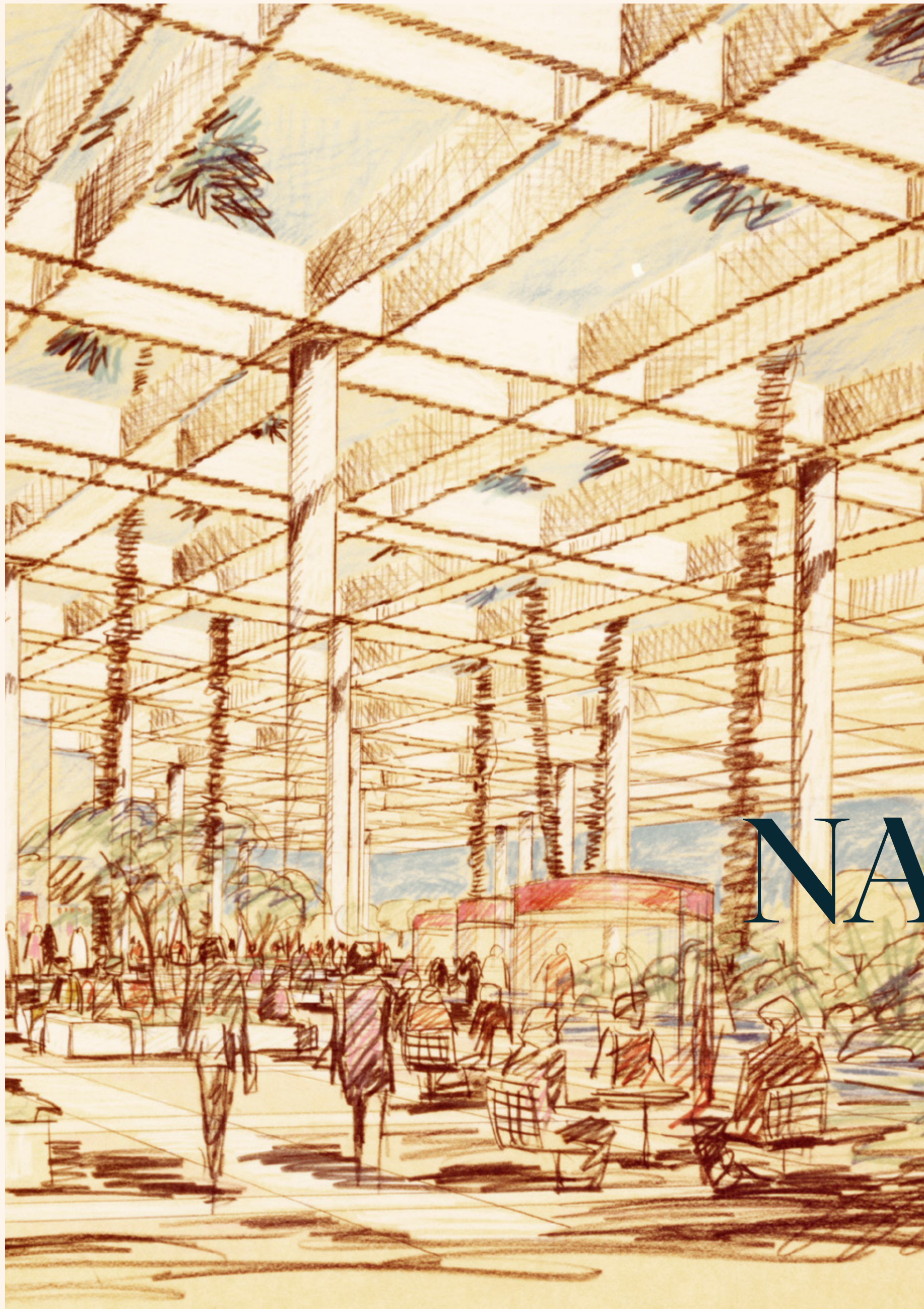




801 BRICKELL. BETTER.

801BRICKELLLEASING.COM





Designed by renowned architecture firm, SKIDMORE, OWINGS & MERRILL, 801 Brickell was conceived through

TIMELESS DESIGN PRINCIPLES NATURAL SURROUNDING ENVIRONMENT.

that merge a *modern, flexible workplace* with the



Original Skidmore, Owings & Merrill Sketch

In a Class *of Its Own*

801 Brickell

- ⊕ Located at Miami’s most relevant intersection
- ⊕ Timeless design by Skidmore, Owings and Merrill
- ⊕ Versatile and efficient floor plates
- ⊕ Brickell’s most elevated amenity experience
- ⊕ A dedicated hospitality team offering enhanced services and programming
- ⊕ Experienced institutional ownership bringing a fresh perspective



