

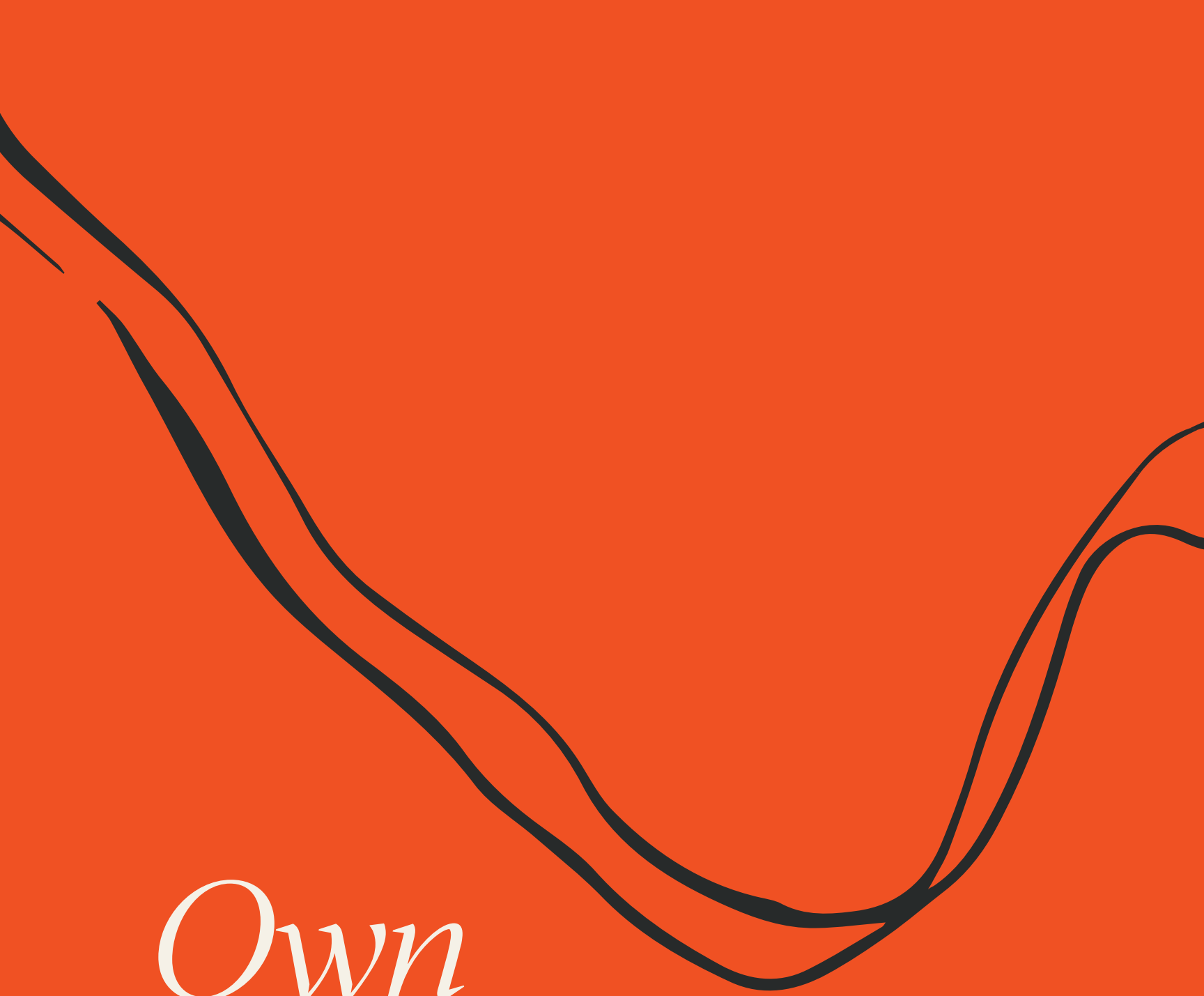


THE CROSSBY



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THE CROSBY (A/K/A THE CROSBY MIAMI WORLDCENTER CONDOMINIUM



Own Downtown Miami

*And List Your Residence
On Any Homeshare Platform*



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



Location Map

ARTS, CULTURE AND ENTERTAINMENT

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

PARKS

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

SHOPPING & ACTIVITIES

07. Bayside Market
08. Skyviews Miami Observation Wheel
09. 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 Cafe | |

