



1200 BRICKELL AVENUE

OFFICES AVAILABLE FOR SALE OR LEASE



AG REAL ESTATE ADVISORS

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BUILDING

1200 Brickell is one of Miami's finest office-condo in the heart of Miami's Financial District, offering a unique opportunity to lease or own prime commercial real estate in one of the world's most important cities. The 20-story office building, 235,432 RSF has a luxury lobby, an open landscape plaza and sweeping semi-circular drop-off driveway for visitor's convenience.

Strategically located on the best and most exposed corner of Brickell Avenue (Coral Way and Brickell Avenue), surrounded by a mecca of international commerce complemented by the charm and convenience of Mary Brickell Village and next to Miami's finest hotels and restaurants. Easy access through South Miami Avenue, Brickell Avenue, Coral Way 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
- World class restaurant
- Cafeteria
- 24 hour manned security
- On-site management and engineer
- Fiber optic service capability for voice & data - underway
- Cable TV Availability
- Access control with cards swipe entry
- 26 Digital security cameras
- VAV HVCA for tenant comfort
- DHL/UPS drop boxes
- Drop off lane on Brickell for visitors convenience

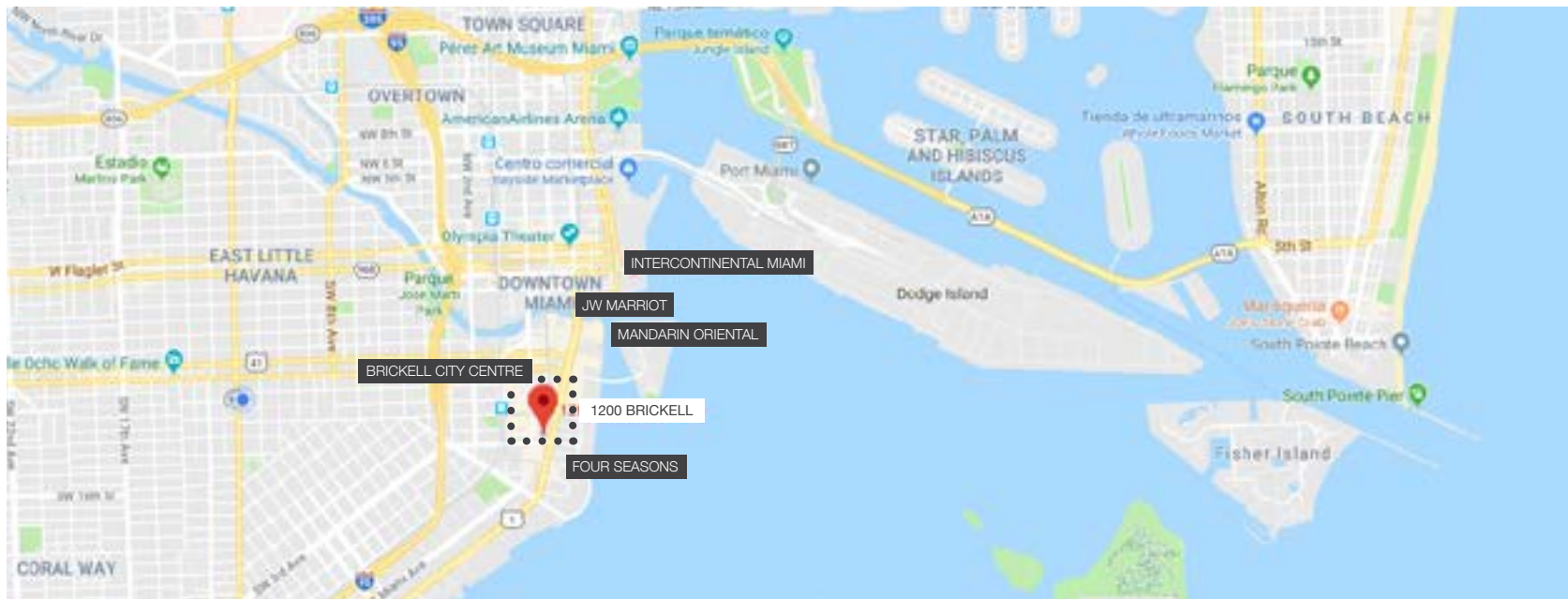
FLOOR PLATE

- 20 stories office building with 235,432 RSF
- Size range from 2,000 up to 14,727 RSF
- Beautiful views of Brickell and Beyond
- Elevator identity for every tenant
- Five passenger elevators
- Floor plan provides maximum efficiency and exposures
- Column free floor plates
- Flexible opportunities
- Expansive windows and 9' ceilings
- Generous elevator landing & hallways
- Multiple folio numbers deeded per suite to add flexibility



LOCATION

- Convenience of Mary Brickell Village and Brickell City Centre
- Prestigious Brickell Avenue address
- Best corner on Brickell Avenue
- Easy access through South Miami Avenue
- Metro rail/ people mover easily accessible
- Morton's, The Steakhouse, located on ground floor
- Near to restaurants, hotels & shopping including Mandarin Oriental and Four Seasons
- In the heart of Miami's Financial district





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