

Move-in Ready Brickell Sublease

Banco Sabadell



Concierge-level service, curated spaces, and seamless technology—every detail designed for the modern professional.

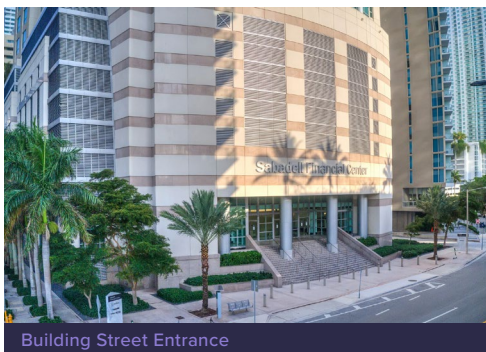
At Sabadell Financial Center, the newly reimagined lobby delivers a concierge-style experience for tenants. The building features flexible common areas designed for connection and comfort, including collaboration lounges, a curated library space for client entertainment and informal meetings, and state-of-the-art conference rooms with full technology integration—all crafted to enhance a seamless, hospitality-driven workday. Completing the experience is an expansive rooftop amenity deck with landscaped green space and programmed fitness activities, offering panoramic views of Biscayne Bay and the Brickell skyline.

Overview

Building Name:	Sabadell Financial Center
Building Address:	1111 Brickell Avenue, Miami, FL 33131
Building Class:	A
Premises:	3,426 SF - Suite 2725
Rental Rate:	Negotiable
Term:	Through February 2027
Availability:	Immediately
Parking:	2 Unreserved Spaces at \$180 / Space / Month
Furniture:	Available

Building Features

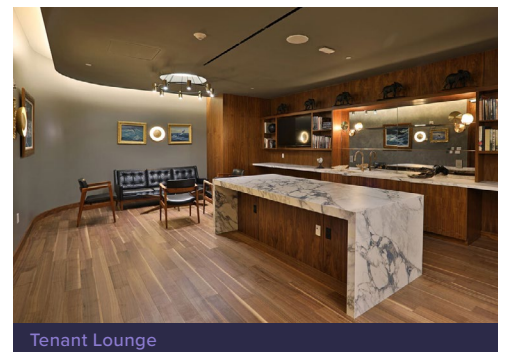
- Class A office tower
- Connected to the JW Marriott Hotel on Brickell Avenue
- Renovated lobby
- 20,000 SF landscaped terrace space with views of Biscayne Bay and Brickell skyline
- Conference center facility
- On-site restaurant
- On-site property management and ownership



Building Street Entrance



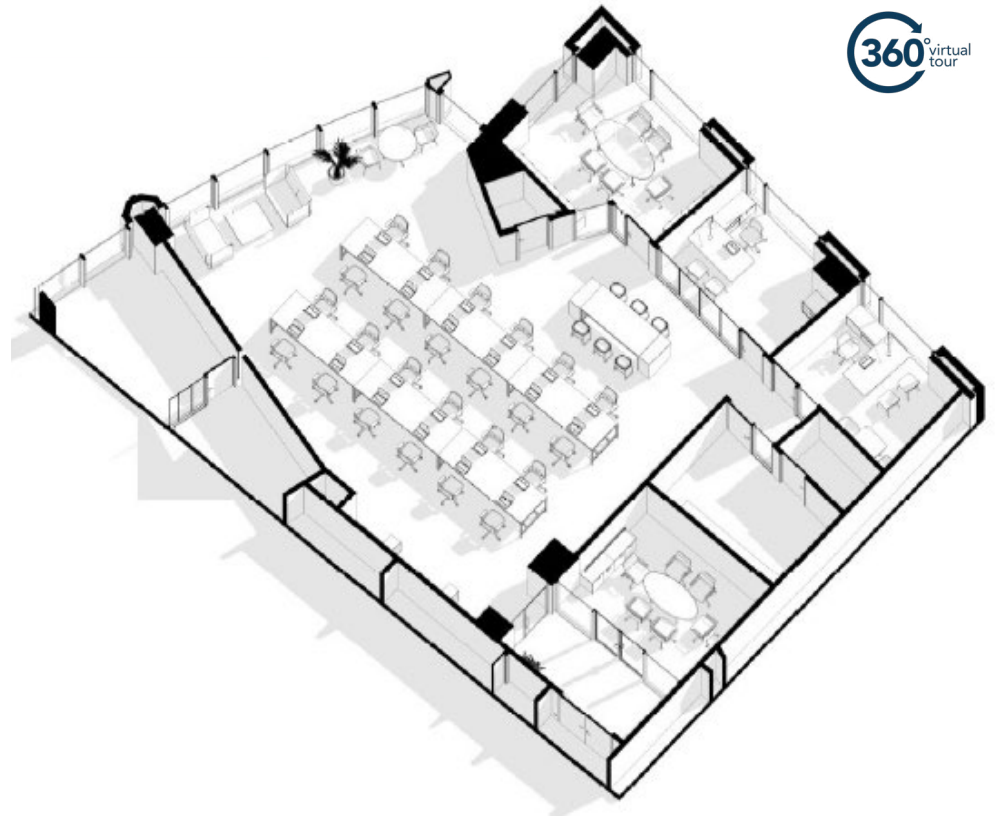
Building Lobby



Tenant Lounge

Suite 2725

- 3,426 SF
- Term Through February 2027
- Furniture included
- Available Immediately
- Move-in Ready



Layout:

- 3 private offices
- Reception Area
- Conference Room
- Kitchen / Break Room,
- Workstation Seating for 24
- Lounge Space / Additional Workspace Seating



Open area and workstations.

