MIAMI CENTRAL



WELCOME TO LIFE MORE CONNECTED





CONNECTING KEY CITIES

TRIPS PER DAY

departing every hour, connecting millions of people to Florida's major cities.





3 HOURS ORLANDO



1 HOUR WEST PALM BEACH



30 MINUTES FORT LAUDERDALE







A new standard of intelligent urban design, fusing the worlds of transportation, real estate and entertainment on one seamlessly connected platform.

By bringing communities closer together and creating a crossroads where people can connect with the places and things they love, **MiamiCentral** is weaving the fabric of a vibrant new downtown.





POINTS OF INTEREST

TO MIAMI

• AAF RAIL

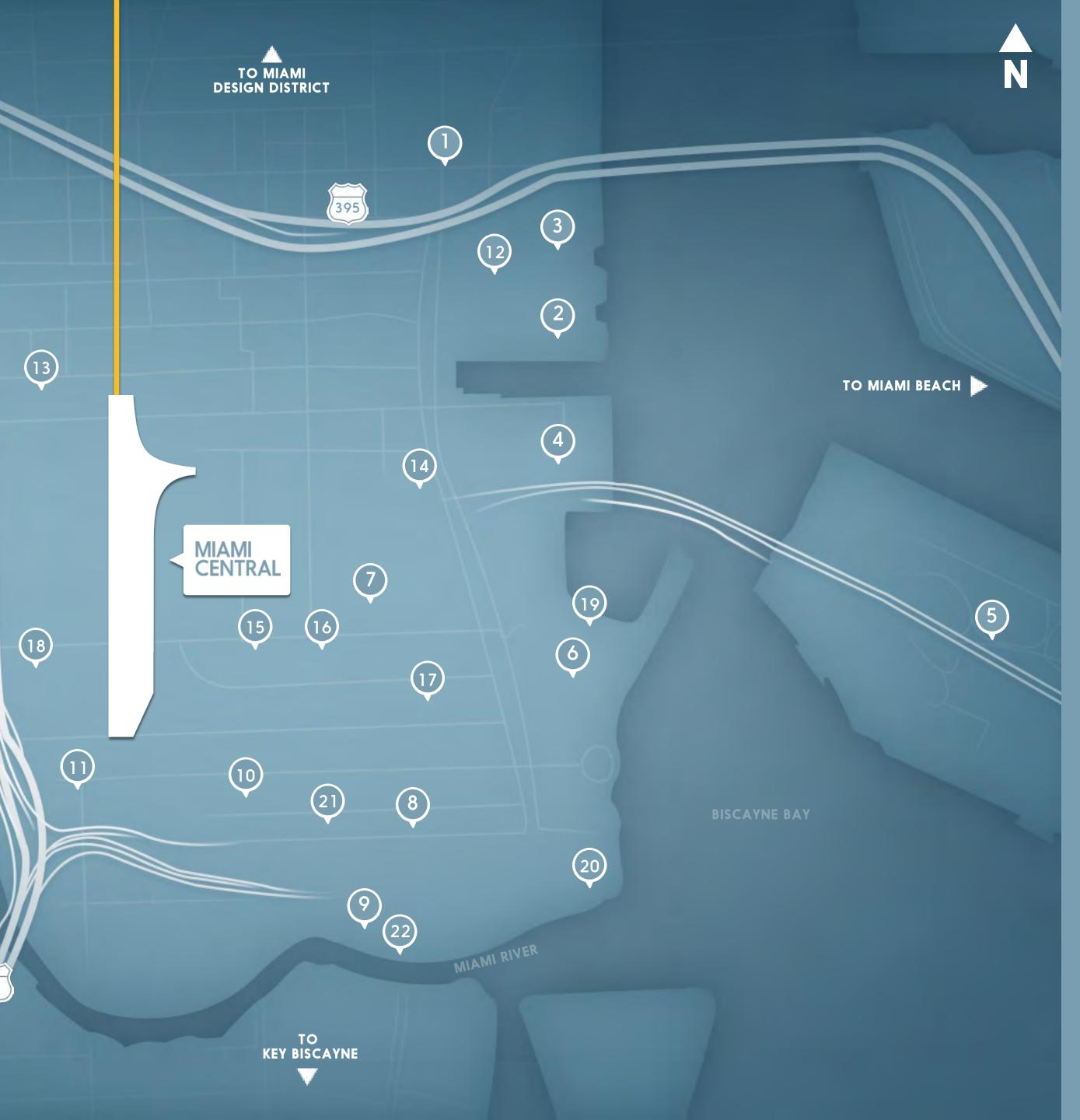
- **1 ADRIENNE ARSHT CENTER**
- 2 MUSEUM PARK
- 3 PÉREZ ART MUSEUM MIAMI
- **4 AMERICANAIRLINES ARENA**
- 5 PORTMIAMI
- 6 BAYFRONT PARK
- 7 MIAMI DADE COLLEGE
- 8 GUSMAN CENTER
- 9 JAMES L. KNIGHT CENTER
- 10 MIAMI-DADE COUNTY COURTHOUSE
- 11 MIAMI-DADE COUNTY MAIN LIBRARY
- 12 PATRICIA AND PHILLIP FROST MUSEUM OF SCIENCE

