



1501 Biscayne Blvd
Miami, FL 33132
Miami/Dade County

Building Type: **Class A Office**
 Status: **Built 1956, Renov Jun 2009**
 Building Size: **346,925 SF**
 Typical Floor Size: **69,385 SF**
 Stories: **5**
 Expenses: **2008 Tax @ \$0.37/sf**
 Parking: **2500 Covered Spaces are available; Ratio of 3.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **276,213 SF**
 Max Contig: **246,925 SF**
 Smallest Space: **4,383 SF**
 Rent/SF/Yr: **\$30.00-\$36.00**
 % Leased: **28.8%**

Landlord Rep: Cushman & Wakefield, Inc. / Janette Driggers 305-371-4411 / Richard Bamonte 305-371-4411 -- 246,925 SF (5,000-76,748 SF)

The Omni Center is a mixed-use development featuring a 527 room Hilton Hotel, approximately 400,000 square feet of Class A office space, including the 100,000 square foot Miami International University of Arts & Design. There is direct MetroMover access and approximately 2,000 condo units and 2,000 hotel rooms in the immediate area, including the Marriott and Doubletree. It is the preferred parking facility for the new Adrienne Arsht Center for the Performing Arts with approximately 2,500 spaces.



2200 Biscayne Blvd
Miami, FL 33137
Miami/Dade County

Building Type: **Class A Office**
 Status: **Built Nov 2001**
 Building Size: **64,000 SF**
 Typical Floor Size: **9,142 SF**
 Stories: **7**
 Expenses: **2008 Tax @ \$7.84/sf**
 Parking: **50 Surface Spaces are available; 100 Covered Spaces are available**
 For Sale: **Not For Sale**

Space Avail: **14,760 SF**
 Max Contig: **9,147 SF**
 Smallest Space: **5,613 SF**
 Rent/SF/Yr: **\$32.00-\$33.00**
 % Leased: **100%**

Landlord Rep: Newmark Knight Frank / Ryan Levy 305-350-0915 -- 9,147 SF (9,147 SF)



4400 Biscayne Blvd
IVAX
Miami, FL 33137
Miami/Dade County

Building Type: **Class A Office**
 Status: **Built 1985**
 Building Size: **200,000 SF**
 Typical Floor Size: **20,000 SF**
 Stories: **12**
 Expenses: **2008 Tax @ \$1.71/sf**
 Parking: **315 Covered Spaces are available; Ratio of 3.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **15,000 SF**
 Max Contig: **15,000 SF**
 Smallest Space: **4,000 SF**
 Rent/SF/Yr: **\$26.00**
 % Leased: **92.5%**

Landlord Rep: Frost Real Estate Holdings, LLC / Yehuda Ben-Horin 305-575-6131 -- 15,000 SF (4,000-6,000 SF)

IVAX Corporation's world headquarters.



175 SW 7th St
Latitude One
Miami, FL 33130
Miami/Dade County

Building Type: **Class A Office/(Strip Ctr)**
 Status: **Built Dec 2007**
 Building Size: **230,000 SF**
 Typical Floor Size: **18,000 SF**
 Stories: **24**

Space Avail: **130,533 SF**
 Max Contig: **9,834 SF**
 Smallest Space: **541 SF**
 Rent/SF/Yr: **\$25.00-\$85.00**
 % Leased: **51.1%**

Parking: **Covered Spaces @ \$119.00/mo; Ratio of 3.50/1,000 SF**
 For Sale: **This property has 46 condos that are for sale. The size of the for sale condos range from 541 SF to 9,834 SF.**

Landlord Rep: Peabody Real Estate, LLC / Liza Him Castro 786-539-4884 -- 63,284 SF (647-1,953 SF)
 Leasing Company: Cushman & Wakefield, Inc. / Jonathan Carter 305-533-2878 Greg Masin 305-533-2857 -- 9,834 SF (9,834 SF)
 Fortune International Realty Weston, LLC / Jose Manuel Pyco 786-539-5700 -- 29,609 SF (647-7,708 SF)
 Cervera Real Estate Inc / Wolfgang Herz 786-303-2181 -- 21,665 SF (543-8,798 SF)
 The Keyes Company / Floyd Cerf 305-779-1800 -- 541 SF (541 SF)
 Holly Real Estate, Inc. / Scott Sime 305-777-0300 Jason Carter 305-777-0313 -- 5,600 SF (1,810-1,955 SF)

Latitude ONE was designed by the internationally-recognized architectural firm Arquitectonica with the proven track record of multiple award-winning architectural design success. Consistent cutting-edge innovations have earned them recognition in the vastly competitive field of architectural design in South Florida, and the world.

