

CORNER SPACE AVAILABLE

Retail/Restaurant for Lease in Brickell

SPACE RANGING FROM

1,850 RSF - 6,009 RSF

1200 BRICKELL BAY DRIVE
MIAMI, FL 33131



RYAN BRODSKY

954 695 8376

ryan.brodsky@colliers.com

JONATHAN CARTER

305 215 4522

jonathan.carter@colliers.com





THE CLUB AT BRICKELL BAY

The Club at Brickell Bay, located in the heart of Brickell's Financial District, is a 643-unit luxury high-rise condominium with exceptional commercial and retail opportunities available on the ground floor. The highly coveted Brickell-area demographics make this an ideal place to operate a first-class retail or restaurant business. Covered and valet parking are available to tenants and their guests. Parking ratio 2/1000SF.

- Space ranging from 1,850 RSF to 6,009 RSF
- Corner Space Available on Brickell Bay Drive
- Open concept suitable for a variety of retail/restaurant use

PROPERTY FEATURES



Prime street frontage to Brickell Bay Drive



Strong daytime and nighttime population from Brickell offices and residential



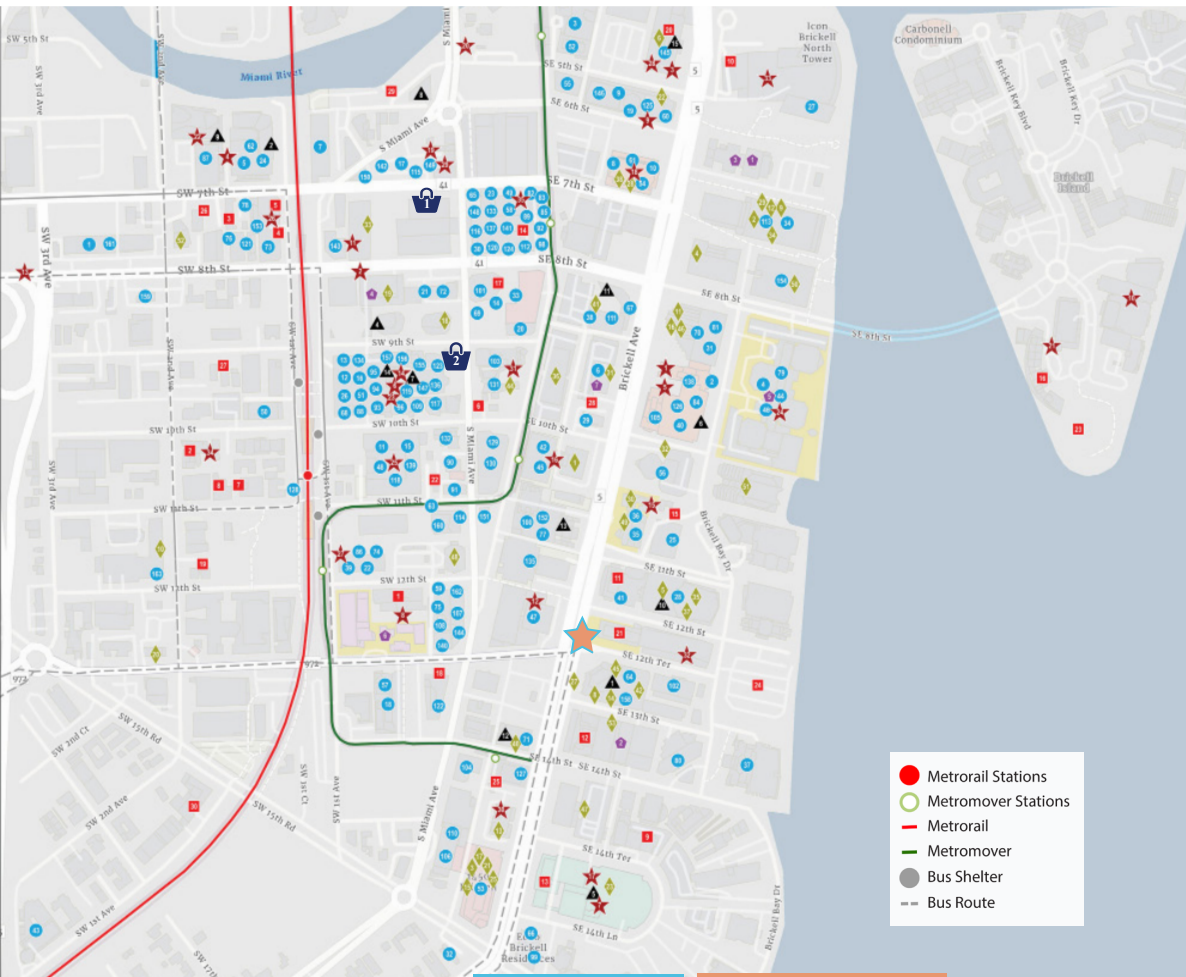
Proximity to Metromover and Metrorail stations