An Inspired *Experience*

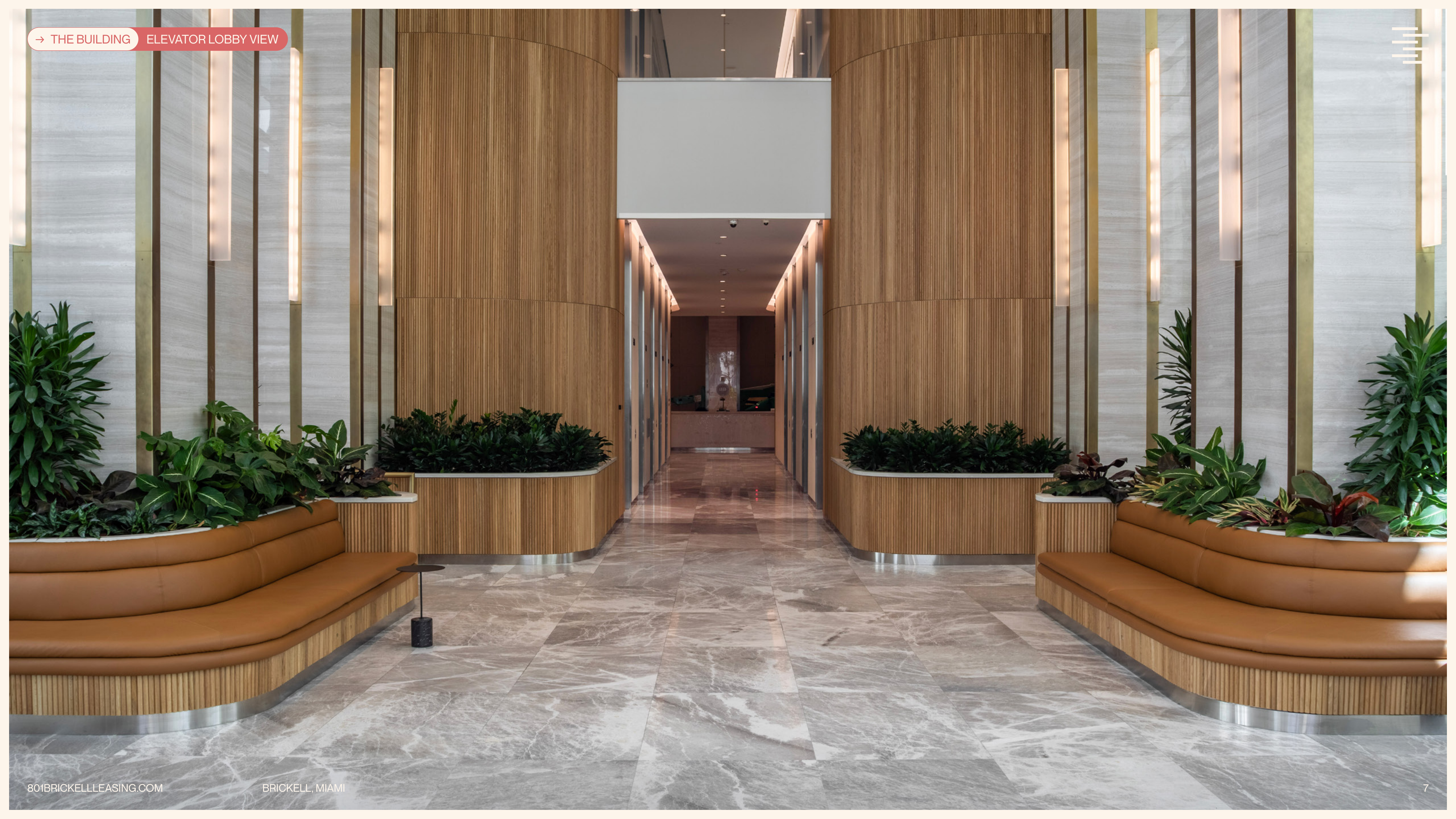
Transformational improvements deliver an inspired experience throughout 801 Brickell:

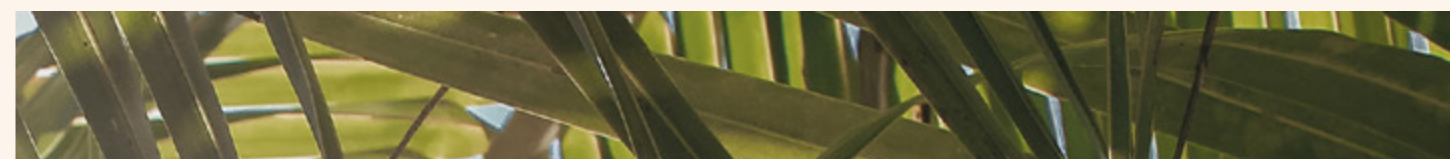
- ⊕ Hospitality-driven lobby program includes Ludlow Coffee Supply, along with a dedicated collaboration space and a signature lounge
- ⊕ Fully activated ground floor connects the outdoors with the built environment
- ⊕ Biophilic design creates an inspiring environment



