



# 1100 BRICKELL AVENUE

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OFFICES AVAILABLE FOR SALE OR LEASE



AG REAL ESTATE ADVISORS

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## BUILDING

1110 BRICKELL, an unique boutique office condo tower strategically located in the heart of Brickell, the largest financial district in the Southeast USA. The building has been completely remodeled and offers its tenants and owners abundant parking, convenient lobby cafeteria and bank branch with ATM. Next to Miami's finest hotels and restaurants. Easy access through South Miami Avenue and to major highways such as I-95 and just minutes away from Miami International Airport and Port of Miami.





## BUILDING

### AMENITIES

- Full service bank with ATM
- Cafeteria on lobby level
- 24-hour manned security
- On site management and engineer
- Cable TV availability
- Fiber optic service capability for voice and data
- Digital security cameras
- VAV HVAC for tenant comfort
- Abundant parking

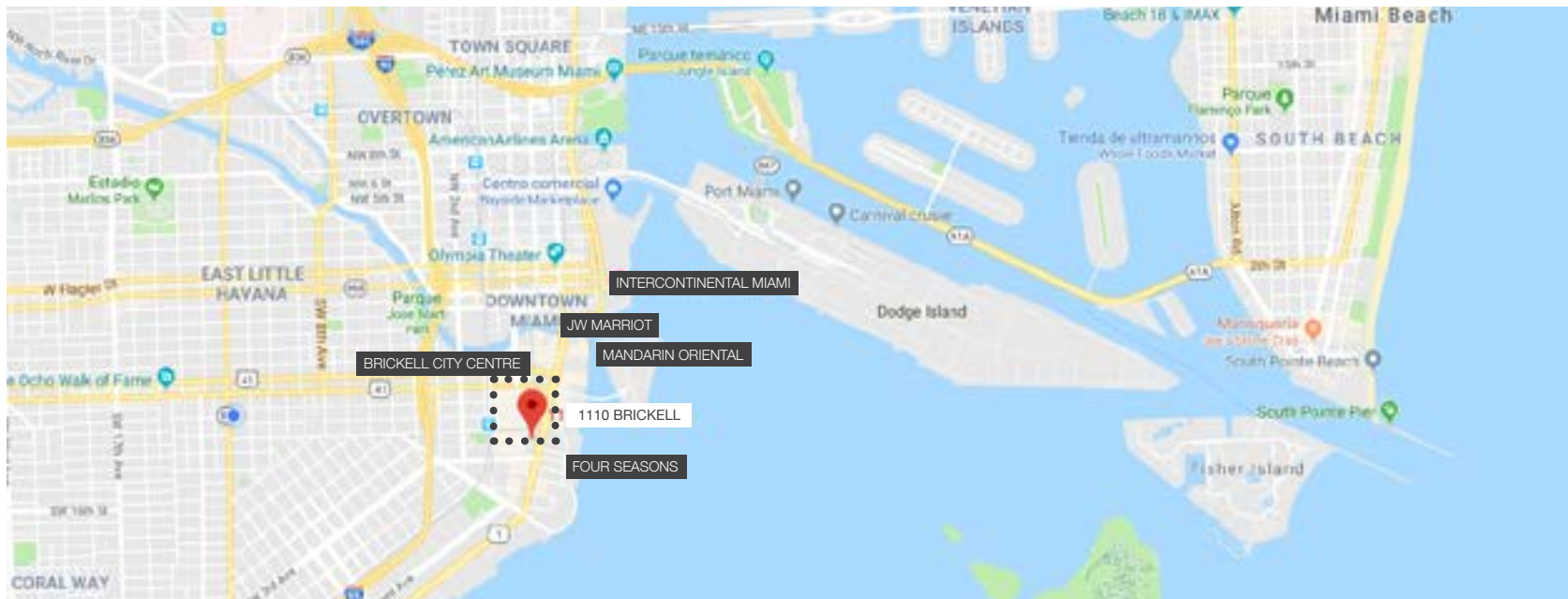
### FLOOR PLATE

- Size range from 444 up to 11,500 RSF
- 9 stories office building with 97,000 RSF
- Three passenger elevators
- Floor plan provides maximum efficiency and exposures
- Flexible layout opportunities
- Expansive floor to ceiling windows



## LOCATION

- Prestigious Brickell Avenue address
- Easy access through South Miami Avenue
- Metro rail/people mover easily accessible
- Near to restaurants, hotels & shopping including Mandarin Oriental, Four Seasons, Marriott Marquis, Mary Brickell Village and Brickell City Centre
- In the heart of Miami's financial district





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