

# 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
- Swimming pool
- Multiple restaurants and bars
- Ballroom + meeting facilities
- Sundeck
- Garden
- Tennis courts
- On-site management and engineering by Gaedeke Group
- On-site bank + ATM
- 24-hour on-site security
- Covered parking
- 24-hour valet parking

## THE FACTS

AVAILABILITY	1,200 - 12,238 RSF
LEASE TERM	3 - 10 years
RENTAL RATE	\$55.00-\$65.00
COMMON AREA FACTOR	21%
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 \$144.00/month

## LEASING INFORMATION

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**GAEDEKE**GROUP