Walkable to Brickell City Centre and Mary Brickell Village



The Heart of Everything



- Metrorail Stations
- Metromover Stations
- Metrorail
- Metromover
- Bus Shelter
- Bus Route

HOTELS

- | | |
|----------------------------------|---------------------------------------|
| 1. Hampton Inn & Suites | 18. DUA Miami, Autograph Collection |
| 2. Aloft Miami - Brickell | 19. Treehouse Brickell |
| 3. Starlite Hotel | 20. Baccarat Hotel & Residences Miami |
| 4. AC Hotel Miami Brickell | 21. Sonder Colonnade |
| 5. Element Miami Brickell | 22. Virgin Hotels Miami |
| 6. citizenM Miami Brickell | 23. Mandarin Oriental Miami |
| 7. Atwell Suites Miami Brickell | 24. Citadell HQ Hotel |
| 8. Hotel Indigo Miami Brickell | 25. Unnamed Hotel |
| 9. Fortune House | 26. 7th Street Condo Hotel |
| 10. W Miami | 27. House of Wellness |
| 11. JW Marriott Miami | 28. 888 Brickell by Dolce & Gabbana |
| 12. Hotel AKA Brickell | 29. Light Human Hotel Miami |
| 13. Four Seasons Hotel Miami | 30. Novotel Miami Brickell |
| 14. EAST Miami | |
| 15. Hyatt Centric Brickell Miami | |
| 16. Mandarin Oriental Miami | |
| 17. SLS LUX Brickell | |

FITNESS

- | |
|----------------------------|
| 1. BODY20 Global USA |
| 2. CKO Kickboxing |
| 3. Doral Fitness Zone |
| 4. Equinox |
| 5. Equinox Brickell |
| 6. F45 Training |
| 7. LA Fitness |
| 8. Move Lift Live |
| 9. Next Generation Workout |
| 10. Nixtera Fitness |
| 11. Orangetheory |
| 12. Stretch Zone |
| 13. TREMBLE |
| 14. Vda Fitness |
| 15. Workout BFT |

BANKS

- | | | |
|--------------------------------------|--|---------------------------------------|
| 1. Anthem Bank & Trust | 20. Chase | 36. Navy Federal Credit Union |
| 2. Banco De Bogota | 21. Chase | 37. Newtek Bank, National Association |
| 3. BCI | 22. Citibank | 38. Northern Trust |
| 4. Banco De La Nacion Argentina | 23. Citizens Bank | 39. Ocean Bank |
| 5. Banco De Sabadell | 24. City National Bank of Florida | 40. Pacific National Bank |
| 6. Banco Internacional De Costa Rica | 25. City National Bank of Florida | 41. PNC Bank |
| 7. Banco Santander International | 26. CN Bank Entertainment Banking Office | 42. Popular Bank |
| 8. Bank Hapoalim | 27. Delta National Bank & Trust Company | 43. RBC Wealth Management |
| 9. Bank of America | 28. Deutsche Bank | 44. Regions Bank |
| 10. Bank of America | 29. EFG Capital International Corp | 45. Safra National Bank of NY |
| 11. Bank of America | 30. First Horizon Bank | 46. Santander Bank |
| 12. Bank of America Mortgage | 31. FirstBank Florida | 47. Seacoast Bank |
| 13. BankUnited | 32. Helm Bank USA | 48. TD Bank |
| 14. BB Americas Bank | 33. Interaudi Bank | 49. Trust |
| 15. BCI Miami Bank | 34. Merrill Lynch Wealth Management | 50. Valley Bank |
| 16. Bessemer Trust | 35. Metropolitan Commercial Bank | 51. Wells Fargo |
| 17. BNY Mellon | | 52. Wells Fargo |
| 18. Capital One Cafe | | |
| 19. Chase | | |

