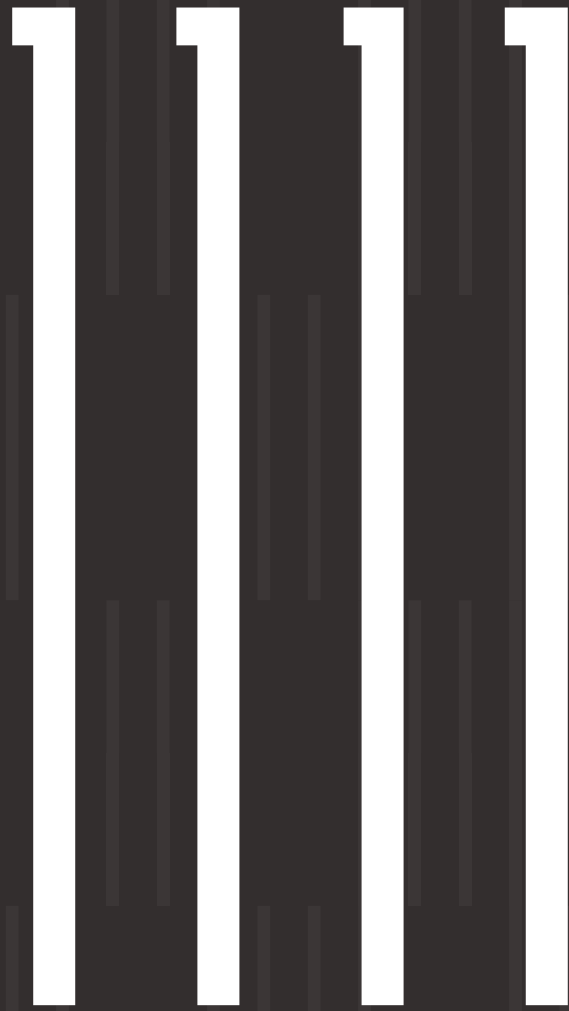




SABADELL
FINANCIAL CENTER

WHERE OFFICE AND HOSPITALITY CONVERGE

Sabadell Financial Center redefines what a commercial tower can be. Here, exceptional service and unique experiences invite you to explore beyond the confines of the office. We transform the conventional workplace into an inspiring environment, blending style, vibrant energy, and hospitality-focused service with thoughtfully curated spaces.



A NEW *FIRST* *IMPRESSION*



30-STORY CLASS A OFFICE TOWER

Redesigned Modern Entrance

Hospitality Focused Lobby
Renovation & Activation

Unique Conference & Collaborative
Meeting Spaces Outside Your Office

Expansive Food and Beverage
Options Including Various Cafes and
Health Conscious Offerings

Multiple Fitness Offerings

Half Acre Rooftop Amenity Deck,
Featuring Green Space and
Programmed Fitness Classes

Additional On-site Amenities Include
JW Marriott Hotel and Bank

Valet & Ride-Share Pickup

Cell Signal Technology Enhancement

Fast and Responsive On-Site
Ownership



568,000 SF
TOTALING APPROX.

