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COMMERCIAL REAL ESTATE

A look at six skyline-changing project proposals to build Miami's tallest tower



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Panorama Tower Year built: 2018
Height: 85 stories

JOCK FISTICK/SOUTH FLORIDA BUSINESS
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By Erik Bojnansky
Reporter, South Florida Business Journal
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Developers are clamoring to build Florida's tallest tower in Miami despite the ongoing supply chain pinch.

Right now, the tallest building in both Florida and Miami is Panorama Tower, at 1100 Brickell Bay Drive.

Completed by Tibor Hollo's Florida East Coast Realty in 2018, Panorama Tower is 828 feet tall with 2.6 million square feet of offices, retail, apartments, and Hyatt hotel rooms.

A number of proposals have been submitted for projects that could potentially rival Panorama:

Okan Tower: The Okan Group, led by Turkish developer Bekir Okan, broke ground in June on the 902-foot-tall building designed by Coral Gables-architecture firm Behar Font & Partners. Once complete, Okan Tower will have 316 hotel Hilton hotel rooms, 236 short-term rental condos managed by Hilton, 177 residences, and 64,000 square feet of office space.

One Brickell City Centre: Hong Kong-based Swire Properties, developer of the 500,000-square-foot Brickell City Centre shopping center, is teaming up

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Rendering of Okan Tower
OKAN GROUP

with Stephen Ross' Related Cos. to build up to 1,040 feet at 700 Brickell Ave. Designed by Miami-based Arquitectonica, One Brickell City Centre will have 1.6 million square feet of office. That would exceed the space at Miami's largest office building, Southeast Financial Center.

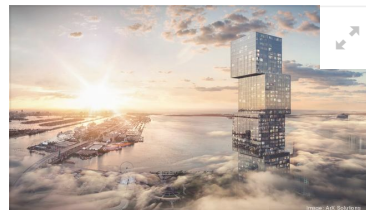


The Related Cos. and Swire Properties have proposed the One Brickell City Centre, the tallest building in Miami.

SWIRE PROPERTIES, RELATED COS

Waldorf Astoria Hotel &

Residences: Slated to break ground sometime this summer, Waldorf Astoria, at 300 Biscayne Blvd., will be 1,049 feet tall and consist of 360 condos and 205 Hilton hotel rooms, as well as some retail and restaurants on the ground floor. The 800,000-square-foot behemoth will be built New York real estate development company Property Management Group (PMG) and Toronto private equity firm Greybrook. Uruguayan architect Charles Ott and Miami-firm Sieger Suarez designed the project.



The Waldorf Astoria Residences Miami would rise 1,049 feet.

ARX SOLUTIONS

Major: Also envisioned to stand 1,049 feet tall, the proposed Major tower, at 888 Brickell Ave., was conceived by New York developer Michael Stern and Major Food Group, a New York-based hospitality company whose owners are now shifting their focus to South Florida. According to plans submitted by Stern's JDS Development Group and Major Food Group, the building would include 259 condos, 50,490 square feet of restaurants and event space, and about 100,000 square feet of amenities. Hollywood-based ODP Architecture + Design and Studio Sofield in New York designed the project.



The Major condo would soar 1,049 feet at 888 Brickell Ave., Miami.
ODP ARCHITECTURE + DESIGN

One Bayfront Plaza: Six years ago, Florida East Coast Realty submitted plans to build a 1,049-foot-tall tower at 100 S. Biscayne Blvd. Designed by New York-based Kohn Pedersen Fox Associates, the 3.3-million-square-foot project is to include 902 apartments, 200 hotel rooms, 532,00 square feet of office, and 103,959 square feet of retail.



Rendering of Florida East Coast Realty's One Bayfront Plaza.

1201 Brickell: Six years ago, British architect [Norman Foster](#) sent the city of Miami his proposal for two [1,049-foot-tall towers](#) that were going to be built by Florida East Coast Realty and its partners at 1201 Brickell Bay Drive. The project would include 660 condo units and 56,800 square feet of public space.

FECR [sold the property](#) for \$363 million in April to an LLC managed by someone in Chicago. The true backers of the purchase are reportedly Chicago-based developer Sterling Bay and Chicago billionaire [Ken Griffin](#). A spokesman for Griffin [has told the *Business Journal*](#) that the billionaire does intend to build a permanent headquarters with Sterling Bay on Brickell Bay Drive, but said he has not picked an exact site.



A rendering of 1201 Brickell Bay Drive

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