



URBAN LIVING WITH CHARACTER

A REFINED
TAKE ON

DOWNTOWN
MIAMI LIVING





Miami Worldcenter

Miami Worldcenter's lifestyle-driven "high-street" retail component is the centerpiece of the development's 27-acre master plan, featuring approximately 300,000 SF of retail, food and beverage, and entertainment space. An open-air shopping promenade runs North and South from Northeast 10th Street to Northeast 7th Street and between Northeast 1st and 2nd Avenues. A large public plaza will be surrounded by shops and restaurants, creating a central gathering place and outdoor event space. Miami Worldcenter's development team has already completed 150,000 SF of retail space, with another 130,000 SF currently under construction and nearing delivery.

300,000 SF

COMPLETED RETAIL CONSTRUCTION

139,000 SF

OF SIGNED RETAIL LEASES

130,000 SF

RETAIL CONSTRUCTION NEARING COMPLETION

Retail Openings

MAPLE & ASH

EL VECINO

BOWLERO

ETTA

BRASSERIE LAUREL (2022)

SEPHORA (2022)

LUCID MOTORS

SPORTS & SOCIAL





MIAMI WORLDCENTER

World Promenade

Regional fashion retailers anchored by regional and local high-end restaurants

7th St. Promenade

Daily Necessities: hair salon, nail bar, coffee shops, ice cream shops, banks, and corner restaurant

Worldsquare

The heart of Miami Worldcenter used for community gatherings, open markets and concerts

Entertainment Hub

90,000 SF world class entertainment including a good hall, experience oriented activities and a Citizen M Hotel

Witkoff Mixed-Use Project

600,000 SF of convention space / 1,800 luxury hotel rooms

Legacy Hotel & Residences

Luxury hotel and residential tower featuring 310 branded residences sitting above a 219 room hotel

Blue Zone Center

A first of its kind 120,000 SF health and well-being center

Endless Transportation



Brightline

10M PROJECTED VISITORS

With Metrorail, Metromover & Tri-rail access, Brightline high-speed rail service is designed to connect South Florida to Central Florida while taking cars off the road and offering millions of travelers an eco-friendly way to move.

Metrorail

2.5M ANNUAL RIDERS

Florida's rapid transit metro system is currently composed of two lines of 23 stations on 24.4 miles of track. Metrorail serves the urban core of Miami, connecting the urban centers of Miami International Airport, the Civic Center, Downtown Miami, and Brickell with northern developed neighborhoods.

Metromover

3 Stops AT MWC

Metromover is a free people mover service that operates seven days a week in the downtown Miami and Brickell area. Major destinations include the FTX Arena, home of the Miami HEAT, Bayside Marketplace, and Miami Dade College.

Miami baylink

2026 EXPECTED COMPLETION

With 10 Million riders annually Miami Baylink will provide greater connectivity between Downtown Miami and the City of Miami Beach attractions.

Endless Transportation



Miami International Airport

5 Miles WEST OF MWC

- _ 45 Million passengers annually
- _ America's 3rd busiest airport



Port Miami

6.5M ANNUAL CRUISE
PASSENGERS

- _ The world's leading cruise port
- _ 10 Million projected visitors



I-395 Signature Bridge

1.4 Miles SPAN
OF BRIDGE

- _ I-395 enhancements from the interchange to MacArthur Causeway
- _ Approximately 1.4 miles long
- _ Will redefine the Miami skyline
- _ Sweeping arches

In the Bustle of Downtown

ARTS, CULTURE AND ENTERTAINMENT

- 01. Philip and Patricia Frost Museum of Science
- 02. Pérez Art Museum Miami
- 03. FTX Arena
- 04. Adrienne Arsht Center for Performing Arts

PARKS

- 05. Maurice A Ferré/Museum Park
- 06. Bayfront Park

SHOPPING & ACTIVITES

- 07. Miami Worldcenter
- 08. Bayside Market
- 09. Skyviews Miami Observation Wheel
- 10. Central Fare at MiamiCentral

TRANSPORTATION

- 11. MiamiCentral – (Brightline)

DINING

- 12. La Industria
- 13. 11th Street Pizza
- 14. Verde
- 15. Sagrado Café
- 16. Laurel
- 17. Sports & Social

COMING SOON TO MIAMI WORLDCENTER

- | | |
|--------------|-------------|
| Bowlero | El Vecino |
| Lucid Motors | Maple & Ash |
| Sephora | Etta |



PROPERTY FEATURES

DEVELOPERS

Aria Development Group
Merrimac Ventures

ARCHITECTURE

Revuelta Architecture
International

INTERIOR DESIGN

The Design Agency

32

Stories

579

Residences

NO RENTAL RESTRICTIONS

RESIDENTIAL MIX

Studio	402 SF 37 M ²
JR 1 Bedroom	538 SF 50 M ²
1 Bedroom	573 SF 53 M ²
1 Bedroom+Den	600-668 SF 56-62 M ²
2 Bedroom	830 SF 77 M ²



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

A THRIVING
CITY WHERE
YOU THRIVE
AS WELL



GROUND FLOOR

- _ Covered porte-cochere
- _ 24-Hour attended lobby
- _ Ground level food and beverage concept
- _ Mail room
- _ Management offices
- _ Bike storage
- _ Luxer One automated parcel room featuring a tech-forward, contactless digital package delivery system, cold storage and dry-cleaning service
- _ Air-conditioned resident storage





Food & Beverage

Ground floor bistro and bar helmed by GPG Hospitality, one of New York City's premier restaurateurs. They are dedicated to providing extraordinary hospitality through fresh, delicious food and superior service. GPG Hospitality currently manages:

