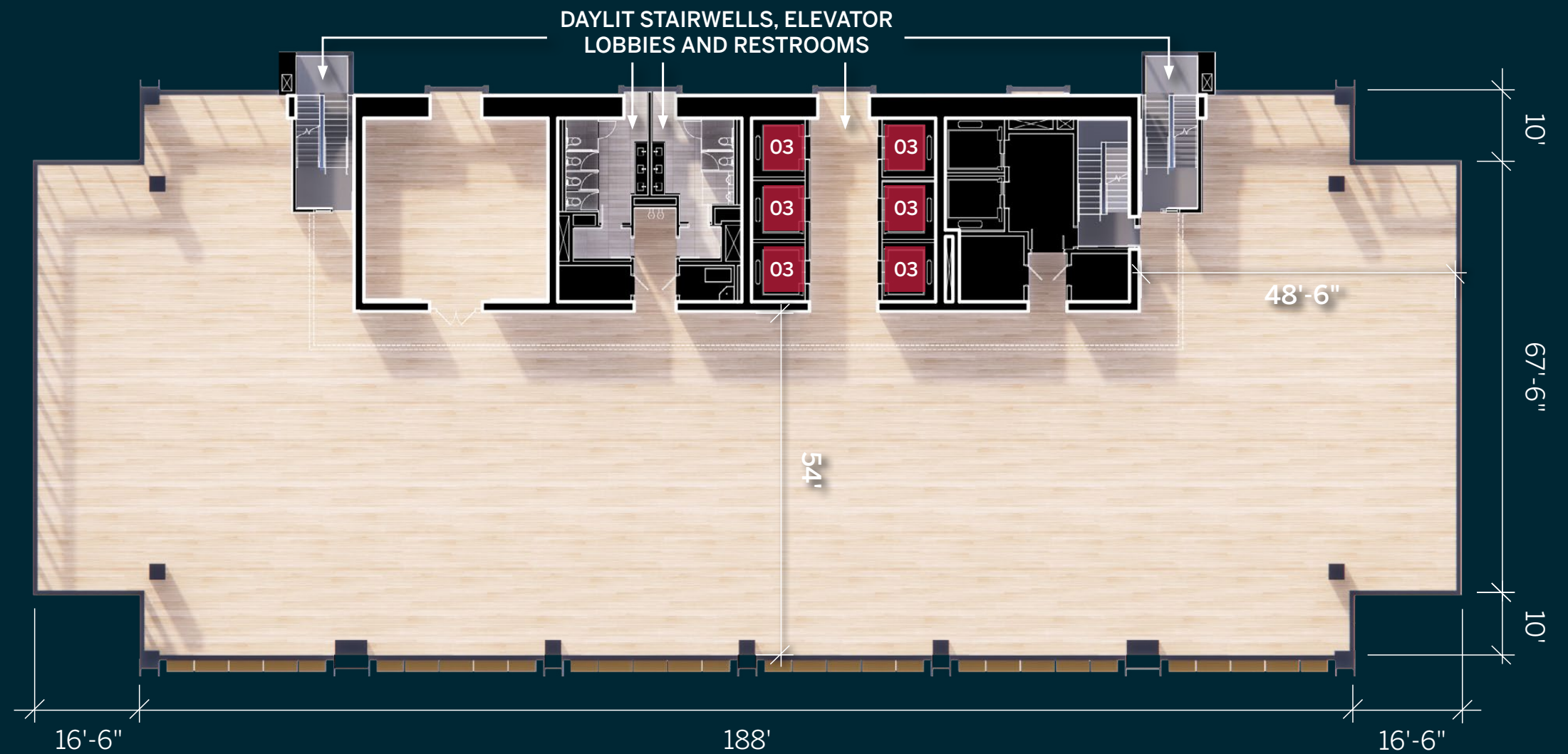
