



EPIC
MIAMI
A KIMPTON® HOTEL
Zuma

JW MARRIOTT
MARQUIS
MIAMI

HYATT
REGENCY

CIPRIANI
20
LAVEINTE
CANTINA

SILVERSPOT
CINEMA

JOE & THE JUICE

NOVIKOV
RESTAURANT & BAR

IL GABBIANO
FINE ITALIAN CUISINE

W
WOLFGANG'S
STEAKHOUSE
BY WOLFGANG PUCK

ASTON MARTIN
RESIDENCES
UNDER CONSTRUCTION

METROPOLITAN MIAMI

KONIVER
STERN GROUP
RETAIL REAL ESTATE & BROKERAGE

MET SQUARE



Join 1,700 seat Silverspot Cinema (17 screens) and Whole Foods!

Approx 45,000 SF of prime restaurant space

Met Miami contains 357 hotel rooms, approx 800,000 SF Class A office space, over 1,100 residential units at completion (last phase currently under construction)

Located between S.E. 3rd & 4th Street on S.E. 3rd Avenue, Miami, FL

Across from Zuma, Il Gabiano, Hyatt, Kimpton and Intercontinental Hotels and Miami Convention Center

Daytime Population approx. 180,000 people

Office Space approx. 11,645,736 sq. ft. Downtown/Brickell

Hotel Rooms approx. 7,000 in the primary market

Overnight Visitors approx. 900,000 annually

Residential approx. 150,000 residents

LYLE STERN
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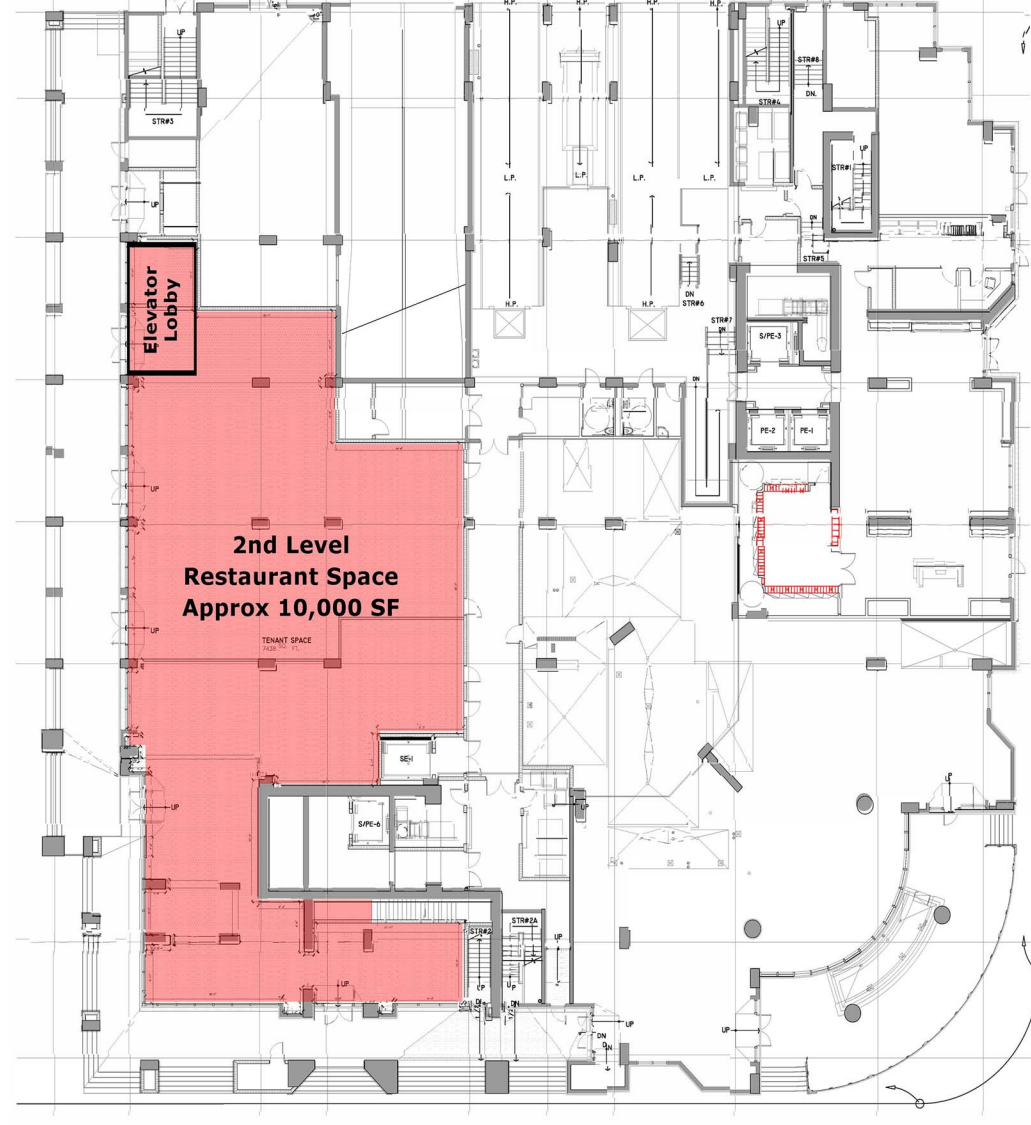
KERRY NEWMAN
305-532-6100 x231
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MET ONE