The magnificent lobby of Latitude One exudes contemporary elegance in a rich palette of limestone, slate, granite, stainless steel, hardwood and glass. Spectacular floor-to-ceiling windows showcase breathtaking views of Biscayne Bay and the Brickell skyline. Office floors are aesthetically pleasing with true efficiency in design. Each floor is capable of affording up to 19,000 square feet of column free space enabling highly flexible and attractive space-planning to fully maximize views.

Latitude One provides exceptional opportunity to privately own or rent - premium Class-A office space in the midst of Brickell - Miami's "Park Avenue"- which has become the center for international business and world finance. Latitude One offers exclusive private ownership of Class-A office space, which adds diversification and real value to your overall investment portfolio.



701 Brickell Ave
701 Brickell
Miami, FL 33131
Miami/Dade County
Corner of 7th St & Brickell
Ave

Building Type: **Class A Office**
Status: **Built 1986**
Building Size: **677,667 SF**
Typical Floor Size: **20,535 SF**
Stories: **33**

Space Avail: **60,206 SF**
Max Contig: **8,700 SF**
Smallest Space: **910 SF**
Rent/SF/Yr: **\$36.00-\$46.00**
% Leased: **94.6%**

Expenses: **2004 Tax @ \$6.37/sf, 2005 Est Tax @ \$6.37/sf; 2004 Ops @ \$7.05/sf, 2006 Est Ops @ \$14.41/sf**

Parking: **1300 Covered Spaces @ \$90.00/mo; Reserved Spaces @ \$150.00/mo; Ratio of 1.90/1,000 SF**

For Sale: **Not For Sale**

Landlord Rep: Jones Lang LaSalle / Scott Strickland 305-423-4701 -- 45,217 SF (910-8,504 SF)
Sublet Contact: Transwestern / Josh Gibbons 305-808-7318 Walter O. Byrd 305-808-7825 -- 4,500 SF (4,500 SF)
CresaPartners / Matthew W. Goodman 305-960-8430 Barbara Liberatore Black 305-960-8435 -- 8,700 SF (8,700 SF)
Grubb & Ellis / Lance A. Benson 305-982-4116 -- 1,789 SF (1,789 SF)

Polished granite and silver reflective glass exterior. 38-foot lobby with marble floor. Mahogany treatments. Brass accents. Custom woven rugs. Classic European furnishings. Full time security access-control monitoring system with closed circuit television. Two-way paging system on each floor, elevator access after hours with proximity card and security code.

Metrorail and Metromover stations within walking distance, 20 minutes to the city's international airport. Surrounding area features an abundance of executive and clerical labor resources. Additional amenities consist of: restaurant on ground level, on-site banking consisting of two ATM's, sundry shop and news-stand, dry cleaners, car wash, and a 10,000-SF tenants-only health club. Nearby conveniences include: Banking, restaurants, hotels and shopping. Seven (7) levels of covered parking, accommodate over 1,100 vehicles, unreserved parking is \$80 per month plus a 20% city of Miami surcharge, total of 102.72.

This building was awarded an Energy Star label in 2006 for its operating efficiency.

This building was awarded an Energy Star label in 2009 for its operating efficiency.



**801 Brickell Ave
One Brickell Square
Miami, FL 33131
Miami/Dade County**

Building Type: **Class A Office**
Status: **Built 1985**
Building Size: **415,150 SF**
Typical Floor Size: **17,900 SF**
Stories: **28**

Space Avail: **126,163 SF**
Max Contig: **17,900 SF**
Smallest Space: **100 SF**
Rent/SF/Yr: **\$18.00-\$60.00**
% Leased: **84.8%**

Expenses: **2002 Tax @ \$3.46/sf; 2009 Ops @ \$16.02/sf, 2004 Est Ops @ \$13.36/sf**

Parking: **1245 Covered Spaces @ \$95.00/mo; Reserved Spaces @ \$140.00/mo; Ratio of 1.43/1,000 SF**

For Sale: **Not For Sale**

Landlord Rep: Grubb & Ellis / Stephen Rutchik 305-982-4119 -- 98,691 SF (1,371-17,900 SF)
Sublet Contact: The Regus Group / Brandy Banks 305-913-1300 -- 4,000 SF (100-4,000 SF)
Grubb & Ellis / Lance A. Benson 305-982-4116 -- 6,462 SF (6,462 SF)
Colliers Abood Wood-Fay / Alison Pages 305-446-0011 -- 10,230 SF (2,539-7,691 SF)
Newmark Knight Frank / Ryan Levy 305-350-0915 -- 2,685 SF (2,685 SF)
Commercial Property Realty Group / William Kahn 954-975-7878x109 -- 4,095 SF (3,293-4,095 SF)

One Brickell Square is not only minutes away from Miami's International Airport and bustling port, but its ideal location is also within walking distance of the People Mover and Metrorail. Nearby is the excitement of South Beach, the fine dining of Coral Gables and an array of theaters, concerts and entertainment.

