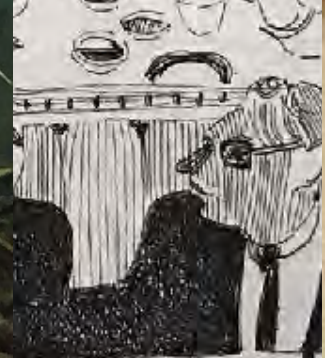
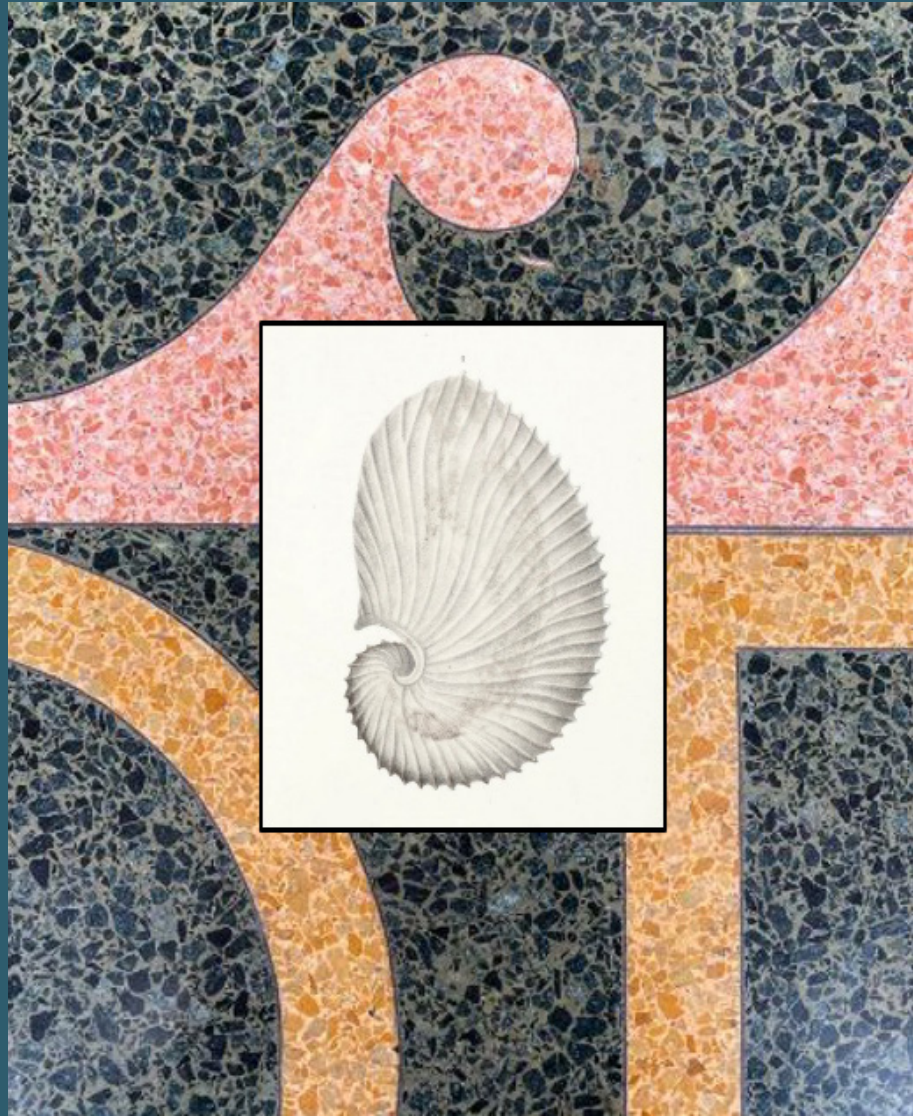


THE  
*Collins*  
MIAMI BEACH

1501 COLLINS AVENUE MIAMI BEACH, FLORIDA





1

THE COLLINS

# THIS IS THE COLLINS

A place to entertain and to be entertained. With a timeless combination of comfort, glamour, and intimacy, The Collins experience is hospitality tailored to our members' tastes.

Housed in a historic Miami Beach Art Deco building, The Collins is a contemporary, professional members' club overlooking the most desired part of Miami beach. With Class AAA boutique offices, an exclusive restaurant and bar, exterior terraces, a rooftop pool, and world-class spa and fitness facilities, The Collins is designed for the way we work today, with endless opportunities for socializing and collaboration.



LOBBY ENTRANCE

# PROJECT SNAPSHOT

|                   |   |
|-------------------|---|
| OFFICE SUITES     | 40,000 SQFT   |
| RESTAURANTS       | MULTIPLE SIGNATURE RESTAURANTS                                |
| TOTAL DEVELOPMENT | 184,897 SQFT  |
| FLOORS            | 5   |
| PARKING           | 2:1000 RATIO & VALET  |
| AMENITIES         | 30K SF OF OUTDOOR SPACE, GYM, SPA, RESTAURANTS, MEETING ROOMS |
| TEAM              | MAXWELLE REAL ESTATE GROUP, PEBB CAPITAL, LDV HOSPITALITY     |
| LEASING           | BLANCA COMMERCIAL REAL ESTATE, INC.                           |



15TH STREET VIEW

LOCATION



For your convenience, The Collins is located in the heart of Miami Beach, next to world-renowned dining and entertainment.