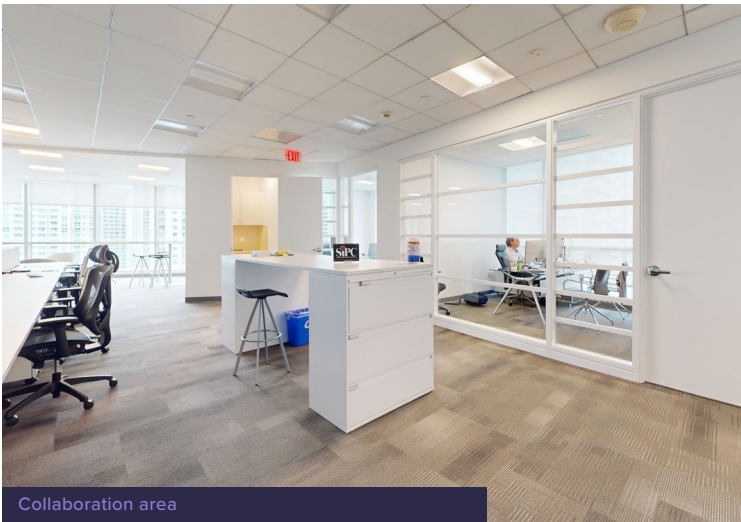
Suite 2725
3,426 SF



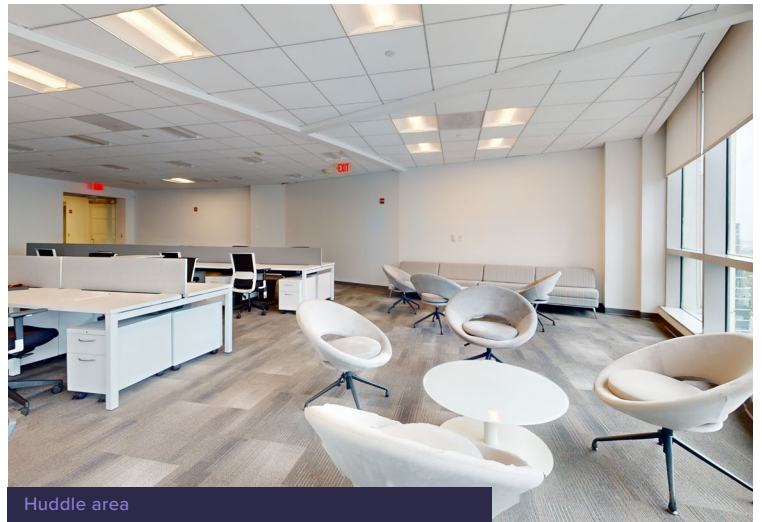
Workstations



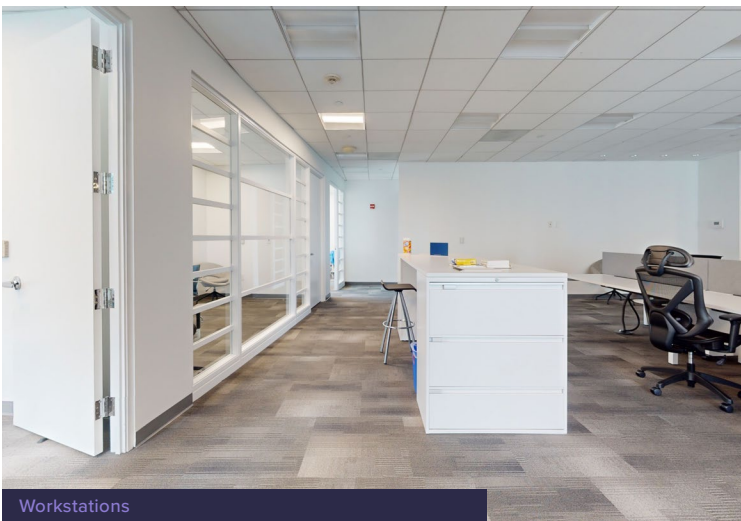
Employee lounge area



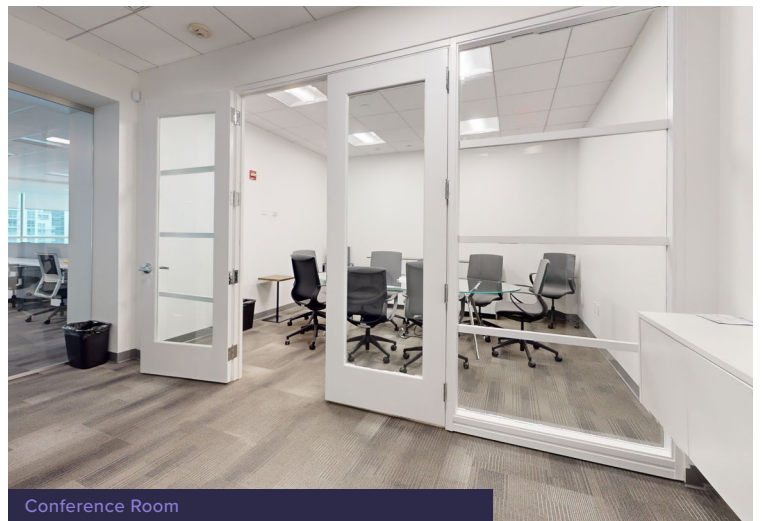
Collaboration area



Huddle area



Workstations



Conference Room

Brickell

Brickell Avenue, located in the heart of Miami's financial district, is a premier destination for professionals seeking a dynamic urban lifestyle. Lined with high-rise office towers, luxury condominiums, and upscale hotels, it offers easy access to major corporations, international banks, and co-working spaces. The area is well-known for its walkability, with top-tier restaurants, chic cafes, boutique fitness studios, and vibrant nightlife all within reach. Proximity to public transit, including the Metromover and Metrorail, adds to its appeal, making Brickell Avenue a convenient and sophisticated hub for business and modern living.

