

830  
BRICKELL

# V I S I O N

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“I find it very relevant and interesting to design a building that really fits in a place – in terms of not only the site, but also the culture and the character of the environment.”

— GORDON GILL, PARTNER AS+GG



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830 BRICKELL

# Shaping a New Generation of Buildings

Designed by internationally acclaimed Adrian Smith + Gordon Gill Architecture, the firm behind the Jeddah Tower and the Burj Khalifa, the tallest towers in the world, 830 Brickell brings a premium commercial offering to the heart of Miami's financial center – as the area's first office building to be built in over a decade.

A truly unique addition to the Miami skyline, this iconic tower offers unparalleled accommodation and amenities to the world's leading companies.

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## ARCHITECTURAL FEATURES

57 stories

724 feet in height

LEED Silver certification

Energy-efficient building envelope:

- Full-height insulated glazing
- Low-E tinted glazing
- Hurricane-impact glazing system

3-zoned elevator system

8 stories of parking wrapped in a dynamic kinetic wall



## ENTRANCE

The 8-story parking garage at 830 Brickell acts as the tower's podium and is wrapped in a kinetic wall, a sprawling sheet of aluminum squares that move in the wind as they reflect neighborhood movement and light.



**LOBBY**

Italian design firm Iosa Ghini Associati's remarkable vision for the lobby, floored with white marble and paneled in black slats, sets an elegant and highly professional tone. Lining the 20' ceilings, LED lighting illuminates the expansive foyer and the reception area's breathtaking furnishings.



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## A M E N I T I E S

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A forward-thinking culture of service is central to the elite catalogue of world-class amenities, providing work-life comfort worthy of today's top global talent and executives.

**SKY LOBBY**

The Sky Lobby is home to the exclusive fitness and wellness center, conference rooms, common area with light shopping, and café with healthy refreshment options – serving as a collaborative space that accommodates all workday necessities.







**830**  
BRICKELL  
MEETING ROOMS



**830**  
BRICKELL  
MEETING ROOMS



**AMENITIES**

# Built for Tomorrow

Designed specifically to promote the health and wellness of its inhabitants, 830 Brickell's amenities are without parallel in the city.

The rooftop restaurant and bar, open workspace area, café, conference facilities, and fitness center all have panoramic skyline and water vistas.

**AMENITIES**

Covered tenant parking, with self-parking spaces

EV charging stations

Pet-friendly environment

Bike-friendly environment:

- Secure bike storage
- Changing rooms
- Lockers
- Private showers

Wi-Fi in all common areas

First-class rooftop restaurant and bar

Sky Lobby:

- Lounge seating and workspace area
- Conference room facilities
- Café with bay and city views
- Full-service fitness center
- Locker rooms
- Yoga room
- Sundry
- Private showers

