

# THE CROSBY

MIAMI WORLD CENTER



# **MIAMI LIVING**

## *Downtown Sophistication*

Originally inspired by the famous Crosby Street in Soho, New York, the name The Crosby at Miami Worldcenter conjures feelings of cosmopolitan sophistication and speaks to the palpable energy of metropolitan intersections.

The Crosby places residents in the center of Miami's magic — offering unprecedented access to the city's urban forefront and cosmopolitan pulse.

The Crosby ushers in a new dynamic Miami lifestyle where the city's best dining, shopping and recreation is just a short walk away.

**DISCOVER**

# Downtown Miami



**MUSEUM PARK**

**+1M**

ANNUAL VISITORS \_\_\_\_\_

Breathtaking views of Biscayne Bay and the glittering Miami skyline around, it is a gorgeous undulating green expanse of 30 acres. The park is home to the Phillip and Patricia Frost Museum of Science and its waterfront treasure - Perez Art Museum Miami.



**FTX ARENA**

**+2M**

ANNUAL VISITORS \_\_\_\_\_

FTX Arena, home to the Miami Heat, is 20,000 seat international, versatile venue in a vibrant waterfront setting. Located in the center of booming Downtown Miami and the Entertainment District, FTX Arena hosts 80+ non-basketball events each year. Including A-list concerts, family shows, sporting events, National Conferences, and more.



**ADRIENNE ARSHT CENTER**

**2,400**

SEAT BALLET / OPERA HOUSE \_\_\_\_\_

The Adrienne Arsht Center, designed by world-renowned architect Cesar Pelli, is one of the most important performing arts venues, with two major single-purpose halls created to present the finest in classical and popular entertainment, from 'Hamilton' to 'Don Quixote'.



**MIAMI WORLDCENTER**

**\$4B**

DEVELOPMENT \_\_\_\_\_

Miami Worldcenter is stated to be a magnetic destination for tourists and business visitors in the heart of Downtown. This \$4 billion, 27-acre, mixed-use development is the biggest in the U.S. after New York's Hudson Yards.



**MIAMI WORLDCENTER:**

**300,000 SF**

COMPLETED RETAIL CONSTRUCTION

**+110,000 SF**

OF SIGNED RETAIL LEASES

**130,000 SF**

RETAIL CONSTRUCTION NEARING COMPLETION

## EXPLORE

# Miami Worldcenter

Miami Worldcenter’s lifestyle-driven “high-street” retail component is the centerpiece of development’s 27-acre master plan, featuring approximately 300,000 square feet 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 square feet of retail space, with another 130,000 square feet currently under construction and nearing delivery.

## RETAIL OPENINGS

MAPLE & ASH

EL VECINO

BOWLERO (2023)

ETTA

BRASSERIE LAUREL

SEPHORA

LUCID MOTORS

## 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

## WORLD SQUARE

The Heart of Miami Worldcenter used for Community Gatherings, Open Markets and Concerts

## ENTERTAINMENT HUB

90,000 sq. ft. World Class Entertainment including a Food Hall, Experience Oriented Activities and a Citizen M Hotel

## WITKOFF MIXED-USE PROJECT

3 mixed-use towers  
3.4M SF including office, retail, residential and parking

## 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-square-foot 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

RIDERS ANNUALLY

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

DIRECTLY 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 FROM MWC

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



**PORT OF MIAMI**

6.5M

CRUISE PASSENGERS ANNUALLY

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

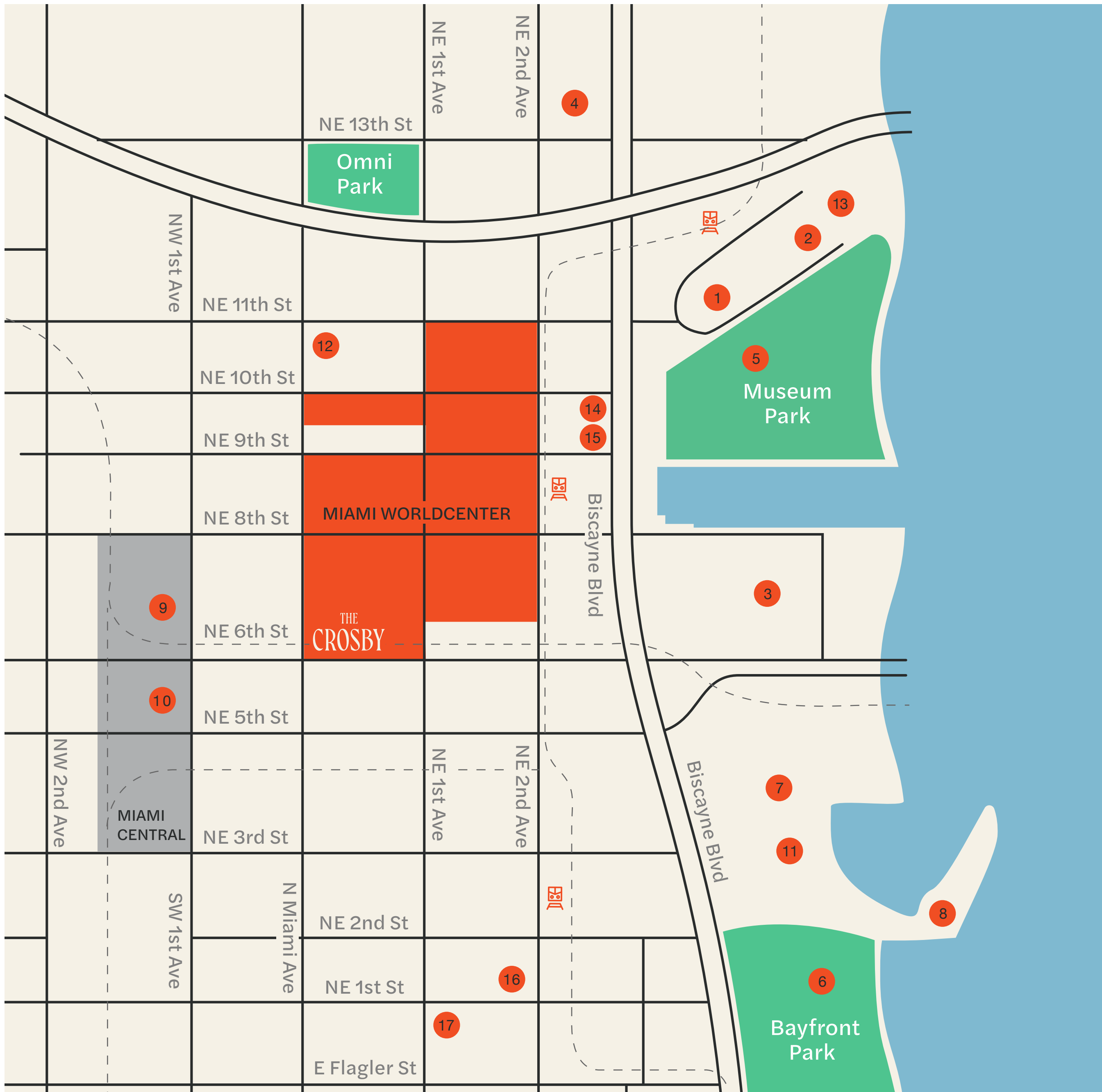


**I-395 SIGNATURE BRIDGE**

1.4 Miles

SPAN OF THE SIGNATURE BRIDGE

Enhancements along I-395 are from the SR 836/I-95/I-395 (Midtown) Interchange to the MacArthur Causeway, approximately 1.4 miles long. The project will completely reconstruct the existing facility and create a signature bridge that will span 1,025 feet over NE 2 Avenue and SR5/ Biscayne Boulevard, redefining the Miami skyline with its six sweeping arches.



# Downtown

## ARTS, CULTURE AND ENTERTAINMENT

1. Philip and Patricia Frost Museum of Science
2. Pérez Art Museum Miami
3. FTX Arena
4. Adrienne Arsht Center for Performing Arts

## PARKS

5. Maurice A Ferré/Museum Park
6. Bayfront Park

## SHOPPING AND ACTIVITIES

7. Bayside Market
8. Skyviews Miami Observation Wheel
9. Central Fare at MiamiCentral

## TRANSPORTATION

10. MiamiCentral – (Brightline)

## DINING

- |                       |                     |
|-----------------------|---------------------|
| 11. La Industria      | 15. Sushi Sake      |
| 12. 11th Street Pizza | 16. NIU Kitchen     |
| 13. Verde             | 17. Soya e Pomodoro |
| 14. Sagrado Café      |                     |

## COMING SOON TO MIAMI WORLDCENTER

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





ARTIST'S RENDERINGS OF DEVELOPMENT; EXCLUDES IMAGES OF SURROUNDING AND NEIGHBORING BUILDINGS



**BUILDING OVERVIEW:**

**33 450 0**

STORIES

RESIDENCES

RENTAL RESTRICTIONS

**DEVELOPMENT TEAM**

Related Group  
Merrimac Ventures

**ARCHITECT**

Cohen Freedman Encinosa

**INTERIOR DESIGNER**

AVRO|KO

**UNIT SIZES**

STUDIO / 1 BA  
350 – 400 SF | 33 – 37 m<sup>2</sup>

1 BD / 1 BA  
600 – 650 SF | 56 – 60 m<sup>2</sup>

2 BD / 2 BA  
825 SF | 77 m<sup>2</sup>

## BUILDING

# Amenities

Beautifully designed common spaces set a sophisticated tone, while each residence offers a well-appointed canvas for self-expression. A robust amenity program heightens every moment of day-to-day life.