● EXISTING HOTELS

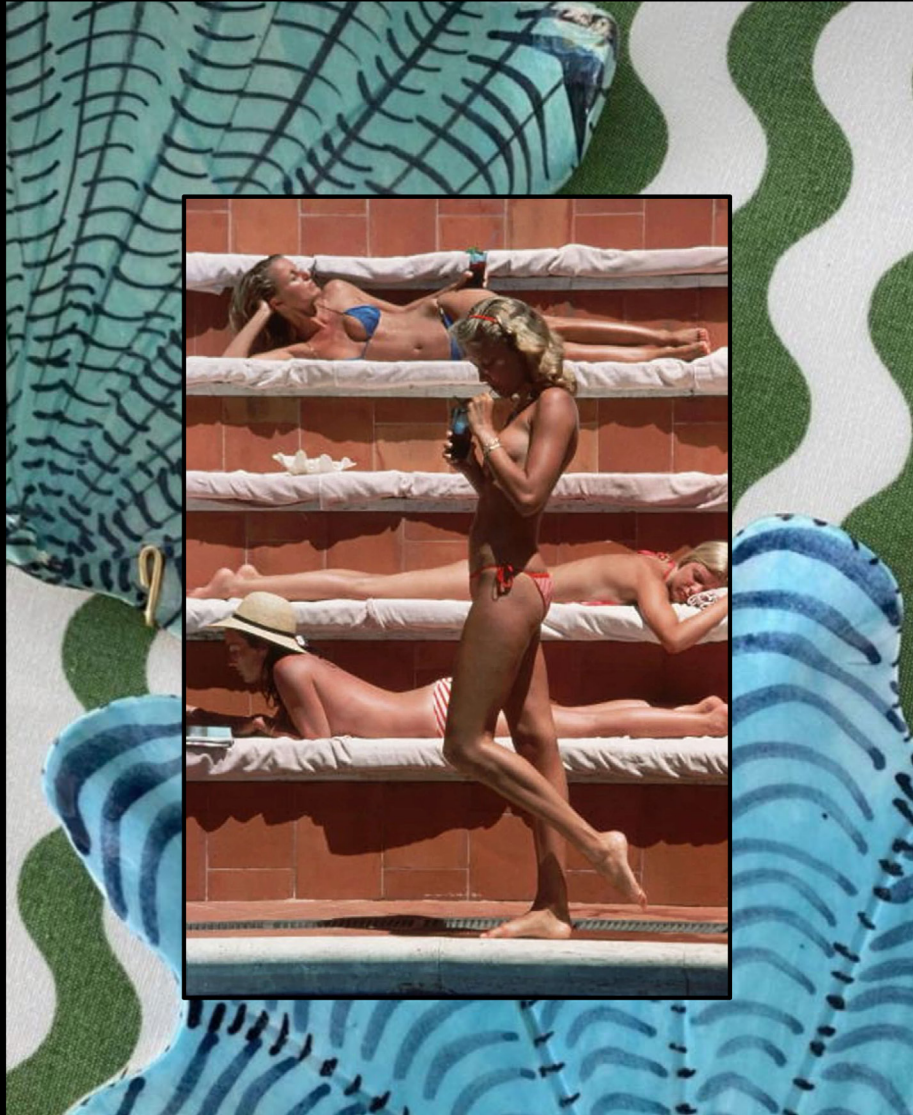
○ COMING SOON

NOTABLE RESTAURANTS (NORTH OF THE COLLINS)

- BYBLOS
- THE BAZZAR - SLS
- KATSUYA - SLS
- DOLCE
- MR CHOW - W HOTEL
- THE OCEAN GRILL - THE SETAI
- MATADOR ROOM - THE EDITION
- LOS FUEGOS - FAENA
- PAO - FAENA
- CECCONI'S MIAMI- SOHO BEACH HOUSE
- HAKKASAN - FONTAINEBLEAU MIAMI BEACH
- SCARPETTA - FONTAINEBLEAU MIAMI BEACH
- NOBU - NOBU HOTEL

NOTABLE RESTAURANTS (SOUTH OF THE COLLINS)

- JOE'S STONE CRAB
- CARBONE
- HASALON MIAMI
- ESTIATORIO MILOS BY COSTAS SPILIADIS
- PAPI STEAK
- SMITH & WOLLENSKY



2

BOUTIQUE  
OFFICES

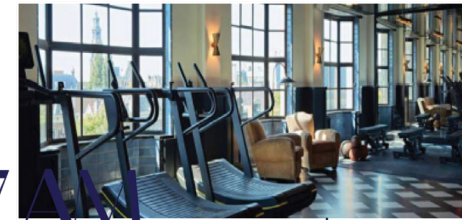


# THE COLLINS BOUTIQUE OFFICES

The Collins will offer fully furnished and move-in-ready boutique offices ranging from 2,000 - 10,000 sq ft.