MIAMI CENTRAL

- 13 LYRIC THEATRE
- 14 FREEDOM TOWER
- 15 WILKIE D. FERGUSON, JR. UNITED STATES COURTHOUSE
- 16 NEW WORLD SCHOOL OF THE ARTS

95

- 17 DAVID W. DYER FEDERAL BUILDING AND U.S. COURTHOUSE
- 18 DOWNTOWN MIAMI CHARTER SCHOOL
- **19 BAYSIDE MARKETPLACE**
- 20 INTERCONTINENTAL HOTEL
- 21 MACY'S
- 22 HYATT REGENCY MIAMI



THREE MIAMICENTRAL 90,000 RSF [Office] 35,000 RSF [Retail] 12 Floors

1,100 Parking Spaces

ONE MIAMICENTRAL

600,000 RSF [Office] 280 Residences 250 Hotel Rooms

TOTAL RETAIL 182,000 SF

TWO MIAMICENTRAL 190,000 RSF [Office] 10 Floors **300 Parking Spaces**

800 RESIDENTIAL UNITS

North Tower: 30 Floors 400 Parking Spaces

South Tower: 33 Floors 400 Parking Spaces



FLORIDA IS THE



PROJECTED **ECONOMIC IMPACT**

CONNECTING OVER MIAMI-DADE, AND GREATER ORLANDO

RESIDENTS IN BROWARD, PALM BEACH





60 MILLION VISITORS TO ORLANDO PER YEAR, **40 MILLION VISITORS TO** SOUTH FLORIDA PER YEAR





MIAMI CENTRAL TRANSPORTATION





per year through MiamiCentral via Metrorail, Metromover, Tri-Rail and All Aboard Florida

BISCAYNE BAY

MAMI RIVE

- AAF RAIL TO ORLANDO
- METRORAIL TO AIRPORT AND DADELAND
- METROMOVER DOWNTOWN ROUTE
- **FUTURE TRI-RAIL TO WEST PALM BEACH**



MiamiCentral

is the new standard of urban connectivity a transportation gateway with access to All Aboard Florida, Tri-Rail, Metrorail, Metromover and Metrobus.







DOWNTOWN MIAM

The heart of the Financial District. The center of international trade. The largest concentration of international banks in the world. And the be-all and end-all for inspiring corporations.

BRICKELL

Along with Downtown Miami, this is the core of our banking, investing and financial sectors. Home to many foreign consulates and an established residential area with Mary Brickell Village shopping and dining district. In short, the business savvy live and work here.

DESIGN DISTRICT

Dedicated to innovative fashion, design, architecture and dining, Miami's Design District is an up-and-coming piece of the city. With public art installations, exclusive design showrooms, chic fashion boutiques, luxury retail experiences and rejuvenated historical structures, this neighborhood has become a vibrant and thriving urban metropolis.

MIDTOWN MIAM

The trendiest neighborhood in South Florida. Midtown Miami has become one of the largest creative communities in the nation. An urban epicenter of galleries, cafes, bars and creativity, it's the go-to locale for those seeking a different kind of Miami experience.

