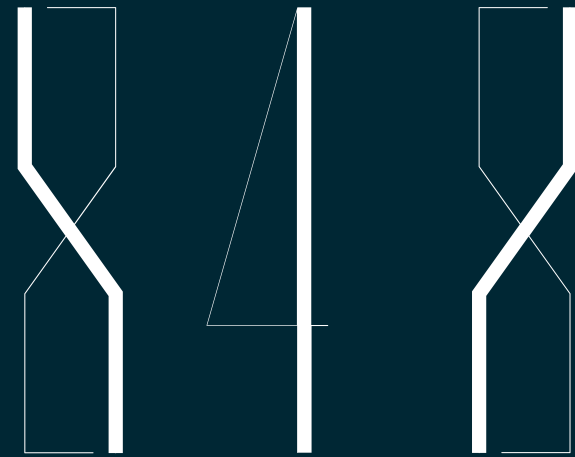




BRICKELL

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

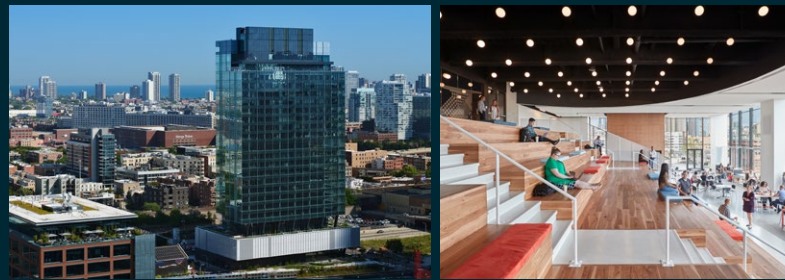
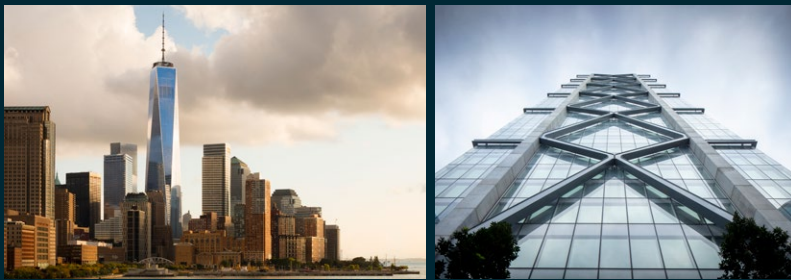
DESIGN +
ENGINEERING

