



How Miami
Does *Office*.

Set on *Indian
Creek Waterway*.

A new standard for
business, now in Miami.



By Land or *by Sea*

Direct dock access with eight private yacht slips, professional Yachtmaster services, and secure mooring ensure effortless arrivals and departures on the water.





BONDST at One Kane

Featuring BONDST's signature restaurant on the main floor and a rooftop bar with panoramic water views.

An *Unmatched* Location

Situated directly across from the iconic Bal Harbour Shops, Bay Harbor Islands connects business with the worlds of luxury design, hospitality, and culture.





First-of- Its-Kind Waterfront Office

Incomparably designed spaces, private dock-slips, and premiere waterfront dining converge on one of the world's most iconic waterways.

Crafted With Intent

Expansive floor plates, floor-to-ceiling glass, and ceilings soaring over 11 feet create luminous, highly flexible workspaces. Boutique-scale floor counts ensure quiet exclusivity, with each floor offering private outdoor terraces. Available white-glove buildout services tailor each space to its tenant's vision.

Building Diagram

BONDST

Rooftop

6th Floor

12,640

5th Floor

13,230

4th Floor

14,146

3rd Floor

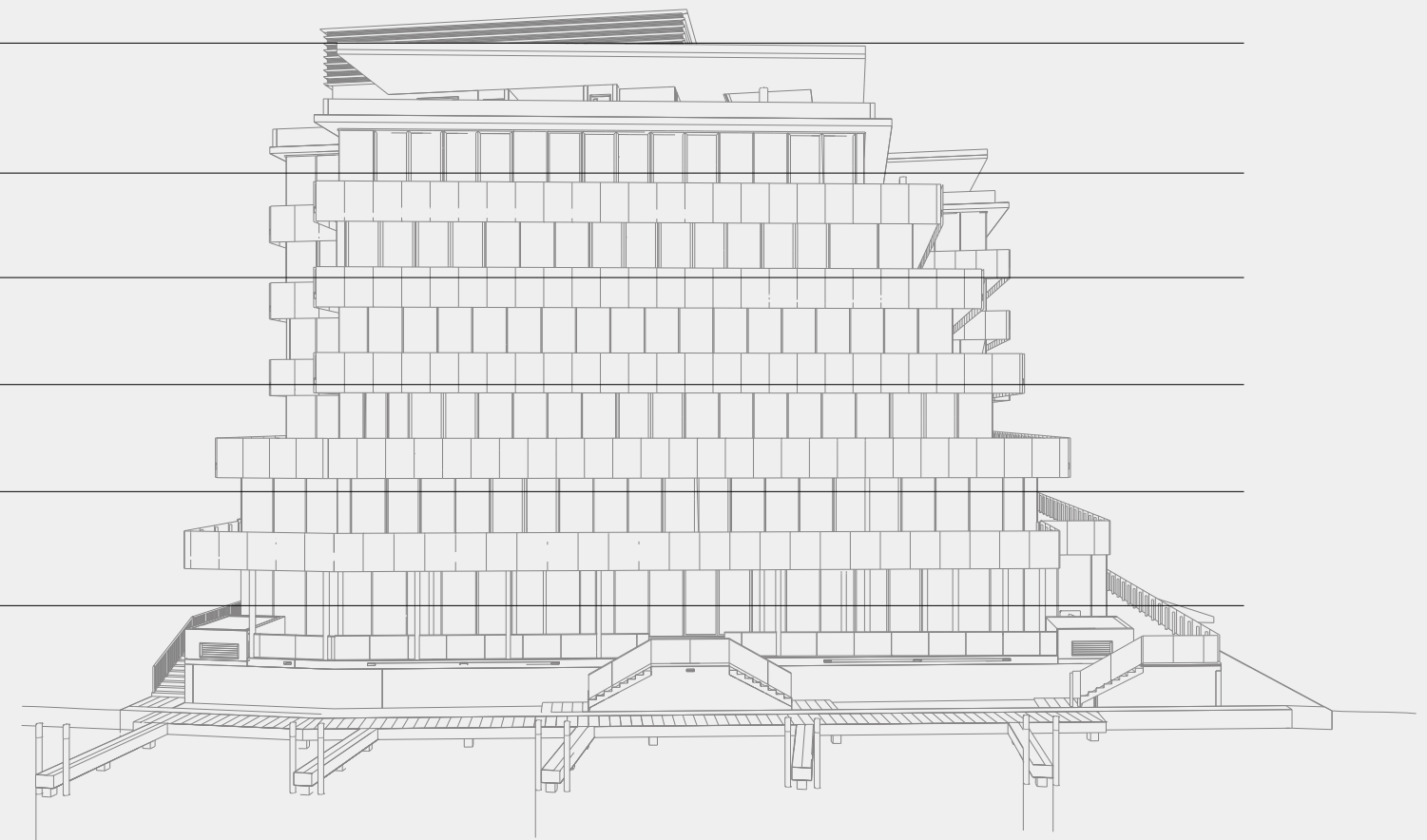
15,634

2nd Floor

18,323

BONDST

Restaurant



Boat Slips

Indian Creek Waterway

Features & Services

Service & Hospitality

BONDST Waterfront Restaurant

In-Office Catering by BONDST

Access to BONDST Rooftop
Bar & Dining Amenities

Designed to Accommodate
Global Headquarters, Family
Offices & Boutique Firms

On-Site Concierge

Arrival & Access

Private Vehicular Access

Valet with 140 On-Site
Parking Spaces

Direct Dock Access + 8 Yacht Slips

Yachtmaster Services

State of the Art 24/7 Security
including Onsite Staff

Secure, Entry with 24/7 Access

On-Site Concierge

Technology & Infrastructure

Fiber-Optic Broadband

100% Standby Power with
Dedicated Generator