NEW YORK

Breads Bakery

Nur

Lamalo

The A.R.T. NoMad - Rooftop Bar

Stretch Pizza

MIAMI

Mazeh at YOTELPAD Miami

Float at YOTELPAD Miami

501 First Residences (2023)

AMENITIES

Outdoor Spaces

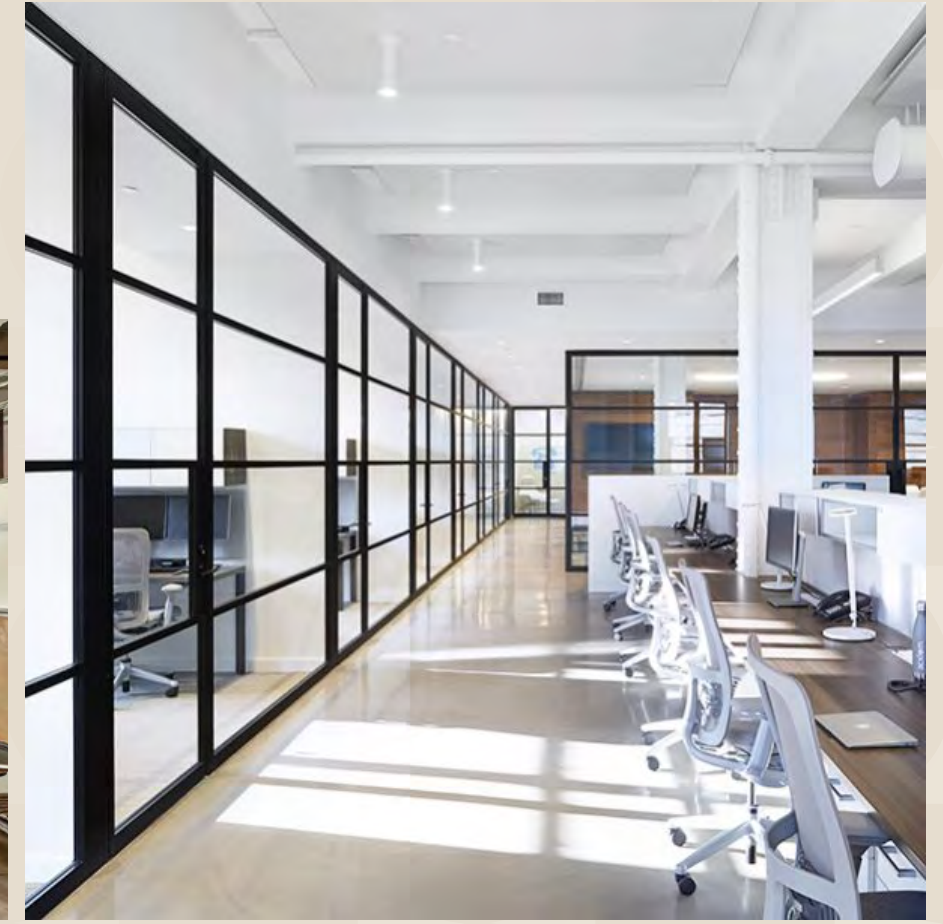


Fitness Center

Residential Lounge



Coworking Spaces



Resort Pool



- _ Dedicated co-working spaces
- _ Resident lounge & entertainment space
- _ Summer kitchens
- _ World-Class State-of-the-Art Fitness center with outdoor private training area by Homage Fitness
- _ Rooftop swimming pool with resort seating



Residential Interiors

Fully finished and furnished residences thoughtfully curated by award-winning design firm, The Design Agency.

- _ Floor to ceiling glass windows with custom window treatment
- _ All residences feature balconies
- _ Finished flooring on all residential interiors
- _ Kitchens and bathrooms feature custom Italian cabinetry and counters
- _ Innovative household appliances featuring:
 - _ Speed oven
 - _ Integrated paneled refrigerator/freezer
 - _ Dishwasher
- _ Top-of-the line, separate, in-unit washers and dryers
- _ Fully built-out, generous closets



Living Room / Kitchen



Master Bedroom



Master Bathroom



THE KEYPLAN

THE DETAILS

- 6 | Studios
- 2 | Jr. 1 Bed
- 2 | 1 Bed
- 8 | 1 Bed + Den
- 4 | 2 BD



LUXURY LIVING
IN THE HEART OF
DOWNTOWN
MIAMI.

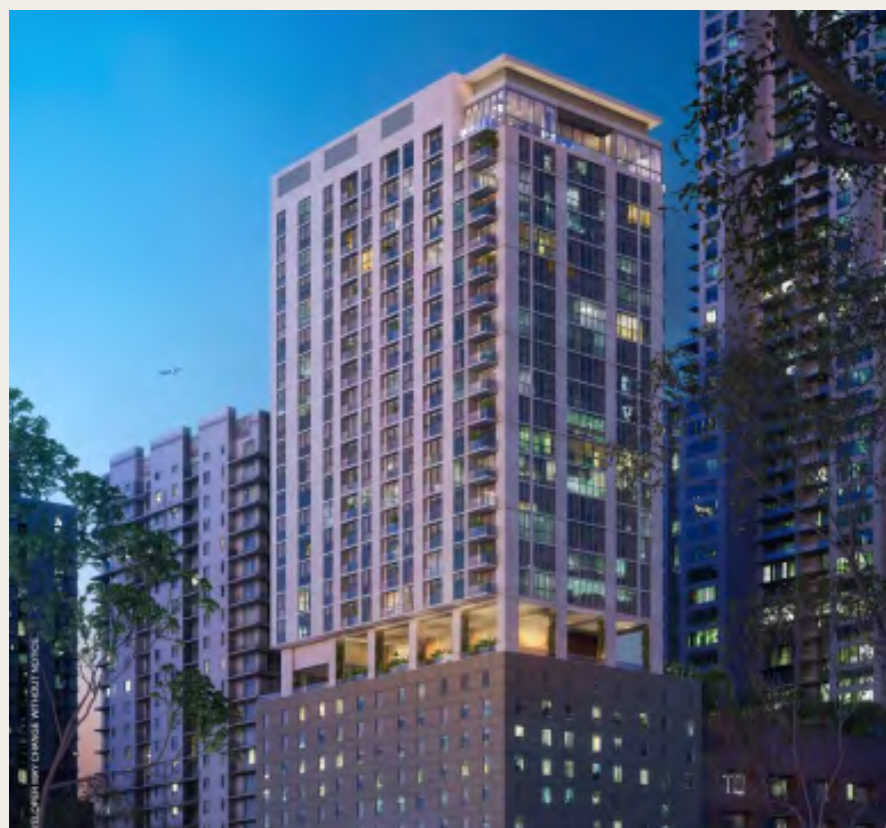


ARIA DEVELOPMENT

Aria Development Group is a real estate development and investment firm with holdings in New York City, Washington, DC and Miami. Aria was founded in 2009 by partners Joshua Benaim, David Arditi and Timothy Gordon. Aria benefits from strategic partnerships with two prominent New York real estate families, each with a 60+ year track-record of real estate development, investment and management across a variety of asset classes.

