



# 29<sup>TH</sup> FLOOR SUBLEASE CITY AND WATER VIEWS

SABADELL FINANCIAL CENTER | 1111 BRICKELL AVENUE

## **Building Features:**

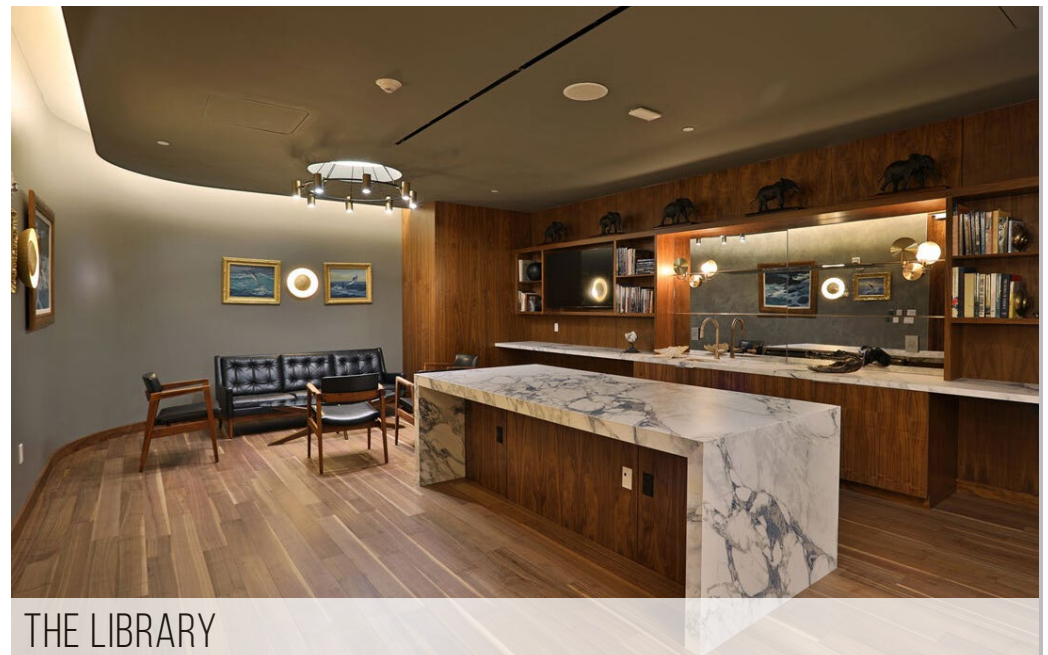
Where office and hospitality converge to create new tenant experiences.

- Class A office tower totalling 567,360 SF
- Connected to the JW Marriott Hotel on Brickell Avenue
- Newly renovated lobby
- 20,000 SF terrace space
- Conference center facility
- On-site restaurant
- On-site property management and ownership



# BUILDING PHOTOS

VIDEO TOUR ▶



# MOVE-IN READY



## SUBLEASE FEATURES

- Building Name: Sabadell Financial Center
- Address: 1111 Brickell Avenue  
Miami, FL 33131
- Premises: 15,352 RSF - 29th Floor  
(Divisible)
- Rate: Negotiable
- Lease Exp.: 02/28/2027
- Furniture: Negotiable
- Parking: 3 spaces per 1,000 square feet  
leased
- Features: Abundant natural light  
Open work areas  
Perimeter offices with views