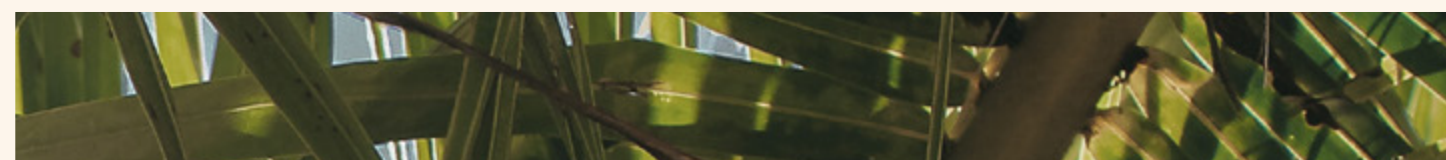






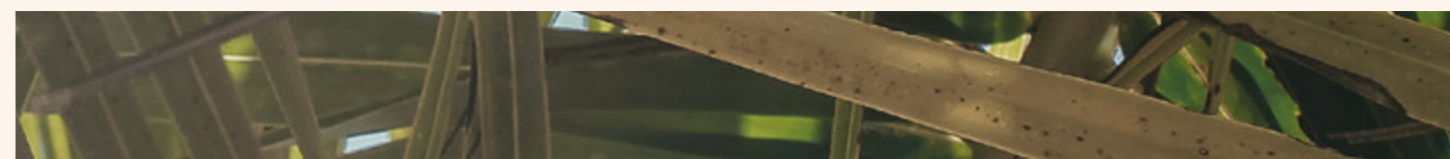
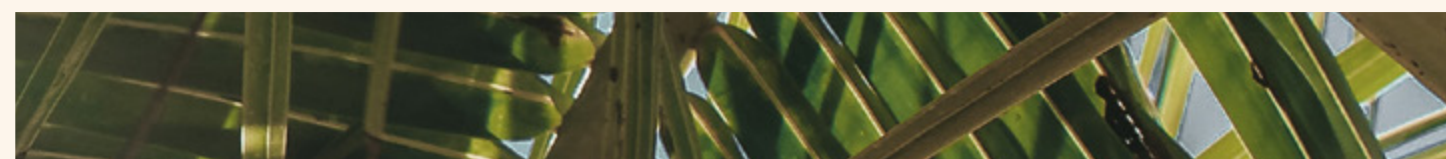


An Enduring

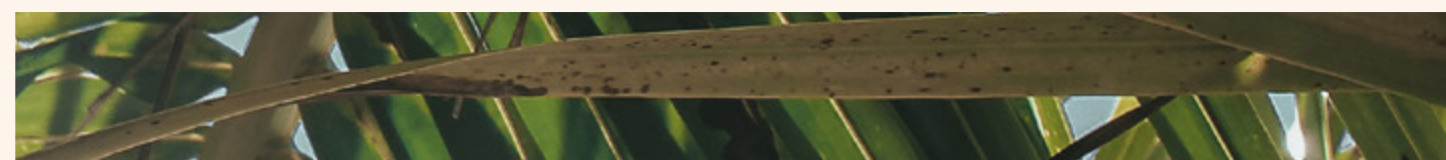


Miami Icon

801 Brickell



South Florida's First
Hospitality-Driven Office Experience

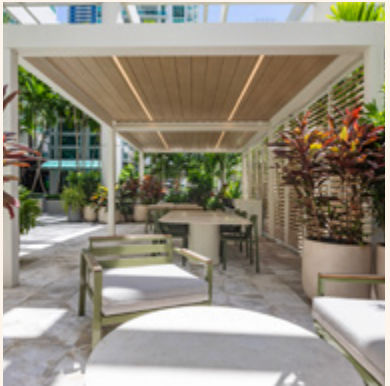




An Elite *Address*



Wellness & *Biophilia*



Engaging Office *Experiences*



POWERED BY onsite



An Elite *Address*

- ⊕ Miami’s most relevant intersection
- ⊕ The second most dense urban submarket in the country, Miami provides immediate access and energy
- ⊕ Expansive views of Brickell Ave and/or Biscayne Bay with abundant natural light



🍷

Food & Beverage

- | | | |
|-----|--|---|
| 1. | Komodo | |
| 2. | NAOE | ⋈ |
| 3. | Cantina La Veinte | ⋈ |
| 4. | Hutong Miami | |
| 5. | Osaka Miami | |
| 6. | Mamo | |
| 7. | La Mar by Gastón Acurio (set to reopen in a new Brickell location in early 2026) | |
| 8. | Truluck's Ocean's Finest Seafood | |
| 9. | North Italia | |
| 10. | Moxies | |
| 11. | Balan's | |
| 12. | Ojo de Agua Brickell | |
| 13. | The River Seafood Oyster Bar | |
| 14. | Elcielo by Juan Manuel Barrientos | ⋈ |
| 15. | Cipriani Downtown Miami | ⋈ |
| 16. | Fleming's Prime Steakhouse & Wine Bar | |
| 17. | Dolores But You Can Call Me Lolita | |
| 18. | Marion | |
| 19. | Caviar Russe Miami | |
| 20. | LPM Restaurant & Bar | |
| 21. | Casa Tua Cucina | |
| 22. | Delilah Miami | ⋈ |
| 23. | Chateau ZZ's | |
| 24. | Boulud Sud Miami | |
| 25. | Rosa Negra | |
| 26. | Mastro's Ocean Club | ⋈ |
| 27. | Novikov Miami | ⋈ |
| 28. | Il Gabbiano | ⋈ |