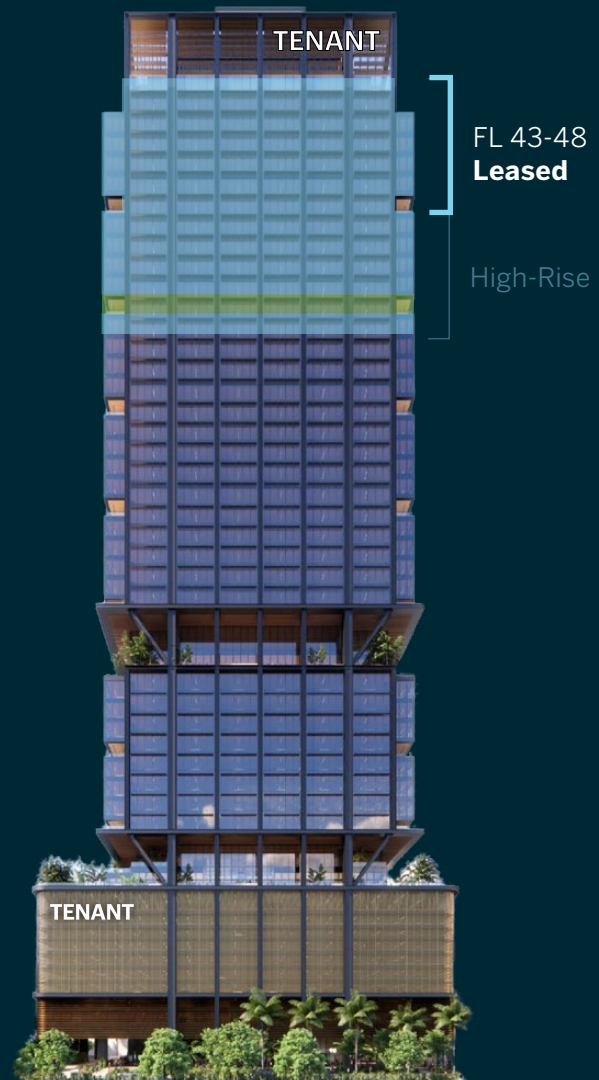
HIGH-RISE OFFICE

