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LATITUDE ONE WELCOMES GRAZIANO'S RESTAURANT TO THE HEART OF BUSINESS IN BRICKELL

One 9,834 sqft. Space is Still Available for Immediate Lease or Purchase

Miami, FL (Sept 1, 2009) – [Latitude One](#) has signed a new tenant to occupy one of two turn-key bistro spaces located within downtown Miami's premiere business address. The new focal point of Latitude One's ground floor is **Graziano's**, an established Argentine restaurant that promises to bring unique flavors and warm ambiance to the heart of Brickell's residential, financial and entertainment district.

While downtown Miami is no stranger to fine cuisine, Graziano's unique flare of traditional Argentine flavors in a contemporary setting is sure to attract and impress the prestigious business professionals who occupy Latitude One's 230,000 square feet of masterfully-designed, Class-A office space.

Distinguished by an elegant lobby and an array of professional amenities, Latitude One specializes in boutique office suites starting at 647 square feet, Latitude One's turn-key, move-in ready units and fully-furnished executive suites are ideal for small attorney offices, fund managers, insurance agents and accounting firms as well as creative professions including advertising and graphic design.

"We are thrilled to add Graziano's to Latitude One's roster of established commercial tenants," said Karen Fish-Will, President of Peabody Real Estate, LLC and Vice-President of Peabody Properties Miami which manages Latitude One. "We are in active negotiations with a number of other potential tenants and having quality dining establishments to anchor Latitude One will provide them with a convenient destination for lunch, dinner and happy hour."

Latitude One also boasts another 9,834 sqft. of waterfront space available for immediate lease or purchase. Perfect for a restaurant tenant, the site features exclusive use of a riverfront terrace and exterior breezeway for outdoor seating.

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The waterfront area features a boat dock available to patrons for temporary mooring and the lease includes 10 reserved parking spaces and valet parking. Thriving with bustling business professionals and strong vehicle traffic, this available space sits in a prime downtown location on 7th Street for day and evening food service.

MORE ABOUT GRAZIANO'S

Graziano's is a family-owned business that has called Miami home for more than 20 years. The story of the Graziano's family is that of the aspiring Argentine immigrant that relocated to the United States in search of a brighter future. With hard work and dedication, Mario Graziano and his family were able to make their dream a reality. The Graziano's Group now includes four restaurants, one pizzeria and three markets. In celebration of their grand opening in downtown Miami at Latitude One, Graziano's is hosting a free wine tasting every Thursday night from 6 p.m. to 10 p.m.

MORE ABOUT LATITUDE ONE

Located in the heart of Brickell, Latitude One is downtown Miami's premiere business address with 230,000 square feet of masterfully-designed, Class-A commercial office space spread out over 24 elegant floors. Latitude One was designed by the world-renowned architectural firm Arquitectonica, developed by Edward A. Fish Associates and built by family-owned Suffolk Construction with interior designs by Nick Luaces Design Associates. The sales office for Latitude One is located at 175 SW 7th Street, Suite 1612, Miami FL 33130. For more information, call 786.539.4884 or visit <http://www.latitudeonemiami.com>.

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