WYNWOOD

Home to a plethora of art galleries, studios, private collections and museums, Wynwood has been transformed into one of the hottest sections of Miami. With the Wynwood Walls covered in street art by some of the world's greatest artists, a free monthly ArtWalk, and a chic boho vibe, Miami's art scene is experiencing a renaissance just south of I-195.

EDGEWATER

North of Downtown Miami, Edgewater is evolving into the place to live. A developing urban sanctuary where residents can kick back and take in the view or head out and enjoy MiMo on BiBo, the Miami Modernist Architecture on Biscayne Boulevard.









CENTRAL **NEIGHBORHOOD**

MIAMI







SINCE 2000, THE DOWNTOWN **MIAMI POPULATION** HAS SOARED





at PortMiami



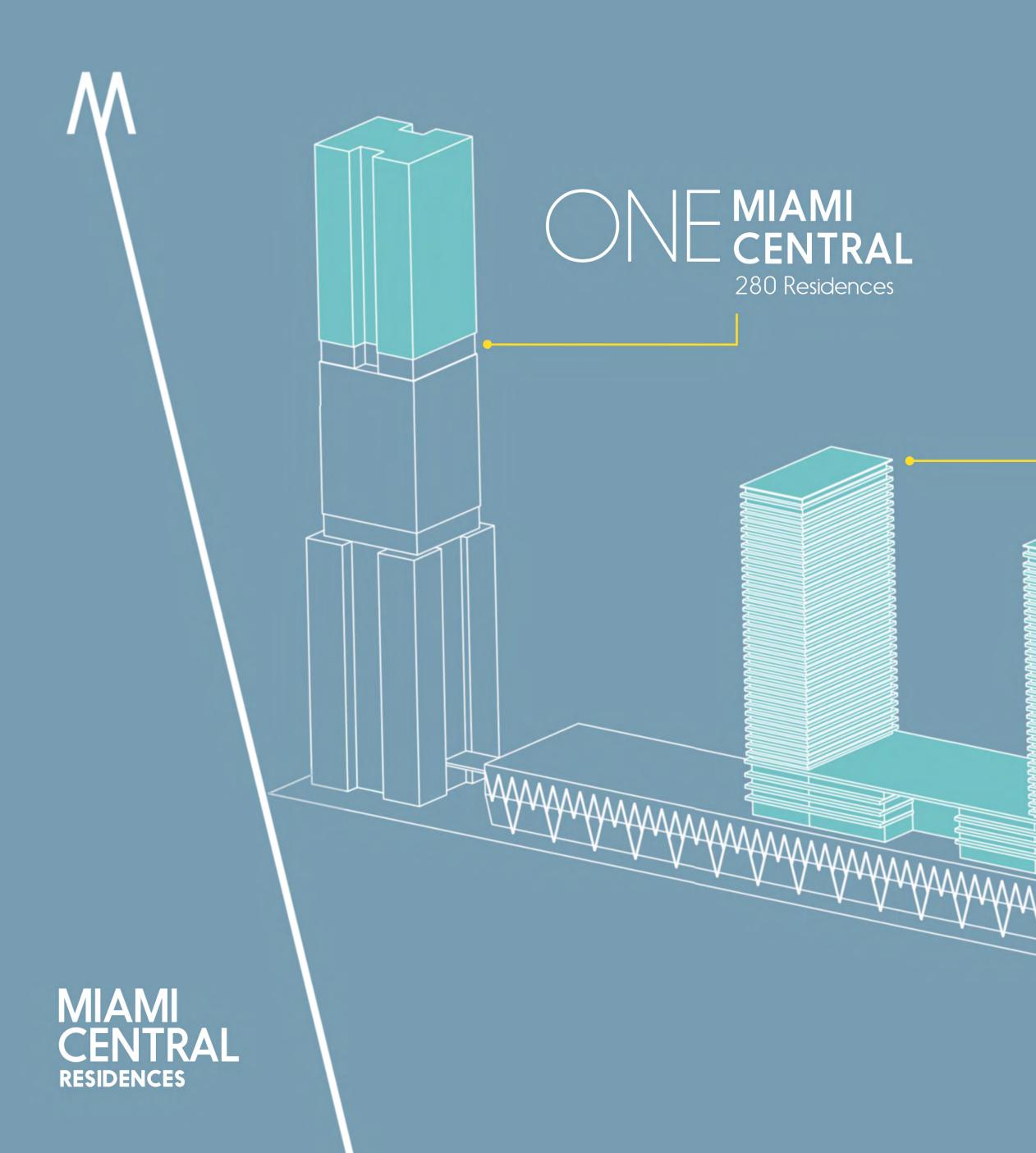
AVERAGE HOUSEHOLD INCOME WITHIN ONE MILE OF **MIAMICENTRAL** IS







RESIDENCES CONNECTIVITY IN THE CITY.