7AM



WORK OUT IN THE  
STATE-OF-THE-ART GYM

8AM



POWER BREAKFAST ON  
THE CLUB LEVEL

10AM



GO TO WORK

12PM



GRAB LUNCH AT OUR SIGNATURE  
RESTAURANT WITH A CLIENT

3PM



GO FOR A SWIM AND A STEAM

5PM



ENJOY A CIGAR AND COCKTAIL  
AT BAR LE PALME

7PM

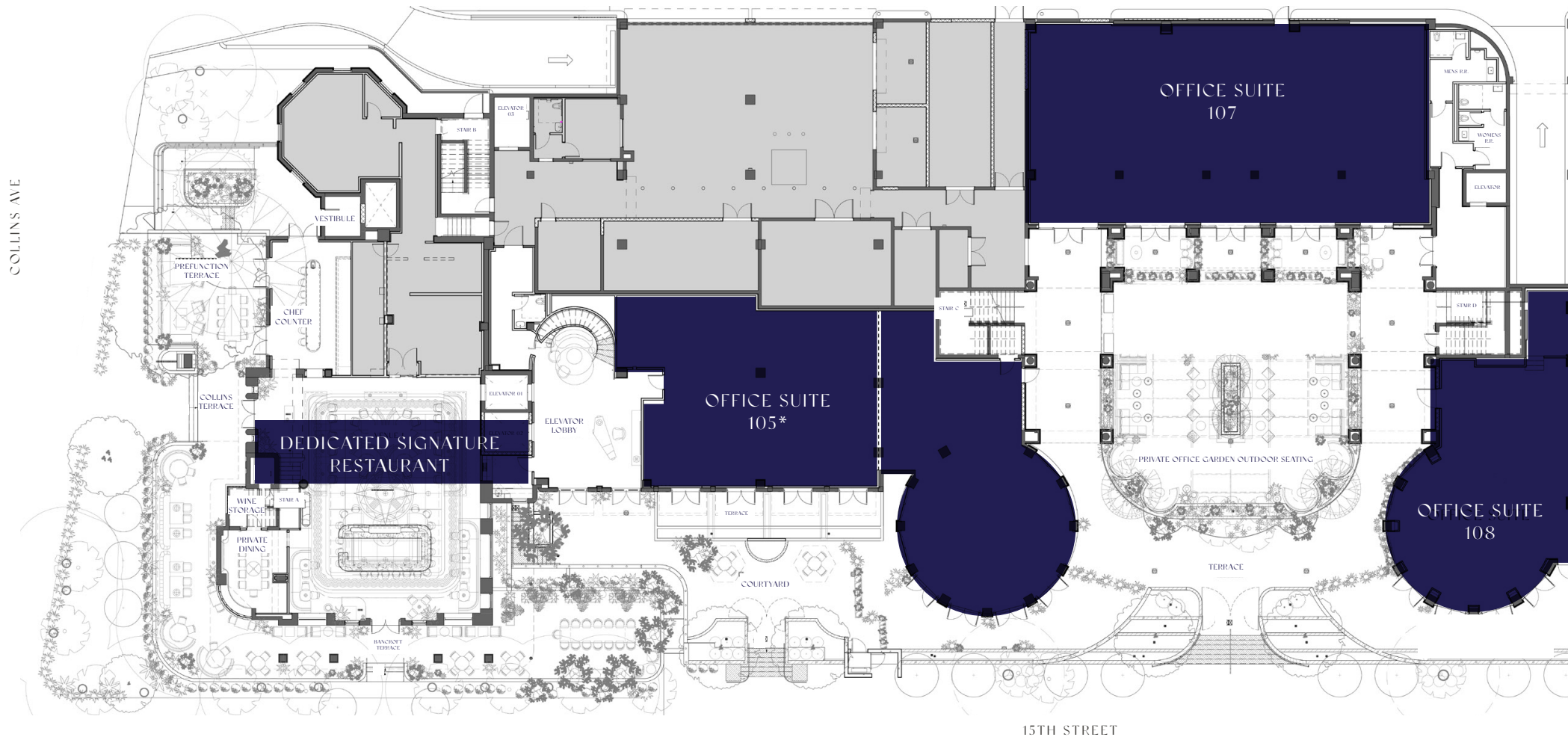


END YOUR DAY WITH A 5-STAR  
DINNER EXPERIENCE

