

Sublease at 1221 Brickell

Ideal Business Location in a Sophisticated Setting



XXX

Sublease Overview

Building Address:	1200 Brickell Miami, FL 33131
Premises:	8,697 SF, Suite 1200
Rental Rate:	Negotiable
Term:	Through November 30, 2027
Availability:	Immediately
Building Class:	A
Parking:	15 Unreserved Parking Spaces at the Building's Current Rate
Furniture:	Negotiable



For leasing information, please contact:

Blanca Commercial Real Estate, Inc., Licensed Real Estate Broker

Danet Linares

DANET.LINARES@BLANCACRE.COM | 305.577.8852

Nicole Kaiser

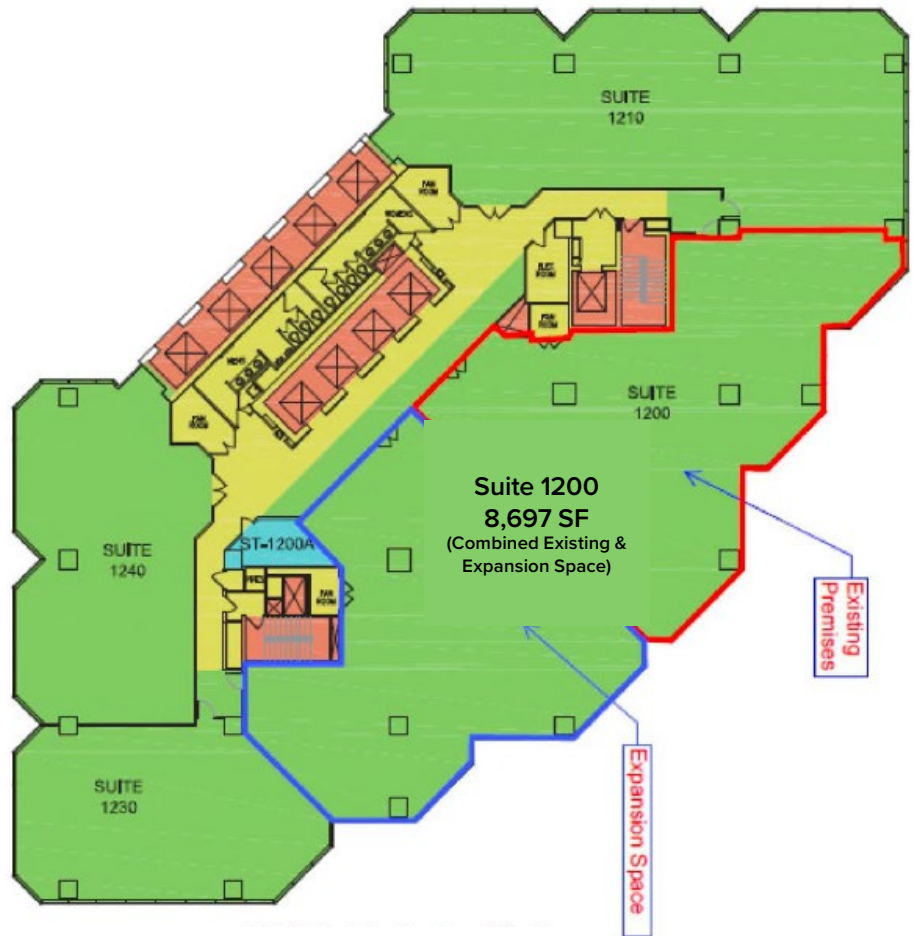
NICOLE.KAISER@BLANCACRE.COM | 305.913.0772

