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HERNAN GLEIZER

OPTIMAR INTERNATIONAL
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BRICKELL HEIGHTS

TROPHY LOCATION

CLASS "A" OFFICE

4TH, 5TH & 6TH FLOORS

IN THE CENTER OF IT ALL

FOR LEASE

\$55 SF FSG

NET LEASE SF 7,255

Gross SF 7279

Manhattan NEW YORK

A photograph of the Statue of Liberty in the foreground, with the Manhattan skyline in the background under a clear blue sky.

OFFICES:

18246 Collins Avenue
Sunny Isle, Florida

1000 Brickell Ave. Suite 100
Miami, Florida

One Grand Central #1502
Manhattan, New York



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LIST YOUR PROPERTY
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WE WILL GIVE YOU
"The World"
Through Our Global Marketing Program

An aerial photograph of a Miami beachfront, showing a dense line of high-rise apartment buildings along the coast, with a sandy beach and turquoise ocean in the foreground.

Florida MIAMI

SPACE FEATURES

- Situated at the base of Brickell Heights, a 690-unit luxury mixed-use building designed by Rockwell Group and Arquitectonica
- 7,255-SF full floor located on the fifth level, an opportunity with 11'8" ceilings and full height windows
- Direct access to dedicated parking in addition to valet service
- Ability to join floors to create a one-of-a-kind headquarters site

- Located at the apex of Brickell's new core on the corner of South Miami Avenue and SW 9th Street
- Situated directly across from Mary Brickell Village, SLS Lux and Brickell City Centre
- Enjoy the presence of both Equinox and Soul Cycle directly within the building





BRICKELL HEIGHTS

IN THE CENTER OF IT ALL

OPTIMAR
COMMERCIAL ADVISORS





OFFERED LEASE

\$55 SF FSG

CLASS "A" OFFICE FLOOR

Brand new, unique, trendy, luxurious, Glass 8 story office building within the Brickell Heights mixed use Condominium.

Highly desirable location absolutely in the center of it all Miami, FL



With private lobby and Elevators. The largest Equinox Gym in Florida on the 7th and 8th floors with separate Lobby, Elevators and access to Equinox.



FOR LEASE

4TH, 5TH & 6TH FLOORS

**NET LEASEABLE
21,765 SF Combined**



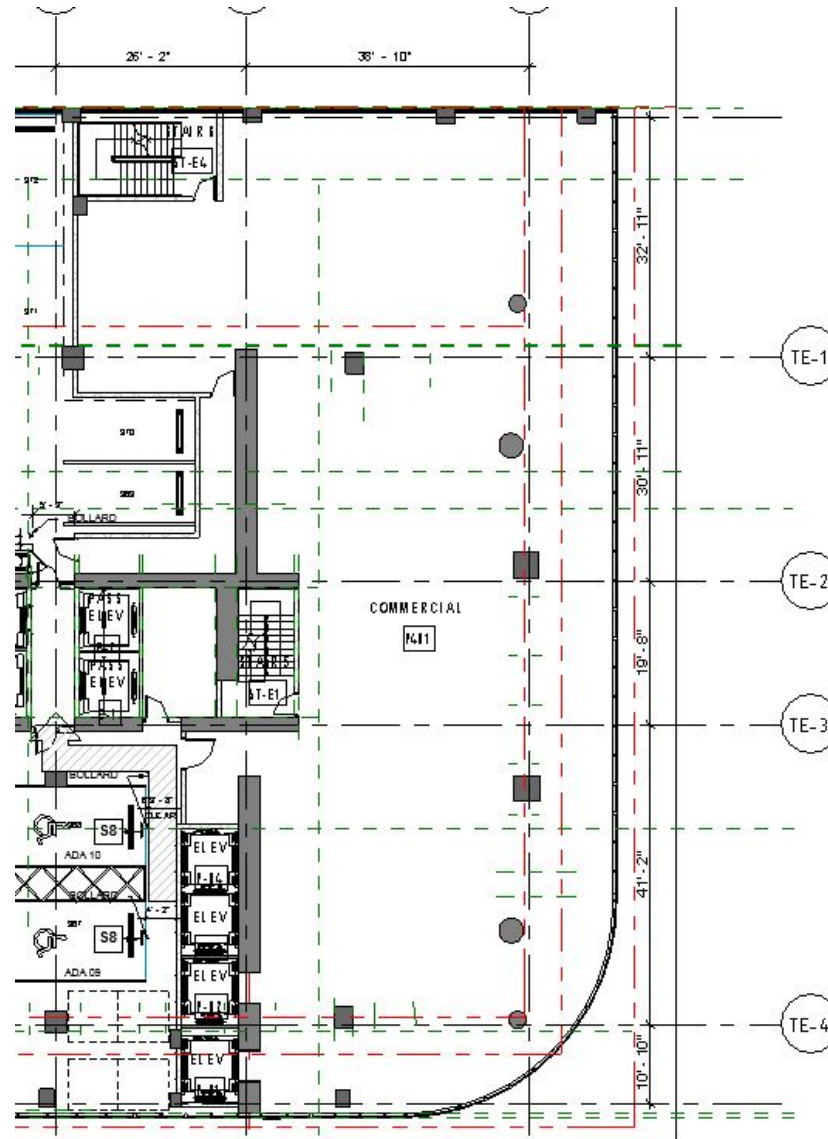
**OFFICE CORNER
LOCATION**





9TH STREET

CLASS "A" COMMERCIAL OFFICE SPACE FOR LEASE
FLOOR PLAN 4TH, 5TH , & 6TH FLOORS
NET LEASEABLE COMBINED 21,765 SF





Brickell Heights: Class "A" Office Space **FLOOR Photos**

PRIVATE LOBBY ENTRANCE VIDEO:

<https://www.dropbox.com/sh/n0zl4pszkphlhqe/AACzrhmbLzkCd6n36LwgxsNa?dl=0&preview=Video+Aug+24%2C+11+16+06+AM.mov>

OPEN SPACE FLOOR VIDEO:

<https://www.dropbox.com/sh/n0zl4pszkphlhqe/AACzrhmbLzkCd6n36LwgxsNa?dl=0&preview=Video+Aug+24%2C+11+19+23+AM.mov>

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