The firm marries a classic value investment strategy with the real estate principles of location, scarcity, and beauty. Aria focuses on building and acquiring premier multifamily, hospitality, retail and mixed-use properties placing a strong emphasis on business relationships and local knowledge. Aria's development projects are focused on creating distinguished urban infill multifamily and mixed-use properties in great neighborhoods. Notable developments include:

YOTELPAD Miami | Miami, FL
321 Ocean | Miami Beach, FL
501 First | Miami, FL
465 Pacific | Brooklyn, NY
One Boerum Place | Brooklyn, NY
The Bond | Washington, DC
The Alden | Washington, DC



465 PACIFIC ST.

YOTEL MIAMI

ONE BOERUM PLACE

321 OCEAN

MERRIMAC VENTURES

Merrimac Ventures is a Real Estate investment and development firm located in Fort Lauderdale, FL. Its primary focus is on prime resort and mixed-use development but also has extensive investments in multi-family residential, condominiums, retail and office. While Merrimac Ventures began its journey in South Florida, it has substantially expanded its holdings into a national footprint.

Partners in Merrimac Ventures are currently involved in over \$3 billion in real estate development projects, which are transformational, building communities and advancing cities. The Merrimac Ventures story is one of triumph over adversity and how the vision and hard work of the Motwani family transformed a city.

Under the guidance and direction of Dev and Nitin Motwani, Merrimac Ventures continues to expand its footprint beyond Florida, amassing holdings throughout the mid-Atlantic and southern states. Their strategic vision and dedication to excellence has positioned the company for success long into the future.

PARAMOUNT Fort Lauderdale Beach
317 N Federal
Four Seasons Hotel & Residences
530 N Birch Road
The Crosby Miami
Society Las Olas
Gale Hotel and Residences



PARAMOUNT FT LAUDERDALE



317 N FEDERAL

530 N BIRCH ROAD



FOUR SEASONS HOTEL & RESIDENCES

SANTA MARIA, BRICKELL



BRICKELL FLATIRON



THE BRISTOL TOWER, BRICKELL

THE AZURE, SURFSIDE



GROVENOR HOUSE, COCONUT GROVE

REVUELTA ARCHITECTURE INTERNATIONAL

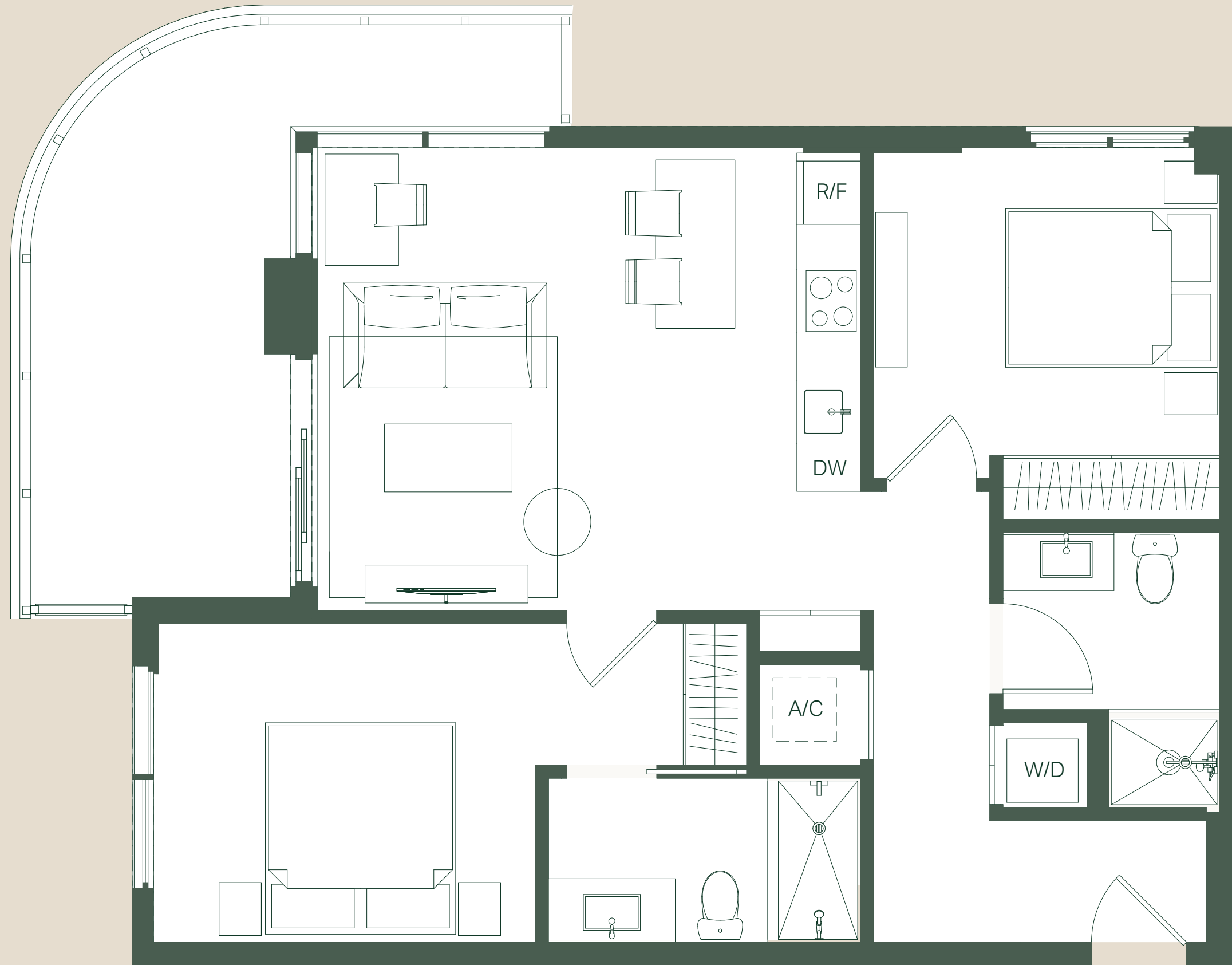
Revuelta Architecture International was founded with a commitment to provide our clients with quality designs balanced with sustainable and economically feasible solutions, delivered within stringent time schedules. This philosophy, over the past two decades, has been the cornerstone of the success of many of our projects. We have partnered with top local and national developers in the design and creation of some of South Florida's leading landmark residential, commercial, hospitality, automobile dealerships and mixed-use projects.

