

RFR

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RFR Announces 31,192 SF lease with Mindspace at 100 Biscayne in Downtown Miami

New Lease Represents Second Miami Location for the Global Flex Space Provider

NEW YORK – January 9, 2023 – RFR announced it has signed a 10-year, 31,192-square-foot lease with boutique flex space provider Mindspace. Offering more than 450 workstations, Mindspace Downtown Miami will occupy three full floors at the 30-story Class A office building. This will be Mindspace’s second location in Miami and its sixth in the US, contributing to the company’s rapid growth across the US and EMEA. RFR purchased the 310,000-square-foot building in January 2022 and has since seen an acceleration in leasing velocity, having signed over 123,000 square feet of new and extended leases in its first year of ownership.



The brisk activity further underscores the allure of experienced hands-on ownership and well-managed office space in the Biscayne Bayfront enclave of Downtown Miami.

100 Biscayne, which overlooks Bayfront Park with unobstructed views of Biscayne Bay, Port of Miami, and the Downtown Miami skyline, is centrally located in the heart of Miami’s rapidly growing Central Business District, adjacent to the Metromover Station and proximate to the thriving Design District, Wynwood Arts District, and Miami Beach neighborhoods.

“100 Biscayne is one of the most coveted addresses in downtown Miami,” said AJ Camhi, Executive Vice President and Director of Leasing of RFR. “The stunning views of Biscayne Bay combined with the building’s extensive amenities and exceptional tenant experience have allowed us to attract top-tier tenants and lease 40% of the building in our first year of ownership. We are excited to welcome Mindspace to the mix.”

Mindspace is a boutique flex space provider with more than 40 locations in 20 cities and 7 countries worldwide. In recent months, the firm has announced two new US locations, Mindspace Williamsburg in New York and its 37,000 square feet Wynwood location in the Gateway building, adding to the company’s existing portfolio of locations in San Francisco, D.C. and Philadelphia. Mindspace announced 13 new locations globally in the last 12 months and has a notable client roster including Shutterstock, Dow Jones and Standard and Poor’s.

“Our focus on providing high-end hospitality and beautifully designed flex spaces is a great fit with the stunning 100 Biscayne building. We are experiencing high demand in Miami, and this new location will give us the opportunity to serve businesses in the downtown area, which is well connected to local transportation networks and offers spectacular views across the bay,” Mindspace CEO and Co-Founder Dan Zakai commented.

"Downtown Miami continues to generate a significant amount of interest from users given all the high end residential development in the area as well as the existing supply constraints in Brickell," added Dino Mattessich, Head of Real Estate – North America for Mindspace. “The continued migration of companies into Miami from all regions of the US will continue to increase the talent pool. With the limited availability of quality design and high end flexible office space offerings in Downtown Miami, Mindspace is excited to open its 2nd strategic location at this incredible asset with RFR as our Landlord partner.”

Mindspace joins a roster of leading companies at 100 Biscayne including the French conglomerate LVMH, Italian luxury brand Bulgari, Italian eyewear maker Luxottica, Swiss watchmaker Hublot, and international architecture firm Zyscovich.

Active in Miami for more than 15 years, first as developer and owner of the W South Beach Hotel and with noteworthy retail acquisitions on Lincoln Road and in the Design District, RFR brings its extensive office investment and repositioning expertise to the city of Miami with 100 Biscayne.

“The neighborhood, and indeed the Miami market in general, is evolving into a sought-after destination for office users as a surge of exciting retail, dining and entertainment options gives tenants abundant built-in neighborhood amenities to complement the in-building offerings,” added Camhi.

RFR was represented by Eric Groffman, Cameron Tallon, Joshua Gibbons and Emily Brais of CBRE. Mindspace was represented by Aaron Ellison, Jeff Gordon and Iker Belauste of JLL in the transaction.

About RFR

RFR is a fully integrated real estate investment firm based in New York City with a core focus on select urban markets in the United States and Germany. Founded by Aby Rosen and Michael Fuchs in the early 1990s, the firm has been an active force in the New York City and German real estate market for much of the past three decades. RFR’s portfolio has grown to include more than 100 commercial, residential, hotel, and retail properties located in select domestic and international markets.

About Mindspace

Mindspace is a boutique flex space provider, presenting a global mindset with a local flavor. Mindspace redefines the workplace experience for companies of all sizes. The beautifully designed spaces, personalized level of service and carefully curated events enhance employee engagement and build a strong sense of community, accommodating the way people work, innovate and grow. Mindspace's customer base includes enterprises and SMBs, in more than 40 locations, 20 cities and 7 countries across Europe and the US. Along with small businesses, Mindspace is home to corporations such as Samsung, Microsoft, Barclays Bank, Taboola, GoPro and Playtika.