- \* OFFICE SUITE 105    4,985 SQ FT
- OFFICE SUITE 107    4,655 SQ FT
- OFFICE SUITE 108    2,365 SQ FT

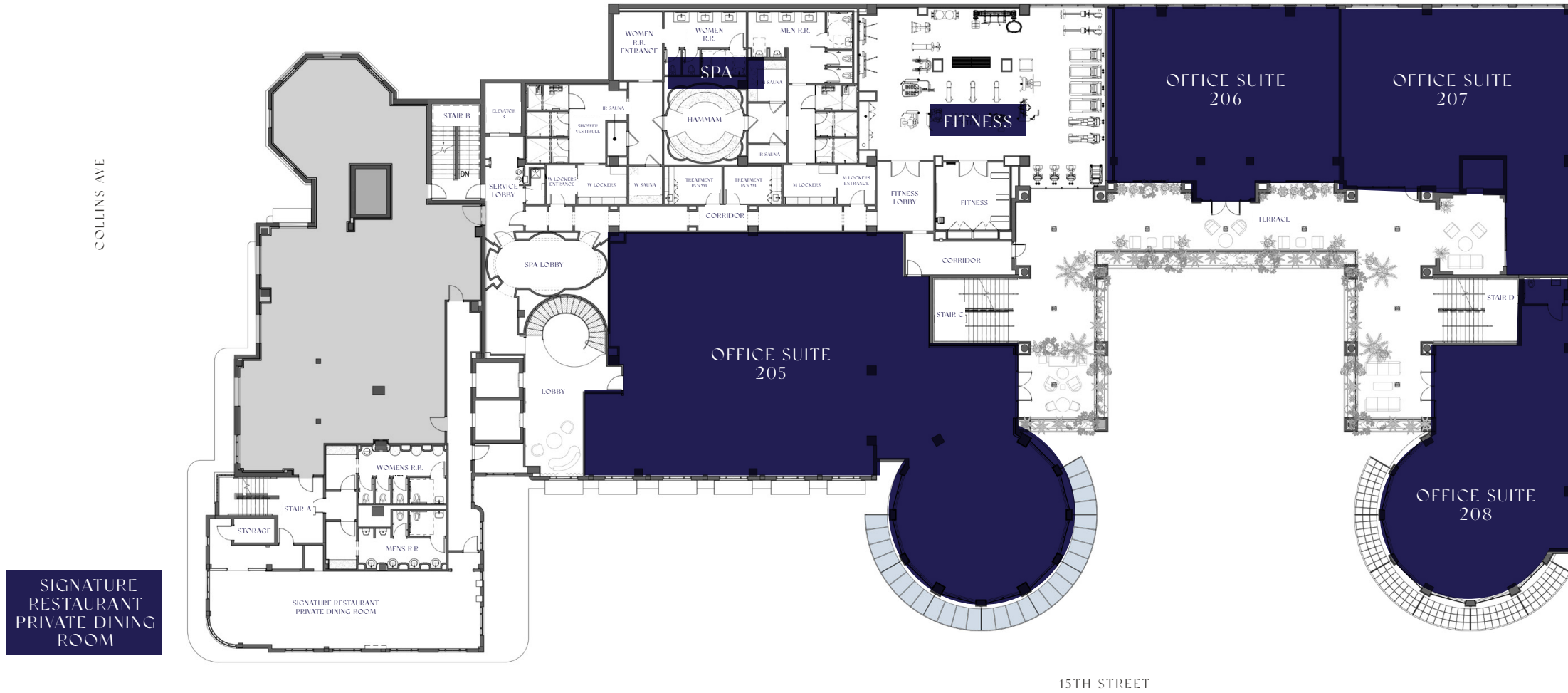
BOUTIQUE OFFICES LEVEL 1

\* MAY BE DIVIDED



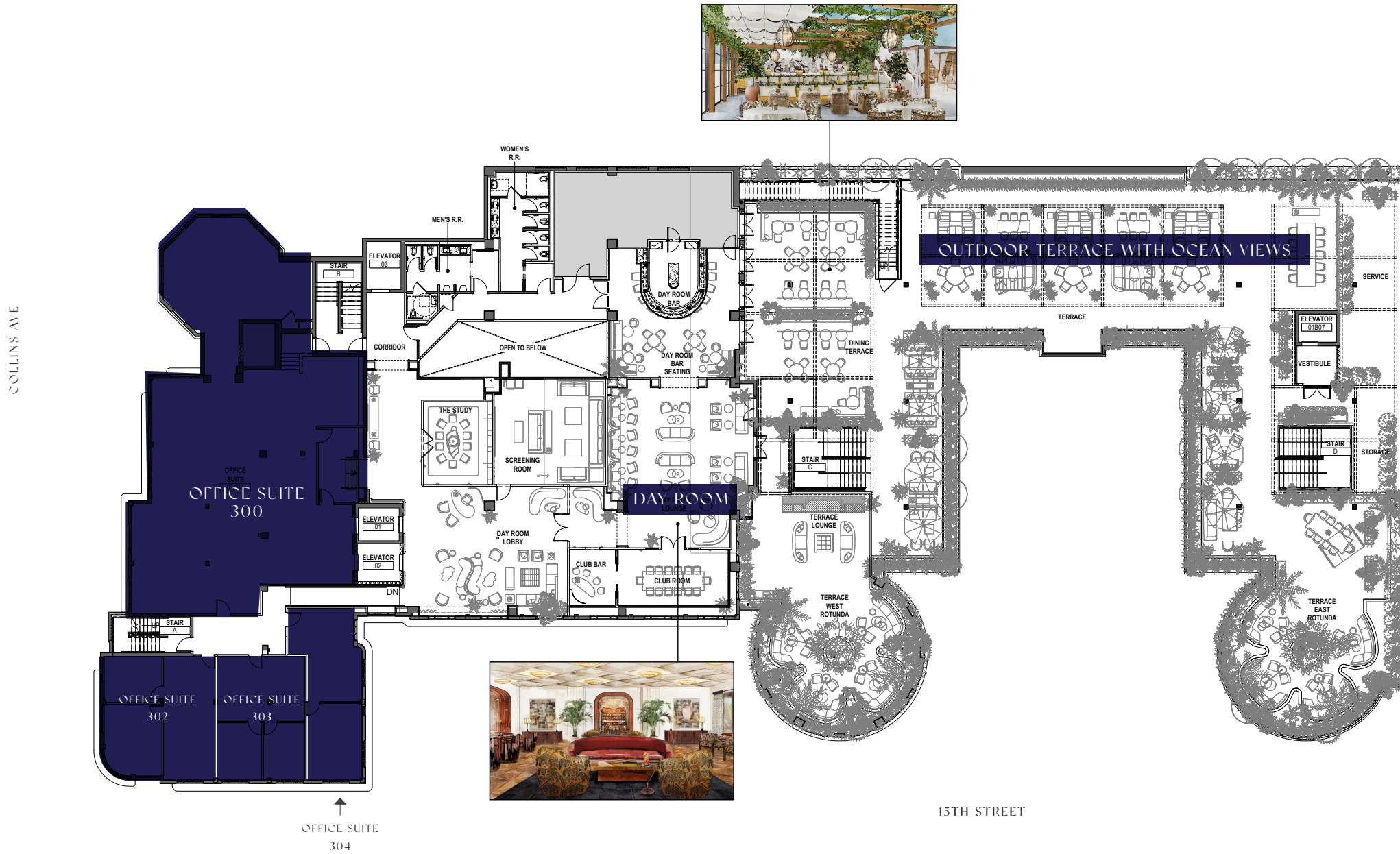
|                  |             |
|------------------|-------------|
| OFFICE SUITE 205 | 6,204 SQ FT |
| OFFICE SUITE 206 | 2,286 SQ FT |