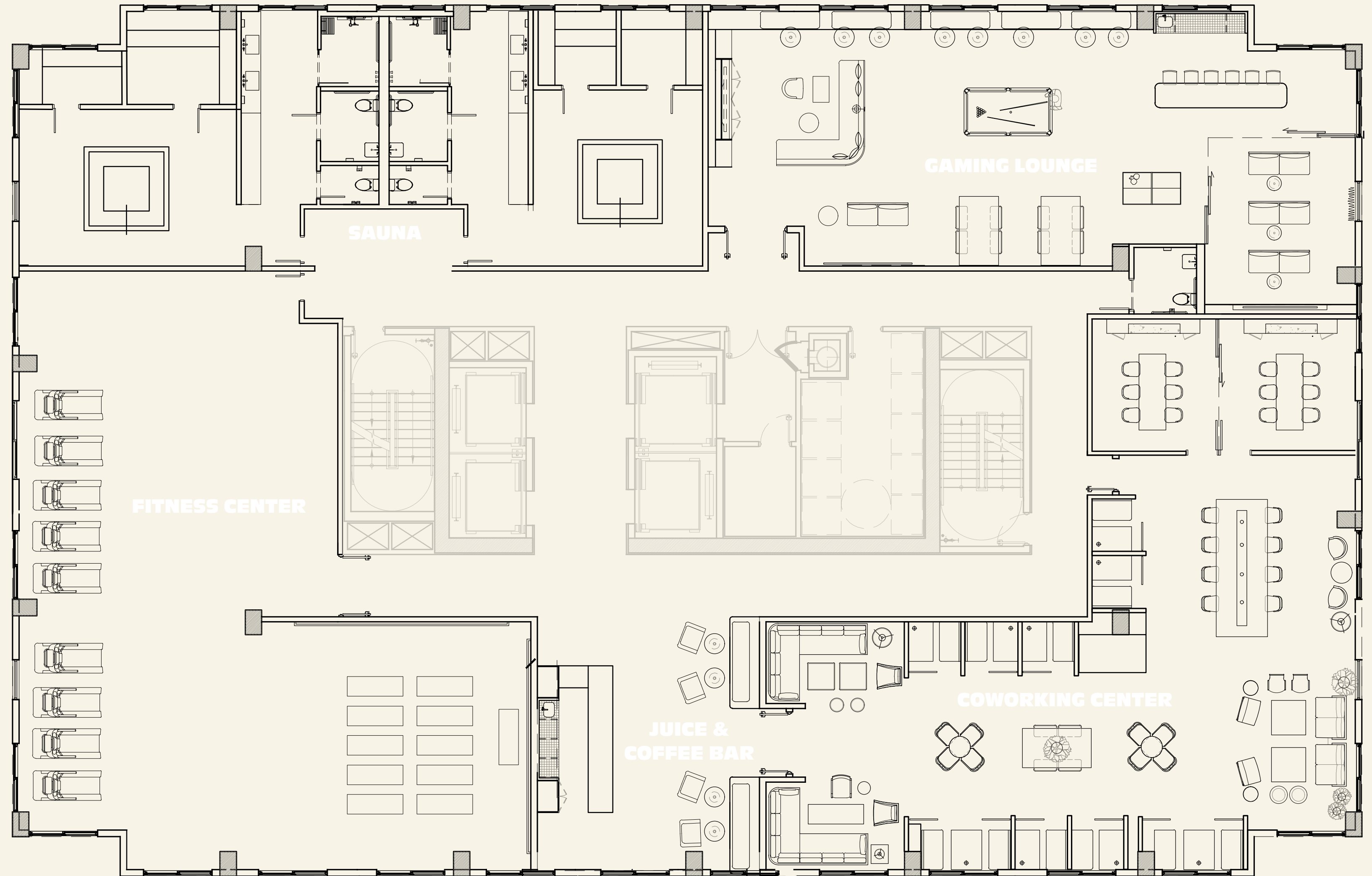
- Over 22,000 sq. ft | 2,050 m<sup>2</sup> of amenities
- Expansive rooftop resort-style pool with jacuzzi, cabanas and grilling stations perfect for entertaining
- Private rooftop restaurant/bar
- Italian inspired trellis garden
- Inviting fire pit lounge with breathtaking views of the Biscayne Bay skyline
- State-of-the-art fitness center featuring saunas and plunge pools
- Clubroom with private dining and stunning views
- Convenient juice and coffee bar
- Spacious coworking center
- Gaming lounge
- Curated museum quality art throughout all common areas
- 24/7 security services, high-speed elevators, and controlled property access
- 24/7 concierge services
- European porcelain flooring



