



BRICKELL

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SOM





BRICKELL

THE NEXT ERA  
OF MODERN  
OFFICE IN  
MIAMI



RENDERINGS AND PLANS CONTAINED HEREIN ARE SUBJECT TO CHANGE.

SIGNAGE LEASING THRESHOLDS: PARKING FAÇADE- 250,000 RSF;  
BUILDING TOP- 350,000 RSF; BOTH- 700,000 RSF

# PARTNER OVERVIEW



## SOM

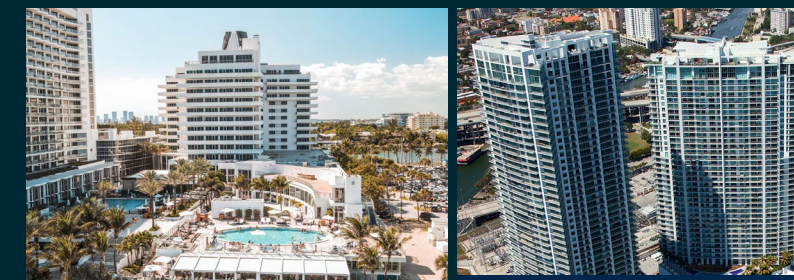
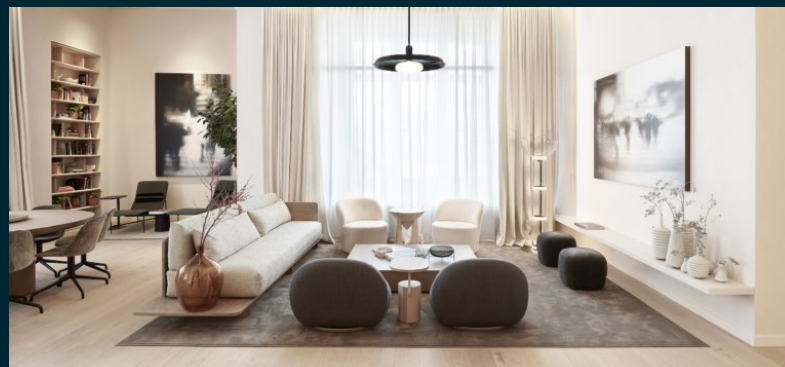
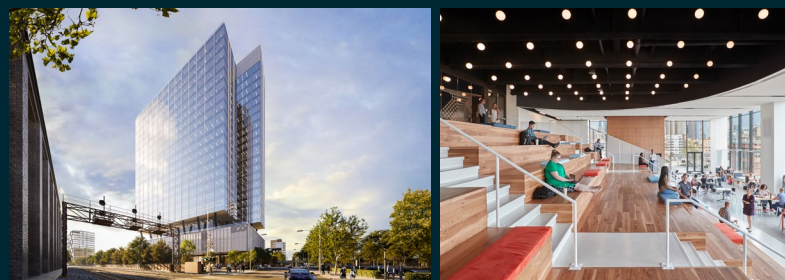
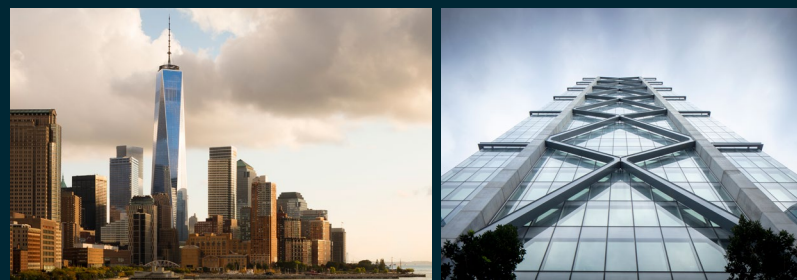
DESIGN +  
ENGINEERING

## Sterling Bay

WORLD CLASS OFFICE HQS +  
RETAIL PLACEMAKING

## KEY INTERNATIONAL

LUXURY RESIDENTIAL +  
HIGH TOUCH HOSPITALITY



# STERLING BAY AND KEY INTERNATIONAL

## WE ARE NIMBLE

Utilizing a unique, vertically integrated company structure including:

COMPANY VERTICALS

ARCHITECTURE

DESIGN

CONSTRUCTION

HOSPITALITY

PROPERTY MANAGEMENT

LEASING

ASSET MANAGEMENT

LEGAL

## GLOBAL FOOTPRINT



# KEY INTERNATIONAL BY THE NUMBERS

Key International is a full-service investment & development firm with a portfolio that spans multiple real estate classes including condominium, hospitality, multifamily, and office.

**30+**  
years of real estate  
experience

**6,000**  
residential units  
currently owned

**\$8B**  
in deal development

**\$2B**  
current assets  
under management  
in Hotel Portfolio

**10M+**  
sq ft currently  
owned/managed

**3,000**  
hotel keys



EDEN ROC // MIAMI BEACH



SE 4TH STREET // BOCA RATON



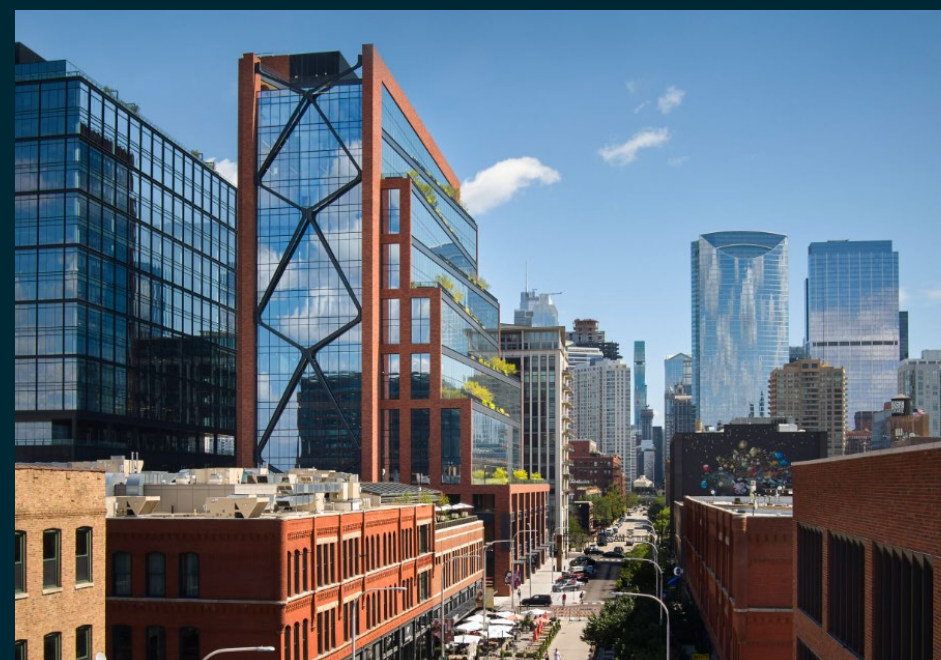
1010 BRICKELL // MIAMI

# SOM OVERVIEW

Founded in 1936, Skidmore, Owings, and Merrill (SOM) has been designing the future. SOM has been responsible for some of the most significant architectural and engineering achievements in modern society. SOM designs solutions that address future considerations, new technologies, and emerging factors—building the foundation for organizations and people to thrive. SOM's recent projects include some of the most iconic and innovative buildings in the world such as One World Trade Center, 800 Fulton Market, and Burj Khalifa.



BURJ KHALIFA // DUBAI



800 FULTON MARKET // CHICAGO



ONE WORLD TRADE CENTER // NEW YORK

# STERLING BAY BY THE NUMBERS



545 WYN // MIAMI



MCDONALD'S GLOBAL HQ // CHICAGO



360 N GREEN // CHICAGO



Founded in 1986, Sterling Bay excels at building some of the most innovative, tenant-centric, and exciting real estate spaces nationwide.

35

years of real estate experience

\$4.3B

current assets under management

68

properties currently owned

19.3M

sq ft currently owned/  
managed

\$10.9B

investment activity over past 10 years

#1

property management team ranked by JPMorgan (2018-2022)

# WE BUILD FOR TODAY'S BIGGEST BRANDS















































# CONVENIENT ROAD ACCESS

Located on Brickell Avenue, the site has easy access to and from Miami International Airport, downtown, and the surrounding communities.



MIAMI INT'L AIRPORT

20 MINUTES

CORAL GABLES

20 MINUTES

COCONUT GROVE

15 MINUTES

DOWNTOWN MIAMI

5 MINUTES

WYNWOOD ARTS DISTRICT

15 MINUTES

EDGEWATER

15 MINUTES

15 MINUTES

MIAMI DESIGN DISTRICT

15 MINUTES

MIAMI BEACH







20 MINUTES

TO KEY BISCAIYNE

848  
BRICKELL

# A WELL-CONNECTED ACCESSIBLE SITE

## ACCESSIBILITY

-  Major roadways
-  Miami Free Trolley
-  MDT Bus
-  Metromover station
-  Metrorail station  
(Connects to Brightline Station)
-  Major pedestrian area



# IN THE HEART OF BRICKELL

With an impressive array of world-class dining and shopping steps away, 848 Brickell sits at the heart of one of the most active neighborhoods in Miami, with a daytime population of over 180,000 employees that's growing every day.

