

PROPERTY TOUR

AIRPORT WEST / MIAMI - CBD

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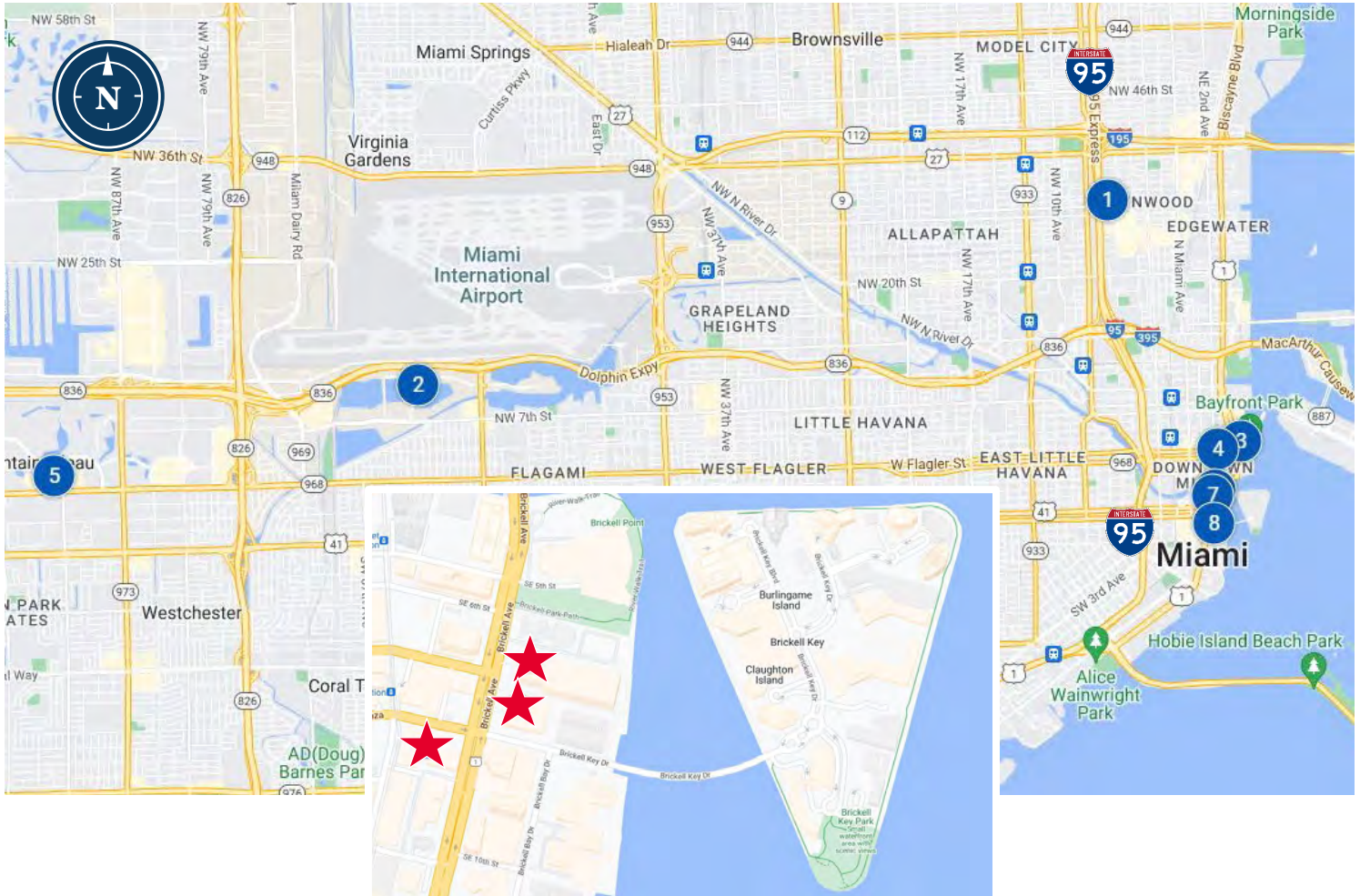
TOUR ITINERARY



#	ITINERARY	PROPERTIES				
1	1:00 PM	Flagler Corporate Center	9250 W Flagler St	Miami	FL	33174
2	1:40 PM	701 Waterford	701 Waterford Way	Miami	FL	33126
3	2:25 PM	545Wyn	545 NW 26th St	Miami	FL	33127
4	3:15 PM	Wells Fargo Center	333 SE 2nd Ave	Miami	FL	33131
5	3:40 PM	CitiGroup	201 S Biscayne Blvd	Miami	FL	33131
6	4:15 PM	Panorama Tower	1100 Brickell Bay Dr	Miami	FL	33131
7	4:40 PM	801 Brickell	801 Brickell Ave	Miami	FL	33131
8	5:00 PM	777 Brickell	777 Brickell Ave	Miami	FL	33131

MARKET OPTIONS MAP

Airport West / Miami – CBD

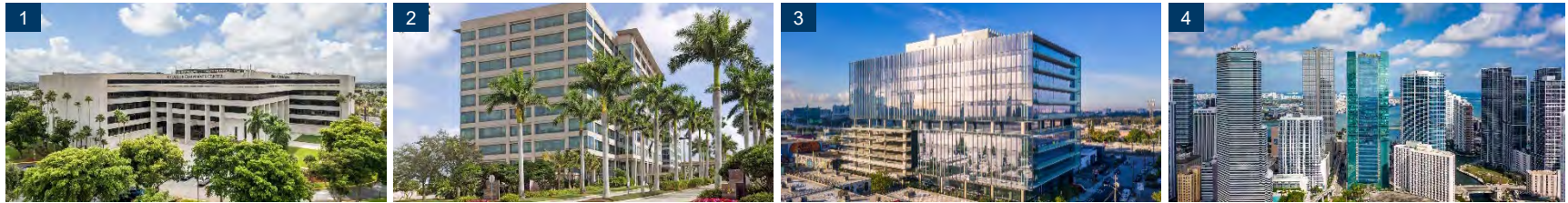


PROPERTIES

★		Brickell Office Plaza	777 Brickell Avenue	Miami	FL	33131
★		701 Brickell	701 Brickell Avenue	Miami	FL	33131
★		800 Brickell	800 Brickell Avenue	Miami	FL	33131
1	1:00 PM	Flagler Corporate Center	9250 W Flagler St	Miami	FL	33174
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SUMMARY OF AVAILABLE OPTIONS