**BUILDING**

# Amenities

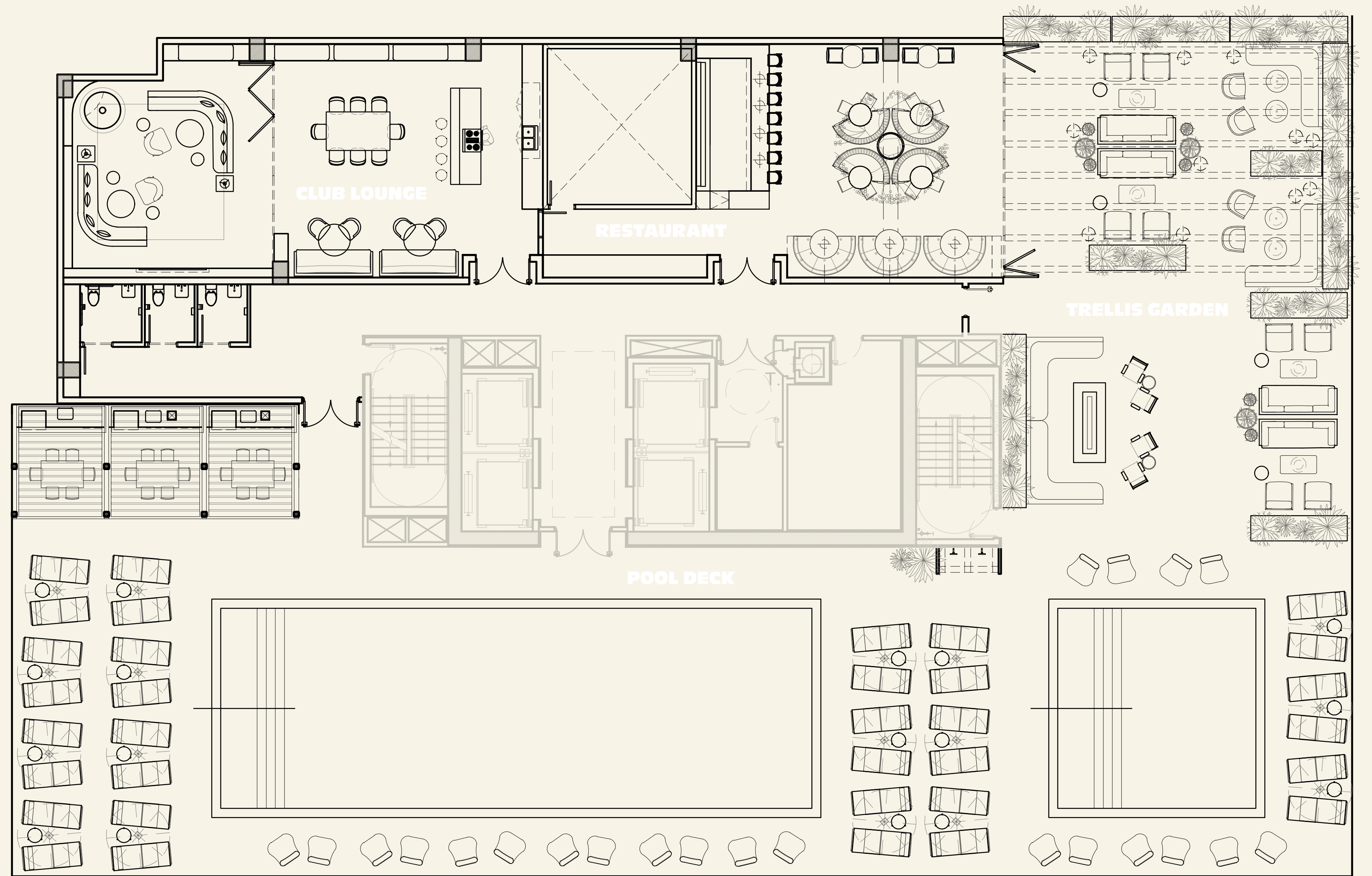
33<sup>rd</sup> Floor



**BUILDING**

# Amenities

Rooftop



Lobby



# Roof Terrace



# Club Lounge





# Club Room



# Co-Working Center



# Media Room



# RESIDENTIAL Features

- Fully finished and furnished Studio, 1- and 2-bedroom residences
- Furniture curated by AvroKO
- 9-foot-high ceilings with floor to ceiling glass windows
- Balcony with every residence
- Finished interior and exterior flooring
- Gourmet kitchens featuring custom Italian cabinetry
- Bosch appliances, including paneled refrigerator/freezer, dishwasher, built-in convection oven/microwave, and cooktop
- Rain showers in primary bathrooms and custom Italian vanities
- Full-size washer and dryer in unit
- Fully built-out closets
- Contemporary lighting packages, including recessed lighting, dimmers, and lighting control
- Brilliant smart-home system offering seamless personalization with the touch of a button, including ability to control audio, climate, window treatments, and lighting systems
- Smart keyless entry system allowing you to unlock your door via smart app, doorcode, keycard, or Apple Watch



# Bright, Open Living Spaces



# Spacious Bedrooms



# Gourmet Kitchens





# NO RESTRICTION Rentals

24.2M

VISITORS TO MIAMI ANNUALLY

Miami is the  
strongest hotel  
market in the US

## RENTAL PER DAY | 365 DAYS A YEAR

If you prefer self-management, take your pick of third-party management companies or do it yourself.

Onefinestay  
Airbnb  
Vrbo  
Tripadvisor  
Booking.com  
Home Away  
Flipkey  
Homestay  
House Sitting  
Villas Direct  
Vacationrentals.com  
Wimdu

Interhome  
Execustay  
Vacationrentals.com  
Turnkey  
Roomarama  
Hotels.com  
Housetrip  
Bedycasa  
Roomkey  
Thirdhome  
Expedia  
9flats

Priceline  
Orbitz  
Trivago  
Laterooms.com  
Hotwire  
Kayak  
Travelocity  
Lastminute.com  
Agoda  
Splendia  
*- and many more*



## DEVELOPMENT TEAM

# Related Group

The Related Group has enhanced skylines with iconic developments for over 40 years, transforming ordinary buildings into extraordinary and vibrant residential environments. Related is celebrated for its innovative design, inclusive approach, and enduring quality, through partnerships with world-renowned architects, designers, and artists.

“Related properties are built through creative collaborations. In every building erected, we’ve brought the best designers, artists, and architects to create a noteworthy addition to the urban landscape.”

– Jorge M. Pérez

### COMPLETED PROJECTS:

ICON BRICKELL  
APOGEE BEACH  
SLS LUX  
PARAISO  
PARAISO BAY  
500 BRICKELL  
ICON EDGEWATER

HYDE MIDTOWN  
AUBERGE FORT  
LAUDERDALE  
BRICKELL HEIGHTS  
GRAN PARAISO  
PARC GROVE

1. Hyde Beach House - Miami  
2. Apogee - Miami Beach

3. Parque Global - Sao Paolo  
4. 500 Brickel - Miami



## DEVELOPMENT TEAM

# Merrimac Ventures

Merrimac Venture's primary focus is on prime resort and mixed-use development but also has extensive investments in multi-family residential, condominiums, retail and office.

Partners in Merrimac Ventures hold assets in over \$3B in projects, including Miami Worldcenter, the Four Seasons Hotel and Private Residences Fort Lauderdale, The Gale Boutique Hotel and Residences, Paramount Fort Lauderdale Beach, Broadstone Oceanside in Pompano Beach and the Flagler Village Hotel, among others.

1. PARAMOUNT MWC - Miami

2. Four Seasons - Fort Lauderdale

3. 317 N Federal - Fort Lauderdale



## ARCHITECTS

# Cohen Freedman Encinosa

For more than four decades, CFE Architects has been providing creative, unique, and original design solutions for clients. Mixed-use residential and commercial projects, both mid and hi-rise, have been at the core of our practice for many years. Located in Miami Lakes, CFE has concentrated its work in South Florida adding unique architecture to the skyline and enhancing the pedestrian environment.

1. Apogee Beach - Miami

2. New River Yacht Club - Fort Lauderdale

3. Echo Aventura - Aventura

4. Amaray - Fort Lauderdale



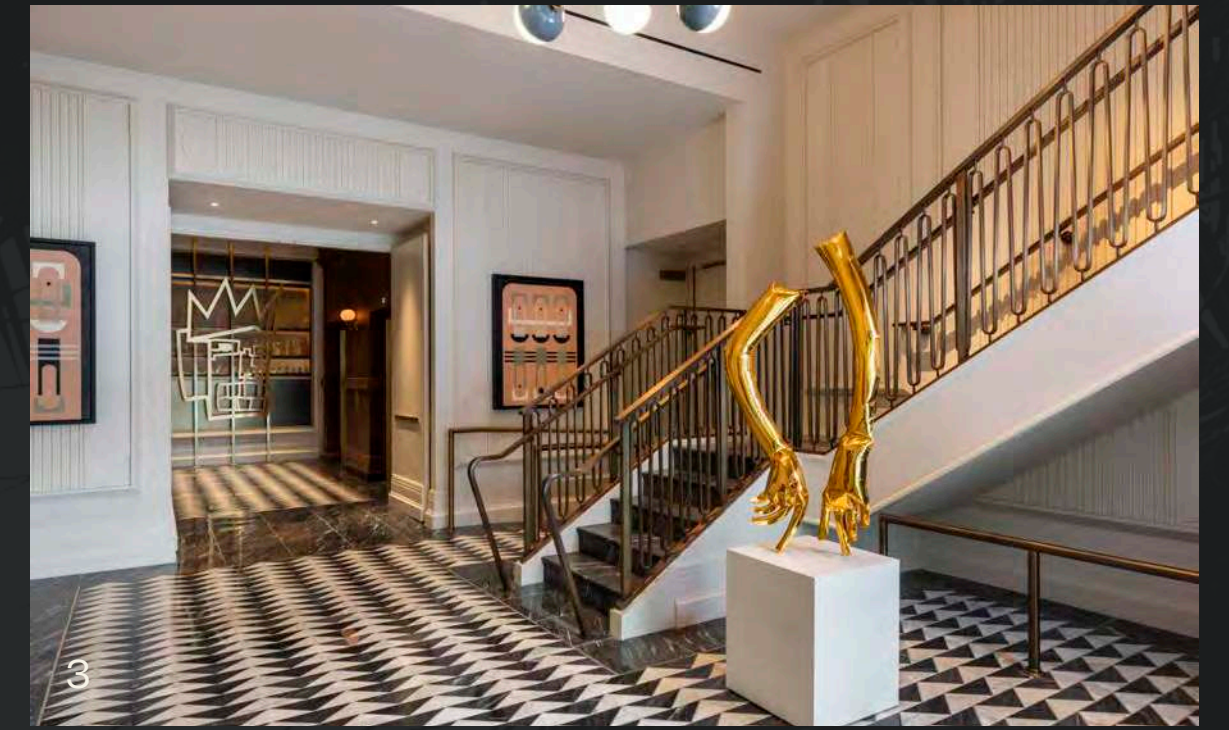
## INTERIOR DESIGN

# Avro|KO

Over the last two decades, AvroKO has earned a reputation as one of the most impactful and influential design firms in the hospitality field. Founded in 2001 by four partners - Kristina O'Neal, William Harris, Greg Bradshaw, and Adam Farmerie - the group is now operating with offices in New York City, San Francisco, London and Bangkok with over 200 employees. Their significant portfolio of critically-hailed interior design work expresses a humming conversation between the ideals of the past and off-beat sensibilities that point to the future, between cultural memory and social interaction, and between the physical, emotional, and psychological realms.