GROUND FLOOR

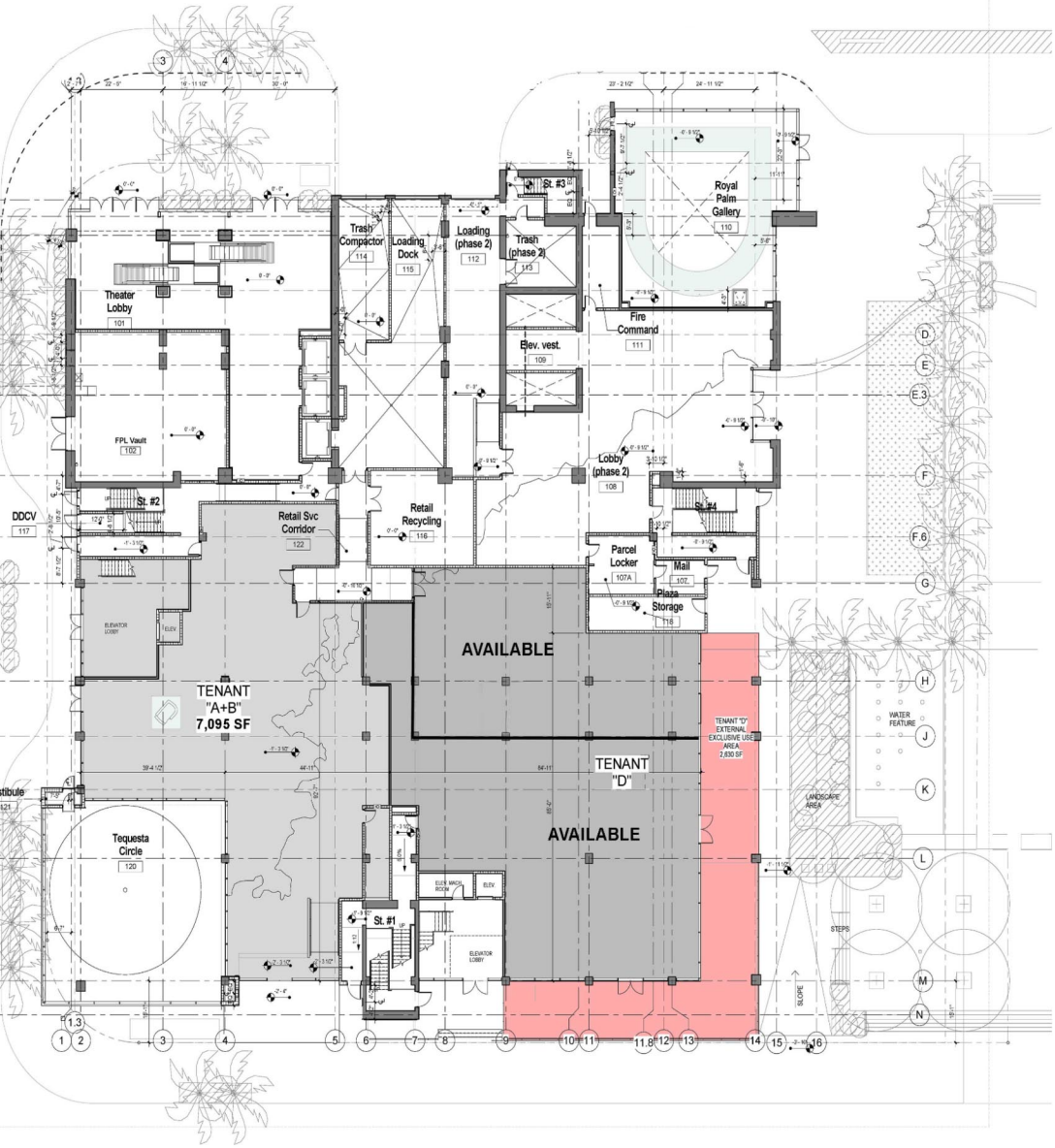


SECOND FLOOR

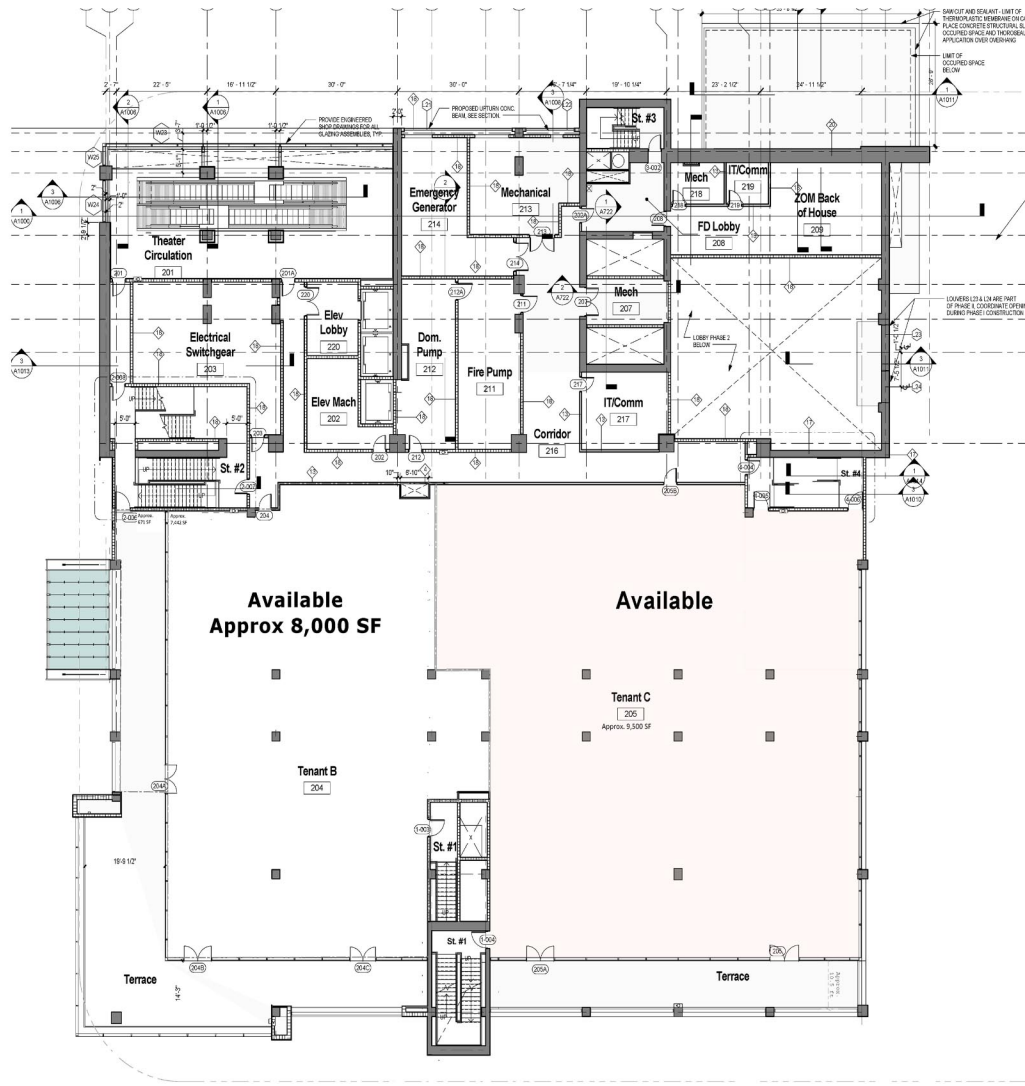


MET SQUARE

GROUND FLOOR



SECOND FLOOR