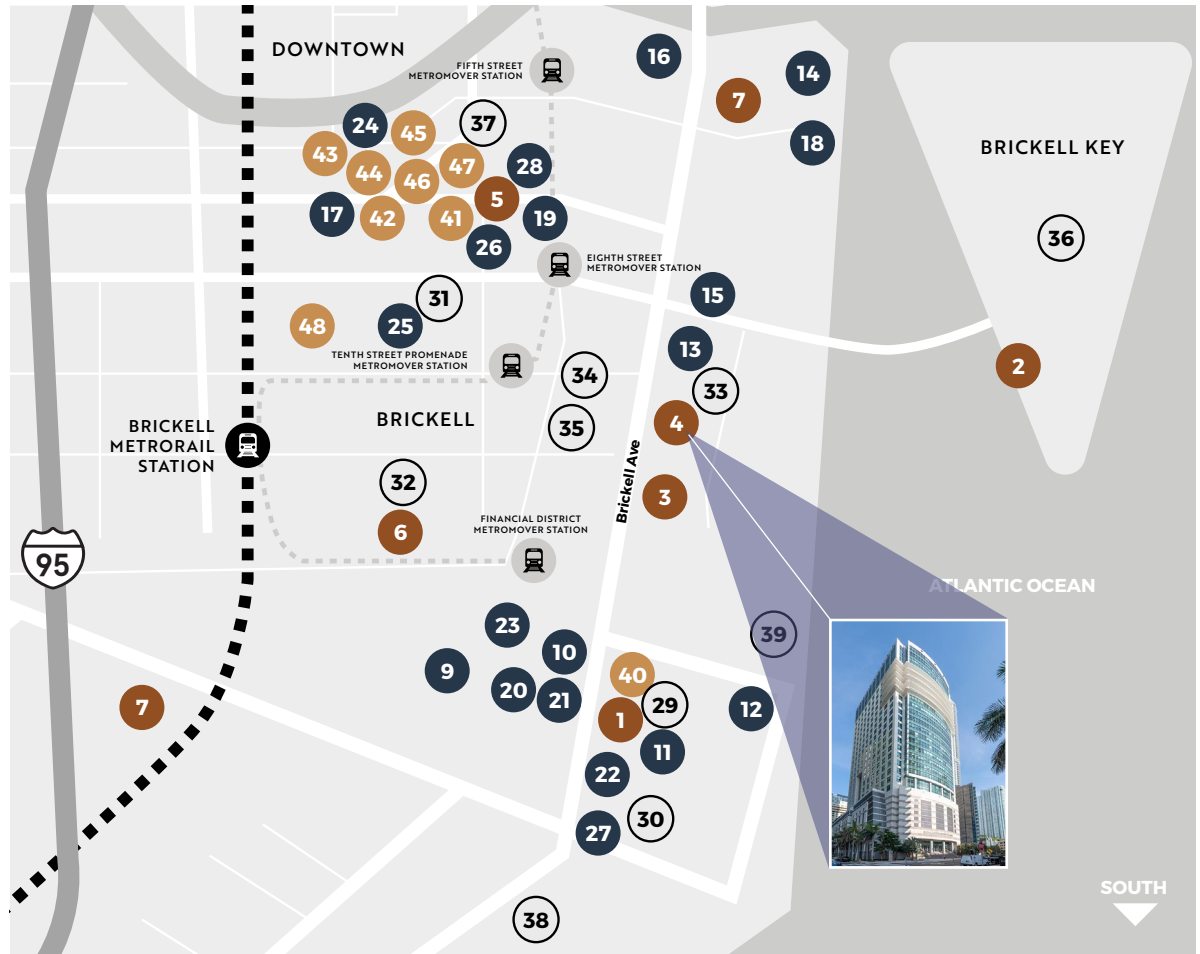
Nearby Amenities

HOTELS

1. Four Seasons Hotel
2. Mandarin Oriental Hotel
3. AKS Hotel
4. JW Marriott Miami Hotel
5. East Hotel
6. SLS Brickell
7. W Miami
8. Novotel Miami Brickell

RESTAURANTS

9. PM Fish and Steak House
10. Salty Flame
11. Edge Steak & Bar
12. LPM Restaurant & Bar
13. Komodo
14. Cipriani
15. Trulucks
16. The Capital Grille
17. Pubelly Sushi
18. Cantina La Veinte
19. CH'I
20. Cala Millor (on-site at 1450 Brickell)
21. Felice (on-site at 1450 Brickell)
22. Joe & the Juice
23. Paperfish Sushi
24. Casa Tua Cocina
25. North Italia
26. Kaori
27. Rosetta Bakery
28. Sugar



RESIDENCES

29. Four Season's Residences
30. Echo Brickell
31. Flatiron Brickell
32. SLS Residences
33. Panorama Tower
34. 1010 Brickell
35. 1040 Brickell
36. Brickell Key

RESIDENCES

37. Reach & Rise Residences
38. Santa Maria
39. Jade at Brickell Bay

RETAIL

40. Equinox
41. Brickell City Center
42. Apple
43. Saks Fifth Avenue

RETAIL

44. Suit Supply
45. Ted Baker
46. Sephora
47. Zara
48. Mary Brickell Village

TRANSIT

- Metrorail
- Metromover
- Trolley
- Metrobuss

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