

PENTHOUSE WORKPLACE





Monarch Alternative Capital and Tourmaline Capital Partners
are shaping a new era of work—where elevated design, privacy,
and lifestyle converge.

The Penthouse at 801 Brickell offers a rare opportunity to create a highly curated, hospitality-driven workspace with unobstructed views, seamless indoor-outdoor flow, and unmatched privacy. All in one of Brickell’s most prestigious locations.

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



An Enduring



Miami Icon

801 Brickell



South Florida's First
Hospitality-Driven Office Experience



In a Class *of Its Own*

801 Brickell

- ⊕ Located at Miami’s most relevant intersection
- ⊕ Timeless design by Skidmore, Owings and Merrill
- ⊕ Brickell’s most elevated amenity experience
- ⊕ Activated by **onsite**, a proprietary workplace experience platform offering enhanced services and programming
- ⊕ Dynamic on-location entertainment and F&B offerings



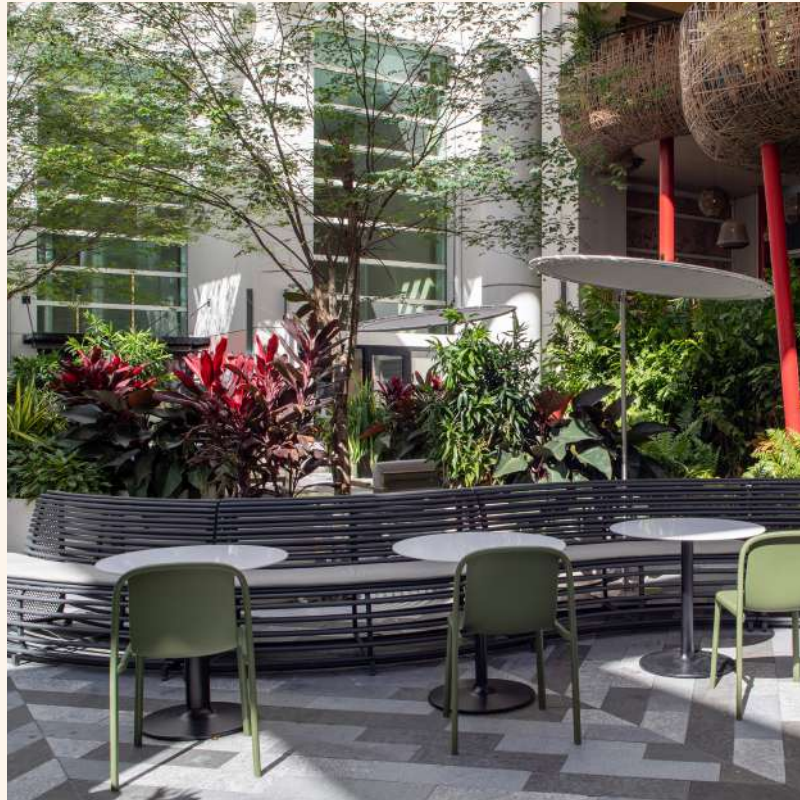




An Elite *Address*



Wellness & *Biophilia*



