



1221 BRICKELL

FULL FLOOR  
OPPORTUNITY  
WITH SWEEPING BAY VIEWS

CBRE



# TAKE YOUR PLACE AMONG THE ELITES

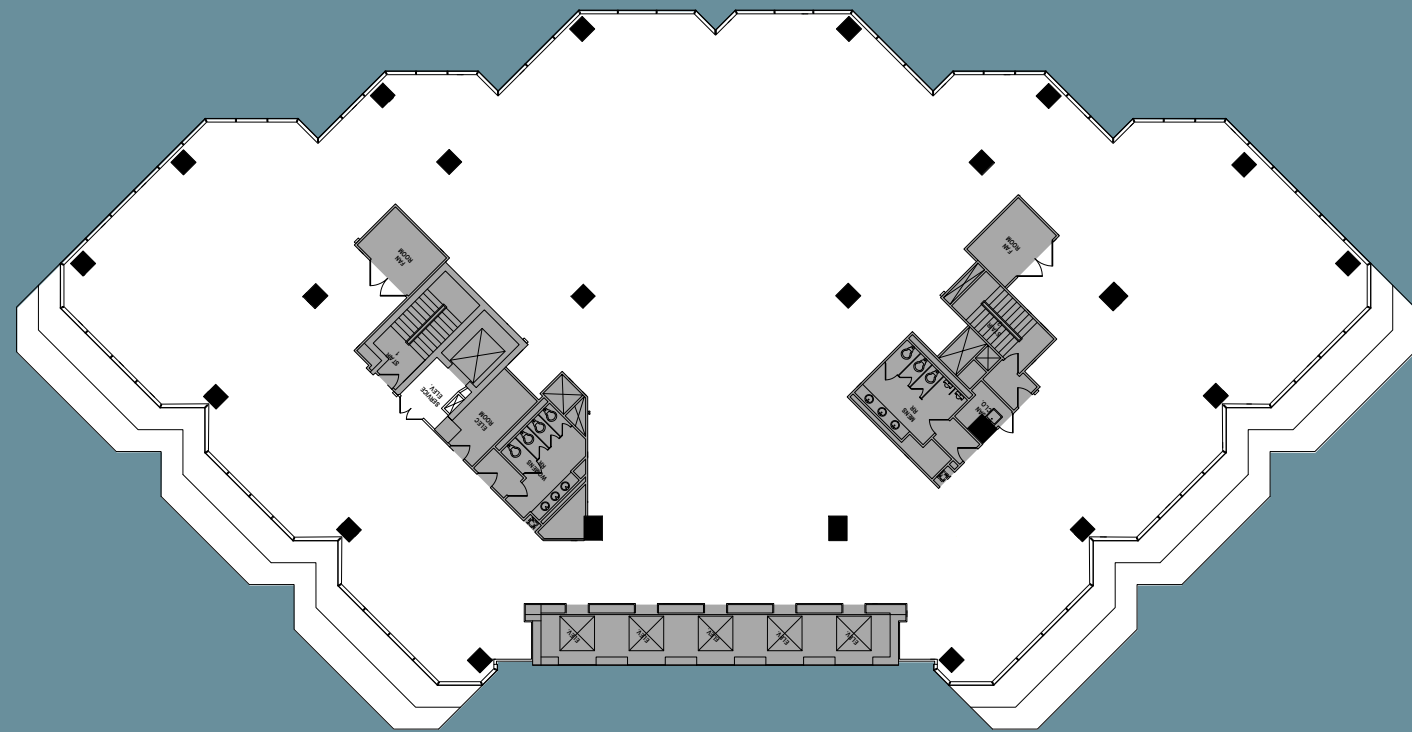
One of Brickell's most iconic assets, 1221 Brickell, has undergone a significant transformation. A state-of-the-art tenant amenity center, gym, conference center, and outdoor terrace have been recently incorporated as part of the renovation.

Additionally, an unprecedented streetscape and lobby renovation has been completed to fully revitalize the property.

1221 Brickell is ideally situated at the corner of Brickell Avenue and Coral Way, providing convenient access to Coral Gables, Downtown and other suburbs of Miami. The property is bolstered by its proximity to luxury hotels, fine dining, eateries and high-class retail including Mary Brickell Village, Brickell City Center, and Downtown Miami.

For tenants in search of a 24/7 live, work, play environment, 1221's proximity to Brickell's newest residential towers and recreational amenities make it a highly desirable office location.

# FULL FLOOR OPPORTUNITY AVAILABLE



25<sup>TH</sup> FLOOR



DIRECT WATER VIEWS



16K SF FULL FLOOR OPPORTUNITY



CURRENTLY IN WHITE BOX CONDITION  
AND READY FOR BUILD OUT

VIEWS FROM THE 25<sup>TH</sup> FLOOR



VIEWS FROM THE 25<sup>TH</sup> FLOOR



# 1221 BRICKELL

STATE-OF-THE-ART CONFERENCE CENTER

LUXURY FITNESS CENTER WITH  
LOCKER ROOMS AND SHOWERS

LOUNGE AND ENTERTAINMENT CENTER

WELLNESS ROOM

OUTDOOR TERRACE WITH BAR  
AND CANOPY FOR FITNESS CLASSES

SPECIAL EVENT HOSTING

BRICKELL'S  
MOST DESIRABLE  
OFFICE AMENITIES

# 1221 BRICKELL'S ADVANTAGES

ON-SITE, FIRST CLASS MANAGEMENT

24/7 SECURITY

WIRED FOR FIBER OPTICS

COMPLIMENTARY WIFI

UBER/LYFT FRIENDLY

VALET PARKING

FLEXIBLE PARKING OPTIONS

VEHICLE CHARGING STATIONS

ON-SITE BANKING AND ATM

CAR WASH FACILITY

DRY CLEANING SERVICES

5,000 SF DAYCARE

LEED GOLD CERTIFIED

ON-SITE DINING OPTIONS:

VAPIANO



GUALT'S  
*the Italian cafe*



# 1221 BRICKELL

*Our leasing professionals can accommodate a wide range of space requirements*

*Contact us now for flexible space and leasing options designed to take your business to what's next.*

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