

ESPIRITO SANTO PLAZA

1395 BRICKELL AVENUE. MIAMI, FL. USA

THE OPPORTUNITY

This is a unique opportunity to acquire a trophy and stabilized asset in the best possible location in Miami. The property is one of the most representative and iconic in the city, located in Miami's Financial District.



MAIN PROPERTY DATA

Property Type:	Class A Office	Net Rentable Area:	266,692 sf.
Site:	2.31 Acres	Occupancy:	98,7%
Number of Stories:	35	Office Space:	248,087 sf.
Distribution		Two Bank Branches:	12,076 sf.
Office and Retail Space:	Floors 1, 2 and 4 to 15	Retail Space:	6,529 sf.
Conrad Hotel (not included):	Floors 3, and 16 to 25	Floor Area Ratio (FAR):	2.65
Residential condominium:	Floors 26 to 35	Parking structure:	12 Stories
Year Built:	2004	Parking Ratio (per 1,000 sf. NRA):	2.01

MAIN BUILDING FEATURES AND AMENITIES

- » Fitness club below the sky lobby
- » Luxurious Atrium Sky Lobby
- » Restaurant facilities are part of the Hotel
- » Valet parking is available for tenants and building patrons
- » The building's glass curtainwall system is designed to be completely waterproof during a flood or storm surge
- » The generously landscaped roof of the garage is occupied by a health club swimming pool and tennis courts



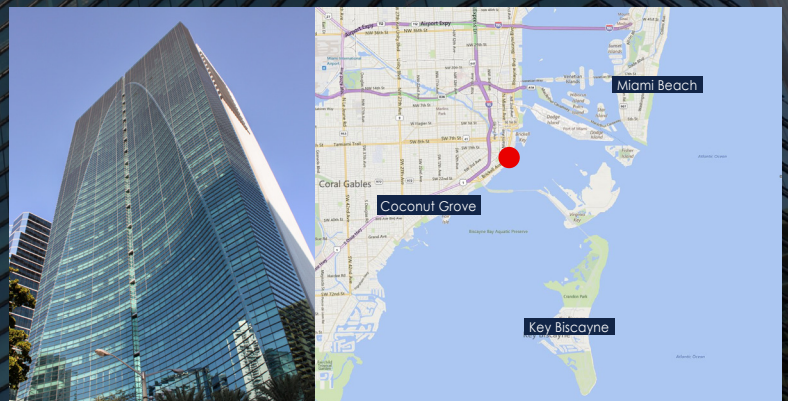
TENANCY AND FINANCIAL DATA

RELEVANT TENANTS

Wells Fargo:	7,984 sf.
Espirito Santo Bank:	58,117 sf.
Nomura Securities:	1,970 sf.
Quest Workspaces:	31,728 sf.
French Consulate:	8,252 sf.
Weil, Gotshal Manges:	24,381 sf.
Legg Mason:	7,786 sf.
Fowler & White:	32,521 sf.

Total Credit Tenants: 172,739 sf. (65%)

LOCATION MAP



DISCLAIMER

The material in this Investment Offering Introduction is not intended to be relied upon for the purpose of considering the "AS IS" acquisition of ESPIRITO SANTO PLAZA, Miami, Florida. The information is not to be used for any other purpose or to be made available to any other person without the express written consent of Agent or Owner. The material is based, in part, upon information supplied by Owner and, in part, upon information obtained by Agent from sources the Agent believes to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. No warranty, expressed or implied, is made by Owner, Agent or any of their respective related agents or affiliates as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections and conclusions regarding the Property. It is expected that prospective investors will conduct their own independent due diligence concerning the Property, including such engineering and environmental inspections as they deem necessary to determine the condition, value, quality and the existence or absence of any potentially hazardous materials and use affecting the construction or maintenance of the Property. No representations, expressed or implied, are made as to the foregoing matters by the Owner, Agent or any of their respective related agents, affiliates and/or agents. EXAN Capital Realty LLC is an affiliate of EXAN Capital LLC.

CONTACT INFORMATION

ESP@exancapital.com

1111 Brickell Ave Suite 2175 Miami, FL 33131, U.S.A.

T: (+1) 305-372-5263

Juan Jose Zaragoza
Managing Partner

Adam Wolfson
SVP Head of Acquisitions

Juan Arcila
Managing Partner

Jennifer Sotolongo
Business Development

