

Three new tenants move to Brickell office building

January 20, 2017

By: Brian Bandell

Three companies have moved into Brickell City Tower as the office building continues its renovations.

[Blanca Commercial Real Estate](#) represented the landlord of the 33-story office tower at 80 S.W. 8th Street in 33,000 square feet in leases over the past three months to bring the property to 84 percent occupied.

The largest new tenant was TMF Group with 11,000 square feet. The company provides financial, accounting and tax, corporate secretarial, structured finance, legal and HR and payroll services in more than 80 countries. It relocated from 1221 Brickell Ave. [Grant Killingsworth](#) and [Shay Pope](#) represented the tenant.

Blanca CRE Vice Chair [Danet Linares](#) said the firm left Brickell Avenue to move west because Brickell City Tower is in between the new Brickell City Centre and Mary Brickell Village, both with restaurants and shops. It's also near the Metrorail station.

A source with knowledge of the situation said global consumer brands company Mars Inc. leased 7,459 square feet on the 26th Floor of Brickell City Tower. With locations in 78 countries, the company manufactures candy, pet food, gum, food and drinks. It has more than \$35 billion in global sales.

[Glenn Gregory](#) of [Transwestern](#) represented Mars in the lease.

The third new tenant in Brickell City Tower is NextSource Biotechnology, which leased 5,593 square feet on the 26th floor. Founded in 2010, the

company specializes in manufacture of pharmaceutical products that have experienced shortages.

[Claudia Splinter](#) of Trajan Investments represented NextSource in the lease.

Linares said NextSource chose its location in Miami because it has easy access to Latin America, New York and Chicago, places where it frequently does business.

Brickell City Tower is putting the finishing touches on renovations to the lobby and the common areas throughout the building. Linares said those improves have allowed the building to complete for tenants with newer office towers. The vacancy rate of “Class A” office space has fallen by 1 basis point over the past year to 9.3 percent, Linares said.

In other recent deals at Brickell City Tower, law firm Beltran Brito expanded to 3,470 square feet and law firms Salomon, Kanner, Damian & Rodriguez and the Rosenfarb Law Firm renewed leases of 2,013 square feet and 1,265 square feet, respectively. [Darren Campbell](#) of Cushman & Wakefield represented SKDR and [Scott Minchew](#) represented Rosenfarb.