Impact-Resistant Glazing

State-of-the-Art Mechanical
Building Systems

Advanced Access Control
& Security Monitoring

Wellness & Environmental

Boutique Fitness Center

Wellness-Forward Planning
with Natural Light &
Fresh Air Circulation

Advanced Air Filtration Systems

LEED Silver Certification

Unobstructed Views of
Indian Creek Waterway

Architecture & Interiors

Private Outdoor Terraces

11'+ Foot Ceilings

Expansive Floor Plates with
Flexible Configurations

Floor-to-Ceiling Windows

Boutique-Scale Floor Count
for Privacy & Prestige

White-Glove Design
Services for Tenant
Build Outs Available



The Art of *Welcome*

From valet to entry, the lobby sets a tone of sophistication, blending design precision with hospitality-driven service.

Refined Interiors

With 11-foot ceilings, floor-to-ceiling windows, and private outdoor terraces, every space is crafted for light, air, and openness.





Workspace *with a View*

Uninterrupted panoramas of the Indian Creek Waterway set the backdrop for a workplace defined by elevated amenities.



View from Third Floor



View from Sixth Floor





Powder Rooms

A discreet and elegantly detailed retreat designed for comfort and calm. Architectural precision and soft material contrasts create a sense of quiet refinement.



Dedicated Drive *and Valet*

Direct vehicular access, valet service for 140 cars, and secure 24/7 entry create a seamless arrival experience, supported by on-site concierge and state-of-the-art security.

Yachtmaster *Services*

Direct dock access with eight private yacht slips, professional Yachtmaster services, and secure mooring ensure effortless arrivals and departures on the water.





Ground- Level *Waterfront Dining*

At ground level, BONDST offers an exclusive interior and terrace restaurant overlooking One Kane Marina, where refined Japanese cuisine meets a relaxed, tropical waterfront setting for tenants and guests.