Floor-to-ceiling windows on most elevations offer panoramic views of Biscayne Bay and the city of Miami. Twenty-four hour security personnel and sophisticated life-safety systems assure tenants' peace of mind. A trained engineering crew is on call, guaranteeing prompt service, while state-of-the-art energy control technology ensures a comfortable work environment.

One Brickell Square's nine-story parking garage provides plentiful sheltered parking, easily accessed through four elevators.

The building is near I-95 and US 1. It has banking, conferencing facility, restaurant, gift shop and a dry cleaners . Load factor per BOMA.

Parking costs \$90.00 a month per space, pre month, plus tax and an additional surcharge. Reserved parking costs \$130.00 per space, per month with an additional surcharge.

This building was awarded an Energy Star label in 2007 for its operating efficiency.

This building was awarded an Energy Star label in 2008 for its operating efficiency.

This building was awarded an Energy Star label in 2009 for its operating efficiency.



**1111 Brickell Ave
Mellon Financial Center
Miami, FL 33131
Miami/Dade County**

Building Type: **Class A Office**
Status: **Built Oct 2000**
Building Size: **522,892 SF**
Typical Floor Size: **24,693 SF**
Stories: **30**

Space Avail: **24,425 SF**
Max Contig: **8,699 SF**
Smallest Space: **100 SF**
Rent/SF/Yr: **\$18.00-\$60.00**
% Leased: **99.0%**

Expenses: **2009 Est Ops @ \$15.68/sf**

Parking: **Covered Spaces @ \$110.75/mo; Reserved Spaces @ \$172.27/mo; Ratio of 2.00/1,000 SF**

For Sale: **Not For Sale**

Landlord Rep: Flagler Real Estate Services, LLC / Jack Lowell 305-520-2456
Sublet Contact: The Regus Group / Brandy Banks 305-913-1300 -- 4,000 SF (100-4,000 SF)
CB Richard Ellis / Carter W. Hopkins 305-374-1000 Tom Farmer 305-374-1000 -- 10,964 SF (2,265-8,699 SF)

There are very efficient floor layouts, on-site 24-hour security and card-controlled access. Easy access driving from the suburbs and convenient access to Metro-Mover and Metro-Rail.

The JW Marriott offers office tenants shuttle to the airport every 30 minutes, concierge services, Spa and full service gym, swimming pool, restaurants, private bar and conference facilities.



1221 Brickell Ave
1221 Brickell
Miami, FL 33131
Miami/Dade County

Building Type: **Class A Office**
 Status: **Built 1986**
 Building Size: **407,297 SF**
 Typical Floor Size: **17,200 SF**
 Stories: **27**
 Expenses: **2003 Est Tax @ \$4.53/sf; 2003 Est Ops @ \$7.84/sf**
 Parking: **927 Covered Spaces @ \$95.00/mo; Reserved Spaces @ \$155.00/mo; Ratio of 1.80/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **266,318 SF**
 Max Contig: **44,875 SF**
 Smallest Space: **100 SF**
 Rent/SF/Yr: **\$23.95-\$38.00**
 % Leased: **77.5%**

Landlord Rep: Jones Lang LaSalle / Grant Killingsworth 305-423-4701 -- 246,685 SF (1,513-17,522 SF)
 Sublet Contact: CresaPartners / Toni R. Anderson 305-960-8416 Charles V. Barton 305-960-8401 -- 4,985 SF (4,985 SF)
 Regus Business Center / Amelia Fernandez 954-331-4600 -- 4,000 SF (100-4,000 SF)
 Jones Lang LaSalle / Catarina Jimenez 305-728-7396 Keith A. Edelman 305-728-3698 Mike Crissy 305-728-7395 -- 5,700 SF (5,700 SF)

As of October 2006, owned by a 50-50 joint venture of Equity Office Properties Trust and UK-based PRUPRIM.

Tenants parking rates are base charge plus sales tax and City of Miami surcharge.

This building was awarded an Energy Star label in 2009 for its operating efficiency.

This building is registered with the U.S. Green Building Council and is seeking LEED certification.