Suite 1200
8,697 SF
Term expires November 30, 2027

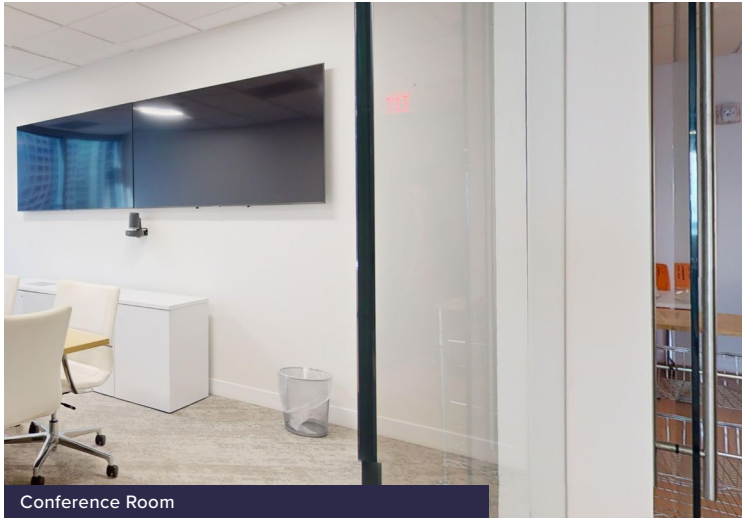


Layout:

- Reception
- 3 phone booths
- 4 conference rooms
- 3 private offices
- Several workstations
- 2 kitchenettes/breakrooms



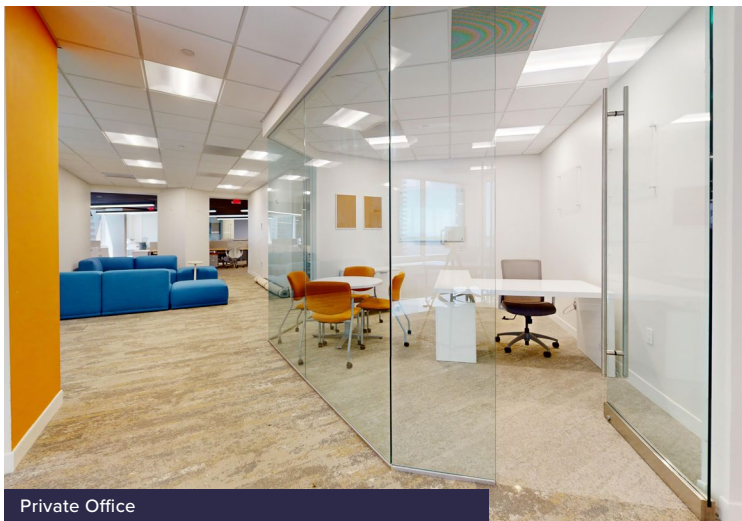
Suite 1200
8,697 SF
Term expires November 30, 2027