## Hotels

1. Hyatt Regency
2. JW Marriott Marquis
3. Kimpton EPIC
4. InterContinental Miami
5. W Hotel
6. EAST Hotel
7. JW Marriott
8. Hotel AKA Brickell
9. Four Seasons
10. Mandarin Oriental

## Dining

11. Zuma
12. Novikov Miami
13. Il Gabbiano
14. Casa Tua Cucina
15. River Oyster Bar
16. Hutong Miami

## Parks

17. Fleming's
18. Truluck's
19. Komodo
20. Quinto La Huella
21. Stanzione 87
22. Moxie's
23. Kaori
24. Baru
25. North Italia
26. Coyo Taco
27. Mister O1
28. Sexy Fish
29. DOM's
30. Starbucks
31. Dirty French
32. Osaka Miami
33. La Petite Maison

## Transit

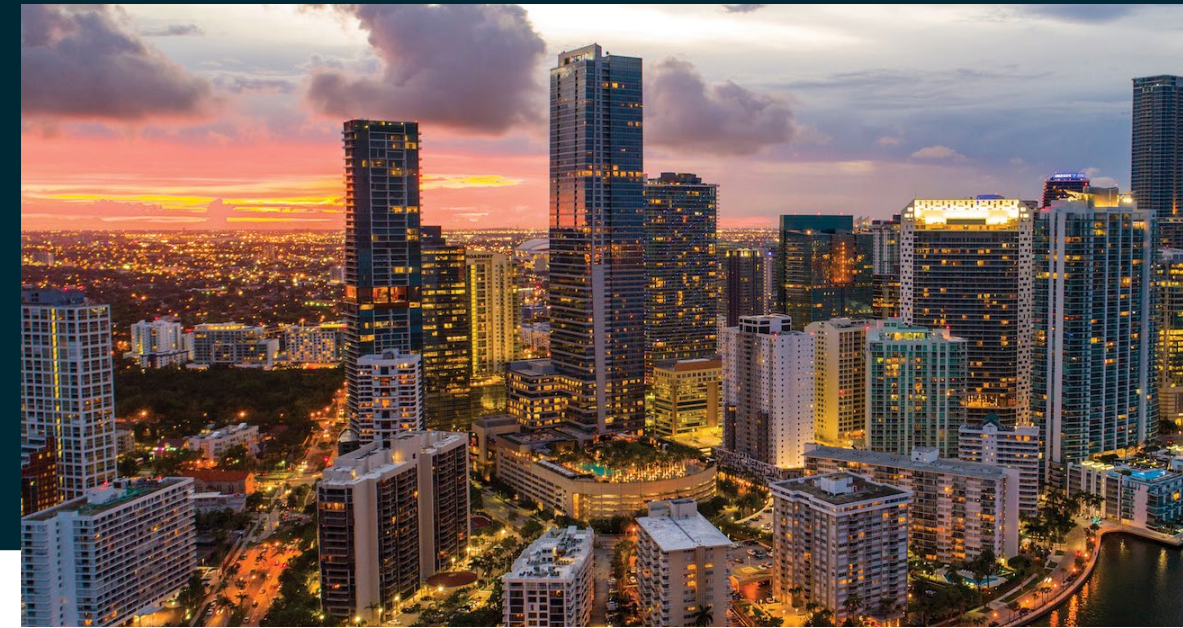
34. Brickell Park
35. Brickell Key Park
36. The Underline
37. Southside Park
38. Allen Morris Park
39. 8th Street Metromover Station
40. 10th St. Promenade Metromover Station
41. Financial District Metromover Station
42. Brickell Metrorail Station

## Retail

43. Brickell City Centre
44. Mary Brickell Village



# BRICKELL: A FINANCIAL AND COMMERCIAL HUB



## BY THE NUMBERS

#1

ranked county in the United States for net international migration in 2022 (U.S. Census Bureau)

2.2%

unemployment rate in Miami-Dade County compared to a 3.6% national unemployment rate (United States Federal Reserve)

47K

residential population (U.S. Census Bureau)

99/100

walk score (walkscore.com)

1 million SF

of Miami-Dade office absorption in 2022

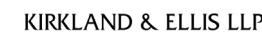
20-minute drive

to the Miami Airport and to South Beach

## FINANCE



## LEGAL



## CONSULTING



## TECHNOLOGY



# NEW TO MARKET GREATER MIAMI

 THOMABRAVO

 Blockchain.com

 CI FINANCIAL

 WINSTON & STRAWN LLP

**ATOMIC** 

**INVENIAM**

 THRIVE CAPITAL

**Deloitte.**

 iHeartRADIO

 mastercard

millennium

taylor | english

 FOUNDERS FUND

 CITADEL

 Pretium

**SIDLEY**

ANDRESSEN HOROWITZ

**LeverX**

**schonfeld**

KIRKLAND & ELLIS

 ByteDance

  
**Kaseya**

*loanDepot*

 ShiftPixy®

**Uber**



BRICKELL



# A VARIETY OF SPACES TO WORK AND GATHER

Overlooking the city's lively waterfront, the 51-floor tower rises above its neighbors with a daring structural design that floats the tower over a series of spacious outdoor gardens.

750,000 SF

modern office

19,090 - 28,650 SF

office floors

64,000 SF

indoor and outdoor amenity space

37,100 SF

total tenant terrace space

51

building floors

14'

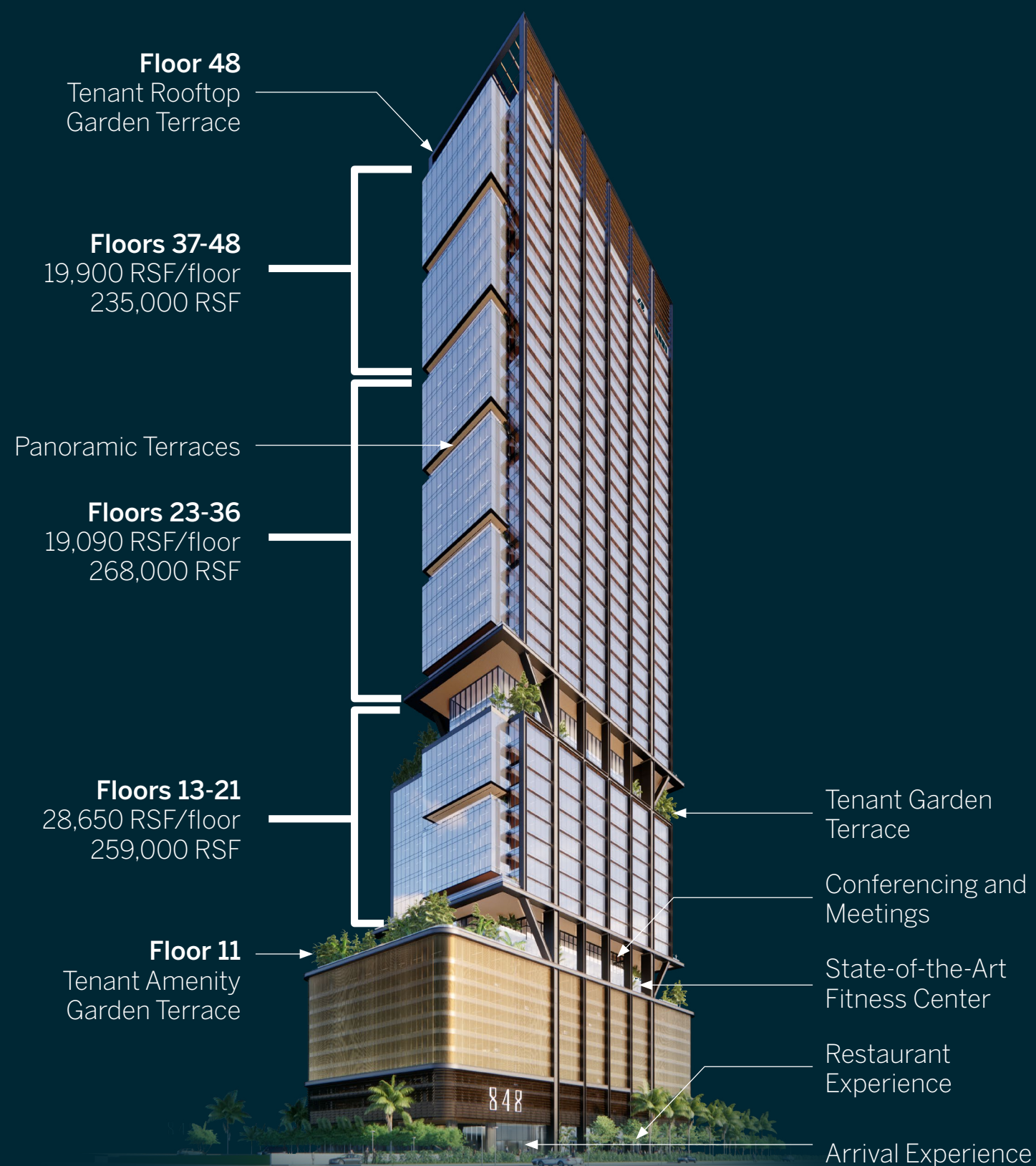
(standard office floor) ceiling height (slab to slab)