| OFFICE SUITE 207 | 2,620 SQ FT |
| OFFICE SUITE 208 | 2,361 SQ FT |

## BOUTIQUE OFFICES LEVEL 2



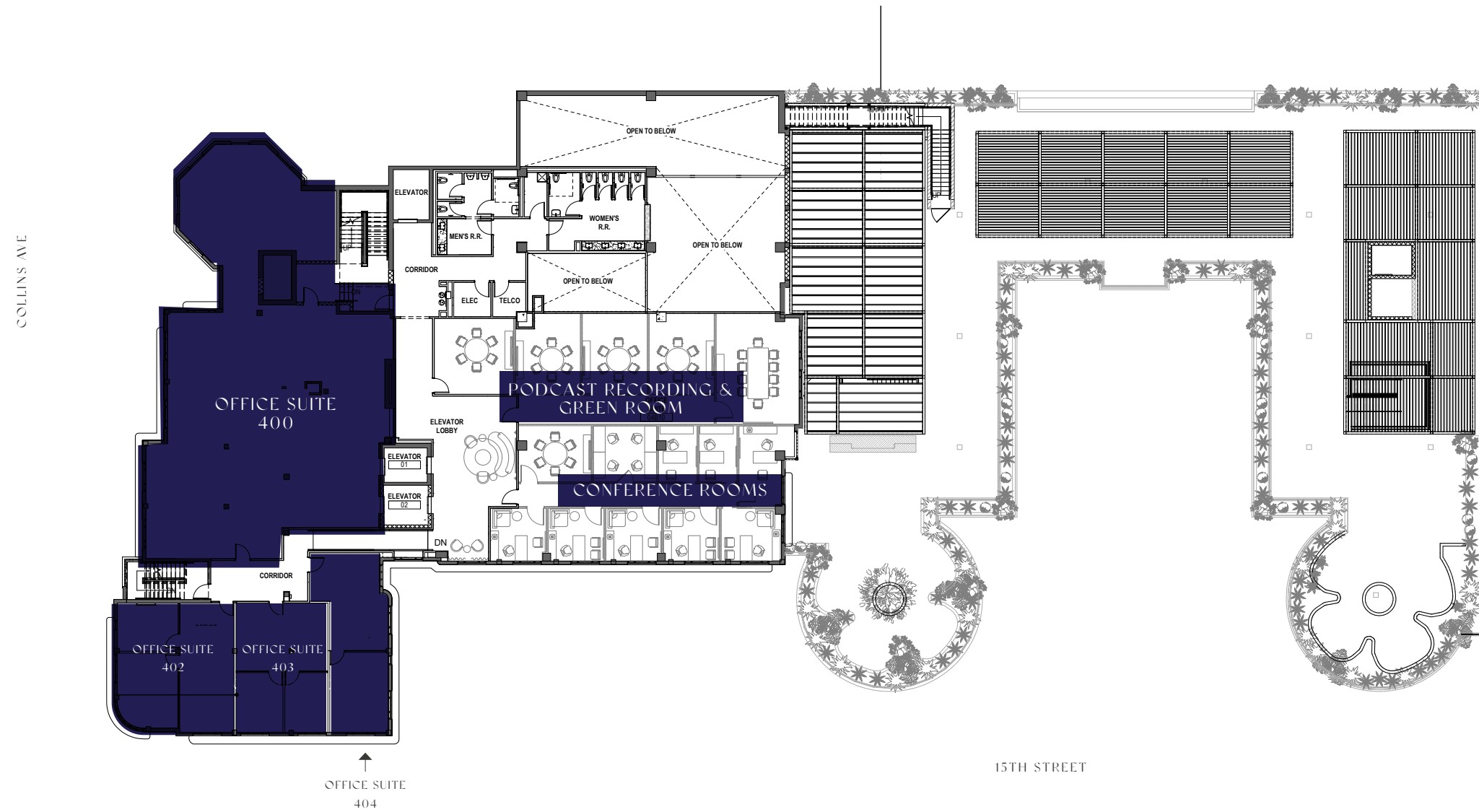
|                  |             |
|------------------|-------------|
| OFFICE SUITE 300 | 3,966 SQ FT |
| OFFICE SUITE 302 | 863 SQ FT   |
| OFFICE SUITE 303 | 710 SQ FT   |
| OFFICE SUITE 304 | 658 SQ FT   |

