

AVAILABLE FOR LEASE

Colliers

Unique & Flexible Retail Opportunity @ PANORAMA TOWER



1100 BRICKELL BAY DR. SUITE 107 MIAMI, FL 33131

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MIAMI'S PREMIER URBAN CORE

Located at the base of the iconic **PANORAMA TOWER**, this prime space offers unmatched visibility, convenience, and access in one of the city's most dynamic neighborhoods. Ideally suited for high-end retailers, restaurants, showrooms, or service-based businesses.

- Suite 107
- 4,720 RSF
- Ground Floor
- \$90/RSF NNN

Set within the luxurious, mixed-use **PANORAMA TOWER**, the tallest building in Florida, this space delivers the foot traffic and energy of Brickell's thriving scene.

PROPERTY FEATURES

Soaring 15-foot ceiling height creates an open, airy atmosphere

Expansive windows and **exterior visibility** for natural light and branding

Eyebrow signage opportunity to maximize street level awareness

Existing grease trap in place for food & beverage concepts

Private drive-through offers convenience and a potential valet drop-off zone

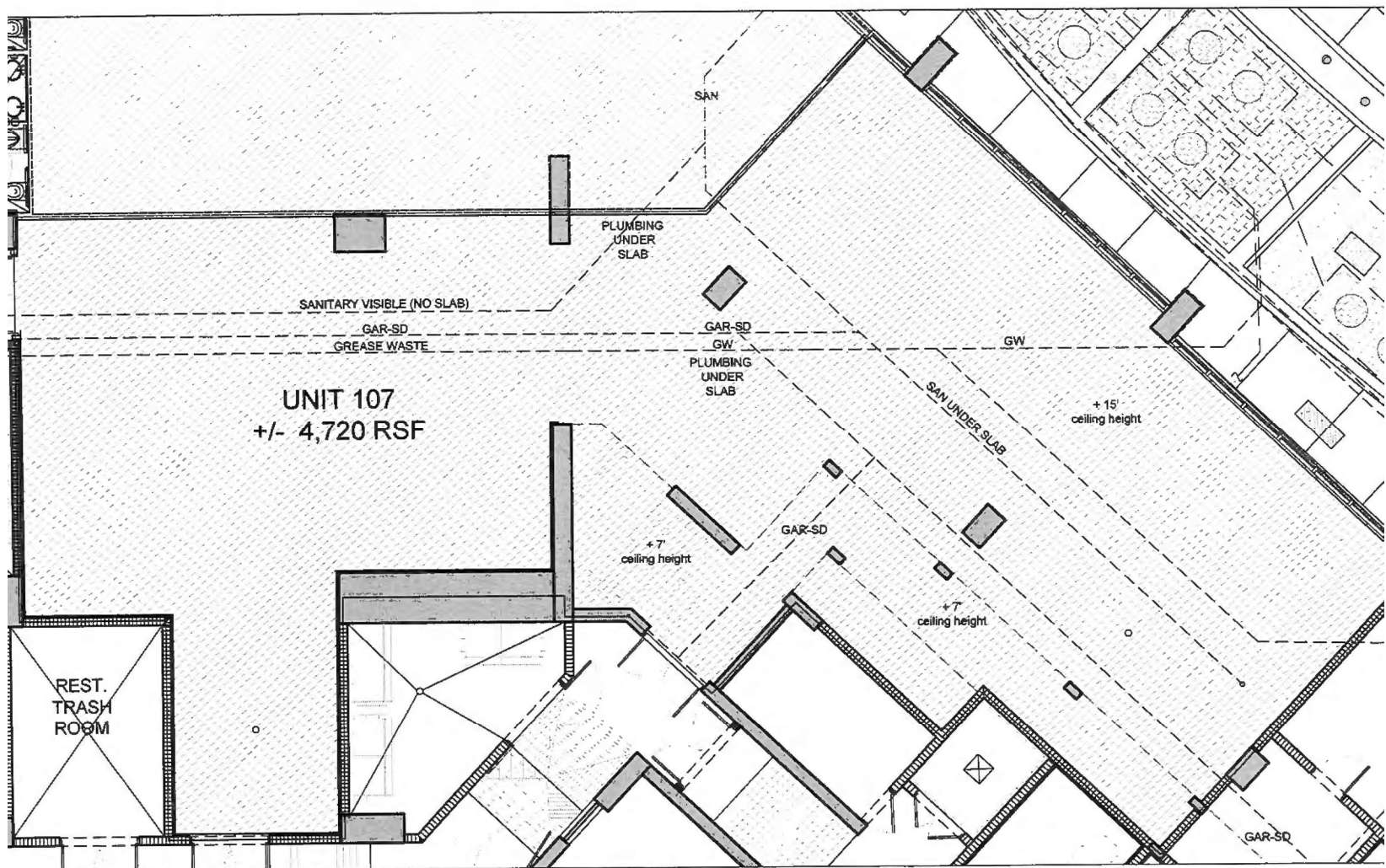


Retail Opportunity at Panorama Brickell



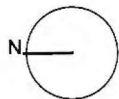
FLOORPLAN

Suite 107 | 4,720 RSF | Not Divisible



RETAIL UNIT 107
PANORAMA TOWER
1100 BRICKELL BAY DRIVE, MIAMI, FL 33131
SCALE: NTS

+/- 4,720 RENTABLE SQUARE FEET



EXPERIENCE THE ENERGY OF PANORAMA TOWER

Tenants of Suite 107 will benefit from direct integration with Panorama Tower's premier amenities and foot traffic.

- Onsite Hyatt Centric Hotel draws consistent hospitality footfall
- Café and banking services on premises
- Integrated with over 800 luxury residences and offices
- Heavily amenitized tower with consistent daily activity
- Strong co-tenancy and premium brand positioning

Whether you're an upscale retailer or experiential brand, this location places you at the center of it all.

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LOCATED IN THE THRIVING HEART OF BRICKELL

- Excellent central Brickell location with unmatched connectivity
- Surrounded by luxury condos, Class A office towers, and world-class dining
- High foot traffic from nearby office workers, hotel guests, and visitors
- Dense daytime and nighttime population ensures consistent traffic.
- One of Miami’s most walkable neighborhoods with year-round tourism
- Convenient access to I-95, Metrorail, and the Metromover



47,000+
Population



\$142,000+
Average Household Income



100,000+
Daytime Population



\$460M+
Annual Retail Spending



Business and hospitality drivers make Brickell one of the most active commercial and lifestyle hubs in South Florida.

Brickell is Miami’s financial district, with some of the city’s most prestigious Class A office towers, creating a dense weekday population with strong lunchtime, after-work, and convenience-driven demand for retail and services.



Brickell is home to several high-end hotels that attract business travelers, tourists, and event-goers — all potential retail and dining customers.

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