



# WorQ

---

📍 1100 Brickell Bay Dr, Miami, FL 33131

# Table of Contents

## **01 Asset overview**

Detailed look at the Panorama Tower location, floor plan, and building specifications.

## **02 Proposed solution**

Commercial terms, membership fees, layout details, and complete deal premise.

## **03 Membership inclusions**

Full suite of amenities, technology access, and premium services provided.

## **04 Space enhancements**

Flexible enterprise configurations, IT security, and operational additions.

**SECTION 01**

# Asset overview

---

# In the Heart of it All

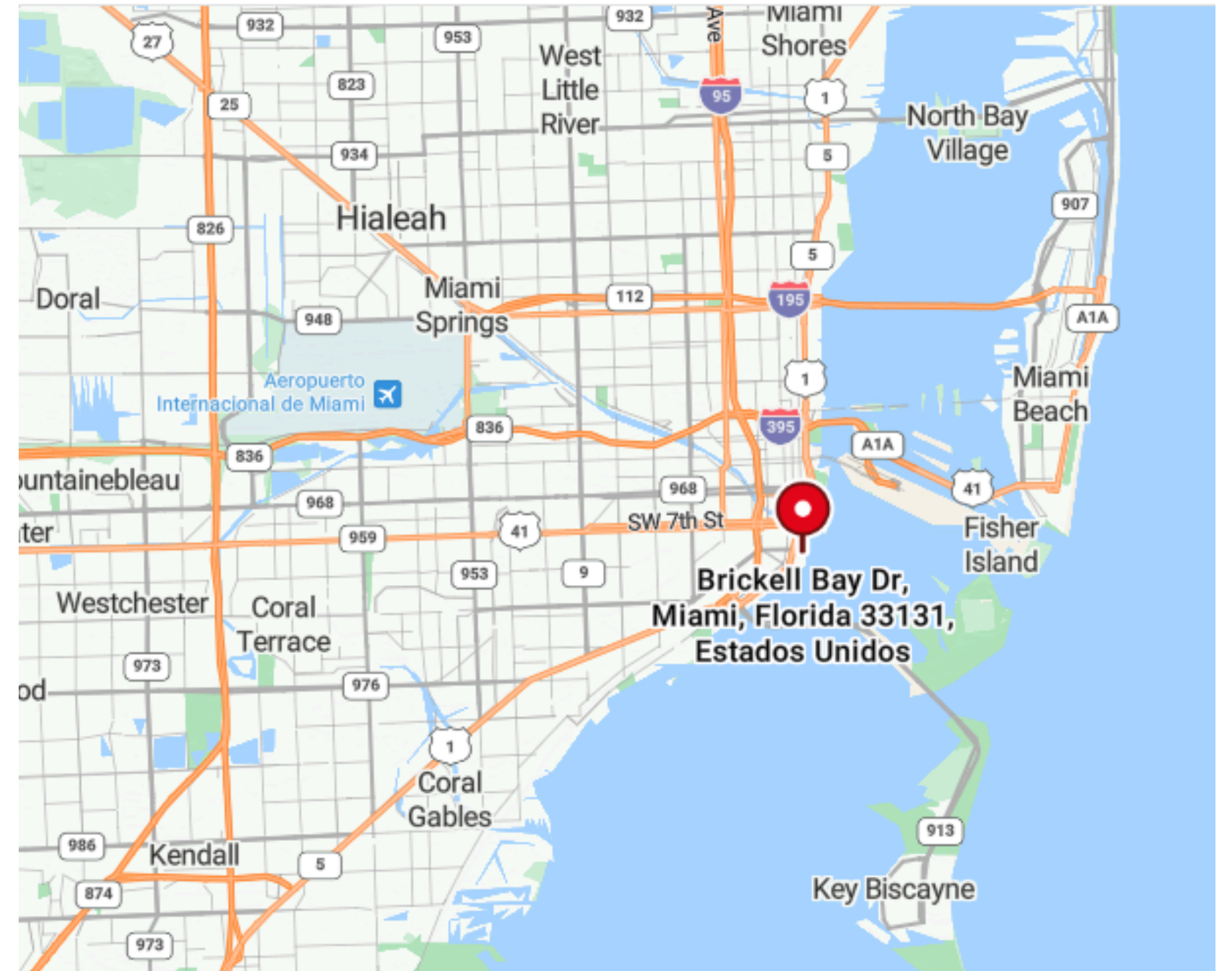
## ASSETS AT A GLANCE

Below outlines the proposed WorQ location strategically positioned in the vibrant heart of Miami.