1. 1 Hotel Central Park - New York  
2. ARLO Nomad - New York

3. Canopy - Philadelphia  
4. Perry Lane Hotel - Savannah



# The RESIDENCES

## 450 Units

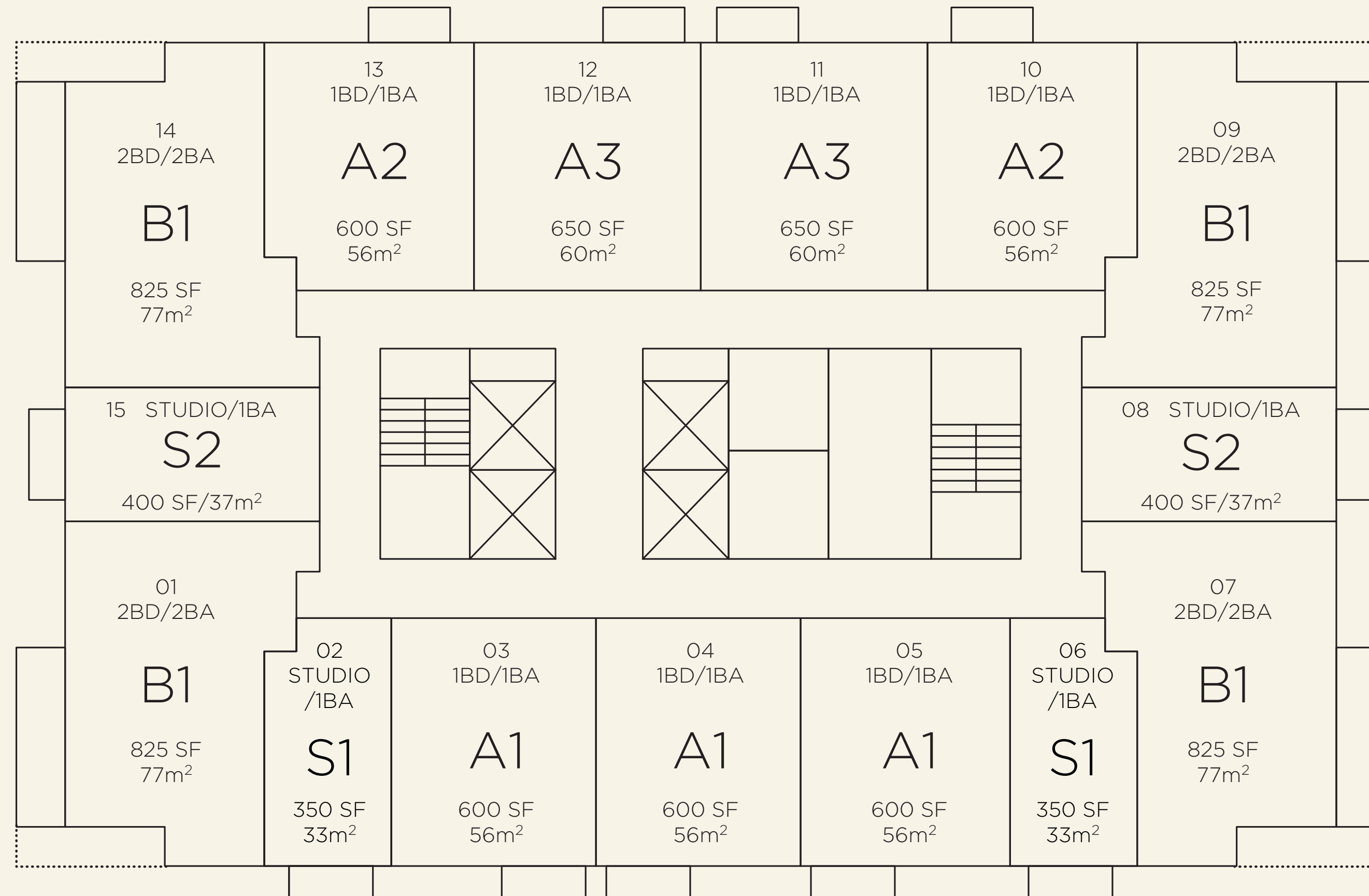
- 4 Studio / 1 Bath
- 7 1 Bed / 1 Bath
- 4 2 Bed / 2 Bath

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MIAMI WORLDCENTER

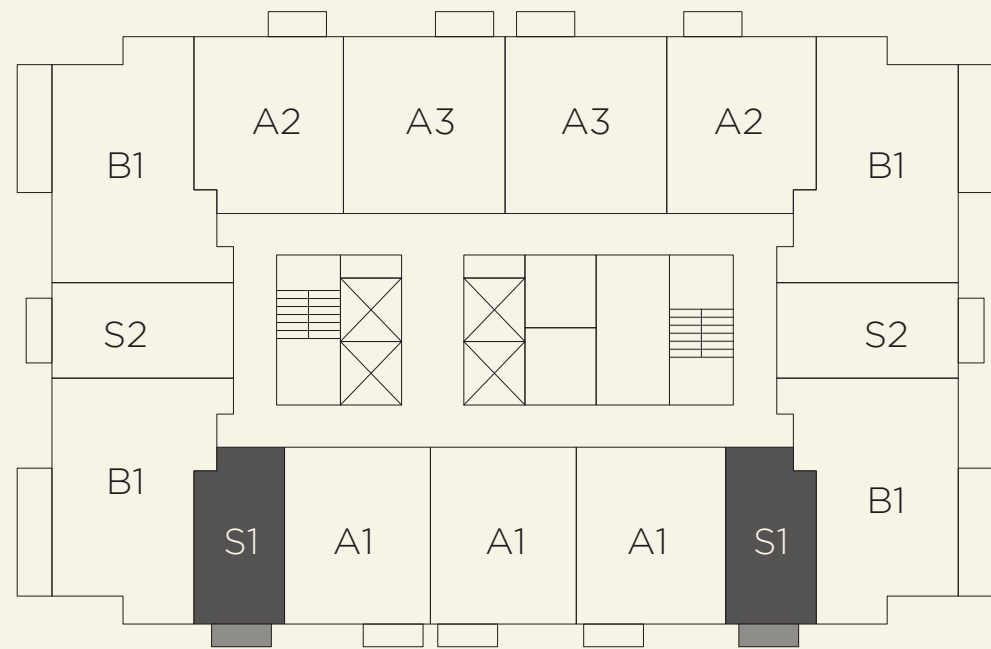


The dimensions stated for this unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated here is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The definition of "Unit" and the calculation method to be relied upon is set forth by the Developer, DT G Block, LLC, in Developer's Prospectus and the method set forth in the Developer's Prospectus may result in a square footage calculation less than the method used here. Consult the Developer's Prospectus for information on what is offered with the Unit and the calculation of the Unit square footage and dimensions.

