

BRICKELL

MIAMI

THE NEXT ERA  
OF MODERN OFFICE

BROUGHT TO YOU BY



**Sterling Bay** SOM



Artist's conceptual rendering  
\*Renderings are for illustrative purposes only and subject to change.

# | PARTNER OVERVIEW



## SOM

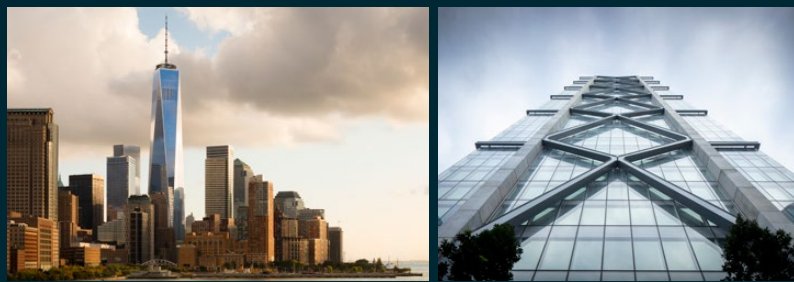
DESIGN +  
ENGINEERING

## Sterling Bay

WORLD-CLASS OFFICE HEADQUARTERS +  
RETAIL PLACEMAKING







## KEY INTERNATIONAL

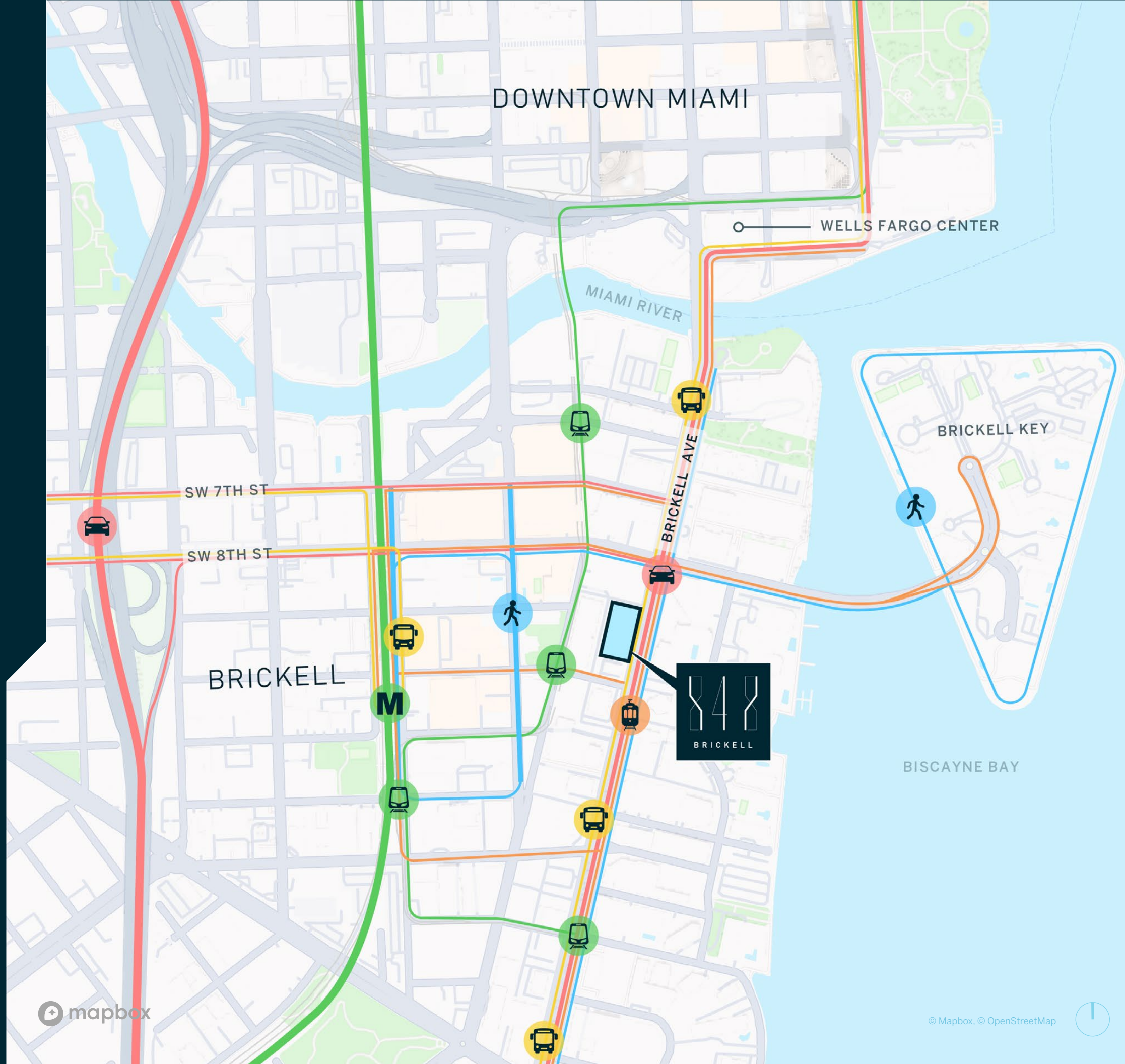
LUXURY RESIDENTIAL +  
HIGH TOUCH HOSPITALITY



