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120 SW 8th St., Miami, FL 33130

DWN
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REALTY ADVISORS
25.77°N - 80.19°W

The Building in Brickell

120 SW 8th St., Miami, FL 33130

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$37.50 SF/yr (NNN)
NNN Budget 2021	\$8.25
Total Available Sq Ft:	15,921
Available SF:	4,300 SF-15,921
Lot Size:	7,000 SF
Type:	Class "A" Creative Office
Market:	South Florida
Submarket:	Brickell - Miami

PROPERTY OVERVIEW

Dwntwn Realty has been retained to lease a Class "A" Creative building in the heart of Brickell. This building is free-standing on 3 levels and a rooftop terrace where you can enjoy gorgeous views of the Miami skyline, work outside and have lunch at a picnic table. The 1st floor also has a street retail space available. The offices here are turn-key and come fully furnished if need be. This building defines Class "A" Creative and is set up to be either a free-standing corporate headquarters or a private full-floor suite. This building in Brickell provides for a turn-key, immediately available highly creative space ideal for a corporate headquarters with unmatched finishes, an efficient layout, fully wired and ready for occupancy.

PROPERTY HIGHLIGHTS

- 1st Floor - 4,300 SF office space & 1,421 SF of retail space
- 2nd Floor - 6,300 SF office space
- 3rd Floor - 3,900 SF office space
- Turn-Key, with onsite parking 2.2/1k + street parking
- Fully furnished is optional
- Just steps away from everything in Brickell.