**SERVICES**

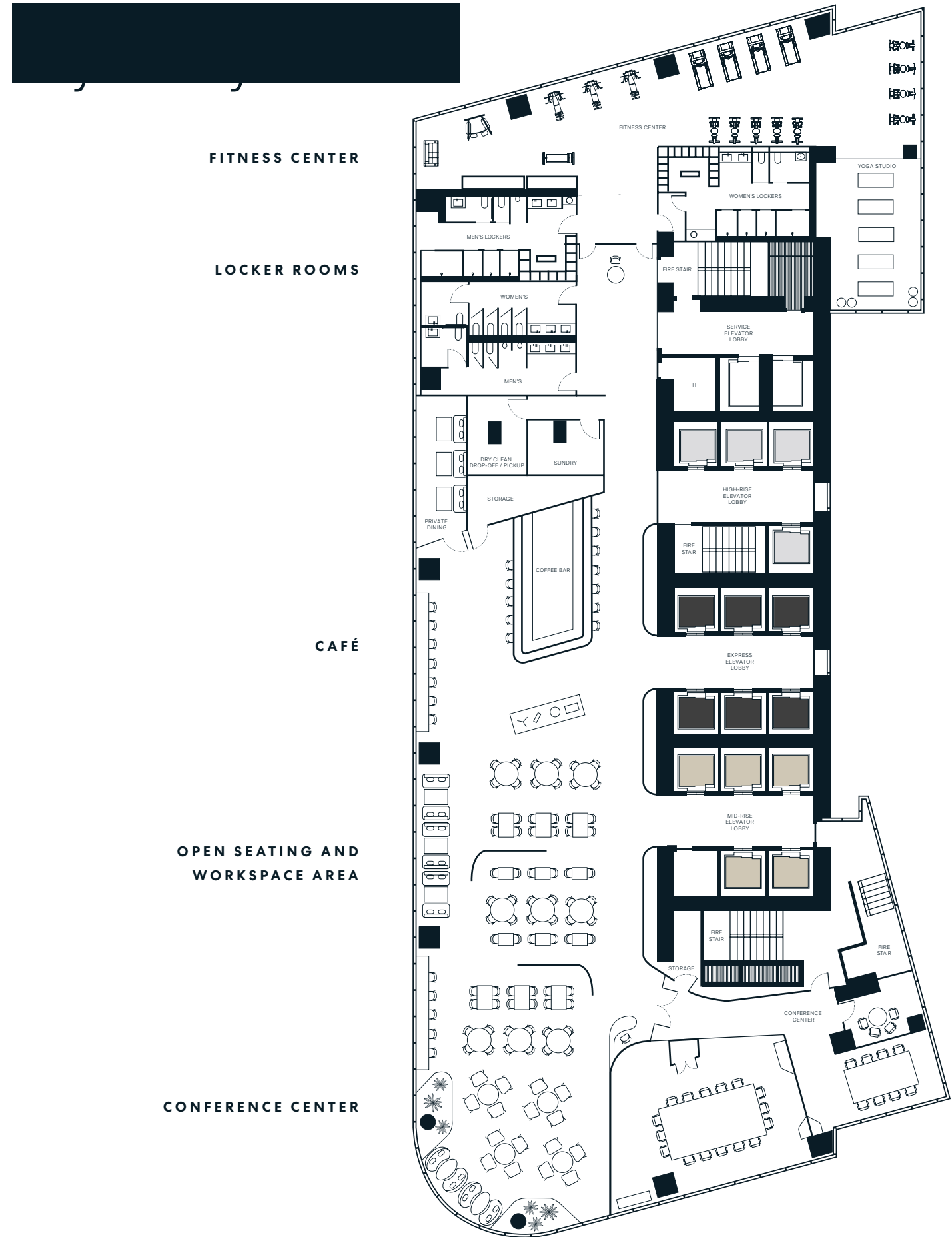
24-hour concierge service

Valet parking for guests

Dry cleaning with on-demand pickup and delivery service

24-hour building security

Shoeshine stations





12:45  
Sun, May 15  
75°F



**FITNESS CENTER**

The fitness center maximizes space and views to bring in natural light everywhere. Here tenants can get reenergized on state-of-the-art equipment while enjoying unobstructed views of Downtown Miami and Biscayne Bay.



**ROOFTOP RESTAURANT & BAR**

The luxurious rooftop restaurant and bar boasts sublime 360-views of Downtown Miami and Biscayne Bay.



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As Brickell's first Class A office building in over 10 years, the tower arrives at a pivotal moment in Miami's history to facilitate the city's evolving role as a cultural powerhouse and global business destination.

L O C A T I O N

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**MIAMI SKYLINE**

Inspired by the Brickell environment, both natural and built, the materials palette comes to life in the warm Miami sun.



LOCATION

# Heart of Miami, Gateway to the World

Brickell's high-end residential and lively business landscape is home to a diverse culture of dining, nightlife, and entertainment, alongside some of the city's best green spaces, walking paths, cycling lanes, and bay access points.

**ATTRACTIONS**

- Adrienne Arsht Center for the Performing Arts
- American Airlines Arena
- Bayfront Park
- Bayside Marketplace
