

BRICKELL ARCH

1395 Brickell Avenue, Miami, FL 33131



CONVENIENT CLASS A FINANCIAL DISTRICT

AVAILABLE SPACE	1,524 - 4,181 rentable square feet
LEASE TERM	3 - 10 Years
RENTAL RATE	Gross \$51.00
COMMON AREA FACTOR	18/22%
OCCUPANCY RATE	98%
TENANT FINISH	To Tenant Specifications
BUILDING HOURS	M-F 7:00 a.m. to 6:00 p.m. Sat 8:00 a.m. to 2:00 p.m.
PARKING	3 : 1,000 ratio Unreserved Garage - \$139.00/MO Reserved Garage - \$250.00/MO



FEATURES AND AMENITIES

- 267,888RSF Class A Office Project
- 7,500 RSF Retail Space
- 36-Story Three Component Tower
- The Luxury Conrad Miami Hotel occupies 225,000 RSF
- Top ten floors include 121 luxury condominium residences
- Fitness Club
- Swimming pool, two tennis courts, whirlpool, sundeck and garden
- On-Site Management & Engineering by Gaedeke Group
- 24/7 On-Site Courtesy Officer
- Close Walking Distance to Restaurants & Services
- Metro mover transportation for Metrorail and Tri-County rail system is located directly across Brickell Avenue
- Generous Covered 980 Space Parking Garage
- Energy Star Certified



LEASING INFORMATION:

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