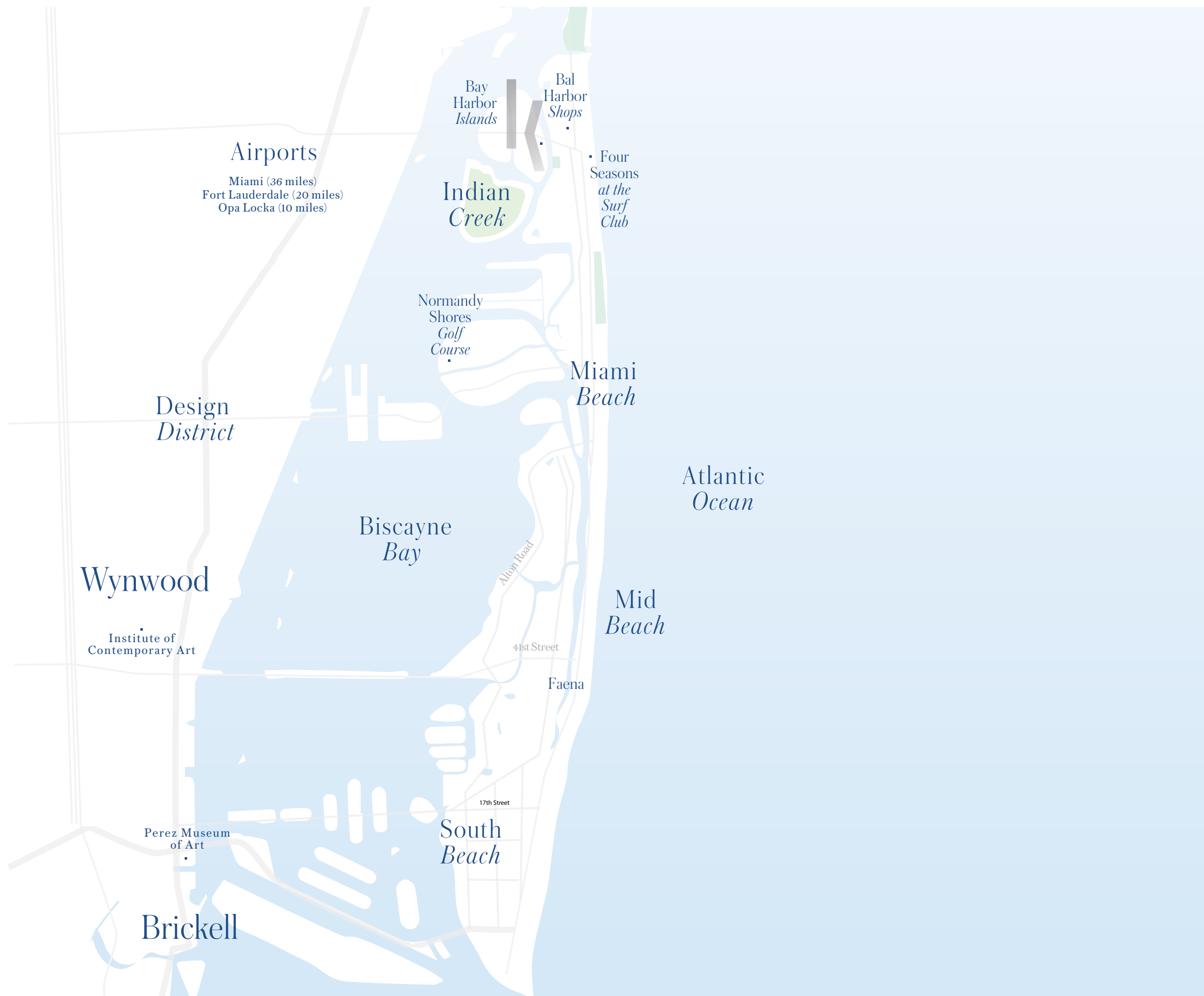
Plein Air Rooftop Dining

Above the marina, BONDST's rooftop bar delivers unobstructed water and city views, pairing a vibrant open-air atmosphere with signature cocktails and elevated fare.



Easily
Accessible
Transit,
Dining and
Inspiration.