# FLOOR PLAN

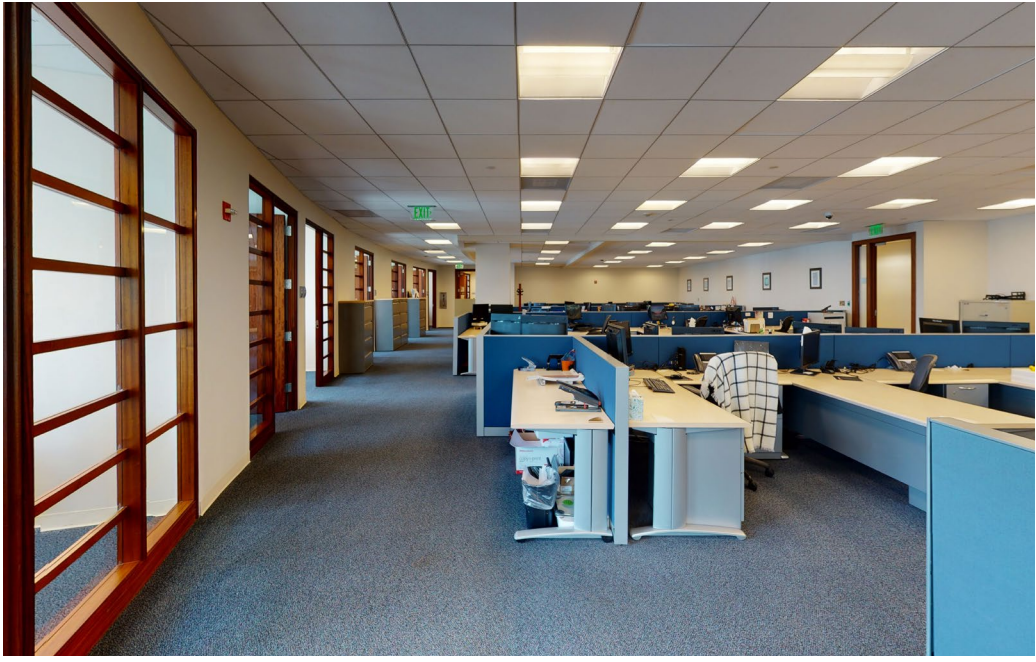
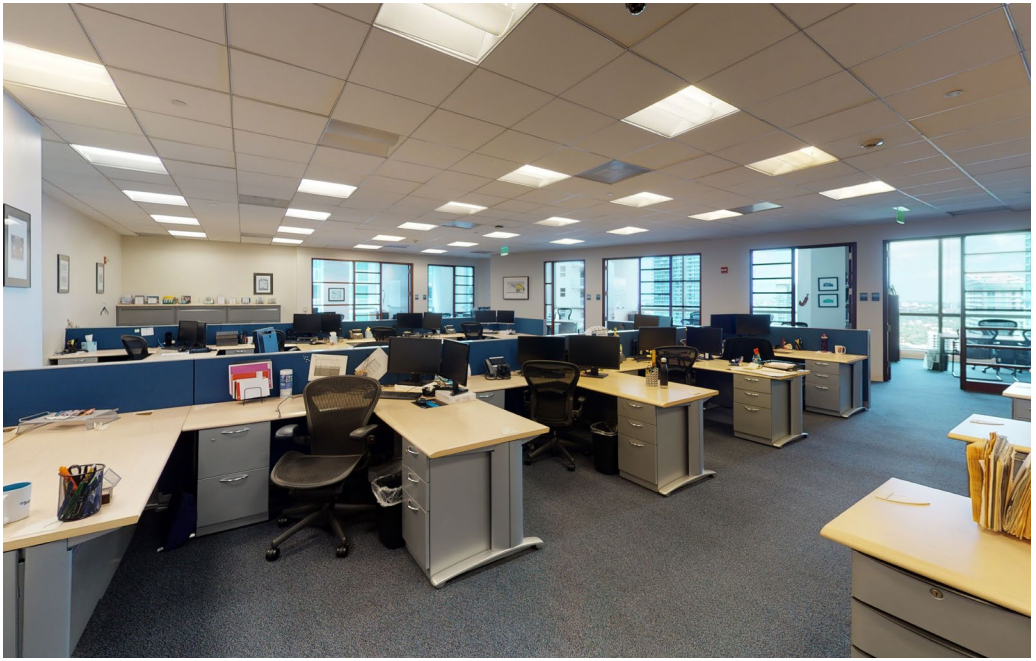
15,352 RSF (DIVISIBLE)

