



360
REAL ESTATE

1110 BRICKELL

Office Condo | *For Sale*

CONFIDENTIAL MEMORANDUM

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

OFFICE BUILDING
FOR SALE

BILLY PLANES RE/MAX COMMERCIAL
Each office independently owned and operated

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PROPERTY SUMMARY



[VIDEO](#)

[360° VIRTUAL TOUR](#)

OFFERING SUMMARY

Sale Price:	\$1,450,000
Office Condo SF:	2,501 SF
Association Condo Fee:	\$4,900/m
Included in Assoc Fee:	Electricity, Water, HVAC + Janitorial
Parking:	6 parking spaces \$240/m/space +/-
RE Property Tax	\$25,521

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PROPERTY DETAILS

Rare opportunity to own a 2,501 SF Class A office condo located directly on iconic Brickell Avenue in the heart of Miami's premier financial district. This turn-key professional office is ready for immediate occupancy and offers a highly functional executive layout ideal for professional firms seeking a prestigious business address.

The suite features a well-designed configuration including executive and junior private offices, conference rooms, and open workstation areas, creating an efficient workspace for both private meetings and collaborative work environments. A spacious reception area and welcoming lobby provide an excellent first impression for clients and visitors.

Interior finishes include marble flooring, custom fine-wood wall paneling, built-in millwork, and floor-to-ceiling glass, creating a refined and professional office environment.

This property is ideally suited for law firms, wealth management groups, consulting firms, accounting firms, family offices, or boutique financial services firms seeking a prime Brickell Avenue presence.



- 2,501 SF Class A office condo
- Prestigious Brickell Avenue address
- Turn-key office ready for immediate occupancy
- Executive and junior private offices
- Conference rooms and open workstation areas
- Reception area and welcoming lobby
- Interior private restroom
- Kitchenette for staff convenience
- Marble flooring and custom wood wall paneling
- Built-in millwork and professional finishes

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

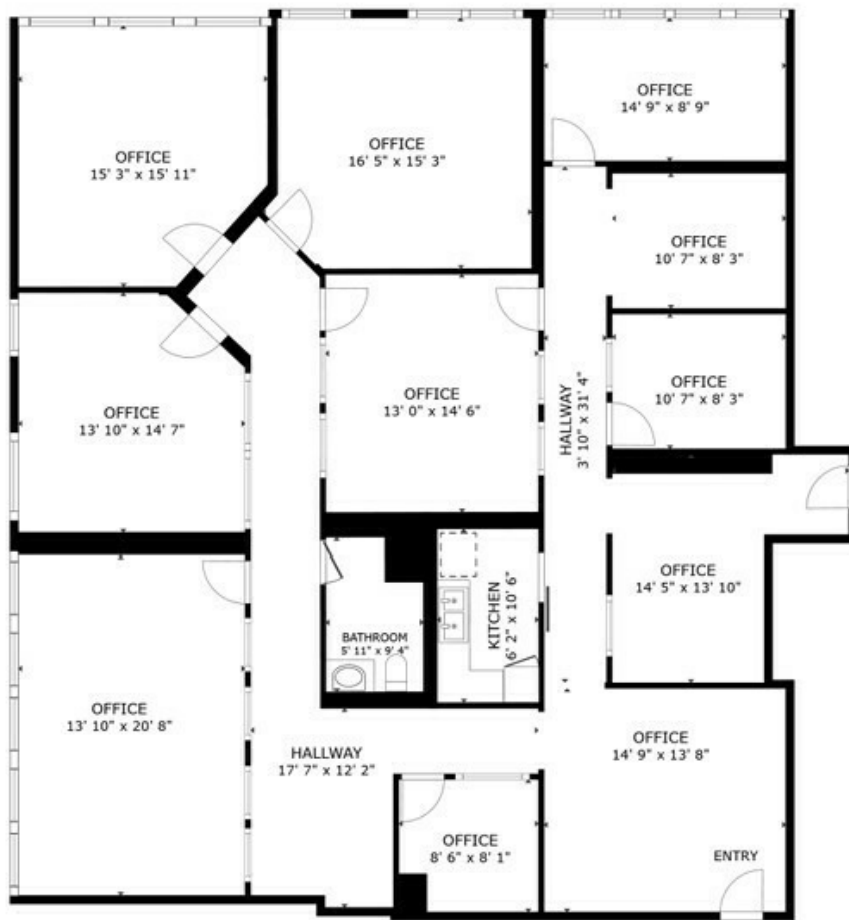


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FLOOR PLANS

360° VIRTUAL TOUR



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 2,520 sq.ft.
TOTAL : 2,520 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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//ADVISOR BIO 1



BILLY PLANES

Broker - Owner - CCIM

bplanes@remax.net

Direct: **305.772.8513**

PROFESSIONAL BACKGROUND

Billy Planes, CCIM

Billy Planes, CCIM, is an owner-broker of RE/MAX 360 Real Estate in Coral Gables and Homestead. As a highly trusted advisor, Billy helps clients align their real estate needs with business, financial, and operational objectives, including commercial leasing. With over 20 years of experience in sales across office, retail, industrial, and investment properties, he has earned numerous RE/MAX Commercial and Professional accolades, establishing himself as a leader in the real estate industry.

EDUCATION

Bachelor's Degree in Business

CCIM

MEMBERSHIPS

CCIM

Billy Planes RE/MAX Commercial

4217 Ponce De Leon Blvd
Coral Gables, FL 33146-1826

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