# BOUTIQUE OFFICES LEVEL 3



|                  |             |
|------------------|-------------|
| OFFICE SUITE 400 | 4,067 SQ FT |
| OFFICE SUITE 402 | 863 SQ FT   |
| OFFICE SUITE 403 | 710 SQ FT   |
| OFFICE SUITE 404 | 658 SQ FT   |

## BOUTIQUE OFFICES LEVEL 4





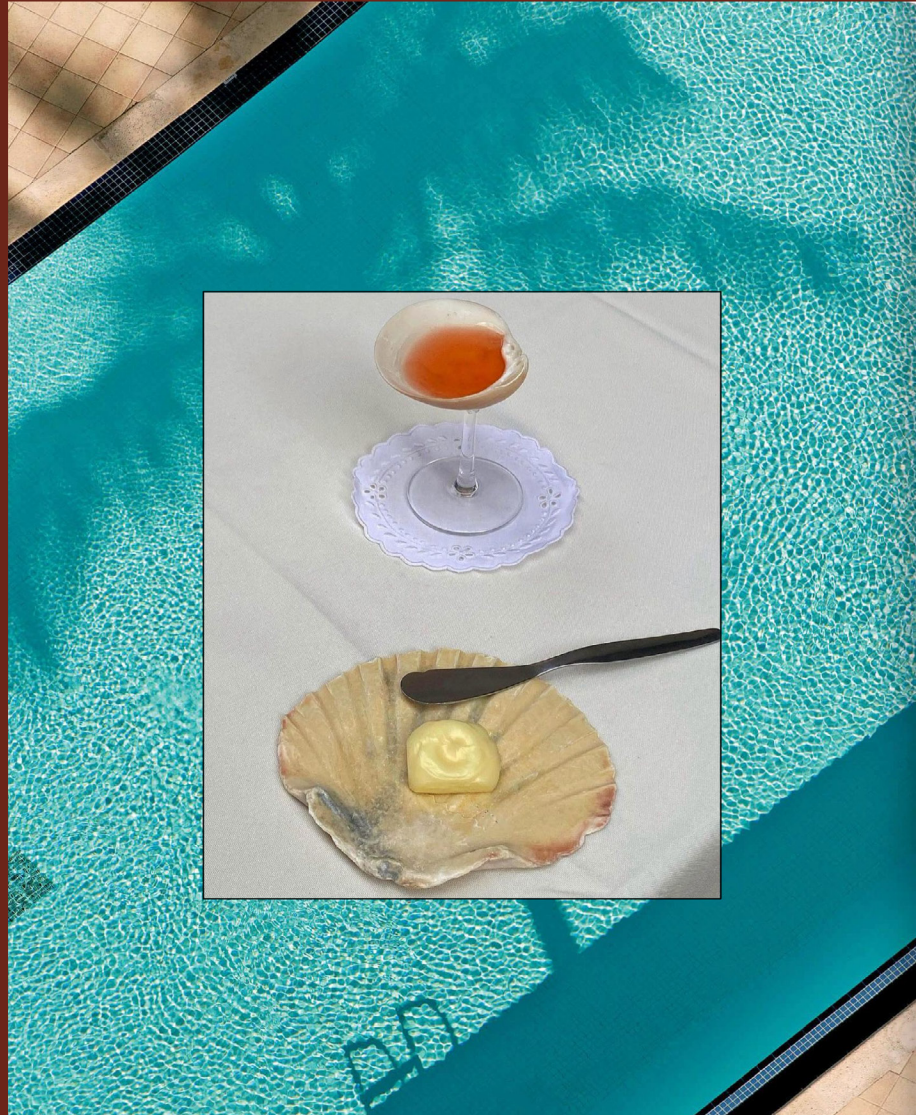
# PRIVATE PARKING WITH STORAGE & VALET



# PRIVATE PARKING WITH STORAGE & VALET







3

THE CLUB &  
MEMBERSHIP

# THE AMENITIES

Valet Parking with private entrances with access control

Private car storage

Members-only access to on-site fitness facilities designed by celebrity trainer Marco Borges

Luxury 20-person private Screening Room

Spa facilities with indoor/outdoor cold plunge and hammam

Private meeting rooms, offices and breakout spaces with full time reception and security

