

two & three

BRICKELL CITY CENTRE

# WORK THE CITY. PLAY THE TOWN.



## Class A Office Space For Lease

Steven Hurwitz  
Managing Director

+1 305 960 8441  
steven.hurwitz@am.jll.com

Madeline Fine  
Senior Associate

+1 305 665 8965  
madeline.fine@am.jll.com

Doug Okun  
Managing Director

+1 305 960 8444  
doug.okun@am.jll.com



Located in the heart of the Financial District, **Two and Three Brickell City Centre** stand alone as Brickell's Class A office achievements and commitment to Brickell's dynamic growth.





# SHOP AND SIP



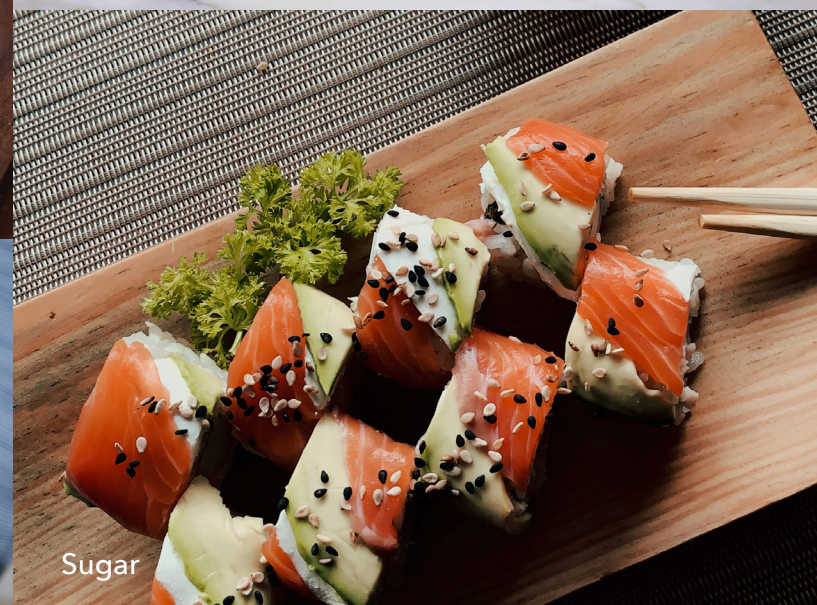
Tacology



Marabu



Quinto La Huella



Sugar

## LOOK FOR DEALS...

Browse a plethora of retail options in four levels of luxury, premium and world-class brands.



## AND HANG OUT FOR A BITE.

Sushi, steaks, farm-to-table, vegan, sweet or caffeinated, Brickell City Centre has you covered. Some staple restaurants include:





# STAY A LITTLE OR A WHILE.



hotel



6  
conference/function  
rooms

352  
guest rooms

20K  
s.f. of pool and  
deck area

4  
unique pool  
experiences

89  
luxury  
residences

**east**  
MIAMI

A great accommodation for clients and visitors, **EAST Miami Hotel** is a central part of Brickell City Centre. With sleek and thoughtful guestrooms, visitors will feel totally at ease the moment they step through our doors.

BEAST Gym



East Suite



residences



 **reach & rise**  
RESIDENCES AT BRICKELL CITY CENTRE



Brickell City Centre also features 89 **finished luxury residences** with city view terraces and a nearly one-acre amenity deck.



