

BRICKELL ROOFTOP FOR SALE



1300 BRICKELL BAY DRIVE
MIAMI, FLORIDA

INHOUSE
COMMERCIAL SALES

PROPERTY OVERVIEW

This one-of-a-kind opportunity offers the entire 46th-floor rooftop of Brickell House - a sleek 46-story luxury tower in the heart of Brickell. The space includes the building's full rooftop pool deck and features unobstructed 360° views of Biscayne Bay and the Miami skyline. Ideal for a rooftop restaurant, private lounge, event venue, or ultra-premium hospitality concept, the property provides exceptional flexibility across hospitality, retail, or private office use - a rare opportunity in one of Miami's most energetic districts.

ADDRESS 1300 Brickell Bay Drive, Miami, Florida 33131

SIZE

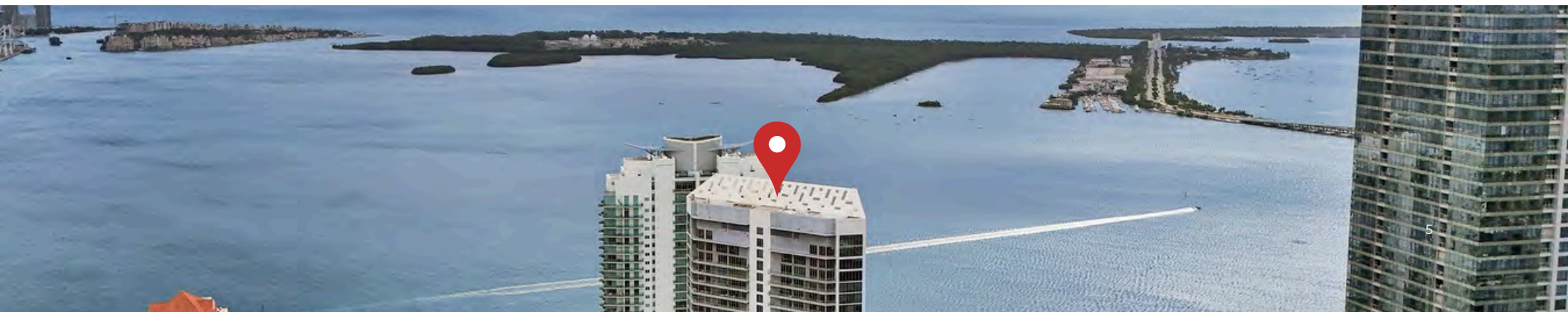
Unit CU8	±1,679 SF
Unit CU9	±2,841 SF
Unit CU11	±25 SF
Pool Deck	±7,176 SF
Total	±11,721 SF

PERMITTED USES Any lawful commercial use permitted by T6-48A-O (Urban Core, Open)

