



777 || BRICKELL

Rediscover premier Miami downtown office space with all the brilliance of being in the heart of the city. Experience 777 Brickell Avenue, two-time winner of NAIOP's TOBY Building of the Year Award, featuring on-site management, robust amenities, 24-hour building security, State-of-the-art communications infrastructure, all located on the corner of Brickell and SE 8th Street.



RENOVATIONS
UNDERWAY

Features

- Efficient Floor Plates with Spectacular Bay Views
- Spectacular ingress/egress
- Large elevator bank with freight elevator
- Energy Star Rating
- On-site Restaurants
 - Truluck's Seafood Steak & Crab House
 - Embarcadero 41 Peruvian Fusion & Nikkei
- On-site Full Service Beauty Salon
- On-site Banking and ATM
- Covered parking accessible from Brickell Avenue
- 2.0/1,000 RSF (300 covered)
- On-site Management
- 24-hour security
- State-of-the-art communications infrastructure



BUILDING HIGHLIGHTS



Unobstructed
Water Views



Newly renovated



On-site Café



Superior Accessibility



Walkability to over 50
restaurants, 15 hotels



On-site Property
Management

BANKING & WEALTH

- Downtown Miami is the second largest banking center in the United States
- Banks from 18 countries operate in Miami
- Over 100 wealth management firms operate in Miami

WORKFORCE & TALENT

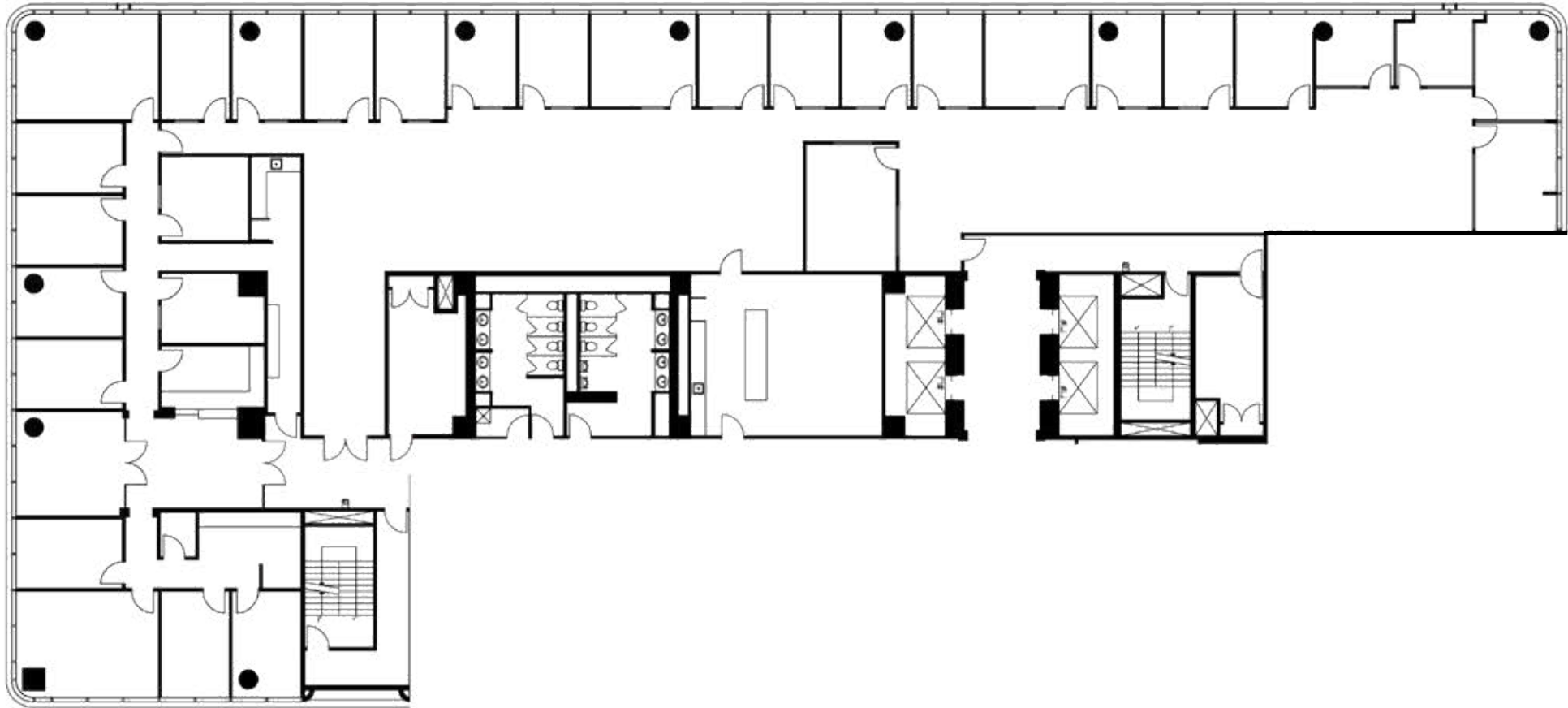
- Over 161,400 jobs added in the past six years (6,208 jobs added per quarter)
- 24 consecutive quarters of growth
- Home to 2 of the top 25 largest universities in the nation
- 30 colleges, universities, and technical schools