- CMX Cinemas
- Frost Science Museum
- Pérez Art Museum Miami

**WELLNESS**

- Equinox Brickell
- Equinox Brickell Heights
- Icon Brickell Spa
- The Spa at Mandarin Oriental
- The Spa at Conrad Miami

**DINING & NIGHTLIFE**

- Bazaar Mar
- Capital Grille
- Casa Tua
- Edge Steak & Bar at Four Seasons
- Fi'lia
- Il Gabbiano
- Katsuya
- La Petite Maison
- Novikov
- River Oyster Bar
- Sugar
- Quinto La Huella
- Zuma

**SHOPPING**

- Brickell City Centre
- Design District
- Mary Brickell Village

**TRANSPORTATION**

- Virgin Trains/Brightline Station
- Eighth Street Station
- Government Center Station connecting to the Metrorail

**HOTELS**

- Aloft
- East
- Four Seasons
- JW Marriott Marquis
- Kimpton Epic
- Mandarin Oriental
- SLS

**BANKS**

- Bank of America
- Citibank
- Regions Bank
- SunTrust
- TD Bank
- Wells Fargo



KEY:

- ★ 830 BRICKELL
- DINING
- TRANSPORTATION
- HOTELS
- ▲ BANKS
- + SHOPPING
- \* ATTRACTIONS
- ◆ WELLNESS
- PARKS



- ↑ DOWNTOWN MIAMI
- MARY BRICKELL VILLAGE
- ↓ PÉREZ ART MUSEUM MIAMI
- ↘ FROST SCIENCE MUSEUM



- ↑ SUGAR, ROOFTOP BAR AT THE EAST HOTEL
- AMERICAN AIRLINES ARENA
- ↓ BRICKELL CITY CENTRE

↓ ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS



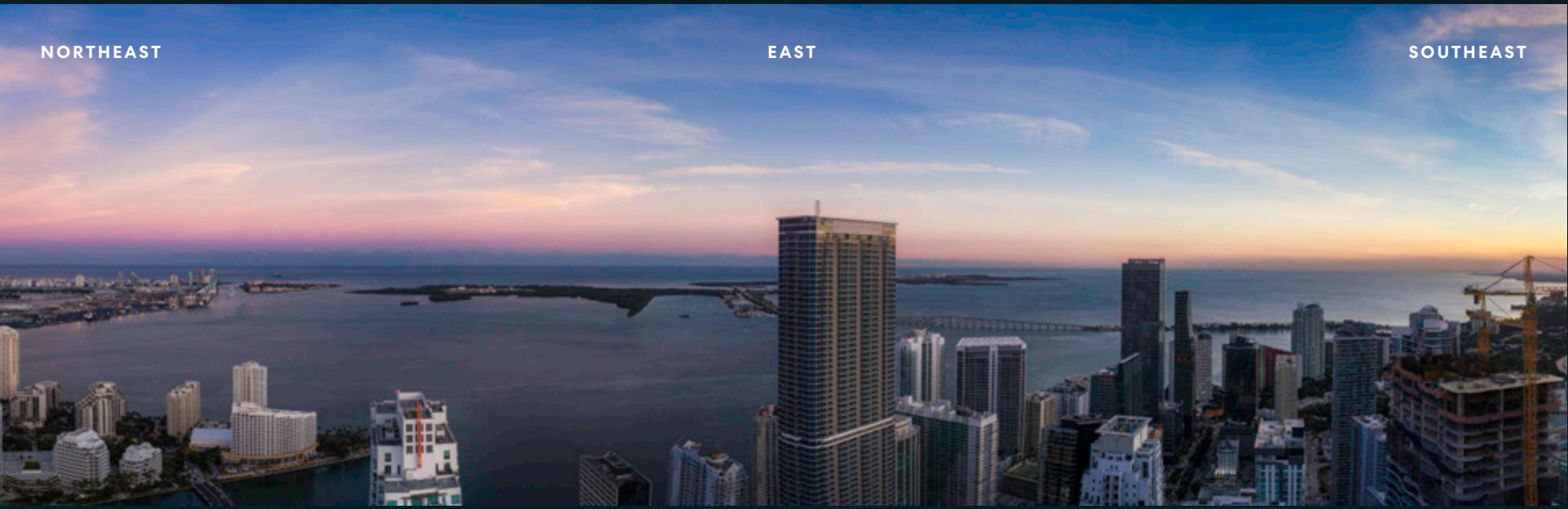
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With floor plates offering multiple orientations and a variety of city and bay views, each space promotes an incomparable work-life experience that is defined by calmness, comfort, and relaxation.

