



SUBLEASE BELOW MARKET RATE

801 BRICKELL AVENUE, MIAMI, FL 33131

NEW BROKER INCENTIVE!

Weekend Stay-cation: Receive dinner for two at STK and a two night stay at the ME Miami Hotel upon lease signing.

SUBLEASE FEATURES:

- 5,564 SF
- Rental rate is negotiable
- Term expires December 31, 2018
- Furniture included

\$28 PSF
FULL SERVICE

BUILDING FEATURES:

- Class A office building located in Miami's Brickell Financial District.
- Twenty-four hour security personnel and sophisticated life-safety systems in place
- A trained engineering crew is on call, guaranteeing prompt service, while state-of-the-art energy control technology ensures a comfortable work environment
- Nine-story parking garage with building access through four elevators as well as valet parking

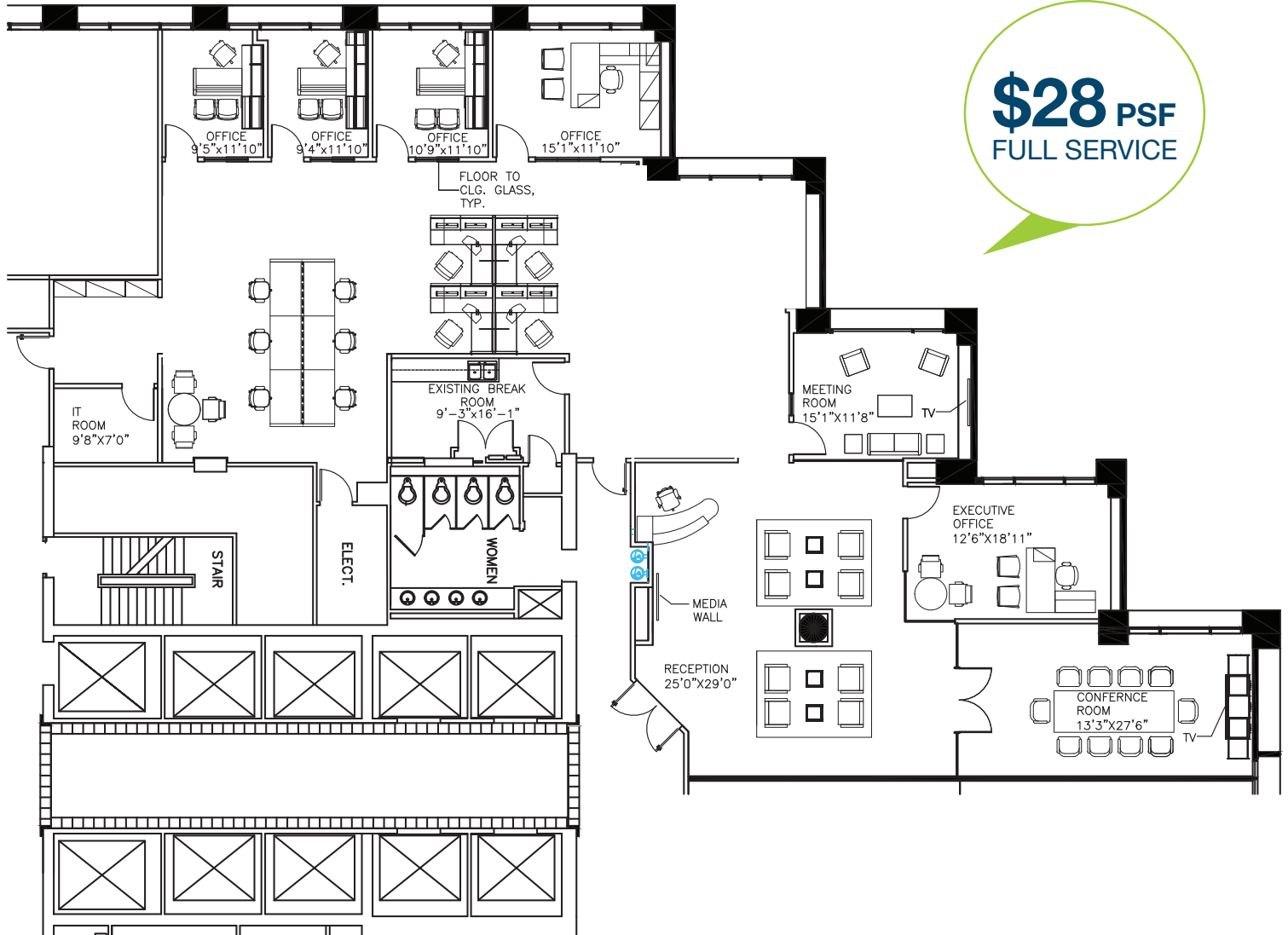
LOCATION FEATURES:

- Walking distance to Brickell City Centre and Mary Brickell Village
- Minutes away from Miami's International Airport and bustling port
- Within walking distance of the Metromover, Metrorail and Brickell/Biscayne Trolley
- Easy access to I-95 and US-1
- Nearby is the excitement of South Beach, the fine dining of Coral Gables and an array of theaters, concerts and entertainment.



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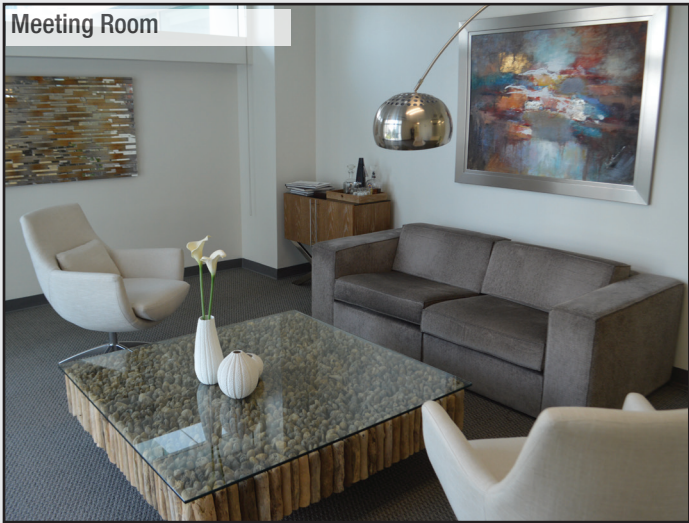
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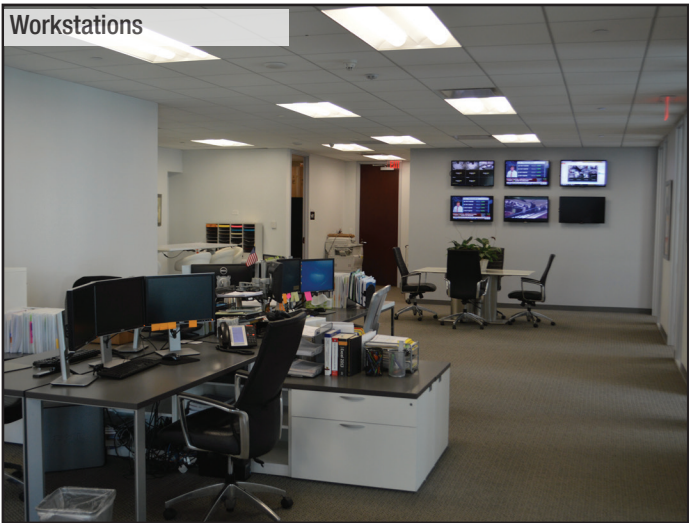
BLANCA
COMMERCIAL REAL ESTATE, INC.
LICENSED REAL ESTATE BROKER

No warranty of representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

Meeting Room



Workstations



Conference Room



Executive Office



Workstations



Collaborative Area