1,060

parking spaces over 10 parking floors

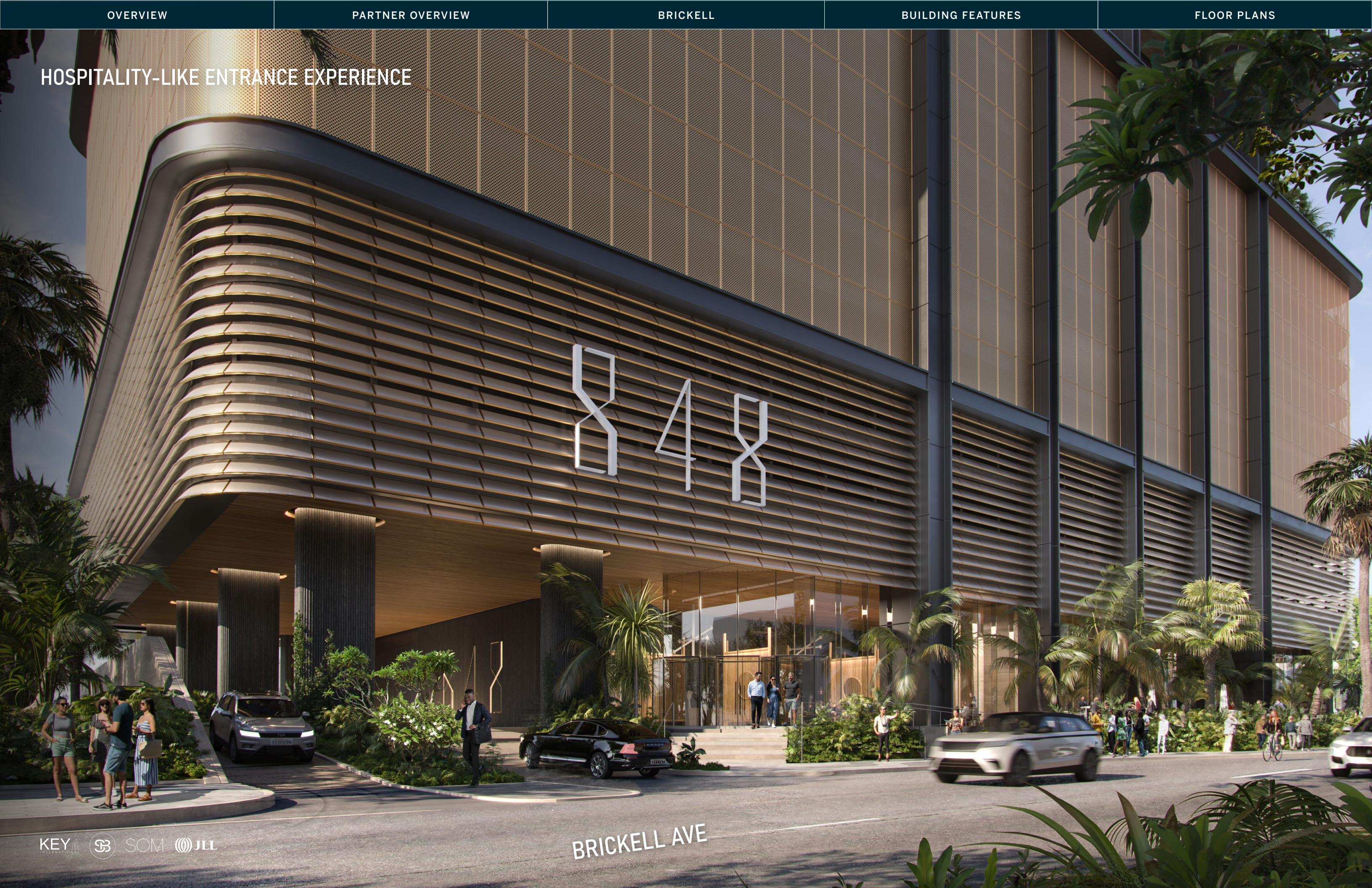
7,700 RSF

ground-floor restaurant space



[CLICK TO VIEW INTERACTIVE STACKING PLAN](#)