Lange States And State

Solutions NORTH TOWER RESIDENCES 30 Floors, 350 Units, 400 Parking Spaces

At **MiamiCentral**, a simple descent is all that separates you from the excitement of the city – where smartlydesigned urban residences and spectacular downtown views give way to seamless access to everything Miami has to offer. Entertainment. Culture. Fine dining. Just a few floors down.

With this much fun outside your door, it'll be tough to go straight home.





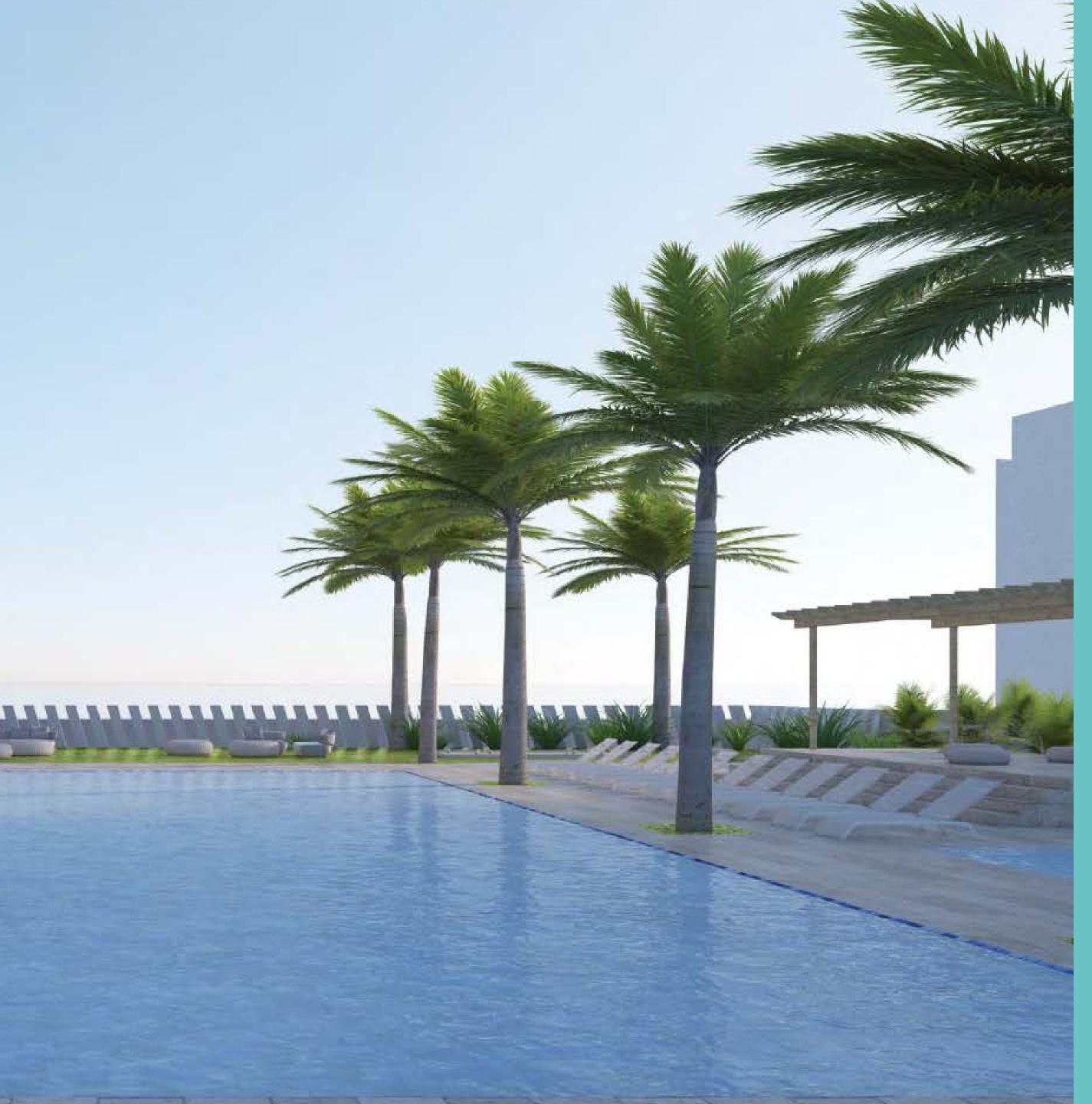




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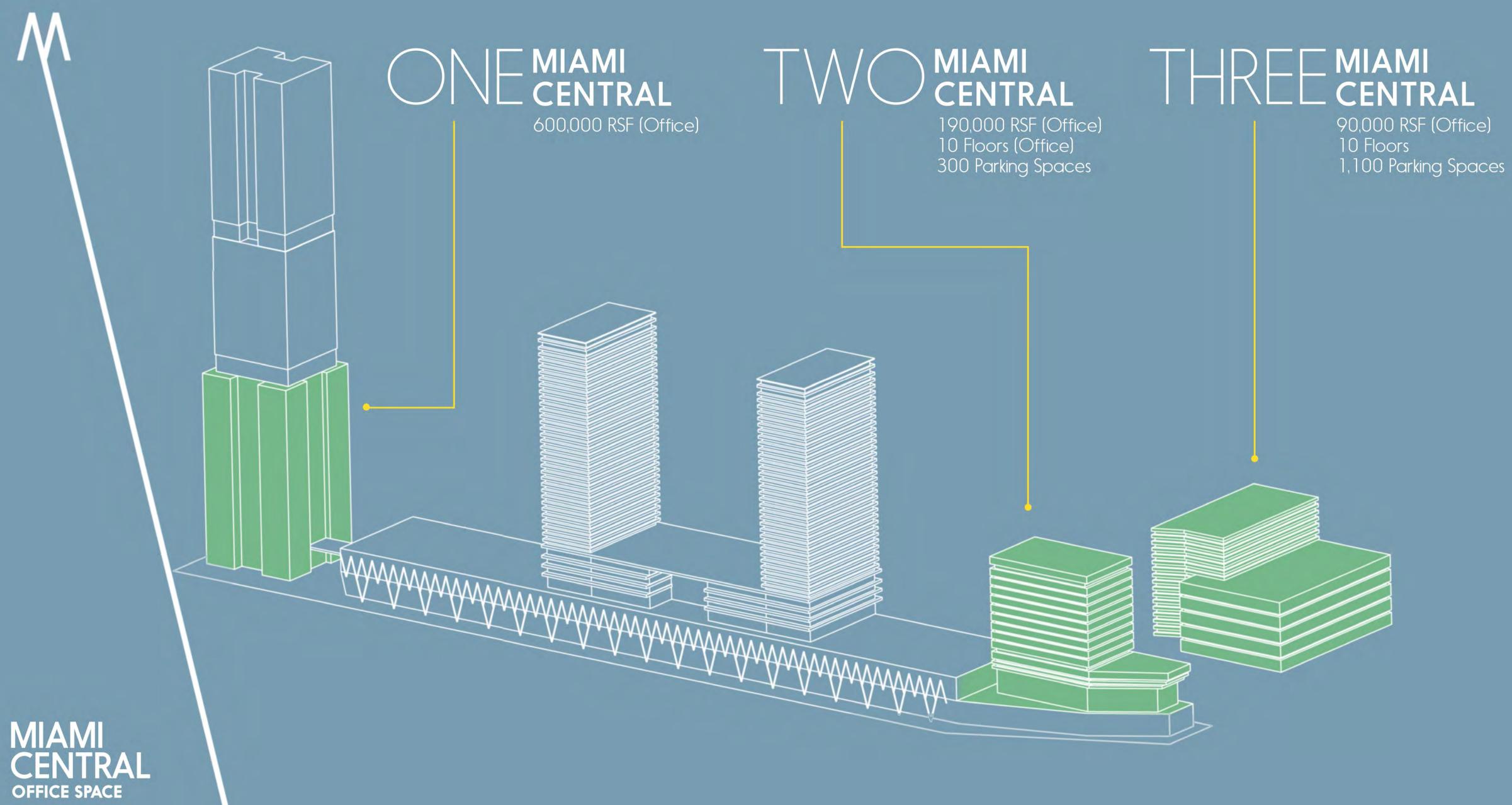
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MIAMI CENTRAL RESIDENCES





OFFICE SPACE ACCESS IS THE SOUL OF COMMERCE.