Engaging Office *Experiences*



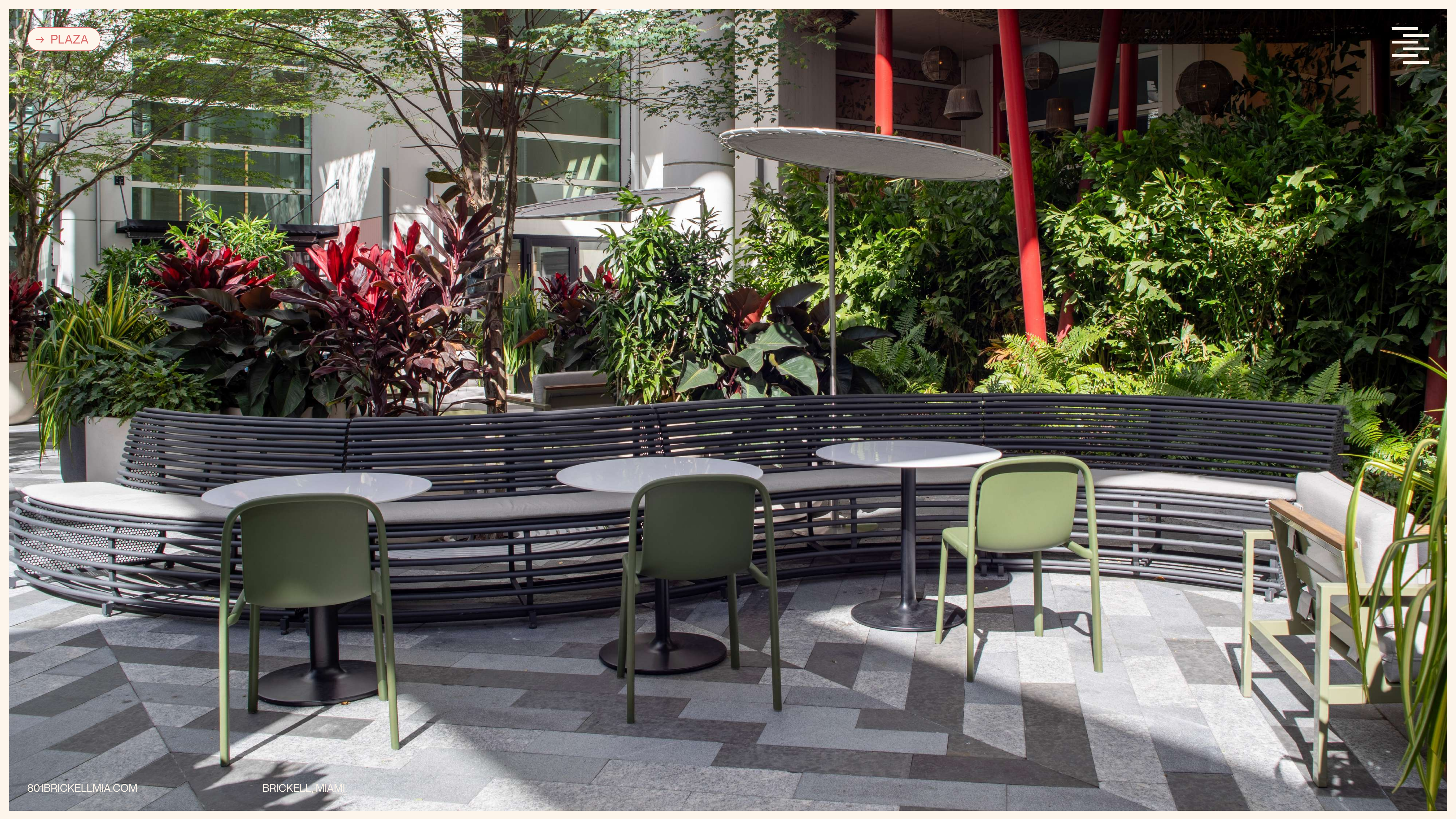
POWERED BY onsite












801
BRICKELL

LUDLOW
COFFEE
SUPPLY





→ PLAZA

801 BRICKELL





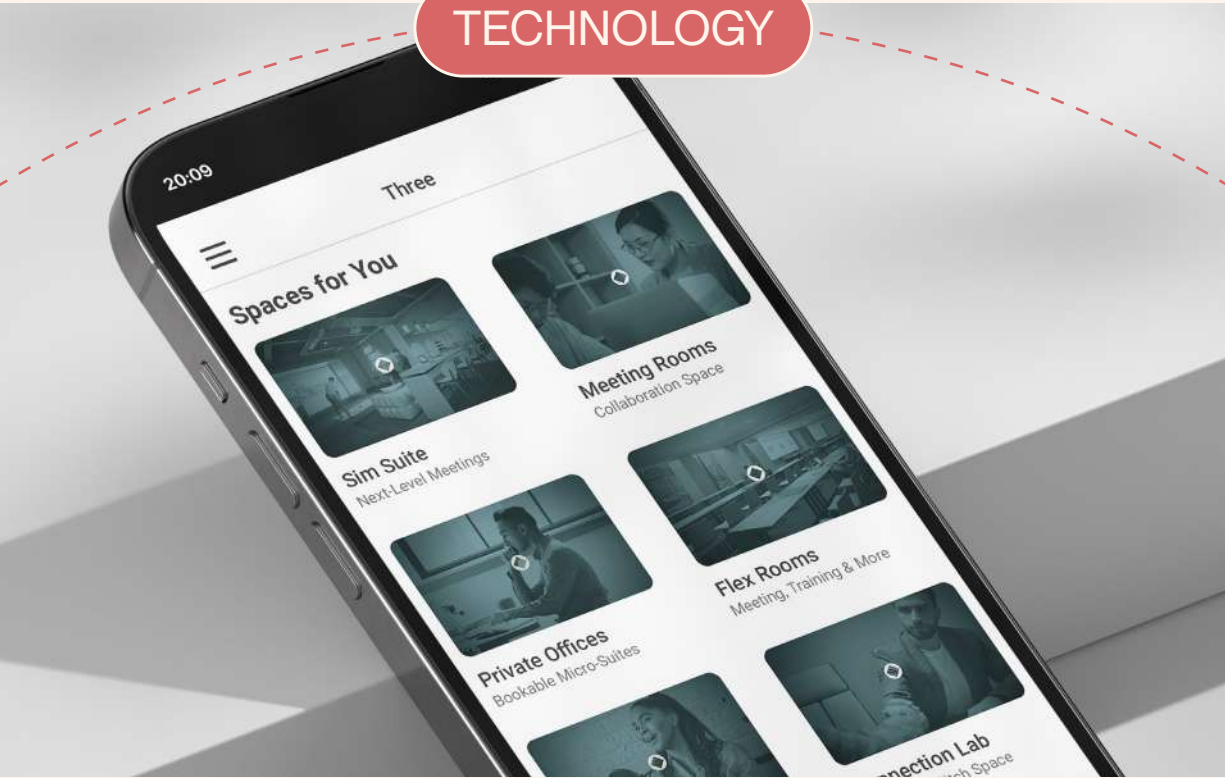
Engaging Office Experiences

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.



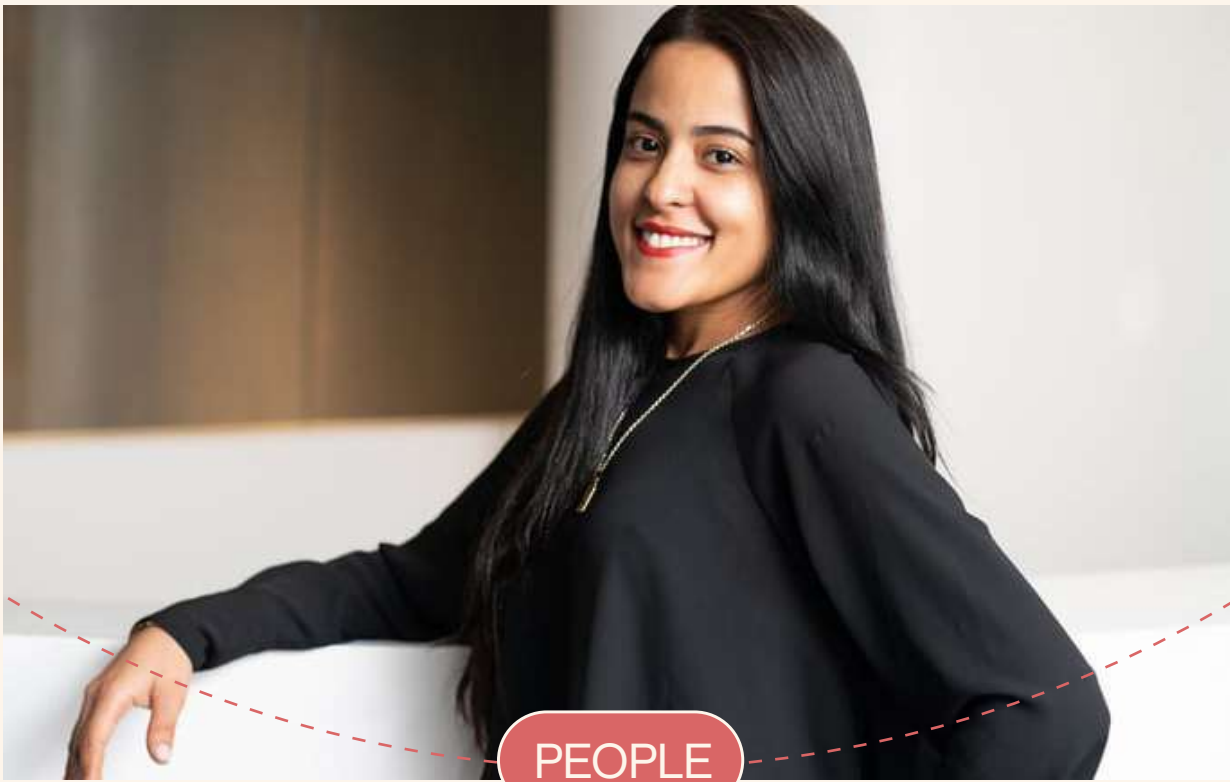
TECHNOLOGY



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 Tenant Exp. Director
- 02 Hospitality Ambassador



- 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.