State-of-the-art rooftop pool

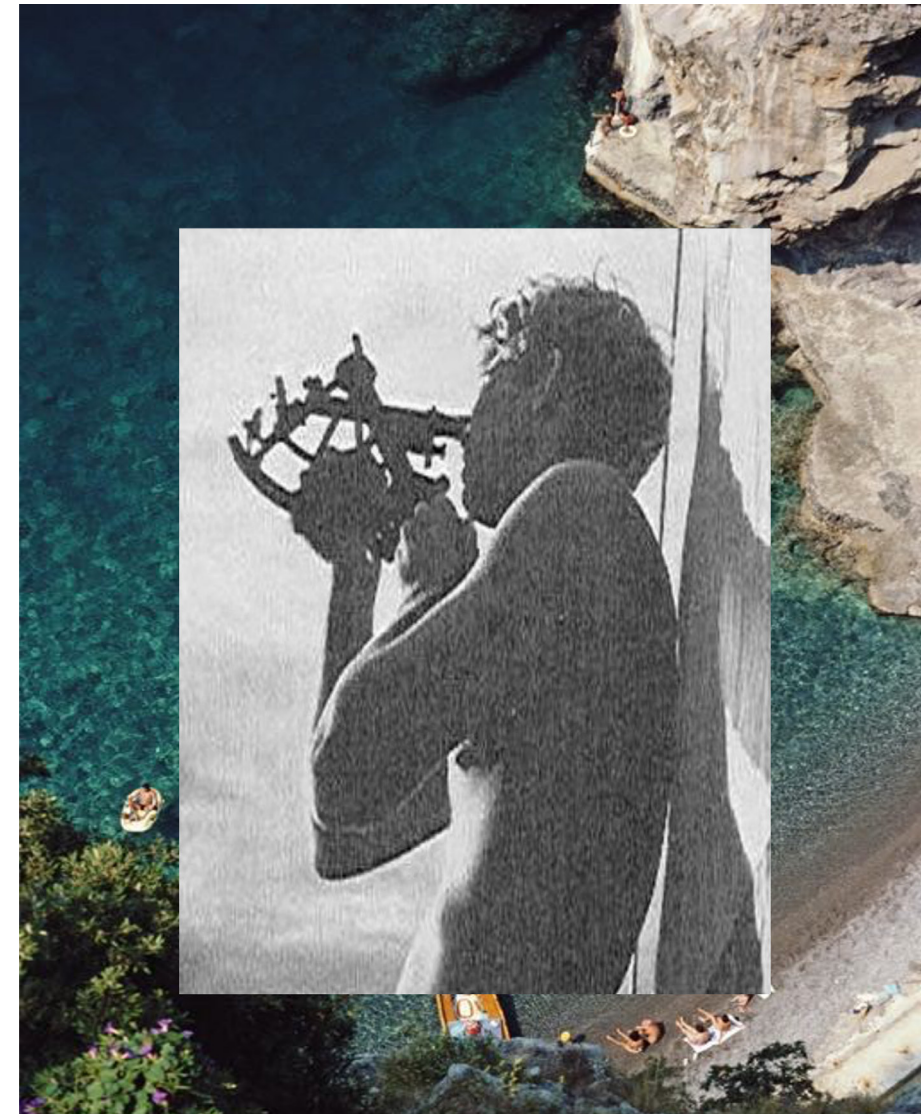
Humidor with exquisite collection of cigars curated by Collins' specialty tobacconist

Podcast recording studios and green rooms

Priority Reservations for on-site food and beverage venues curated by LDV Hospitality, including exclusive special events and tastings for members

Exclusive access to beach-side seating and cabanas at the Collins' private beach club.

Access to members-only bars, lounges, restaurants, multi-floor terraces and rooftop cigar lounge



## THE SUN DECK

The fifth-floor Sun Deck features a swimming pool, state-of-the-art cold plunge, and jacuzzi hot tubs. Members can enjoy ocean views, all-day sunlight, or relax in the shade at a private poolside cabana.