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S P A C E S & V I E W S

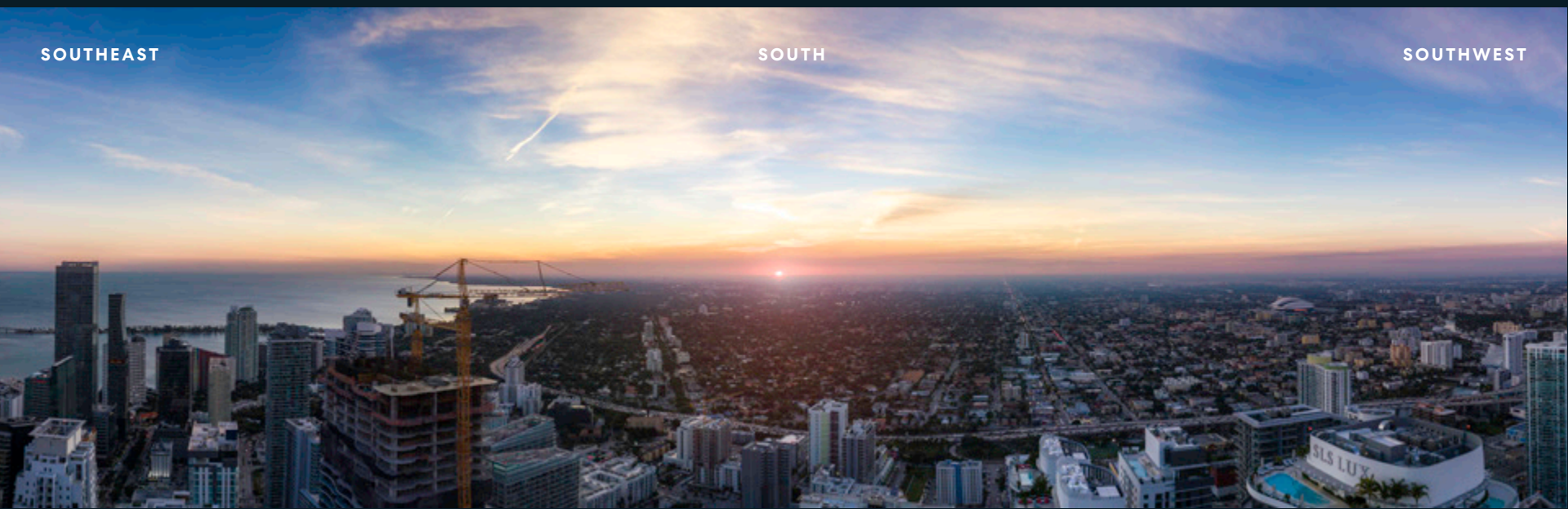
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NORTHEAST

EAST

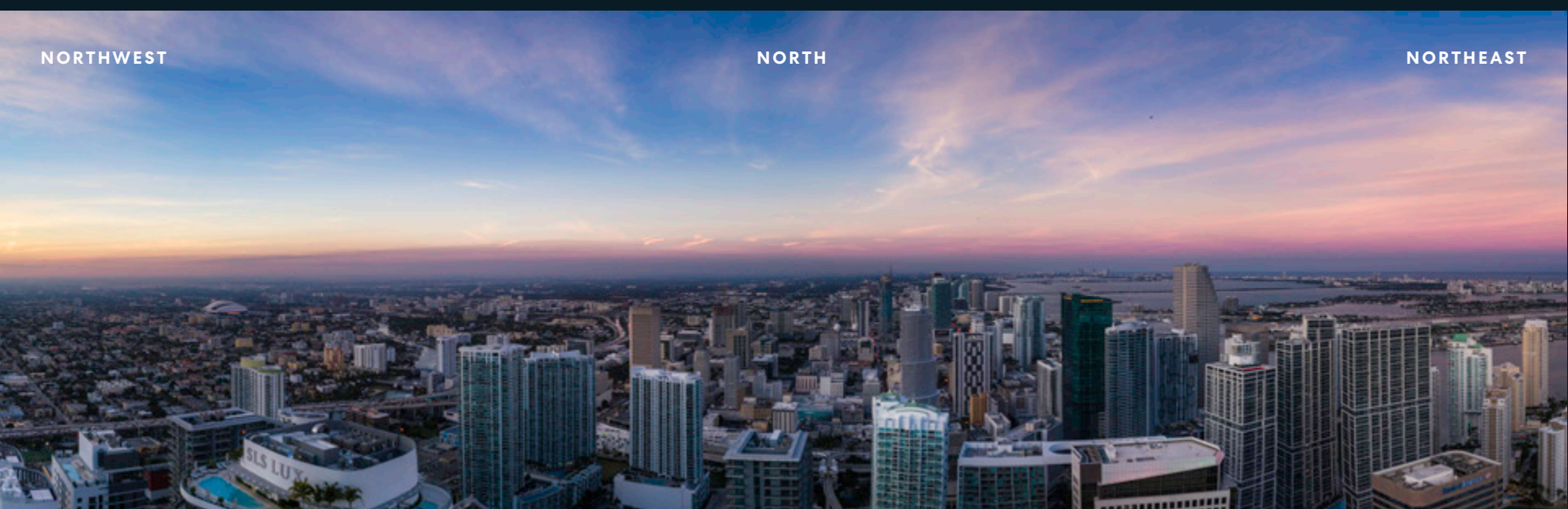
SOUTHEAST



SOUTHEAST

SOUTH

SOUTHWEST



NORTHWEST

NORTH

NORTHEAST

830 BRICKELL

# Elevation

**ROOFTOP  
RESTAURANT & BAR**  
FLOOR 54

**HIGH-RISE**  
FLOORS 45-53

**MID-RISE**  
FLOORS 31-44

**SKY LOBBY**  
FLOOR 30

**LOW-RISE**  
FLOORS 14-28

**OUTDOOR TERRACE**  
FLOOR 14

**PARKING**  
FLOORS 2-8

**LOBBY & RETAIL**



**OFFICE FLOOR FEATURES**

- 13'0" slab-to-slab height
- Floor-to-ceiling windows
- Column-free spans
- High-end finishes in men's and women's restrooms
- Zoned air-conditioning system
- Wired certification for IT and communications systems