1395 Brickell Ave
Espirito Santo Plaza
Miami, FL 33131
Miami/Dade County

Building Type: **Class A Office**
 Status: **Built Jan 2004**
 Building Size: **260,000 SF**
 Typical Floor Size: **20,000 SF**
 Stories: **36**
 Expenses: **2003 Combined Tax/Ops @ \$13.00/sf**
 Parking: **1028 Covered Spaces @ \$125.00/mo; Ratio of 2.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **36,140 SF**
 Max Contig: **18,899 SF**
 Smallest Space: **1,699 SF**
 Rent/SF/Yr: **\$36.00-\$43.00**
 % Leased: **87.3%**

Landlord Rep: Holly Real Estate, Inc. / Andrew Trench 305-755-0320 / Randy Olen 305-777-0315 -- 36,140 SF (1,699-18,899 SF)

Headquarters for Portugal's largest privately held bank, Espirito Santo Bank, Espirito Santo Plaza is Brickell Avenue's most dramatically designed signature tower. This 36-story mixed-use project features 15 stories of Class A office space, 116 luxury condominium units and the Conrad Hotel. Tenants enjoy a four-story "water court" with a dramatic waterfall into a translucent glass bottom reflection pool and incomparable amenities onsite such as two retail bank branches, hotel with concierge service, restaurant and bar on the 25th floor with 360 degree views of the city, health club and spa with tennis courts, Subway and a coffee shop. Additional amenities include 24-hour security, on-site management and valet parking. Espirito Santo Plaza is located across the street from the Brickell Metromover Station.



1441 Brickell Ave
Four Seasons Hotel & Tower
Miami, FL 33131
Miami/Dade County

Building Type: **Class A Office**
Status: **Built Oct 2003**
Building Size: **254,648 SF**
Typical Floor Size: **21,442 SF**
Stories: **70**
Parking: **403 Covered Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **5,238 SF**
Max Contig: **3,508 SF**
Smallest Space: **1,730 SF**
Rent/SF/Yr: **\$35.00**
% Leased: **100%**

Landlord Rep: Transwestern / Peter Harrison 305-808-7310
Sublet Contact: Transwestern / Peter Harrison 305-808-7310 -- 3,508 SF (3,508 SF)
Jones Lang LaSalle / Glenn H. Gregory 305-423-4701 Angelique Salas 305-423-4713 -- 1,730 SF (1,730 SF)

Miami's Brickell Avenue is one of the country's most famous addresses. In a city that serves as a gateway to the United States, The Four Seasons Hotel & Tower is a masterpiece of design soaring 800 feet over the waterfront skyline.

In addition to Class-A office space with sweeping views of Biscayne Bay, this project features a Four Seasons hotel and condominium hotel residences; a fitness and spa facility; and a beautifully landscaped roof terrace with pool and sundeck; an 80-foot waterfall feature.

Given these advantages and the location at the crossroads of Miami's downtown corridor, The Four Seasons Hotel & Tower is destined to become a new centerpiece landmark in the Miami skyline.

The building features a 222-room Four Seasons Hotel, a 40,000 square foot sports club fitness and spa facility, 186 luxury residential condominiums, 84 condominiums/hotel units, and 200,000 square feet of Class-A office space.

The building has a center core design with 40' column-free spans. Its electric feature two switchboards totaling 5000A (277/480V,3PH) and feed office public spaces/equipment. Two 2000A bus ducts which rise through the core area electrical rooms serve the tenant A/C equipment, lighting and power loads.

It has a sophisticated HVAC system utilizing a water source heat pump based air conditioning system. Condenser water is distributed via two main risers at each office level. Two variable air volume (VAV) heat pumps per floor are provided. A smoke control system of supply and exhaust air, integrated with the air conditioning and fire alarm systems, is provided.

The entire building is protected with combined fire standpipe and sprinkler system along with state-of-the-art life safety systems.



1450 Brickell Ave
1450 Brickell
Miami, FL 33131
Miami/Dade County

Building Type: **Class A Office**
Status: **Built Jan 2010**
Building Size: **582,817 SF**
Typical Floor Size: **23,500 SF**
Stories: **35**
Expenses: **2009 Ops @ \$16.32/sf**
Parking: **1166 free Covered Spaces are available; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **428,983 SF**
Max Contig: **389,484 SF**
Smallest Space: **1,338 SF**
Rent/SF/Yr: **\$40.00-\$65.00**
% Leased: **26.4%**

Landlord Rep: Blanca Commercial Real Estate, Inc. / Tere Blanca 305-577-8850 / Danet Linares 305-577-8850x15
-- 423,668 SF (2,500-26,411 SF)

1450 Brickell is an architectural glass wonder that is located in the heart of Miami's Business and Financial district. It will feature panoramic views of Biscayne Bay and downtown.

Amenities include lobby elegantly finished with spacious double height ceiling, sundeck garden on the 12th level, high impact wind resistant glass, controlled entry, and manned security.

It will have easy access to and from I-95 and other major arteries, within walking distance to people mover providing access to Downtown, metro rail and tri-rail.

Located adjacent to Four Seasons, Conrad and W Marriot Hotel and net to corporate housing at One Broadway.