- L'Atelier | Miami Beach
- The Bath Club | Miami Beach
- Brickell Flatiron | Brickell
- The Bristol Tower | Brickell
- The Azure | Surfside
- Grovenor House | Coconut Grove
- Santa Maria | Brickell

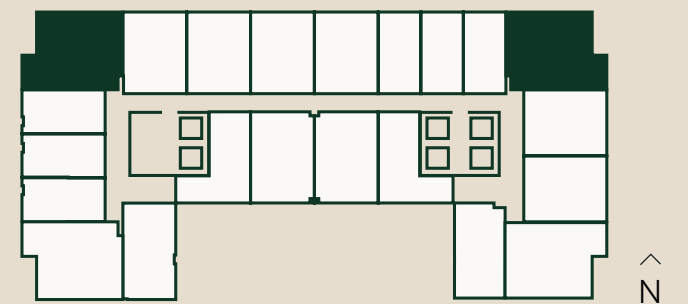
UNIT A.2

RESIDENCES
LINES 05, 13

2 BEDROOMS
2 BATHROOMS



INTERIOR	830 SF	77 M ²
EXTERIOR	187 SF	17 M ²
TOTAL	1,017 SF	94 M²

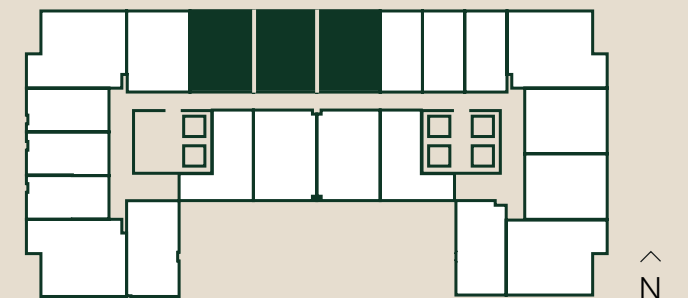
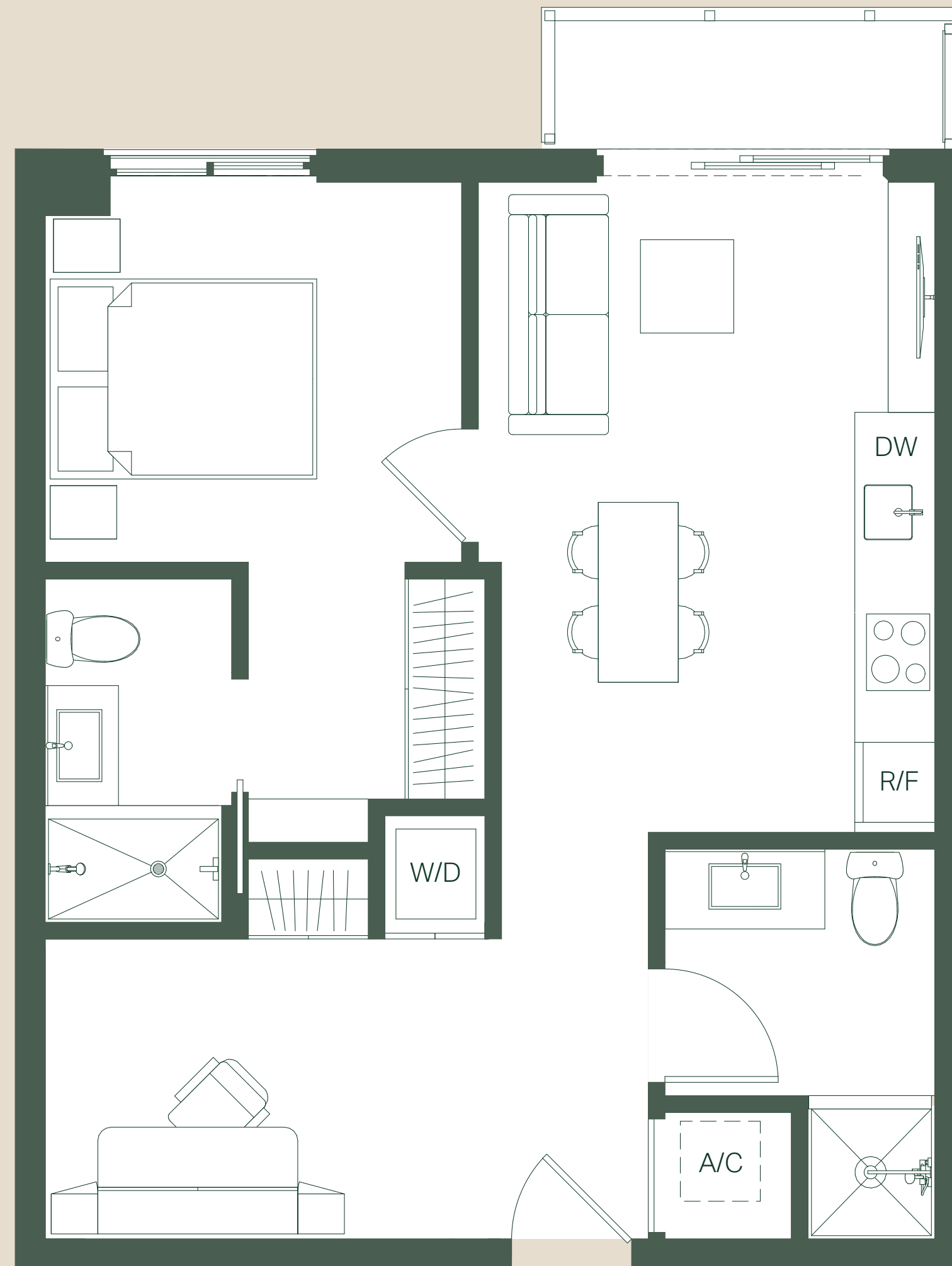