TYPICAL OPEN LAYOUT: FLOORS 14-28

# Low-Rise

FLOOR 14: 12,860 SQ. FT.

FLOOR 15: 15,126 SQ. FT.

FLOOR 16: 16,065 SQ. FT.

FLOOR 17-27: 16,254 SQ. FT.



TYPICAL OPEN LAYOUT: FLOORS 31-44

# Mid-Rise

FLOOR 31: 17,926 SQ. FT.

FLOOR 32: 18,686 SQ. FT.

FLOOR 33-39: 18,821 SQ. FT.

FLOOR 40-44: 19,039 SQ. FT.



TYPICAL OPEN LAYOUT: FLOORS 45-53



# High-Rise

FLOOR 45: 18,543 SQ. FT.

FLOOR 46: 18,890 SQ. FT.

FLOOR 47: 19,480 SQ. FT.

48-53 FLOORS: 19,6854 SQ. FT.





# High-Rise Multi-Tenant



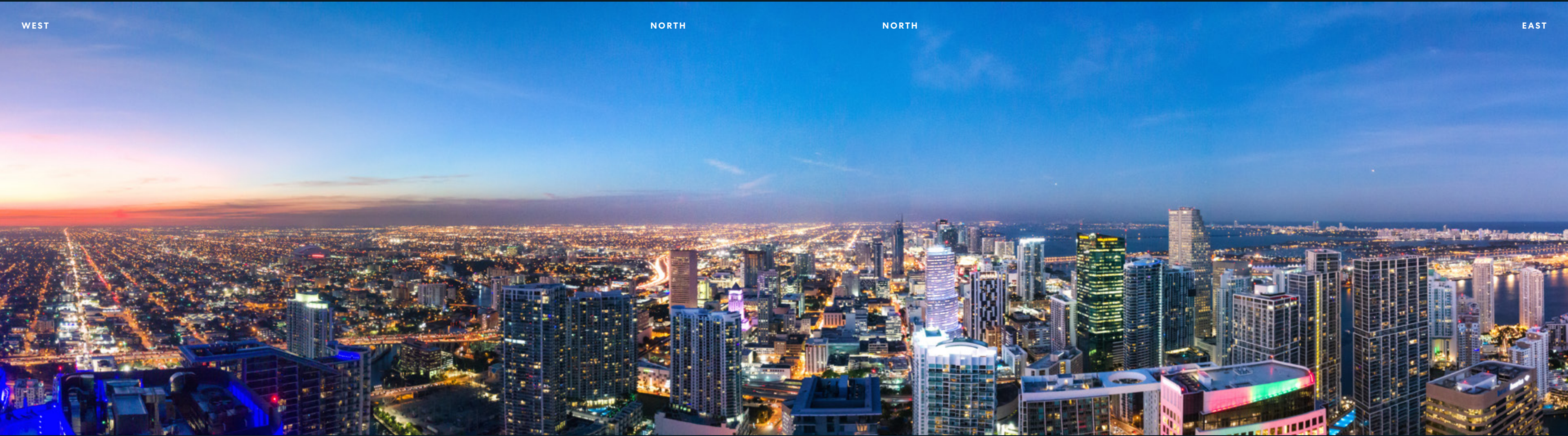


WEST

NORTH

NORTH

EAST

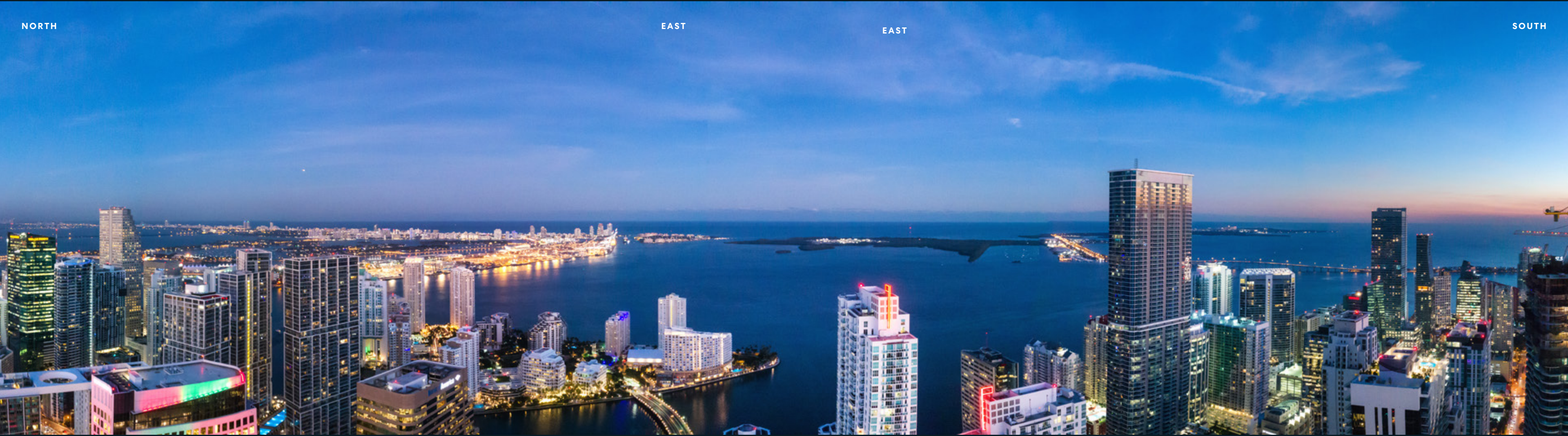


NORTH

EAST

EAST

SOUTH



With a proven track record and internationally celebrated body of work, 830 Brickell's visionary team sets the new gold standard in Miami for years to come.

