



BRICKELL
CITY CENTRE

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Brickell City Centre is Miami's largest mixed-use urban development, now under construction, and as such is shaping Miami's future.

As its diverse population grows and its tourism continues to break records, Miami is transforming from a beach destination into a sophisticated metropolis.

Combining natural beauty, geographic convenience and economic strength, Miami is realizing its place on the world stage, with Brickell City Centre at the forefront of its transition.

With more than 11 acres of meticulous urban planning and inspiring design, Brickell City Centre will seamlessly integrate into the city's existing urban fabric and transportation infrastructure. As such, Brickell City Centre will connect with every aspect of Miami's vibrant, metropolitan lifestyle.



THE RESIDENCES AT
BRICKELL CITY CENTRE





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BRICKELL LIVING

Brickell's dynamic business personality, combined with proximity to the beautiful waterfront, has made it a distinct, diverse and highly regarded residential neighborhood.

From Brickell's 'Millionaire's Row' developments in the early twentieth century to the sophisticated bayfront high rise residences of today, Brickell is one of the most prestigious and sought-after addresses in Miami. Given Brickell's reputation, it's no surprise that the area is expanding. The trend is set to continue, with multiple residential towers currently in construction or development, providing thousands of additional residential units in the neighborhood to meet increasing demand.



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SWIRE PROPERTIES



The US real estate arm of a Hong-Kong listed multinational corporation, Swire Properties has been developing in South Florida for over 30 years, and enjoys an enviable record of local business, civic and environmental achievements.

By combining well-honed local market knowledge with their parent company's two centuries of global experience, Swire Properties is able to put formidable financial, design, and innovation resources behind each new project they undertake.

The benefits of this approach are evident in the industry-leading quality and forward thinking featured throughout their Miami development portfolio – from the master planned urban island sanctuary of Brickell Key to Brickell City Centre, now underway and destined to redefine Miami's cosmopolitan center.



Brickell Key, developed by Swire Properties.



THE COMPONENTS OF
BRICKELL
CITY CENTRE

A nighttime photograph of the Brickell City Centre in Miami. The image shows several tall, modern skyscrapers with illuminated windows. In the foreground, the Brickell City Centre building is visible, featuring a large, illuminated sign that reads "BRICKELL CITY CENTRE". A large red circle is overlaid on the right side of the image, containing the text "RETAIL AND DINING".

RETAIL AND DINING

Brickell City Centre's shopping center was designed by a team that intimately understands luxury and premium retail: Swire Properties and Whitman Family Development, developers of Bal Harbour Shops. High fashion will be combined with high function to create five retail levels spanning 565,000 square feet of elegant shopping and dining.

Brickell City Centre will provide a wide variety of fine and casual dining options to suit a multitude of tastes and occasions. Visitors will sample a tempting array of food and drink in a wide variety of atmospheres.



STAY

Providing a luxurious place to stay and unwind, the EAST, Miami hotel will provide world-class services for travelers seeking a relaxed and contemporary environment. Offering paperless check-in and checkout and a one-stop front-desk Guest Experience team, EAST's other amenities include two restaurants, a rooftop bar with ocean views, meeting rooms, a pool, a fitness center and treatment rooms.

EAST will offer 263 guest rooms and 89 serviced apartments, all expertly managed by Swire Hotels.



WELLNESS

With its warm, tropical weather, Miami offers a naturally therapeutic climate and quality medical care. As such, Miami has become a hotspot for thousands of international visitors looking to rest and recuperate or seeking medical care and treatment.

Brickell City Centre reflects this growing medical tourism trend by providing a 130,000 square foot wellness center. Visitors can relax and recover in luxury and comfort, conveniently close to a wide variety of excellent shopping and recuperative hospitality options such as hotel or serviced apartments.

A nighttime photograph of the Brickell City Centre in Miami, showing several tall skyscrapers with illuminated windows. In the foreground, a large orange circle is superimposed on the right side of the image.

WORK

For visionary companies seeking a place at the heart of the action, there is no better place to have office space than Brickell. Announcing its presence in Miami's famous downtown skyline, Brickell City Centre sits at the very epicenter of South Florida's international finance and trade corridor, offering Class A office space worthy of a corporate HQ.

With connectivity very much a key element of Brickell City Centre's overall design, the ease of accessibility from all quarters of Miami makes Brickell City Centre a natural choice for businesses.



LIVE

Brickell City Centre will provide an exciting new offering for Brickell's residents. Contributing two beautiful condominium towers of its own to Brickell's famous skyline, Brickell City Centre will provide approximately 820 residential units that place residents at the very epicenter of this exciting scheme.

With ready access to a wide range of high quality amenities, from the world-class multi-level retail center to restaurants, signature offices and an exciting public art program, Brickell City Centre provides an extraordinary new nexus for residential life in Brickell.

BRICKELL CITY CENTRE HIGHLIGHTS

- Phase 1: 9.1 acres along South Miami Avenue between Eighth Street and Sixth Street
- 5.4 million square feet of office, residential, hotel, retail and entertainment space, in addition to a two-level underground parking garage that spans seven acres below the property
- An environmentally progressive Climate Ribbon™ architectural feature that will provide innovative climate control so shoppers can walk in comfort between stores and restaurants
- Incorporates key transportation centers with the Miami Metromover and offers easy access to I-95

DEVELOPMENT STATISTICS

- 625,000 square-foot shopping center
- 128,580 square feet of Class A offices
- 131,651 square-foot wellness center
- 820 condominiums in two towers
- 263 hotel rooms
- 89 serviced apartments
- 2,600 parking spaces
- A sophisticated and innovative Climate Ribbon™ for active and positive climate control
- Phase II: One Brickell City Centre mixed-use tower

ECONOMIC IMPACT

- Approximately \$1 billion in overall economic impact
- Approximately 1,700 construction jobs on average per year for four years
- Approximately 3,700 direct jobs and 2,500 indirect jobs after construction completion
- \$5.4 million in ad valorem taxes for the City of Miami
- \$1 million in annual revenue from parking surcharges for the City of Miami
- \$6.1 million in permit and impact fees for the City of Miami
- \$9.6 million annually in ad valorem taxes from Miami Dade County
- \$1.2 impact fees for Miami Dade County





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