# A WELL-CONNECTED ACCESSIBLE SITE

## ACCESSIBILITY

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



# 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.

## 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
11. NOBU (Coming Soon)

## Dining

12. Zuma
13. Novikov Miami
14. Il Gabbiano
15. Casa Tua Cucina
16. River Oyster Bar
17. Hutong Miami
18. Fleming's
19. Truluck's
20. Komodo
21. Quinto La Huella
22. Stanzione 87
23. Moxie's
24. Kaori
25. Baru
26. North Italia
27. Coyo Taco
28. Mister O1
29. Sexy Fish
30. DOM's
31. Claudie
32. Dirty French
33. Osaka Miami
34. La Petite Maison
35. LPM Restaurant
36. Amazonico
37. Felice Brickell
38. MAMO

## Parks

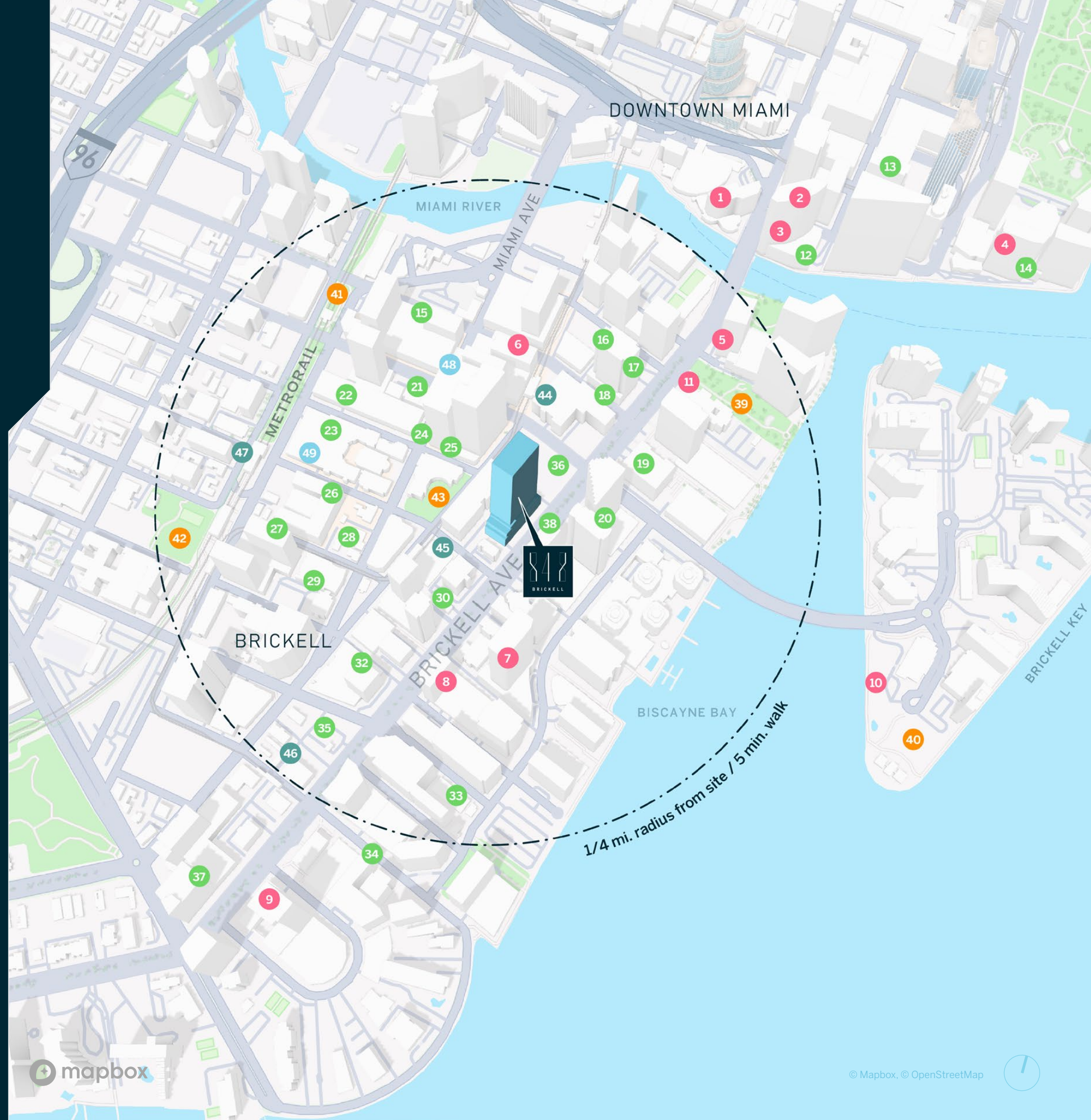
39. Brickell Park
40. Brickell Key Park
41. The Underline
42. Southside Park
43. Allen Morris Park