🏨

Hotels

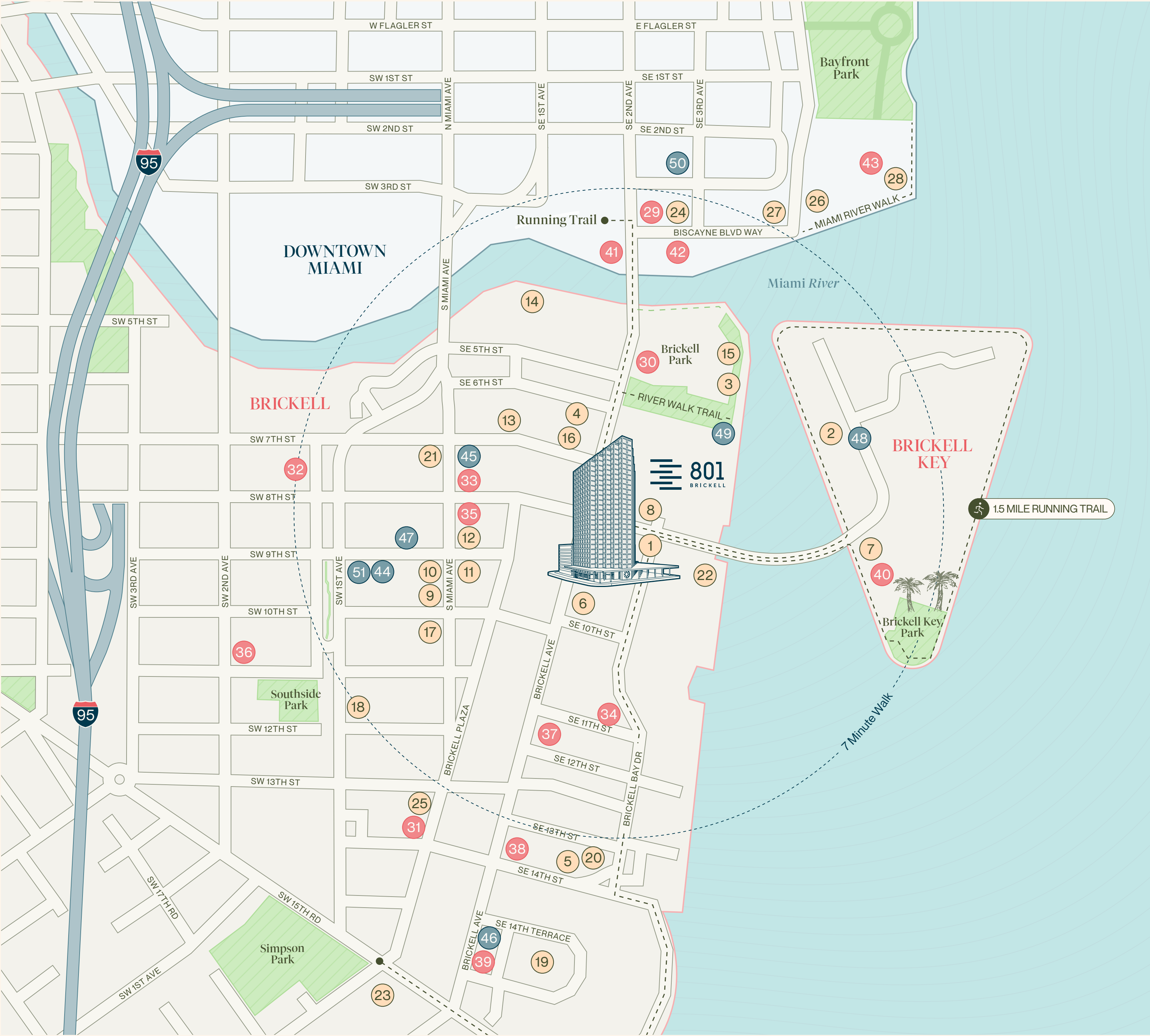
- | | |
|-----|---|
| 29. | JW Marriott Marquis Miami |
| 30. | W Miami |
| 31. | SLS Brickell Miami |
| 32. | Element Miami Brickell |
| 33. | EAST Miami |
| 34. | Hyatt Centric Brickell Miami |
| 35. | SLS LUX Brickell Hotel & Residences |
| 36. | Hotel Indigo Miami Brickell |
| 37. | JW Marriott Miami |
| 38. | Hotel AKA Brickell |
| 39. | Four Seasons Hotel Miami |
| 40. | The Residents at Mandarin Oriental (Under Construction) |
| 41. | Hyatt Regency Miami |
| 42. | Kimpton EPIC Hotel |

💖

Lifestyle & Convenience

- | | |
|-----|--------------------------|
| 43. | InterContinental Miami |
| 44. | Mary Brickell Village |
| 45. | Brickell City Centre |
| 46. | Equinox Brickell |
| 47. | Equinox Brickell Heights |
| 48. | Brickell Key |
| 49. | River Walk Trail |
| 50. | Whole Foods Market |
| 51. | Publix Super Market |

⋈ = Waterfront Dining



Exceptional Connectivity

BRICKELL WALKABILITY SCORE – 99/100

METROMOVER	Brickell City Centre Station	4-minute walk
BRIGHTLINE	Miami Central Station	13-minute drive
	Fort Lauderdale	30-minute ride
	West Palm Beach	80-minute ride
METRORAIL	Exclusive Brickell Stop	7-minute walk
	Miami International Airport	18-minute ride