UNIT B

RESIDENCES
LINES 09, 10, 11

1 BEDROOM + DEN
2 BATHROOMS

INTERIOR	603 SF	56 M ²
EXTERIOR	40 SF	4 M ²
TOTAL	643 SF	60 M²

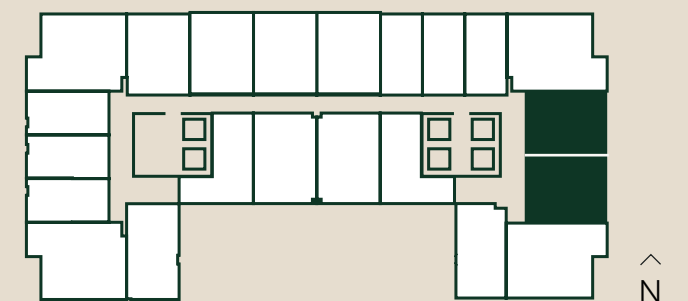
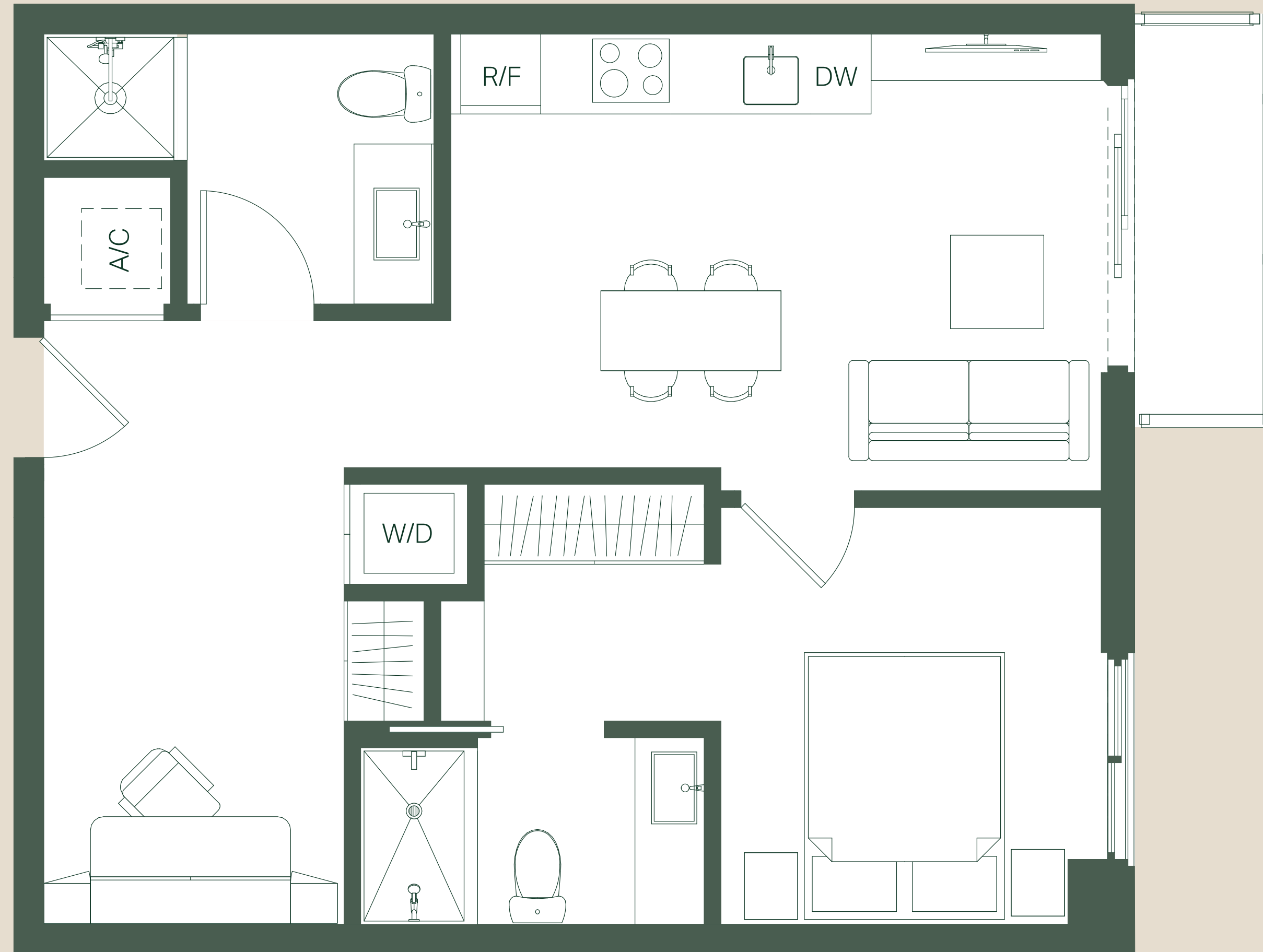