TOURISM & INFRASTRUCTURE

- Miami International Airport hosted 22 million passengers in 2015
- Hotel occupancy in Miami averaged 75.3% in 2023
- Overnight visitors spent 19.3 billion in 2023
- Miami has the highest concentration of boutique and lifestyle hotels in the United States
- Port of Miami is home to 18 different cruise brands
- Miami boasts 22 miles of world class beaches



10TH FLOOR - 5,000 - 13,385 RSF



WATER VIEWS





UNPARALLELED ACCESS
& WALKABILITY

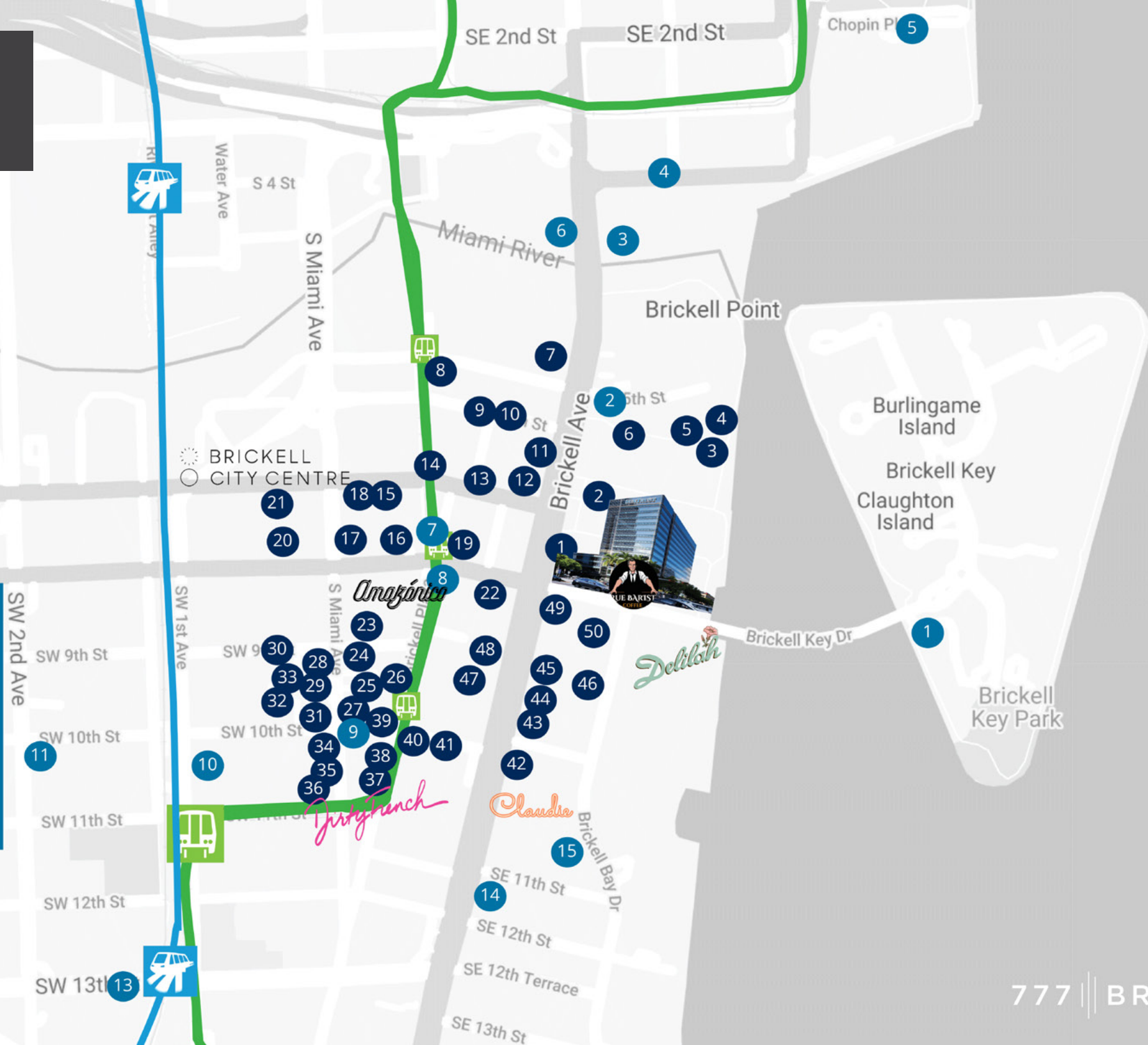
777 Brickell is centrally located with 50+ dining opportunities and 15 top notch hotels for local accomodations.

