



29TH FLOOR SUBLEASE CITY AND WATER VIEWS

SABADELL FINANCIAL CENTER | 1111 BRICKELL AVENUE

Building Features: Where office and hospitality converge to create new tenant experiences.

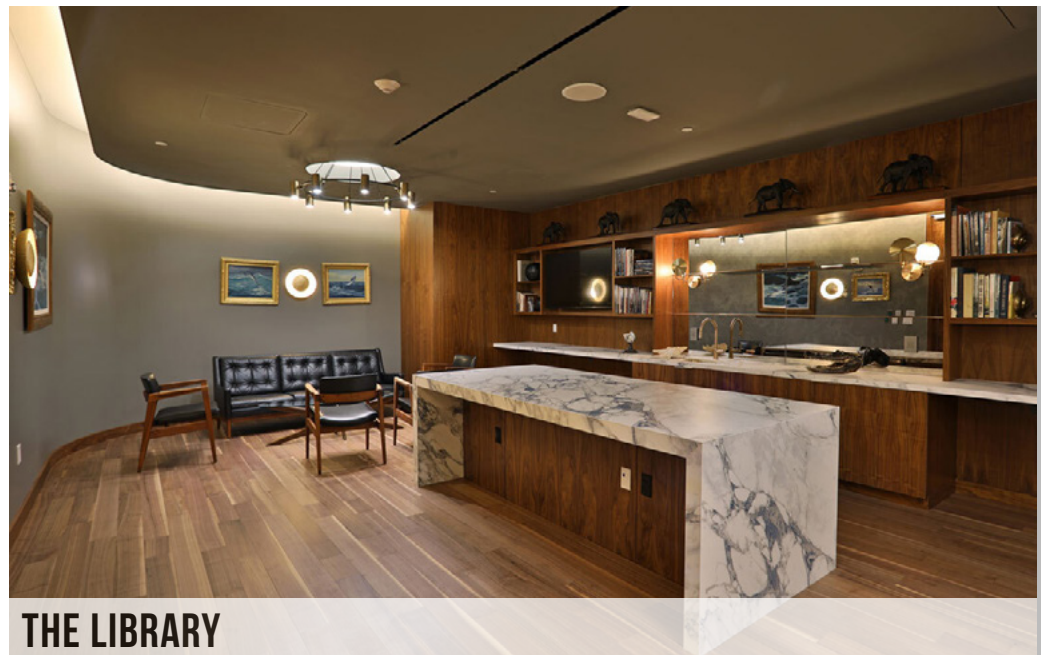
- Class A office tower totalling 535,908 SF
- Connected to the JW Marriott Hotel on Brickell Avenue
- Newly renovated lobby
- 20,000 SF terrace space
- Conference center facility
- On-site restaurant
- On-site property management and ownership