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T E A M

DEVELOPMENT

# OKO Group

Established by Chairman and CEO Vladislav Doronin, the real estate firm OKO Group builds on the expertise of Doronin, who has built more than 75 million square feet of world-class commercial, retail, and luxury residential space. As chair of the property and development firm Capital Group, Doronin has overseen 71 projects. OKO Group brings considerable financial strength to the US market, as well as a passion for working with renowned architects and designers, including Zaha Hadid Architects, SOM, Hani Rashid / Asymptote Architecture, Kerry Hill Architects, Jacques Grange, and Iosa Ghini Associati.

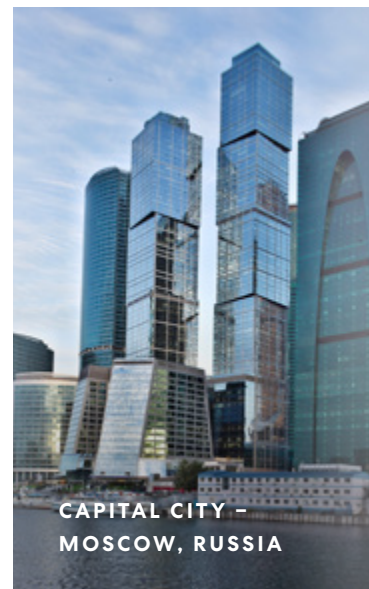
OKOGROUP.COM



CAPITAL HILL – BARVIKHA, RUSSIA



IMPERIAL HOUSE – MOSCOW, RUSSIA



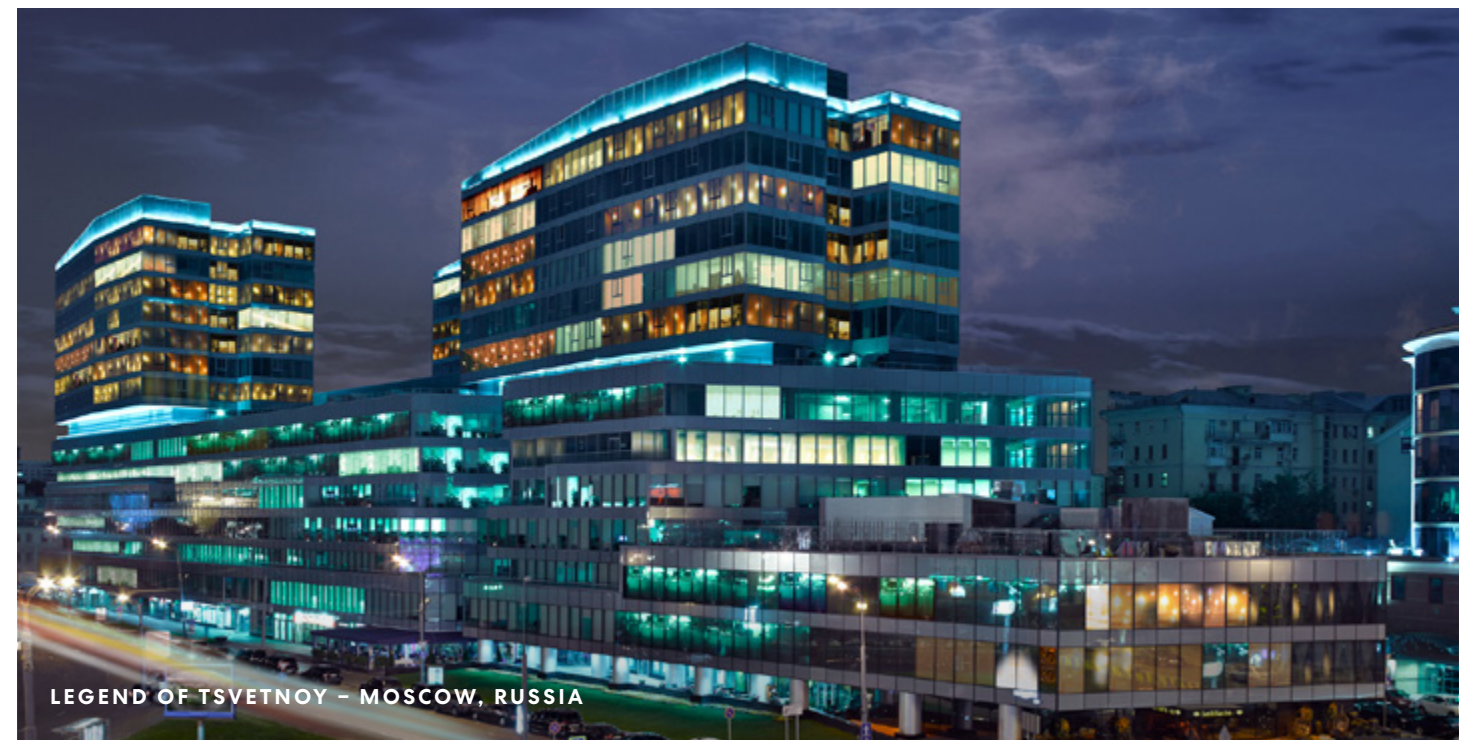
CAPITAL CITY – MOSCOW, RUSSIA



OKO TOWER – MOSCOW, RUSSIA



AMAN NEW YORK – NEW YORK, USA



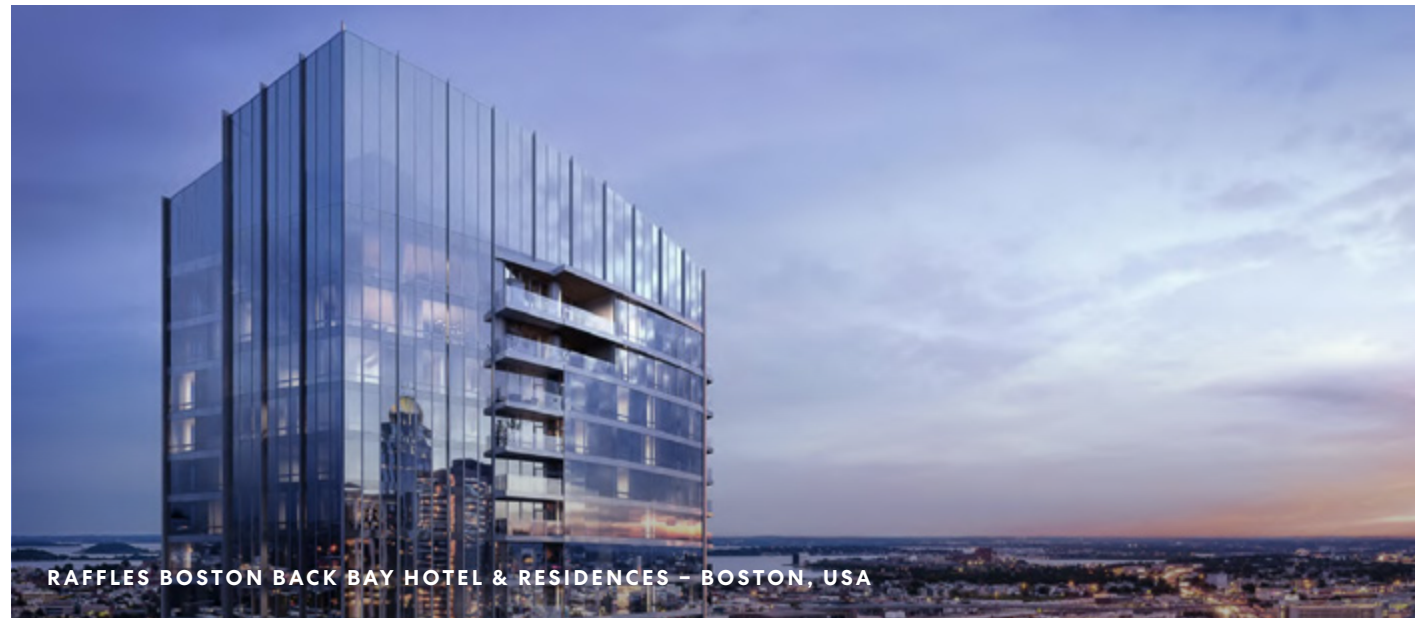
LEGEND OF TSvetNOY – MOSCOW, RUSSIA

DEVELOPMENT

# Cain International

Cain International is a privately held real estate investment firm operating in Europe and the United States. Since 2014, the company has invested over \$4.7 billion in real estate debt and equity. Cain International also invests in lifestyle & leisure businesses that deliver experiences, services and amenities for modern consumers. The firm's partnership-centric approach and entrepreneurial deal origination have resulted in a portfolio of investments, joint ventures and developments spanning office, residential, logistics, hospitality and mixed-use properties and businesses.