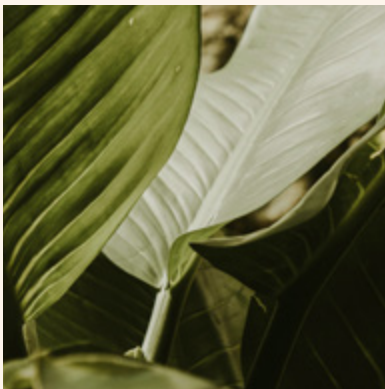
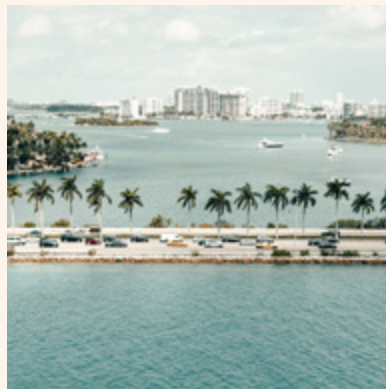




Wellness & *Biophilia*



- ⊕ Recently completed and fully activated fitness center with Miami’s leading trainers and instructors
- ⊕ Expansive outdoor plaza space with diverse seating for work and social engagements
- ⊕ Intensive application of biophilic design principles to blend the indoors with the outdoors
- ⊕ Waterfront location with nearly 4 miles of waterside running trails through Brickell and Brickell Key accessible one block away





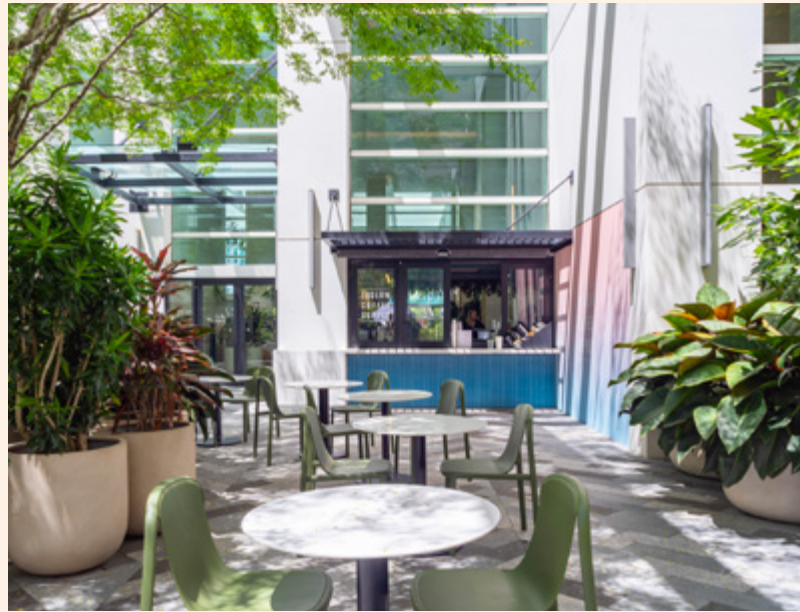
Conference Space



Tech-Enabled Social Lounge Areas



Komodo



Lobby Café





Engaging Office Experiences

Powered by **onsite**

Onsite is an amenity management program that adopts an innovative approach to the work environment. It's a framework built on unparalleled service, advanced technology, and intelligent spaces designed to generate the kind of social situations that businesses need in order to thrive.