# HOSPITALITY-LIKE ENTRANCE EXPERIENCE



BRICKELL AVE



# A DISTINCTIVE ARRIVAL EXPERIENCE



# HIGHLY MODERN LOBBY



# BEST-IN-CLASS AMENITY OFFERINGS FOCUSING ON HEALTH AND WELLNESS

34,000 SF OF INDOOR  
AMENITIES AND 20,000 SF OF  
OUTDOOR AMENITIES

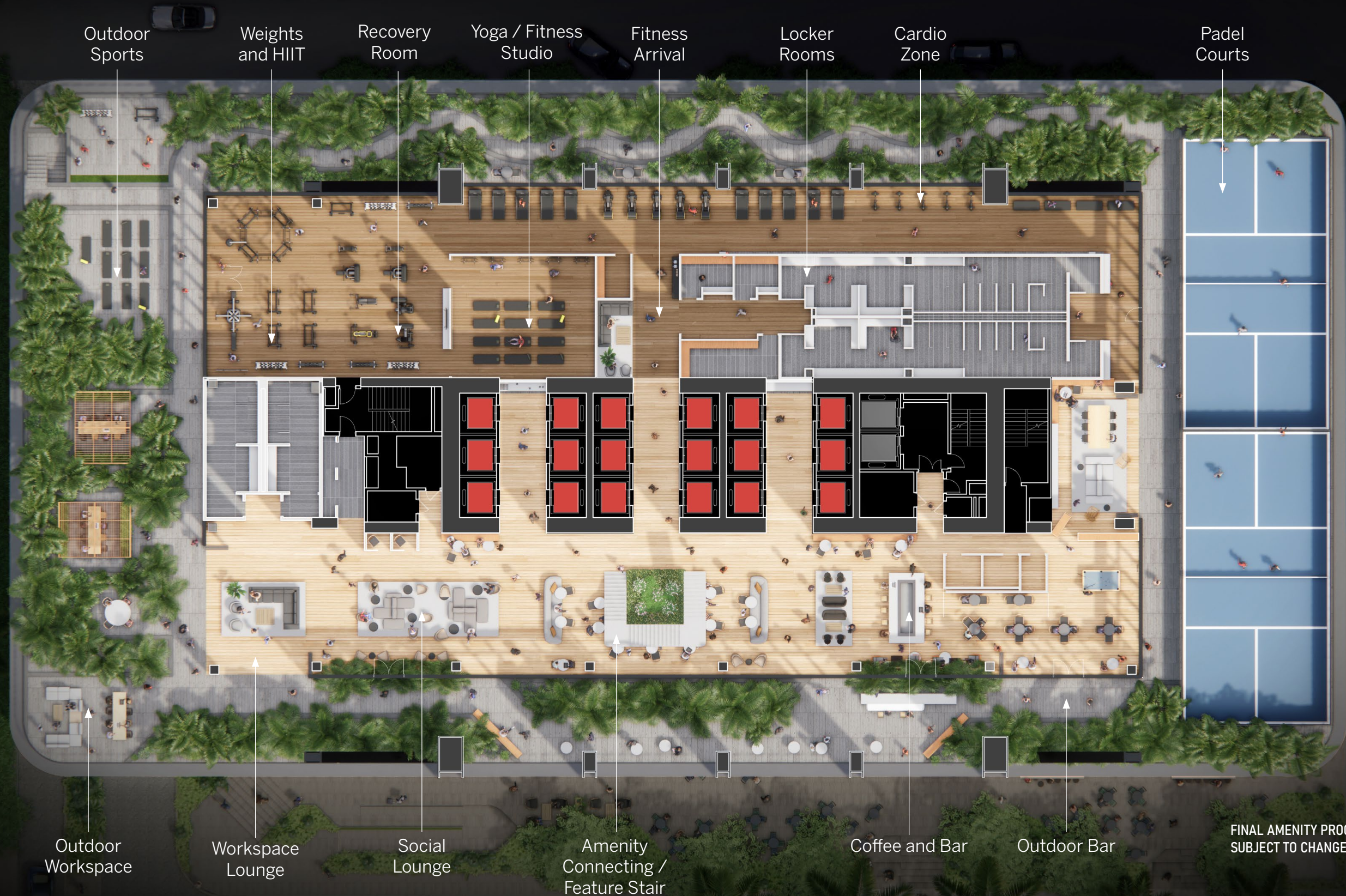


# INDOOR/OUTDOOR WORK SPACE - FLOOR 11



# A MYRIAD OF SPACES FOR WORK AND PLAY...

FLOOR 11

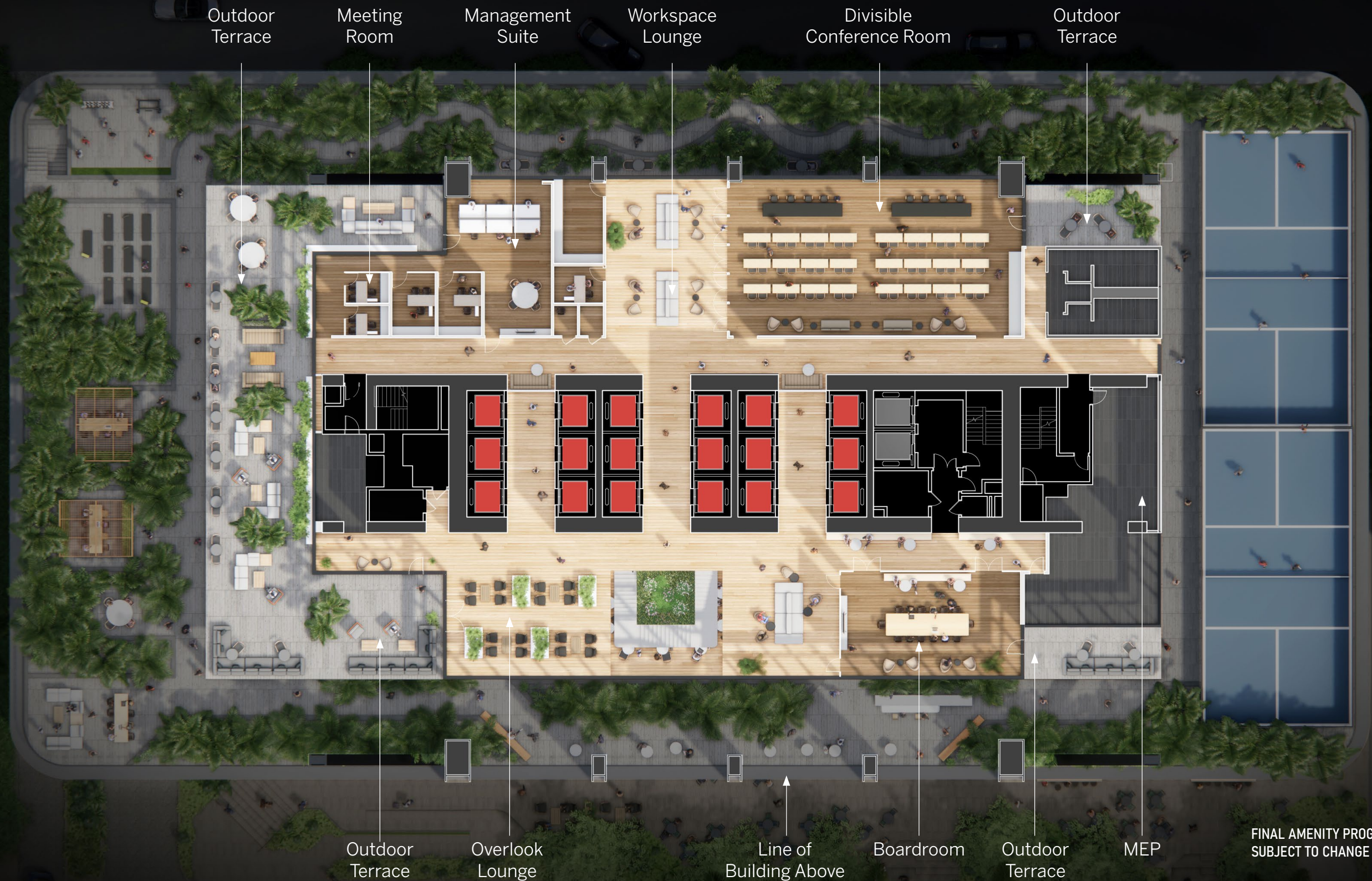


FINAL AMENITY PROGRAMMING  
SUBJECT TO CHANGE



# ...AND PLACES TO GATHER AND COLLABORATE

FLOOR 12



FINAL AMENITY PROGRAMMING  
SUBJECT TO CHANGE



# LOW RISE OFFICE

## Column Free

Rentable Floor Area . . . . . 28,650 SF

Terrace Area . . . . . 2,200 SF

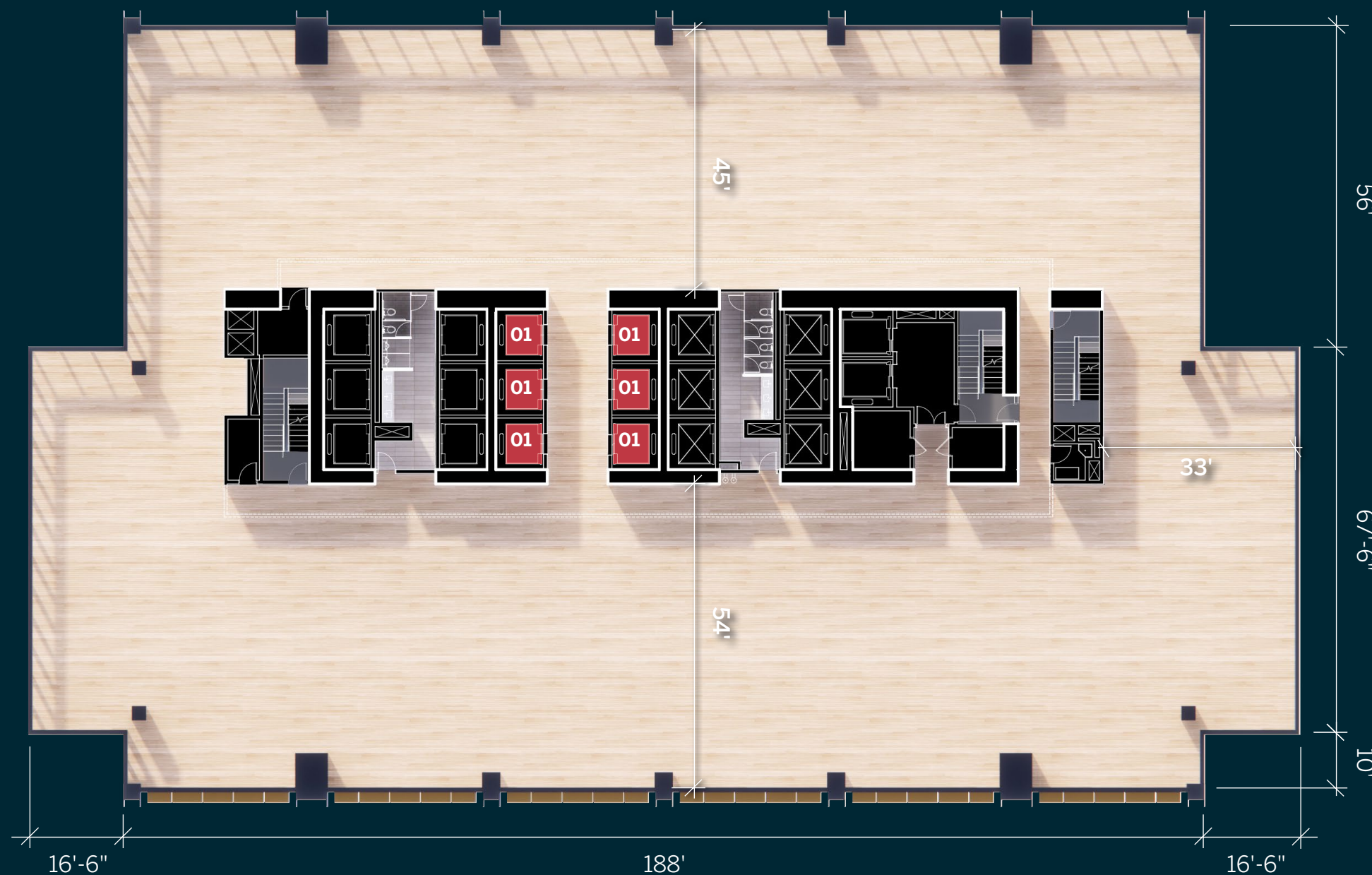
Total Low Rise (Floors 13-21) . . . 259,000 SF

Total Low Rise Terraces . . . . . 6,804 SF

### ● FLOOR LOCATIONS



### Terrace Floor (17)



# PANORAMIC VIEWS





# LOW-RISE TEST FIT

## Column Free

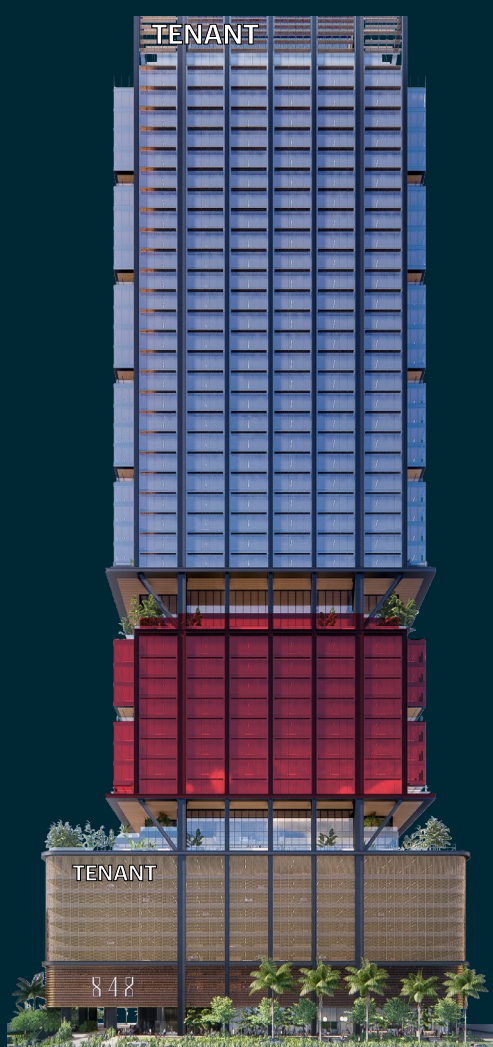
Rentable Floor Area . . . . . 28,650 SF

Terrace Area . . . . . 2,200 SF

Total Low Rise (Floors 13-21) . . . 259,000 SF

Total Low Rise Terraces . . . . . 6,804 SF

### ● FLOOR LOCATIONS



# LOW-RISE LAW OFFICE TEST FIT

## Column Free

Rentable Floor Area .....	28,650 SF
RSF / Workseat .....	494
Perimeter Offices .....	31
Interior Offices .....	11
Staff Offices .....	5
Admin. Stations .....	7 (1:6)
Workstations .....	4
<b>Total Workseats .....</b>	<b>58</b>

Case Room / Conf. (12 P+) .....	2
Large Conf. (7-10 P) .....	2
Small Conf. (4 P) .....	5

## ● FLOOR LOCATIONS



COLUMN-FREE SPACES  
14' SLAB-TO-SLAB HEIGHTS  
11' FINISHED FLOOR-TO-  
CEILING HEIGHTS



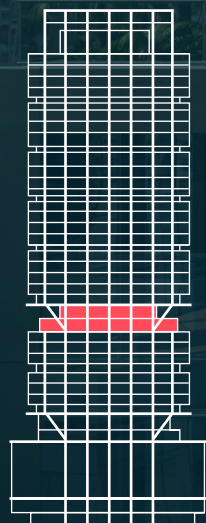
# ICONIC VIEWS OF BISCAYNE BAY AND BEYOND



# PANORAMIC VIEWS - FLOOR 21

18' (INTERIOR FINISHED)

38' (EXTERIOR)