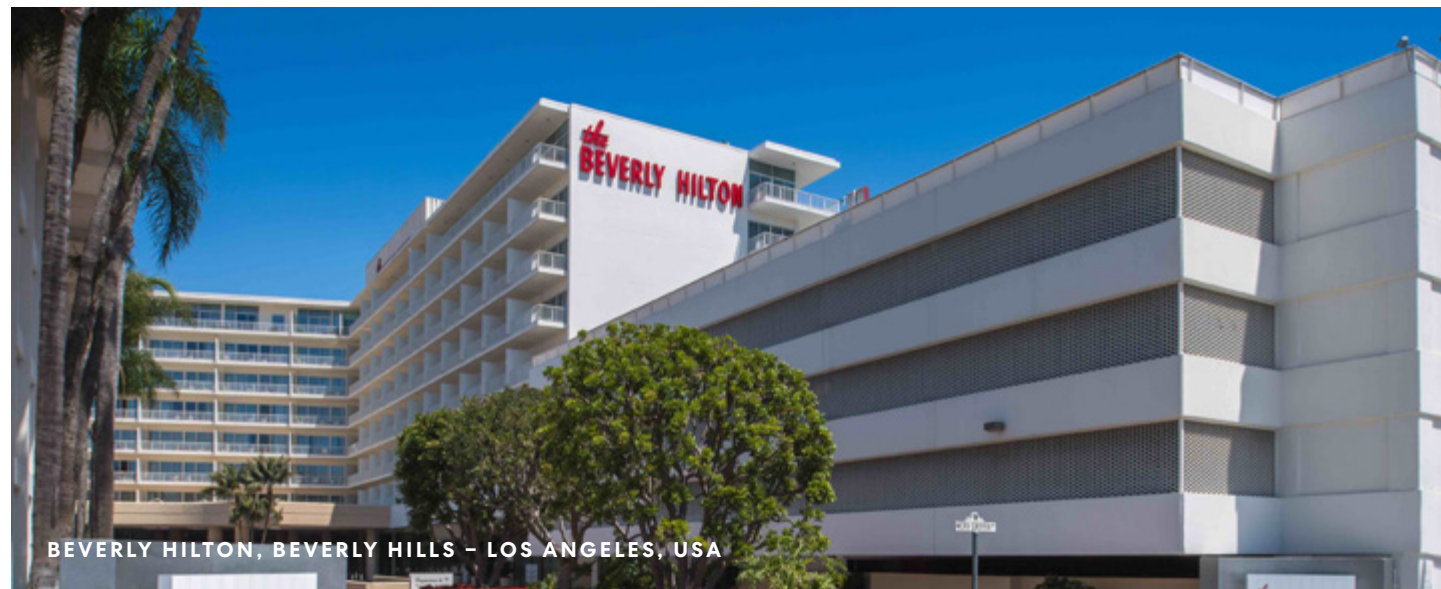
CAININT.COM



RAFFLES BOSTON BACK BAY HOTEL & RESIDENCES – BOSTON, USA



THE STAGE – LONDON, UK



BEVERLY HILTON, BEVERLY HILLS – LOS ANGELES, USA



THE STAGE – LONDON, UK



WALDORF ASTORIA, BEVERLY HILLS – LOS ANGELES, USA

PARTNERSHIP DEVELOPMENTS BY  
OKO GROUP AND CAIN INTERNATIONAL

# Missoni Baia

Missoni Baia's 249 Edgewater condominium residences celebrate the timeless appeal of waterfront living in relaxed, modern style. It cuts a prominent figure on the Miami skyline and on East Edgewater's waterfront. Missoni Baia soars 57 floors into the air and spans an impressive 200 feet along Biscayne Bay. With its forward-thinking, high-performance design by acclaimed international firm Asymptote Architecture, Missoni Baia's new luxury Edgewater condos capture the Missoni spirit of innovation and imagination. It's like no other residential tower in Miami.

[MISSONIBAIA.COM](http://MISSONIBAIA.COM)

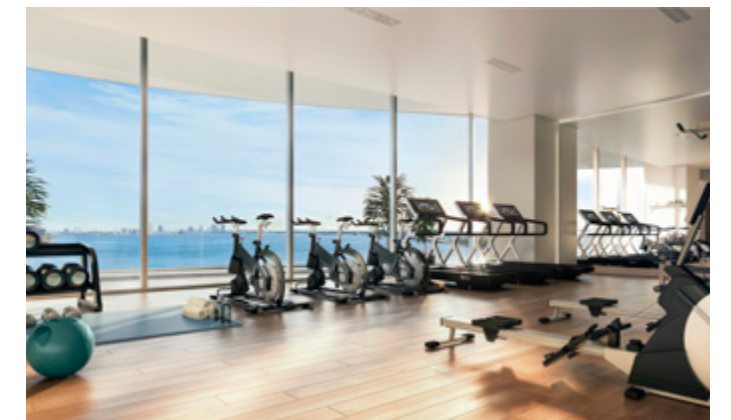


PARTNERSHIP DEVELOPMENTS BY  
OKO GROUP AND CAIN INTERNATIONAL

# Una Residences

Inspired by classic yacht design and its bayfront setting, Una sets the standard for Brickell Waterfront living, with visionary design, inviting gardens and unrivaled views across Biscayne Bay. Brought to life by Adrian Smith + Gordon Gill Architecture, OKO Group, and Cain International, Una offers 135 luxury condominium residences with floor-to-ceiling glass, expansive terraces, and an array of amenities, including three pools and private boat slips.

[UNARESIDENCES.COM](http://UNARESIDENCES.COM)



DESIGN ARCHITECT

# Adrian Smith + Gordon Gill Architecture

Adrian Smith + Gordon Gill Architecture (AS+GG) is dedicated to the design of high-performance architecture in a wide range of scales, from low- and mid-rise residential, commercial, and cultural buildings to mixed-use supernal towers and new cities. The firm uses a holistic, integrated design approach that explores symbiotic relationships with the natural environment. AS+GG is currently working on projects for clients in the United Arab Emirates, Saudi Arabia, China, Canada, and the United States. The partnership was founded in 2006 by Adrian Smith, Gordon Gill, and Robert Forest.

SMITHGILL.COM



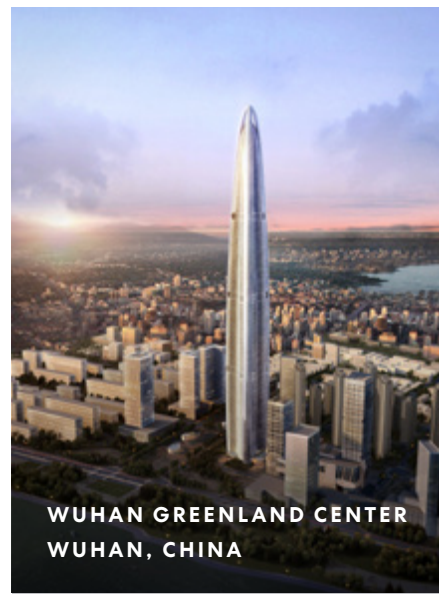
CENTRAL PARK TOWER -  
NEW YORK, USA



JEDDAH TOWER -  
JEDDAH, SAUDI ARABIA



BURJ KHALIFA -  
DUBAI, UAE



WUHAN GREENLAND CENTER  
WUHAN, CHINA



FKI TOWER -  
SEOUL, SOUTH KOREA

INTERIOR DESIGN

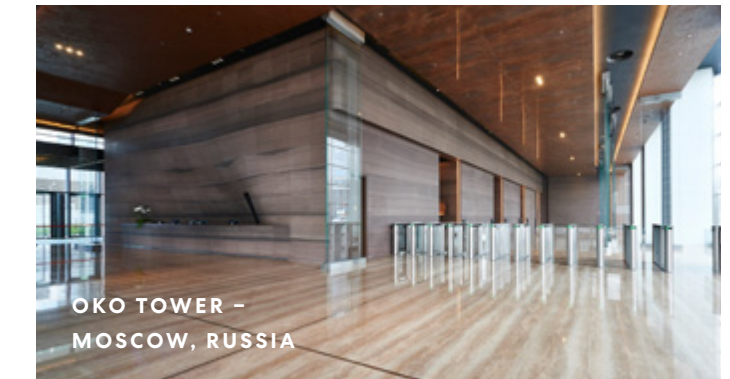
# Iosa Ghini Associati

Iosa Ghini Associati has offices in Bologna and Milan, with teams of international architects, engineers, and designers. Founded in 1990, the firm has acquired particular expertise in the interior design of large-scale global projects, including the Ferrari stores across Europe, the United States, and Asia; a major multipurpose residential project in Budapest; premier luxury hotels in Europe; and Alitalia lounges and check-in counters at leading airports.

