

1450 BRICKELL

SETTING THE HIGHEST STANDARD IN CLASS A OFFICE



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MEET 1450

EXCLUSIVE TENANT ROSTER

1450 BRICKELL is a 35-story, 625,800 RSF Class A Office High Rise Tower at the entrance to Brickell Avenue in Miami. Known for its exclusive tenant roster with globally recognized brands, 1450 BRICKELL is Miami's most coveted business address.

- Experience spectacular panoramic city & bay views
- Cutting-edge design and distinguished for its sustainable and above code storm-resistant infrastructure
- Modern, sophisticated finishes and building standards

ARCHITECTURE AND BUILDING FEATURES

1450 BRICKELL'S features are designed specifically for its exclusive tenant roster.

- 24/7 security concierge, turnstiles, and controlled access to select floors and amenity areas
- Above code large missile impact glass on the entire building's exterior
- Above code second generator for tenants' use during a power outage
- Ample parking and valet parking service offered on-site
- Two on-site retail banking options including four ATMs
- Two on-site restaurants, café and catering
- Access control turnstiles and selective floor control to suites and amenities
- HVAC system and indoor air quality designed to increase outdoor air ventilation by 30% above the ASHRAE requirements



SOPHISTICATED DESIGN

1450 BRICKELL offers a prestigious sense of arrival from the moment you enter the expansive driveway and into the meticulously designed lobby. The lobby's design and finishes are composed of the most exquisite materials ranging from imported stone to polished selected hardwoods with stainless steel accents. Chosen for their uniqueness, each material interacts with the ever-changing natural light that illuminates the lobby.



RENDERING



A PRESTIGIOUS ARRIVAL

The lobby's spacious gathering spaces and furniture placement facilitate collaboration and networking among the building's notable tenant roster and visitors while providing the perfect setting to leave a lasting impression for anyone passing through.







PANORAMIC CITY AND BAY VIEWS

1450 BRICKELL's breathtaking 360° panoramic views are without question the most spectacular open water and cityscape perspectives to be seen from any office tower in Miami. Expansive windows offer tenants abundant natural light making it an ideal environment for employees.



EAST VIEW



NORTH VIEW



SOUTH VIEW

UNPARALLELED AMENITIES



ROOFTOP TERRACE

The outdoor terrace, adjacent to the fitness center and conference center on the 14th floor, is an optimal setting for working outdoors or to enjoy a break. The open-air space also provides incredible water and city views making it an ideal location for client events and company outings.



CONFERENCE SPACE

At 1450 BRICKELL, tenants also have access to a newly renovated state of the art conference facility. The flexible rooms and state-of-the-art conference systems, give tenants the opportunity to host groups of any size and in any format ranging from large in-person meetings to remote video sessions.

FITNESS CENTER

1450 BRICKELL offers tenants access to wellness with a top-quality fitness center at no cost. The fitness center features state-of-the-art equipment, including a spinning station, cardio machines, free weights, locker room and private showers. The newly renovated gym gives employees the opportunity to work out and stay healthy to further increase overall employee satisfaction and productivity.



WORLD-CLASS LOCATION



1450 BRICKELL

CENTRALLY LOCATED

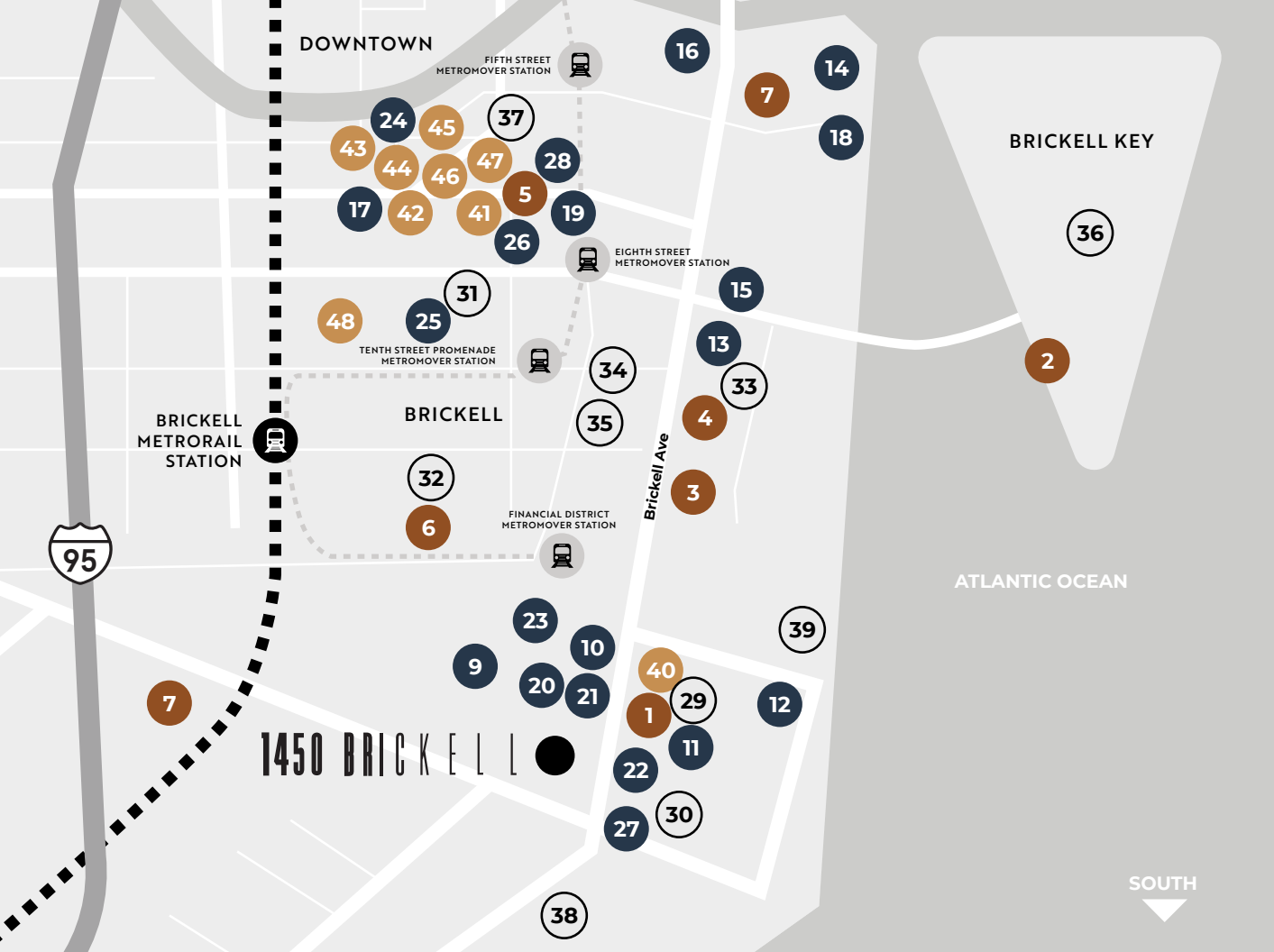
DOWNTOWN	5 min.
KEY BISCAYNE	15 min.
WYNWOOD	18 min.
CORAL GABLES	18 min.
DESIGN DISTRICT	20 min.
MIAMI BEACH	22 min.
MIAMI INT. AIRPORT	25 min.