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ADDITIONAL PHOTOS



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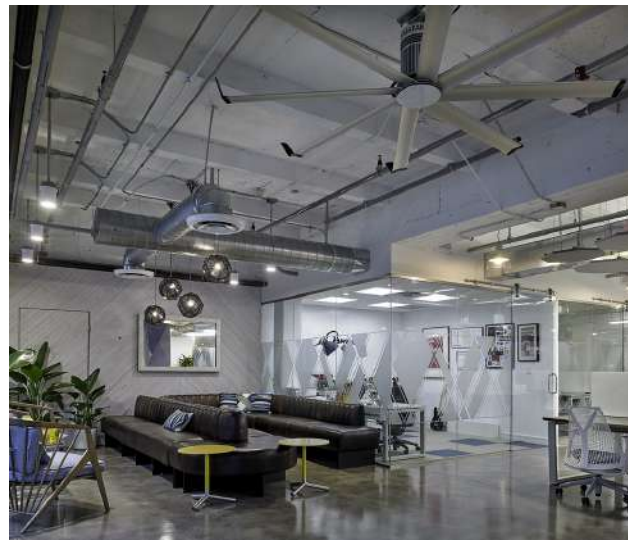
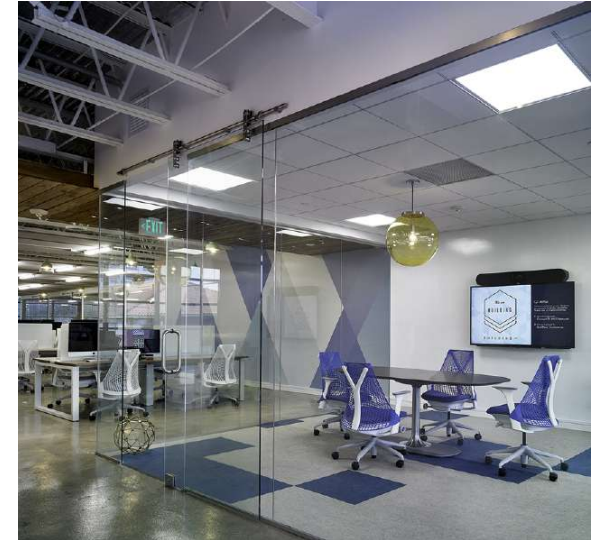
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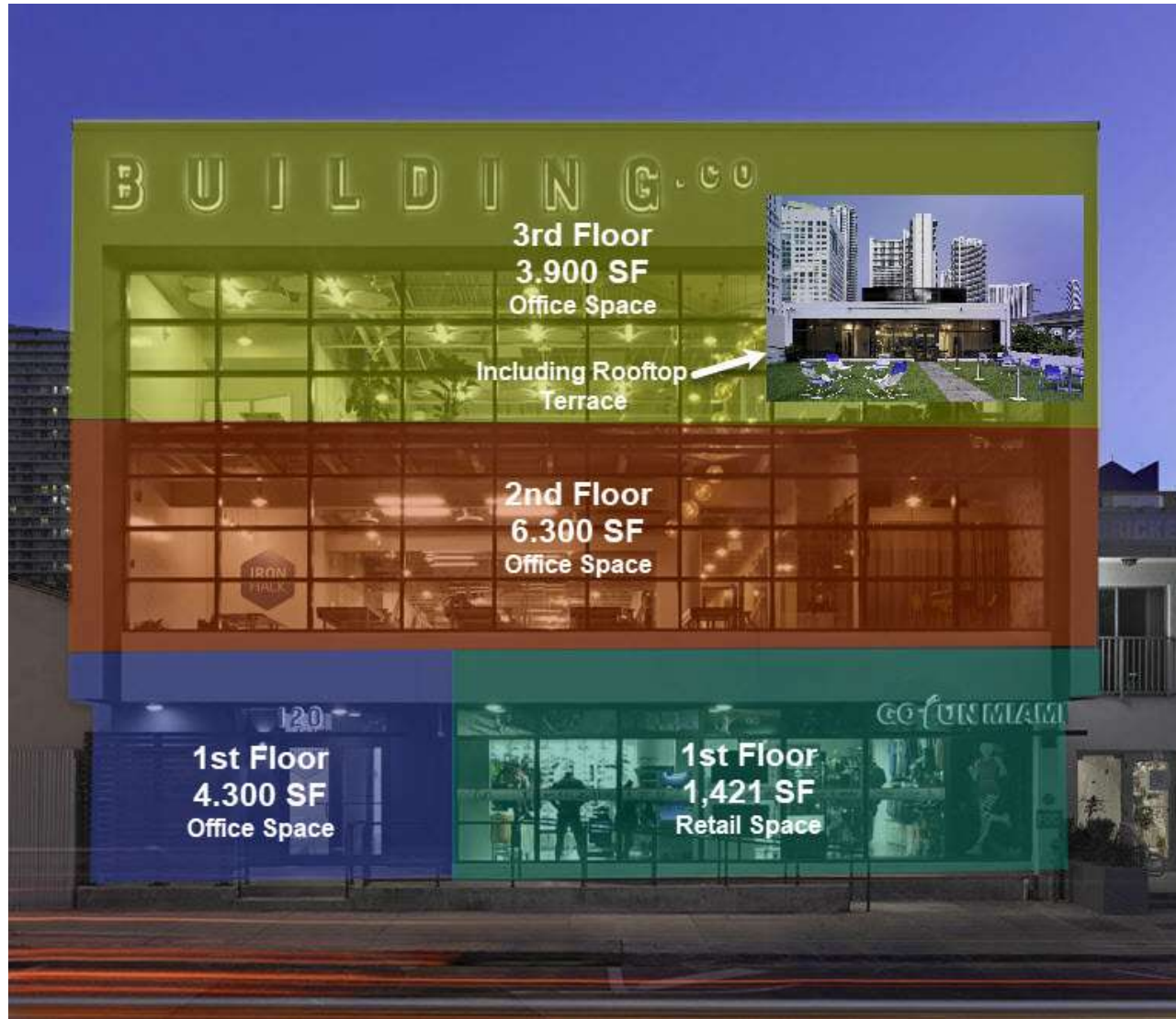
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STACKING PLAN