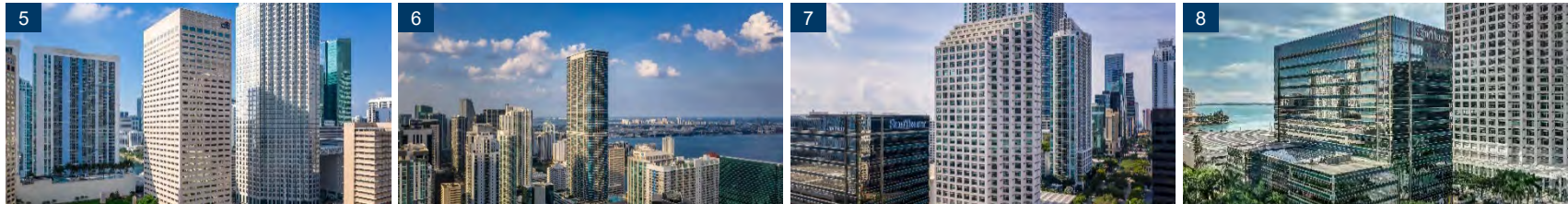
Airport West / Miami – CBD



	FLAGLER CORPORATE CENTER	701 WATERFORD	545WYN	WELLS FARGO CENTER
Address:	9250 W Flagler St Miami, FL 33174	701 Waterford Way Miami, FL 33126	545 NW 26th St Miami, FL 33127	333 SE 2nd Ave Miami, FL 33131
Ownership:	Bushburg Properties, Inc.	Teachers Insurance and Annuity Assoc of America	Sterling Bay / Knickpoint Ventures	New York State Common Retirement Fund
Building Class:	B	A	A	A
Year Built:	1974	1999	2020	2010
Stories:	6	10	10	47
Building SF:	634,818 SF	247,000 SF	298,599 SF	752,845 SF
Typical Floor:	110,000 SF	24,700 SF	29,860 SF	16,017 SF
Availabilities:	Floors 2-4 125,000 SF Each Up to 375,000 SF Contiguous	Floor 3 - Suite 390: 11,794 SF Floor 5 - Suite 590: 17,604 SF Floor 6 - Entire floor: 26,105 SF Floor 7 - Entire floor: 26,105 SF	9th Floor - 38,409 SF (Full floor) 10th Floor - 38,409 SF Penthouse (Full floor)	Suite 3500 - 24,665 RSF Suite 3600 - 25,724 RSF Former Deloitte space – 2nd Gen (plug and play) Suite 4700 - 25,717 RSF Former WFC Bank space (currently being demo'd to shell)
Quoted Rental Rate:	\$34.00 SF FS	\$28.50 SF NNN	\$60.00 SF NNN	Suite 3500, 3600 and 3700: \$60.00 SF FS Suite 4700: \$75.00 SF FS
Operating Expenses:	Included in Rental Rate	\$12.50 SF	\$19.00 SF	Included in Rental Rate
Gross Rental Rate:	\$34.00 SF	\$41.00 SF	\$79.00 SF	Suite 3500, 3600 and 3700: \$60.00 SF Suite 4700: \$75.00 SF
Parking Ratio:	4.70/1,000 SF	3.00/1,000 SF	1.60/1,000 SF	2.00/1,000 SF
Parking Charge:	Unreserved at no cost	Unreserved at no cost	\$150.00/mo	\$150.00/mo

SUMMARY OF AVAILABLE OPTIONS

Airport West / Miami – CBD



	CITIGROUP	PANORAMA TOWER	801 BRICKELL	777 BRICKELL
Address:	201 S Biscayne Blvd Miami, FL 33131	1100 Brickell Bay Dr Miami, FL 33131	801 Brickell Ave Miami, FL 33131	777 Brickell Ave Miami, FL 33131
Ownership:	Monarch Alternative Capital LP	FECR	Nuveen	Alliance RE Holdings
Building Class:	A	A	A	B
Year Built:	1983, Renovated 2020	2018	1985	1978, Renovated 2022
Stories:	34	85	28	13
Building SF:	822,000 SF	106,738 SF	415,150 SF	288,457 SF
Typical Floor:	23,596 SF	53,917 SF	14,826 SF	22,189 SF
Availabilities:	Floors 15-18: Approx. 25,000 SF X 4 = 100,000 SF Floors 15 and 16 have a connected stair Floors 20-22: Approx. 25,000 SF X 3 = 75,000 SF	Level 16 - 47,543 SF Level 17 - 52,606 SF	14th Floor - 17,900 SF Available 2/1/24 15th Floor - 17,900 SF Available 2/1/24 22nd Floor - 18,450 SF Immediately available	Suite 1000 - 21,134 SF
Quoted Rental Rate:	\$55.00 SF FS	\$45.00 SF NNN	14th Floor - \$115.00 SF FS 15th Floor - \$115.00 SF FS 22nd - \$97.50 SF FS	\$75.00 SF FS
Operating Expenses:	Included in Rental Rate	\$12.00 SF	Included in Rental Rate	Included in Rental Rate
Gross Rental Rate:	\$55.00 SF	\$57.00 SF	14th Floor - \$115.00 SF 15th Floor - \$115.00 SF 22nd - \$97.50 SF	\$75.00 SF
Parking Ratio:	1.10/1,000 SF	1.10/1,000 SF	1.43/1,000 SF	1.04/1,000 SF
Parking Charge:	\$150.00/mo	\$150.00/mo	\$150.00/mo	\$150.00/mo

FLAGLER CORPORATE CENTER

9250 W Flagler St
Miami, FL 33174



Map #1

Property Information

Ownership:	Bushburg Properties, Inc.
Year Built:	1974
Building Class:	B
Rentable Building Area:	634,818 SF
Floor Plate:	110,000 SF
Stories:	6
Parking Ratio:	4.70/1,000 SF
Parking Charge:	Unreserved at no cost



Property Information

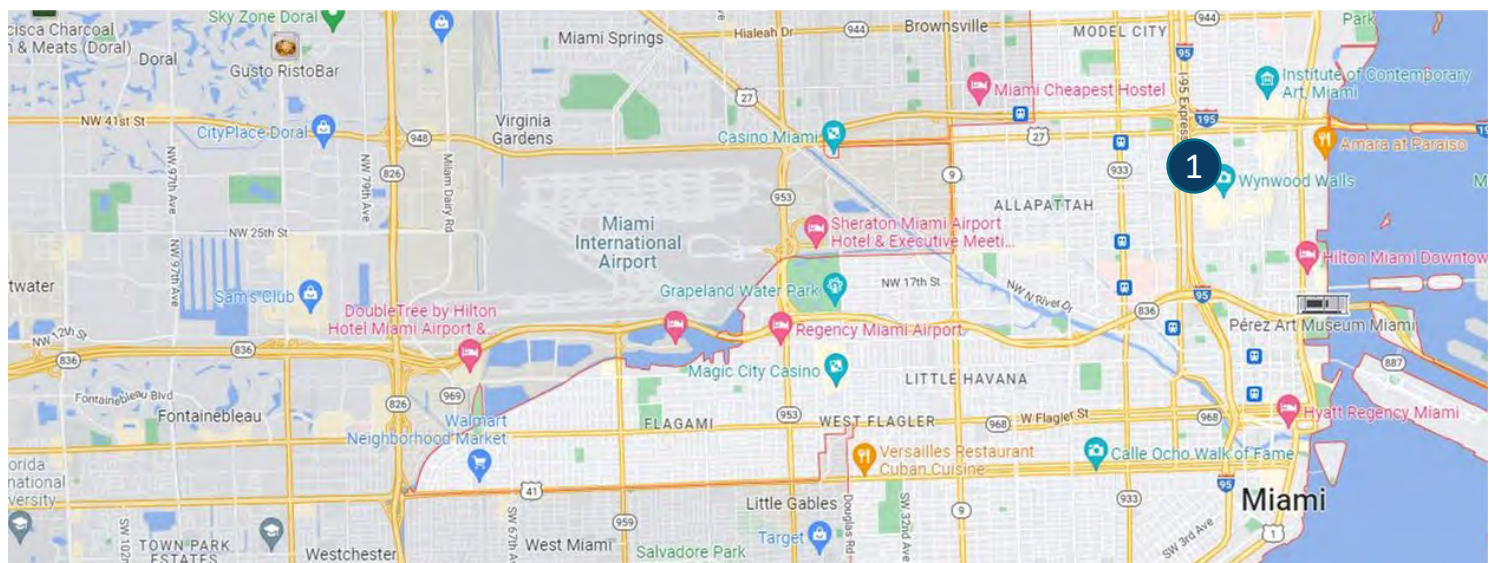
Asking Rental Rate:	\$34.00 SF FS
Operating Expense:	Included in Rental Rate