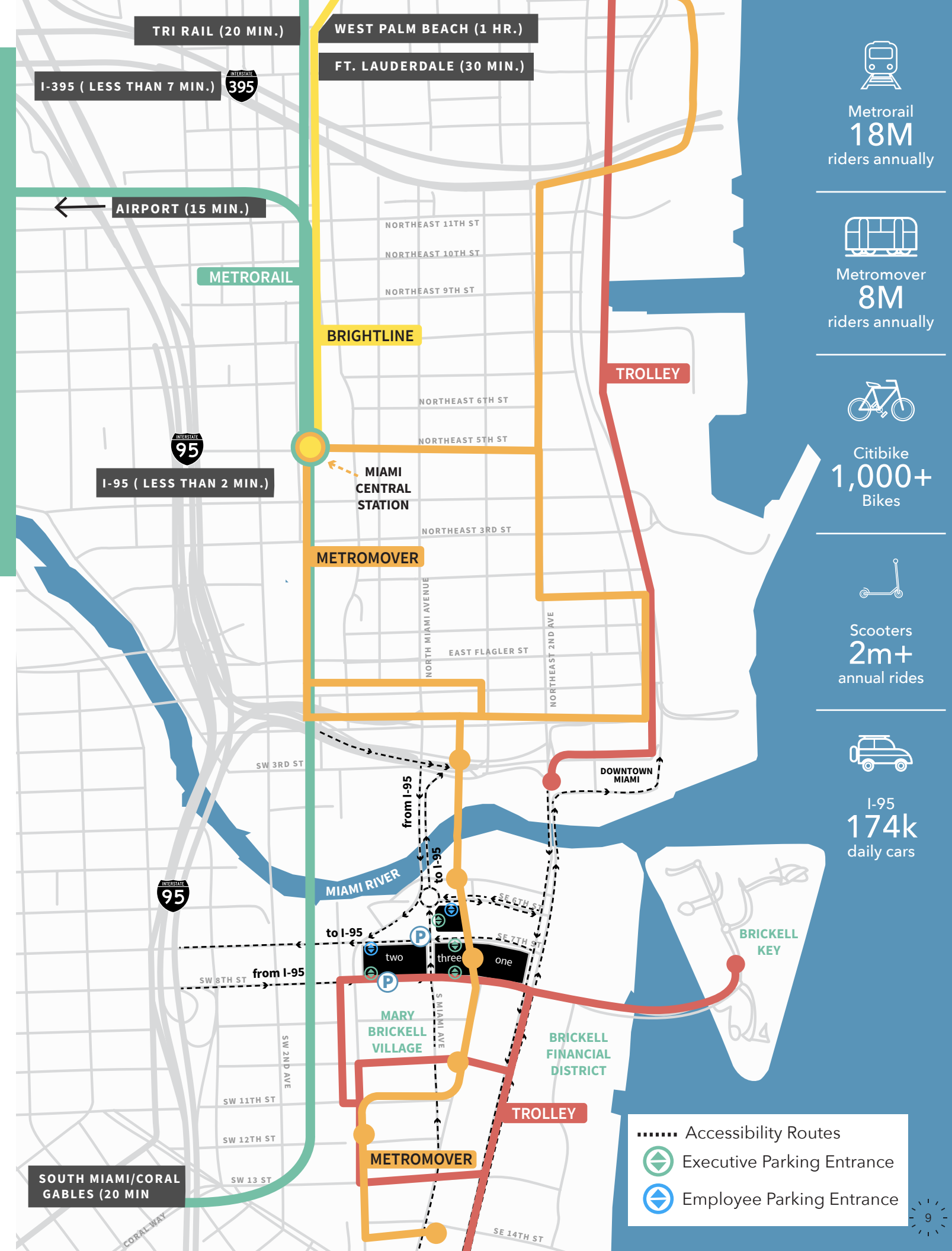
# CONNECTED TO IT ALL

Brickell City Centre's strategic location is positioned to avoid traffic congestion and is easily accessible with a direct stop into the complex via the Metrorail and Metromover systems.



## DEDICATED METROMOVER STATION

- 7 minutes**  
away from Bayfront Park  
and Bayside Marketplace
- 10 minutes**  
away from Miami Airlines Arena
- 12 minutes**  
away from Brightline Fast Train station
- 14 minutes**  
away from world-acclaimed museums  
and theatres







LOVE  
WHERE  
YOU WORK.



## THE GARAGE



Electric car  
charging



Bicycle racks



Eco-friendly  
car wash



Reserved  
parking



Abundant  
visitor parking

## THE BUILDING

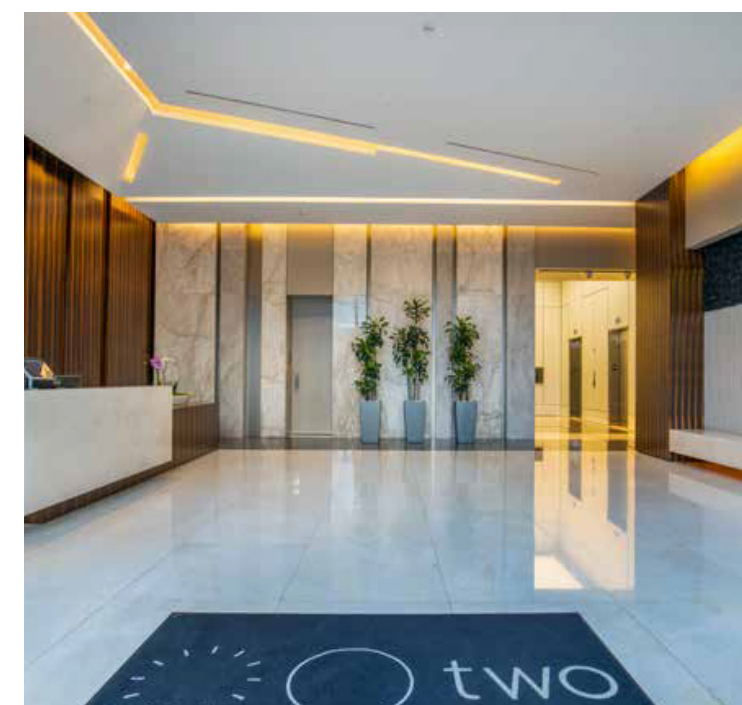
|                  |                          |
|------------------|--------------------------|
| Developer:       | Swire Properties         |
| Architect:       | Arquitectonica           |
| Size:            | Approx. 130,000 RSF each |
| Typical Floor:   | Approx. 17,000 RSF       |
| Height:          | 12 Stories               |
| LEED Rating:     | Pre-Certified LEED Gold  |
| Mullion Spacing: | 5-foot on center         |
| Ceiling Height:  | 10-foot finished         |
| Height:          | 12 Stories               |
| Parking Ratio:   | 2:1000 (plus visitor)    |



NAP access



Generator access





# HOME TO THE MOST DISTINGUISHED FIRMS.



**akerman** **Bloomberg**



McKinsey  
& Company



 **SWIRE PROPERTIES** **wework**

Three lobby







**Visit Brickell City Centre** to experience a vibrant atmosphere in the very center of **Miami's world-renowned central business and art districts.** With four levels totaling 500,000 s.f. of **premium dining, retail and entertainment** options including CMX, East Hotel and others, its no wonder office tenants are proud to call Brickell City Centre home.





TWO BRICKELL CITY CENTRE  
78 SW 7th Street, Miami FL 33131

THREE BRICKELL CITY CENTRE  
98 SE 7th Street, Miami FL 33131

Steven Hurwitz  
Managing Director  
+1 305 960 8441  
[steven.hurwitz@am.jll.com](mailto:steven.hurwitz@am.jll.com)

Doug Okun  
Managing Director  
+1 305 960 8444  
[doug.okun@am.jll.com](mailto:doug.okun@am.jll.com)

Professionally Managed By:



Owned By:

