



FLORIDA EAST COAST REALTY TO BUILD THE CUBE AT 1101 BRICKELL AVENUE

Glass-Enclosed Structure, Inspired by New York's Apple Store, to House New TD Bank Store

MIAMI, FL (July 25, 2011) – Legendary developer Tibor Hollo, President of Florida East Coast Realty, has announced plans to build another landmark building in Miami's downtown. The CUBE will be a 2,500 square foot, 30-foot high, glass-enclosed structure on the site of 1101 Brickell Avenue that will house a new TD Bank store. One-of-a-kind in southeast U.S., the CUBE was inspired by the famous Apple store on New York's 5th Avenue, as well as the Hotel Industriel in Paris, France. The CUBE will be constructed on the southwest corner of 1101 Brickell Avenue, with direct access to Brickell Avenue. 1101 Brickell recently underwent a \$26 million renovation and beautification after FECR acquired the property in 2009, including "smart" technology upgrades. Construction commenced July 11th.

The CUBE is designed by renowned architectural firm, Kobi Karp Architecture and Design (KKAID). "The design showcases the interior volume and related commercial use by way of the vitrine-like glazing that enhances the landmark presence, thereby promulgating pedestrian circulation from Brickell Avenue to Brickell Bay Drive. The signature location and design further asserts the dynamic of the Brickell neighborhood as the viable, urban business center it is," says Kobi Karp, Principal.

The futuristic structure is planned to target LEED certification and features eco-smart, electronically-tintable glass supplied by Sage Electrochromatics, Inc. of Minnesota. The glass walls can be changed from clear to darkly-tinted at the press of a button, or can be programmed to respond to changing sunlight and heat conditions. This unique glass changes colors throughout the day in response to the light, reducing energy consumption and significantly reducing costs. According to the U.S. Department of Energy, the SageGlass technology has the potential to reduce overall cooling loads up to 20% and may reduce lighting costs by up to 60%, in addition to providing building occupants with more natural daylight.

"South Florida continues to be a significantly important market for TD Bank and opening our flagship store in Miami's financial district is instrumental in continuing our success," said Ernie Diaz, South Florida Market President, TD Bank. "At TD, we're also committed to being an environmental leader. That is why so far this year, we have opened five stores in South Florida that are targeting LEED certification, including the nation's first net-zero energy bank. The decision to house our flagship Brickell-area store in The CUBE at 1101 Brickell Avenue made absolute sense as we pursue our goal to be as green as our TD logo."

1101 Brickell continues to attract new tenants including the recently-announced FIU Facility to occupy a substantial part of the office property for its prestigious Masters in Business Administration Program. Located on a prime, 3.22 acre site in Miami's Brickell Financial District, 1101 Brickell is home to one, 11-story and one, 19-story office tower totaling 488,449 square feet, including a 10-story, 550-space parking garage. Taylor & Mathis, the leasing agent for the property. Available office spaces range from 1,000 square feet to 20,000 square feet of contiguous space. Amenities include on-site property management and tenant representatives, on-site security, ample visitor parking, and one of the few private parks in Downtown Miami. Shops and conveniences located at 1101 Brickell include the Brickell Deli, Internet Café and Sundry, BankAtlantic, and the United States Post Office. The Consulates of Venezuela, Argentina, and Guatemala are also located in the building.

In addition, through a unique partnership with Hotwire Business Solutions (HBS), 1101 Brickell has become the first "Smart Building" in all of Downtown Miami, offering tenants reduced occupancy costs based on significant, quantifiable savings on today's most important technological tools, including high bandwidth, video conferencing, and electronic off-site storage of critical records. 1101 Brickell also has a direct link to the Miami Data Vault, the city's most protected collection center, making the building the only one in the financial district with built in off-site data storage.