This is the planned Office building that will be connected to Park Place Residential Condominium. It started construction in 2007 and was completed in January 2010.

This Class A office tower offers 21 levels of office space and 5 levels of double-height, loft-style office suites offering panoramic southeastern views.

This building is registered with the U.S. Green Building Council and is seeking LEED certification.

In 2008, this building was awarded precertification under the LEED for Core & Shell rating system by the U.S. Green Building Council.



**1001 Brickell Bay Dr
Brickell Bay Office Tower
Miami, FL 33131
Miami/Dade County**

Building Type: **Class A Office**
Status: **Built 1985**
Building Size: **280,500 SF**
Typical Floor Size: **10,780 SF**
Stories: **32**

Space Avail: **36,365 SF**
Max Contig: **7,179 SF**
Smallest Space: **1,011 SF**
Rent/SF/Yr: **\$25.00-\$40.00**
% Leased: **94.3%**

Expenses: **2008 Tax @ \$6.60/sf**

Parking: **840 Covered Spaces @ \$100.00/mo; Reserved Spaces @ \$140.00/mo; Ratio of 3.00/1,000 SF**

For Sale: **Not For Sale**

Landlord Rep: Brickell Bay Tower Ltd, Inc / Christian Driussi 305-536-1001 / Judy Diaz 305-536-1001 -- 24,442 SF (1,011-5,272 SF)

Sublet Contact: CB Richard Ellis / Ryan Ackerman 305-381-6459 Michael D. Klotz 305-381-6427 -- 7,179 SF (7,179 SF)
Newmark Knight Frank / Jon Bourbeau 305-350-0915 -- 4,744 SF (4,744 SF)

Brickell Bay Office Tower is minutes from Miami International Airport, the Port of Miami, Metrorail, People Mover and all major thoroughfares. The location of the building provides easy access to fine shopping, dining and a variety of cultural destinations, as well as the city's finest hotels.

The elegant 100-foot high lobby atrium sets the tone for one of the most beautiful buildings in the Brickell/Downtown area. Energy-saving mirrored-glass sheathing and state-of-the-art security and life-safety systems are among the amenities offered.

Designed to maximize the comfort of its tenants, Brickell Bay Office Tower offers one of the highest parking ratios in Miami, twice that of many other buildings.

The building's security system encompasses a 24-hour, 7-day a week monitoring system and guard, after-hours card access, and garage security during working hours.

Unreserved parking costs \$100.00 a month per space, plus tax and an additional surcharge, and reserved spaces cost \$140.00 each plus tax with an additional surcharge. The first 8 floors are parking. Near I-95 and US 1.



**501 Brickell Key Dr
Courvoisier Centre I
Miami, FL 33131
Miami/Dade County**

Building Type: **Class A Office**
Status: **Built 1986**
Building Size: **120,531 SF**
Typical Floor Size: **16,679 SF**
Stories: **7**

Space Avail: **24,420 SF**
Max Contig: **18,461 SF**
Smallest Space: **1,530 SF**
Rent/SF/Yr: **\$38.00-\$42.00**
% Leased: **79.7%**

Expenses: **2004 Est Ops @ \$12.41/sf**

Parking: **250 Covered Spaces are available; Ratio of 2.60/1,000 SF**

For Sale: **Not For Sale**

Landlord Rep: Jones Lang LaSalle / Jorge L. Morales 305-603-1311 -- 24,420 SF (1,530-18,461 SF)

Courvoisier Center is a two building, 326,000 square foot office complex overlooking Biscayne Bay in the Brickell submarket of Miami. It is located on exclusive Brickell Key, a gated island community of luxury condominiums, retail and a five-star hotel. Key amenities include 2.6/1,000 garage parking (highest in downtown), bank drive-through, waterfront jogging park and tennis courts, adjacency to the new five-star Mandarin Hotel and its related restaurants, health spa and conference facilities, quick access to Interstate 95 and the Beaches, and stunning views of Biscayne Bay.

Central HVAC, card key and security guard on site. Beautifully landscaped environment and 5-star hotel-Mandarin, commercial and personal banking, a Hair Salon and Florist located on site.

Ownership: Florida Office Property Company, statewide, is the largest owner of quality office buildings in Florida's major office markets including Orlando, Miami, Fort Lauderdale, Tampa, Jacksonville, Coconut Grove, Naples, and Fort Myers, offering tenants with multi-state occupancy needs flexible lease terms while working with a single owner and a single lease document.

(941 space parking garage is included with retail structure.)

This building was awarded an Energy Star label in 2008 for its operating efficiency.