## Transit

44. 8th Street Metromover Station
45. 10th St. Promenade Metromover Station
46. Financial District Metromover Station
47. Brickell Metrorail Station

## Retail

48. Brickell City Centre
49. Mary Brickell Village



# BUILDING STACKING PLAN

770,000 RSF

building

Helipad

50<sup>th</sup> 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

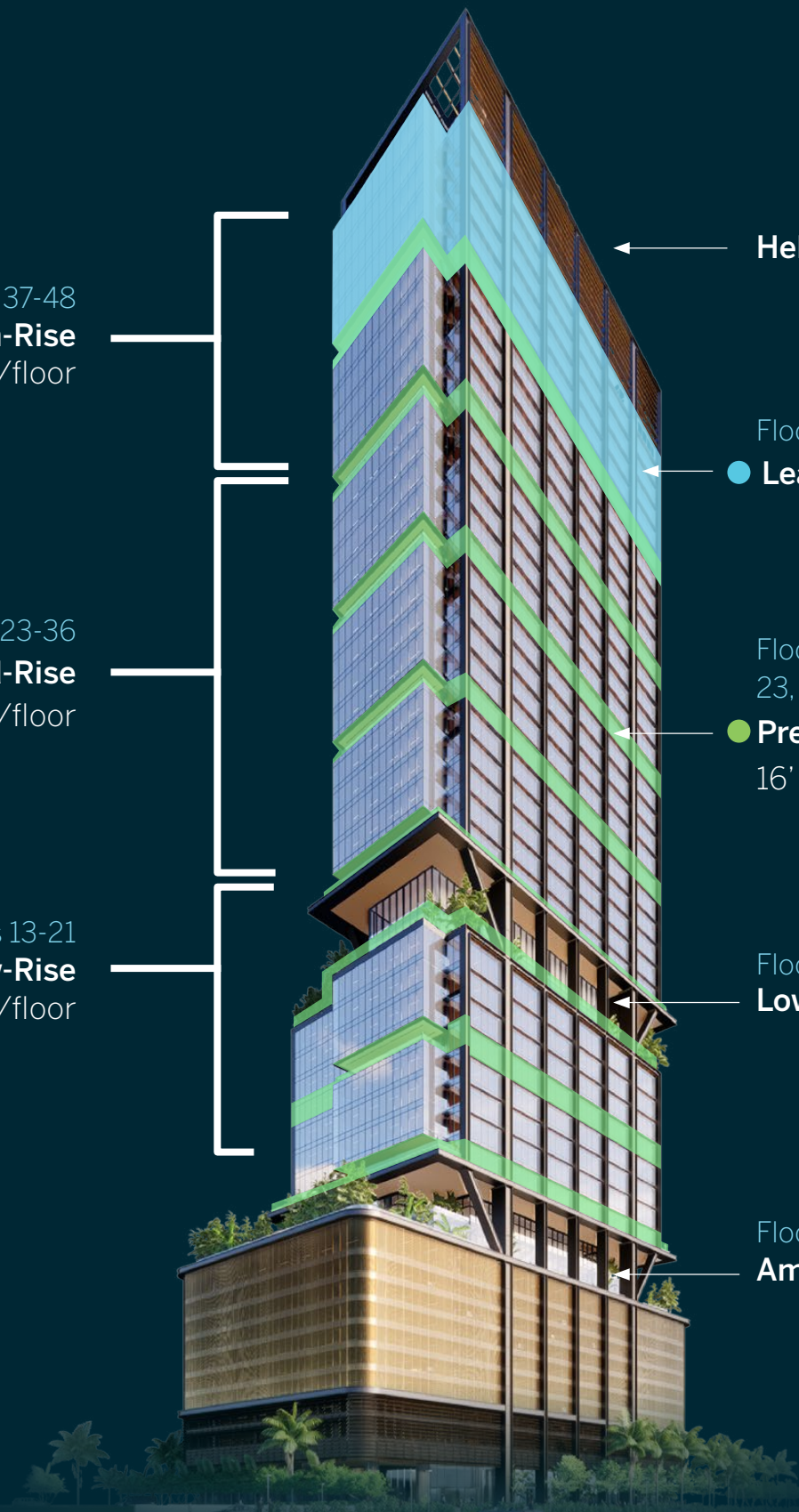
Helipad

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**



# HOSPITALITY-LIKE ENTRANCE EXPERIENCE

848

BRICKELL AVE

# LOBBY DROP OFF PORTE COCHÈRE



# A CONVENIENT ARRIVAL EXPERIENCE

## GROUND FLOOR



# AN ELEGANT AND SECURE LOBBY EXPERIENCE

EXTERIOR BOLLARDS  
ARMED ON-SITE PERSONNEL  
BIOMETRIC ACCESS  
360° MOTION DETECTION CAMERAS



# AN INDOOR-OUTDOOR PATIO DINING DESTINATION

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# A NEW STANDARD OF OFFICE AMENITIES

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

# REINVENTING THE COMMUTE

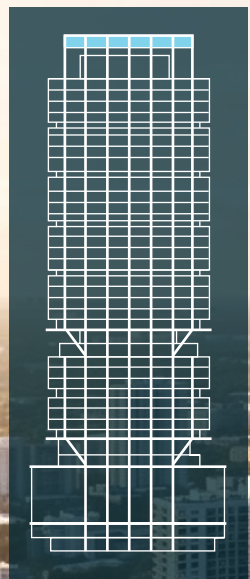
