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BRICKELL FRAME ART

High Density Development Site in the Heart of Brickell

FOR SALE | 96 SW 7th Street, Miami

Colliers International is pleased to present the opportunity to acquire the Brickell Frame Art Development Site located strategically on the northwest corner of the Brickell City Centre project at 96 SW 7th Street. The property consists of an existing 9,285 square-foot retail building sitting on 15,000 square feet of land. It is zoned T6-48B and is located in the Brickell density overlay, which provides a high-density development opportunity. The property is an ideal candidate for the development of a new mixed-use tower to capitalize on zoning that allows for the tallest and most dense development within the city of Miami.

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FEATURES

- 9,285 SF existing building
- 80 story height limit with available bonuses
- 172 buildable units
- Located on the NW corner of Brickell City Centre Development
- The site is close to entertainment, sports venues, shopping and restaurants.
- Located within a mile of the Brickell Metrorail stop and a block to the Brickell City Centre metromover station.
- The site offers investors and developers the rare opportunity to acquire a rarely available, high-rise development site in the Brickell Financial District.

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Specifications

Address	96 SW 7th St, Miami, 33130
Land Area	15,000 SF (0.34 acres)
Building Area	9,285 SF
Buildable SF	405,000 SF
Year Built	1965/1967
Number of Stories	2
Flood Zone	AE / 9
Tax Parcel	01-0205-030-1270
Density	The maximum density under the Brickell overlay is 500 units per acre. This allows for up to 172 residential units and 344 hotel keys

Area Overview

The property sits on a strategic corner on the northwest corner of the Brickell City Centre Development as the last missing piece of the puzzle. 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. The Brickell Frame Art Development Site is perfectly situated on the corner of S Miami Avenue and SW 7th Street, giving it connectivity not only to Brickell City Centre and the Brickell Financial District, but also toward Downtown Miami and the I-95. Brickell is home to many high-rise luxury condominium buildings, world-class restaurants and shops and many fortune-500 companies. Right across the street of the property on the west side, there is currently a 109 key AC Marriot being built, which will bring even more life to the west side of Brickell City Centre and the Brickell Frame Art Site.