**601 Brickell Key Dr
Courvoisier Centre II
Miami, FL 33131
Miami/Dade County**

Building Type: **Class A Office**
Status: **Built 1989**
Building Size: **207,489 SF**
Typical Floor Size: **17,266 SF**
Stories: **12**

Space Avail: **61,622 SF**
Max Contig: **16,449 SF**
Smallest Space: **1,040 SF**
Rent/SF/Yr: **\$35.00-\$44.00**
% Leased: **82.8%**

Expenses: **2004 Est Ops @ \$14.39/sf**

Parking: **941 Covered Spaces @ \$95.00/mo; Reserved Spaces @ \$120.00/mo; Ratio of 2.60/1,000 SF**

For Sale: **Not For Sale**

Landlord Rep: Jones Lang LaSalle / Jorge L. Morales 305-603-1311 -- 44,133 SF (1,048-8,513 SF)
Sublet Contact: Jones Lang LaSalle / Keith A. Edelman 305-728-3698 Scott Goldstein 305-728-3695 -- 16,449 SF (6,489-16,449 SF)
CB Richard Ellis / David Steinfeld 305-374-1000 -- 1,040 SF (1,040 SF)

Courvoisier Center is a two building, 326,000 square foot office complex overlooking Biscayne Bay in the Brickell submarket of Miami. It is located on exclusive Brickell Key, a gated island community of luxury condominiums, retail and a five-star hotel. Key amenities include 2.6/1,000 garage parking (highest in downtown), bank drive-through, waterfront jogging park and tennis courts, adjacency to the new five-star Mandarin Hotel and its related restaurants, health spa and conference facilities, quick access to Interstate 95 and the Beaches, and stunning views of Biscayne Bay.

Located on prestigious Brickell Key, immediate proximity to Brickell Avenue. Card key access and on-site security. Beautifully landscaped environment. Adjacent to restaurants, shopping, and the Mandarin Oriental Hotel.

This building was awarded an Energy Star label in 2008 for its operating efficiency.



100 SE 2nd St
Miami Tower
Miami, FL 33131
Miami/Dade County

Building Type: **Class A Office**
 Status: **Built 1987**
 Building Size: **600,959 SF**
 Typical Floor Size: **17,268 SF**
 Stories: **47**
 Expenses: **2006 Ops @ \$15.50/sf, 2005 Est Ops @ \$14.50/sf**
 Parking: **1500 Covered Spaces @ \$110.00/mo; Ratio of 1.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **155,566 SF**
 Max Contig: **42,152 SF**
 Smallest Space: **1,330 SF**
 Rent/SF/Yr: **\$30.00-\$41.00**
 % Leased: **79.8%**

Landlord Rep: Fairchild Partners, Inc. / Antonio Puente 305-668-0620x2 -- 125,785 SF (1,602-21,076 SF)
 Sublet Contact: Transwestern / Laurel D. Oswald 305-808-7820 Jennifer Lee 305-808-7314 -- 2,142 SF (2,142 SF)
 CB Richard Ellis / Chris Dekker 305-381-6406 -- 3,363 SF (3,363 SF)
 Grubb & Ellis / Ryan Rosalsky 305-982-4100 Lance A. Benson 305-982-4116 -- 13,849 SF (13,849 SF)

Bank of America Tower at International Place is a 46-story to 47-story, 625-foot-high, world-class office building situated atop a 10-story parking facility. The property features numerous tenant amenities including a 150-seat auditorium for group meetings, the spectacular elevated Sky Lobby Terrace for special events, a restaurant and sundry shop, banking facilities, dry cleaner and ATM machines. The unique Sky Lobby Terrace, located on the 11th floor, features outside dining, a reflecting pool, lush landscaping and panoramic views of Biscayne Bay, Coral Gables, Miami International Airport and downtown Miami. Bank of America Tower at International Place also contains a Metro rail station and is connected to the Hyatt Regency Miami. The building is equipped with the latest technology and communication infrastructure.

This building was awarded an Energy Star label in 2008 for its operating efficiency.

This building was awarded an Energy Star label in 2009 for its operating efficiency.



1 SE 3rd Ave
SunTrust International Center
Miami, FL 33131
Miami/Dade County

Building Type: **Class A Office**
 Status: **Built 1973, Renov 2002**
 Building Size: **420,080 SF**
 Typical Floor Size: **14,875 SF**
 Stories: **31**
 Expenses: **2009 Ops @ \$17.69/sf**
 Parking: **Covered Spaces @ \$110.00/mo; Ratio of 3.40/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **97,108 SF**
 Max Contig: **26,824 SF**
 Smallest Space: **977 SF**
 Rent/SF/Yr: **\$31.00-\$33.00**
 % Leased: **83.9%**