Space Available

Floors 2-4 125,000 SF Each

NOTES

Up to 375,000 SF Contiguous

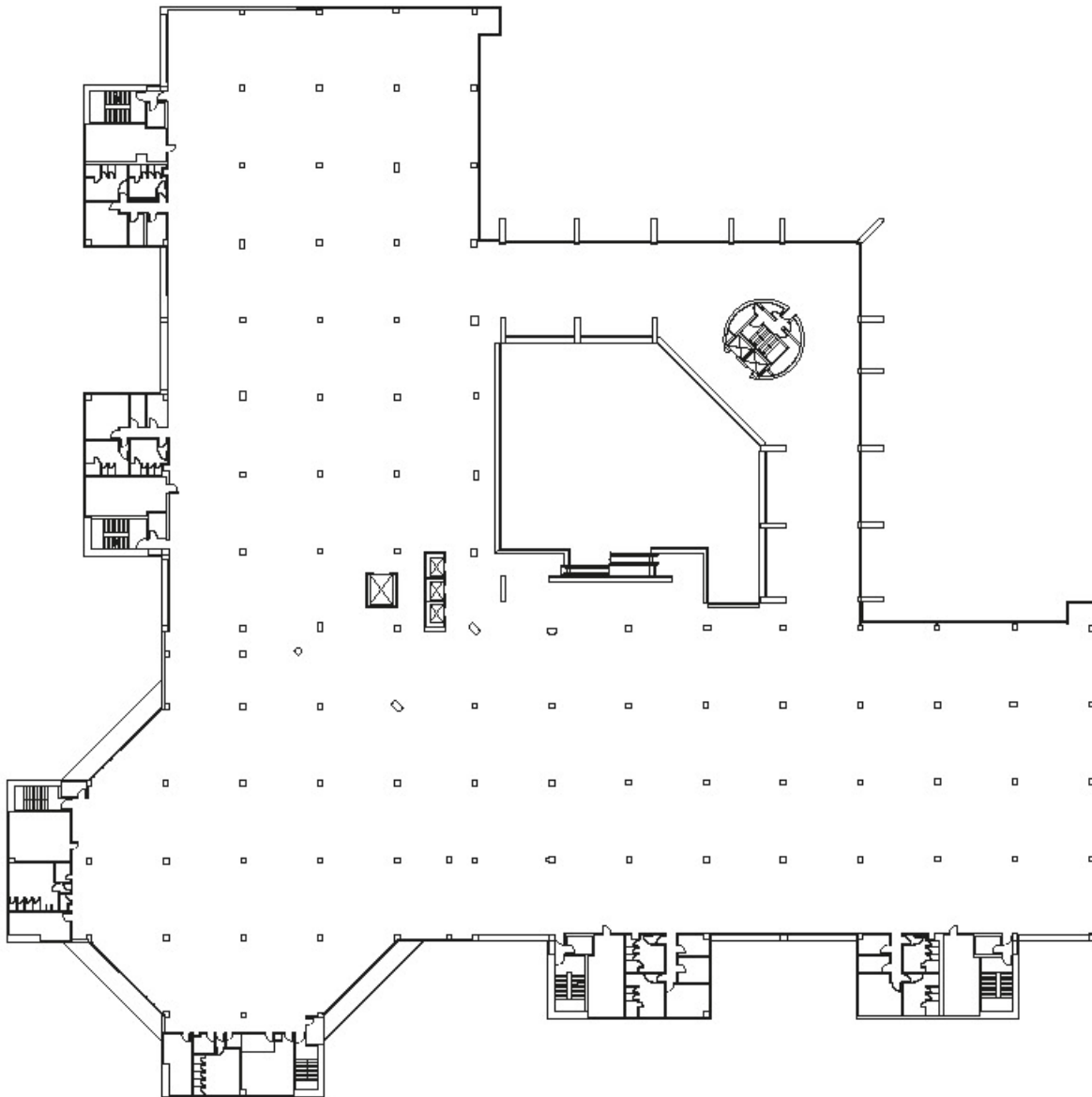


FLAGLER CORPORATE CENTER

9250 W Flagler St
Miami, FL 33174



4TH FLOOR



701 WATERFORD

701 Waterford Way
Miami, FL 33127



Map #2

Property Information

Ownership:	Teachers Insurance and Annuity Assoc of America
Year Built:	1999
Building Class:	A
Rentable Building Area:	247,000 SF
Floor Plate:	24,700 SF
Stories:	10
Parking Ratio:	3.00/1,000 SF
Parking Charge:	Unreserved at no cost