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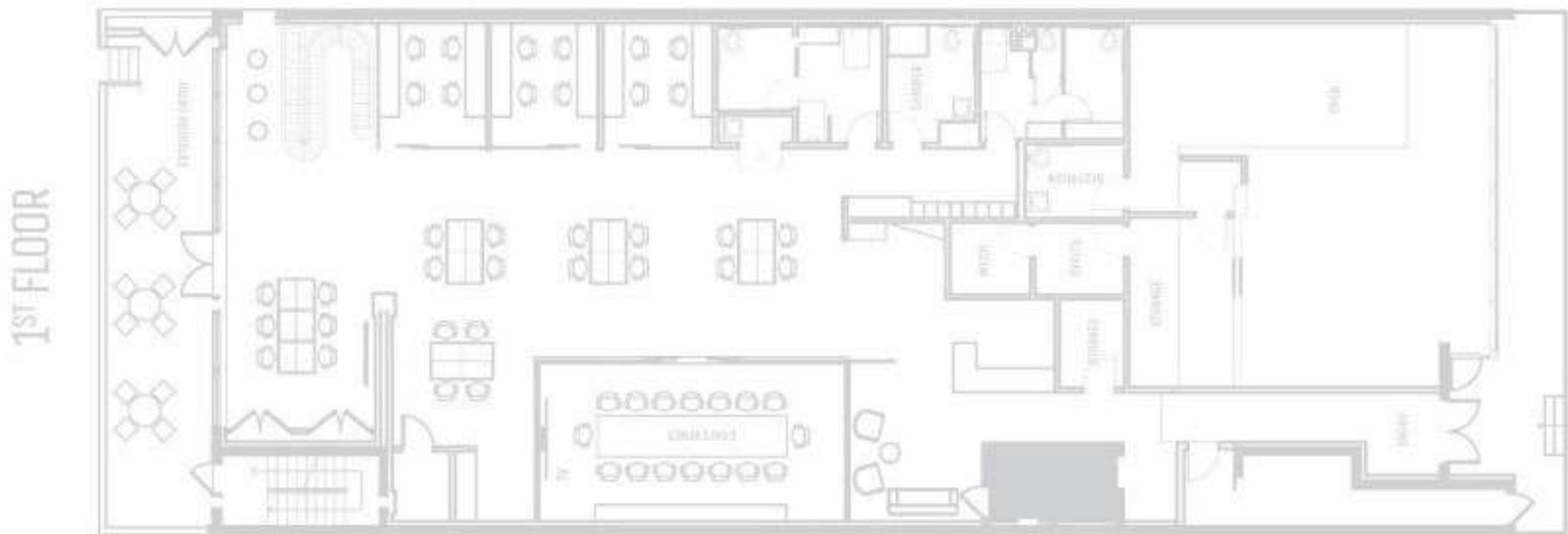
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FLOOR PLAN - 1ST FLOOR OFFICE