RESTAURANTS

- | | | |
|---------------------------------|--------------------------------|----------------------------------|
| 1. 305 Peruvian Modern Cuisine | 56. Gholano's Deli | 111. Poke House |
| 2. 305 Sports Bar | 57. Gyu-Kaku Japanese BBQ | 112. Pubbelly Sushi |
| 3. A Family | 58. Haagen-Dazs | 113. Pura Vida |
| 4. Ambassador Cafe | 59. Happea's | 114. Pura Vida |
| 5. American Social | 60. Hibachi Grill & Noodle Bar | 115. Puroast Coffee |
| 6. Atelier Monnier | 61. Hutong | 116. Quinto La Huella |
| 7. Avra Estiatorio | 62. I think she is | 117. Raw Juice |
| 8. B Bistro + Bakery | 63. Italian Pizzetta | 118. Rice Mediterranean Kitchen |
| 9. Baby Jane Cocktail House | 64. Jimmy John's | 119. RivaReno Gelato |
| 10. Bachour Bakery & Bistro | 65. Joe & the Juice | 120. Rodilla |
| 11. Baires Grill | 66. Joe & the Juice | 121. Rosa Sky |
| 12. Balan's | 67. Just Salad | 122. RosaNegra |
| 13. Bar Urbano | 68. Kan Sushi | 123. Rosario |
| 14. Bellillo | 69. Kaori Sushi | 124. Roy de France |
| 15. Benihana | 70. Komodo | 125. Rustica Pizza |
| 16. Blue Martini | 71. La Estacion Cafe | 126. S47 Lounge |
| 17. Bonding Thai | 72. La Sandwicherie | 127. Salty Flame |
| 18. Branca Cafe | 73. La Suiza Bakehouse | 128. Sam's Crispy Chicken |
| 19. Brickell City Pizza | 74. Lafayette Miami | 129. Santisimo Taco Miami |
| 20. Brickell Kasher Deli | 75. Laffa Mediterranean | 130. Sexy Fish |
| 21. Burger King | 76. L'Artisteria Pizzeria | 131. Shake Shack |
| 22. Burgermeister | 77. Latin Cafe 2000 | 132. Social Cantina |
| 23. Cafe Americano | 78. Lavka Gourmet Cafe | 133. Starbucks |
| 24. Cajun Boil | 79. Le Petit Cartier | 134. Starbucks |
| 25. Cana Restaurant & Lounge | 80. LPM Restaurant & Bar | 135. Starbucks |
| 26. Candela GastroBar | 81. Ludlow | 136. Subway |
| 27. Cantina La Veinte | 82. Luke's Lobster | 137. Sugar |
| 28. Carrot Express | 83. Luna Hall | 138. Sushi Siam |
| 29. Casa De La Rosa | 84. Mamo | 139. Suviche |
| 30. CasaTua Cocina | 85. Marabu | 140. T.I.T.T.S Chicken |
| 31. CAVA | 86. Marion | 141. Tacology |
| 32. Chateau ZZ's | 87. MAYU | 142. Tacombi |
| 33. Chipotle Mexican Grill | 88. Mister O! | 143. Talkin' Tacos |
| 34. Chucho's Grill | 89. Miu's Tea | 144. Tap |
| 35. Claudie | 90. Momi Market | 145. The Capital Grille |
| 36. Coffee Zone | 91. Momi Ramen | 146. The Cocinita |
| 37. Consentido | 92. Motek | 147. The Hampton Social |
| 38. Cortadito Coffee House | 93. Moxies | 148. The Henry |
| 39. Coyo Taco | 94. North Italia | 149. The River Oyster Bar |
| 40. CRAFT | 95. Novecento | 150. Tobacco Road |
| 41. Crazy About You | 96. NRgize | 151. Toca Madera |
| 42. Crema Gourmet Espresso Bar | 97. Nur-Et | 152. Tokyo Tuna Sushi |
| 43. Cure Cafe | 98. OakBerry | 153. Toro Mexican Restaurant |
| 44. Da Tang Zhen Wei Restaurant | 99. Obba Sushi | 154. Triluck's |
| 45. Dc Pie Company | 100. Ockap Caviar | 155. Uchiba |
| 46. Delilah | 101. Ojo de Agua | 156. Vale Food Co |
| 47. Dirty French Steakhouse | 102. Omakai Hand Roll Bar | 157. Van Leeuwen Ice Cream |
| 48. Dog House D | 103. P.F. Chang's | 158. Vapiano |
| 49. Dr Smood | 104. Paperfish Sushi | 159. Wendy's |
| 50. Dunkin' | 105. Pasion del Cielo Coffee | 160. WET |
| 51. Eggs & Bakery Casual Food | 106. Pieducks | 161. YUZU Frozen Yogurt & Crepes |
| 52. El Cielo | 107. PINCHO Burgers & Kebabs | 162. Zuuk Mediterranean Kitchen |
| 53. Felice | 108. Piola | 163. 107 Taste |
| 54. Flemings | 109. Playa Bowls | |
| 55. Friend's Market & Bistro | 110. PM Fish & Steak House | |