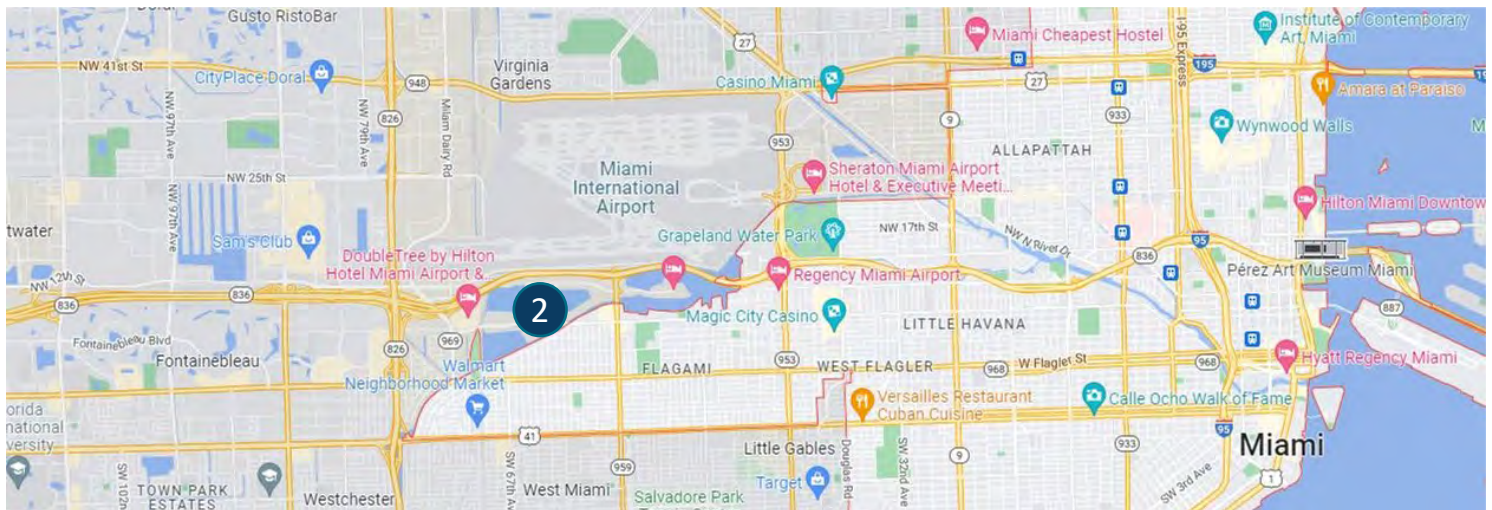


Property Information

Asking Rental Rate:	\$28.50 PSF NNN
Operating Expense:	\$12.50 PSF

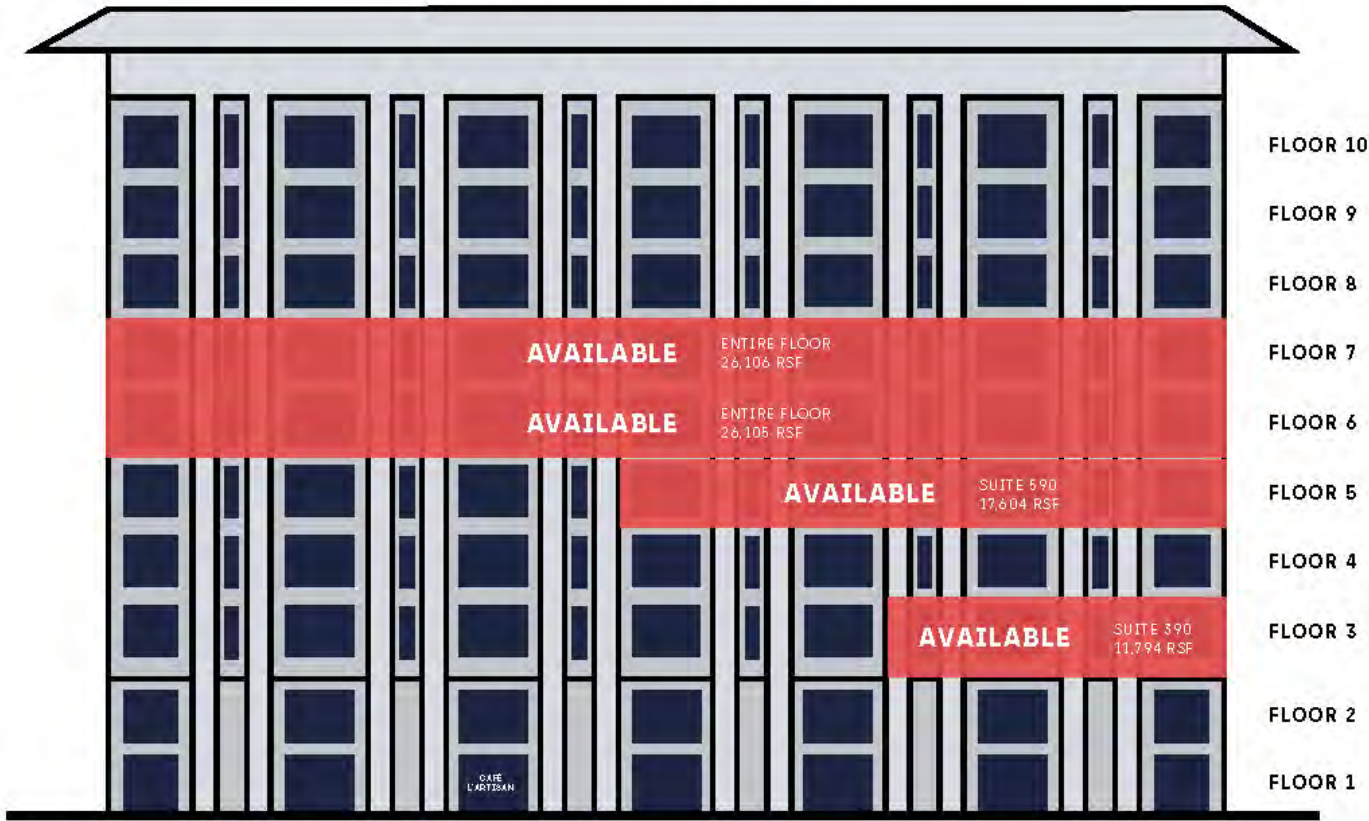
Space Available

Floor 3 - Suite 390	11,794 SF
Floor 5 - Suite 590	17,604 SF
Floor 6 - Entire floor	26,105 SF
Floor 7 - Entire floor	26,105 SF



FLOORS 3,5,6 & 7

UP TO 81,608 RSF AVAILABLE



545WYN

545 NW 26th St
Miami, FL 33127



Map #3

Property Information

Ownership:	Sterling Bay / Knickpoint Ventures
Year Built:	2020
Building Class:	A
Rentable Building Area:	298,599 SF
Floor Plate:	29,860 SF
Stories:	10
Parking Ratio:	1.60/1,000 SF
Parking Charge:	\$150.00/mo

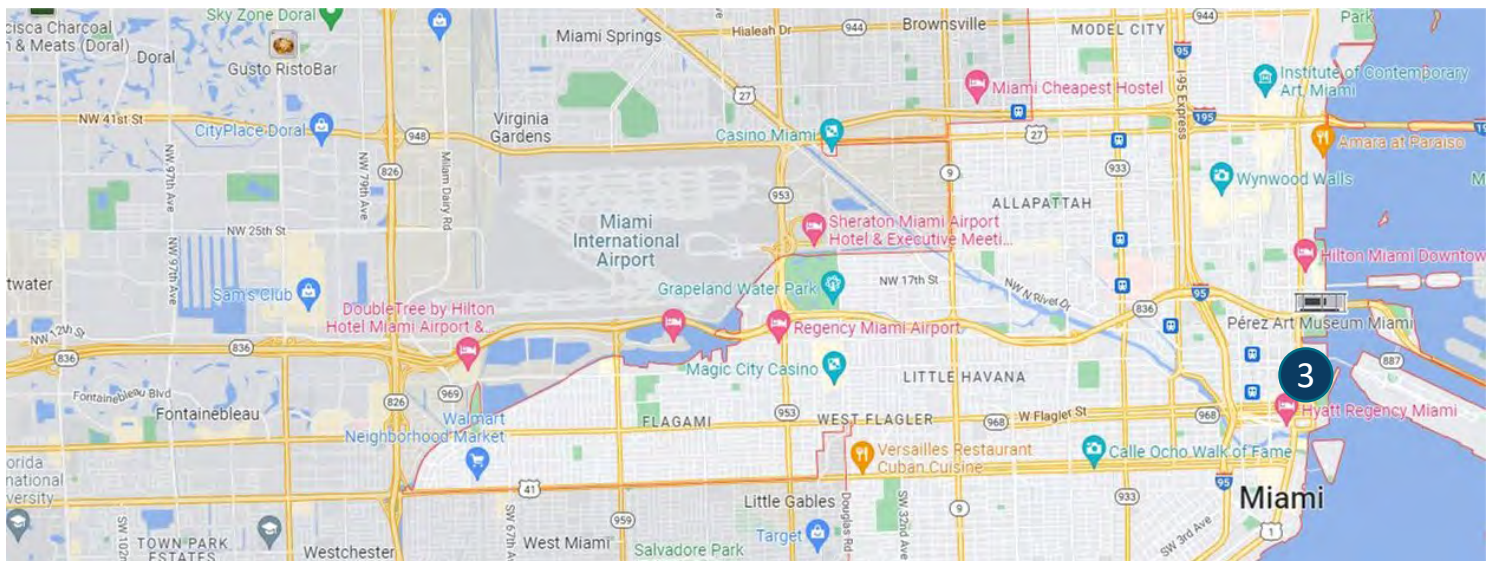


Property Information

Asking Rental Rate:	\$60.00 SF NNN
Operating Expense:	\$19.00 SF

Space Available

9th Floor	38,409 SF	Full floor
10th Floor	38,409 SF	Penthouse - Full floor

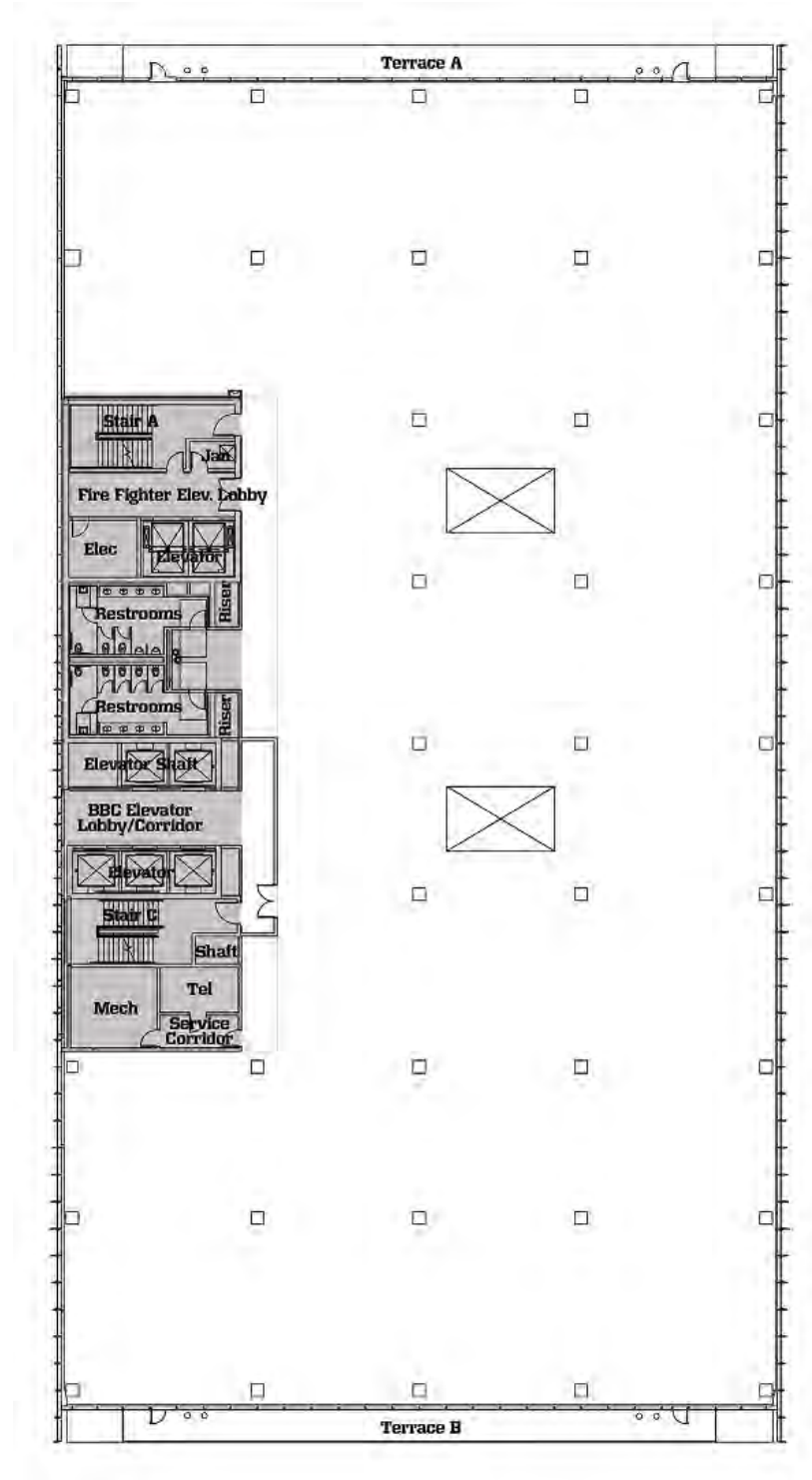


545WYN

545 NW 26th St
Miami, FL 33127



9TH FLOOR



WELLS FARGO CENTER

333 SE 2nd Ave
Miami, FL 33131



Map #4

Property Information

Ownership:	New York State Common Retirement Fund
Year Built:	2010
Building Class:	A
Rentable Building Area:	752,845 SF
Floor Plate:	16,017 SF
Stories:	47
Parking Ratio:	2.00/1,000 SF
Parking Charge:	\$150.00/mo