Landlord Rep: Stiles Realty Company / Michael Taylor 305-530-3507 -- 70,284 SF (977-16,051 SF)
 Sublet Contact: Terranova Corporation / Gordon Messinger 305-695-8700 -- 26,824 SF (10,773-16,051 SF)

One block west of Biscayne Blvd, in the heart of Downtown Miami. Floors 2 through 8 are parking, \$110 per space per month, and an annex parking garage located at 255 NE 1st St with 763 spaces, \$95 per space per month. Numerous building amenities include banking, gourmet coffee/pastry cart, restaurant, travel agency, drug store, dry cleaner, shoe shine service and car wash & wax service. Glass, marble and concrete exterior construction with split HVAC system. Building and HVAC hours: M - F, 8:00 am - 6:00 pm & Sat, 9:00 am - 1:00 pm. Located within walking distance from American Airlines Arena, the "Home of the Miami Heat." Security is manned with card key access

- Classic Office Building
- 24-hour on premises security staff with state-of-the-art digital surveillance
- Security card reader system for controlled access
- 11 high-speed elevators
- "Best Garage" in Miami

This building was awarded an Energy Star label in 2009 for its operating efficiency.



**2 S Biscayne Blvd
One Biscayne Tower
Miami, FL 33131
Miami/Dade County**

Building Type: **Class A Office**
Status: **Built 1974, Renov 1989**
Building Size: **691,783 SF**
Typical Floor Size: **17,738 SF**
Stories: **39**
Expenses: **2006 Ops @ \$14.50/sf, 2009 Est Ops @ \$14.00/sf**
Parking: **Covered Spaces @ \$138.00/mo; Ratio of 1.15/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **130,182 SF**
Max Contig: **25,476 SF**
Smallest Space: **106 SF**
Rent/SF/Yr: **\$28.00-\$39.00**
% Leased: **90.3%**

Landlord Rep: Taylor & Mathis of Florida, LLC / Brian Gale 305-476-8880x208 / Jeannette Pay Mendoza 305-476-8880x207 / Ryan Holtzman 305-476-8880x206 -- 62,079 SF (1,295-25,476 SF)
Sublet Contact: Jones Lang LaSalle / Catarina Jimenez 305-728-7396 Gavin MacPhail 305-728-3700 Richard Schuchts 305-728-3696 -- 29,018 SF (5,167-23,851 SF)
CB Richard Ellis / David Steinfeld 305-374-1000 -- 9,178 SF (9,178 SF)
Grubb & Ellis / Stephen Rutchik 305-982-4119 -- 8,891 SF (6,000-8,891 SF)
Colliers Abood Wood-Fay / Bill Cutler 305-446-0011 -- 16,008 SF (4,325-11,683 SF)

One Biscayne Tower is Downtown Miami's Landmark building to locate in the heart of Miami's dynamic business district overlooking beautiful Biscayne Bay.

One Biscayne Tower offers:

- Spectacular unobstructed water views
- Abundant retail amenities
- On site banking and the prestigious Banker's Club
- Recipient of Building of the Year and Best Rehabilitated/Modernized building Awards
- 24 hour manned security desk
- Easy access to and from the People Mover & transit system, Bayfront Park the Arena.

This building was awarded an Energy Star label in 2007 for its operating efficiency.

This building was awarded an Energy Star label in 2008 for its operating efficiency.

This building was awarded an Energy Star label in 2009 for its operating efficiency.



200 S Biscayne Blvd
Wachovia Financial Center
Miami, FL 33131
Miami/Dade County

Building Type: **Class A Office**
Status: **Built 1984**
Building Size: **1,225,000 SF**
Typical Floor Size: **22,000 SF**
Stories: **55**

Expenses: **2009 Est Ops @ \$16.80/sf**

Parking: **Covered Spaces @ \$110.00/mo; Ratio of 1.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **236,296 SF**
Max Contig: **90,196 SF**
Smallest Space: **1,303 SF**
Rent/SF/Yr: **\$21.50-\$38.00**
% Leased: **97.4%**

Landlord Rep: Cushman & Wakefield Inc. / Don Cartwright 305-373-3400 / Nichole Lamoureux 305-373-3400 -- 168,623 SF (1,303-22,567 SF)

Sublet Contact: CB Richard Ellis / Ryan Ackerman 305-381-6459 -- 5,609 SF (5,609 SF)
Jones Lang LaSalle / Angelique Salas 305-423-4713 Glenn H. Gregory 305-423-4701 -- 16,889 SF (6,458-10,431 SF)
Cushman & Wakefield, Inc. / Maggie Kurtz 305-533-2867 Diana Parker 305-533-2871 -- 12,148 SF (2,300-9,848 SF)
Jones Lang LaSalle / Catarina Jimenez 305-728-7396 Richard Schuchts 305-728-3696 Gavin MacPhail 305-728-3700 -- 24,903 SF (3,903-21,000 SF)
Newmark Knight Frank / Shay Pope 305-350-0915 -- 2,996 SF (2,996 SF)

Winner of the Building of The Year Award and named one of the Wall Street Journal's Top Ten Towers.