BARS

- | | | |
|----------------------------------|---|--------------------------------|
| 1. 305 Sports Bar | 14. Candela Gastro Bar | 25. Redbar Brickell |
| 2. 8 Street Brickell | 15. Claudie | 26. Rosa Sky |
| 3. Alibi Bar | 16. DC Pie Company | 27. Sweet Caroline Karaoke Bar |
| 4. American Social | 17. Edge Brasserie and Cocktail Bar | 28. The Capital Grille |
| 5. Amour De Miami | 18. Fleming's Prime Steakhouse & Wine Bar | 29. Tobacco Road By Kush |
| 6. Arepa Bar | 19. Kush Brickell | 30. Tu Candela Bar |
| 7. Bahia | 20. Miami River Brewery | 31. Tucandela Bar |
| 8. Batch Gastropub | 21. MO Bar & Lounge | 32. Tucandela Bar |
| 9. Better Days | 22. One Miami Bar | 33. W Miami |
| 10. Black Hookah Inc | 23. Panamericano | 34. W XYZ Bar |
| 11. Blackbird Ordinary | 24. Pick-Up Bar | 35. Z Brickell Bar |
| 12. Boho Bar | | |
| 13. Brickell Performing Arts Bar | | |

SCHOOLS

- | | |
|----------------------------------|---------------------------------|
| 1. International School-Brickell | 5. Open Hearts Language Academy |
| 2. Key Academy Prep | 6. Southside Elementary |
| 3. Key Point Christian Academy | 7. The Agile Academy |
| 4. Mas Academy | |

Prime Brickell Location

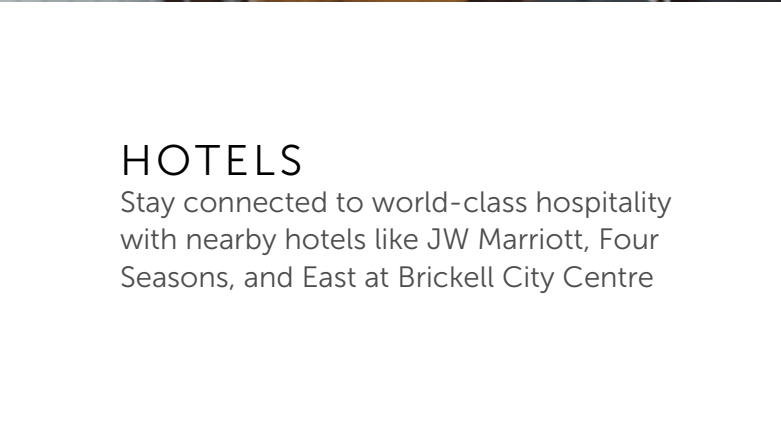


Location Highlights



50+
DINING OPPORTUNITIES

NEARBY RESTAURANTS
From fine dining to casual eateries, Brickell offers an incredible variety of culinary experiences within walking distance