# The RESIDENCES

S1 | Studio / 1 Bath

Lines 02/06

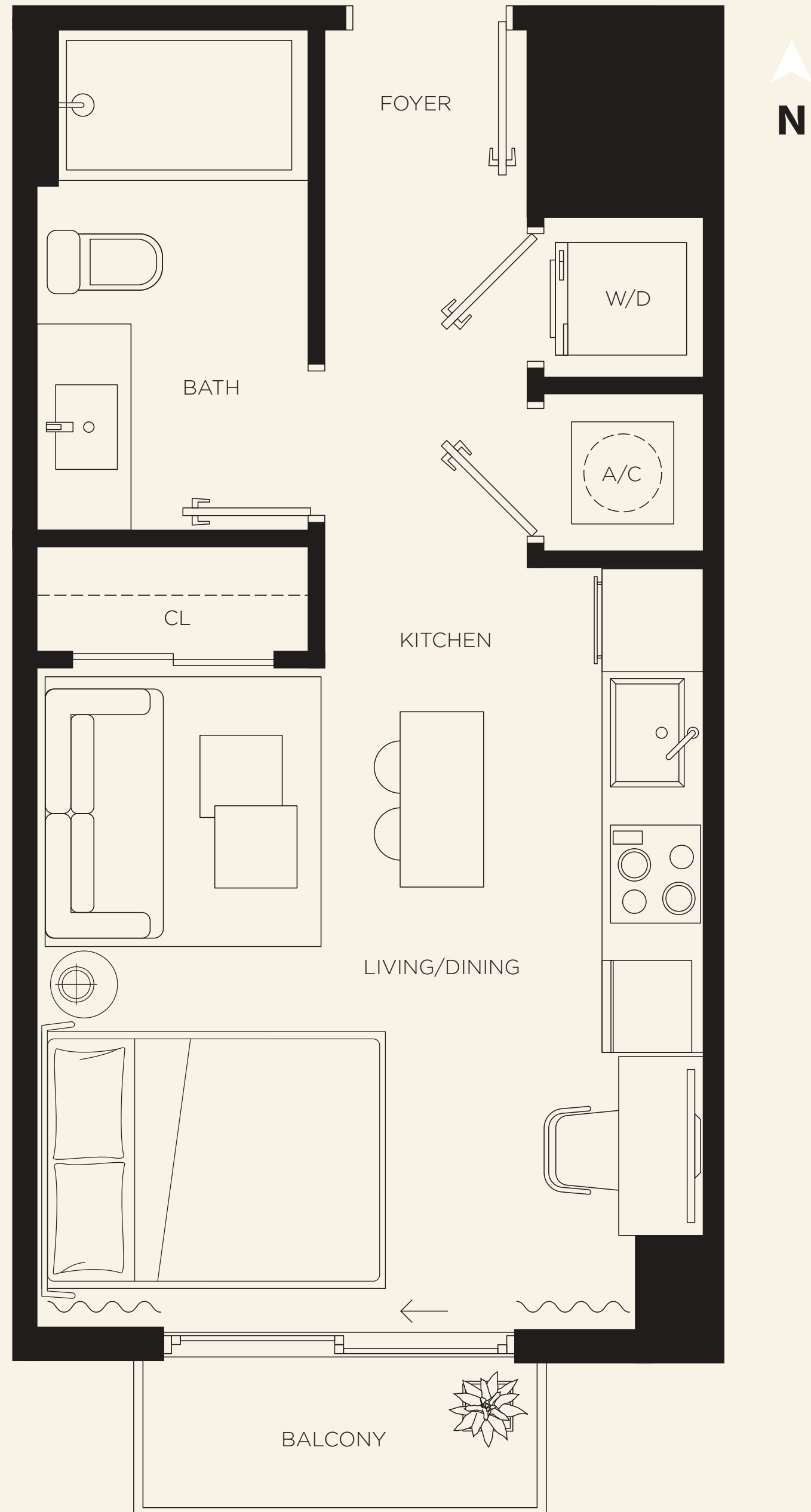


**INTERIOR**  
350 SF | 33 m<sup>2</sup>

**EXTERIOR**  
30 SF | 3 m<sup>2</sup>

**TOTAL AREA**  
380 SF | 36 m<sup>2</sup>

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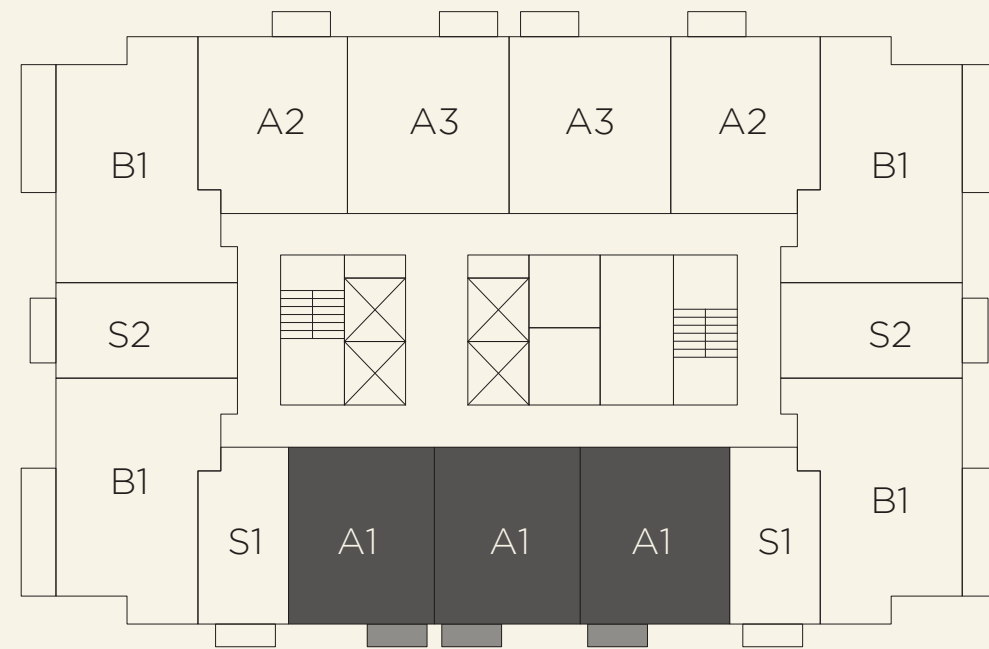
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# The RESIDENCES

A1 | 1 Bed / 1 Bath

Lines 03/04/05



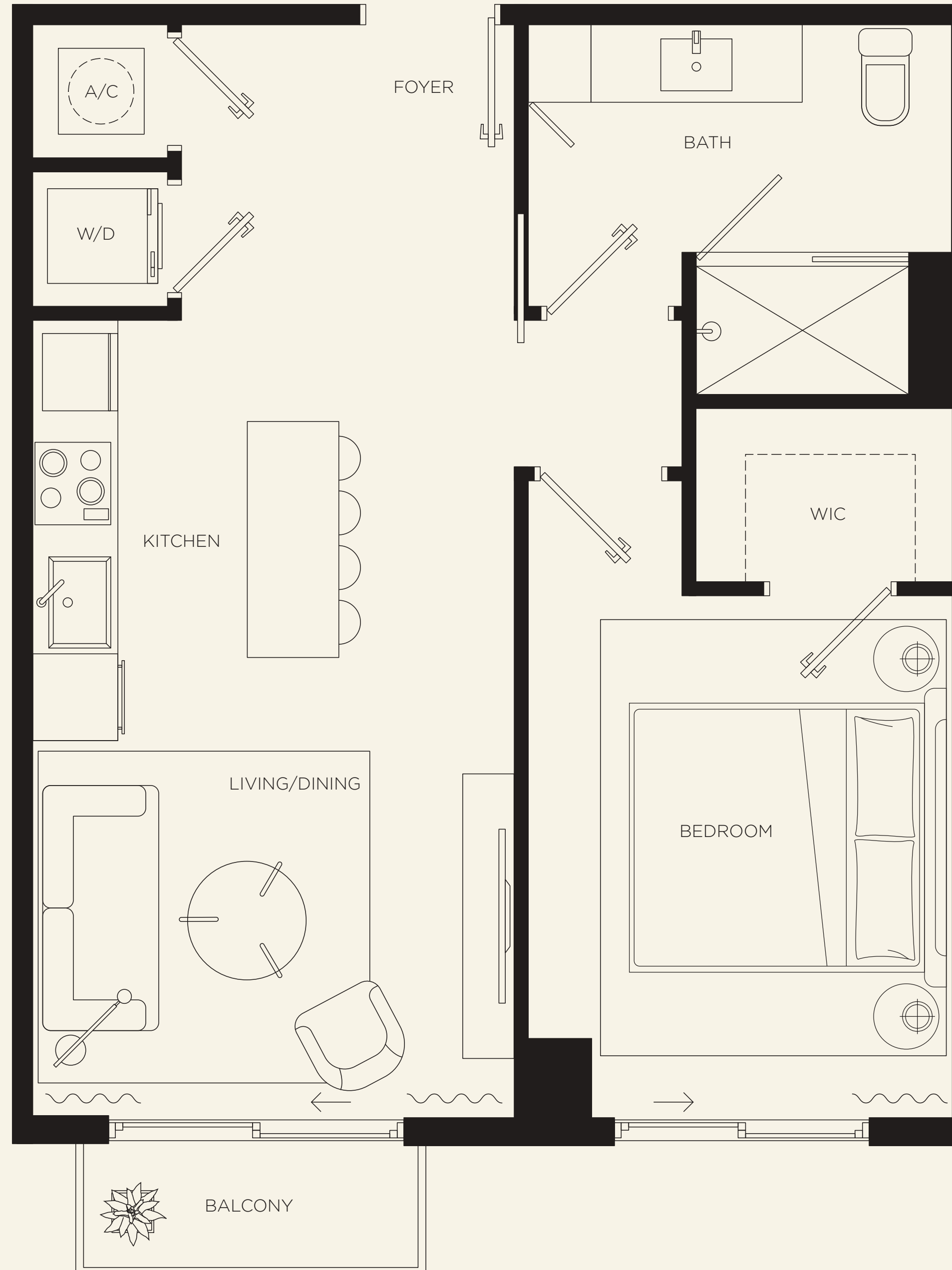
**INTERIOR**  
600 SF | 56 m<sup>2</sup>