Conference Room



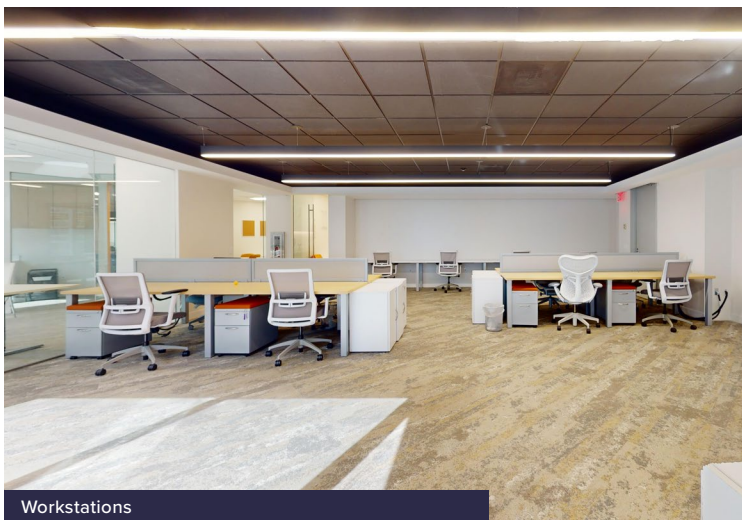
Huddle Room



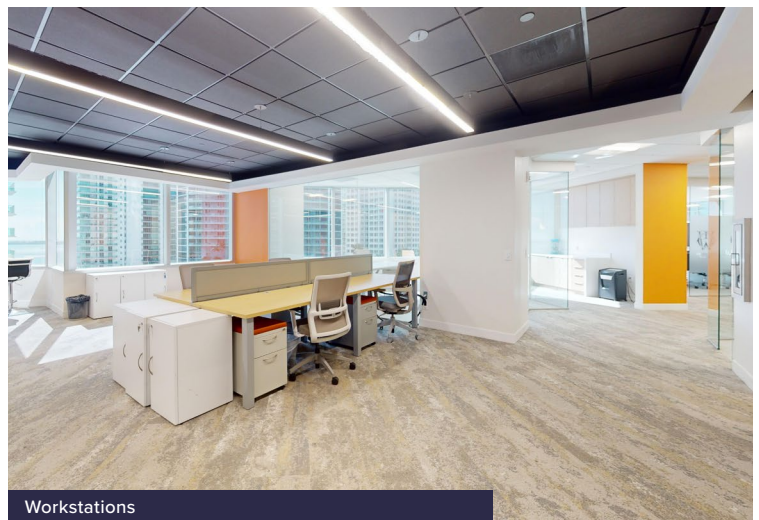
Private Office



Employee Lounge



Workstations



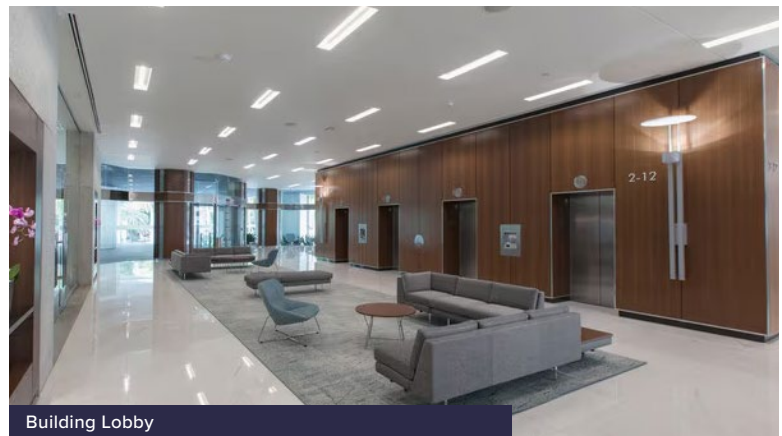
Workstations



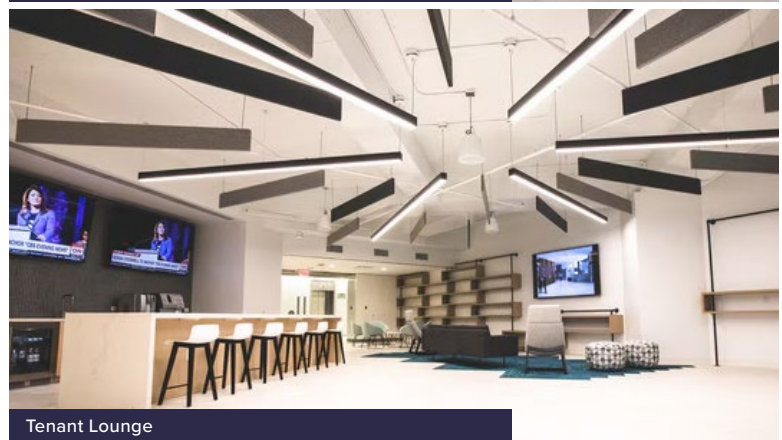
Building Features

1221 Brickell offers a prestigious business address in one of the city's most desirable locations. Situated in the heart of the Brickell financial district, the building provides an unparalleled live, work, play experience with its close proximity to major highways, public transportation, top restaurants, luxury hotels, and vibrant retail options. 1221 Brickell combines exceptional functionality with a sophisticated atmosphere, making it an ideal setting for businesses seeking both prestige and convenience.