HOTELS
Stay connected to world-class hospitality with nearby hotels like JW Marriott, Four Seasons, and East at Brickell City Centre



15
HOTELS

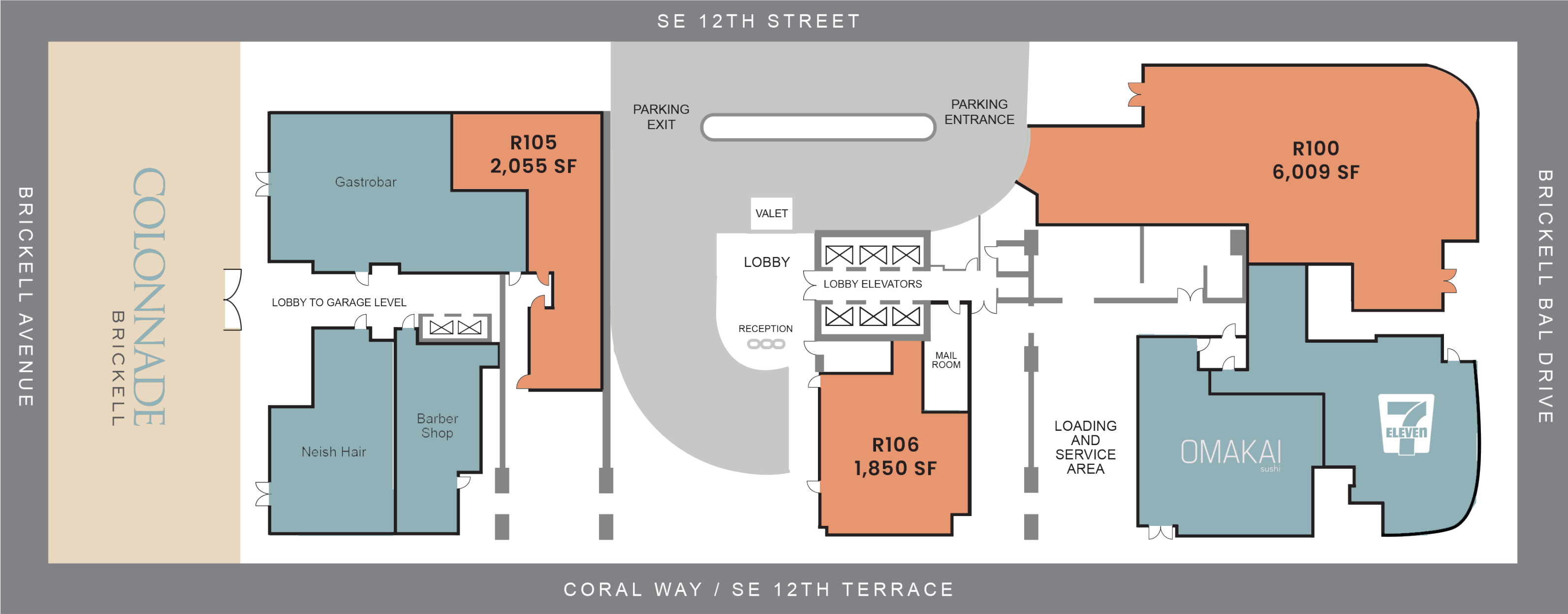


700,000 SF
RETAIL SPACE

RETAIL PARADISE
Over 700,000 SF of retail space, including 500,000 SF at Brickell City Centre and 200,000+ SF at Mary Brickell Village