MET SQUARE

PATIO FACING SOUTH



PATIO FACING EAST



PATIO FACING EAST

MET SQUARE



VALET DROP-OFF TO BE BUILT

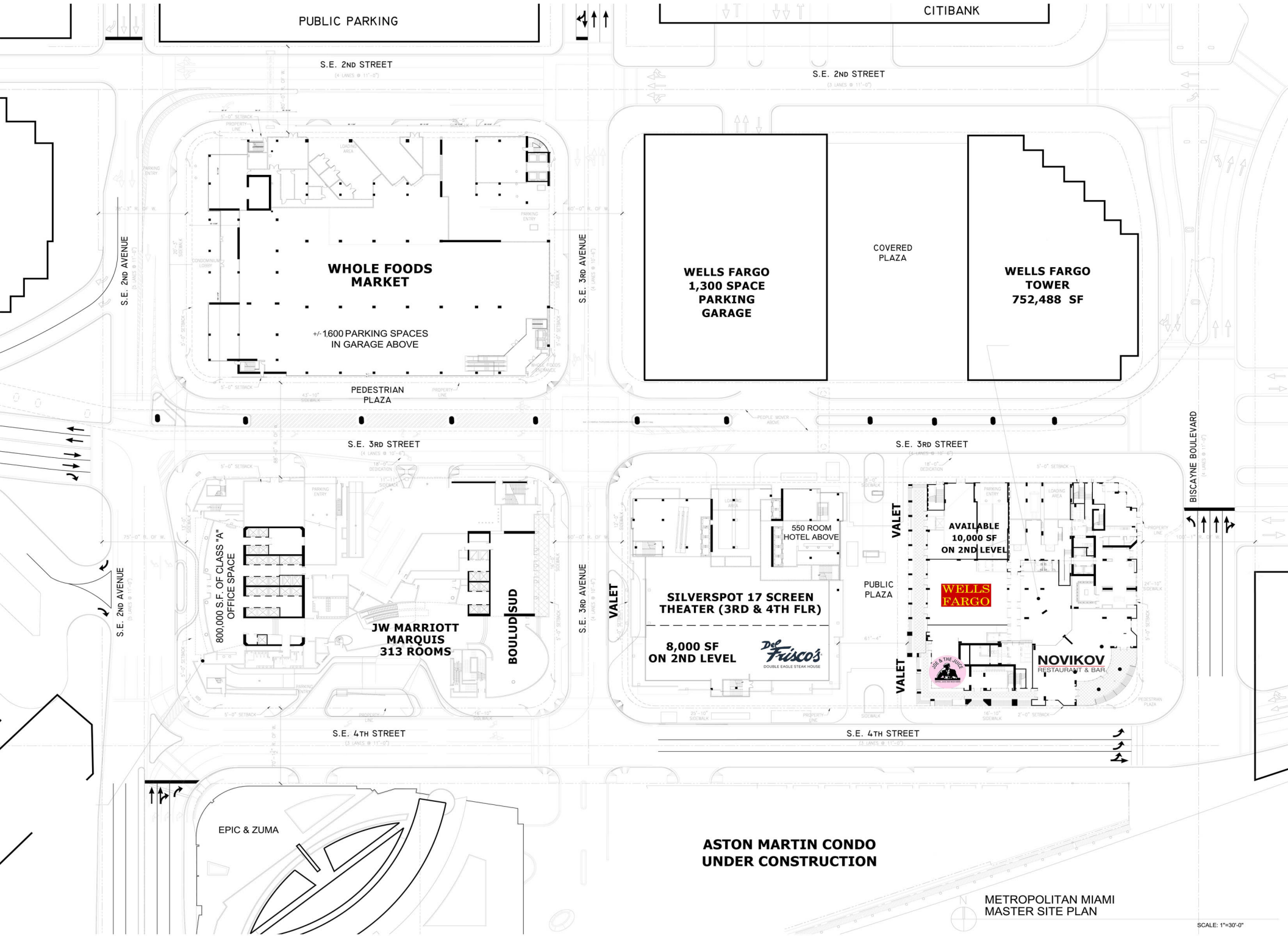


PATIO FACING WEST



**PLAZA TO BE REDEVELOPED FOR
ADDITIONAL OUTDOOR SEATING**

METROPOLITAN MIAMI



PUBLIC PARKING

CITIBANK

S.E. 2ND STREET
(4 LANES @ 11'-0")