- Class A office tower
- Modern lobby
- Fitness center
- Tenant lounge
- Conference facility
- Covered parking
- 24/7 security



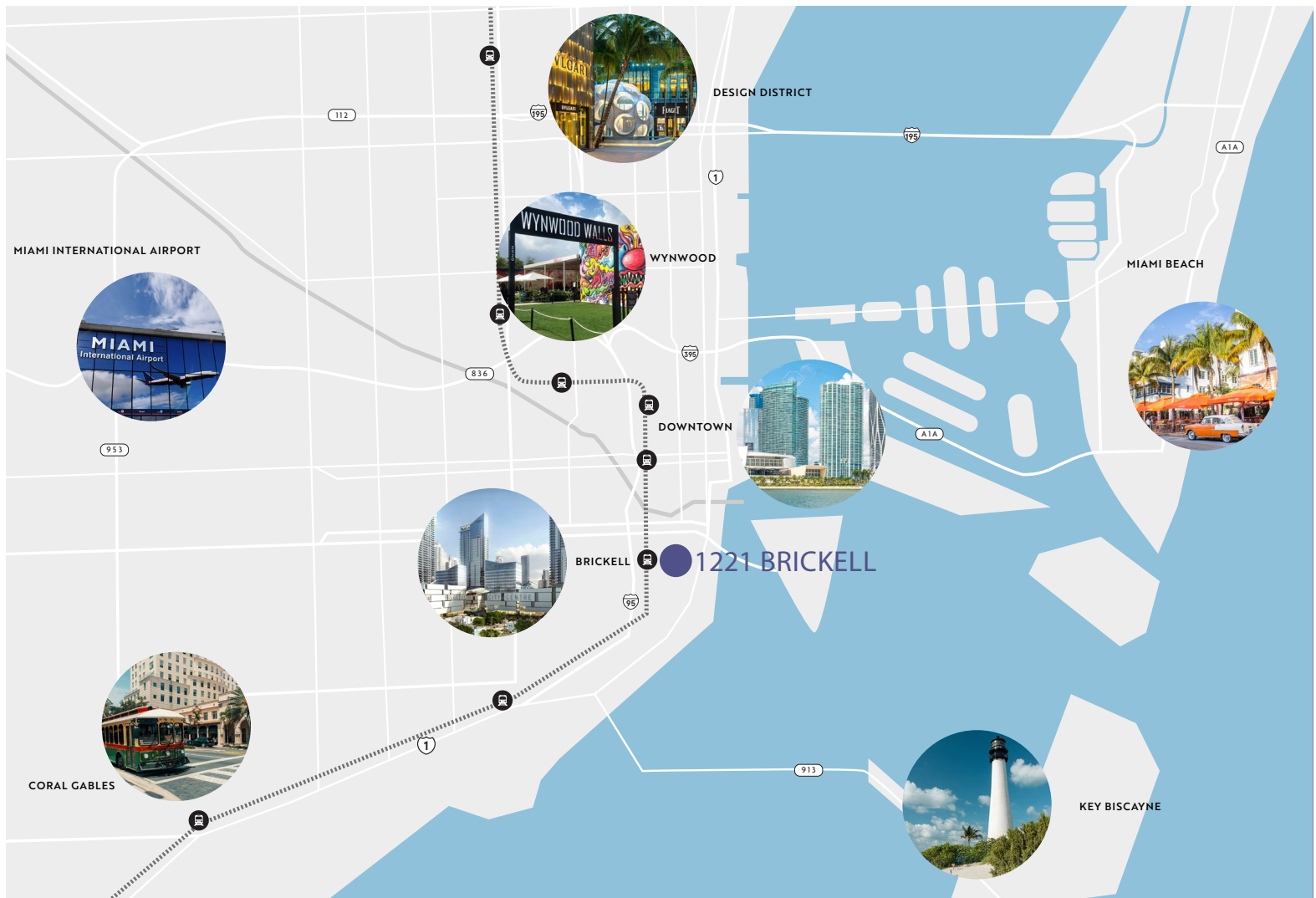
Building Lobby



Tenant Lounge

Located in the vibrant heart of Miami's renowned financial district, 1221 Brickell Avenue offers a premier address surrounded by the city's finest dining, hospitality, and cultural destinations. Just steps away, professionals and clients can enjoy five-star restaurants such as Zuma, La Mar by Gastón Acurio, and Casa Tua Cucina, known for their world-class cuisine and sophisticated ambiance — perfect for business lunches or after-hours networking. The area is also home to luxury hotels like the Four Seasons Hotel Miami, Mandarin Oriental, and EAST Miami, providing convenient and elegant accommodations for visiting executives and guests.