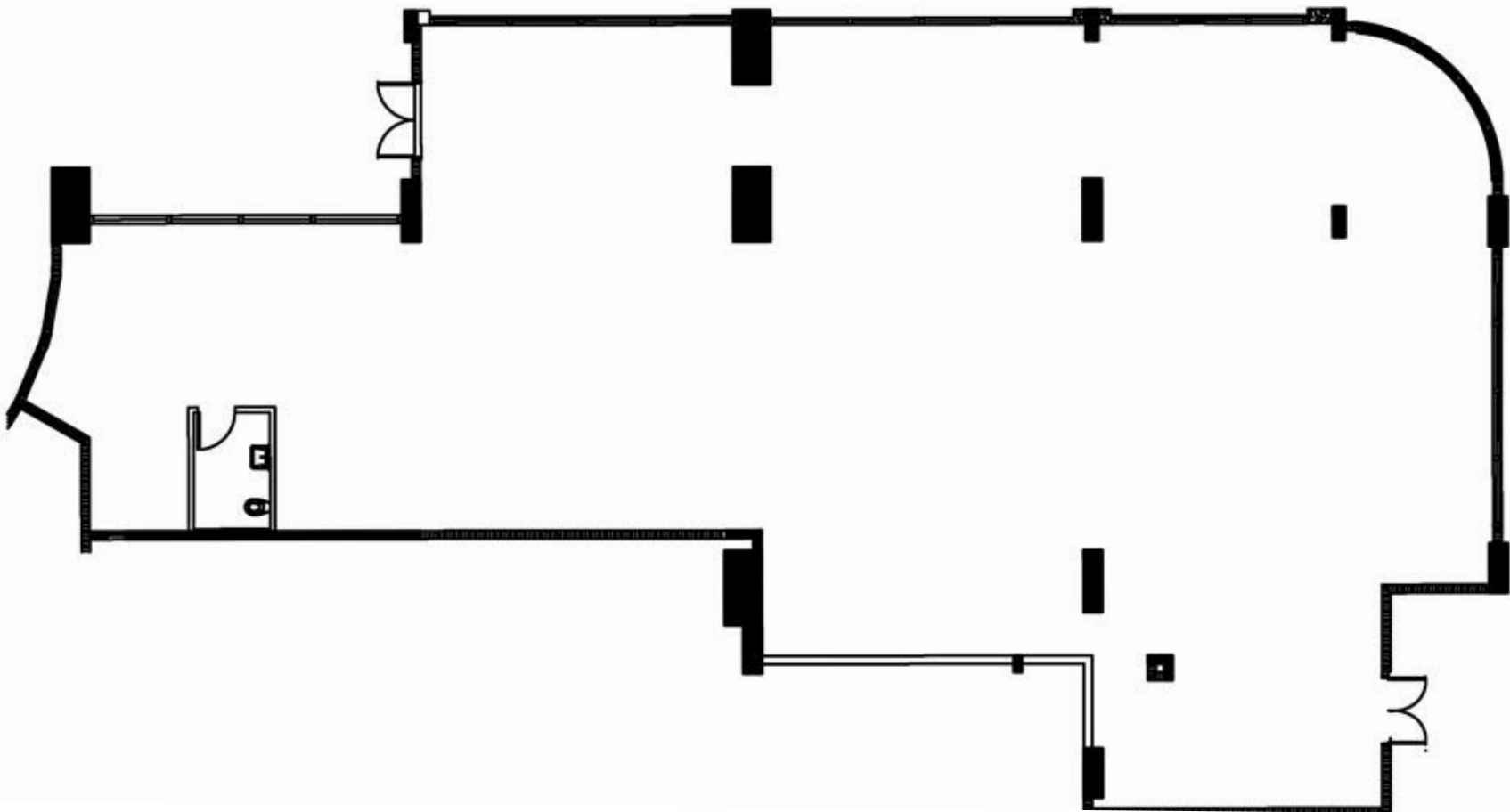


Site Plan

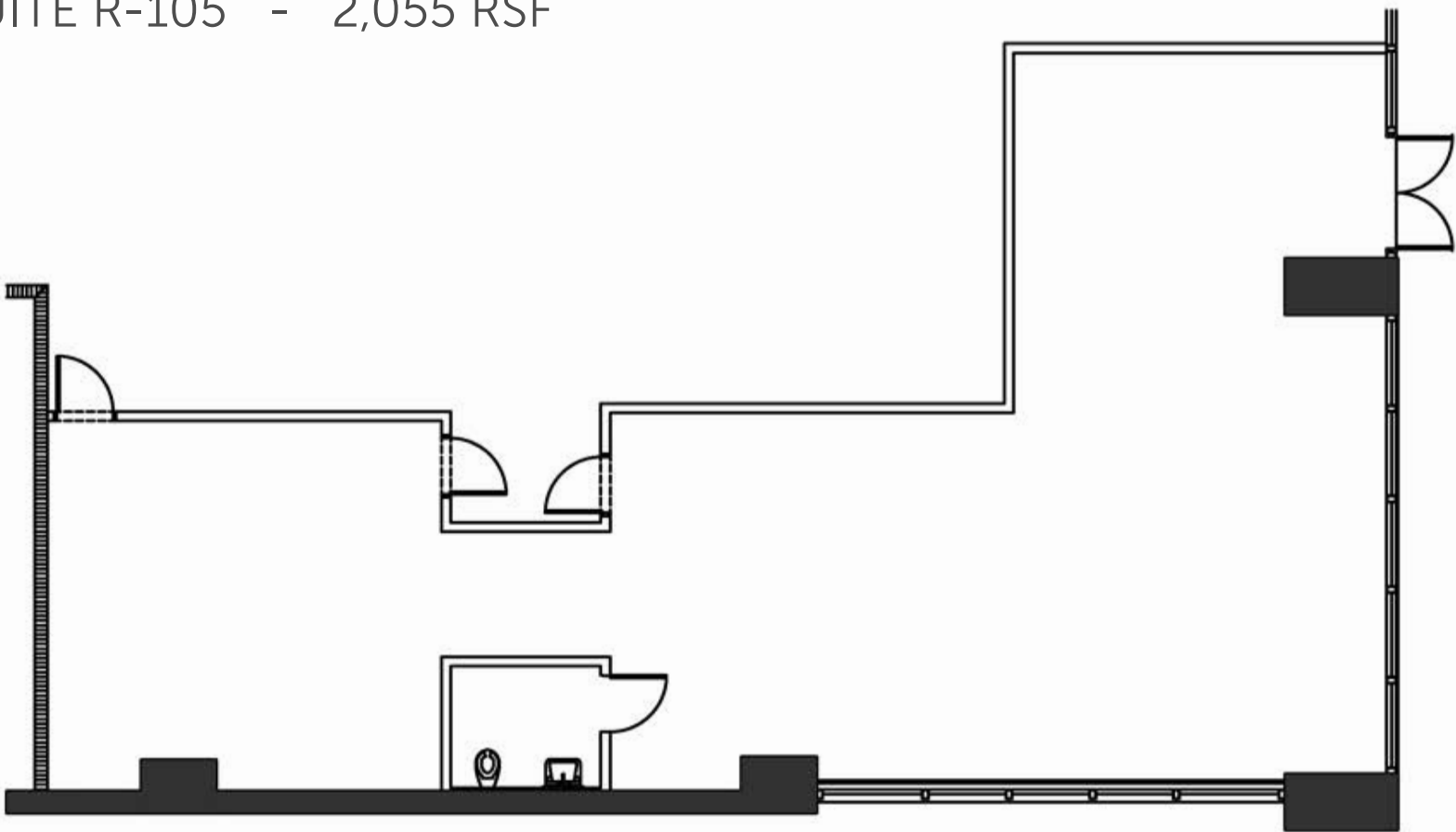


Floorplans

SUITE R-100 - 6,009 RSF