26,000 SF
AVG. FLOOR PLATE

2.0 PER 1K SF
COVERED PARKING RATIO

0.5 ACRE
OUTDOOR TERRACE SPACE



VICE CITY BEAN COFFEE BAR

THE CARROT EXPRESS





MULTIPLE FITNESS OFFERINGS

THE TERRACE





THE LIBRARY

COLLABORATIVE MEETING SPACES

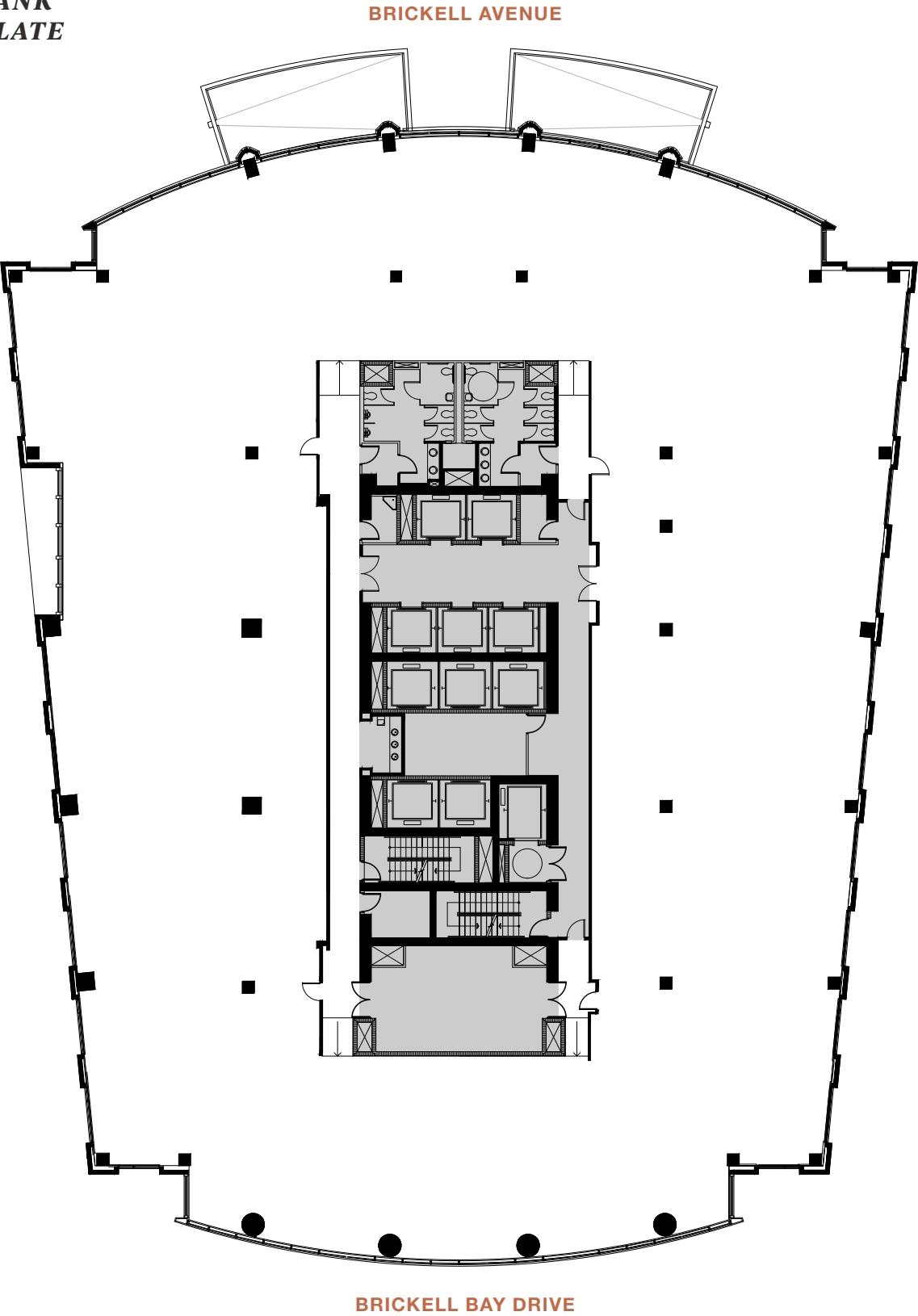


COLLABORATIVE MEETING SPACES

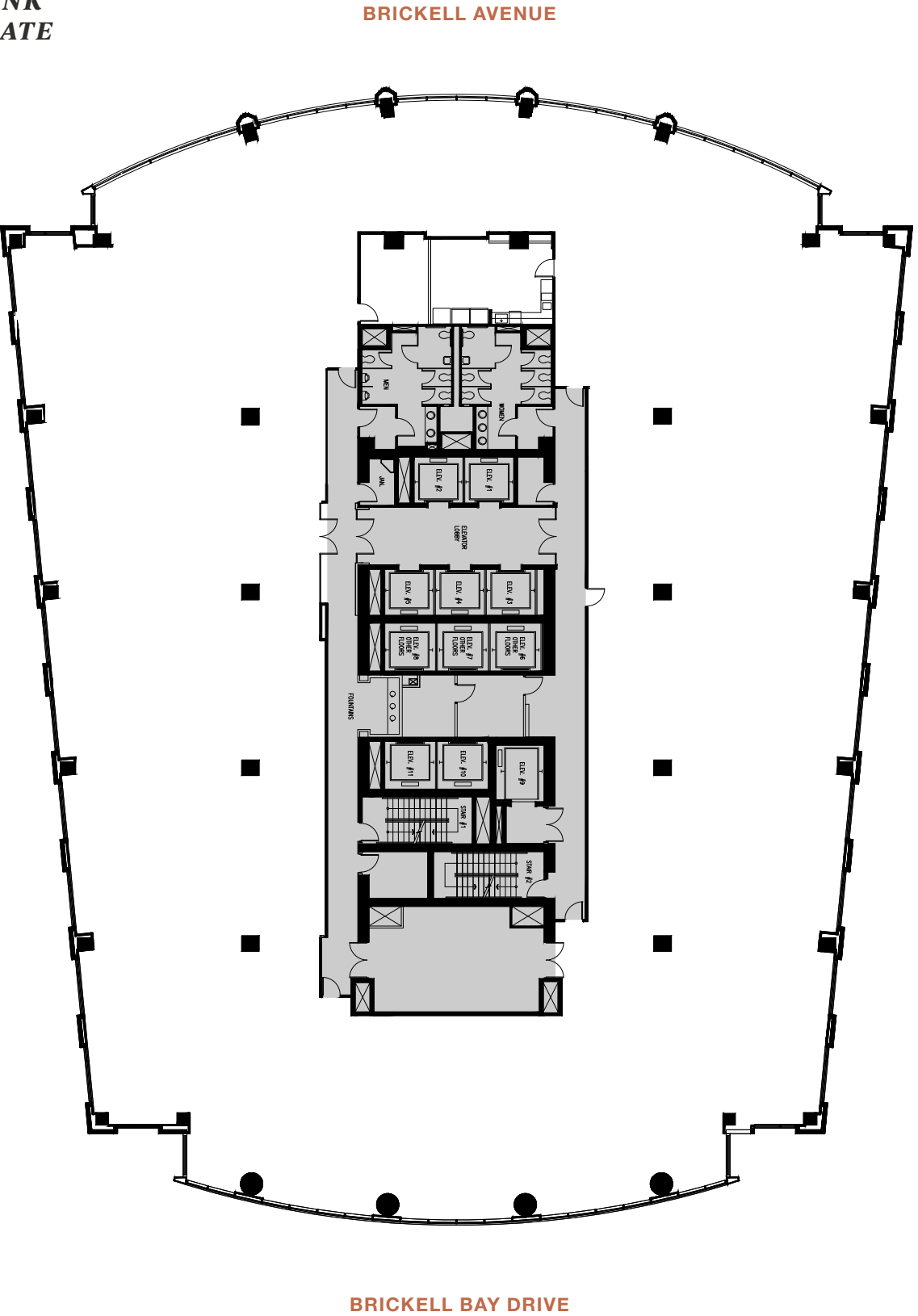


TYPICAL FLOOR PLATE

LOWER BANK
FLOOR PLATE



UPPER BANK
FLOOR PLATE



PRIME LOCATION IN THE HEART OF *MIAMI'S CENTRAL BUSINESS DISTRICT*

Located in the epicenter of Brickell, on the prestigious Brickell Avenue corridor and Southeast 12th Street

Avoids the traffic burdens of Downtown and North Brickell buildings

Highly Accessible Location with multiple routes to I-95

Unparalleled connection to mass transit via Trolley, Metromover, Metrobus, Metrorail and direct access to Virgin MiamiCentral Station

Highly walkable location with a walk score of 96 (Walker's Paradise)



RESTAURANTS