S.E. 2ND STREET
(3 LANES @ 11'-0")

**WHOLE FOODS
MARKET**

+/- 1600 PARKING SPACES
IN GARAGE ABOVE

PEDESTRIAN
PLAZA

**WELLS FARGO
1,300 SPACE
PARKING
GARAGE**

COVERED
PLAZA

**WELLS FARGO
TOWER
752,488 SF**

S.E. 3RD STREET
(4 LANES @ 10'-0")

S.E. 3RD STREET
(4 LANES @ 10'-0")

800,000 S.F. OF CLASS "A"
OFFICE SPACE

**JW MARRIOTT
MARQUIS
313 ROOMS**

BOULDISUD

**SILVERSPOT 17 SCREEN
THEATER (3RD & 4TH FLR)**

8,000 SF
ON 2ND LEVEL

De Fuscio's
DOUBLE EAGLE STEAK HOUSE

AVAILABLE
10,000 SF
ON 2ND LEVEL

WELLS FARGO

**NOVIKOV
RESTAURANT & BAR**

S.E. 4TH STREET
(3 LANES @ 11'-0")

S.E. 4TH STREET
(3 LANES @ 11'-0")

EPIC & ZUMA

**ASTON MARTIN CONDO
UNDER CONSTRUCTION**

METROPOLITAN MIAMI
MASTER SITE PLAN

SCALE: 1"=30'-0"

BRICKELL/DOWNTOWN MIAMI



A recent Miami DDA Demographic Profile study found that Downtown Miami has:

- Median household income of \$70,800 - far exceeding that of the City of Miami and Miami-Dade County.
- Approximately 88,540 residents in 2016. The projected population for 2021 is 100,000.
- The majority (57%) of residents are between 20-44 years of age, and more than 65% of employed Downtown residents are working as professionals.



- Approximately 100 new restaurants and shops have opened over the past year. Occupancies are up throughout the Downtown corridor. Multi-tenant destinations like Mary Brickell Village, and the construction of **Whole Foods Market** and **Publix Super Market (3)**, a 12-screen movie theater, and “big box” retailers are continuing the conversion of Downtown from a business-centric center to a consumer-focused, 24/7 neighborhood.
- The American Airlines Arena, home to the Miami Heat, concerts and events, has 1,400,000 visitors annually.
- The Jorge R. Perez Art Museum of Miami Dade County, a \$220 million, 200,000-squarefoot facility for modern and contemporary art recently opened in Museum Park.
- The Patricia and Phillip Frost Museum of Science, a \$275 million science museum, planetarium and aquarium to be located in Museum Park, opened in May 2017.
- Museum Park - A 29-acre home for the arts overlooking Biscayne Bay, the park will be home to the new museums of art and science, and will also feature green space, public gardens, cultural offerings and sculpture installations.



The 24,000 Downtown condominium units built since 2003 are almost fully absorbed, with 95% occupancy - up from approximately 62% three years ago. New projects launched in the last year include the 374-unit BrickellHouse condominium, The Related Group's MyBrickell and Millecento, as well as Swire Group's Brickell CitiCentre.

Downtown/Brickell has approximately 18,600,000 SF of office space. Brickell CitiCentre, a \$1 billion, six-tower, 4.6 million-square-foot LEED-certified mixed-use project has brought numerous new stores and restaurants to the area including La Centrale and Apple. 1450 Brickell, a premier Class-A offering within the Brickell Financial District, already is more than 90% occupied. Another project, 600 Brickell, is offering tenants strong technology assets, including double-redundant fiber connectivity to the NAP of the Americas and co-location space for tenant server hosting.

Nearly a dozen new hotels have opened in Downtown since 2000. Today, Downtown/Brickell has close to 7,000 hotel rooms and the highest concentration of luxury hotels (Four Seasons, JW Marriott, JW Marquis, Hyatt, Conrad Hilton) in the region. Hampton Inn & Suites Brickell opened in 2011 to serve the mid-range market with upscale amenities, conference facilities and outdoor space overlooking Brickell