Strategically
Positioned for
Global Access

Bay
Harbor
Islands:
Privacy,
Prestige,
Proximity



Airports

Miami (36 m)
Fort Lauderdale (20 m)
Opa Locka (10 m)

Design District

Institute of Contemporary Art

Wynwood

Perez Museum of Art

Bay Harbor Islands

103rd Street
102nd Street
101st Street
100th Street
97th Street

Indian Creek

Indian Creek Country Club

Bal Harbour

Bal Harbour Marina

Bal Harbour Pier
Ritz-Carlton

Bal Harbour Beach

Bal Harbour Shops

St. Regis

Surfside Beach

Surfside

Four Seasons at the Surf Club

Faena



Floor
Two

Total Rentable
Square Footage
18,323 SF

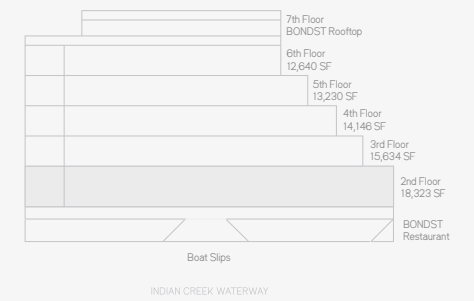
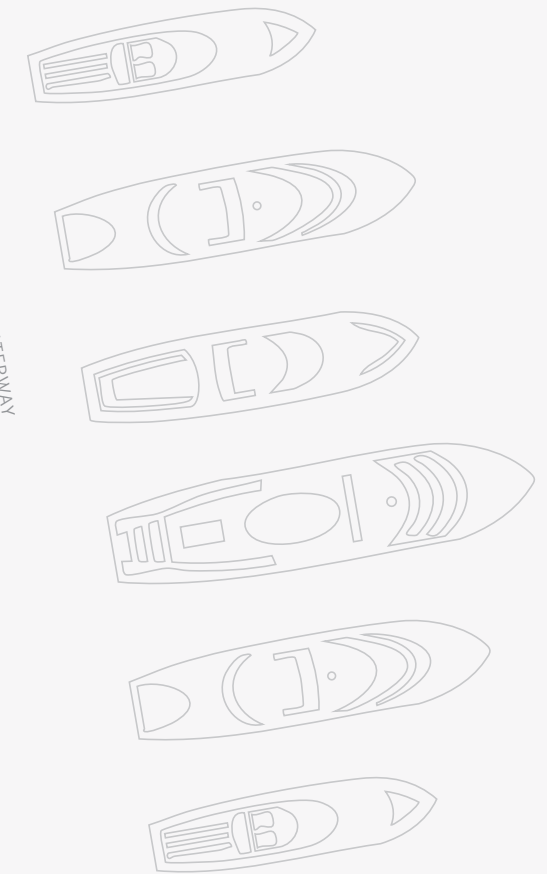
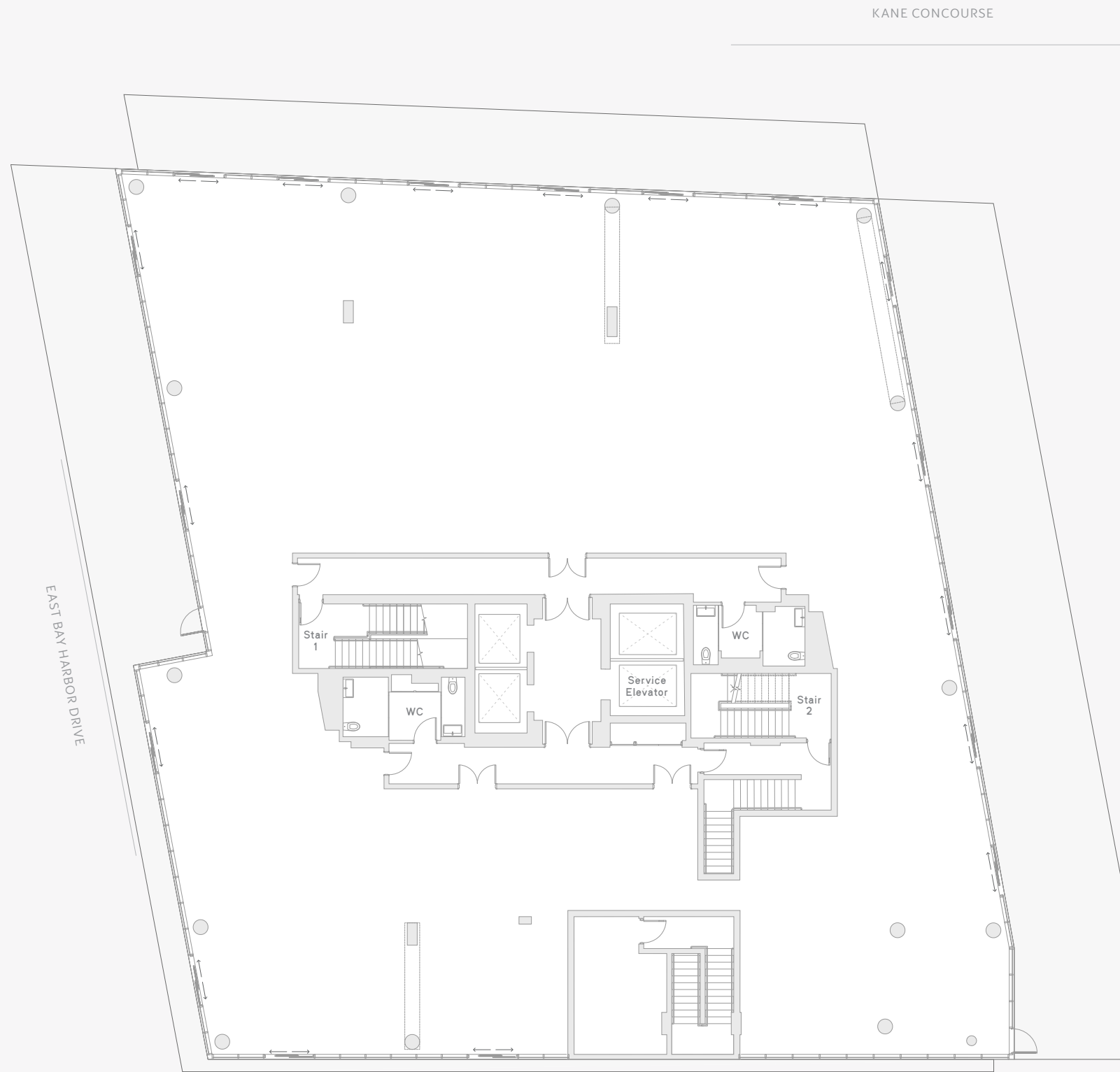
Interior
14,146 SF