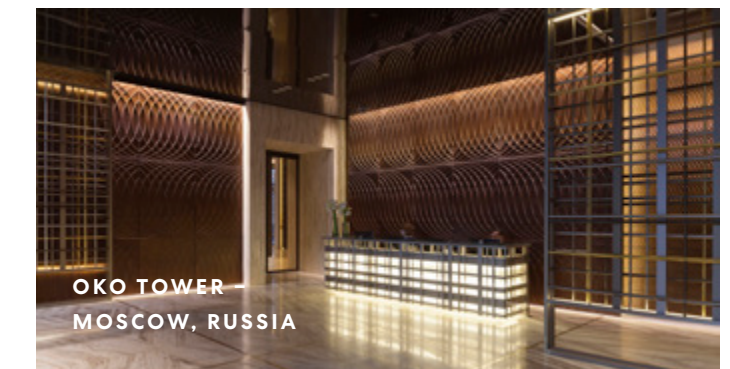
IOSAGHINI.IT



CAPITAL GROUP -  
MOSCOW, RUSSIA



OKO TOWER -  
MOSCOW, RUSSIA



OKO TOWER  
MOSCOW, RUSSIA



IBM ITALIA -  
ROME, ITALY



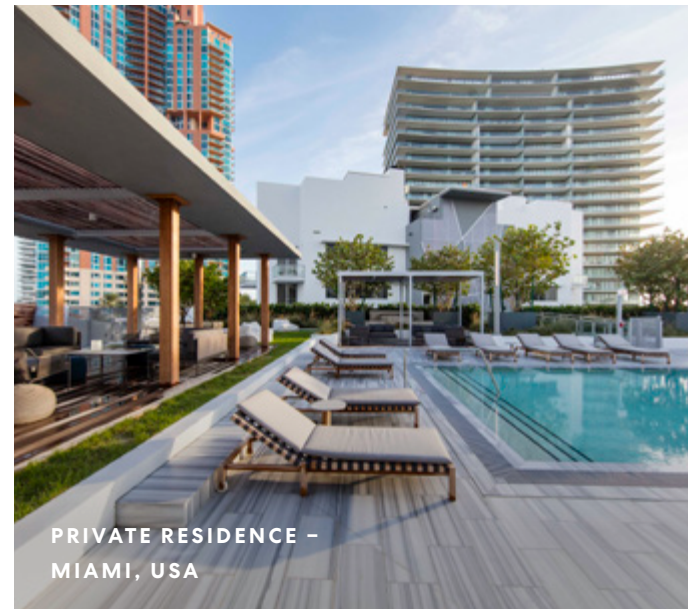
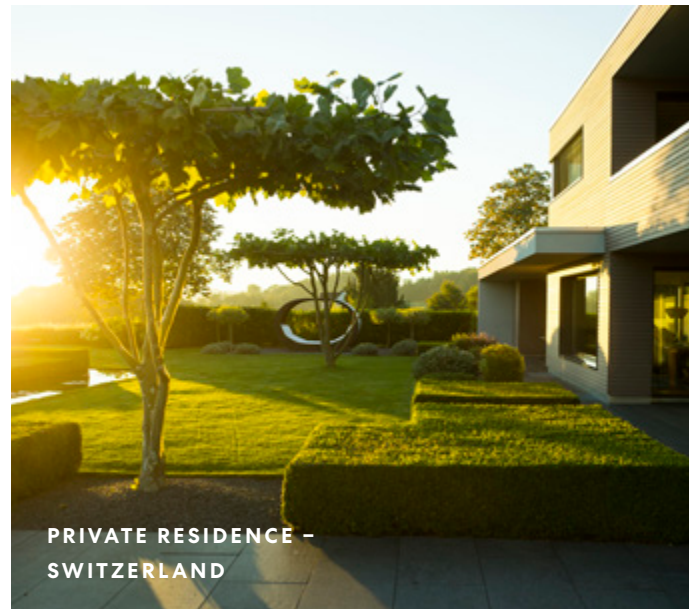
FERRARI FACTORY STORE -  
SERRAVALLE SCRIVIA, ITALY

LANDSCAPE ARCHITECT

# Enea Landscape Architecture

Since establishing his firm in 1993, renowned Swiss landscape architect Enzo Enea has completed more than 1,000 gardens for private residences, hotels, resorts, residential buildings, and parks around the world, including projects in Russia, Greece, France, Italy, Spain, Germany, Austria, China, Brazil, Colombia, the Bahamas, and the United States. Based near Zürich, the firm opened a second office in Miami in 2005 and added a New York office in 2016. Enea's work has received numerous international awards, including honors from the American Society of Landscape Architects and the RHS Chelsea Flower Show in London.

ENEA.CH



EXECUTIVE ARCHITECT

# Revuelta Architecture International

Revuelta Architecture International was founded with a commitment to provide clients with quality designs that are balanced with sustainable and economically feasible solutions, while delivered within stringent time frames. Over the past two decades, that philosophy has been the cornerstone of the firm's success. Revuelta has partnered with top local and national developers in the design and creation of some of South Florida's leading residential, commercial, car dealership, hospitality, and mixed-use projects.

REVUELTA.COM





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**EXCLUSIVE LEASING**

# Cushman & Wakefield

Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is also among the largest real estate services firms, with approximately 51,000 employees in 400 offices and 70 countries. In 2018, the firm had a revenue of \$8.2 billion, primarily across the core services of property, facilities, and project management, as well as leasing, capital markets, and valuation.

[CUSHMANWAKEFIELD.COM](http://CUSHMANWAKEFIELD.COM)

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DEVELOPMENT BY **OKO GROUP**  **Cain International**

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