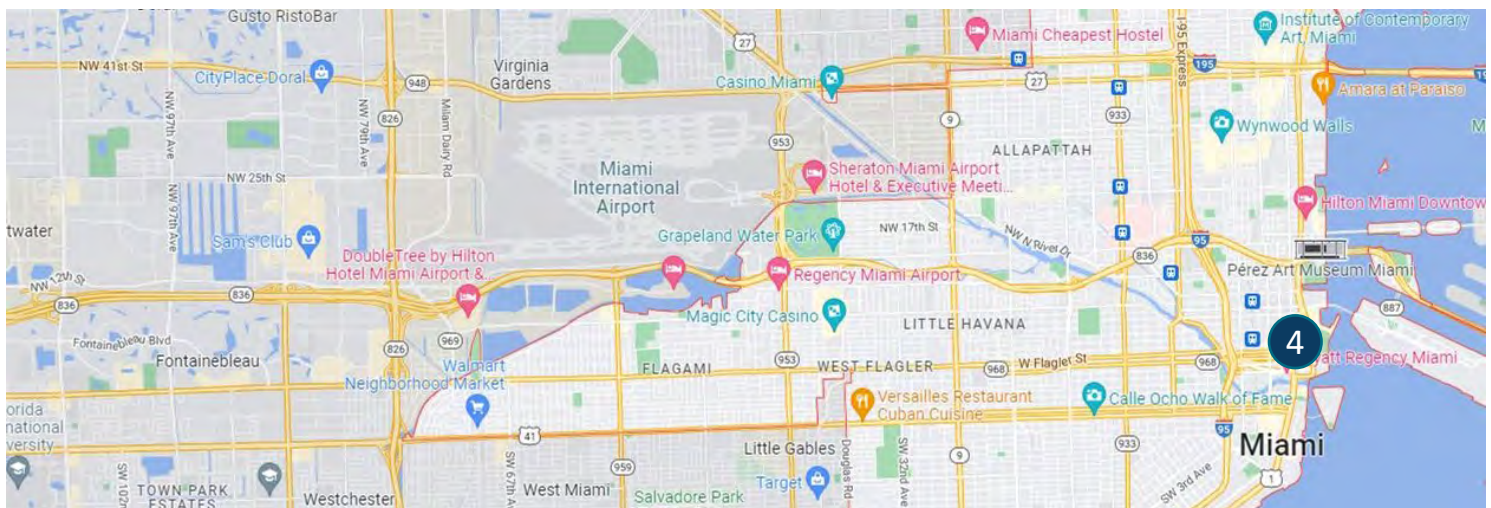
Property Information

Asking Rental Rate:	See Below
Operating Expense:	Included in Rental Rate

Space Available

NOTES

Suite 3500	24,665 SF	\$60.00 SF FS
Suite 3600	25,724 SF	\$60.00 SF FS
Suite 3700	25,724 SF	\$60.00 SF FS
Suite 4700	25,717 SF	\$75.00 SF FS

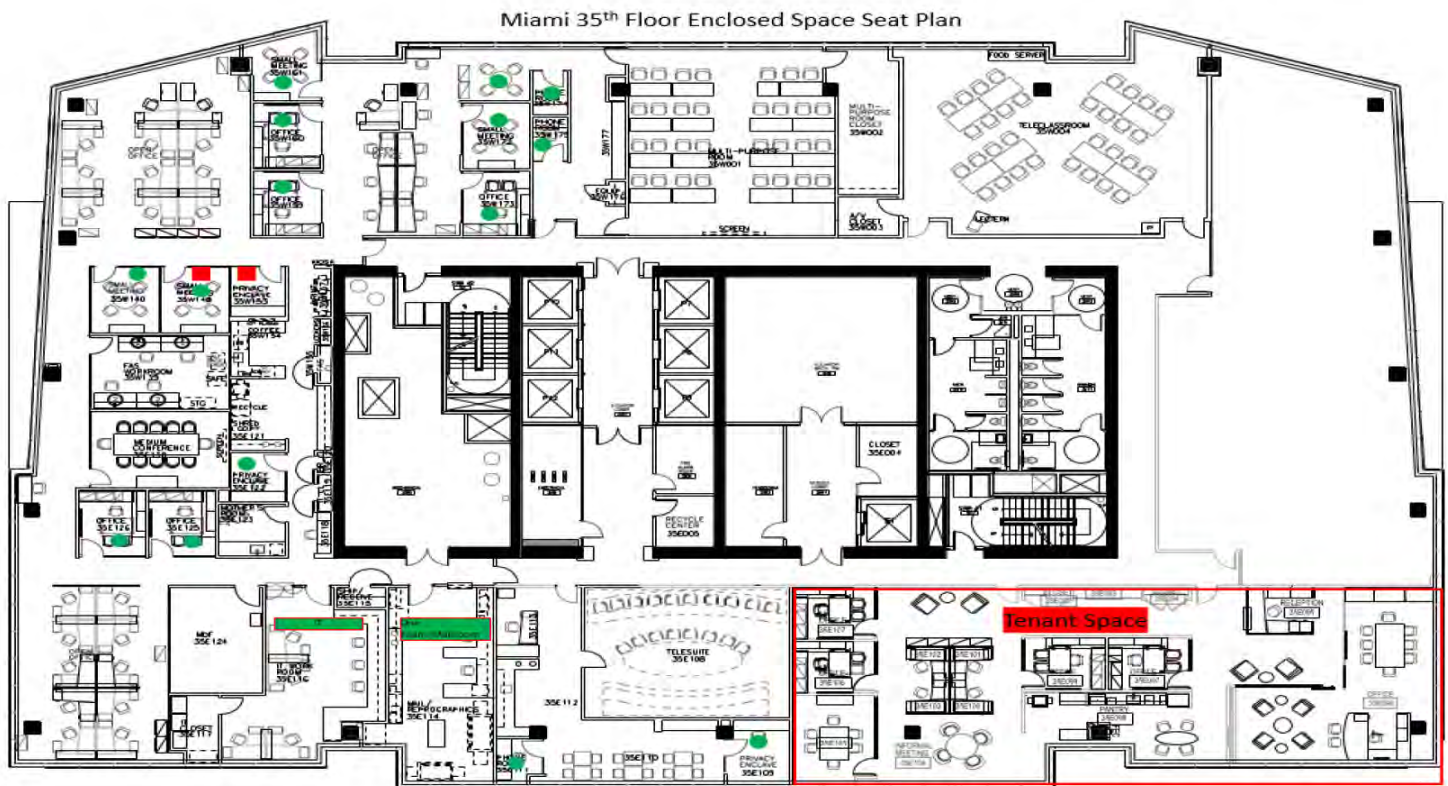


WELLS FARGO CENTER

333 SE 2nd Ave
Miami, FL 33131



SUITE 3500



CITIGROUP CENTER

201 S Biscayne Boulevard
Miami, FL 33131



Map #5

Property Information

Ownership:	Monarch Alternative Capital LP
Year Built:	1983, Renovated 2020
Building Class:	A
Rentable Building Area:	822,000 SF
Floor Plate:	23,596 SF
Stories:	34
Parking Ratio:	1.10/1,000 SF
Parking Charge:	\$150.00/mo