### 01 WORQ - PANORAMA TOWER

📍 1100 Brickell Bay Dr, Suite 1600 Miami, FL 33131

WorQ offers unparalleled access to Miami's dynamic business and cultural scenes, top-tier dining, and entertainment, all within walking distance.



MIAMI, FL

# Panorama Tower

## Premium Private Office Environment

Rising above Biscayne Bay, Panorama stands as Miami's most iconic residential and commercial landmark.

### Key Building Highlights

---

- Class A Office Space
- Flexible Lease Terms
- Ocean & Skyline Views
- Immediate Availability

# 16th Floor Layout



7

→ **Floor Number** 16th Floor (Exclusive floor for WorQ)

→ **Private Space** Corner Windowed Office

→ **Desk Count** 81 Desks Layout

→ **Space Types**

Private Offices 28

Meeting Rooms 6

Event Room 1

Phone Booths 4

Coworking Area 3.000+

→ **Total RSF** 24,500 SqFt of WorQ.

**SECTION 02**

# Proposed solutions and terms

---

# Private Space: Interior Private Office

PREMIUM WORKSPACE UP TO 12 WORKSTATIONS

**DESKS**  
Up to 12 workstations

**OFFICE SQFT**  
490 SqFt.

**MEETING ROOMS**  
Unlimited

**PRINTING**  
1200 Monthly

12+ Month Commitment

**\$10,800**

/ month (Premium Tier)

List: \$14,400

 Security Deposit is 1.5x the list price

 Set Up Fees: \$120 per Desk



**SECTION 03**

# Membership inclusions

---

## Premium Workspace Amenities

WorQ is more than productive workspace



Enjoy fully equipped kitchens and comfortable lounge areas.



Stay connected with high-speed and reliable internet.



Gourmet coffee, tea, and other complimentary beverages.



Access modern meeting rooms for collaboration.



Hassle-free maintenance and quick repairs.



Enhanced security with 24/7 camera monitoring.



Professional reception services for guests and mail.



Dedicated technical assistance whenever you need it.



Work anytime with secure 24-hour access.



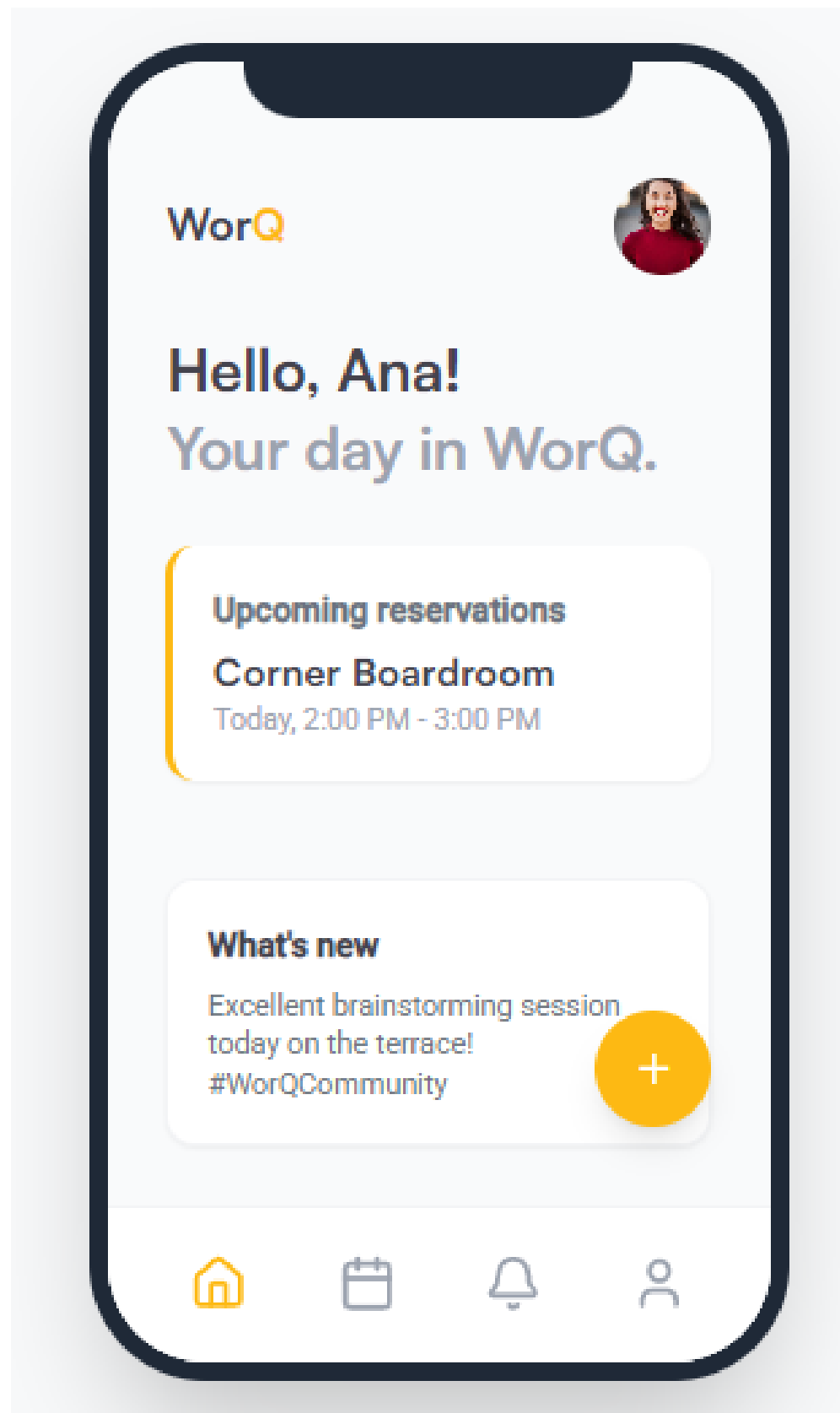
Private booths for focused calls.