FLOORS 37-48

Rentable Floor Area: **19,965 SF**

● FLOOR LOCATIONS

● TERRACE FLOOR LOCATIONS



FLOOR 38 - TERRACE FLOOR

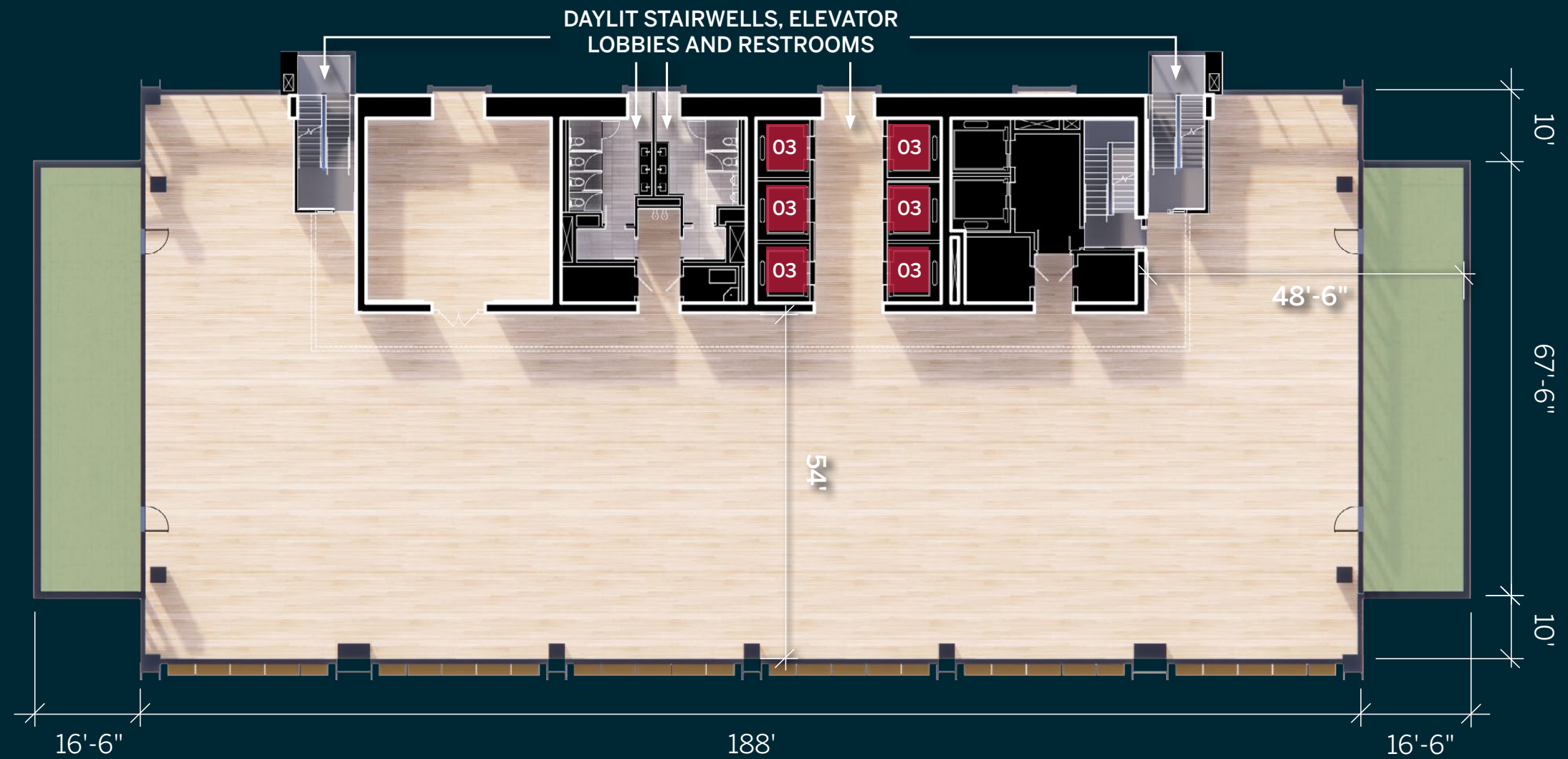
HIGH-RISE OFFICE

Rentable Floor Area: **18,490 SF** | Rentable Terrace Area: **1,946 SF**

Slab-to-Slab Ceiling Height: **16'**

● FLOOR LOCATIONS

● TERRACE FLOOR LOCATIONS



COLLABORATIVE OFFICE TEST FIT

HIGH-RISE FLOORS

Rentable Floor Area: **19,965 SF**

Workstations..... 73
 Offices 9
 Conference Seats 97

Collaboration Seats..... 167
 RSF / Workseat 243

● FLOOR LOCATIONS

● TERRACE FLOOR LOCATIONS



LAW OFFICE TEST FIT

HIGH-RISE FLOORS

Rentable Floor Area: **19,965 SF**

● FLOOR LOCATIONS

● TERRACE FLOOR LOCATIONS

RSF / Attorney	687
Partner Offices.....	14
Associate Offices.....	15
Manager Offices.....	4
Admin. Stations	4 (1:7.25)

Paralegals	6
Total Workseats	43
Case Room / Conf. (12 P+).....	0
Large Conf. (7-10 P).....	1
Small Conf. (4 P)	1