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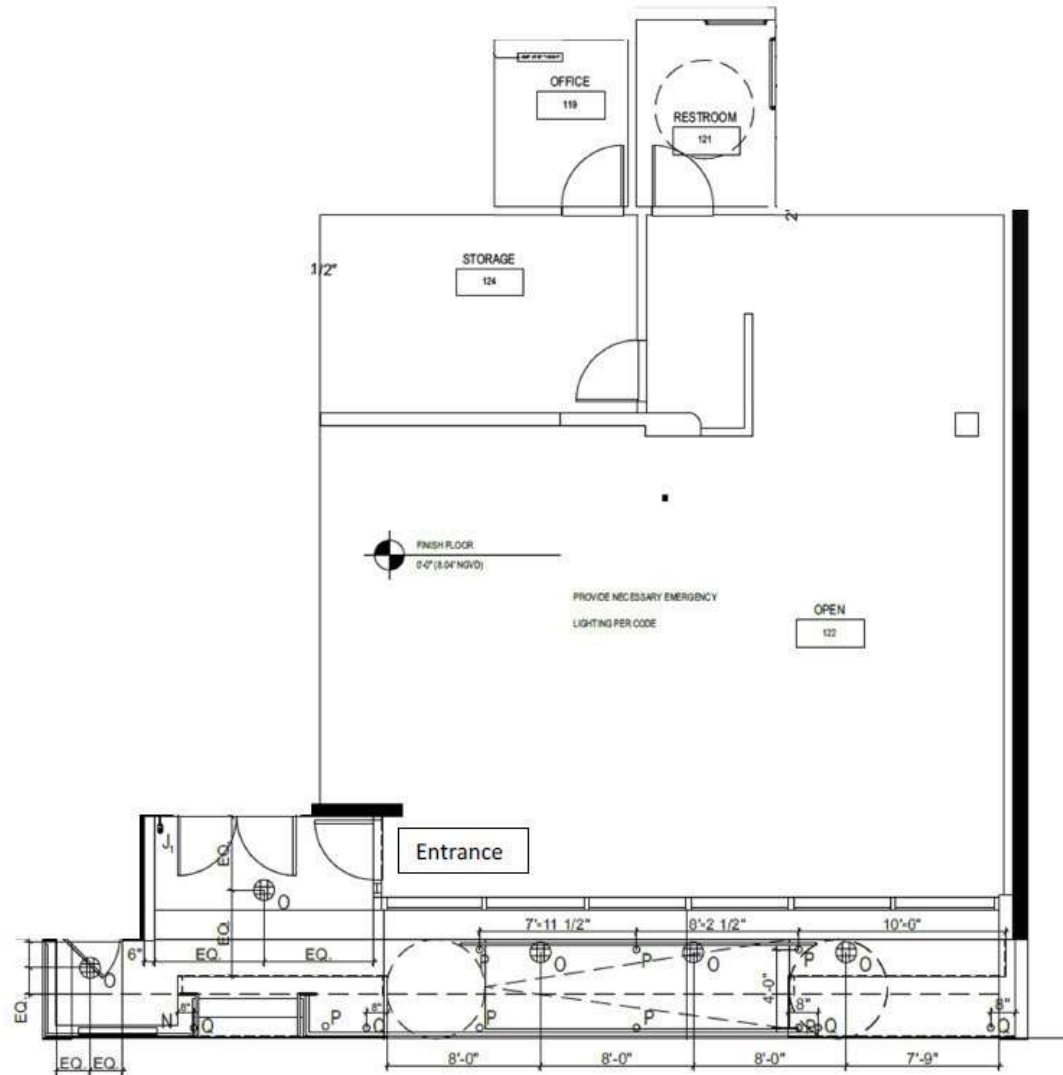
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FLOOR PLAN - 1ST FLOOR RETAIL



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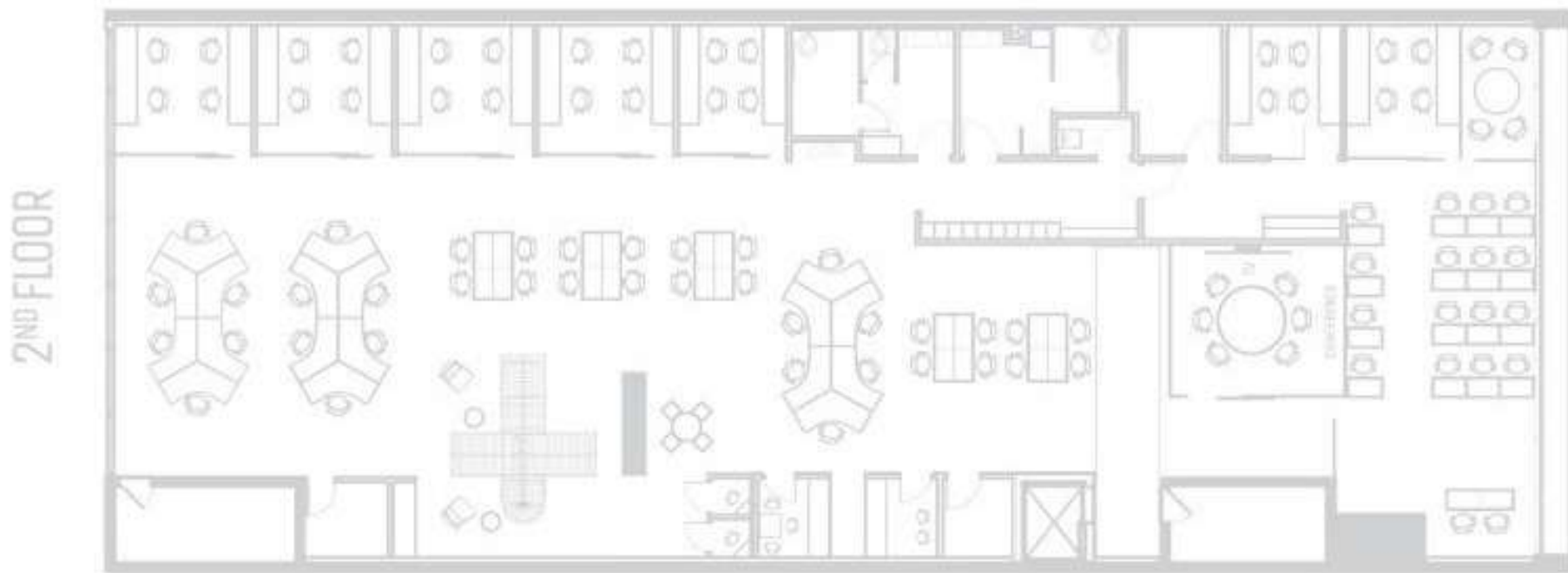
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FLOOR PLAN - 2ND FLOOR OFFICE



