

ESPIRITO SANTO PLAZA

1395 BRICKELL AVENUE. MIAMI, FL. USA

THE OPPORTUNITY

This is a unique opportunity to acquire a trophy and stabilized asset in the best possible location in Miami. The property is one of the most representative and iconic in the city, located in Miami's Financial District.



MAIN PROPERTY DATA

Property Type:	Class A Office	Net Rentable Area:	266,692 sf.
Site:	2.31 Acres	Occupancy:	98,7%
Number of Stories:	35	Office Space:	248,087 sf.
Distribution		Two Bank Branches:	12,076 sf.
Office and Retail Space:	Floors 1, 2 and 4 to 15	Retail Space:	6,529 sf.
Conrad Hotel (not included):	Floors 3, and 16 to 25	Floor Area Ratio (FAR):	2.65
Residential condominium:	Floors 26 to 35	Parking structure:	12 Stories
Year Built:	2004	Parking Ratio (per 1,000 sf. NRA):	2.01

MAIN BUILDING FEATURES AND AMENITIES

- » Fitness club below the sky lobby
- » Luxurious Atrium Sky Lobby
- » Restaurant facilities are part of the Hotel
- » Valet parking is available for tenants and building patrons
- » The building's glass curtainwall system is designed to be completely waterproof during a flood or storm surge
- » The generously landscaped roof of the garage is occupied by a health club swimming pool and tennis courts



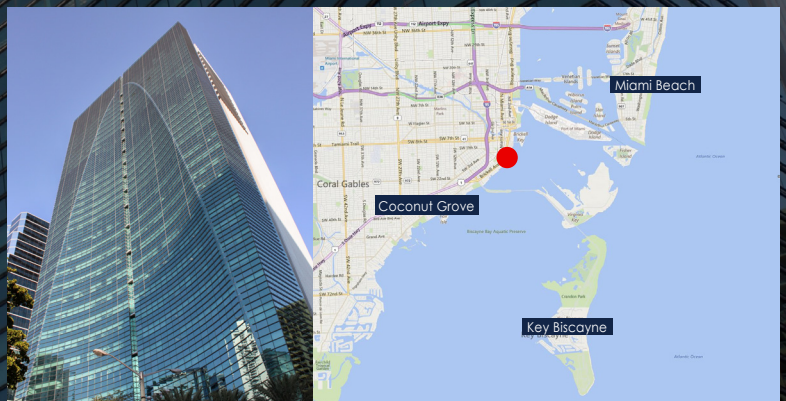
TENANCY AND FINANCIAL DATA

RELEVANT TENANTS

Wells Fargo:	7,984 sf.
Espirito Santo Bank:	58,117 sf.
Nomura Securities:	1,970 sf.
Quest Workspaces:	31,728 sf.
French Consulate:	8,252 sf.
Weil, Gotshal Manges:	24,381 sf.
Legg Mason:	7,786 sf.
Fowler & White:	32,521 sf.

Total Credit Tenants: 172,739 sf. (65%)

LOCATION MAP



DISCLAIMER

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