Sterling Bay

WORLD-CLASS OFFICE HEADQUARTERS +
RETAIL PLACEMAKING

KEY
INTERNATIONAL

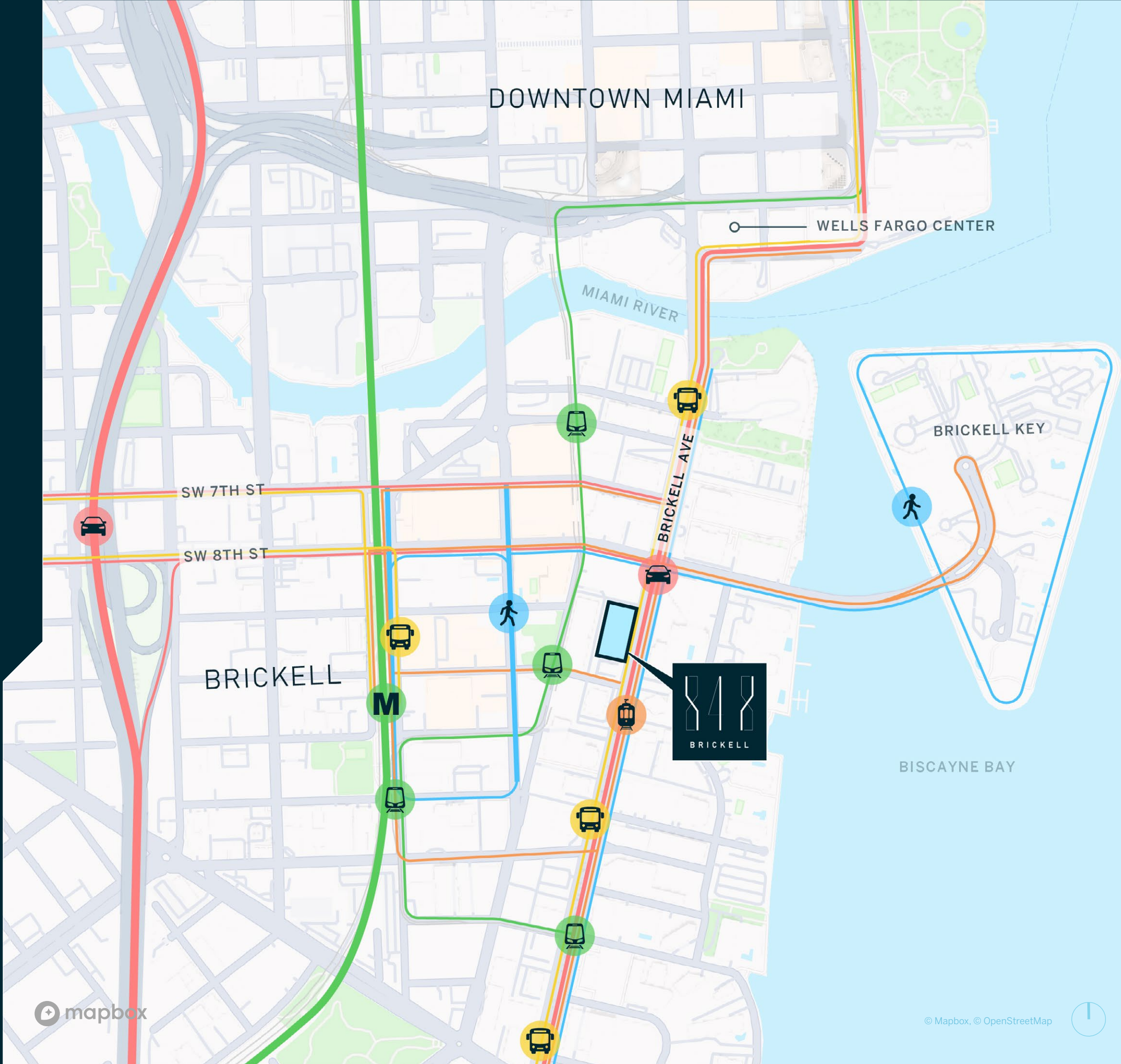
LUXURY RESIDENTIAL +
HIGH TOUCH HOSPITALITY