Completed in 1984, Wachovia Financial Center is located in downtown Miami overlooking Biscayne Bay. The complex consists of a 55-story, 1.2 million-square-foot office tower; a separate structure, a banking hall, which is home to Wachovia Bank; and it also contains a beautifully landscaped open-air palm court between the two buildings.

This building was awarded an Energy Star label in 2007 for its operating efficiency.

This building was awarded an Energy Star label in 2006 for its operating efficiency.

This building was awarded an Energy Star label in 2008 for its operating efficiency.

In 2009, this building was awarded LEED certification at the Gold level by the U.S. Green Building Council.

2010 Estimated Operating Expenses (per square foot): \$16.85



201 S Biscayne Blvd
Miami Center
Miami, FL 33131
Miami/Dade County

Building Type: **Class A Office**
 Status: **Built 1982, Renov 1991**
 Building Size: **782,210 SF**
 Typical Floor Size: **23,006 SF**
 Stories: **34**
 Expenses: **2007 Ops @ \$14.14/sf, 2009 Est Ops @ \$17.71/sf**
 Parking: **Covered Spaces @ \$121.00/mo; Ratio of 1.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **172,592 SF**
 Max Contig: **47,079 SF**
 Smallest Space: **100 SF**
 Rent/SF/Yr: **\$26.00-\$47.50**
 % Leased: **80.9%**

Landlord Rep: Transwestern / Eric Groffman 305-808-7821 -- 162,597 SF (2,852-23,616 SF)
 Sublet Contact: CresaPartners / Matthew W. Goodman 305-960-8430 Barbara Liberatore Black 305-960-8435 -- 6,995 SF (6,995 SF)
 The Regus Group / Brandy Banks 305-913-1300 -- 3,000 SF (100-3,000 SF)

Miami Center is a 34-story Class A office building with spectacular views of Biscayne Bay. Features include a sundry store, Starbucks, valet parking, a 9-level parking garage that is connected to the building and immediate access to the Bayside Marketplace shopping & restaurant complex. Attached "Four-star" InterContinental Miami hotel with 675 guest suites, two restaurants, outdoor pool, meeting rooms and health club; award-winning on-site management; 24-hour security; attached/covered parking facility with dedicated visitory parking area. Each floor has two 30-ton water-cooled package units, with chilled air being distributed through a variable air volume box system.

1/1000 SF. Attached/covered 9 level parking garage with dedicated visitor parking.

This building was awarded an Energy Star label in 2008 for its operating efficiency.



150 W Flagler St
Museum Tower
Miami, FL 33130
Miami/Dade County

Building Type: **Class A Office**
 Status: **Built 1983**
 Building Size: **234,910 SF**
 Typical Floor Size: **13,500 SF**
 Stories: **29**
 Expenses: **2004 Est Ops @ \$12.34/sf**
 Parking: **Surface Spaces @ \$96.00/mo; Ratio of 3.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **37,944 SF**
 Max Contig: **14,087 SF**
 Smallest Space: **1,175 SF**
 Rent/SF/Yr: **\$34.00**
 % Leased: **83.9%**

Landlord Rep: Gaedeke Group LLC / Kirk R. Fetter 561-515-7407 -- 37,944 SF (1,175-14,087 SF)

Signature building on the Downtown Miami Skyline. This is the most prominent office towers along I-95. Ground floor restaurant and travel agency as well as a Bank of America banking facility. Located on Miami's main street, in the heart of the legal district, diagonally across from the County Courthouse. The main Metrorail station is less than a block away and there is also a covered parking garage.



333 S Miami Ave
One Riverview Square
Miami, FL 33130
Miami/Dade County

Building Type: **Class A Office**
 Status: **Built Feb 2004**
 Building Size: **163,000 SF**
 Typical Floor Size: **20,375 SF**
 Stories: **8**
 Expenses: **2008 Combined Tax/Ops @ \$11.92/sf**
 Parking: **Ratio of 3.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **1,513 SF**
 Max Contig: **368 SF**
 Smallest Space: **100 SF**
 Rent/SF/Yr: **\$16.30-\$20.00**
 % Leased: **99.1%**

Landlord Rep: Cervera Real Estate Inc / Wolfgang Herz 786-303-2181 -- 1,513 SF (100-368 SF)

8-story Riverfront office building. Riverfront restaurant with boat access. Excellent views of Biscayne Bay & the Miami skyline. High-speed broadband access. Very competitive rental rates.