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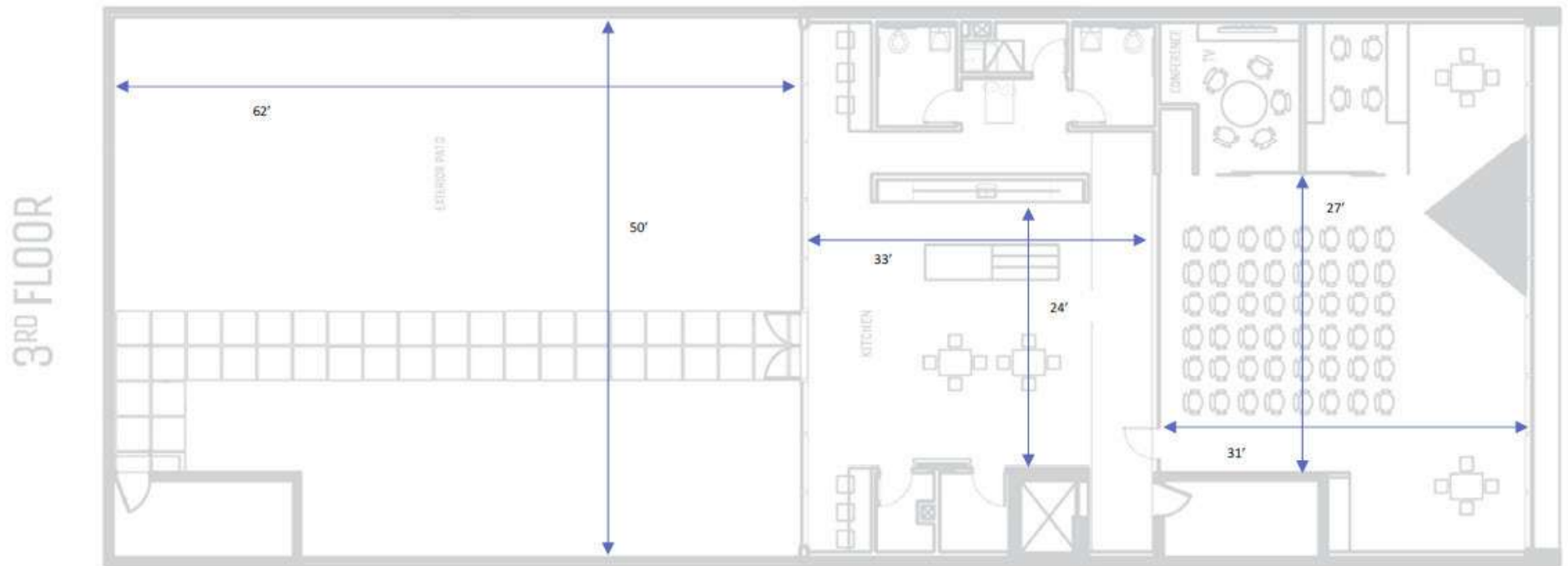
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FLOOR PLAN - 3RD FLOOR OFFICE + ROOFTOP TERRACE