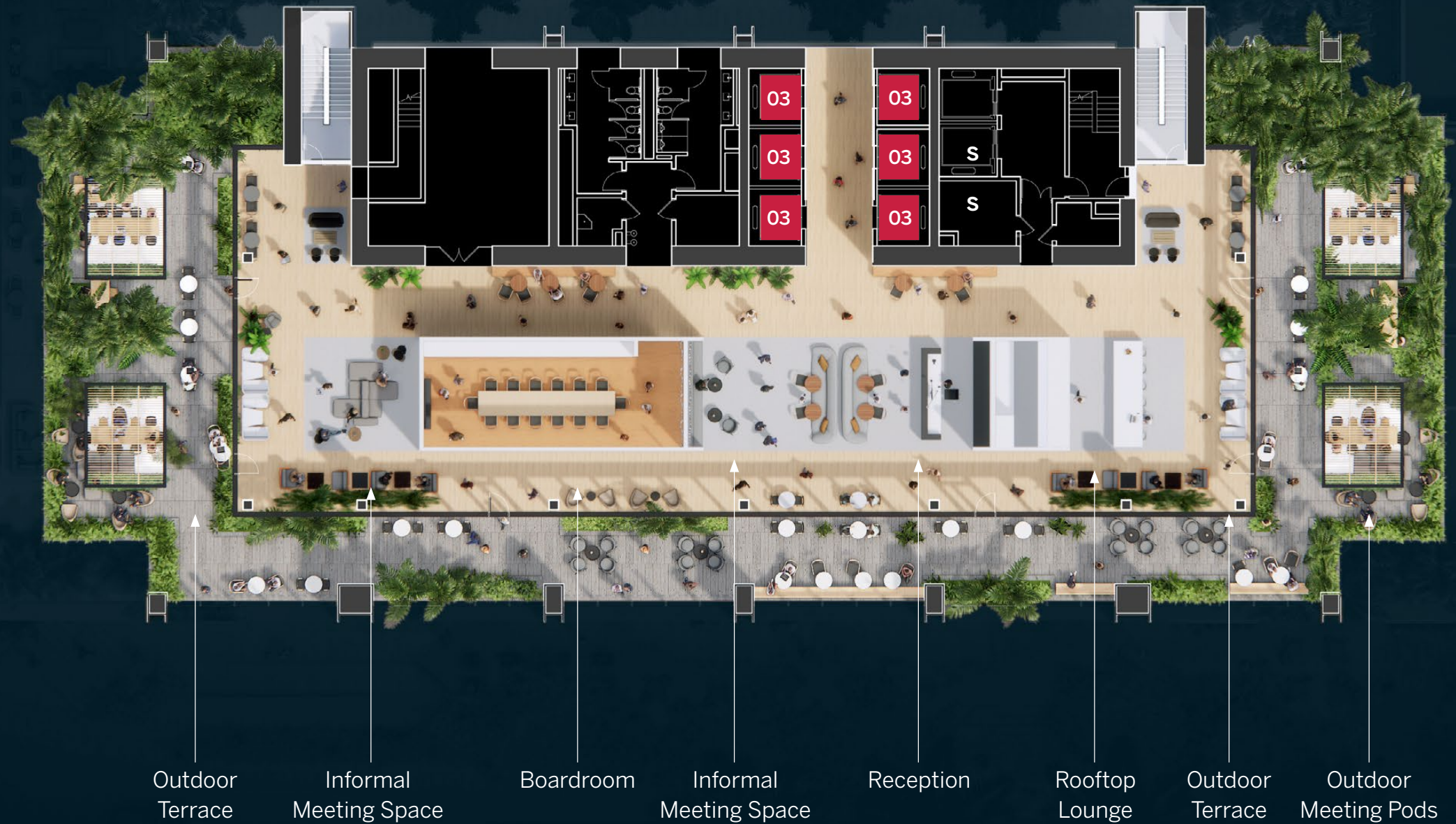


FLOOR 48 - PENTHOUSE

HIGH-RISE FLOOR

Rentable Floor Area: **18,771 SF**
Rentable Terrace Area: **5,749 SF**

- FLOOR LOCATIONS
- TERRACE FLOOR LOCATIONS





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Artist's conceptual rendering

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