# MIDDLE RISE OFFICE

**Column Free**

**Contiguous Anchor Tenant Opportunity**

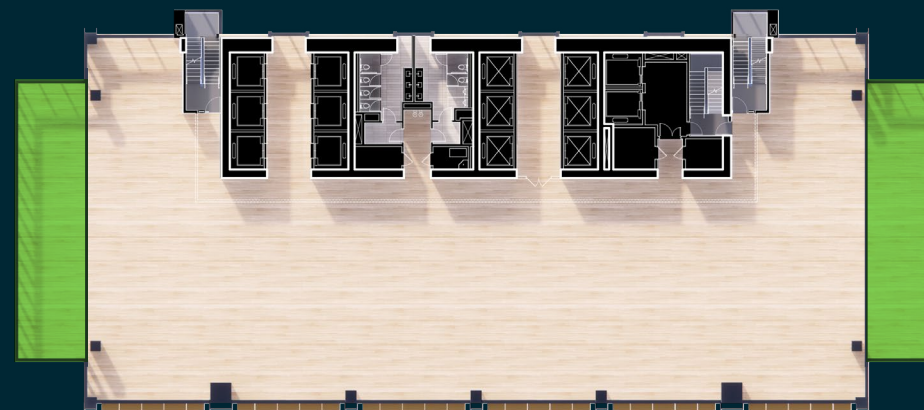
Rentable Floor Area . . . . . 19,090 SF

Terrace Area . . . . . 2,200 SF

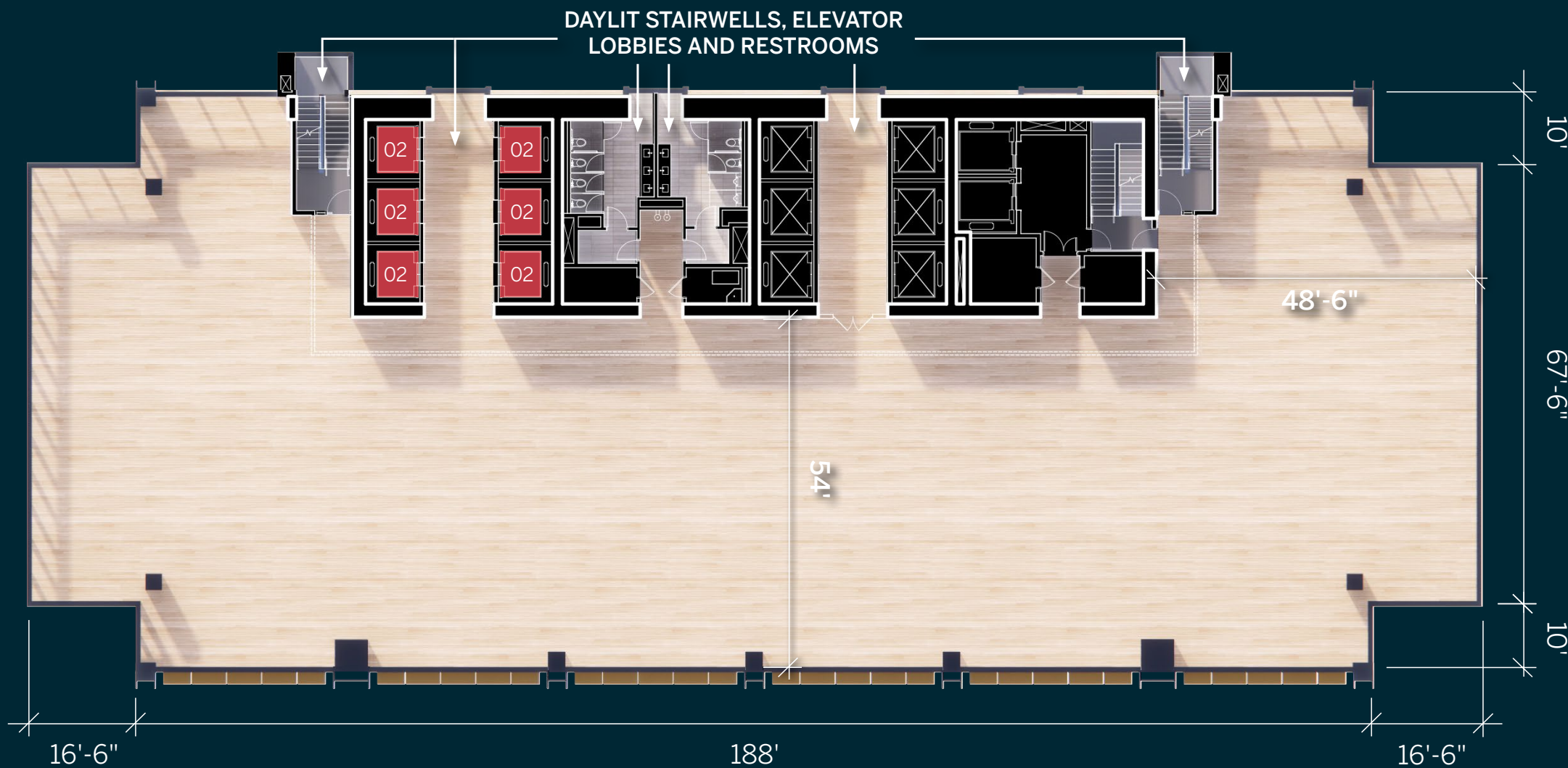
Total Mid Rise (Floors 23-36) . . . 268,000 SF

Total Mid Rise Terraces . . . . . 6,850 SF

Terrace Floors (23, 28 & 33)



● FLOOR LOCATIONS



# COLLABORATIVE OFFICE TEST FIT

## Column Free

## Contiguous Anchor Tenant Opportunity

Rentable Floor Area . . . . . 19,090 SF

Terrace Area . . . . . 2,200 SF

Total Mid Rise (Floors 23-36) . . . 268,000 SF

Mid Rise Terraces . . . . . 6,850 SF

### ● FLOOR LOCATIONS



# LAW OFFICE TEST FIT

Rentable Floor Area . . . . . 19,915 SF

RSF / Workseat . . . . . 390

Perimeter Offices . . . . . 15

Interior Offices . . . . . 6

Staff Offices . . . . . 2

Admin. Stations . . . . . 4 (1:6)