Exterior
4,177 SF



LANDAU PROPERTIES

All residences details are approximate and subject to construction changes and omissions. Plans may contain minor variations from floor to floor.





Floor Three

**Total Rentable
Square Footage**
15,634 SF

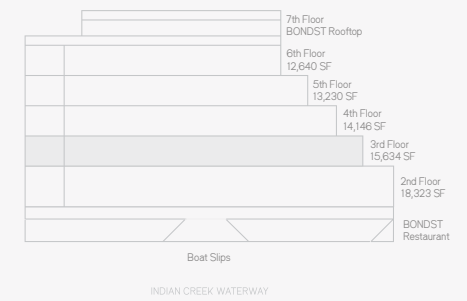
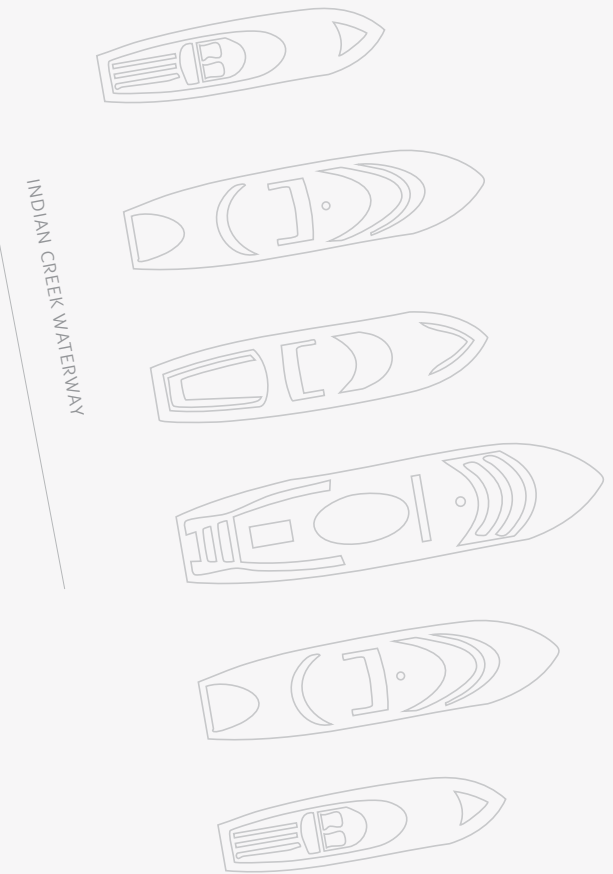
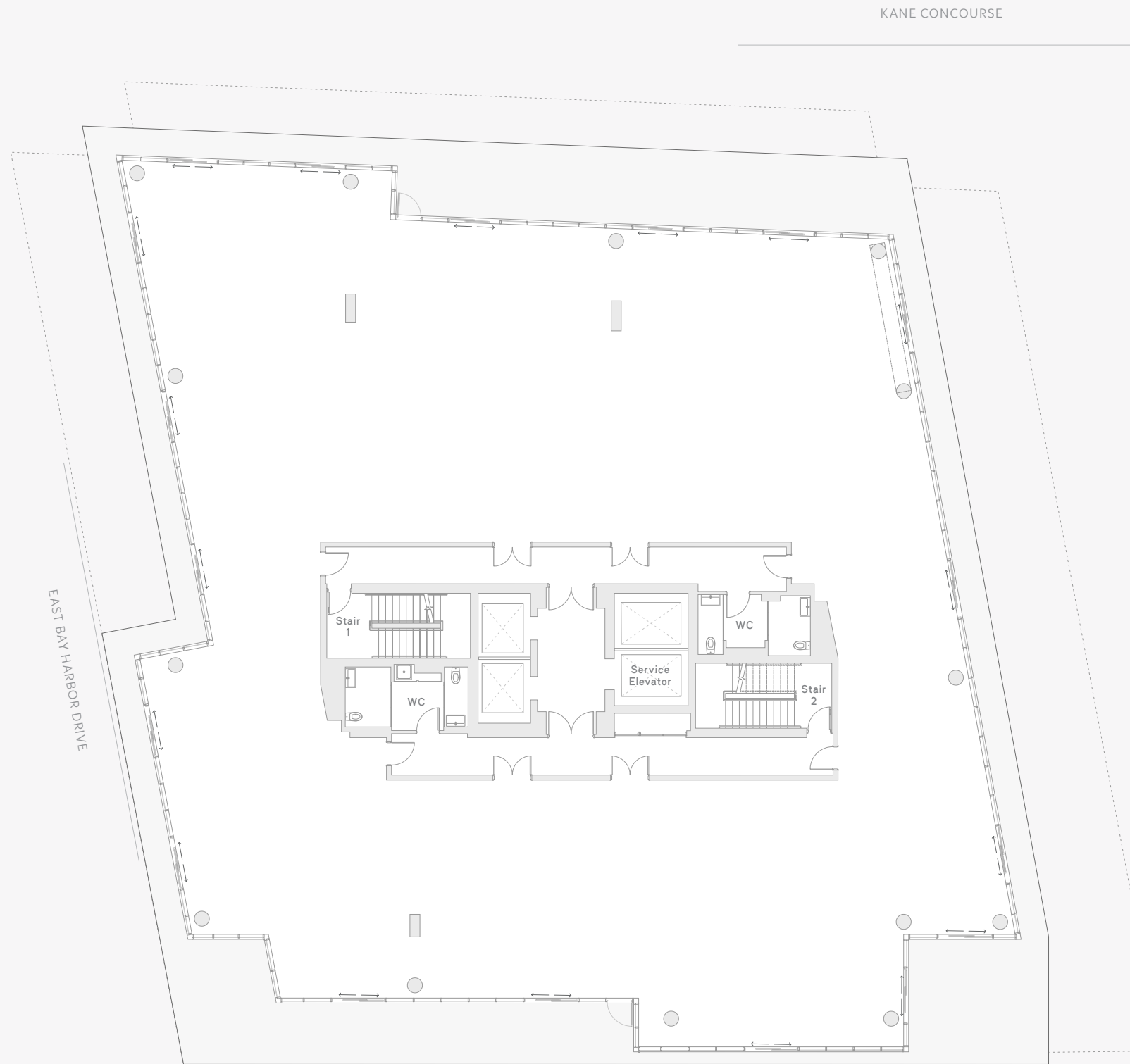
Interior
12,858 SF