RESTAURANTS

- | | |
|------------------------|--------------------------|
| 1. Truluck's | 26. Shake Shack |
| 2. Pura Vida | 27. Balans |
| 3. Cipriani | 28. Moxie's |
| 4. Cantina La Veinte | 29. Uchiba (coming 2026) |
| 5. Addikt | 30. Raw Juce |
| 6. Panther Coffee | 31. North Italia |
| 7. Capital Grille | 32. Mister 01 |
| 8. Friend's | 33. Happea's |
| 9. Pizza Rustica | 34. One K Raw |
| 10. Hibachi Grill | 35. Dolores |
| 11. Hutong | 36. Socal Cantina |
| 12. Flemmings | 37. Tokyo Tuna |
| 13. B Bistro | 38. Latin Cafe |
| 14. River Oyster bar | 39. Sexy Fish |
| 15. Dr. Smood | 40. DC Pie |
| 16. Tacology | 41. Crema |
| 17. Pubbelly Sushi | 42. Nusr-et |
| 18. Luke's Lobster | 43. Craft |
| 19. Quinto La Huella | 44. Joe & The Juice |
| 20. Casa Tua Food Hall | 45. Pasion Del Cielo |
| 21. Cafe Americano | 46. Palmas Café |
| 22. Gaults Café | 47. Atelier Café |
| 23. Chipotle | 48. S47 Lounge |
| 24. P.F. Chang's | 49. Bolay |
| 25. Starbucks | 50. Cava (Coming soon) |

HOTELS

- | |
|------------------------|
| 1. Mandarin Oriental |
| 2. W Hotel |
| 3. Epic Hotel |
| 4. JW Marriott Marquis |
| 5. Intercontinental |
| 6. Hyatt |
| 7. East Hotel |
| 8. SLS Lux |
| 9. Citizen M |
| 10. Hampton Inn |
| 11. Aloft |
| 12. Brickell Luxe |
| 13. SLS |
| 14. JW Marriott |
| 15. Hyatt Centric |





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