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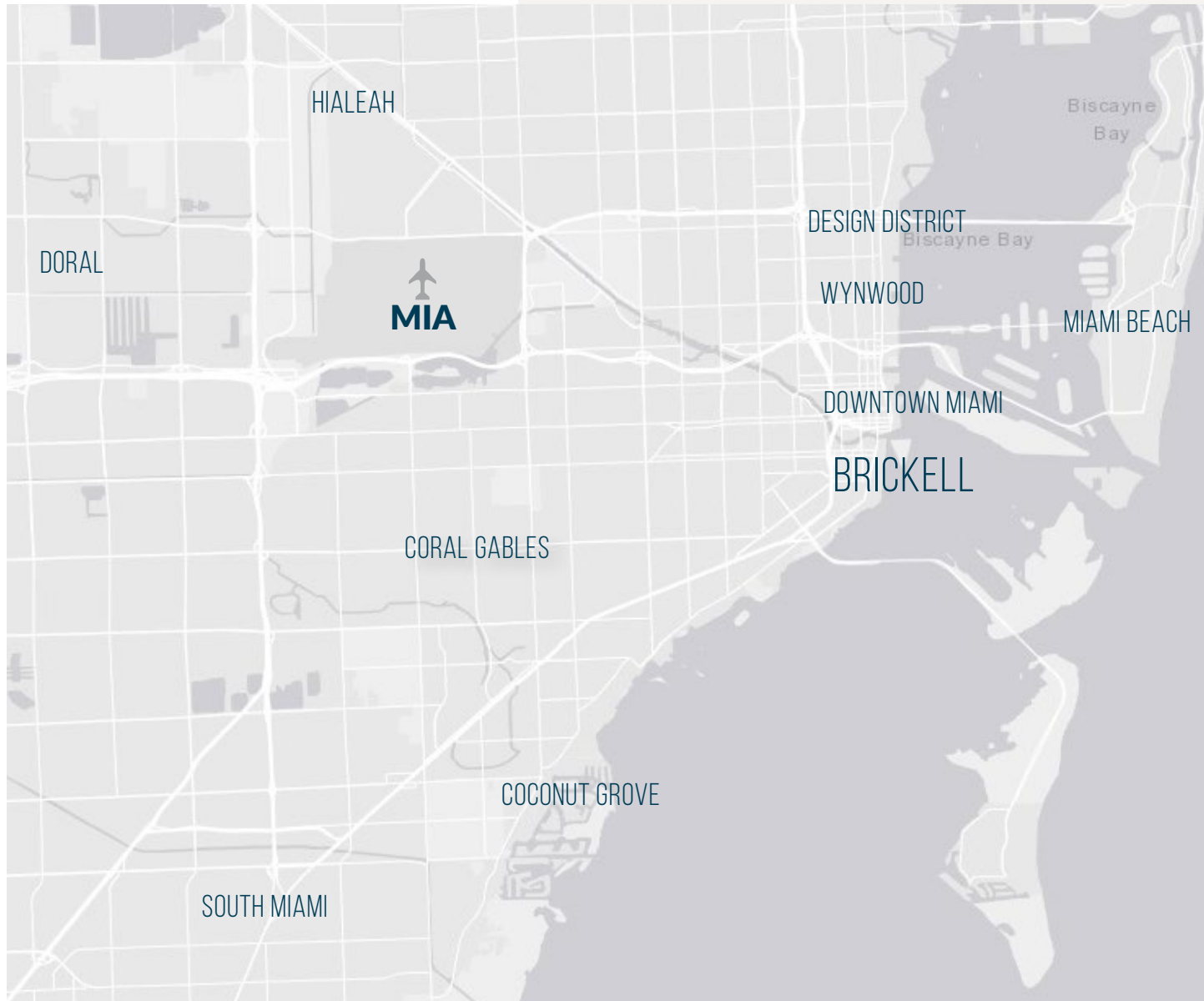
# 29<sup>TH</sup> FLOOR SUBLEASE PHOTOS

