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British Consulate General among new tenants to sign leases in 1101 Brickell



The 1101 Brickell building in July 2022. GOOGLE



By **Erik Bojnansky** – Reporter, South Florida Business Journal
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The British Consulate General in Miami and three private companies will be moving into the 1101 Brickell Avenue building later this year.

All four tenants secured 12,000 square feet of office space within the 19-story 1101 Brickell building in the first quarter of 2023, a spokesman for the landlord Florida East Coast Realty stated. FECR, founded by prolific developer **Tibor Hollo**, was represented by **Jake Freeman** and **Kevin Gonzalez** of Colliers in the lease negotiations.

The British consulate will lease 7,332 square feet of space and is about 1,000 feet away from its present home at 1001 Brickell Bay Drive, a 32-story office tower owned by Denver-based Aimco. The diplomatic mission was represented by **Clarissa Willis** and **Richard Bamonte** of CBRE.

The other tenants who signed up for space in 1101 Brickell are:

- A6 Security LLC, a Hollywood-based company that provides armed and unarmed guard services.
- Anna Prata Wholesale, a wholesaler of fashion jewelry made in Brazil. Represented by **Juliana Moraes** of Okkla Realty.
- INS Investment Properties Inc., a company managed by Noam Shalom and Ilay Soffer who also run Sherman Oaks-based INS Home Buyers. Represented by **Kayla Pruss** of One Sotheby's.

FECR paid \$33.25 million for the 59-year-old, 171,000-square-foot building in June 2009. The firm **relocated its corporate office** to the 17th floor of 1101 Brickell last year after it opted to demolish its previous headquarters at One Bayfront Plaza so that a proposed 1,049-foot-tall mixed-use tower can be built. The 1101 Brickell building is adjacent to another FECR property, Panorama Tower, which, at 828 feet in height, is the tallest building in Florida, though that record will likely be overtaken by **another Miami tower**.

The Hollo-family owned company is now actively leasing office space between 1,000 and 39,000 square feet in size within 1101 Brickell. During the fourth quarter of 2022, two financial services companies, a boutique law firm, a Dominican bank, a European hotel chain, and a London-based gold bullion dealer **secured more than 20,000 square feet in 1101 Brickell**.

Miami's Brickell Financial District office market has been surging since the pandemic as new-to-market companies hunt for quality office space. The average asking rent for office space within Brickell was \$83.23 per square foot as of the first quarter of 2023, according to Colliers International.

Available office space in 1101 Brickell is advertised on LoopNet.com for between \$50 and \$54 per square foot.