Workstations . . . . . 22

**Total Workseats . . . . . 43**

Case Room / Conf. (12 P+) . . . . . 0

Large Conf. (7-10 P) . . . . . 1

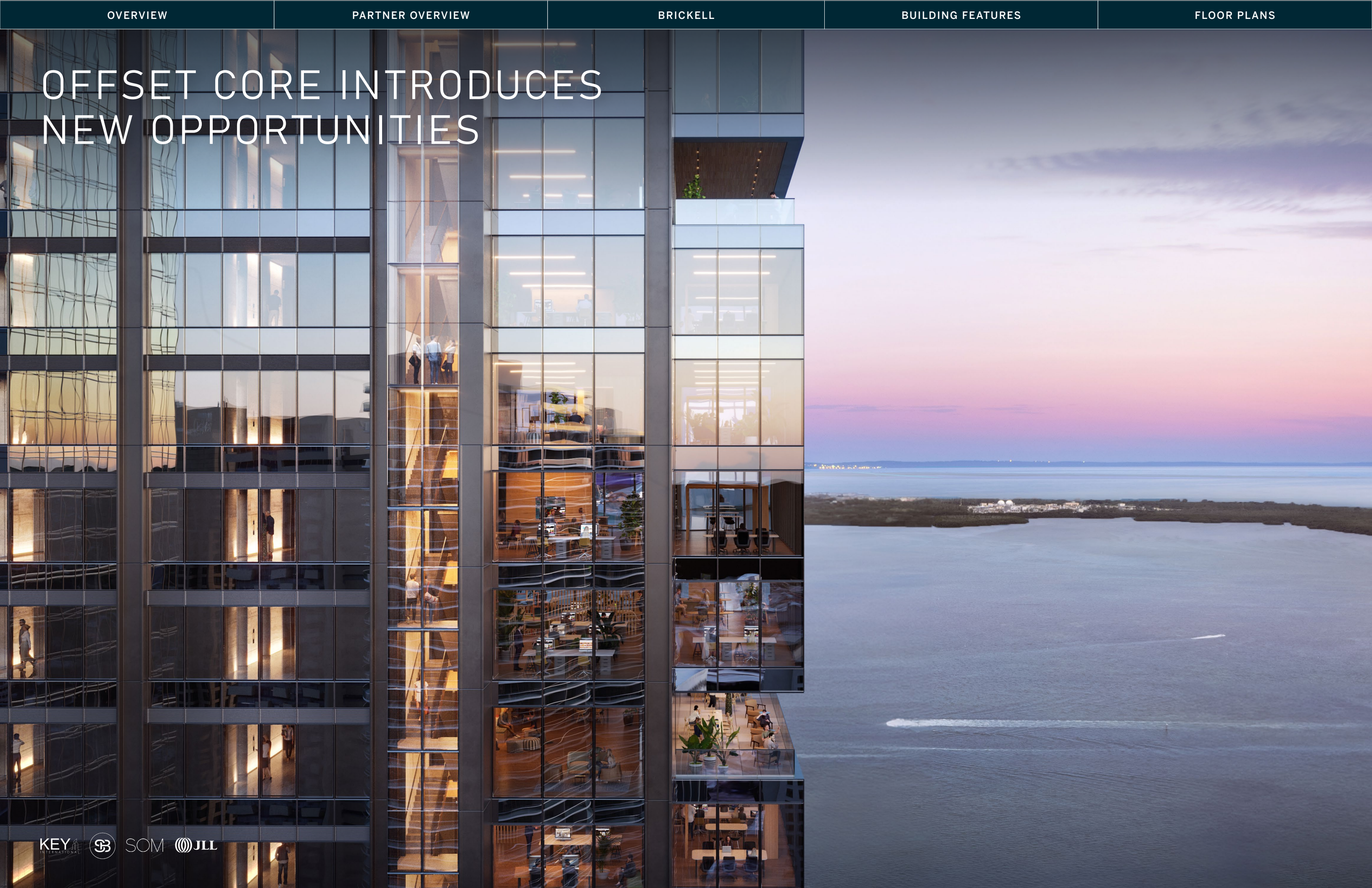
Small Conf. (4 P) . . . . . 1

● FLOOR LOCATIONS

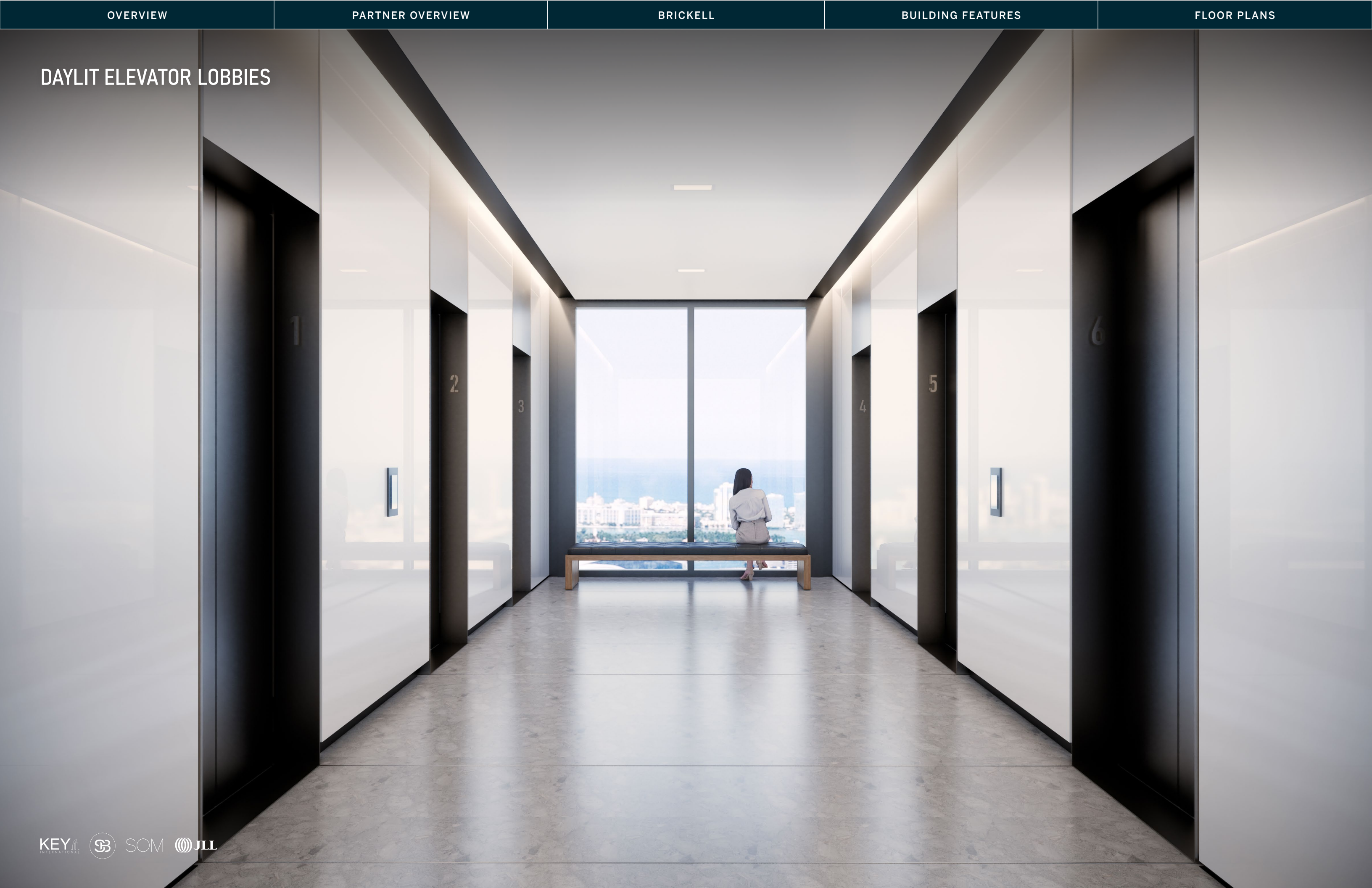




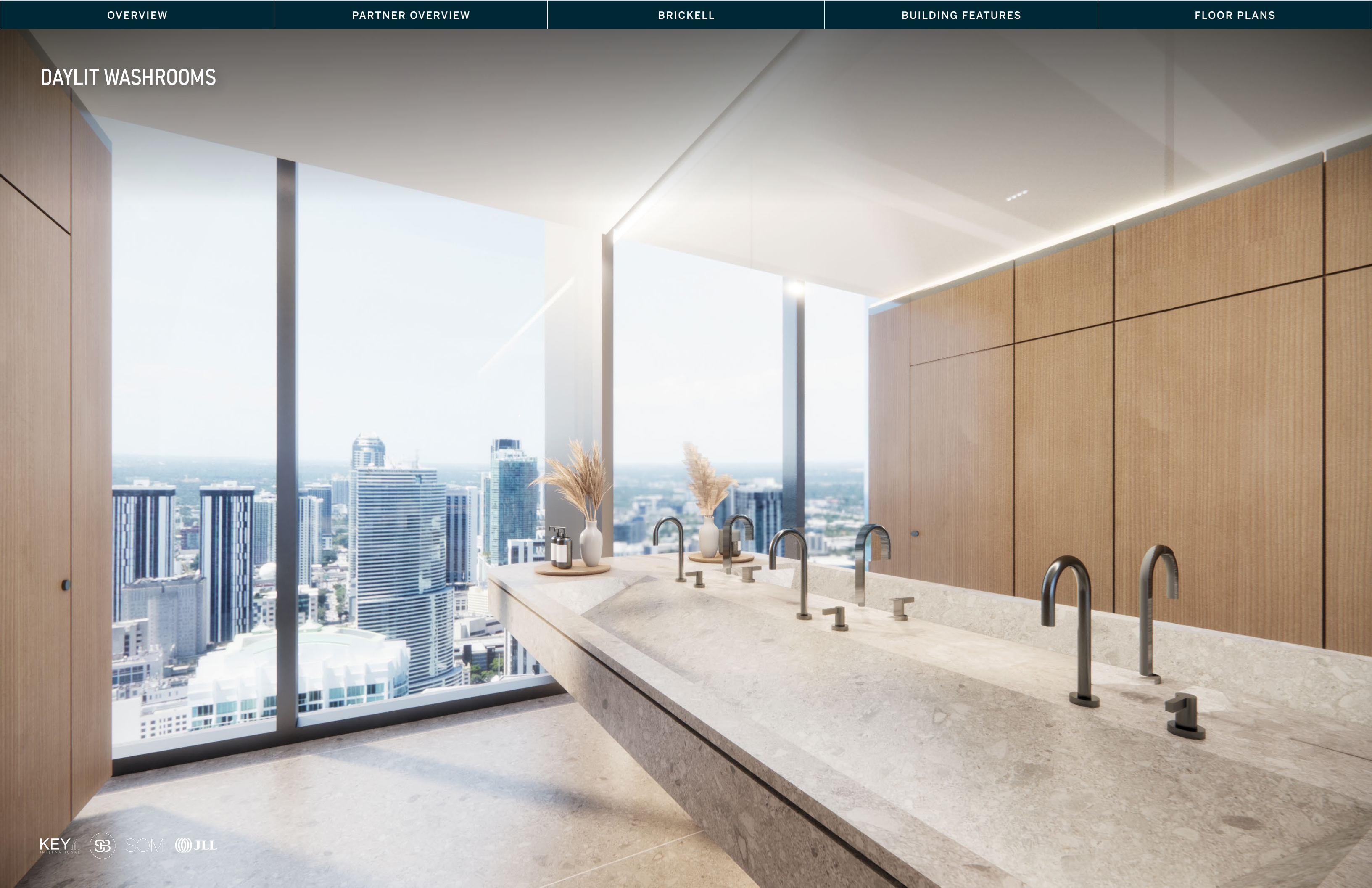
# OFFSET CORE INTRODUCES NEW OPPORTUNITIES



