

WHERE OFFICE
AND HOSPITALITY
CONVERGE

Sabadell Financial Center



SABADELL
FINANCIAL CENTER

A NEW WAY TO OFFICE
1111 BRICKELL AVE, MIAMI, FL 33131

A NEW OFFICE STANDARD FOCUSED ON THE TENANT EXPERIENCE

Step beyond the typical office tower and experience a place where office and hospitality converge. Today, companies seek more than just office space. They look for new ways to connect, work and engage employees. The new hospitality-focused ownership, a \$10M+ renovation, and thoughtful amenity programming have solidified Sabadell Financial Center's position as Florida's premier professional destination.



THE BUILDING

From a small design upstart to a modern international business, Sabadell Financial Center offers a home for everyone searching for an office that feels like a luxury hospitality experience.

30-STORY, CLASS-A OFFICE TOWER
TOTALING APPROXIMATELY:

524,000 SQ FT

FLOOR PLATES OF APPROXIMATELY:

25,000 SQ FT

COVERED PARKING RATIO

2.0 PER 1,000 SQ FT

OUTDOOR TERRACE SPACE

26,000 SQ FT

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WELCOME TO ONE OF BRICKELL'S MOST AMENITIZED OFFICE TOWERS

PROPERTY FEATURES

- Redesigned Modern Entrance
- Hospitality Focused Lobby Renovation & Activation
- Unique Conference & Collaborative Meeting Spaces Outside Your Office
- New On-Site Food & Beverage Amenities, Including Coffee Bar and Health Conscious Offerings
- Multiple Fitness Offerings
- Expansive 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

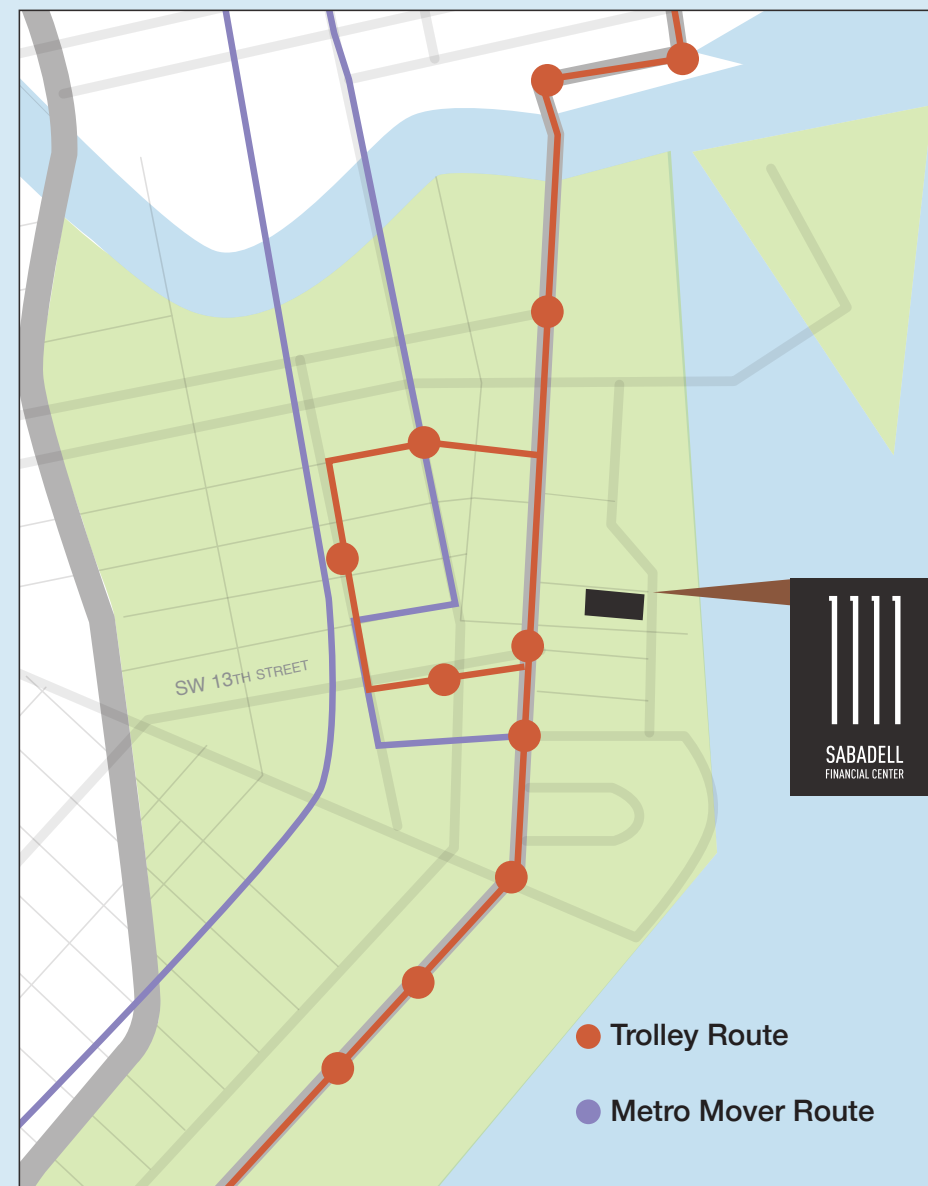




PRIME LOCATION IN THE HEART OF MIAMI'S CENTRAL BUSINESS DISTRICT

- 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)

PUBLIC TRANSIT OPTIONS



RESTAURANTS

- | | |
|---------------------------------|---|
| 1 Capital Grille | 21 Batch Gastropub |
| 2 Cipriani Downtown Miami | 22 LOL on The Bay |
| 3 Cantina La Veinte | 23 Eat Greek |
| 4 Flemings | 24 Crazy About You |
| 5 Truluck's | 25 Novecento |
| 6 Komodo | 26 PM Fish & Steak House |
| 7 Sushi Siam | 27 My Ceviche Zuuk
Mediterranean Piola |
| 8 Pasion del Cielo Coffe | 28 La Petite Maison |
| 9 Nusr-Et Steakhouse | |
| 10 Starbucks (2 locations) | |
| 11 Dolores but You | |
| Can Call Me Lolita | |
| 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 Gyu-Kaku Japanese BBQ | |

HOTELS

- | |
|----------------------|
| 29 Mandarin Oriental |
| 30 East Miami |
| 31 W Hotel |
| 32 SLS Lux |
| 33 Four Ambassadors |
| 34 JW Marriott |
| 35 Conrad Hotel |
| 36 SLS Brickell |
| 37 Four Seasons |
| 38 Novotel |



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IN GOOD COMPANY

Sabadell Financial Center is home to a prestigious tenant roster.



RESPONSIVE OWNERSHIP

In 2018, Parkway Property Investments, a privately owned, full-service real estate investment firm operating approximately 20M of Class-A office properties in major U.S. cities, and KKR, a leading global investment firm with more than \$218 billion of assets under management, acquired Sabadell Financial Center in a joint venture. The ownership is committed to elevating the tenant experience, as evidenced by the recently completed \$10M+ renovation, thoughtful amenity programming and unparalleled customer service that allows tenants to focus on what matters most—their business.

KKR
PARKWAY



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