Exterior
2,776 SF



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Floor
Four

Total Rentable
Square Footage
14,146 SF

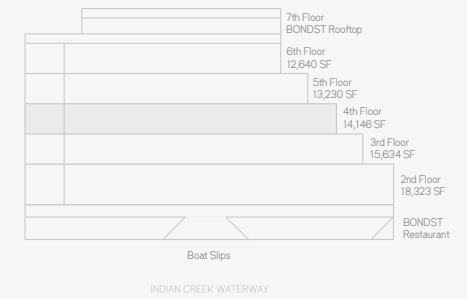
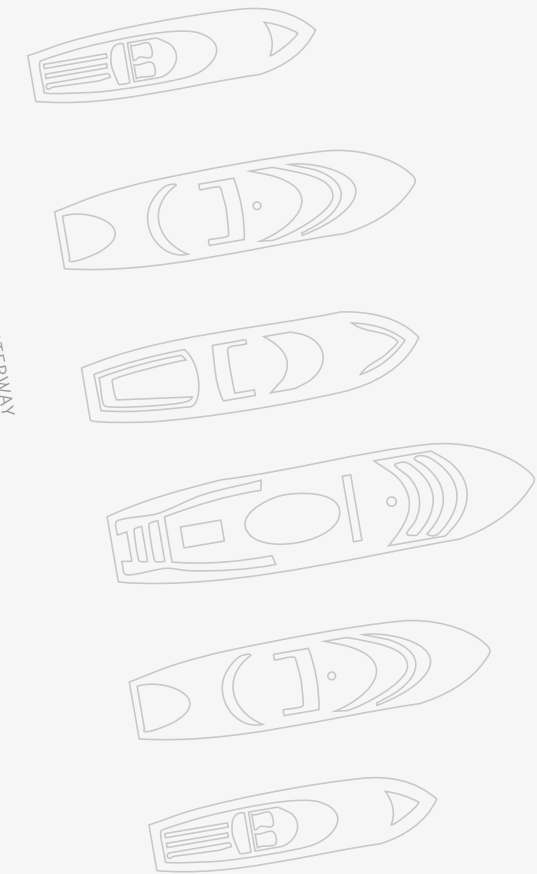