Property Information

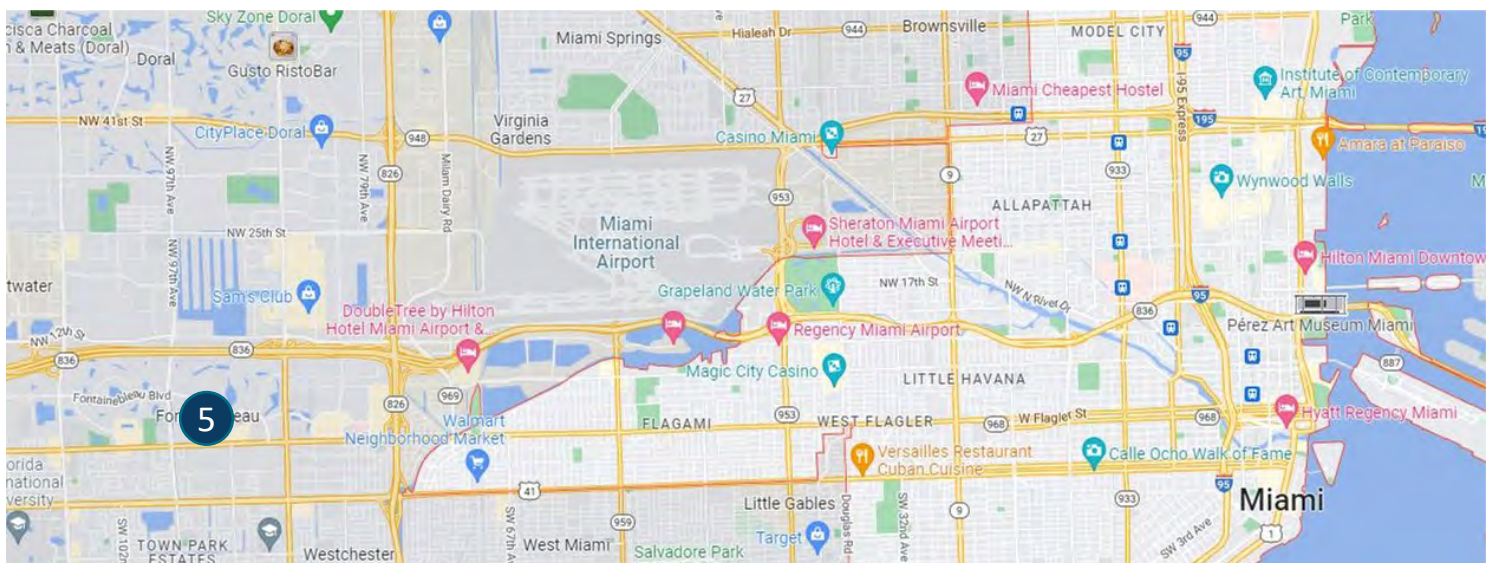
Asking Rental Rate:	\$55.00 SF FS
Operating Expense:	Included in Rental Rate

Space Available

Floors 15-18	Approx. 25,000 SF X 4 = 100,000 SF
Floors 20-22	Approx. 25,000 SF X 3 = 75,000 SF

NOTES

Floors 15 and 16 have a connected stair

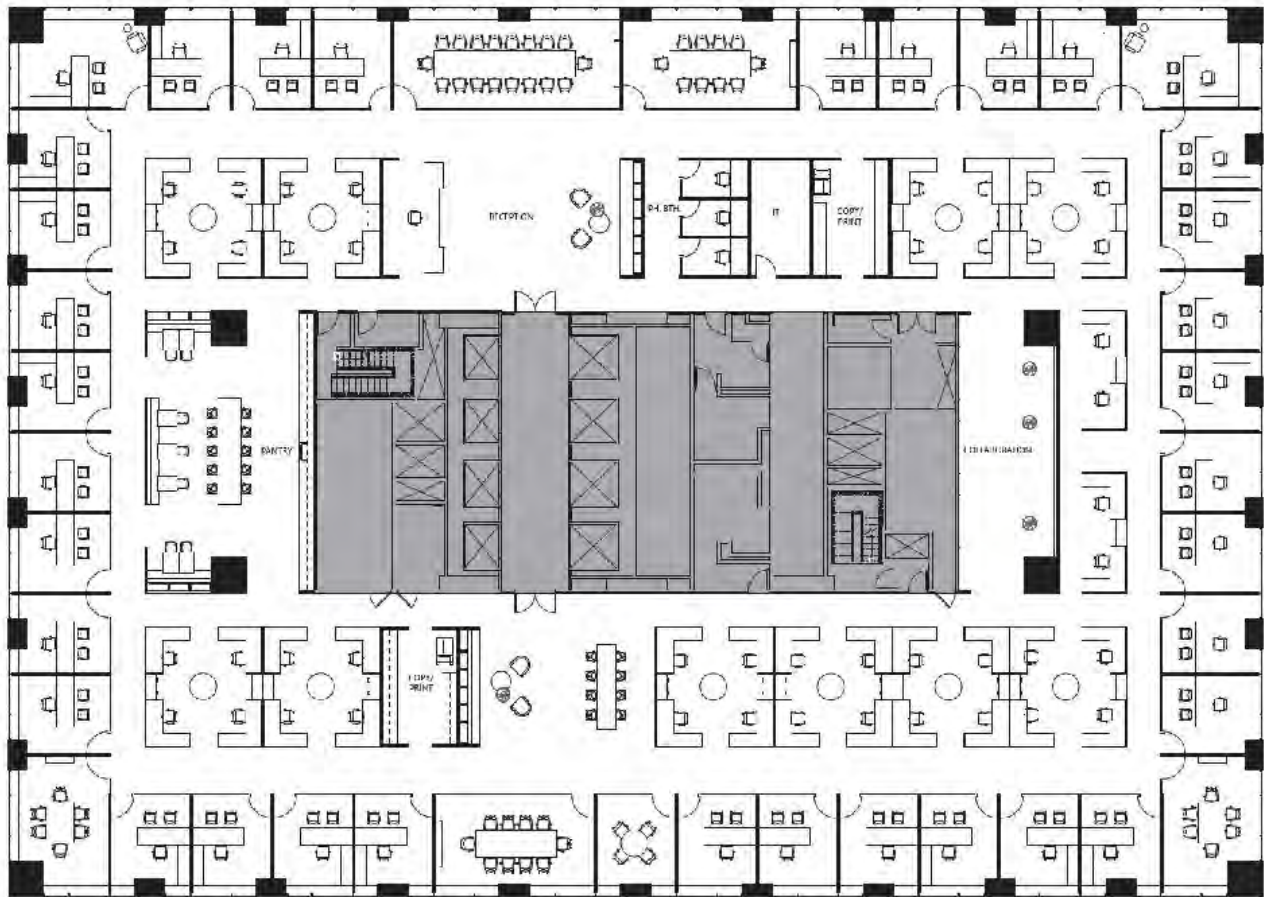


CITIGROUP CENTER

201 S Biscayne Boulevard
Miami, FL 33131



TEST FIT - OPTION 1



PANORAMA TOWER

1100 Brickell Bay Dr
Miami, FL 33131



Map #6

Property Information

Ownership:	FECR
Year Built:	2018
Building Class:	A
Rentable Building Area:	106,738 SF
Floor Plate:	53,917 SF
Stories:	85
Parking Ratio:	1.10/1,000 SF
Parking Charge:	\$150.00/mo

