

# COURVOISIER | CENTRE



PARKWAY  
PROPERTIES, INC.



# COURVOISIER | CENTRE

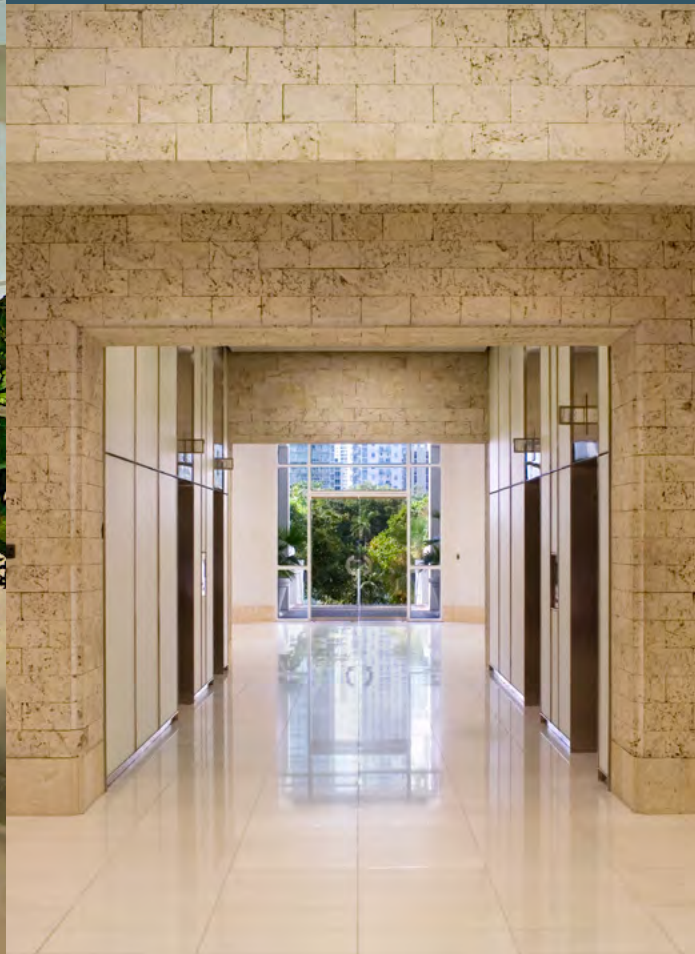
Courvoisier Centre is a truly unique Class A trophy office and retail property totaling 345,568 square feet, consisting of two office buildings and an upscale retail center, located on the exclusive Brickell Key in Miami's Central Business District.

The property's inimitable location, coupled with the on-site amenity base and unsurpassed 360-degree views of Biscayne Bay and the Miami skyline, make this a one-of-a-kind office environment.



## EXCLUSIVITY DEFINED

World-class finishes of the lobbies and common areas, as well as tropical landscaping throughout the grounds, further define this property as the most elite Class A office alternative in Miami.







## AMENITY HIGHLIGHTS

- An array of both casual and white table cloth dining options from an upscale bistro, gourmet cafe and sushi to a burger bar bistro, upscale grocer and juice bar.
- State-of-the-art executive fitness center exclusively accessible to the Tenants at Courvoisier Centre. The gym features everything from aerobic machines to free weights along with locker rooms and shower facilities.
- A plethora of business services and retail conveniences at the property include a travel agency, residential brokerage firm, full service salon, tailor and dry cleaning services, on-site executive suite operator, and nearby Mandarin Hotel and Spa.
- Full service bank branch BB&T along with a 24- hour ATM.
- Concierge-style security services operate 24/7 and the on-site management, leasing and engineering team further distinguish the Class A services offered to the discerning Tenant roster of Courvoisier Centre.
- On-site conference facility available to Tenants featuring new AV equipment, a kitchenette and modular furniture that allows for multiple functionalities from boardroom to classroom settings.





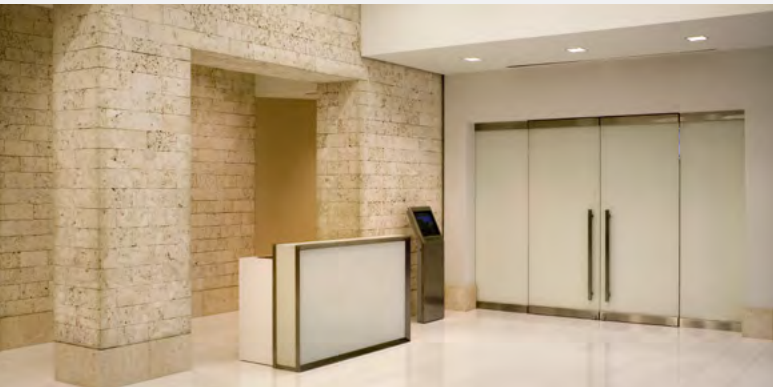




## TROPHY DISTINCTION

Courvoisier Centre's structure is uniquely positioned to Biscayne Bay featuring tiered upper level floors with staggered corner detail.

The architectural contour is ideal for corner office designs and allows for exquisitely landscaped tenant terraces - a rarity among office buildings. In addition, each of these spaces offers sensational, uninterrupted views of the island, Atlantic Ocean, Biscayne Bay, downtown Miami and Brickell, South Beach and Fisher Island.



## EXCLUSIVE UPGRADES

Courvoisier Centre recently underwent extensive upgrades, complete with the finest of finishes and detail.

The renovations included enhancements to the lobbies, restrooms, and corridors; exterior painting; elevator modernization; fire panel replacement; chiller replacement, and the addition of a +/- 3,200 square foot au courart cardio fitness center.







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EXCLUSIVITY DEFINED

LEASED BY



OWNED BY



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