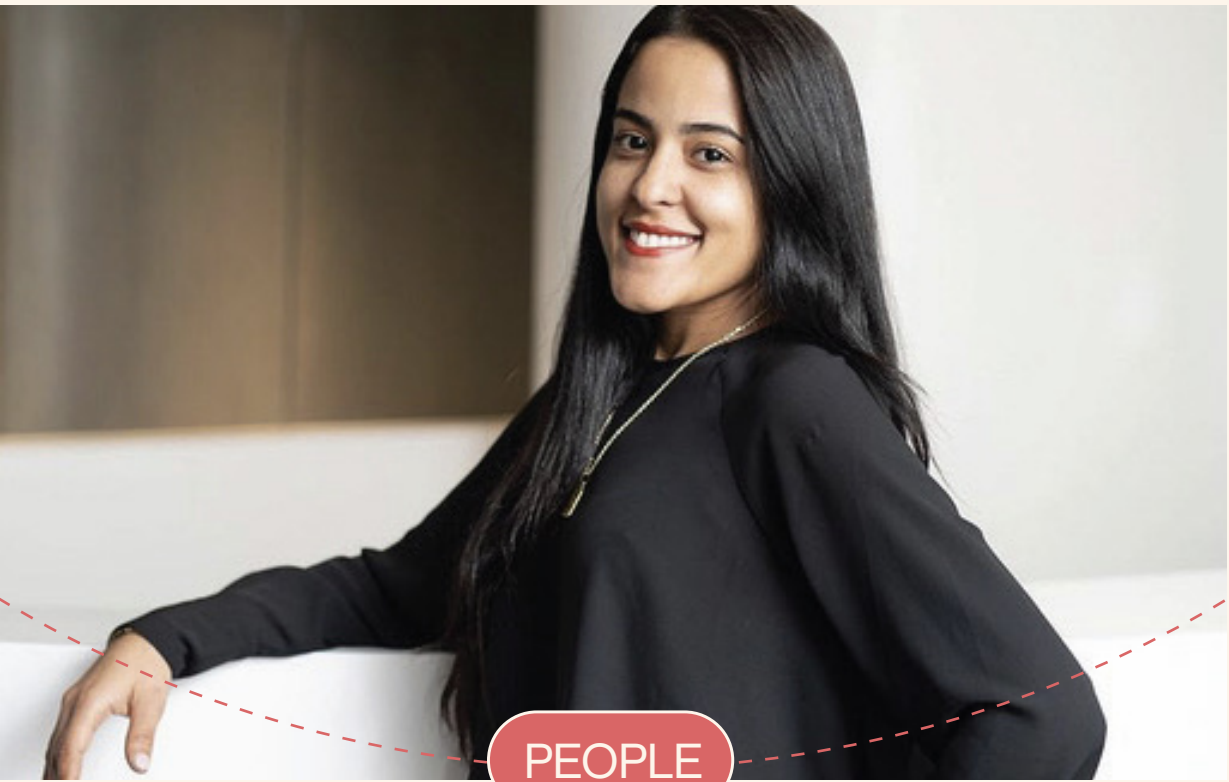
TECHNOLOGY



SPACES



SERVICES



PEOPLE

Tissiane Almeida

01 TENANT EXPERIENCE DIRECTOR

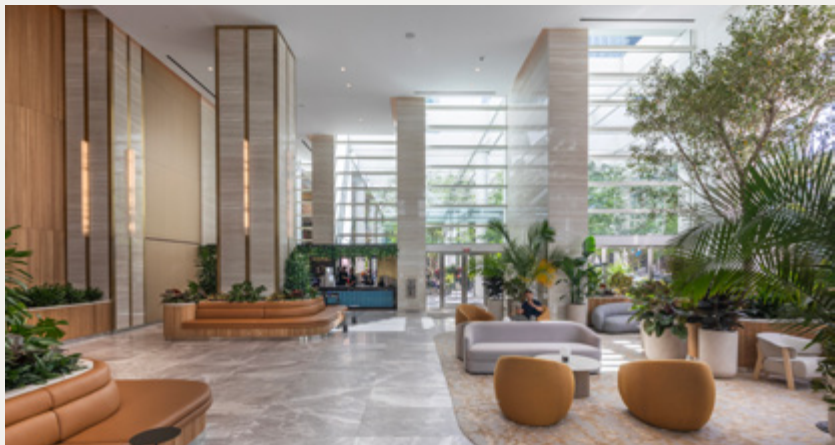
Tissiane comes to 801 Brickell from Surfside Four Seasons, where she was responsible for the launch of the spa, and One Thousand Museum, where she served as Wellness Director.

02 HOSPITALITY AMBASSADOR



SPACES

Work-Forward Lobby



GROUND FLOOR LOBBY & LOUNGE

- Hospitality-Forward Lobby
- Tech-Enabled Lounge

Connected Spaces



COLLABORATIVE WORKSPACES

- Multi-Use Ground-Floor
- Connected Outdoor Plaza

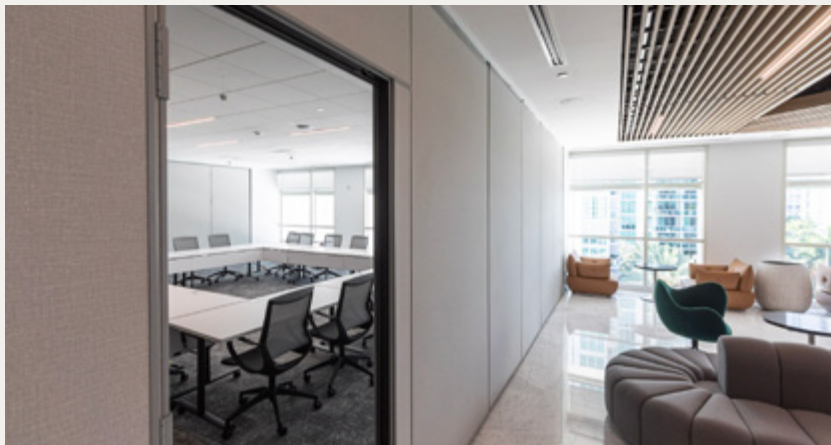
F&B + Entertainment



GROUND-FLOOR RETAILERS

- Komodo
- Ludlow Coffee Supply
- CAVA
- Popup Bagels

Conference



AMENITY SPACES

- Conference Rooms
- Amenity Lounge

Wellness



WELLNESS INTEGRATION

- Fitness Center
- Biophilic Design Principles

SERVICES

Curated activation, welcome and experience management.

Indoor/outdoor entertainment spaces and work lounges.

Morning coffee, team happy hour and client dinners.

Dynamic and AV/IT tech-enabled spaces for hosting various meeting forums.

Elevated full-service fitness center.

PEOPLE

01 02



- Welcome Tenants and their guests in the lobby.
- Plan ahead for VIP guests.



- Building-wide programming and activations.
- Organize team events.



- Integrate onsite F&B with your office.
- Manage special requests and orders for events.



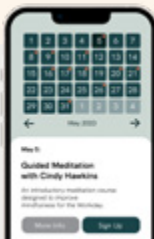
- Plan, manage, and set up meetings, facilitate AV/IT support.