## ROOFTOP HELISTOP



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### THE FIRST OF ITS KIND

The only purpose-built helipad within a new office building in the US



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# INDOOR/OUTDOOR WORKSPACE

FLOORS 11 & 12



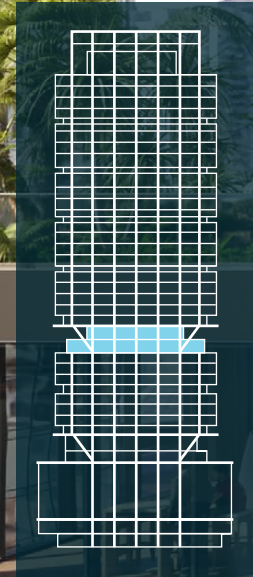
# ICONIC VIEWS OF BISCAYNE BAY AND BEYOND

16' Premium Slab-to-Slab on Terrace Floors



# THE LOW-RISE PENTHOUSE

FLOOR 21



18' (INTERIOR FINISHED)

38' (EXTERIOR)

# THE LOW-RISE PENTHOUSE TERRACE

FLOOR 21



# THE LOW-RISE PENTHOUSE

FLOOR 21



18' (INTERIOR FINISHED)

38' (EXTERIOR)

# THE LOW-RISE PENTHOUSE LANDING FLOOR

FLOOR 21

18' Slab-to-Slab



# OFFSET CORE INTRODUCES NEW OPPORTUNITIES



# THE FUTURE OF HEALTHY, SUSTAINABLE WORKPLACES

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

## PLANNED CERTIFICATIONS





BRICKELL

BROUGHT TO YOU BY



SOM

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