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

Parks

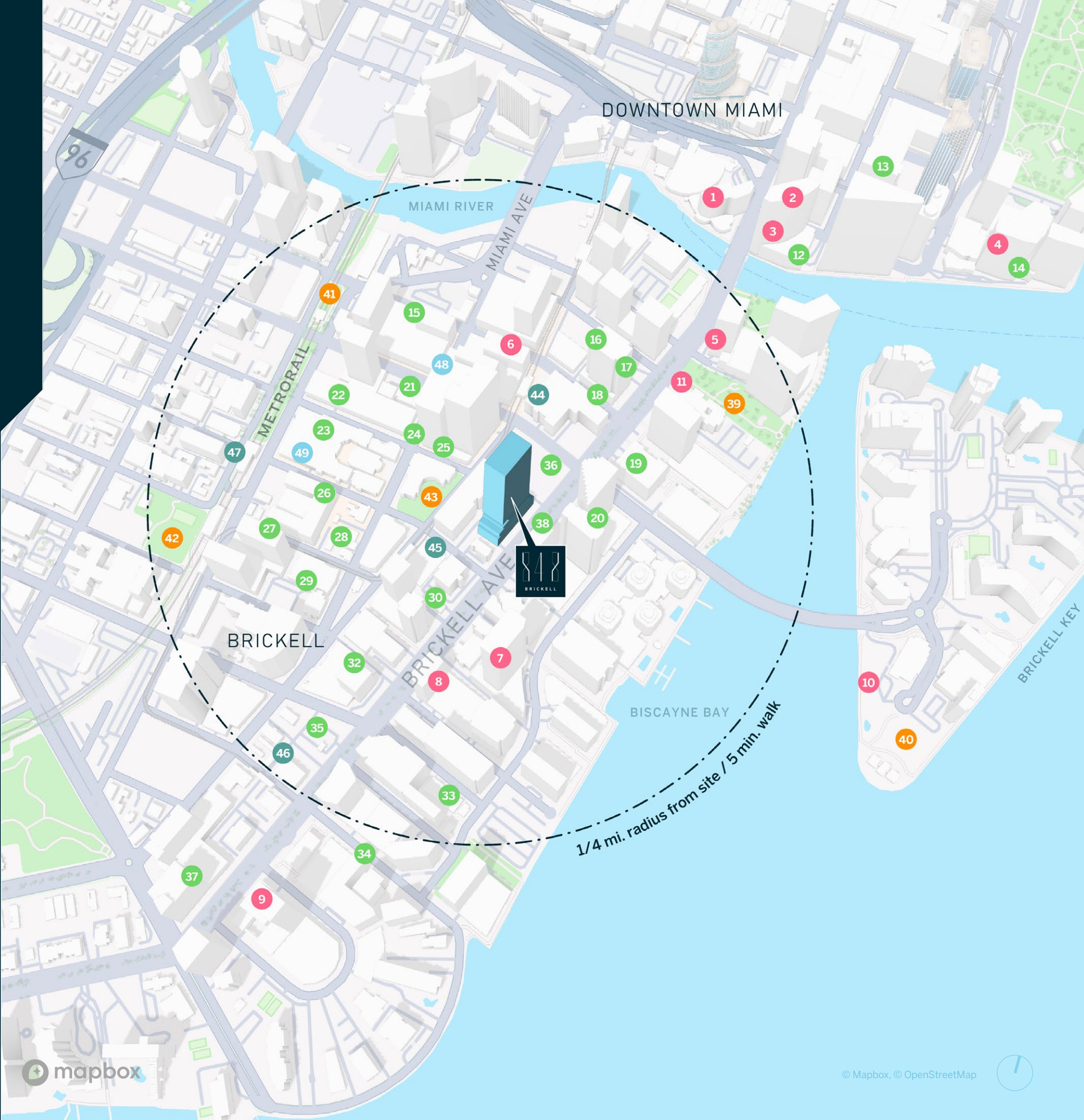
- 19. Truluck's
- 20. Komodo
- 21. Quinto La Huella
- 22. Stanzione 87
- 23. Moxie's
- 24. Kaori
- 25. Baru
- 26. North Italia
- 27. Coyo Taco
- 28. Mister O1
- 29. Sexy Fish
- 30. DOM's
- 31. Claudie
- 32. Dirty French
- 33. Osaka Miami
- 34. La Petite Maison
- 35. LPM Restaurant
- 36. Amazonico
- 37. Felice Brickell
- 38. MAMO

Transit

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

● **Tenant Signage Opportunity**

Floors 44-48

● **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

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INDOOR/OUTDOOR WORKSPACE

FLOORS 11 & 12



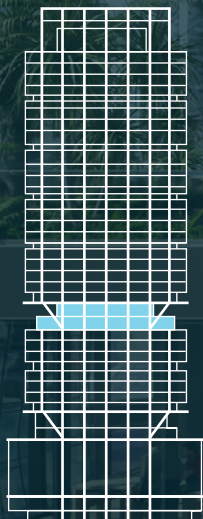
ICONIC VIEWS OF BISCAYNE BAY AND BEYOND

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



848

BRICKELL

BROUGHT TO YOU BY



SOM

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