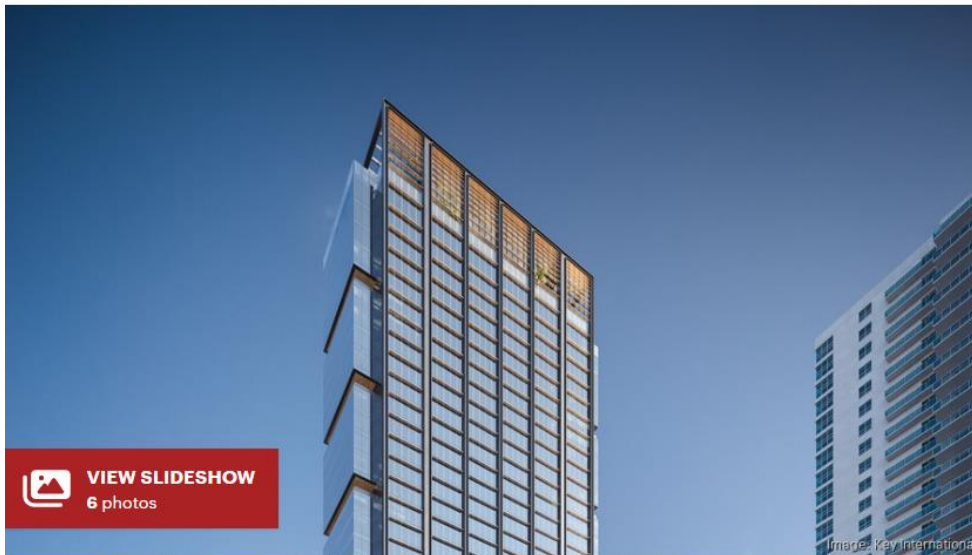


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Commercial Real Estate

Sterling Bay joins local developer for Brickell office development (Photos)



Key International has proposed an office tower at 848 Brickell Ave., Miami.



By **Brian Bandell** – Real Estate Editor, South Florida Business Journal
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National office developer Sterling Bay has joined Key International as co-developer of a new office tower on Brickell Avenue in Miami.

Chicago-based Sterling Bay hopes to continue its success in Miami with its second project in the city. It previously complete 545wyn in Wynwood and **leased much of the building.**

While many cities have seen dips in office occupancy, the Miami Class A office market has been filling up and rents have soared to record levels.

As previously reported, Miami-based Key International has **proposed** a 750,000-square-foot office building in 51 stories at 848 Brickell Ave. It would include 7,500 square feet of ground-floor retail space and over 1,000 parking spaces.

Now, Sterling Bay has joined the team for 848 Brickell.

"Miami is the nation's new epicenter for commercial growth, and Brickell sits at the center of the city's business activity - it's arguably the hottest submarket in the country right now for commercial office development, and we're poised to deliver a top-tier office product at a crucial inflection point for the area," stated Andy Gloor, CEO at Sterling Bay. "848 Brickell will exceed everyone's expectations for fusing the Miami lifestyle with its workplace needs, and we look forward to working with Key International to deliver on this shared vision."

Chicago-based architecture/planning firm Skidmore, Owings & Merrill designed the new building. It would include a 40,000-square-foot amenity level, including outdoor meeting spaces and lounges, a gym, two padel courts and an outdoor walking path.

The developer has yet to announce a timeline for construction. Typically, office developers wait to secure a significant amount of future tenants before breaking ground.

"We strategically selected Sterling Bay as our co-development partner at 848 Brickell to bring their expertise in creating world-class offices to this exciting new project," stated Diego Ardid, co-president at Key International. "We're confident that their involvement will ensure 848 Brickell represents the next generation of modern workspaces in South Florida."

Other developers also have new office buildings planned in Miami, including just a block away One Brickell City Centre, which would be the largest office in Miami and the tallest office in Florida.

Sterling Bay was previously working with billionaire Citadel head Ken Griffin on an office development site he owns in Brickell, but the parties **mutually ended that partnership** in 2023. Griffin has yet to announce detailed plans for the site.

According to the fourth quarter report from Colliers, the vacancy rate for Class A office space in Brickell was 9.7% and the average asking rent was \$94.32 per square feet. There was 904,300 square feet of Class A office under construction and positive net absorption of 14,557 square feet during the fourth quarter.
