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BUSINESS ON BRICKELL, FINALLY BOUTIQUE-FRIENDLY

Latitude One Fills Niche for Small Business, Class-A Office Space On Miami River in the Heart of Brickell

Miami, FL (July 13, 2009) – Smaller firms that covet the Brickell area, but not the square footage price tag, are moving to Miami’s premiere business address, [Latitude One](#). At the center of the Miami River Renaissance, Latitude One features 230,000 square feet of masterfully-designed, Class-A office space designed by the world-renowned architectural firm [Arquitectonica](#) with floor-to-ceiling windows revealing unobstructed views of Biscayne Bay and the Brickell skyline.

Specializing 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. Latitude One worked with Roundhill Interiors, a leader in commercial build-outs, to develop custom concepts for timely construction and design.

“Latitude One has successfully filled a niche with boutique firms, who some say are better positioned financially in this economy, by offering smaller spaces that are big on design with flexible, short-term leasing solutions,” said Karen Fish-Will, President of Peabody Real Estate, LLC and Vice-President of Peabody Properties Miami which manages Latitude One. “Also, in an effort to grow and expand with our tenants, we are currently developing a larger 9,000-square-foot executive suite floor that we expect to be ready for the fall.”

Distinguished by an elegant lobby and an array of professional amenities, Latitude One stands in the heart of Brickell’s residential, financial and entertainment district which is home to more than 100 international and domestic financial institutions, the state and federal courthouses and only 15 minutes from the Miami International Airport.

“In addition, Latitude One is located within Brickell’s enterprise zone, an address that translates into huge tax benefits for business owners including credits for wages and property and sales tax breaks,” said Fish-Will.

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Latitude One's architectural blueprint can accommodate almost any floor plan configuration up to 18,000 square feet with column-free space and state-of-the-art amenities. Beneath its imposing architectural design is a relaxed atmosphere uncommon to similar, major metropolitan areas. At the focal point is the Riverfront Promenade which boasts a unique ambiance and turnkey space for a bistro with indoor and outdoor seating along the waterfront.

Latitude One is easily accessible to all major thoroughfares and only a short walk from the Metrorail and Metromover station. The building features valet parking, a secured, private parking garage, visitor screening and photo badges upon entry and high-speed elevators. Other on-site amenities include an OXXO concierge dry cleaning service and Pronto Car Wash.

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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