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# ACCESS MAP

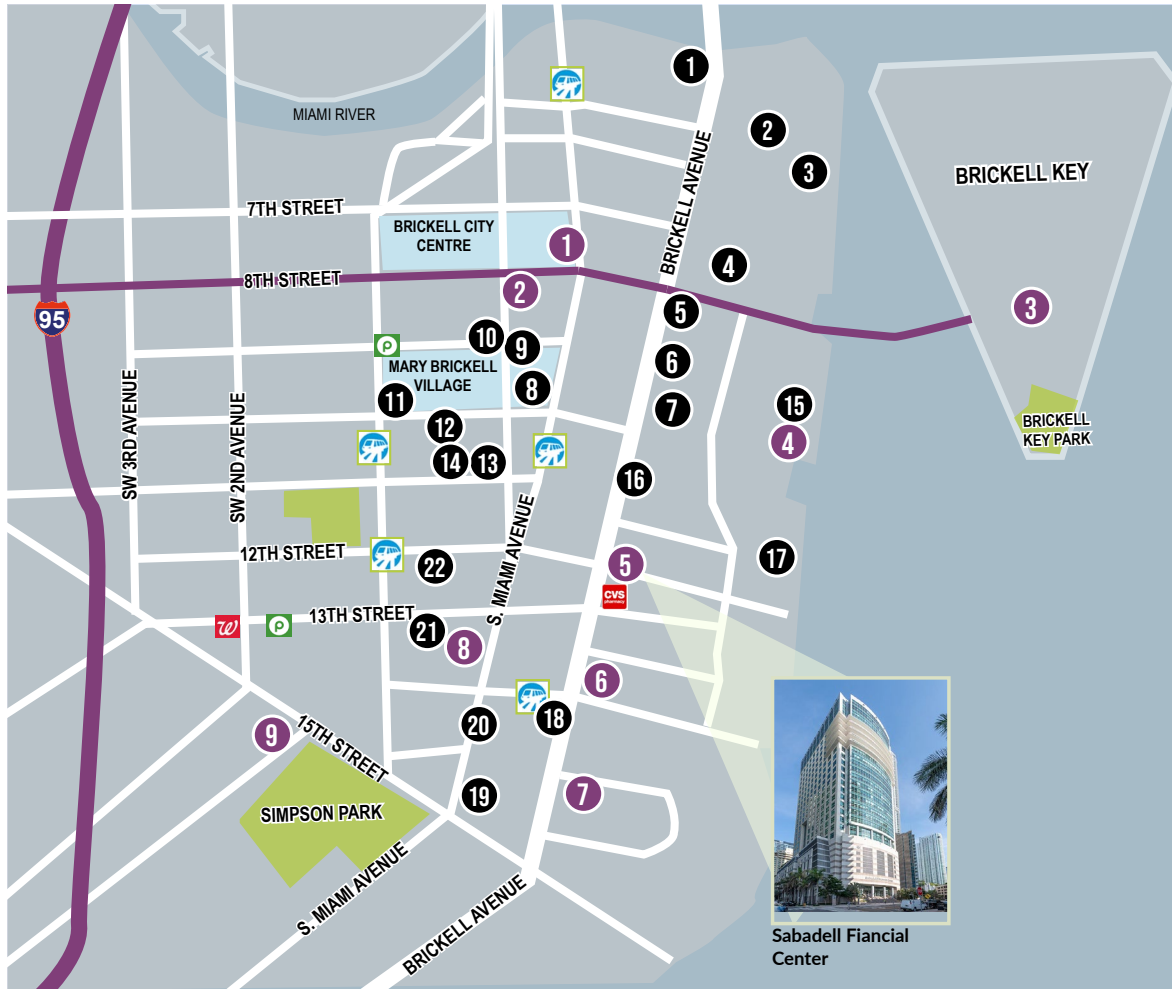
Sabadell Financial Center is located in the heart of Brickell. It offers convenient ingress and egress via 11th Street as well as Brickell Bay Drive.



## DRIVE TIMES

- 9 Minutes to Downtown Miami
- 10 Minutes to Coconut Grove
- 11 Minutes to Design District
- 14 Minutes to Wynwood
- 19 Minutes to Coral Gables
- 18 Minutes to Miami Airport
- 18 Minutes to South Miami
- 20 Minutes Miami Beach

# NEARBY AMENITIES



Sabadell Financial Center

## RESTAURANTS

1. Capital Grille
2. Cipriani's
3. Cantina La Veinte
4. Truluck's
5. Komodo
6. Pasion del Cielo Coffee
7. Spaghetтино Italian Restaurant
8. Perricone's Marketplace
9. Starbucks
10. Rosa Mexicana
11. Burger and Beer Joint
12. Rice House of Kabob
13. Momi Ramen
14. SuViche Brickell
15. LOL On The Bay
16. Eat Greek
17. Crazy About You
18. Novecento
19. PM Fish & Steak House
20. Havana 1957
21. Gyu-Kaku Japanese BBQ
22. Batch Gastropub

## HOTELS

1. EAST Miami
2. SLS Lux
3. Mandarin Oriental
4. Four Ambassadors
5. JW Marriott Miami Hotel
6. Conrad Hotel
7. Four Seasons Hotel & Office Tower
8. SLS Brickell Hotel
9. Aton Hotel

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