- Weekly group class schedule including HIIT, yoga, and strength training.
- Private onsite training sessions.

TECH

Live events calendar to keep you informed 24/7.



Request tenant events and activations.



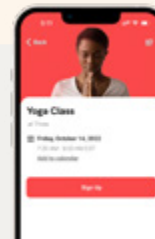
Access to on-premise and nearby food options.



Reserve a Conference Room.



Sign up for a class or training session.





Everything & Then Some



DYNAMIC OUTDOOR PLAZA



CAFE

Ludlow Coffee Supply



SIGNATURE LOUNGE



onsite WORK LOUNGE

BRICKELL AVENUE



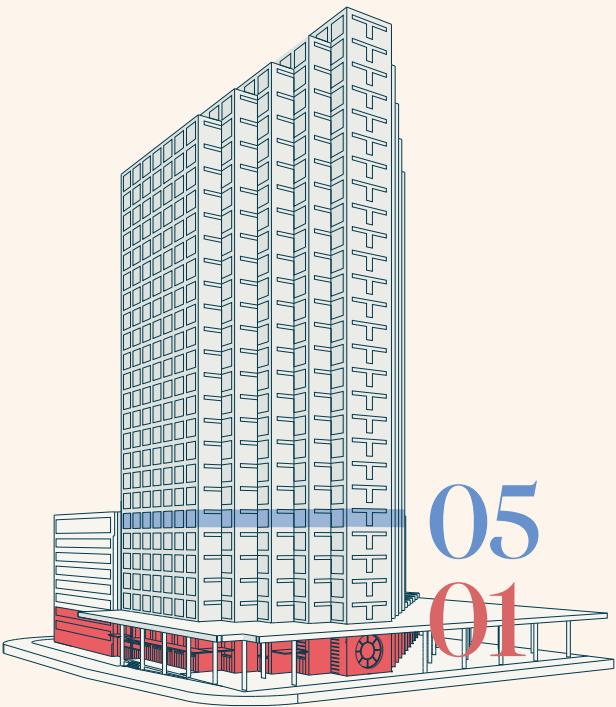
CONFERENCE CENTER



FITNESS CENTER

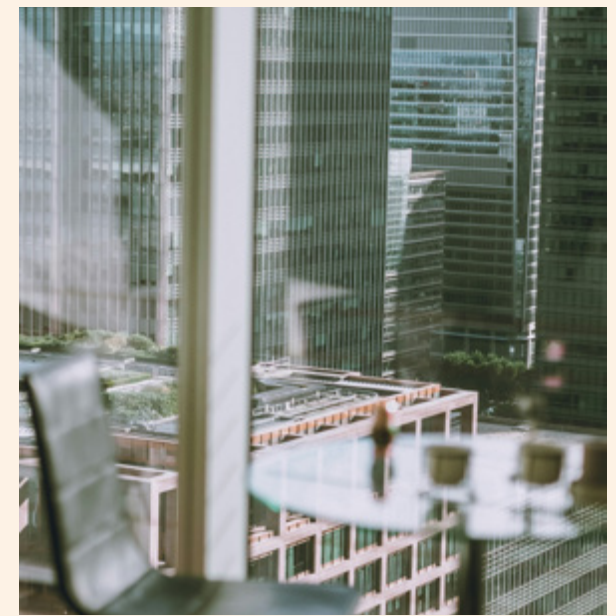


→ ELEVATORS TO 5TH FLOOR

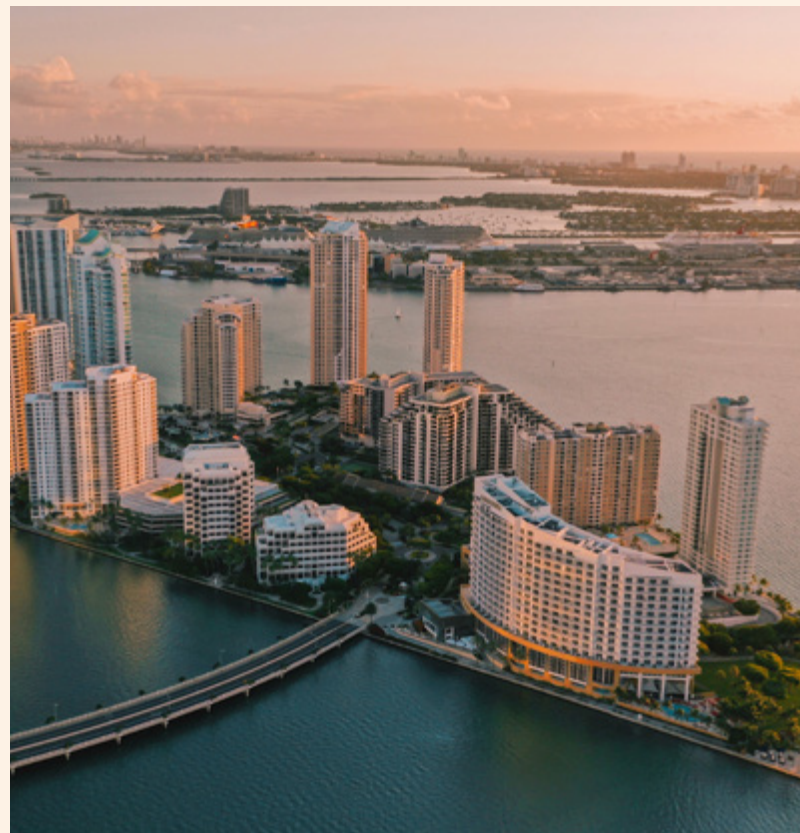




WORKSPACES WITH ABUNDANT NATURAL LIGHT



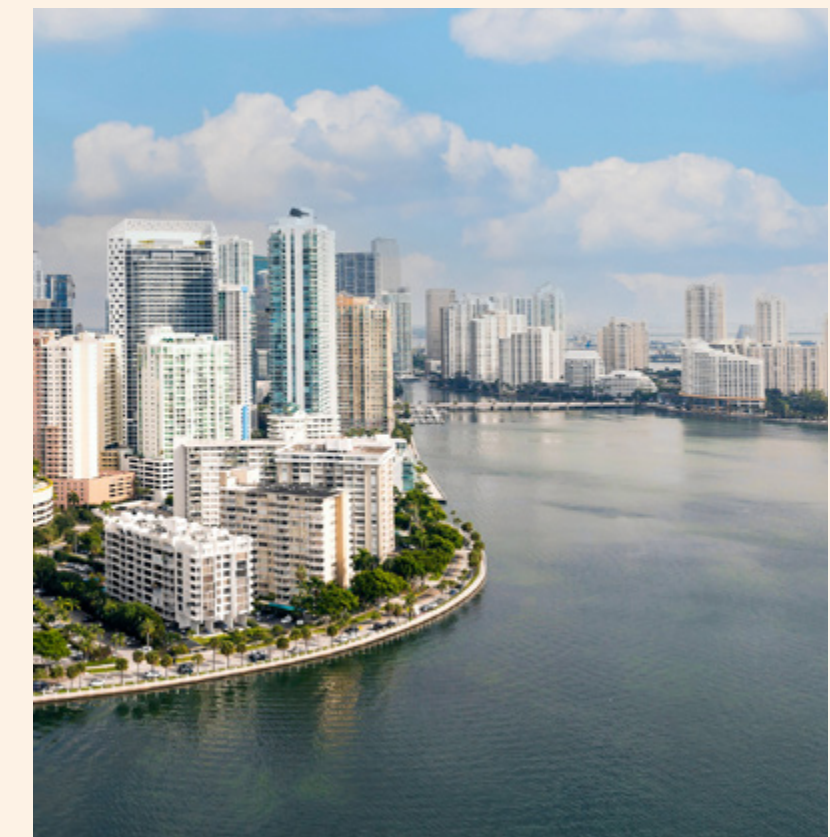
Floor-to-Ceiling Windows



Sweeping Water Views



Activated Plaza with Cafe & Seating Areas



Surrounded by Downtown Miami,
Brickell Key and Biscayne Bay



The *Building*

● AMENITIES	A	Conference and Meeting Facility
	B	Work Lounge
	C	Gym and Social Fitness Studio
○ HOSPITALITY & SERVICE	D	Komodo Restaurant
	E	Ludlow Coffee Supply
	F	CAVA
	G	PopUp Bagels - coming soon!
LOBBY	Fully Renovated Q1 2025	





Building Information

- Owned by Monarch Alternative Capital and Tourmaline Capital Partners
- Designed by Skidmore, Owings and Merrill
- 415K sq. ft. mixed-use development
- 17K sq. ft. retail
- On-Site Touchless Parking
- Ground-Floor Retailers: Komodo, Ludlow Coffee Supply, CAVA and Popup Bagels
- Touchless Entry via mobile credentials