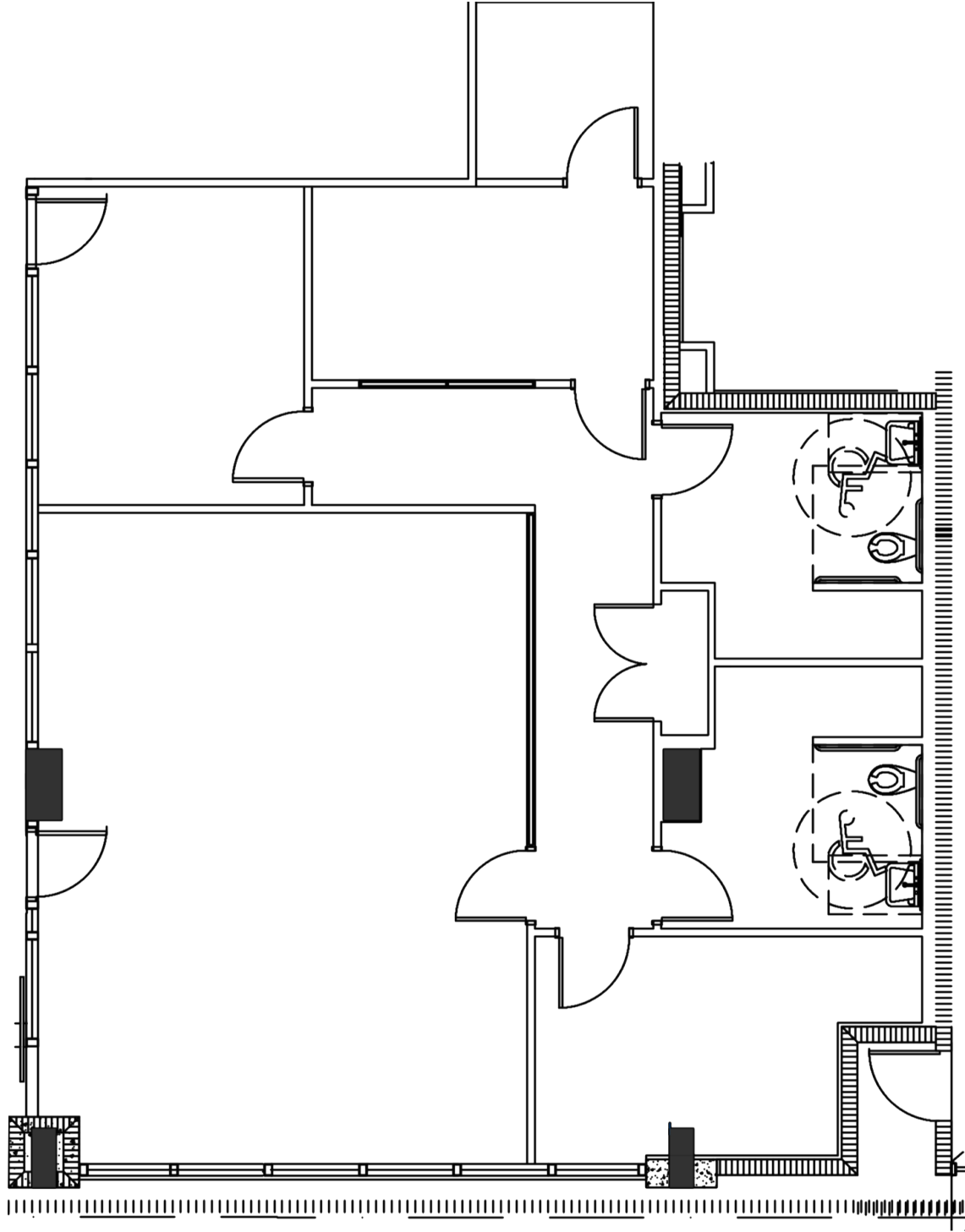


SUITE R-105 - 2,055 RSF



Floorplans

SUITE R-106
1,850 RSF





Colliers



Florida East Coast Realty, LLC

RYAN BRODSKY

954 695 8376

ryan.brodsky@colliers.com

JONATHAN CARTER

305 215 4522

jonathan.carter@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.