

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. Stanzone 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

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

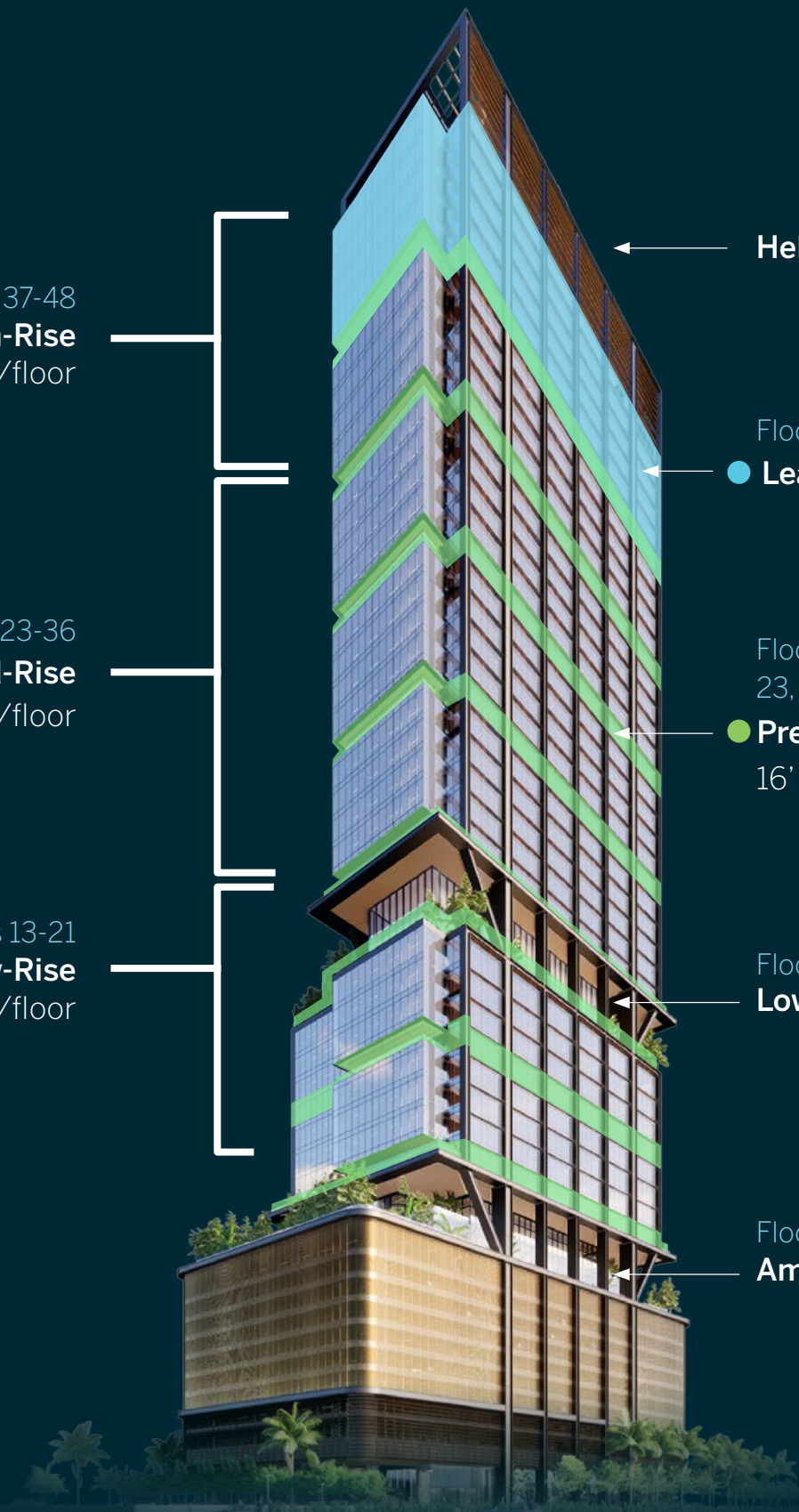
Helipad

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



HOSPITALITY-LIKE ENTRANCE EXPERIENCE

848

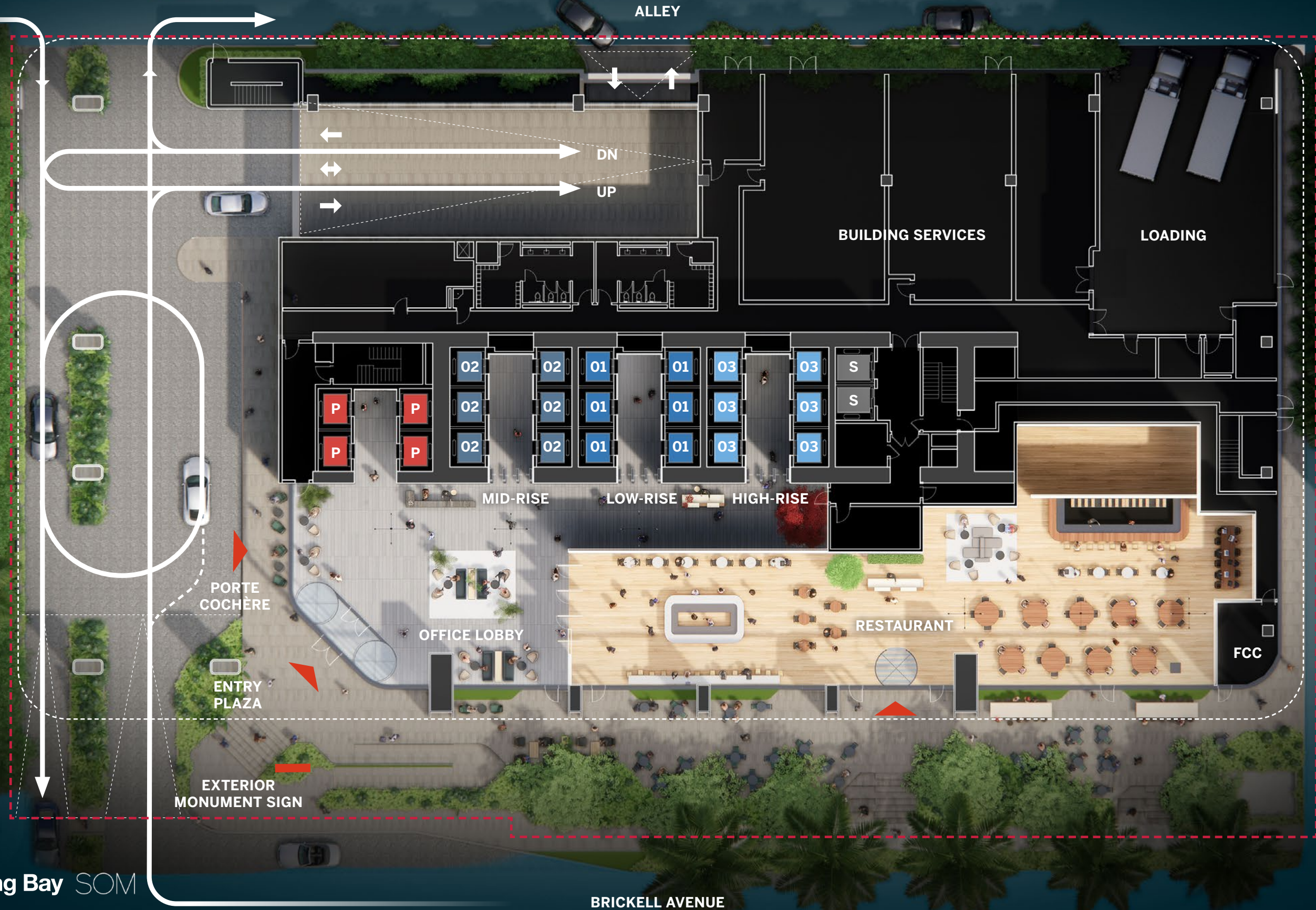
BRICKELL AVE

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



A NEW STANDARD OF OFFICE AMENITIES

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

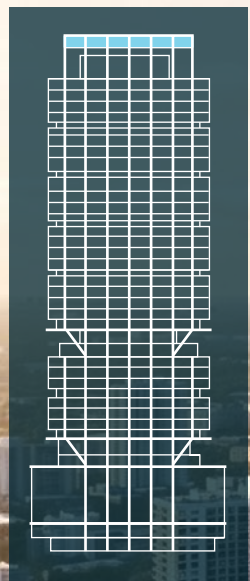
REINVENTING THE COMMUTE

ROOFTOP HELISTOP



THE FIRST OF ITS KIND

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



KEY Sterling Bay SOM

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

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



38' (EXTERIOR)

18' (INTERIOR FINISHED)



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

FOR LEASING INFORMATION, PLEASE CONTACT:

Sterling Bay

Andy Gloor

Chief Executive Officer
agloor@sterlingbay.com

Jess Brown

Principal
jbrown@sterlingbay.com

Russ Cora

Executive Vice President
rcora@sterlingbay.com

848BRICKELLAVE.COM



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