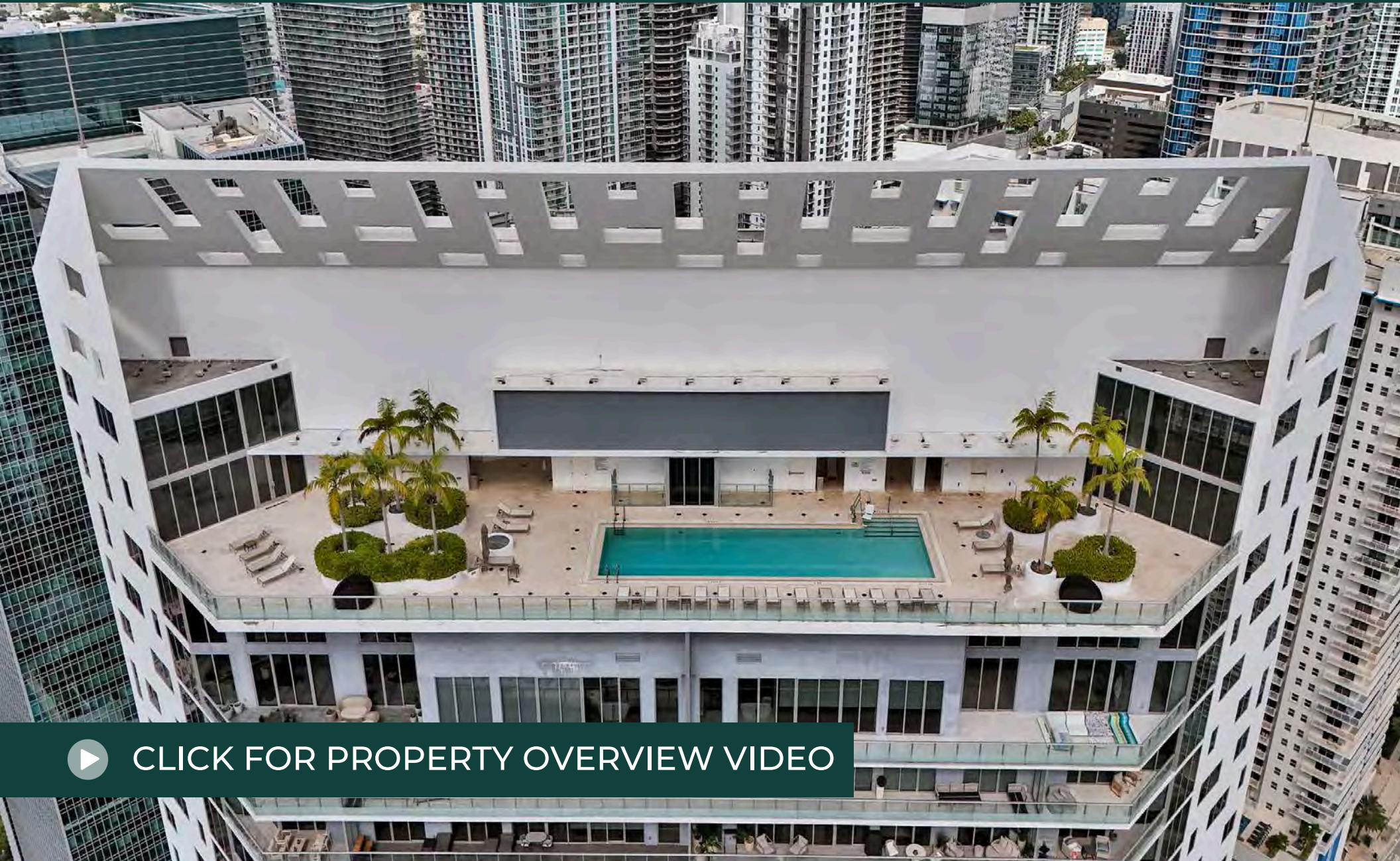
CONDITION Vacant/Raw Space

HIGHLIGHTS

- Interior space consists of 24-foot ceilings and floor-to-ceiling windows
- 52 allocated parking spots and 24/7 valet service
- Attended lobby with front desk providing secured access control
- Dedicated rooftop pool and service elevator
- Ideal for a luxury office, wellness concept, rooftop restaurant, or lounge concept offering panoramic ocean and skyline views



