



# 999 BRICKELL AVENUE

Miami, Florida

## PROPERTY OVERVIEW

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<b>ADDRESS</b>	<b>999 BRICKELL AVENUE MIAMI, FLORIDA 33131</b>
<b>LOCATION</b>	<b>BRICKELL AVENUE IN MIAMI'S FINANCIAL DISTRICT</b>
<b>SQUARE FOOTAGE</b>	<b>100.000</b>
<b>USE</b>	<b>OFFICE AND GARAGE</b>
<b>FLOORS</b>	<b>11</b>
<b>GARAGE</b>	<b>302 CARS</b>

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## TRANSACTION SUMMARY

In 2007, Congress Group Fund II acquired an existing office building in downtown Miami known as 999 Brickell Avenue. The building was considered to be underutilized with outdated interiors and neglected mechanical systems. The building also suffered from high vacancy and a public garage that was significantly undermanaged.

## VALUE ADDED BY MANAGEMENT

999 Brickell is located in the heart of Miami's financial district, which centers on Brickell Avenue. The building is easily accessible and offers spectacular views of Biscayne Bay. The site is in close proximity to a variety of area amenities such as restaurants and cafes, hotels, banks and business services and public transportation.

The Congress Group has already completed a number of building enhancements including updates to mechanical systems and a complete renovation of the building lobby and common areas. Plans to totally gut and renovate several floors to create new tenant suites are also underway. It is anticipated that with the construction improvements and revived marketing, the property will re-lease at significantly higher rental rates than other competitive buildings in the area.



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