AN IDEAL DESTINATION

1450 BRICKELL enjoys the most accessible and convenient location on Brickell Avenue. At the entrance to Brickell Avenue, 1450 BRICKELL is away from drawbridges, construction, and congested commuter traffic, offering drive-time savings to tenants commuting to work by car as well as a premium and prestigious address. Its proximity to public transit, makes it an ideal location for tenants to utilize alternate transit options.

- Easy and convenient access away from drawbridges and traffic congestion
- Close to more than 30 retail businesses, restaurants, upscale amenities, and hotels
- Same block as Metromover and Trolley stops on Brickell Avenue
- Minutes from Downtown Miami, Miami International Airport, and the established executive housing in Coral Gables and Key Biscayne
- Tenants are able to enjoy a true urban experience with the Metromover and Trolley's Financial District stop on the same block and Metrorail a short walk away



NEARBY AMENITIES

HOTELS

1. Four Seasons Hotel
2. Mandarin Oriental Hotel
3. Conrad Miami Hotel
4. JW Marriott Miami Hotel
5. East Hotel
6. SLS Brickell
7. W Miami
8. Novotel Miami Brickell

RESTAURANTS

9. PM Fish and Steak House
10. Salty Flame
11. Edge Steak & Bar
12. LPM Restaurant & Bar
13. Komodo
14. Cipriani
15. Trulucks
16. The Capital Grille
17. Pubelly Sushi
18. Cantina La Veinte
19. CH'I
20. Milanezza Brickell (on-site at 1450 Brickell)
21. Felice (on-site at 1450 Brickell)
22. Joe & the Juice
23. Paperfish Sushi
24. Casa Tua Cocina
25. North Italia
26. Kaori
27. Rosetta Bakery
28. Sugar

RESIDENCES

29. Four Season's Residences
30. Echo Brickell
31. Flatiron Brickell
32. SLS Residences
33. Panorama Tower
34. 1010 Brickell
35. 1040 Brickell
36. Brickell Key
37. Reach & Rise Residences
38. Santa Maria
39. Jade at Brickell Bay

RETAIL

40. Equinox
41. Brickell City Center
42. Apple
43. Saks Fifth Avenue
44. Suit Supply
45. Ted Baker
46. Sephora
47. Zara
48. Mary Brickell Village

TRANSIT

- Metrail
- MetroMover
- Trolley
- Metrobus



FELICE BRICKELL

On-site Restaurant

The **SA Hospitality Group** team has translated Italian culinary tradition through its restaurants and coffee bars to a selective group of New York neighborhoods as well as other destinations like Southampton, New York, Palm Beach, Florida and now right here at 1450 Brickell.

MILANEZZA BRICKELL

On-site Café

An extension from its beloved and original location on Key Biscayne serving hand crafted Argentine & Italian dishes.

LOCATED IN THE
BREEZEWAY



SUSTAINABILITY



LEED CERTIFIED GOLD: BUILDING

1450 BRICKELL has been certified **GOLD** by The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™, which was developed by the U.S. Green Building Council and is the nationally accepted benchmark for the design construction and operation of green building.

LARGE MISSILE IMPACT RESISTANCE GLASS

1450 BRICKELL features Large Missile Impact Resistant Glass on the entire building exterior making it one of the region's most resilient office towers. Its infrastructure and finishes allow the building to withstand some of South Florida's strongest natural disasters further offering business continuity.



REDUNDANT SYSTEM

1450 BRICKELL has generator power to run all safety installations during power outages.

Additionally and above code requirements, during electrical outages, 1450 BRICKELL provides back-up generator power to run the air conditioning system for humidity control, light and electrical power to serve the basic needs of tenants.

The electrical vault at 1450 BRICKELL is a “throw-over” vault, and it has two primary feeds. If the one feed that is feeding the vault loses power, the vault will automatically get “thrown over” to the other primary vault.

1450 BRICKELL

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