UNIT B.2

RESIDENCES
LINES 03, 04

1 BEDROOM + DEN
2 BATHROOMS

INTERIOR	622 SF	57 M ²
EXTERIOR	43 SF	4 M ²
TOTAL	665 SF	61 M²

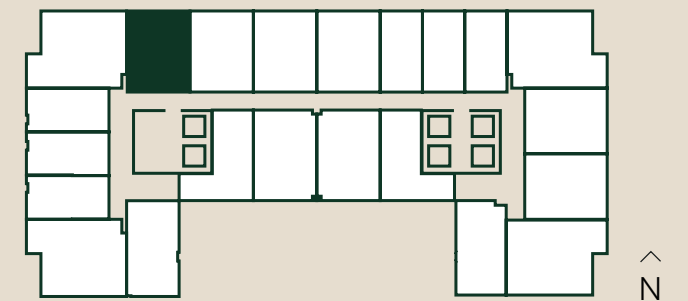
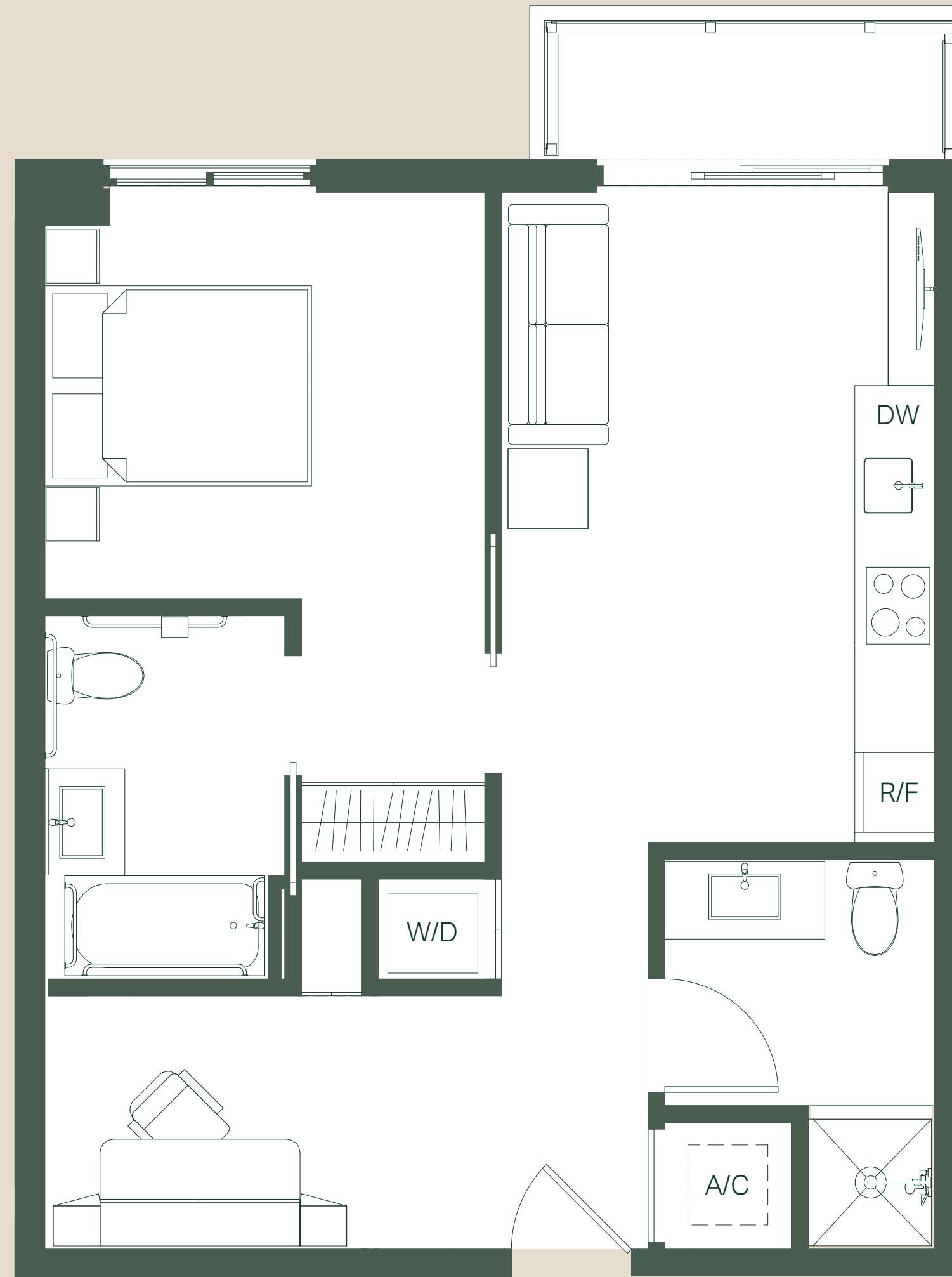