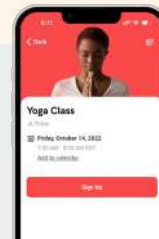
Access to on-premise and nearby food options.



Reserve a Conference Room.



Sign up for a class or training session.





Low Density *Test Fit*

→ 14,766 SF

Executive Office	1
Private Offices	6
Workstations	14

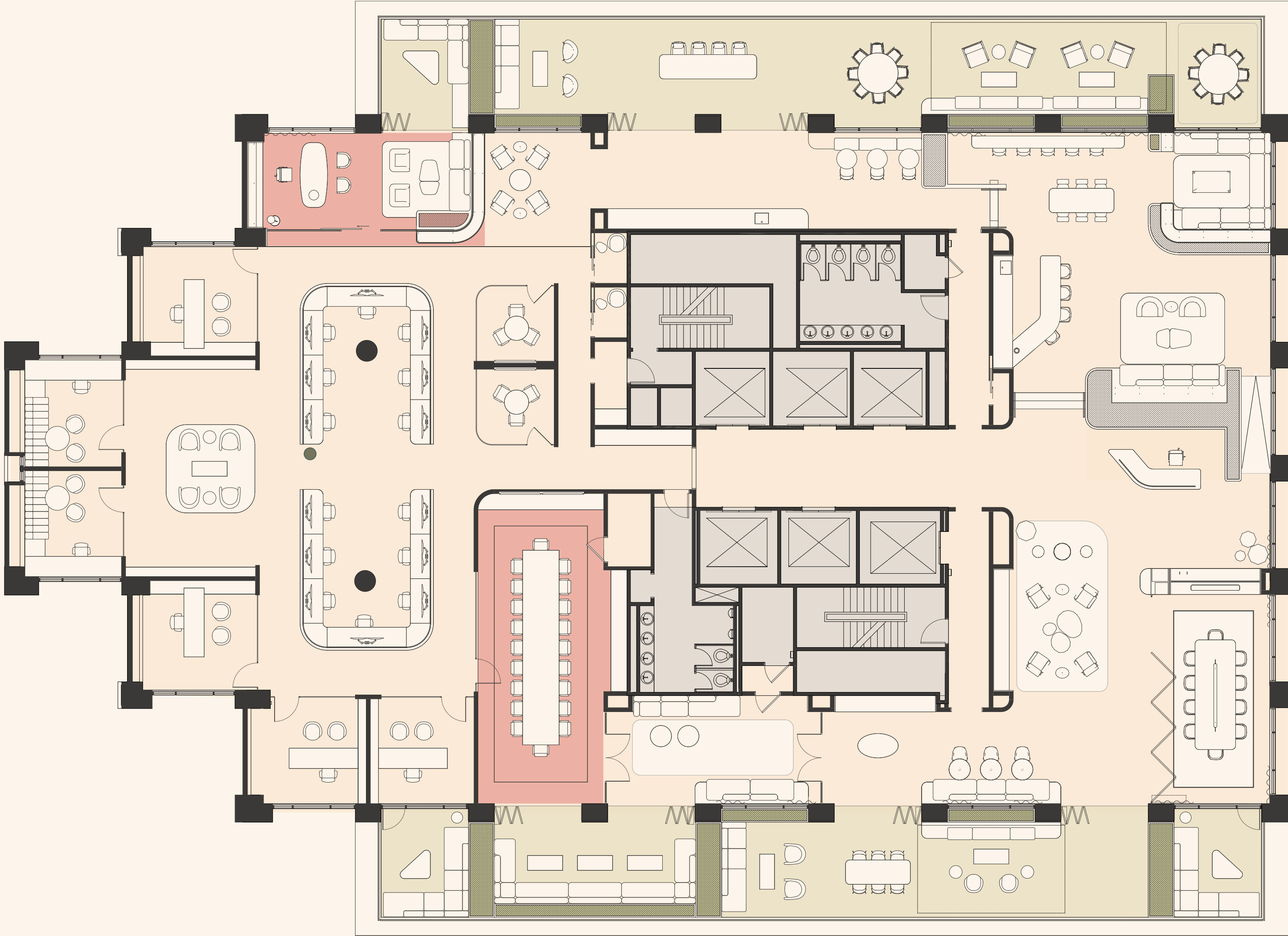
Key

- Outdoor Space
- Open Workspaces & Meeting Spaces
- Private Offices & Conference Rooms