- 1 Capital Grille
- 2 Cipriani Downtown Miami
- 3 Cantina La Veinte
- 4 Flemings
- 5 Truluck's
- 6 Komodo
- 7 Sushi Siam
- 8 Pasion del Cielo Coffee
- 9 Nusr-Et Steakhouse
- 10 Starbucks (2 locations)
- 11 Dolores but You
- 12 La Centrale
- 13 Bonding
- 14 The River Seafood Oyster Bar
- 15 Momi Ramen
- 16 SuViche Brickell
- 17 Marion
- 18 Coyo Taco
- 19 Quinto La Huella
- 20 Osaka
- 21 Zeru

- 22 LOL on The Bay
- 23 Eat Greek
- 24 Crazy About You
- 25 Novecento
- 26 PM Fish & Steak House
- 27 My Ceviche | Zuuk Mediterranean | Piola
- 28 La Petite Maison

HOTELS

- 29 Mandarin Oriental
- 30 East Miami
- 31 W Hotel
- 32 SLS Lux
- 33 JW Marriott
- 34 AKA Hotel
- 35 SLS Brickell
- 36 Four Seasons
- 37 Novotel

1111

SABADELL
FINANCIAL CENTER

1111 BRICKELL AVE, MIAMI, FL

RANDY CARBALLO

+1 305 299 9163

randy.carballo@cbre.com

CAMERON TALLON

+1 407 284 7455

cameron.tallon@cbre.com

ERIC GROFFMAN

+1 786 390 7497

eric.groffman@cbre.com

CBRE