Beyond dining and lodging, the building's central location places tenants within walking distance of the Brickell City Centre's upscale shopping and entertainment, the scenic Brickell Key, and the Miami Riverwalk, all contributing to a dynamic, world-class work environment. With major highways, public transit, and Miami International Airport easily accessible, 1221 Brickell Avenue is not just an office location — it's a strategic hub that connects business with the best the city has to offer.



LOCATION MATTERS!

DOWNTOWN 7 MIN.

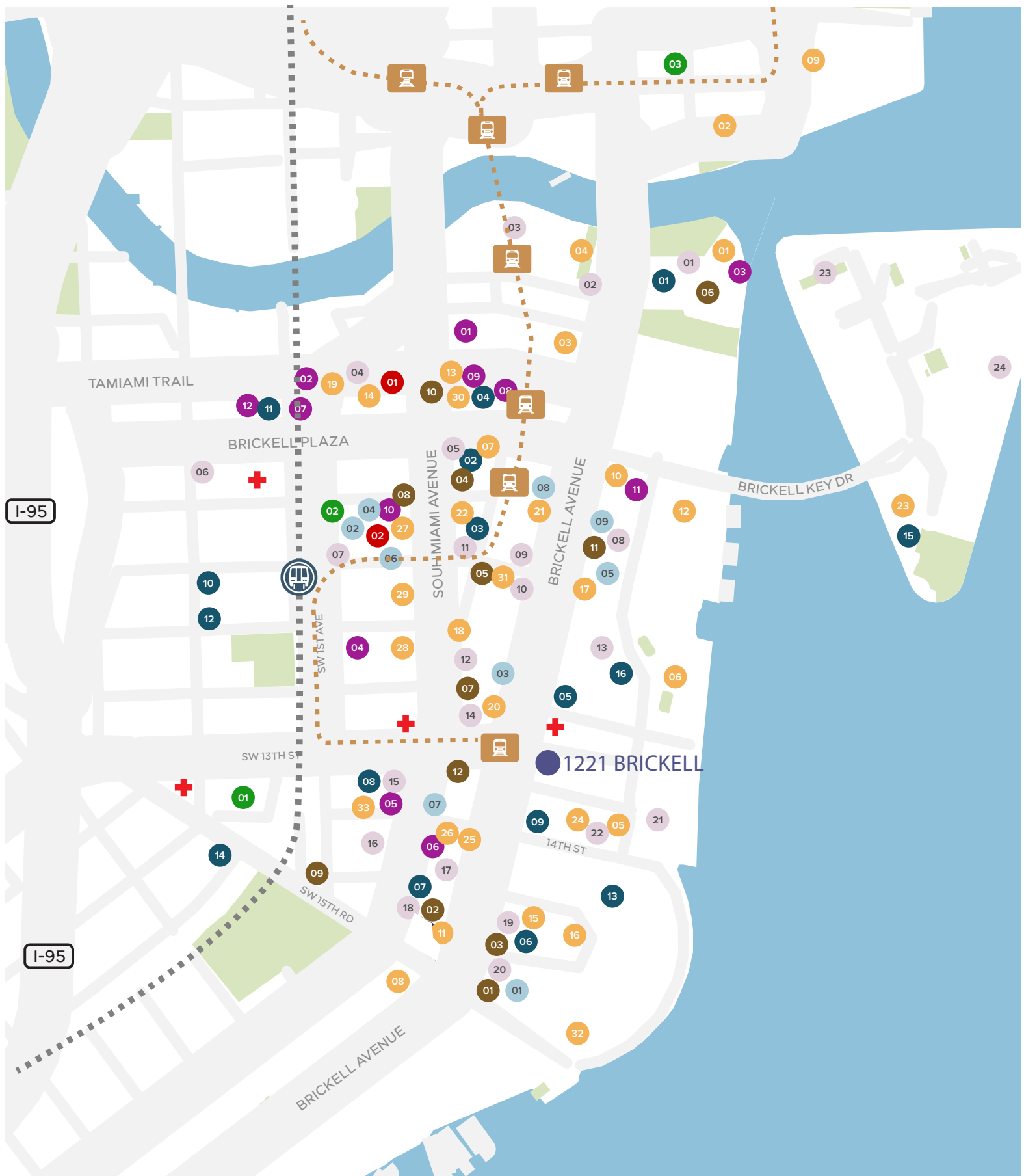
KEY BISCAIYNE 12 MIN.

