

# BRICKELL ARCH

1395 Brickell Avenue – MIAMI



## THE BUILDING

36-Story Class A mixed-use tower

### OFFICE

268,024 square feet

12-story attached parking garage

### RESIDENTIAL

Top 10 floors

116 luxury condominiums

### RETAIL

7,500 square feet

### HOTEL

The Conrad Miami - Hilton's luxury brand

203 guest rooms

Located right in the heart of the Brickell submarket and financial center, the building is surrounded by high-end restaurants, retail, hotels, and residential buildings - all within walking distance.

Need to get downtown? The Metromover transportation for Metrorail and the Tri-County rail system are right outside our front door.

## THE AMENITIES

- 11-story atrium sky lobby
- Fitness facility and swimming pool
- Multiple restaurants and bars
- Ballroom + meeting facilities
- Sundeck, garden, and tennis courts
- WellSpace™ initiatives include:
  - Air sterilization system in building HVAC eliminating up to 99% of germs and viruses in the air
  - NanoSeptic continuous self-cleaning technology on all high-touch community surfaces
  - Limited capacity and enhanced cleaning of amenity spaces
- On-site management and engineering by Gaedeke Group
- On-site bank + ATM
- 24-hour on-site security
- 24-hour valet parking and covered parking

## THE FACTS

AVAILABILITY	1,940 - 12,238 RSF
LEASE TERM	3 - 10 years
RENTAL RATE	\$49.00-\$60.00
COMMON AREA FACTOR	25%
OCCUPANCY RATE	90%
TENANT FINISH	Negotiable
BUILDING HOURS	Mon - Fri 7:00 a.m. to 6:00 p.m. Sat 8:00 a.m. to 2:00 p.m.
PARKING	3:1000 ratio Reserved garage: \$250.00/month Unreserved garage \$150.00/month

## LEASING INFORMATION

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**GAEDEKE**GROUP