UNIT B.3

RESIDENCES
LINES 12

1 BEDROOM + DEN
2 BATHROOMS

INTERIOR	635 SF	59 M ²
EXTERIOR	40 SF	4 M ²
TOTAL	675 SF	63 M²

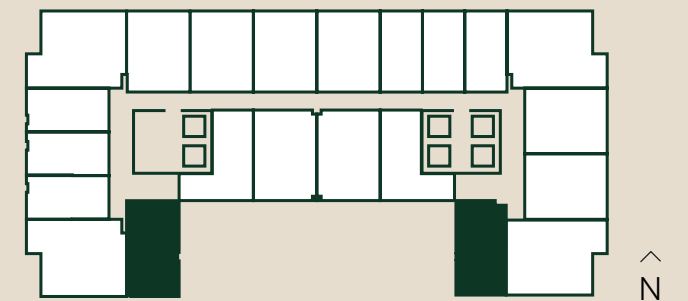
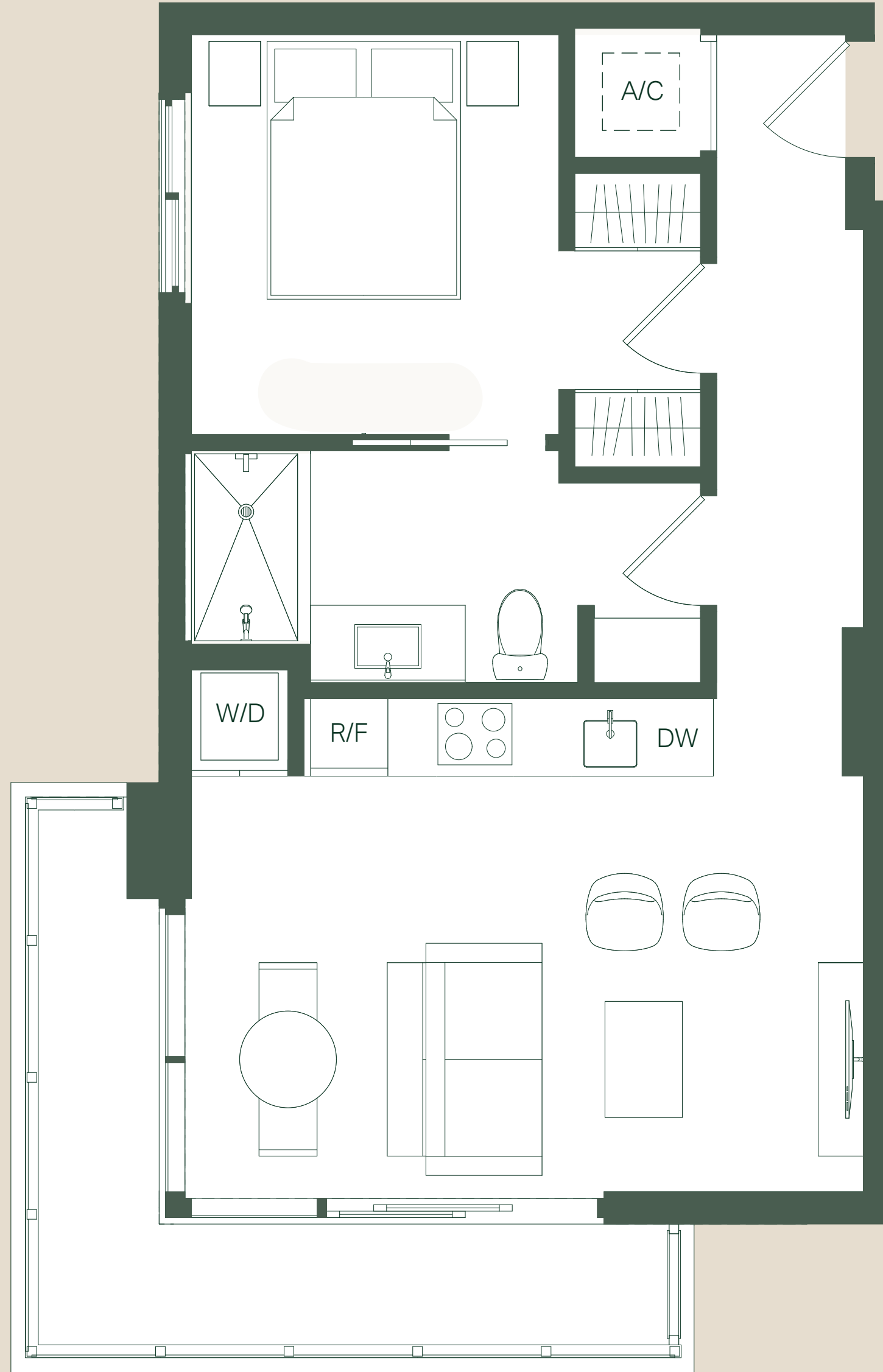


UNIT C

RESIDENCES
LINES 01,18

1 BEDROOM
1 BATHROOM

INTERIOR	573 SF	53 M ²
EXTERIOR	130 SF	12 M ²
TOTAL	703 SF	65 M²

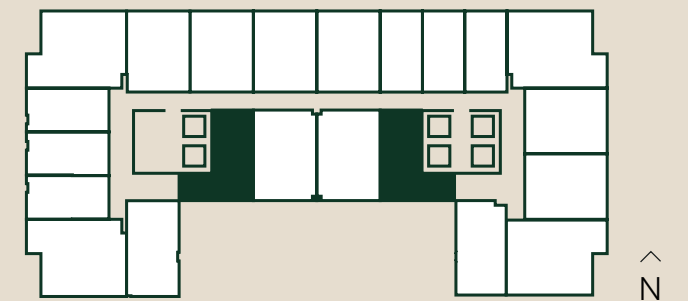
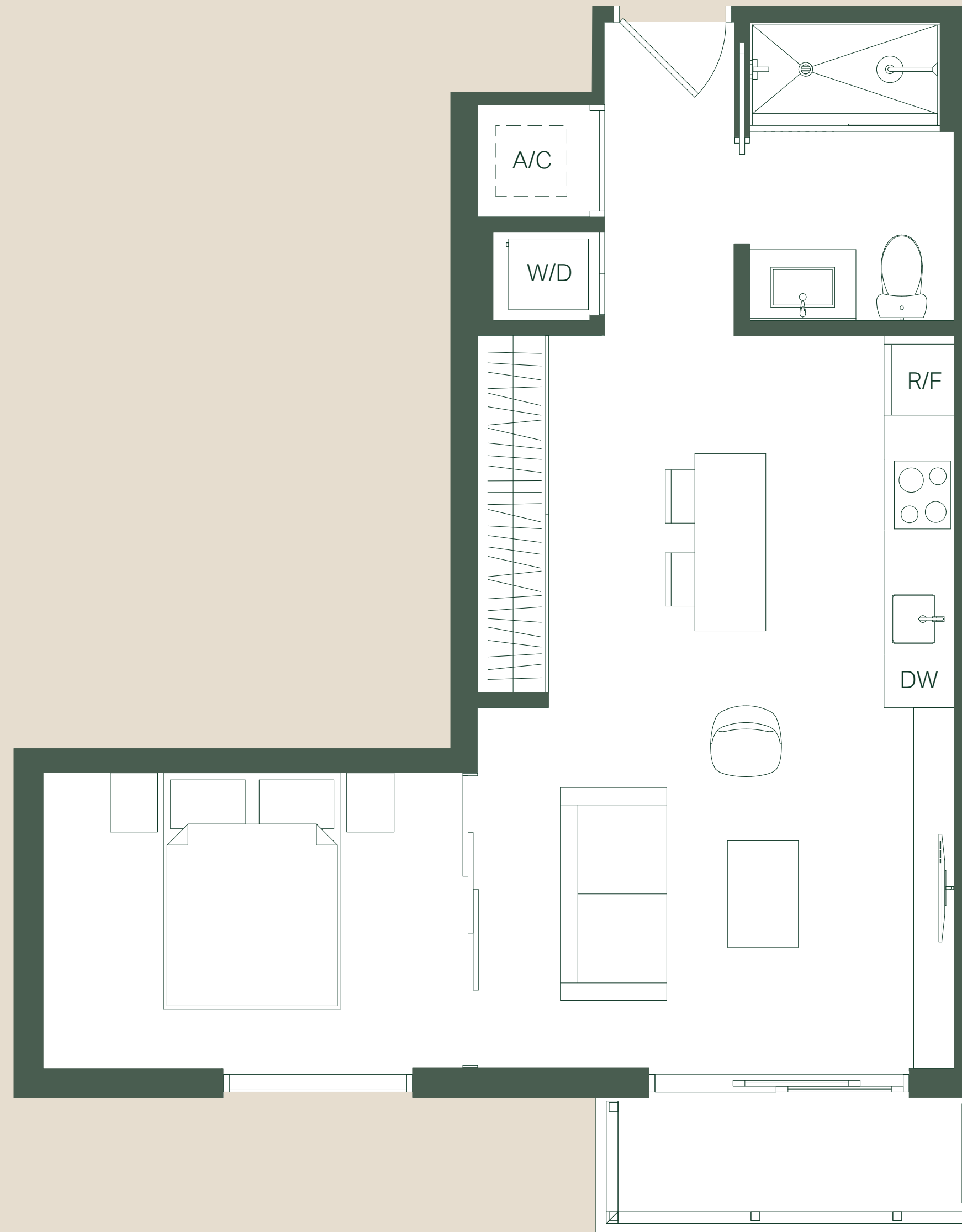