WYNWOOD 16 MIN.

CORAL GABLES 18 MIN.

MIAMI BEACH 22 MIN.

MIAMI INT. AIRPORT 25 MIN.



Dining

01. Cipriani
02. Zuma
03. Fleming's Prime Steakhouse
04. The Capital Grille
05. Osaka
06. Crazy About You
07. Gekko
08. Chateau ZZ's
09. Novikov Miami
10. Komodo
11. Felice
12. Delilah Miami
13. Casa Tua
14. Tacology
15. Edge Brasserie and Cocktail Bar
16. Caviar Russe
17. Mamo
18. Sexy Fish
19. Motek
20. Dirty French Steakhouse
21. Hutong
22. Kaori Miami
23. La Mar by Gastón Acurio
24. LPM Restaurant & Bar
25. Salty Flame
26. Paperfish Sushi
27. Moxie's
28. Pura Vida
29. North Italia
30. The Henry
31. DC Pie
32. Obba Sushi
33. RosaNegra Miami

Wellness

01. Equinox Brickell
02. LA Fitness
03. TREMBLE
04. Sweat 440
05. F45
06. Club Pilates
07. JETSET Pilates
08. Orange Theory
09. [solidcore]

Residential

01. Icon Residences
02. Baccarat Residences
03. Brickell on the River
04. Rise Brickell City Centre
05. SLS LUX Brickell Residences
06. One Twenty Brickell Residences
07. Nine at Mary Brickell Village
08. The Plaza on Brickell
09. 888 Brickell Dolce & Gabbana Residences
10. 1010 Brickell
11. Brickell Flatiron
12. The Bond
13. Panorama Tower
14. ORA by Casa Tua
15. Dua-SLS Residences
16. Cipriani Residences
17. 1428 Brickell Residences
18. La Mar Residences
19. Four Seasons Residences
20. Echo Brickell Residences
21. Jade Residences
22. Casa Brickell
23. Carbonell Brickell
24. Brickell Key I & II

Coffee Shops

01. Rosetta Bakery
02. CalaMillor
03. Joe & the Juice
04. Ojo de Agua
05. Crema Espresso Bar
06. Panther Coffee
07. Starbucks
08. Capital One Café
09. Sky Coffee
10. Dr. Smood
11. Passion del Cielo
12. True Baristas

Shopping

01. Brickell City Centre
02. Mary Brickell Village

Hotels

01. W Hotel
02. SLS LUX Brickell Hotel
03. CitizenM Miami
04. EAST Miami
05. J.W. Marriott
06. Four Seasons Hotel
07. La Mar Hotel
08. Dua-SLS Hotel
09. AKA Miami
10. Aloft Miami
11. The AC Hotel
12. Hotel Indigo
13. Fortune House Miami
14. Novotel Miami
15. Mandarin Oriental
16. Hyatt Centric

Entertainment/Nightlife

01. Puttshack
02. CMX Cinemas
03. Socialista
04. Marion Miami
05. The Lounge at SLS Brickell
06. Barsecco
07. Blackbird Ordinary
08. Sugar Rooftop
09. TEA Room
10. Blue Martini
11. Komodo Lounge
12. Rosa Sky

Grocery

01. Publix at Brickell Village
02. Publix at Mary Brickell Village
03. Whole Foods Market

Pharmacies/Urgent Care



For leasing information,
please contact:

Danet Linares
DANET.LINARES@BLANCACRE.COM
305.577.8852

Nicole Kaiser
NICOLE.KAISER@BLANCACRE.COM
305.913.0772



BLANCACRE.COM

BLANCA COMMERCIAL REAL ESTATE, INC.
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.