BRICKELL AVENUE

8TH STREET

BRICKELL BAY DRIVE





High Density *Test Fit*

→ 14,766 SF

Executive Office	1
Private Offices	6
Workstations	30

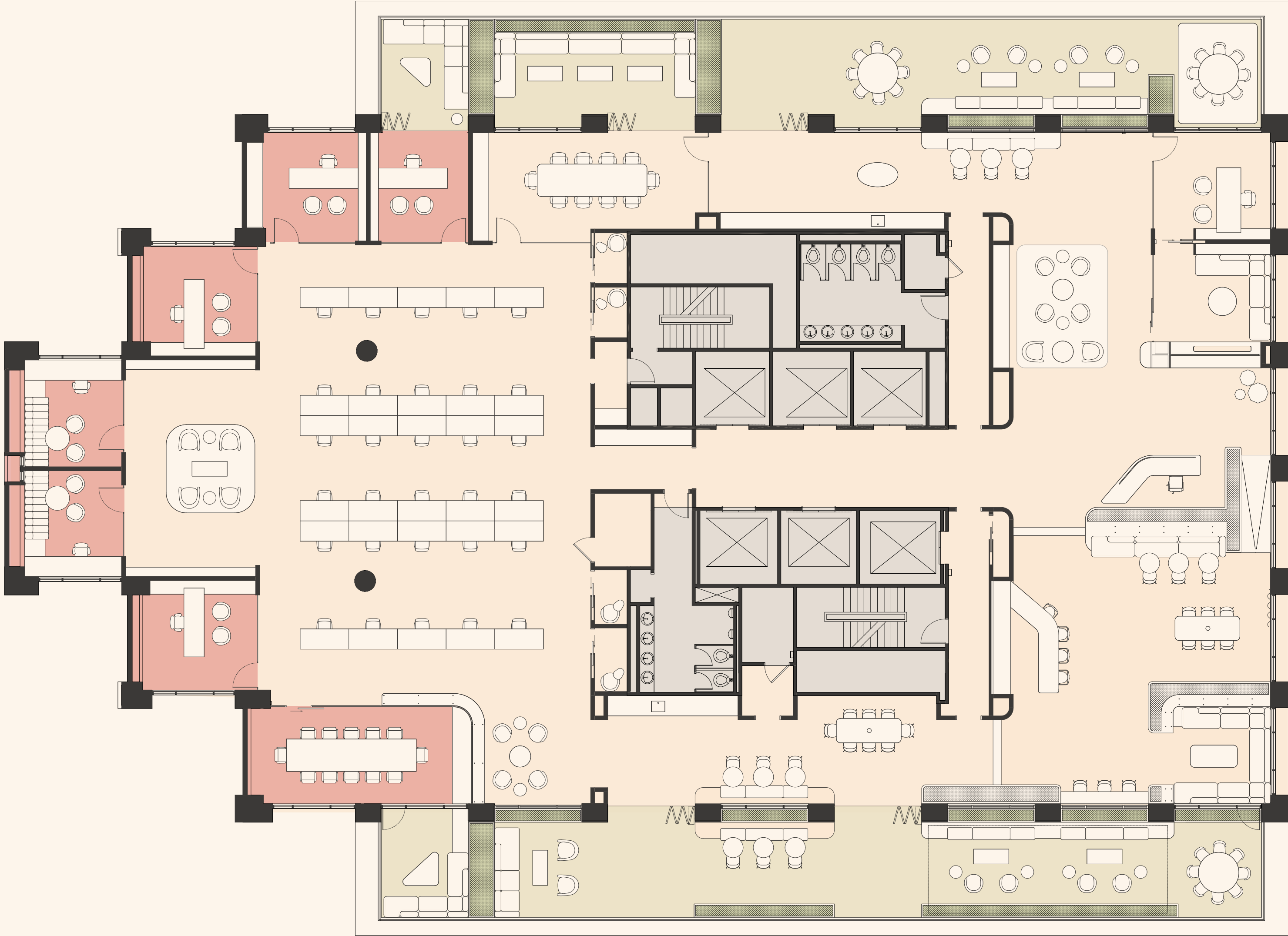
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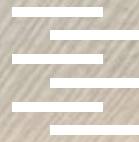
BRICKELL AVENUE

8TH STREET

BRICKELL BAY DRIVE









→ PENTHOUSE

PRIVATE TERRACE WITH BRICKELL BAY VIEWS