www.blancacre.com

BUILDING PHOTOS

VIDEO TOUR ►



MOVE-IN READY



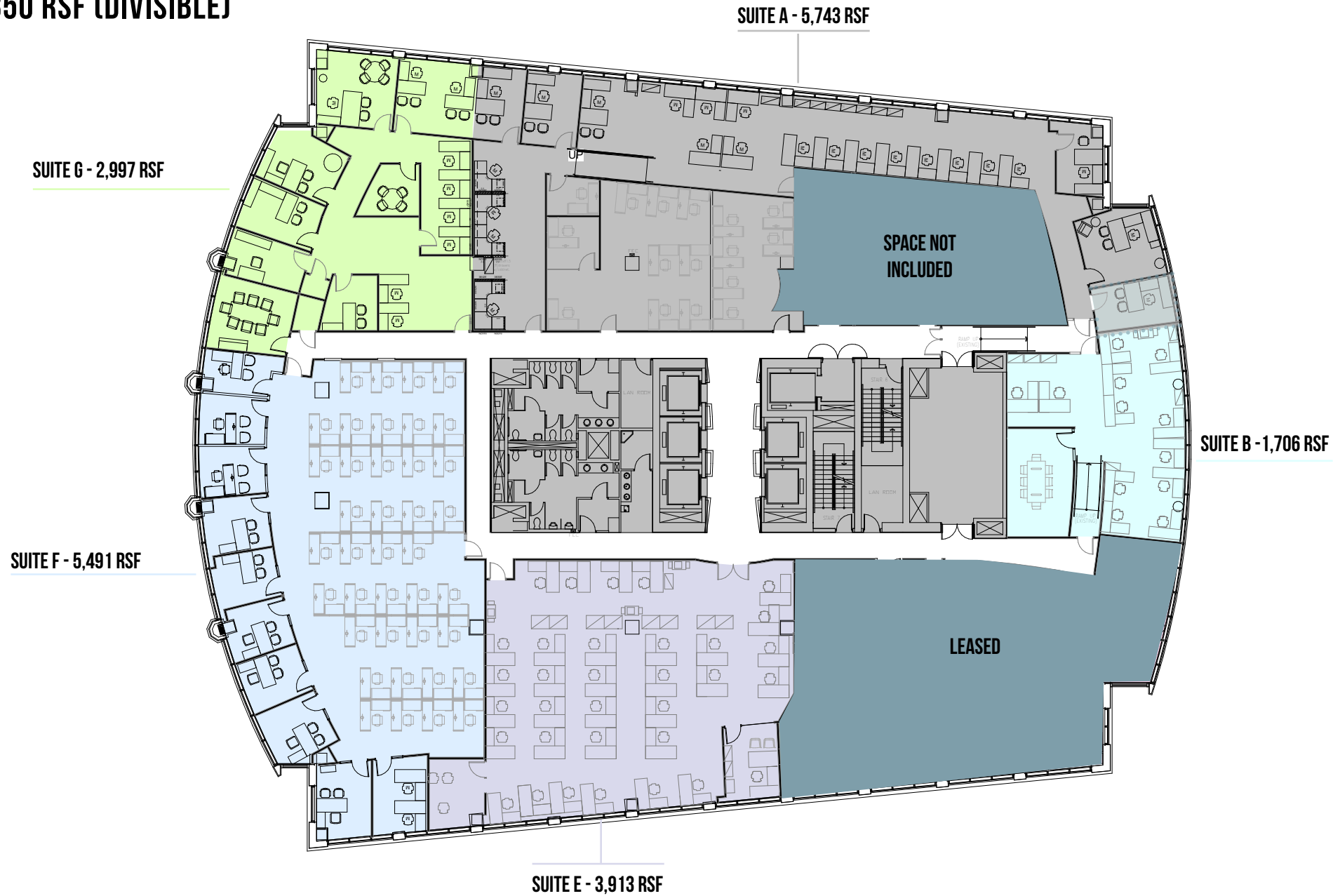
SUBLEASE FEATURES

Building Name:	Sabadell Financial Center
Address:	1111 Brickell Avenue Miami, FL 33131
Premises:	19,320 RSF - 29th Floor (Divisible) 1,827 SF - Retail Level
Rate:	\$50.00 PSF Full Service
Lease Exp.:	02/28/2027
Furniture:	Negotiable
Parking:	3 spaces per 1,000 square feet leased
Features:	Abundant natural light Open work areas Perimeter offices with views

FLOOR PLAN

19,850 RSF (DIVISIBLE)