**EXTERIOR**  
30 SF | 3 m<sup>2</sup>

**TOTAL AREA**  
630 SF | 59 m<sup>2</sup>

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MIAMI WORLDCENTER

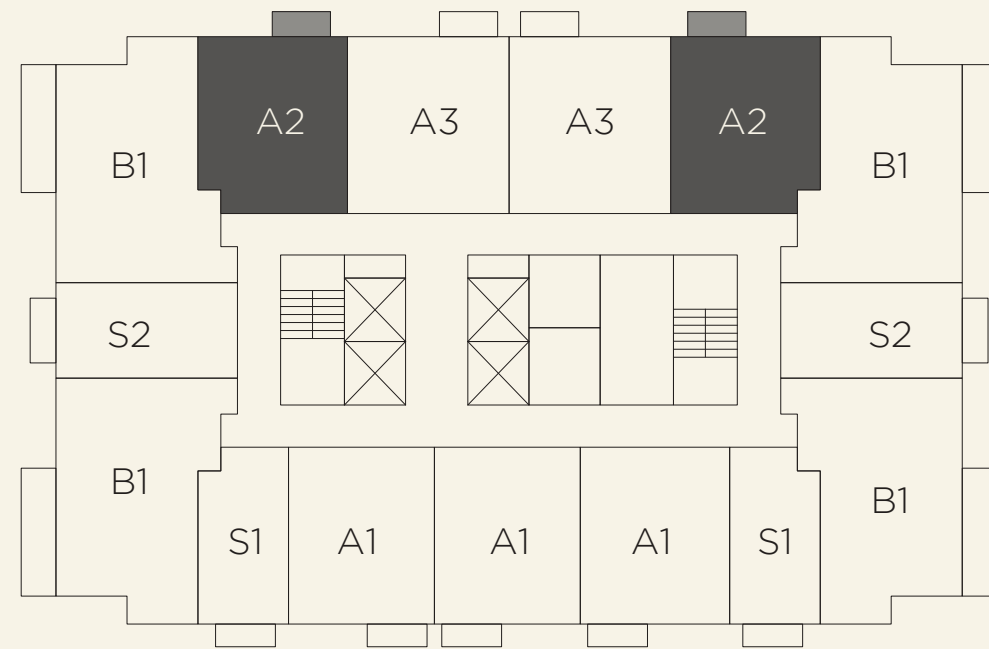
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# The RESIDENCES

A2 | 1 Bed / 1 Bath

Lines 10/13



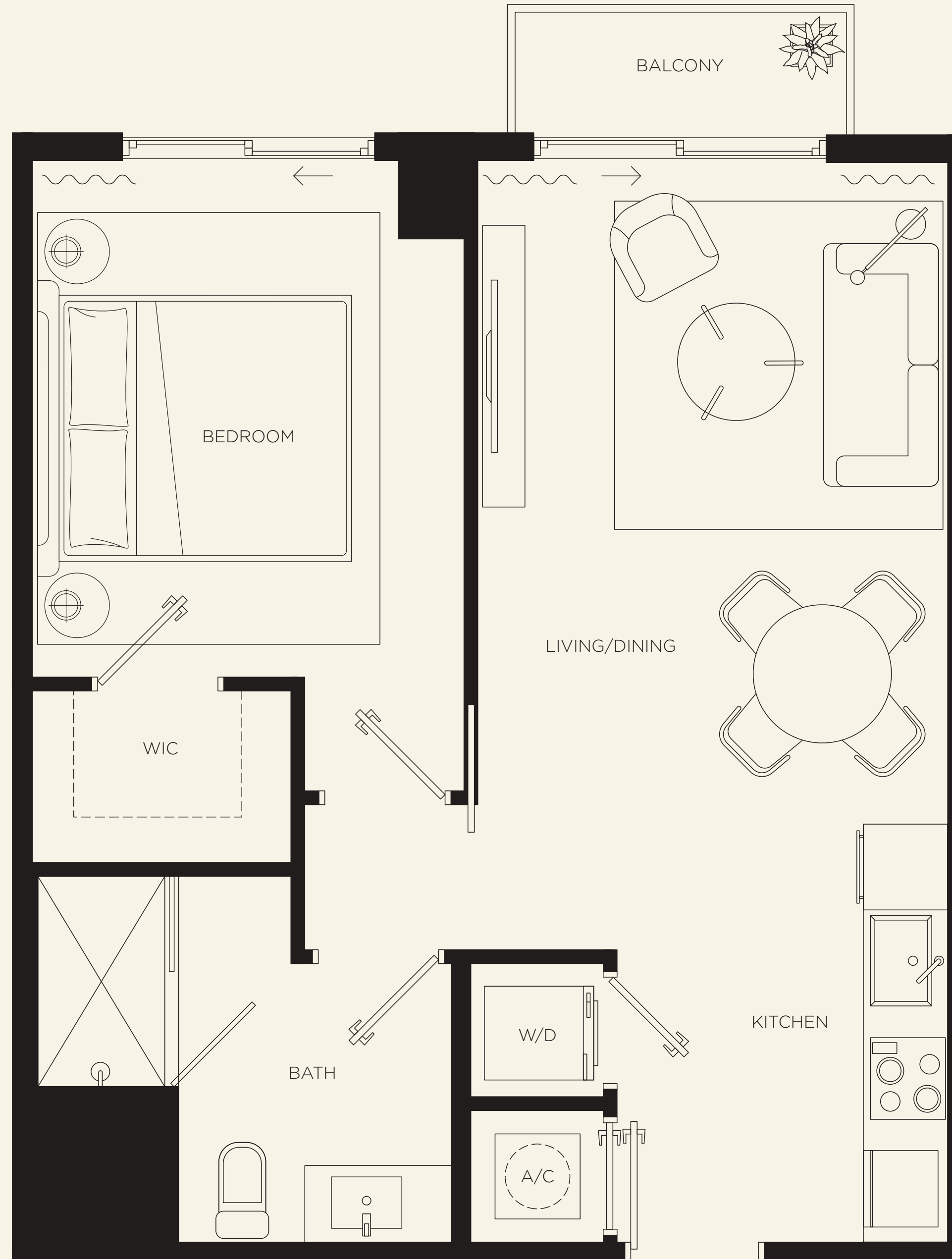
**INTERIOR**  
600 SF | 56 m<sup>2</sup>

**EXTERIOR**  
30 SF | 3 m<sup>2</sup>

**TOTAL AREA**  
630 SF | 59 m<sup>2</sup>

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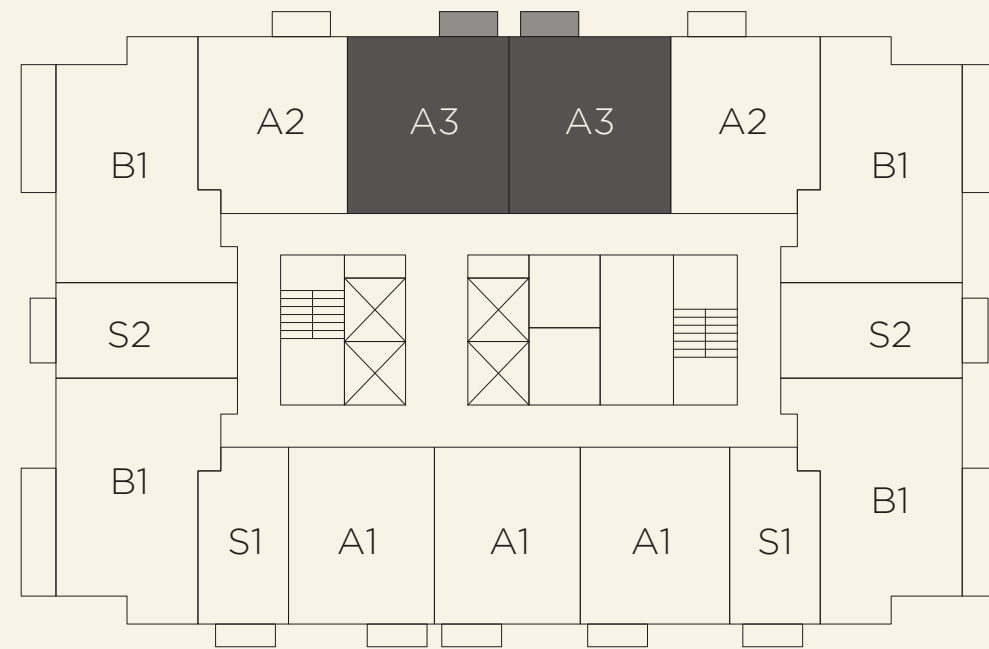
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# The RESIDENCES

