



Colliers

For
Lease

Office Space for Lease in Miami

1390 Brickell Avenue
Miami, Florida 33131

1390 Brickell is centrally situated in the heart of Brickell, Miami's vibrant Financial District. The building enjoys a prime location within walking distance to Mary Brickell Village, a captivating destination showcasing an array of fine restaurants, premier retail outlets, dynamic nightlife venues, and more. Additionally, 1390 Brickell benefits from its close proximity to the MetroMover, situated across the street, as well as the Miami Metrorail, which is located within a few blocks.

Contact us:

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**±2,665 square foot
office space for lease in
the heart of Brickell**



Space Available

290: 1,137 SF

340: 1,528 SF

Accelerating success.

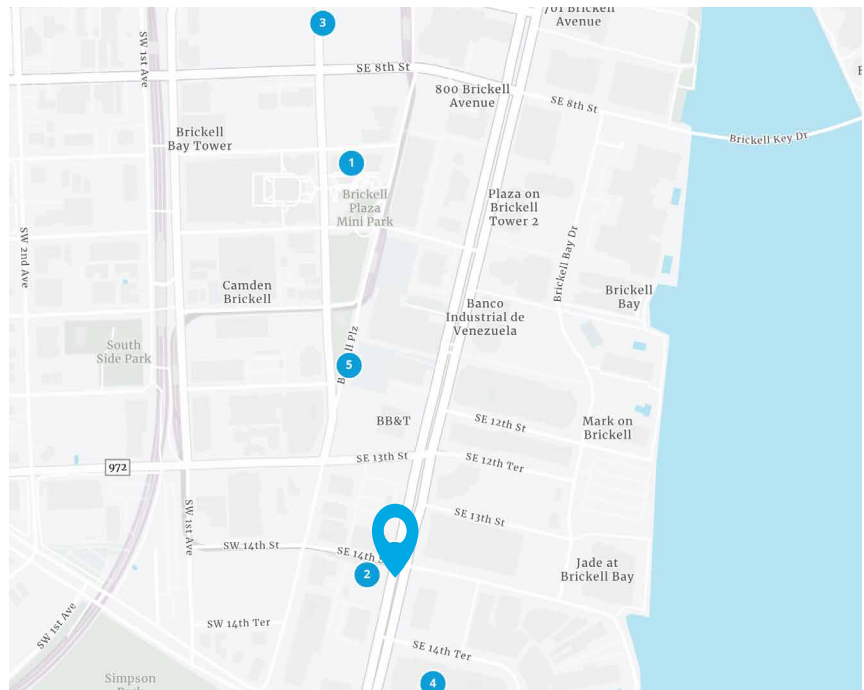


Specifications

Space Available	Up to ±2,665 RSF
Suites Available	290: 1,137 SF Pending 340: 1,528 SF facing Brickell
RBA	53,468 SF
Floors	5
Year Built	1961
Class	B
Parking	72 Spaces / 1.00 Ratio
Land Area	0.99 AC
Zoning	SD-5
Parcel ID	01-4139-134-0020

The Pacific National Bank Building is conveniently located at the corner of 14th Street and Brickell Avenue in Miami, FL, adjacent to a MetroMover station. Built in 1961 and renovated in 2020, there is a new lobby reception area and upgraded hallways. The building is owner occupied and the building has property management on site. The building is home to doctors' offices, law firms and professional services and Pacific National Bank.

Local Amenities



1. Mary Brickell Village
2. Novencento Restaurant
3. Brickell City Centre
4. The Four Seasons
5. Starbucks

Property Gallery

Suite 340



Suite 340



Suite 340



Suite 290

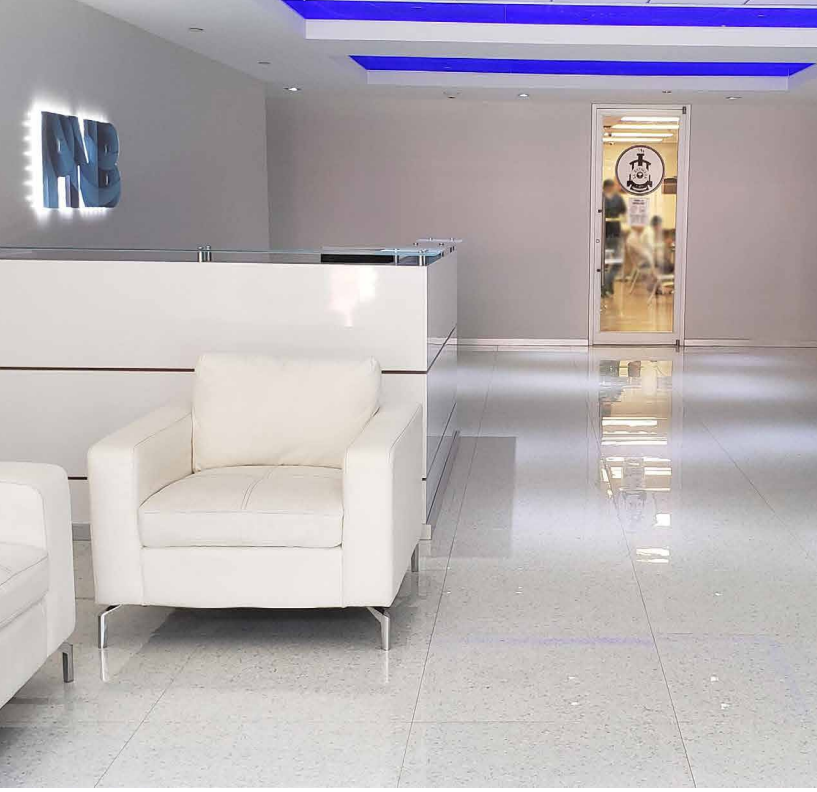


Suite 290



Suite 290





Location Overview

Brickell is the second largest financial district in the U.S. and has been called “Manhattan of the South.” 1390 Brickell is located in the heart of Brickell. The Brickell Financial District has four main arteries that connect it with Downtown Miami, I-95 and the rest of the city. The renowned Brickell Bridge and the S Miami Avenue Bridge are the northbound and southbound entrances to the district, while SW 7th Street is the eastbound entry and SW 8th Street is the westbound exit.

Brickell is home to many high-rise luxury condominium buildings, world-class restaurants and shops and many fortune 500 companies. Brickell offers residents the chance to live, work and have fun without leaving their neighborhood. In addition to world-class restaurants, the Metromover provides an easy and quick way of getting around Brickell and Downtown Miami. The Metrorail also offers easy access to Coconut Grove, Coral Gables and Kendall. City Bike offers visitors and residents other options for getting around Brickell with locations dotted around the neighborhood.

Demographic Snapshot - 3m radius



215,937

Total Population in 2022



\$116,393

Average Household Income in 2022



100,416

Total Households in 2022



46,334

Total families in 2022



0.61%

Population rate 2022-2027



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