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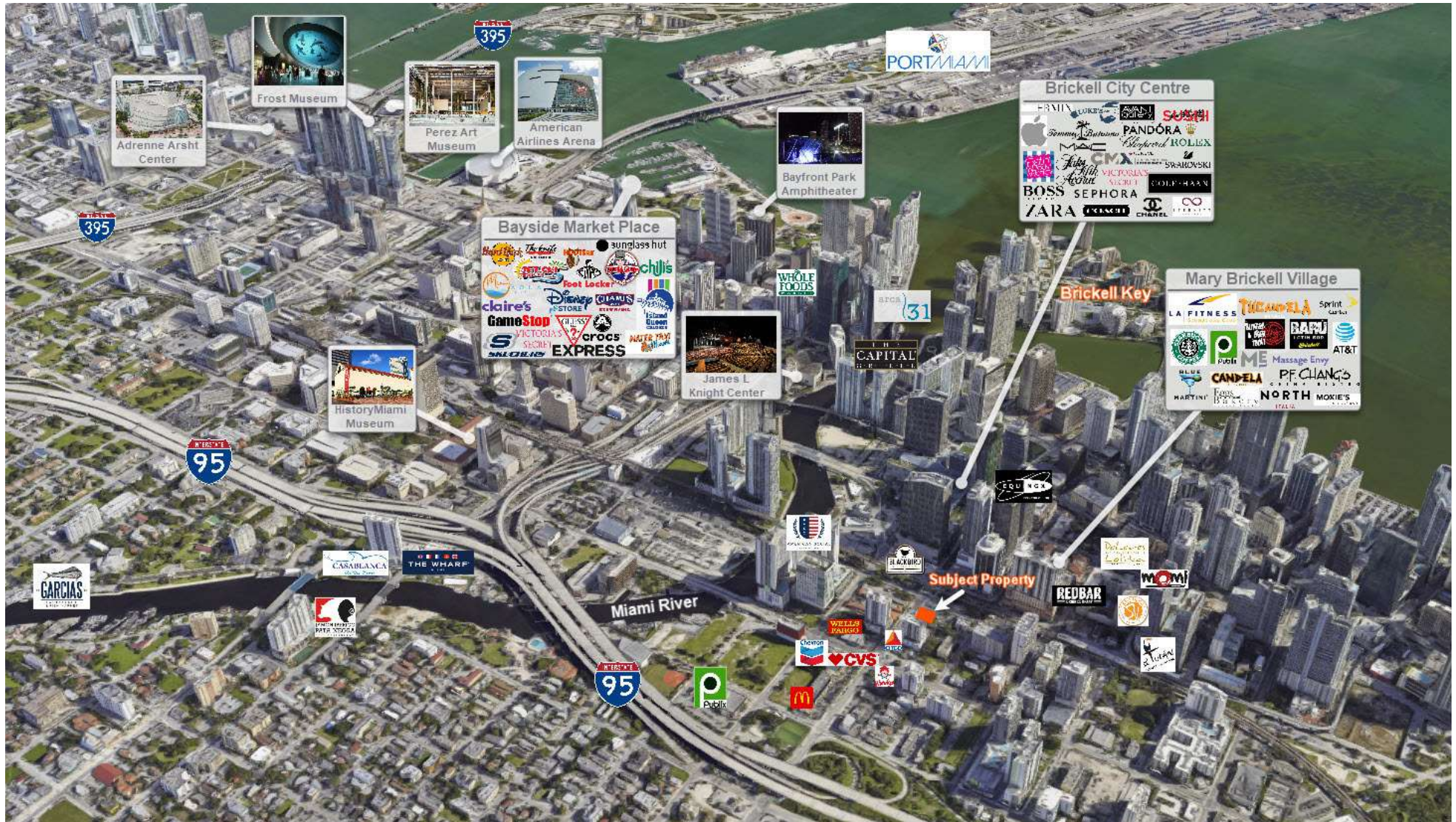
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LOCATION CONTEXT