## BAR LE PALME

Tucked away on the fifth-floor rooftop, Bar Le Palme is a nod to Parisian glamour. A spirit-forward cocktail menu and private cigar terrace offers an intimate, speakeasy setting for aperitifs or a nightcap.



## THE DAY ROOM

The Day Room is at the heart of The Collins experience. Members have options to entertain guests in the private restaurant, organize a conference call, host gatherings in the theater room, or share light bites and cocktails at the bar.



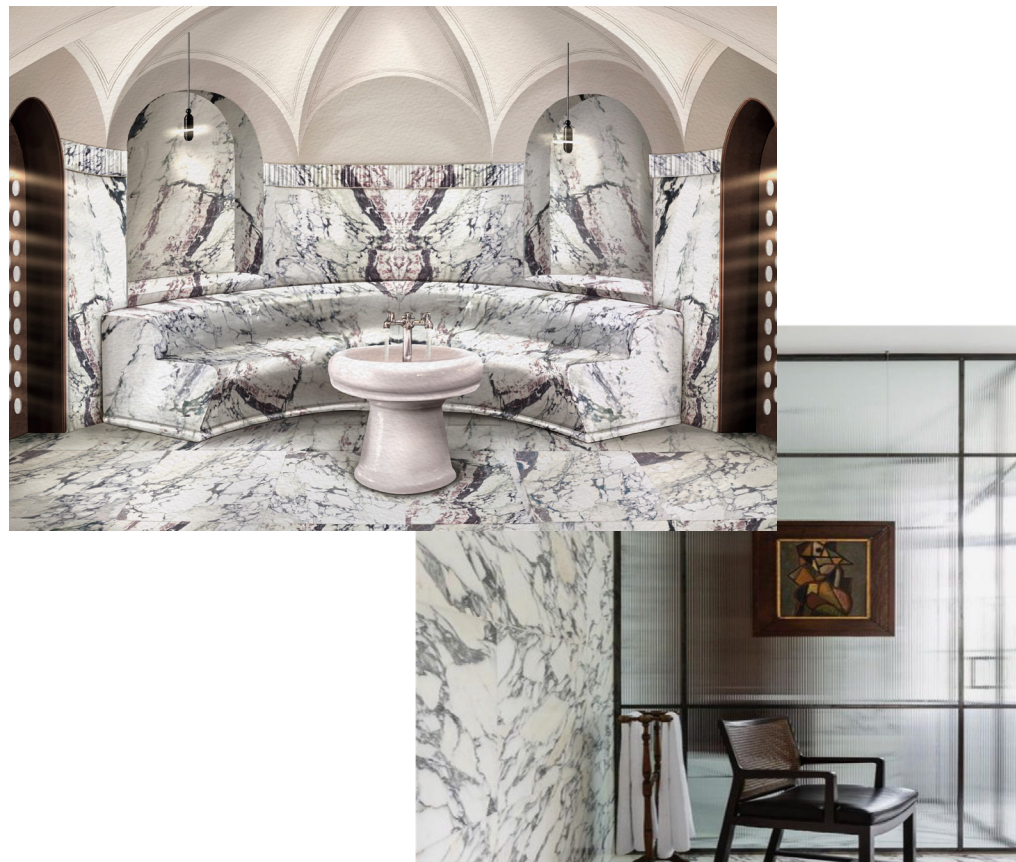
## THE TERRACE

Located adjacent to the Day Room, the Terrace provides an unparalleled alfresco dining experience, situated under a trellis of sweeping greenery and bougainvillea. The Terrace experience extends beyond the dining room to private cabanas and fireside lounges.



## FITNESS & SPA

Space and fitness facilities at The Collins were designed with well-being at its core. Members can refresh in the marble-clad hammam, book a private massage treatment, or train with our state-of-the-art fitness equipment.



## CONFERENCE ROOMS & PODCAST STUDIO

Conference rooms with rich architectural details and décor, paired with premium service and integrated technology are the touch points for modern-day business at The Collins.



## LDV HOSPITALITY

The award-winning hospitality group behind the globally acclaimed restaurants Scarpetta and Gurney's Montauk, has collaborated with The Collins to program and operate all the food and beverage.



## PRIVATE DINING & EVENTS

Whether entertaining for two or two hundred, Members have a variety of spaces, indoor and outdoor such as our screening room, study, or rooftop event space to host guests at The Collins.





# 3

## OWNERSHIP & LEASING

## VISIONARY OWNERSHIP



Maxwelle Real Estate Group brings the acumen of a full-service real estate firm with over 20 years in real estate development, lending, management, investment, sales and leasing.



Pebb Capital has amassed a portfolio exceeding \$2 billion of investment value across multiple ventures, including in student housing, retail, lending, hospitality, and more.



With signature restaurants like Scarpetta and many more, LDV curates an ambiance of effortless elegance to their F&B offerings.

## LEASING

BLANCA COMMERCIAL REAL ESTATE, INC.  
LICENSED REAL ESTATE BROKER

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tere.blanca@blancacre.com

Chris Harak | 813.766.2295  
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