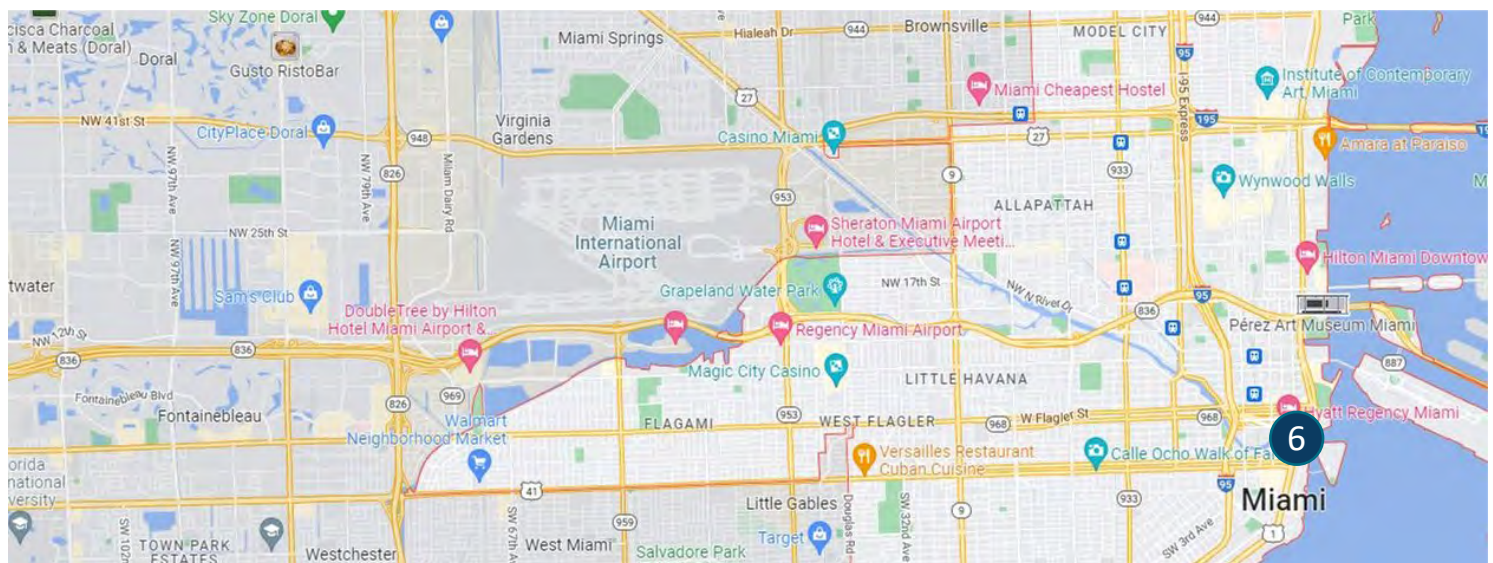


Property Information

Asking Rental Rate:	\$45.00 SF NNN
Operating Expense:	\$12.00 SF

Space Available

Level 16	47,543 SF
Level 17	52,606 SF

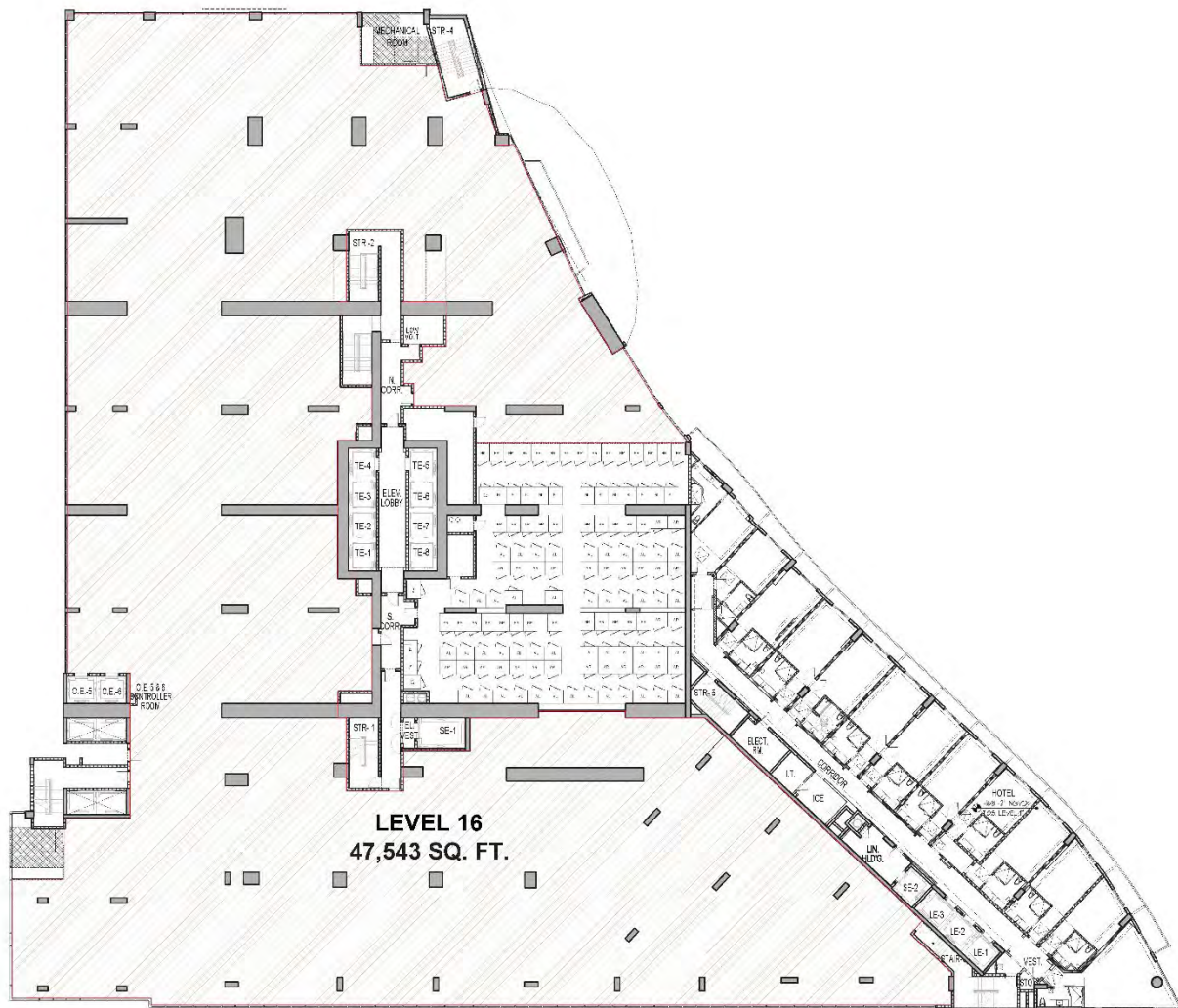


PANORAMA TOWER

1100 Brickell Bay Dr
Miami, FL 33131



LEVEL 16



801 BRICKELL

801 Brickell Ave
Miami, FL 33131



Map #7

Property Information

Ownership:	Nuveen
Year Built:	1985
Building Class:	A
Rentable Building Area:	415,150 SF
Floor Plate:	14,826 SF
Stories:	28
Parking Ratio:	1.43/1,000 SF
Parking Charge:	\$150.00/mo