COMING SOON TO MIAMI WORLDCENTER

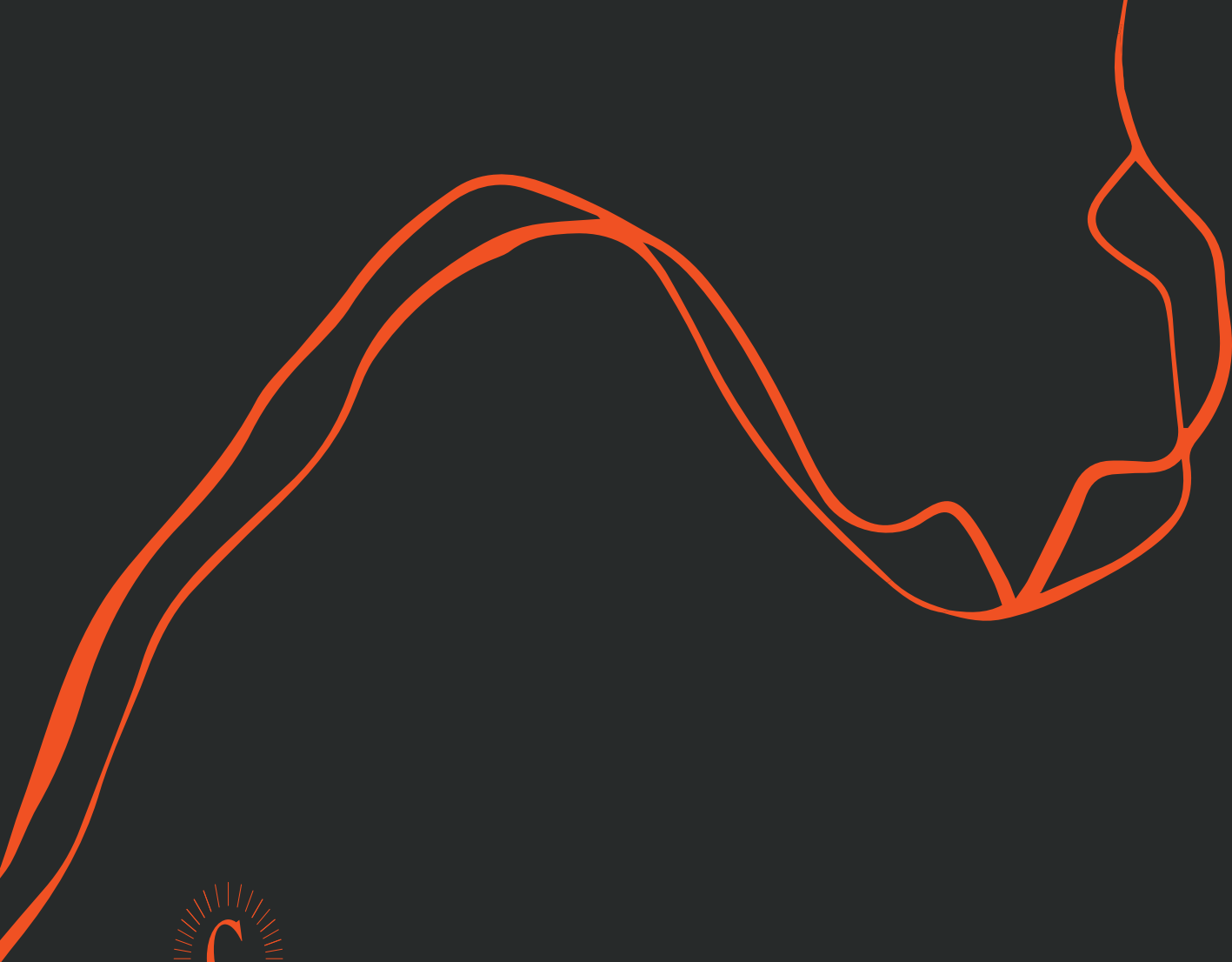
- | | |
|--------------|-------------|
| Bowlero | Laurel |
| Lucid Motors | El Vecino |
| Sephora | Maple & Ash |