EXTERIOR PHOTO



CLICK FOR PROPERTY OVERVIEW VIDEO

BRICKELL HOUSE BUILDING HIGHLIGHTS

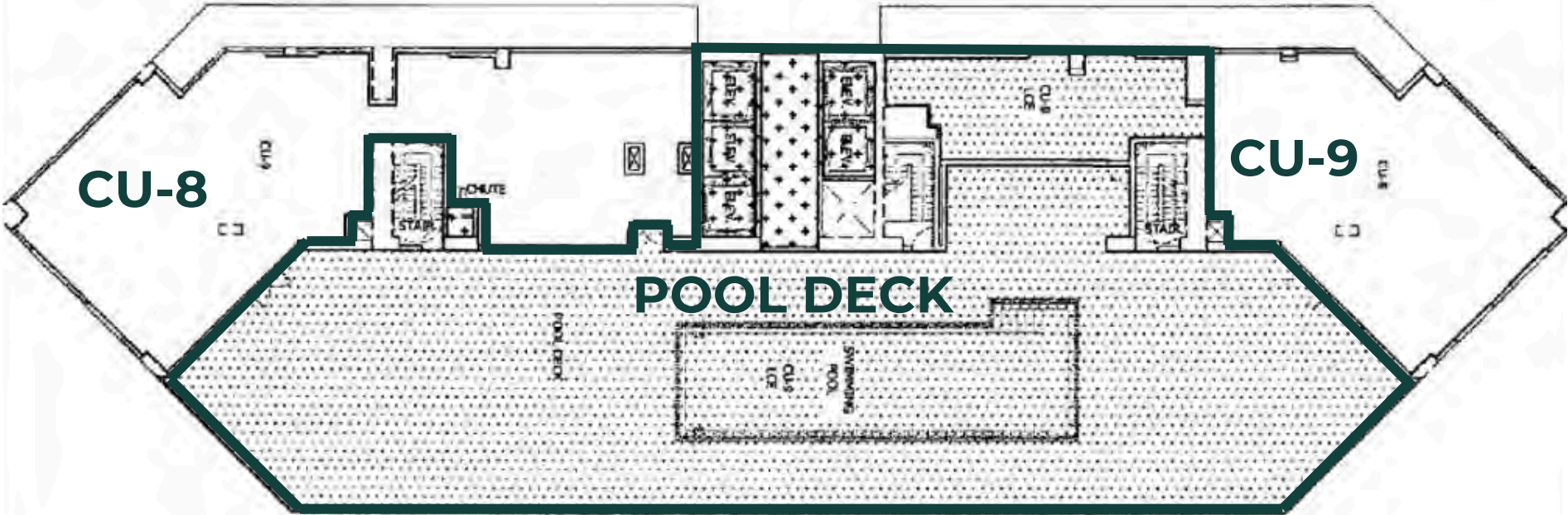
Brickell House is a high-rise condominium building, completed in 2014 consisting of 374 condominiums over 46 stories. Developed by Newgard Development Group and designed by celebrated architects, Sieger-Suarez Architectural Partnership, Brickell House is a contemporary sleek tower of clean lines which stands out amongst its neighbors as a shining example of the levels of luxury a modern-day residential building can achieve. Seamlessly combining art with an upscale lifestyle, Brickell House oozes elegance throughout every inch of the property.

AMENITIES INCLUDE

- Cutting-edge green-building technology, including a secure, state-of-the-art, fully automated parking garage
- Advanced smart-building technology throughout with high-speed wireless internet access in common areas
- 50-foot-long lap pool with poolside cabanas and large heated whirlpool spa located on the resort deck
- Approximately 3,000 SF of Luxury Health spa and fully equipped, state-of-the-art fitness center with sauna, steam and private treatment rooms
- 4000 sqft Grand triple-height lobby accented with stone, wood and stainless steel finishes
- 24-hour welcome desk with concierge
- 24-hour guest valet
- 24-hour access control
- 6 high-speed controlled-access elevators
- Private Owner's Lounge with event bar, catering kitchen, daily world newspapers
- High-definition screening room with 10-foot screen and theater-style seating
- Beautifully landscaped, elevated Resort Deck with putting green and summer kitchen
- Elegantly furnished Resident Club Room with conference/meeting rooms
- Children's play lounge with access to Resort Deck