Connect with professionals at exclusive events.



Customizable agreements to suit your business needs.



Manage your entire workspace experience from one place.



- ✔ **Book Instantly** Reserve meeting rooms, hot desks & phone booths on demand.
- ✔ **Navigate Easily** Find spaces, amenities, and colleagues directly from the interactive map.
- ✔ **Get Fast Help** Report an issue in seconds and connect with the community team instantly.



**SECTION 04**

# Space enhancements



## Standard Office

Perfect for small teams seeking a professional, quiet workspace with all essential amenities included.



## Medium Office

Ideal for growing teams needing dedicated collaborative spaces, internal meeting rooms, and private work areas.

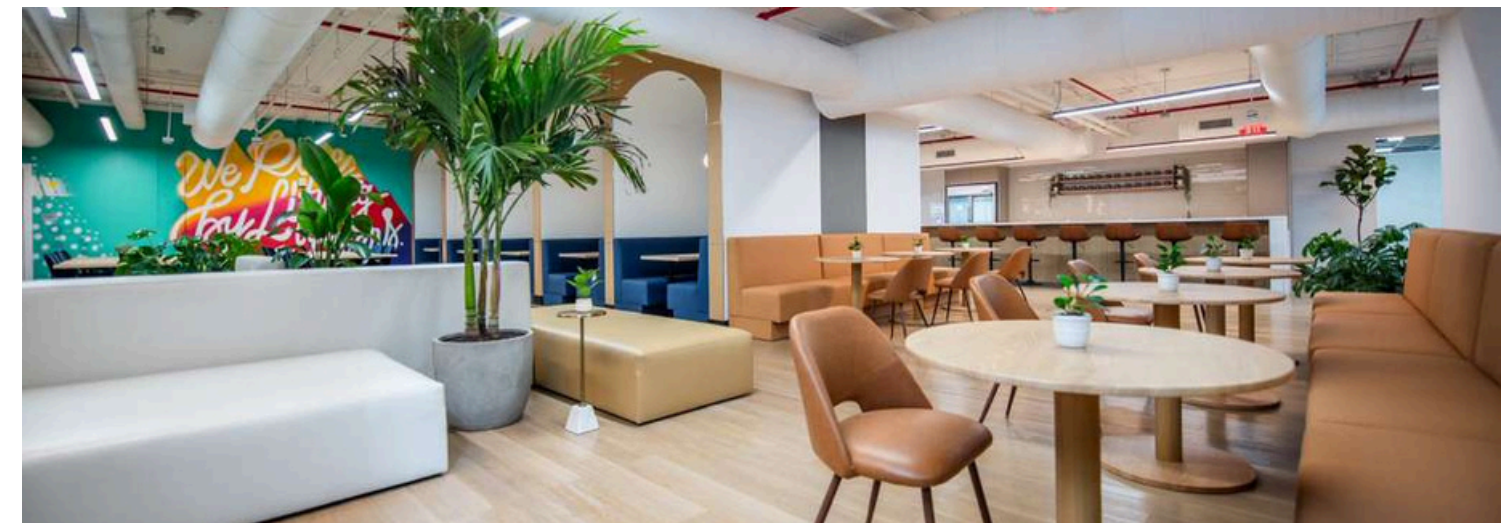
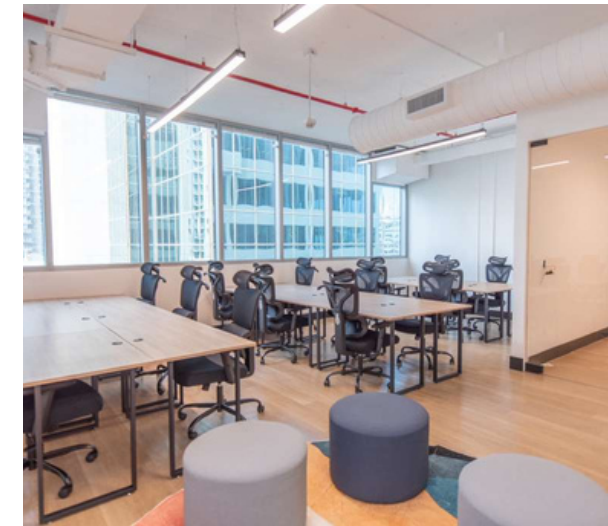
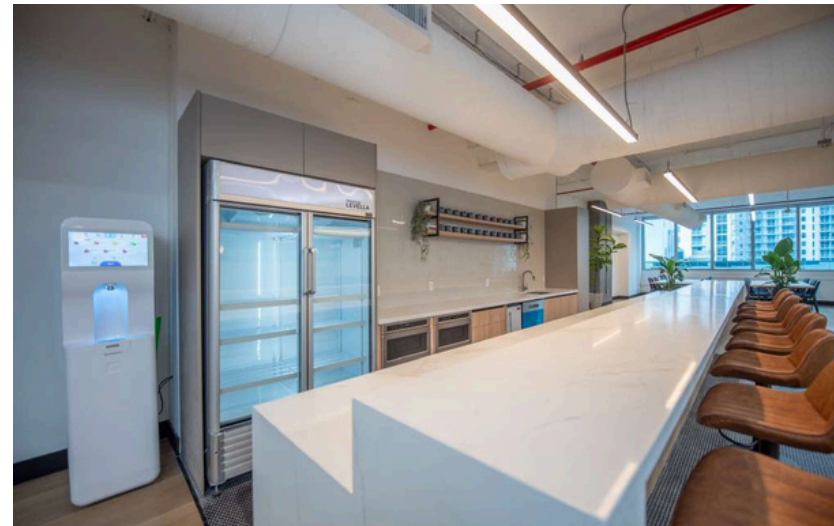


## Enterprise Office

Large-scale, private solutions for established companies requiring extensive workspace and custom branding.

**Security & IT Included:** CCTV Surveillance • Access control • Ultra-fast Wi-Fi • Dedicated IT Support

# Common Areas



Designed for collaboration our thoughtfully designed common areas foster creativity, connection, and productivity.

# Why Choose WorQ



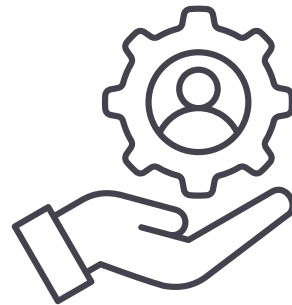
## **Security**

Our spaces prioritize the highest security and privacy standards.



## **Financial Efficiency**

One all-inclusive monthly invoice. No surprises, no hidden fees.



## **Service**

We handle day-to-day operations so you focus on what matters.



## **Community & Experience**

Elevate your team's workplace experience with exclusive perks.



# Ready to elevate your workspace?

MIAMI BRICKELL PREMIUM PORTFOLIO

**BOOK A TOUR** 



**Community Manager**  
305-432-8873



**Email Us**  
Admbrickell@worqcoworking.com