Downtown Sophistication

LIFE IN COLOR

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



In the Center of Miami's Magic

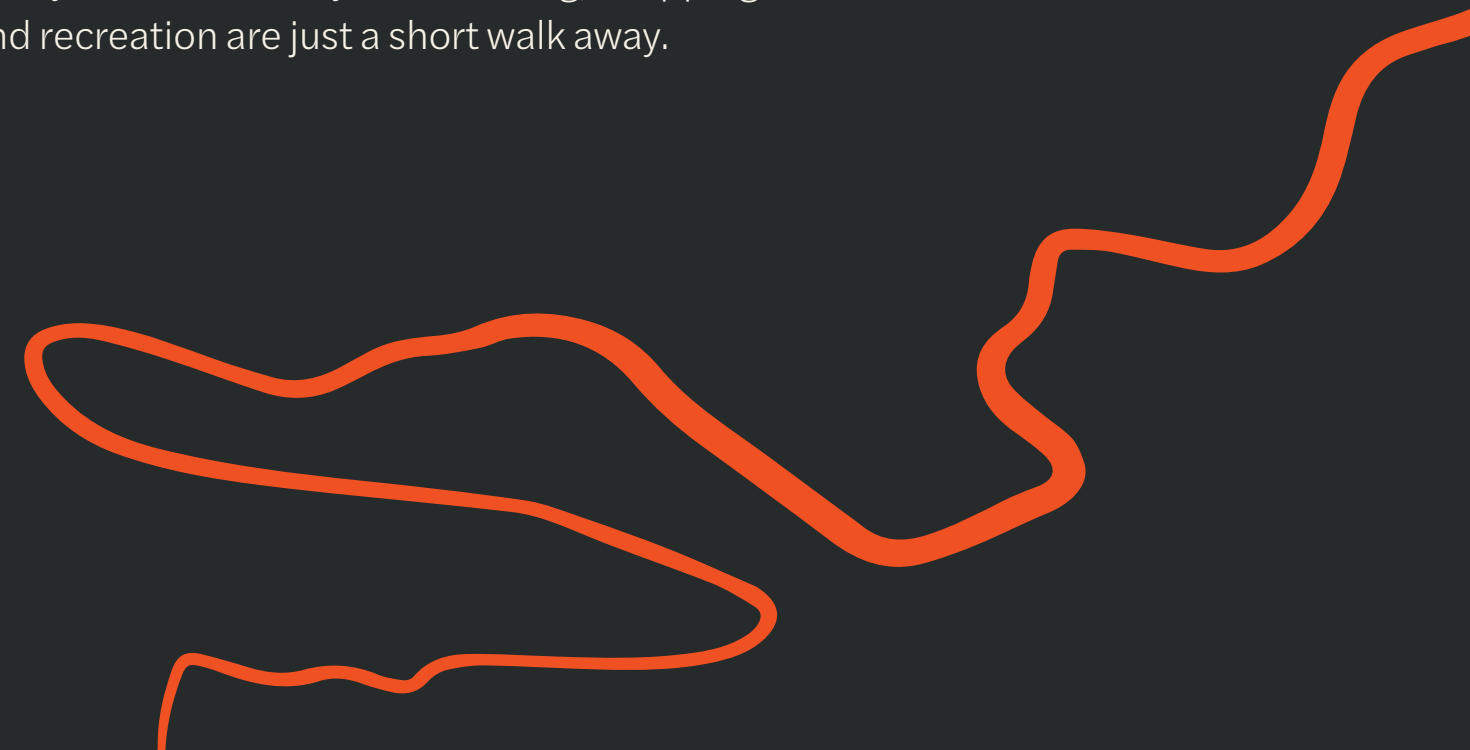




The Energy of Downtown

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 are just a short walk away.





FTX ARENA



SIGNATURE BRIDGE



MUSEUM PARK



MIAMI WORLDCENTER



MIAMI METROMOVER



ADRIENNE ARSHT CENTER

Discover Miami

So Much To Explore

MUSEUM PARK	+1M Annual Visitors
FTX ARENA	+2M Annual Visitors
ADRIENNE ARSHT CENTER	2,400 Seat Ballet / Opera House
MIAMI WORLDCENTER	\$4B Development

Miami Worldcenter

300,000 SF	Completed Retail Construction
+110,000 SF	Of Signed Retail Space
+130,000 SF	Retail Construction Nearing Completion

Endless Transportation

Brightline	Miami International Airport
Metrorail	Port of Miami
Metromover	I-395 Signature Bridge
Miami Bay Link	



Miami Worldcenter

A DYNAMIC DESTINATION IN MIAMI

Miami Worldcenter's lifestyle-driven "high-street" retail component is the centerpiece of the development's 27-acre master plan, featuring approximately 300,000 SQ. FT. 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 SQ. FT. of retail space, with another 130,000 SQ. FT. currently under construction and nearing delivery.





