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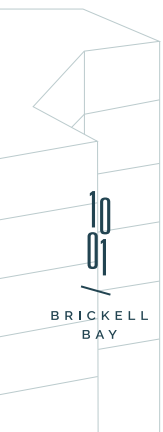
BRICKELL  
BAY

A PRIVILEGED PERSPECTIVE



## TAKING LOCATION, LOCATION, LOCATION TO AN ENTIRELY NEW LEVEL

THE INCREDIBLE VIEWS OF BISCAYNE BAY'S AQUA WATERS MAY MAKE YOU FORGET THAT YOU ARE AT THE EPICENTER OF MIAMI'S URBAN BUSINESS DISTRICT. LOCATED ON BRICKELL'S EASIEST ACCESS THOROUGHFARE, 1001 BRICKELL BAY'S VIEWS DRAW YOU IN FROM THE MOMENT YOU STEP INTO ITS GRAND LOBBY. CONTINUE OUT ONTO THE BAY'S EDGE TO ITS LANDSCAPED PLAZA, AN IDEAL PLACE TO MEET A COLLEAGUE OR HOLD A CASUAL MEETING. ONCE INSIDE, THE TENANT-FOCUSED AMENITIES ABOUND ALONG WITH HIGH-END OFFICE SPACE FOR ANY SIZE COMPANY, MAKING 1001 BRICKELL BAY A COVETED BRICKELL ADDRESS.



## FEATURES AND AMENITIES

EXCEPTIONAL VIEWS OF BISCAYNE BAY  
GROUND-FLOOR LANDSCAPED PLAZA AND TERRACES  
WITH BAYWALK ACCESS  
MOVE-IN READY SUITES  
OPEN AIR ATRIUM AND EXPANSIVE LOBBY  
ON-SITE CAFÉ WITH OUTDOOR SEATING OVERLOOKING THE BAY  
24 HOUR MANNED SECURITY DESK AND MONITORING SYSTEM  
ON-SITE PROPERTY MANAGEMENT TEAM  
GROUND-FLOOR BANK BRANCH WITH ATM  
ABOVE MARKET PARKING RATIO OF 3/1,000 SQ FT  
WALKING DISTANCE TO METRORAIL STATION, FURTHER  
CONNECTING TO VIRGIN TRAINS  
MAILROOM AND DAILY OFFICE MAIL DELIVERY AND PICK UP  
DRY CLEANING PICK UP AND DROP OFF  
ECO-GREEN CAR WASH SERVICE  
ENERGY STAR PARTNER  
344,454 SQUARE FEET 'CLASS A' OFFICE TOWER



## TECHNICAL SPECIFICATIONS

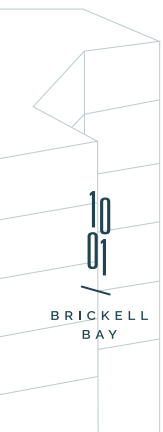
**NUMBER OF STORIES**  
32 FLOORS

**RENTABLE SURFACE**  
344,454 SQ FT  
'CLASS A' OFFICE TOWER

**FLOOR PLATES**  
FLRS 9 - 12 ~ 17,000 SQ FT  
FLRS 14 - 32 ~ 9,000 SQ FT

**SECURITY**  
24 HOUR MANNED SECURITY DESK AND  
MONITORING SYSTEM

**PARKING**  
750 COVERED SPACES







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BRICKELL  
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IN  
THE CITY

A GLOBALLY RECOGNIZED BUSINESS ADDRESS

TOP OFFICE DESTINATION FOR ESTABLISHED AND  
NEW-TO-MARKET COMPANIES

KNOWN AS THE "WALL STREET OF THE SOUTH"

HOME TO MORE THAN 60 FINANCIAL INSTITUTIONS

ABUNDANT AMENITIES INCLUDING NUMEROUS LUXURY  
HOTELS, RESTAURANTS, AND ENTERTAINMENT OFFERINGS

DIVERSE RESIDENTIAL OFFERINGS

68% POPULATION GROWTH SINCE 2010 AND PROJECTED  
TO INCREASE 20% BY 2021

A TRUE LIVE, WORK, PLAY, CORPORATE ENVIRONMENT

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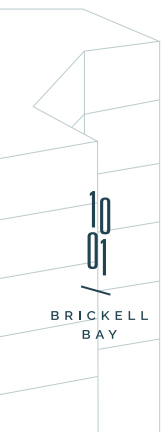
### BRICKELL RESTAURANTS + CAFES

- 1 • LOL ON THE BAY
- 2 • PASION DEL CIELO
- 3 • NUSR-ET STEAKHOUSE
- 4 • CRAZY ABOUT YOU
- 5 • SUSHI SIAM
- 6 • KOMODO
- 7 • TRULUCK'S
- 8 • LA PETIT MAISON
- 9 • STARBUCKS | THE BOND S. MIAMI AVE.
- 10 • STARBUCKS | MARY BRICKELL VILLAGE
- 11 • MOMI RAMEN
- 12 • DOLORES BUT YOU CAN CALL ME LOLITA
- 13 • LA MAR BY GASTON ACURIO
- 14 • MY CEVICHE / PIOLA ZUUK MEDITERRANEAN
- 15 • FLEMING'S
- 16 • QUINTO LA HUELLA
- 17 • LA CENTRALE
- 18 • SUVICHE
- 19 • BATCH GASTROPUB
- 20 • NOVECENTO
- 21 • BRASSERIE BRICKELL KEY
- 22 • MARION
- 23 • COYO TACO
- 24 • GYU-KAKU JAPANESE BBQ
- 25 • NAOE
- 26 • CANTINA LA VEINTE
- 27 • CIPRIANI
- 28 • THE RIVER SEAFOOD OYSTER BAR
- 29 • BONDING
- 30 • CAPITAL GRILLE
- 31 • PM FISH & STEAK HOUSE

### BRICKELL HOTELS

- A • HYATT CENTRIC
- B • JW MARRIOTT
- C • MANDARIN ORIENTAL
- D • CONRAD HOTEL
- E • SLS LUX HOTEL
- F • EAST MIAMI
- G • SLS BRICKELL
- H • W HOTEL
- I • FOUR SEASONS HOTEL
- J • KIMPTON EPIC HOTEL
- K • HYATT REGENCY
- L • JW MARRIOTT MARQUIS
- M • INTERCONTINENTAL MIAMI

- BRICKELL CITY CENTER
- MARY BRICKELL VILLAGE
- METROMOVER STATION
- METRORAIL STATION



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