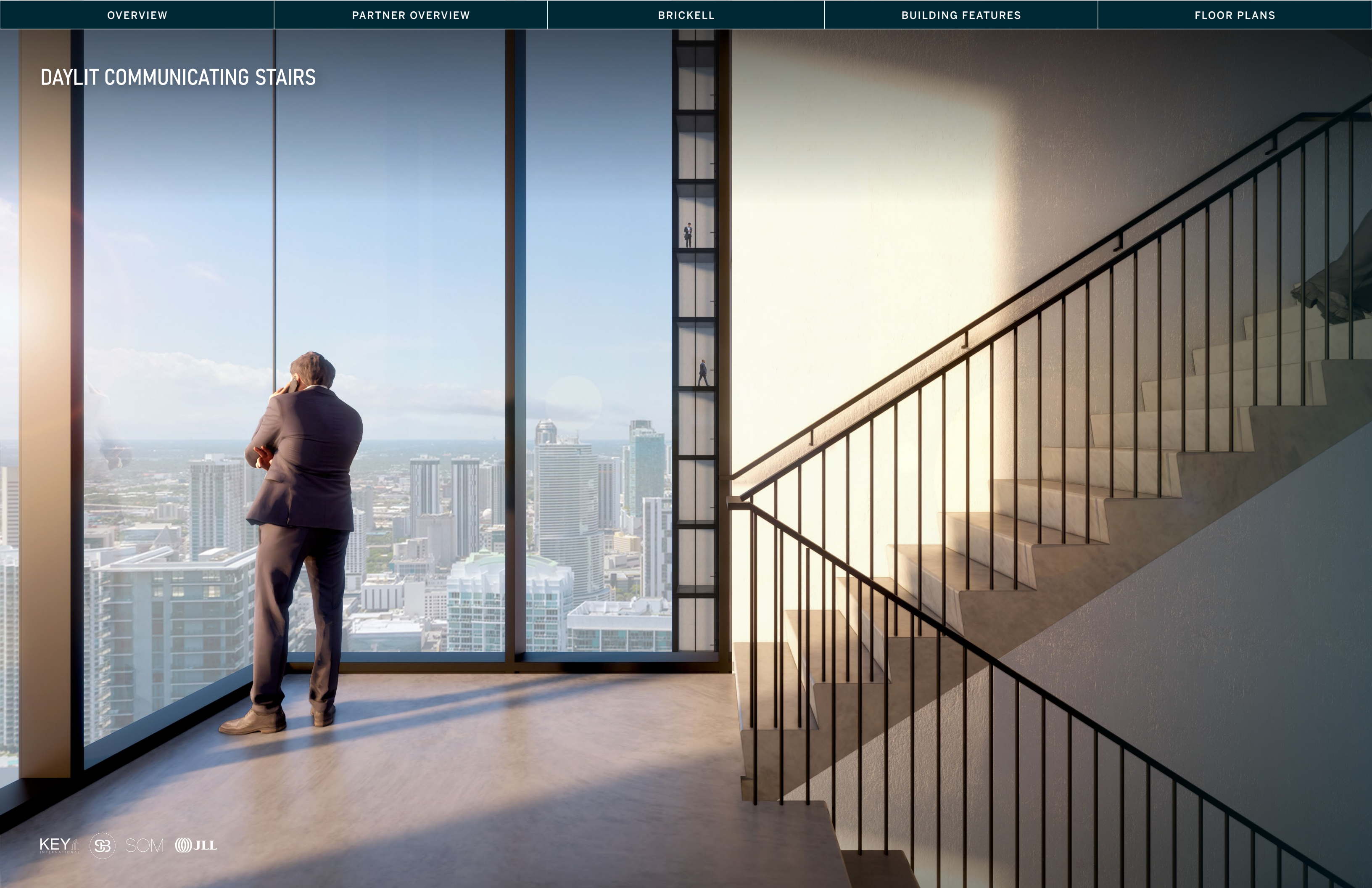
# DAYLIT ELEVATOR LOBBIES



# DAYLIT WASHROOMS



# DAYLIT COMMUNICATING STAIRS



# HIGH RISE OFFICE

**Column-Free**

**Contiguous Anchor Tenant Opportunity**

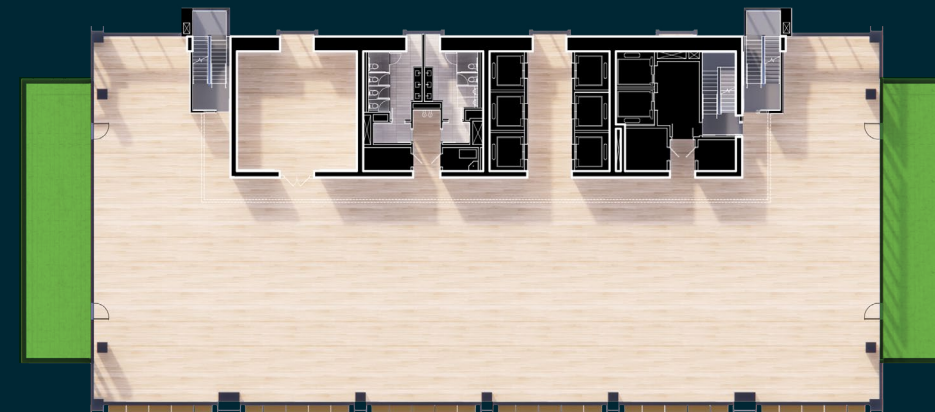
Gross Floor Area ..... 19,900 SF

Terrace Area ..... 2,200 SF

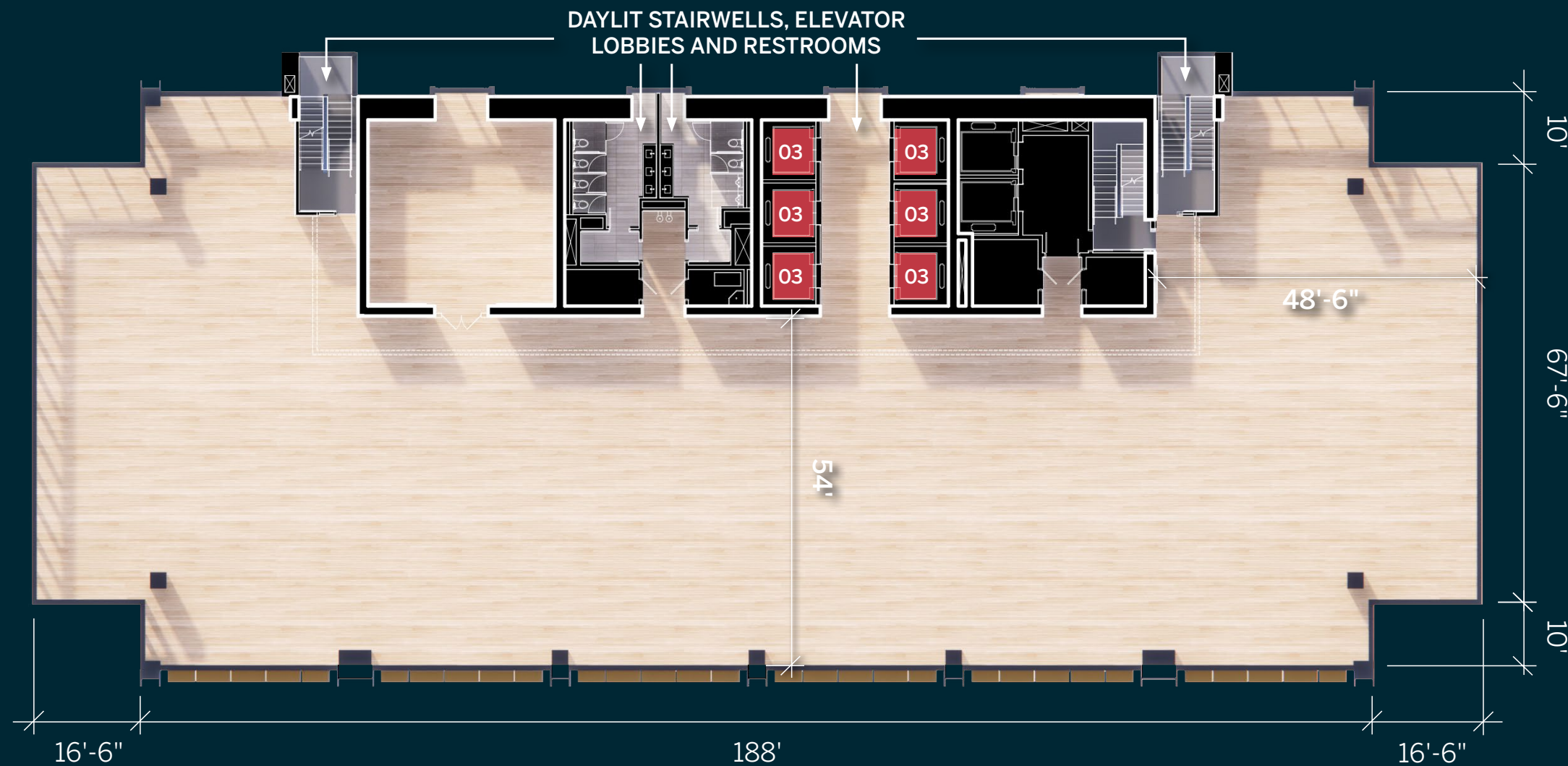
Total High-Rise (Floors 37-48) .. 235,000 SF

Total High-Rise Terraces ..... 9,852 SF

Terrace Floors (38 & 43)