Commuter-conscious meets constant connectivity. MiamiCentral offers seamless access to Florida's most precious natural resource: people. With built-in transportation solutions that offer access to a broad pool of talent from Fort Lauderdale to Palm Beach and Orlando, MiamiCentral gives companies a distinct competitive advantage – as well as a direct line to Miami International.

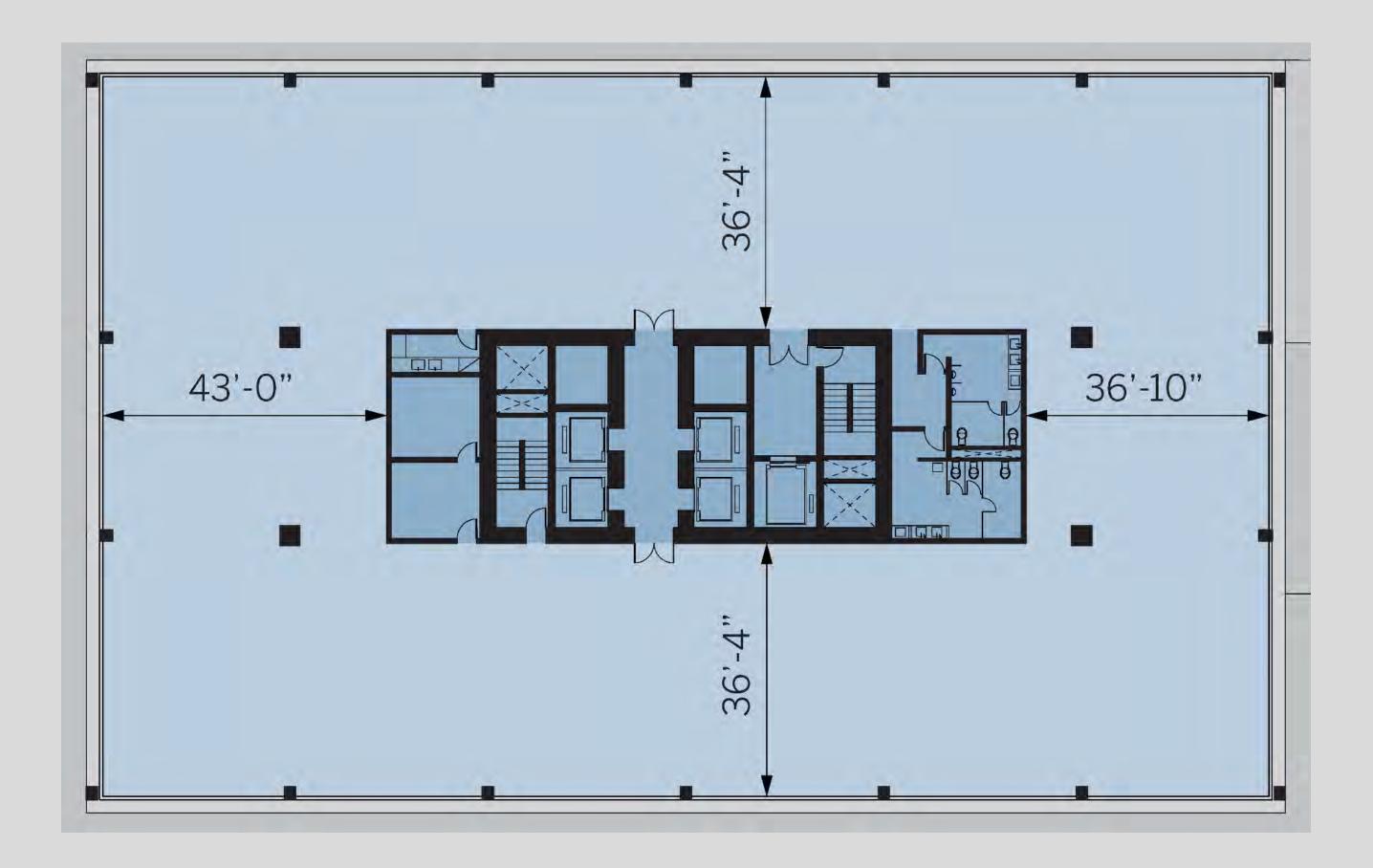










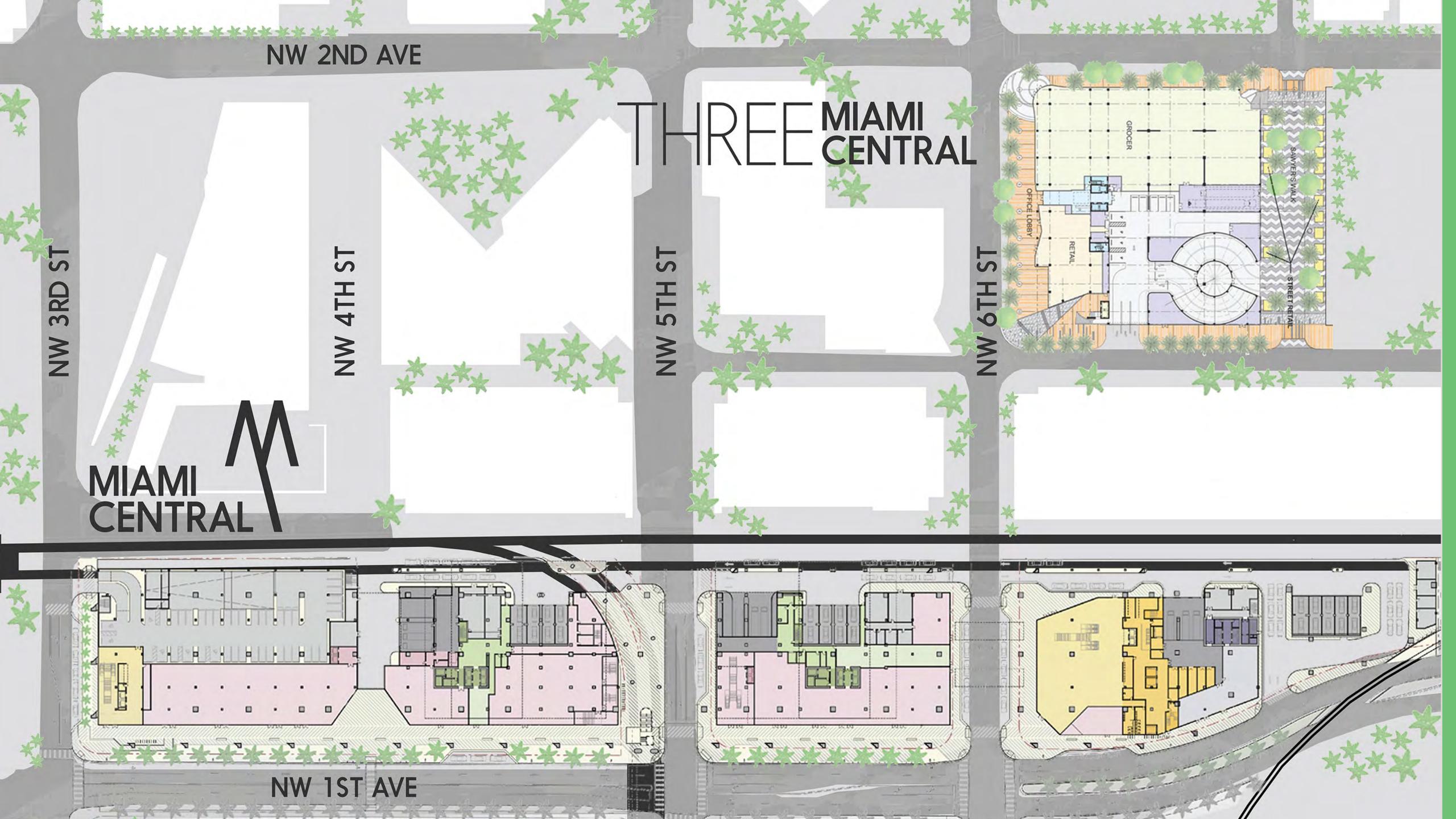






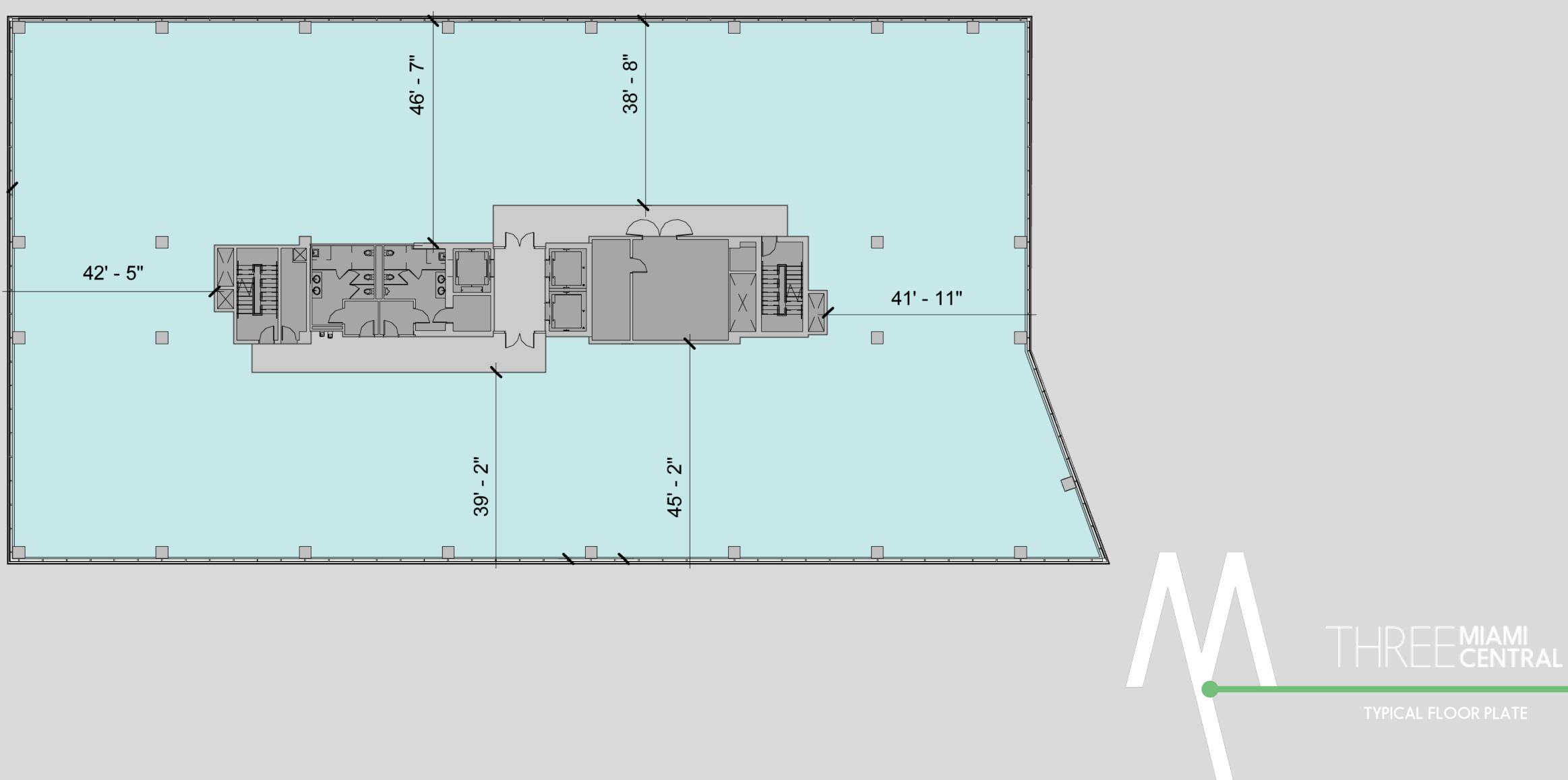














MIAMI CENTRAL

THANK YOU.