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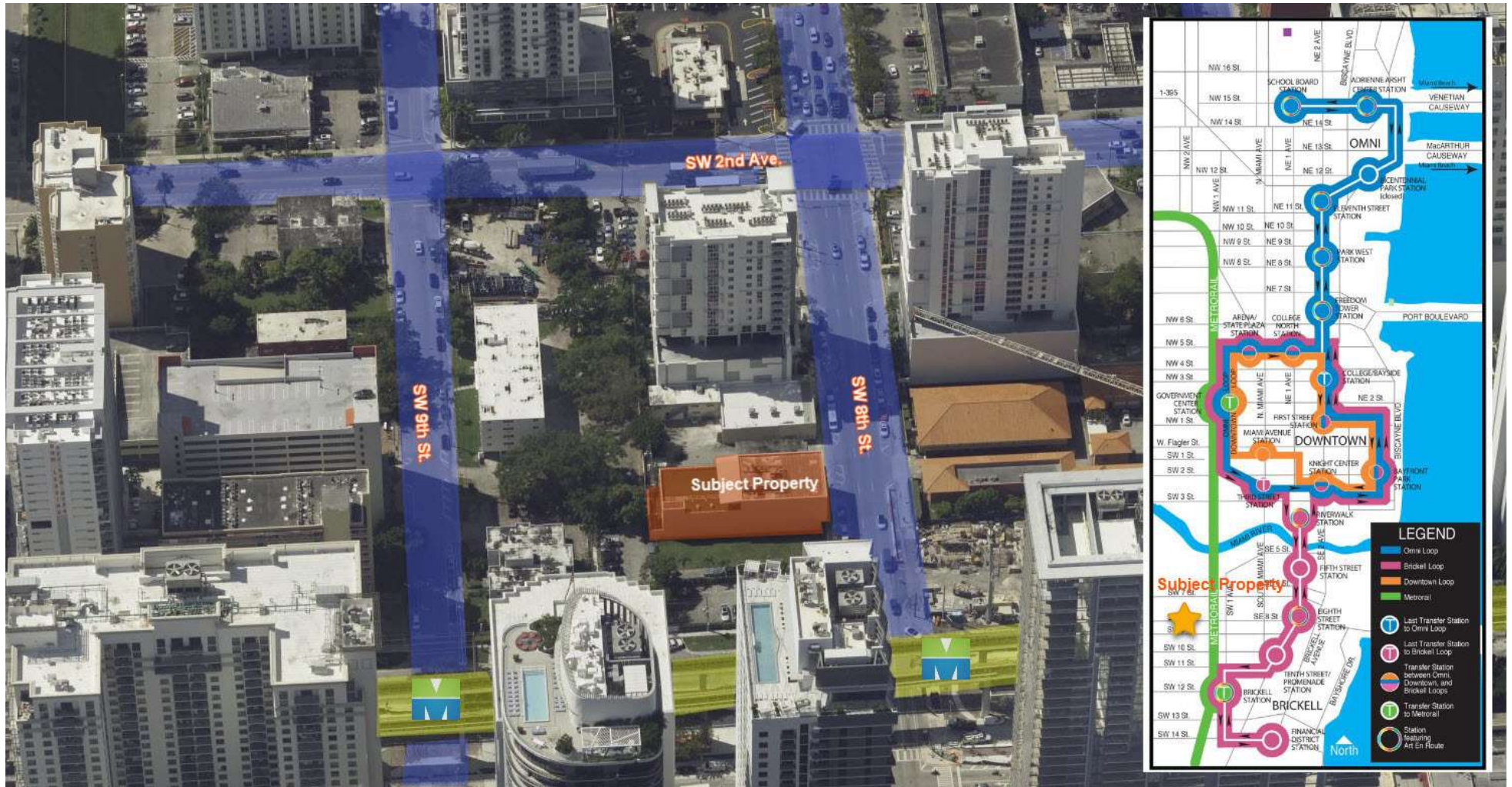
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AERIAL + MIAMI-DADE TRANSIT MAP