Worldcenter Destinations

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 restaurants

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 good hall, experience oriented activities and a Citizen M Hotel

WITKOFF MIXED-USE PROJECT

600,000 SQ. FT. of convention space and 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 SQ. FT. health and well-being center Miami Worldcenter

Retail Openings

Maple & Ash	Brasserie Laurel
El Vecino	Sephora
Bowlero (2023)	Lucid Motors
ETTA	



Sophisticated Self Expression





The Details

33 Stories

450 Residences

No Minimum Rental Restrictions

DEVELOPMENT TEAM Related Group & Merrimac Ventures

ARCHITECT Cohen Freedman Encinosa

INTERIOR DESIGNER AVRO|KO

STUDIO / 1 BATH: *300 – 400 SQ. FT. | 33-37 M2

1/BED / 1 BATH: *600 – 650 SQ. FT. | 56-60 M2

2 BED / 2 BATH: *825 SQ. FT. | 77 M2

*STATED SQUARE FOOTAGE IS APPROXIMATE AND IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS, WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THIS METHOD OF MEASUREMENT VARIES FROM, AND IS LARGER THAN, THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE DEFINITION OF THE UNIT SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES STRUCTURAL COMPONENTS). ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION. ALL FLOOR PLANS AND DEVELOPMENT PLANS ARE SUBJECT TO CHANGE. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS, AND CHANGES WITHOUT NOTICE. THIS IS NOT INTENDED TO BE AN OFFER TO SELL, OR SOLICITATION TO BUY, CONDOMINIUM UNITS TO RESIDENTS OF ANY JURISDICTION WHERE PROHIBITED BY LAW, AND YOUR ELIGIBILITY FOR PURCHASE WILL DEPEND UPON YOUR STATE OF RESIDENCY. THIS OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. NO REAL ESTATE BROKER IS AUTHORIZED TO MAKE ANY REPRESENTATIONS OR OTHER STATEMENTS REGARDING THE PROJECTS, AND NO AGREEMENTS WITH, DEPOSITS PAID TO OR OTHER ARRANGEMENTS MADE WITH ANY REAL ESTATE BROKER ARE OR SHALL BE BINDING ON THE DEVELOPER.

Roof Terrace



ARTIST CONCEPTUAL RENDERINGS. DEVELOPER MAY CHANGE WITHOUT NOTICE.

Club Room



ARTIST CONCEPTUAL RENDERINGS. DEVELOPER MAY CHANGE WITHOUT NOTICE.

Building Amenities

OVER 22,000 SQ. FT. OF 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.



Building Details

Expansive Rooftop Pool with Jacuzzi and Cabanas

Private Rooftop Eatery

Inviting Fire Pit Lounge with Breathtaking Skyline Views

State-of-the-Art Fitness Center with Saunas & Plunge Pools

Clubroom with Private Dining

Convenient Juice and Coffee Bar

Spacious Co-working Center

Gaming Lounge

24/7 Security Services & Controlled Property Access

24/7 Concierge Services

Lobby



Gourmet Kitchen



Fully Furnished Luxury

STUDIO, 1 & 2 BEDROOM RESIDENCES

Detailed modern spaces with designer finishes curated by Avro|KO, create the narrative of a true city lifestyle. Enjoy the kind of Miami luxury that can only be found at The Crosby, featuring expansive skyline views, private balconies, Bosch appliances, and extensive smart home capability for the ease of convenience and contemporary living.



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Residence Features

Furniture Curated by Avro|KO

Approximately 9-Foot-Tall 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 Cook-Top

Rain Showers in Primary Bathrooms

Custom Italian Vanities

Full-Sized Washer and Dryer in Unit

Fully Built-Out Closets

Contemporary Lighting Packages

Smart-Home Systems with Touchless Controls

Smart Keyless Entry System Allowing You to Unlock Your Door Via Smart App, Doorcode or Keycard

Spacious Bedrooms





Luxury Without Restrictions

Owning your residence at The Crosby Miami Worldcenter allows a flexible lifestyle for the modern buyer.

Enjoy the ability to list your residence with a flexible rental policy on any homeshare platform

PIAZZA

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



*Downtown
Energy
Meets Urban
Sophistication*