- Spec Suites Ranging from 2,243 RSF to 6,823 RSF
- LEED® EB Gold
- The only building in Florida to achieve WiredScore Double Platinum Certification

Amenity Spaces

Onsite Amenitization

- Activated Outdoor Plaza
- Activated Lobby
- Staffed Fitness Center
- Conference, Meeting Facility, and Tenant Lounge
- Onsite workplace experience

Office Tower

- Flexible, nearly column-free floor plates
- Average Floor Plate: 18,000 RSF
- Average Ceiling Height: 9 Feet (finished)



MONARCH

ALTERNATIVE CAPITAL

Monarch Alternative Capital is an opportunistic credit manager with offices in New York and London. We are investors seeking attractive opportunities across multiple verticals including corporate, real estate, structured credit, government debt, and special situations.

Tourmaline

Tourmaline is a founder-led firm with a mission to provide best-in-class work environments, because that is where companies thrive long-term. Tourmaline’s workspaces are designed and operated to help employers attract and retain talent, facilitate in-person collaboration, and foster community and culture.

Citigroup Center
Miami, FL



Esplanade
Phoenix, AZ

One South
Charlotte, NC



Apex at Legacy
Plano, TX

Contact *Information*

Stephen Rutchik

Vice Chairman

Director Office Services

+1 786 517 4985

stephen.rutchik@colliers.com

Tom Farmer

Vice President

Office Services

+1 786 517 4967

tom.farmer@colliers.com

Paul J. Amrich

Vice Chairman

New York Tri-State Region

+1 212 984 8122

paul.amrich@cbre.com