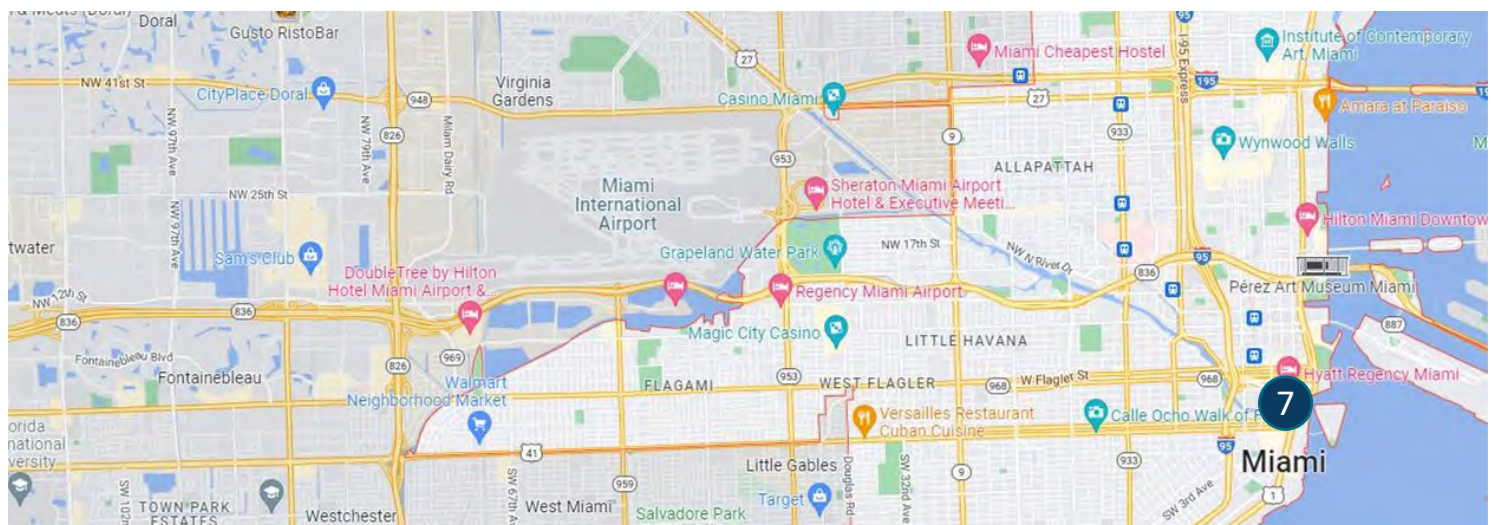


Property Information

Asking Rental Rate:	See Below
Operating Expense:	Included in Rental Rate

Space Available

		NOTES
14th Floor	17,900 SF	\$115.00 SF Available 2/1/24
15th Floor	17,900 SF	\$115.00 SF Available 2/1/24
22nd Floor	18,450 SF	\$97.50 SF Immediately available

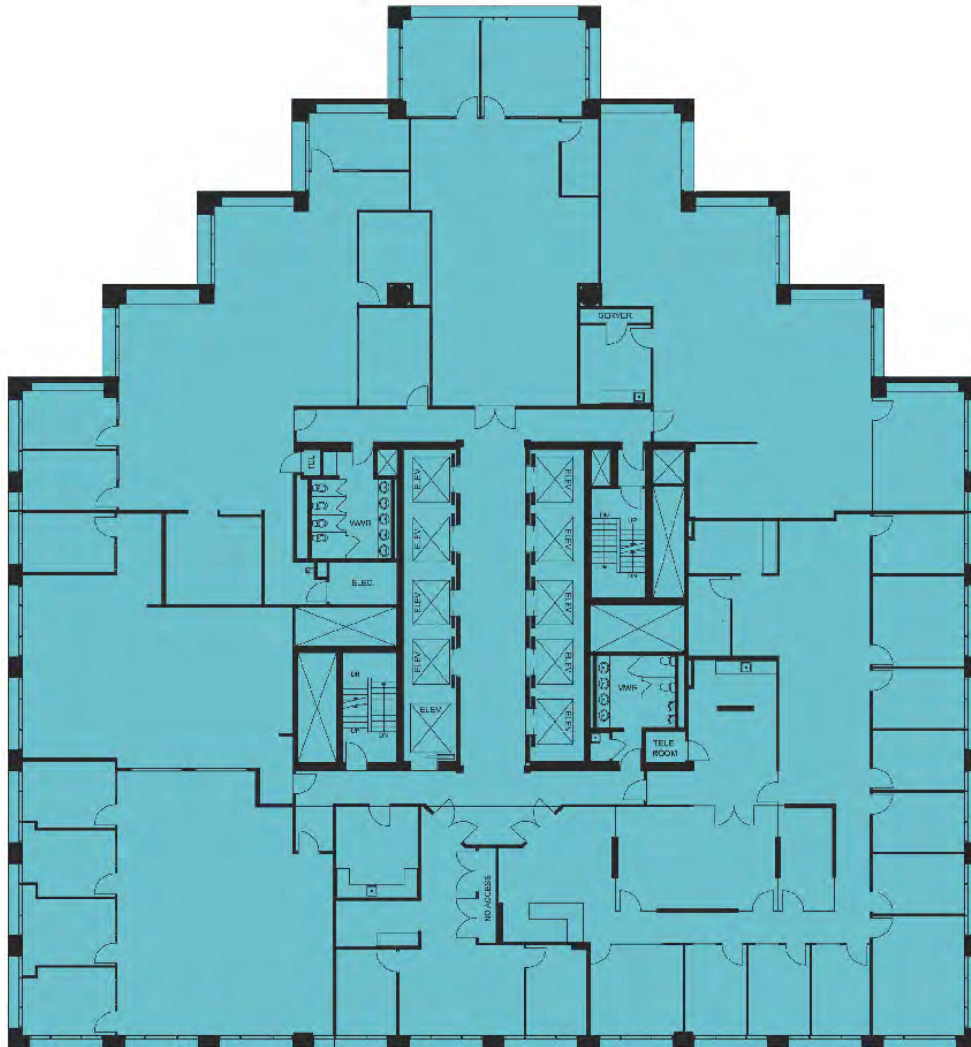


801 BRICKELL

801 Brickell Ave
Miami, FL 33131



14TH FLOOR



777 BRICKELL

777 Brickell Ave
Miami, FL 33131



Map #8

Property Information

Ownership:	Alliance RE Holdings
Year Built:	1978, Renovated 2022
Building Class:	B
Rentable Building Area:	288,457 SF
Floor Plate:	22,189 SF
Stories:	13
Parking Ratio:	1.04/1,000 SF
Parking Charge:	\$150.00/mo

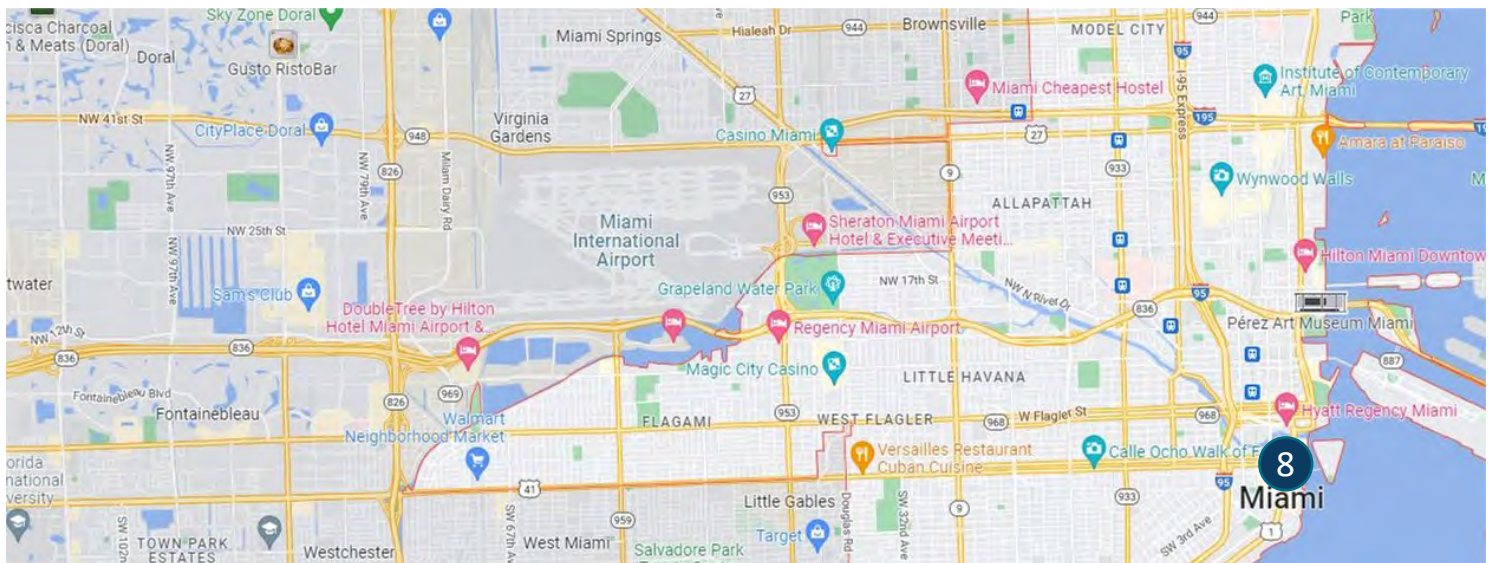


Property Information

Asking Rental Rate:	\$75.00 SF FS
Operating Expense:	Included in Rental Rate

Space Available

Suite 1000	21,134 SF
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777 BRICKELL

777 Brickell Ave
Miami, FL 33131



SUITE 1000