A3 | 1 Bed / 1 Bath

Lines 11/12



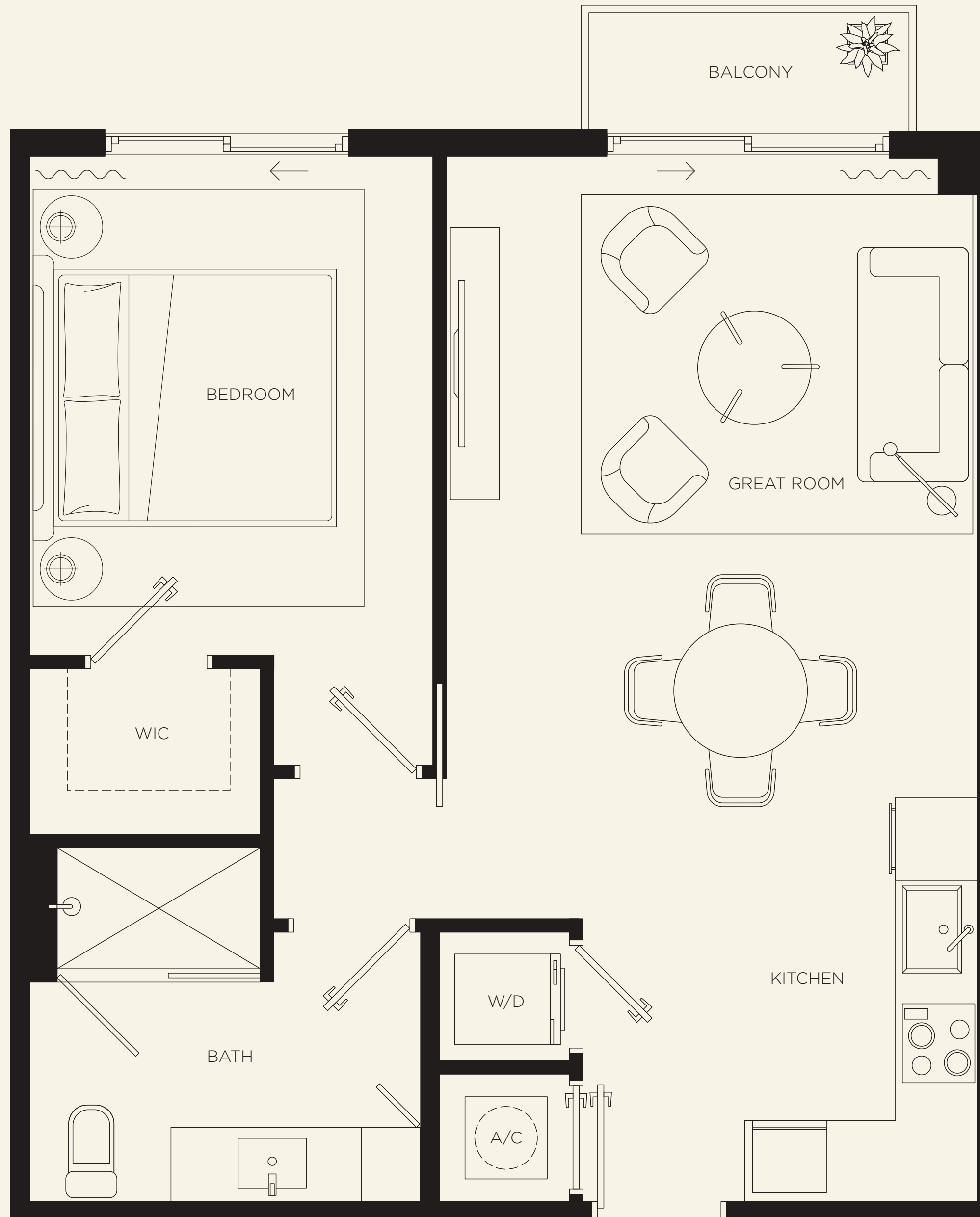
**INTERIOR**  
650 SF | 60 m<sup>2</sup>

**EXTERIOR**  
30 SF | 3 m<sup>2</sup>

**TOTAL AREA**  
680 SF | 63 m<sup>2</sup>

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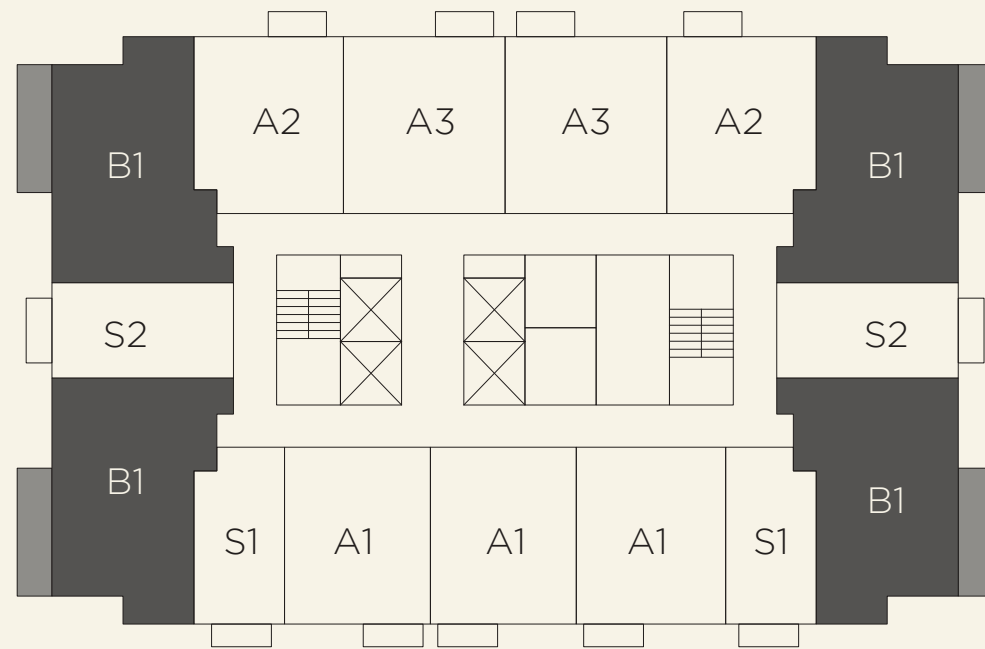
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# The RESIDENCES

B1 | 2 Bed / 2 Bath

Lines 01/07/09/14



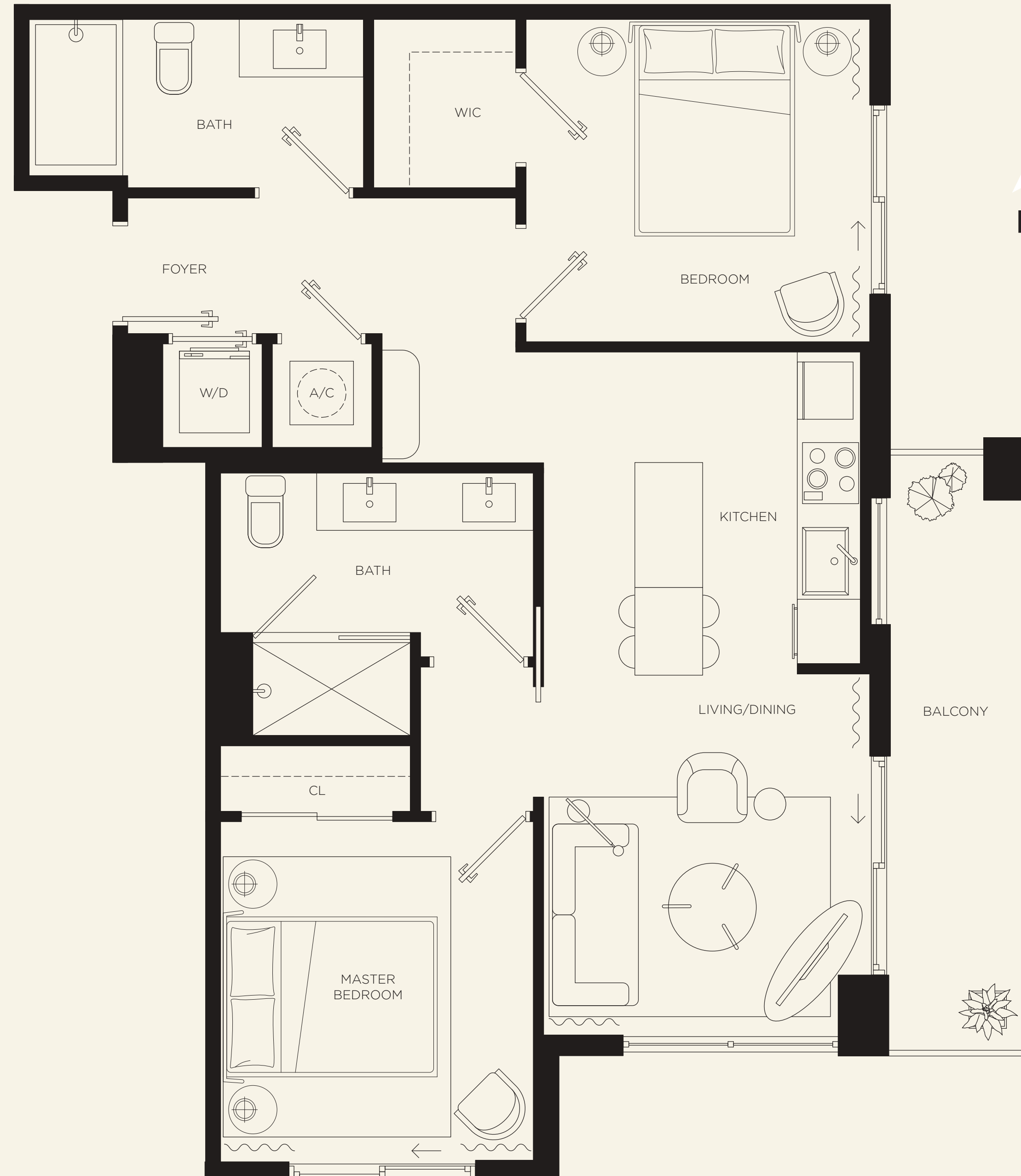
**INTERIOR**  
825 SF | 77 m<sup>2</sup>

