



CONSTRUCTION MOVES FORWARD ON THE CUBE AT 1101 BRICKELL AVENUE

MIAMI, FL – (October 10, 2011) – Florida East Coast Realty, Inc. (FECR) has announced that construction is moving forward on its latest landmark development, The CUBE at 1101 Brickell Avenue. Demolition of the site is complete, and the building core and shell are well underway with completion scheduled for the end of April 2012. The CUBE, a 2,500 square foot, 30-foot high development on the southwest corner of 1101 Brickell's iconic glass-walled towers, will house a new TD Bank store. The architecture of the unique, glass-enclosed structure, designed by Kobi Karp Architecture and Design, was inspired by the Apple Store on New York's Fifth Avenue and the Hotel Industriel in Paris, France, making it a one-of-a-kind in the Southeast United States. 1101 Brickell recently underwent a \$26 million renovation and beautification, including "smart" technology upgrades, after FECR acquired the property in 2009.

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 Sage Glass technology has the potential to reduce overall cooling loads up to 20% and may reduce lighting costs up to 60%, in addition to providing building occupants with more natural daylight.

1101 Brickell continues to attract new tenants, including Florida International University, which recently-opened its new downtown campus, FIU Downtown on Brickell, to much fanfare and also has exciting plans to continue to expand its footprint in the building. 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 is 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 state-of-the-art VOIP, enhanced high speed internet, video conferencing, long distance telephone, and web services.. Additionally, with a direct link to the Miami Data Vault (MDV), the city's finest and most secure collocation center and disaster recovery facility, 1101 Brickell is the only address in the financial district with built in off-site data storage.

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