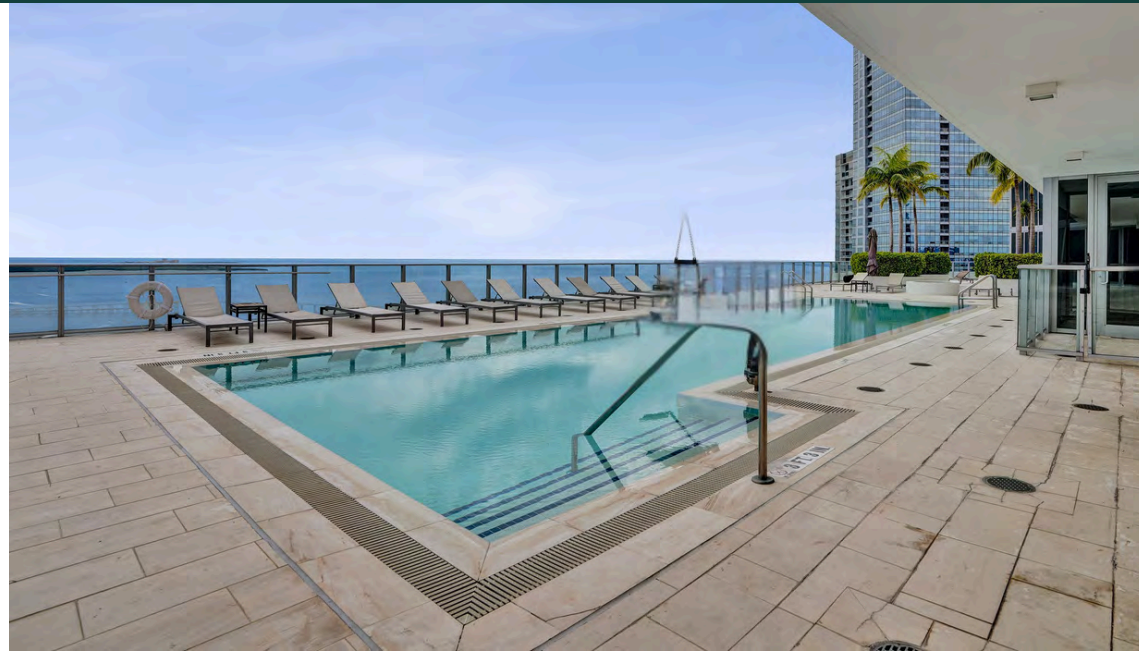


FLOOR PLAN



TOTAL INDOOR ±4,545 SF
TOTAL OUTDOOR ±7,176 SF

PHOTOS



NEIGHBORING DEVELOPMENTS

 **Santander**
1.6M SF OFFICE

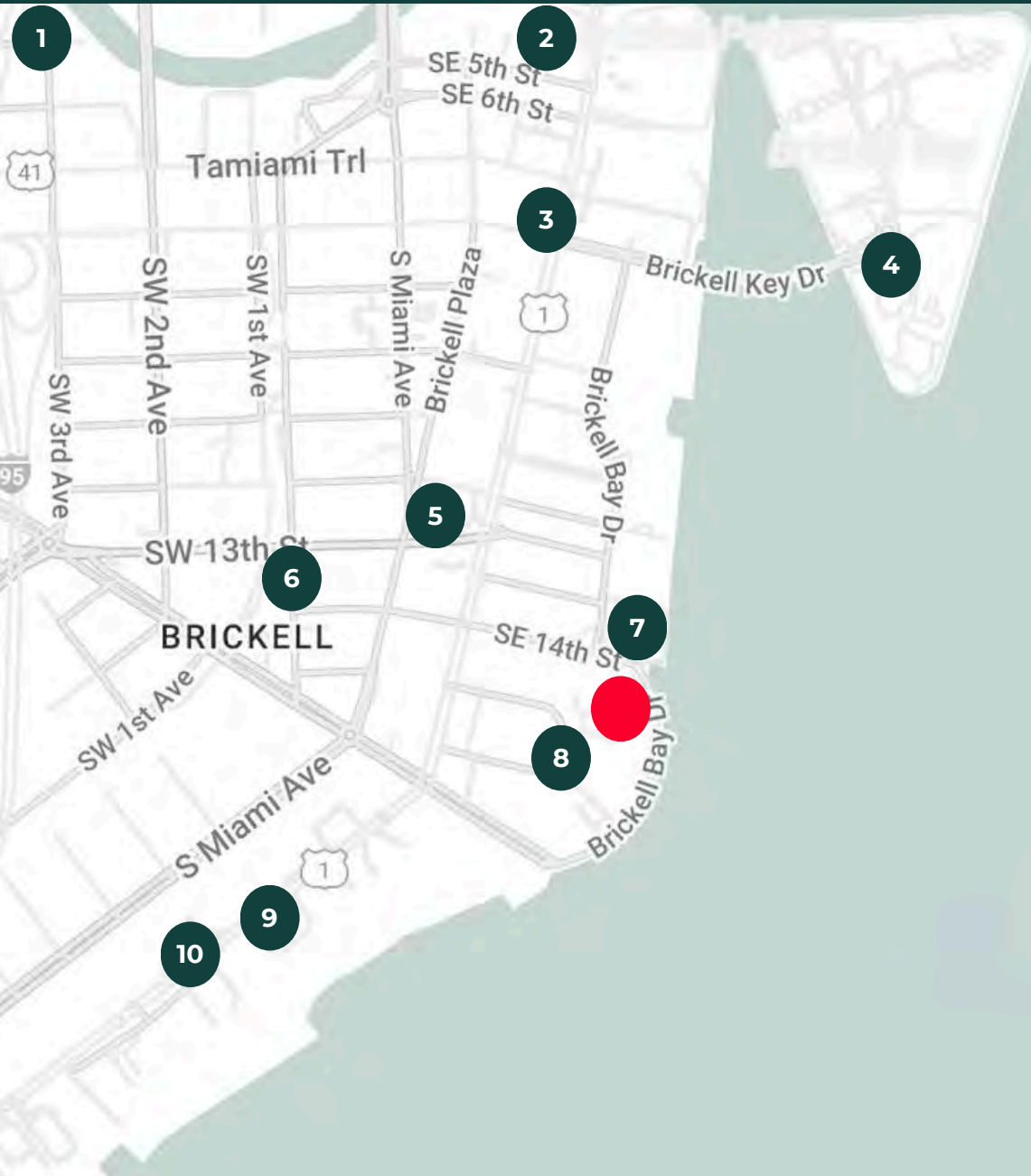


 **CITADEL**
1.3M SF OFFICE & 212 HOTEL KEYS



1300 BRICKELL BAY DRIVE

CURRENTLY UNDER CONSTRUCTION



1. FLOW RESIDENCES
632 RESIDENTIAL UNITS
COMPLETED 2025

2. BACCARAT RESIDENCES
390 RESIDENTIAL UNITS - EST
COMPLETION 2027

3. DOLCE & GABBANA RESIDENCES
259 RESIDENTIAL UNITS - EST
COMPLETION 2028

4. RESIDENCES AT MANDARIN ORIENTAL
228 RESIDENTIAL UNITS - EST
COMPLETION 2029

5. ORA BY CASA TUA
540 RESIDENTIAL UNITS - EST
COMPLETION 2026

6. CIPRIANI RESIDENCES
397 RESIDENTIAL UNITS - EST
COMPLETION 2028

7. THE CITADEL
212 HOTEL ROOMS - EST COMPLETION
EARLY TO MID 2030'S

8. THE SANTANDER
41 STORY OFFICE TOWER
1.6 M SF OFFICE

9. ST REGIS RESIDENCES
150 RESIDENTIAL UNITS - EST
COMPLETION 2027

10. COLETTE BY META
38 RESIDENTIAL UNITS - EST
COMPLETION 2028

BRICKELL HOUSE
374 CONDO RESIDENCES

BRICKELL RETAIL MAP





BRICKELL

Brickell is Miami's financial hub and the densest residential and office market in Florida. Known for its luxury high-rises, walkable urban core, and globally recognized dining and retail scene, Brickell continues to thrive as one of the city's most dynamic and fast-growing districts.

TOP SURROUNDING RESTAURANTS



BY THE NUMBERS



39,940+
PEOPLE



7M+ SF

AVG. RETAIL RENTS

\$80-\$150 PSF NNN

JORDAN GIMELSTEIN
JORDAN@INHOUSECRE.COM

DAVID SPITZ
DAVID@INHOUSECRE.COM

JARED ROBINS
JARED@INHOUSECRE.COM

NICK WAX
NICK@INHOUSECRE.COM

FOR MORE INFORMATION, PLEASE CALL

305.981.6268

INHOUSE
COMMERCIAL SALES