**EXTERIOR**  
100 SF | 9 m<sup>2</sup>

**TOTAL AREA**  
925 SF | 86 m<sup>2</sup>


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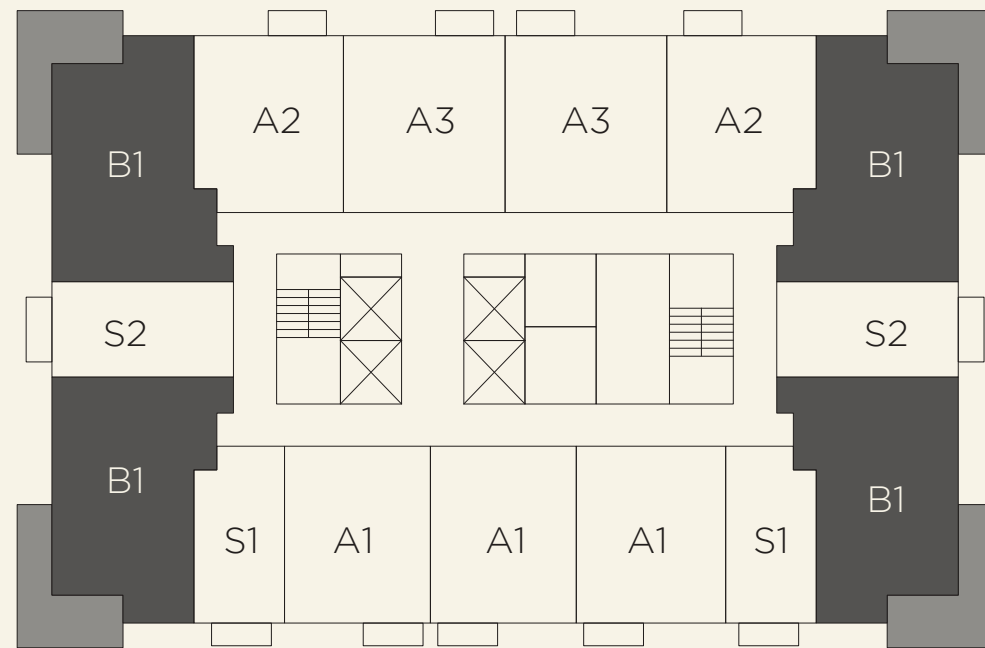
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# The RESIDENCES

B1.1 | 2 Bed / 2 Bath

Lines 01/07/09/14



## INTERIOR

825 SF | 77 m<sup>2</sup>

## EXTERIOR

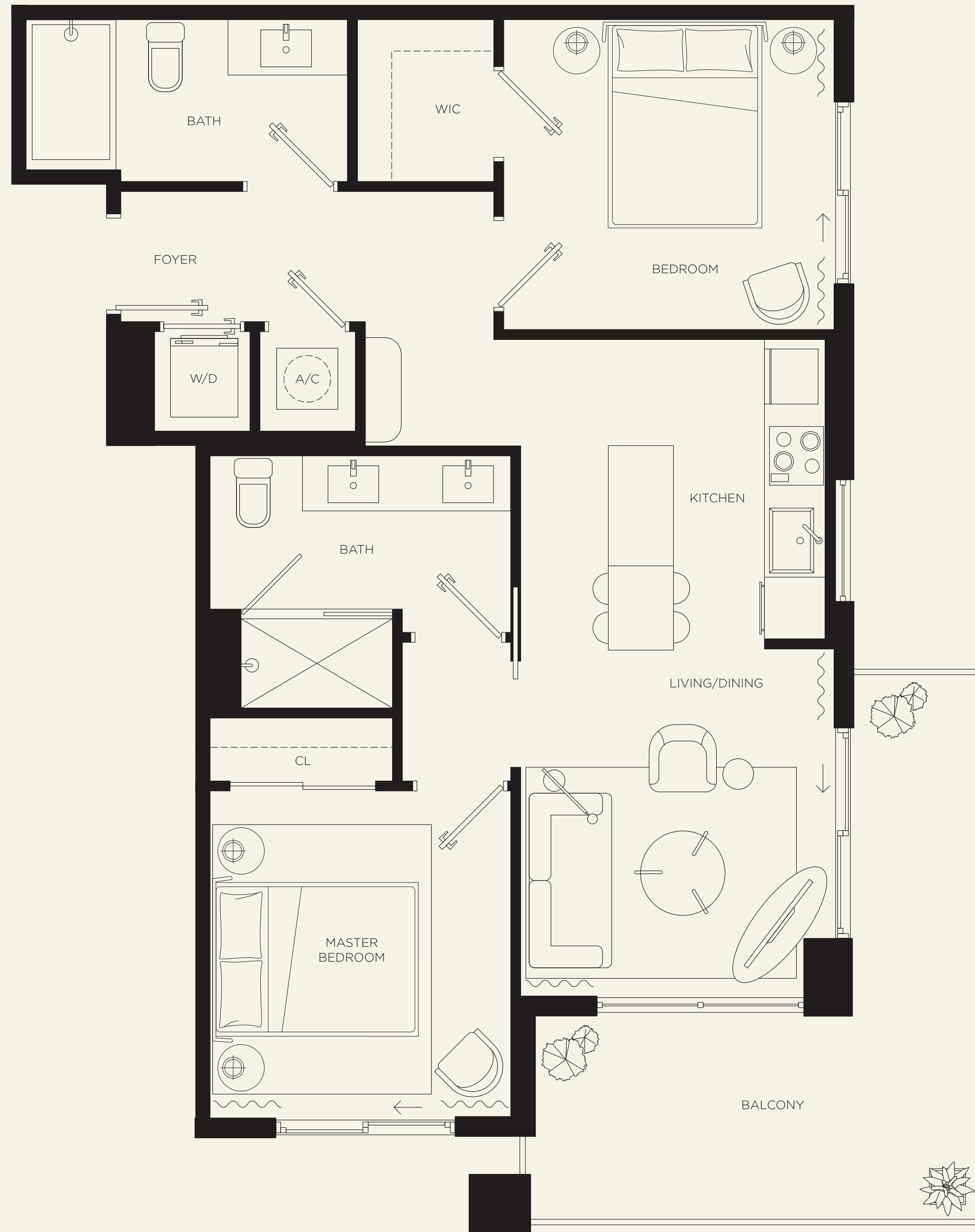
175 SF | 16 m<sup>2</sup>

## TOTAL AREA

1,000 SF | 93 m<sup>2</sup>


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 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Crosby (the "Condominium") is developed by DT G Block, LLC ("Developer") and you should rely only on the Developer's written representations. The illustrations and images are conceptual and may vary from concept to actual construction. The images are examples and do not reflect the design or décor of the completed Condominium. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, views, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. Furnishings, design features, and décor illustrated are not included with purchase of a Unit. Certain amenities and features may require additional expense by Unit owner. There are water views, but the Condominium is not waterfront and views will vary depending on the Unit purchased. No view, water or otherwise, is guaranteed. Consult only the Developer's Prospectus for the Condominium to learn terms, conditions, specifications, estimated costs, Unit views, and to learn what is included with a Unit purchase and how to calculate the Unit size. The balconies depicted are conceptual and the size will vary based on final permitting and completed construction. Pursuant to a license agreement, Developer has the right to use the trade names, marks, images, and logos of The Related Group for so long as the license agreement is not terminated or otherwise lapses. Developer is not incorporated in, located in, nor a resident of, New York and this is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or residents of any other jurisdiction were prohibited by law. Reproduction for any use is not authorized. 2021 DT G Block, LLC.