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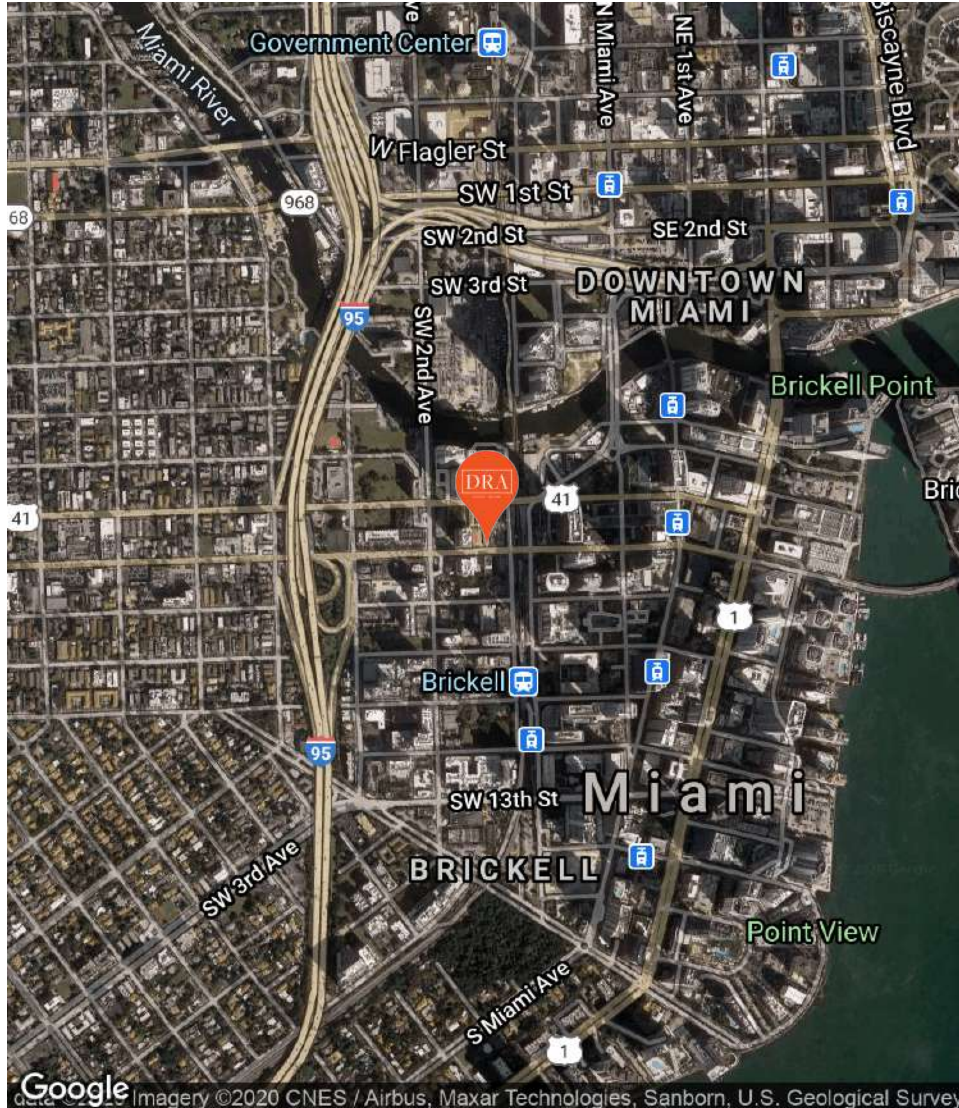
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LOCATION MAPS



LOCATION OVERVIEW

Located in the heart of lively Brickell, just steps from the Metrorail, 2 blocks from I-95, and walking distance from endless lunch and happy hour spots as well as retail stores.

- Core Brickell Location
- Onsite Parking
- Adjacent to People Mover
- Adjacent to the Underline
- Adjacent to Brickell City Centre
- Equidistant between I-95 & USA
- Prominent Visibility & Great Access

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