● FLOOR LOCATIONS



# SINGLE USER OFFICE TEST FIT

Rentable Floor Area . . . . . 19,916 SF

Workstations . . . . . 73

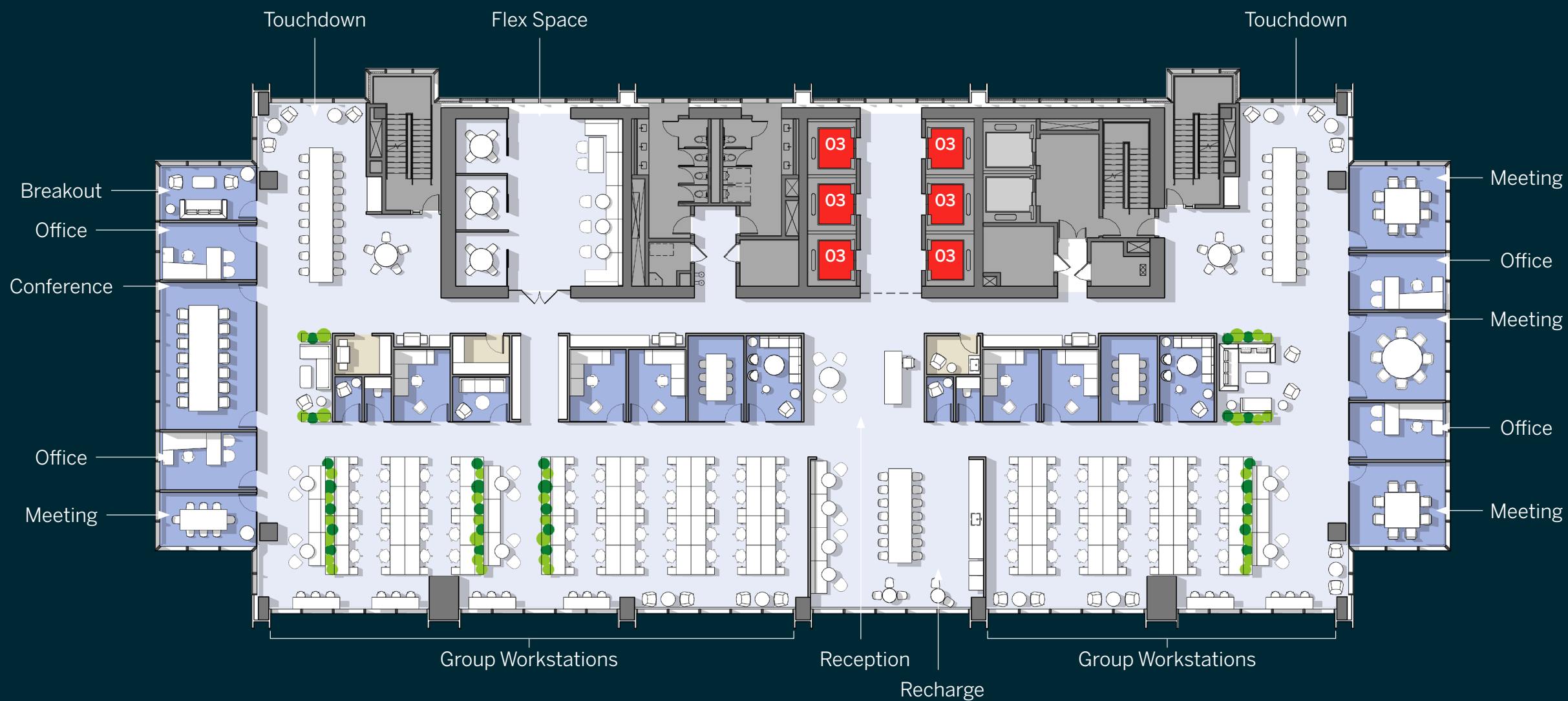
Offices . . . . . 9

Conference Seats . . . . . 97

Collaboration Seats . . . . . 164

RSF / Workseat . . . . . 243

## FLOOR LOCATIONS



# SINGLE USER OFFICE TEST FIT

## Column-Free

## Contiguous Anchor Tenant Opportunity

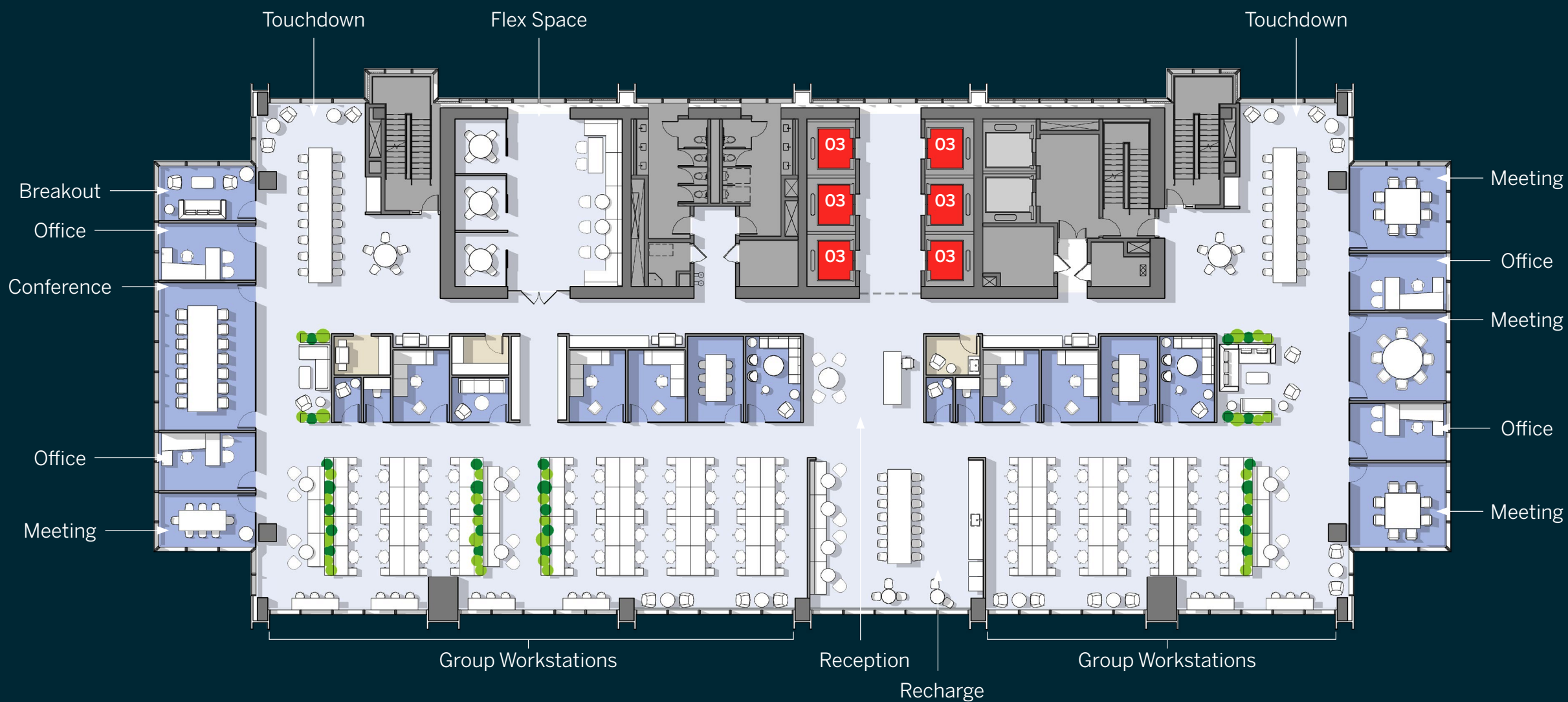
Gross Floor Area . . . . . 19,900 SF

Terrace Area . . . . . 2,200 SF

Total High-Rise (Floors 37-48) . . 235,000 SF

Total High-Rise Terraces . . . . . 9,852 SF

### ● FLOOR LOCATIONS



# ROOFTOP WORKPLACE - FLOOR 48

Interior (Inclusive of Outdoor Terrace) . . . . . 15,979 SF

Outdoor Terrace . . . . . 5,912 SF

● FLOOR LOCATION



Outdoor Terrace

Informal Meeting Space

Boardroom

Informal Meeting Space

Reception

Rooftop Lounge

Outdoor Terrace

Outdoor Meeting Pods





# 48TH FLOOR



# THE FUTURE OF HEALTHY, SUSTAINABLE WORKPLACES

**Sterling Bay and Key International are committed to creating a healthy future. We focus on core principles in all of our developments:**

Environmental Initiatives

Healthy Buildings

Sustainable Built Environments

## PLANNED CERTIFICATIONS



**848 Brickell's smart façade features a variety of strategies to reduce the building operational energy cost and minimize its carbon footprint:**

High performance insulating glass combined with an air tight façade design reduces the heat transfer at the perimeter zone and enhances occupants' thermal comfort.

Access to views and diffuse daylight promote a healthy and productive working environment.

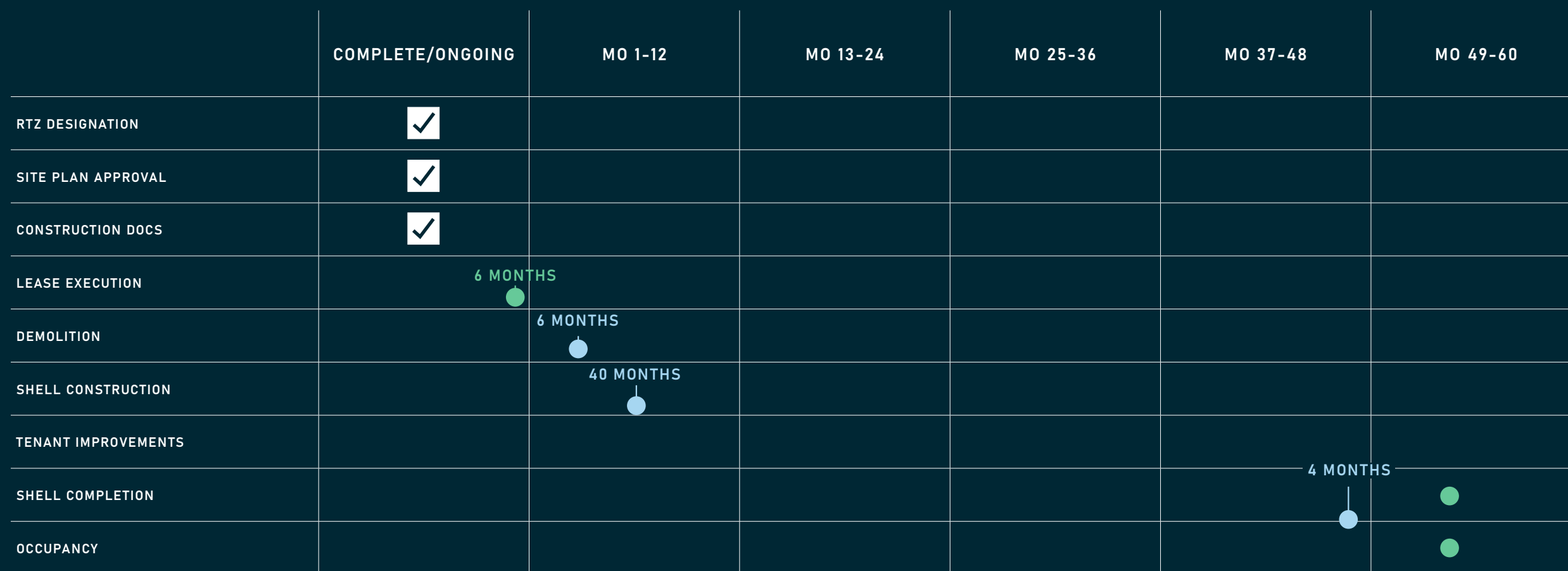
Terraces accessible from within the office space allow occupants to step outdoors and enjoy a protected microclimate immersed in nature.

The overall building design focuses on both environmental performance and occupants' wellness, following the design principles of LEED and WELL rating systems.



# CONSTRUCTION TIMELINE

● SCHEDULED



46-month  
demolition and  
construction timeline

43-month  
timeline for an anchor  
tenant if working with  
SOM as architect

40%  
pre-leasing requirement

52-months  
from lease execution

Construction timeline subject to change





## BRICKELL

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