UNIT D

RESIDENCES
LINES 19, 22

JR. 1 BEDROOM
1 BATHROOM

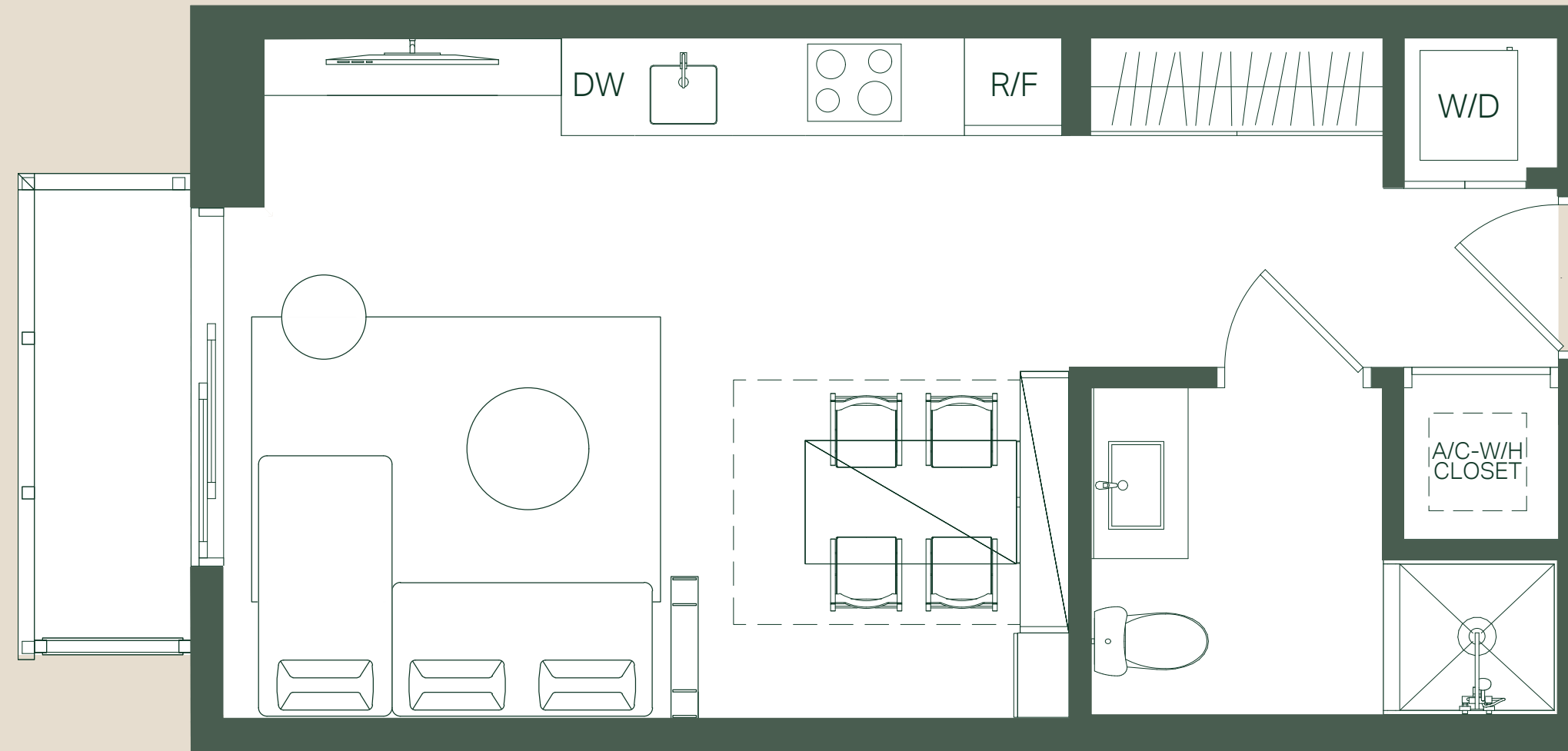
INTERIOR	538 SF	50 M ²
EXTERIOR	40 SF	4 M ²
TOTAL	578 SF	54 M²



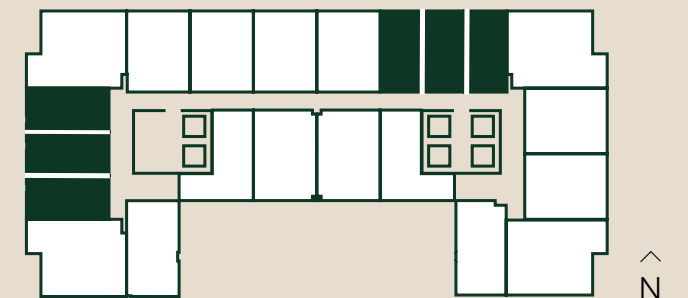
UNIT E

RESIDENCES
LINES 06, 07, 08, 14, 15, 16

STUDIO 1 BATHROOM



INTERIOR	402 SF	37 M ²
EXTERIOR	44 SF	4 M ²
TOTAL	442 SF	41 M²



RUTOIS

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