VIDEO TOUR ►



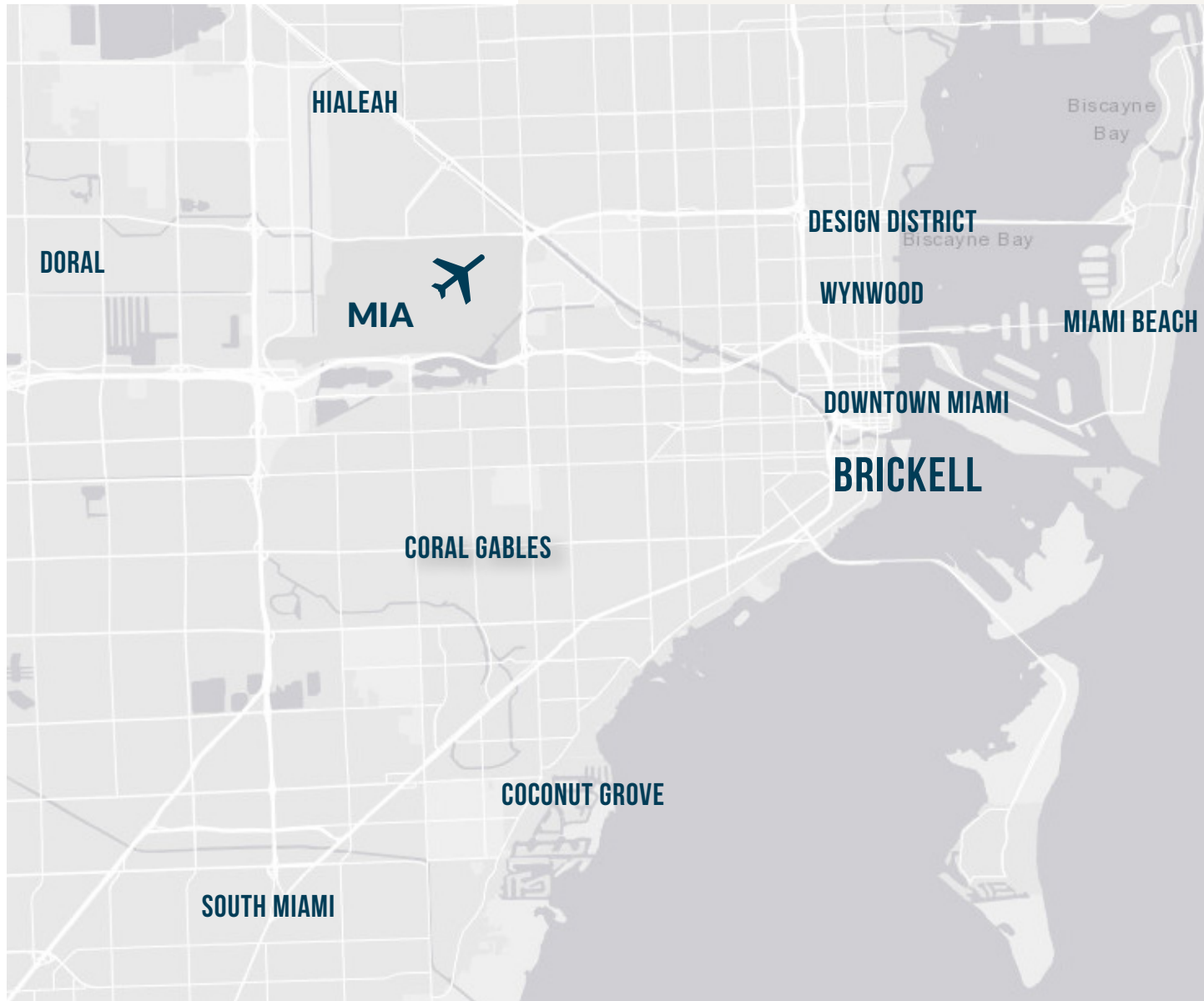
29TH FLOOR SUBLEASE PHOTOS

VIDEO TOUR ►



ACCESS MAP

Sabadell Financial Center is located in the heart of Brickell. It offers convenient ingress and egress via 11th Street as well as Brickell Bay Drive.



DRIVE TIMES

- 9 Minutes to Downtown Miami
- 10 Minutes to Coconut Grove
- 11 Minutes to Design District
- 14 Minutes to Wynwood
- 19 Minutes to Coral Gables
- 18 Minutes to Miami Airport
- 18 Minutes to South Miami
- 20 Minutes Miami Beach

NEARBY AMENITIES



RESTAURANTS

1. Capital Grille
2. Cipriani's
3. Cantina La Veinte
4. Truluck's
5. Komodo
6. Pasion del Cielo Coffee
7. Spaghetтино Italian Restaurant
8. Perricone's Marketplace
9. Starbucks
10. Rosa Mexicana
11. Burger and Beer Joint
12. Rice House of Kabob
13. Momi Ramen
14. SuViche Brickell
15. LOL On The Bay
16. Eat Greek
17. Crazy About You
18. Novecento
19. PM Fish & Steak House
20. Havana 1957
21. Gyu-Kaku Japanese BBQ
22. Batch Gastropub

HOTELS

1. EAST Miami
2. SLS Lux
3. Mandarin Oriental
4. Four Ambassadors
5. JW Marriott Miami Hotel
6. Conrad Hotel
7. Four Seasons Hotel & Office Tower
8. SLS Brickell Hotel
9. Aton Hotel

LEASING CONTACT:



B L A N C A

BLANCA COMMERCIAL REAL ESTATE, INC.
1450 BRICKELL AVENUE, SUITE 2060
MIAMI, FLORIDA 33131

CHRISTOPHER HARAK

305.377.6579

CHRISTOPHER.HARAK@BLANCACRE.COM

RANDY CARBALLO

305.377.6588

RANDY.CARBALLO@BLANCACRE.COM

BLANCA COMMERCIAL REAL ESTATE, LICENSED REAL ESTATE BROKER | NO WARRANTY OF REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL CONDITIONS IMPOSED BY OUR CLIENTS.