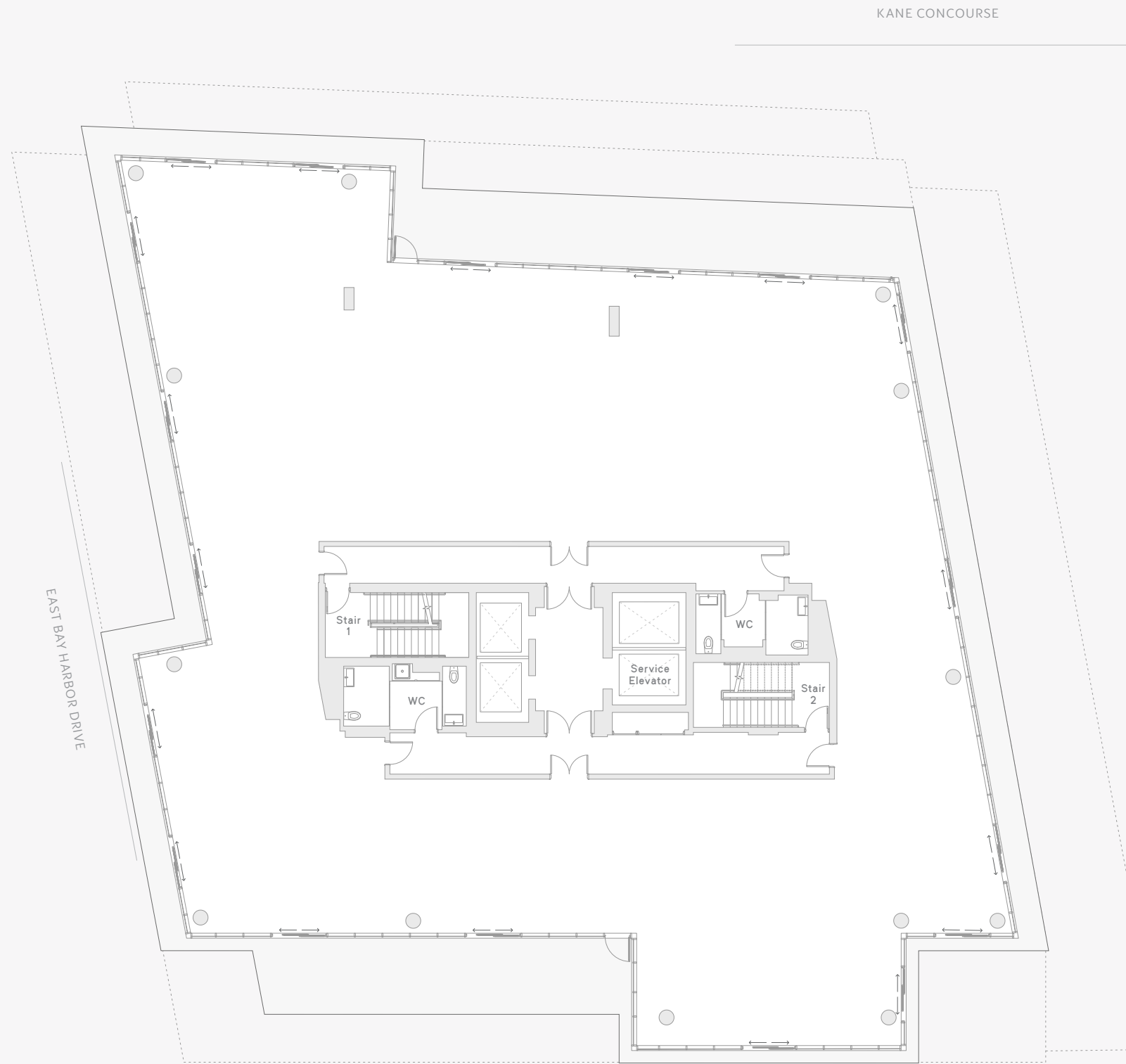
Interior
11,750 SF

Exterior
2,410 SF



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Floor
Five

Total Rentable
Square Footage
13,230 SF

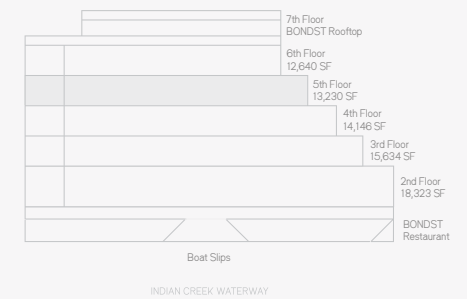
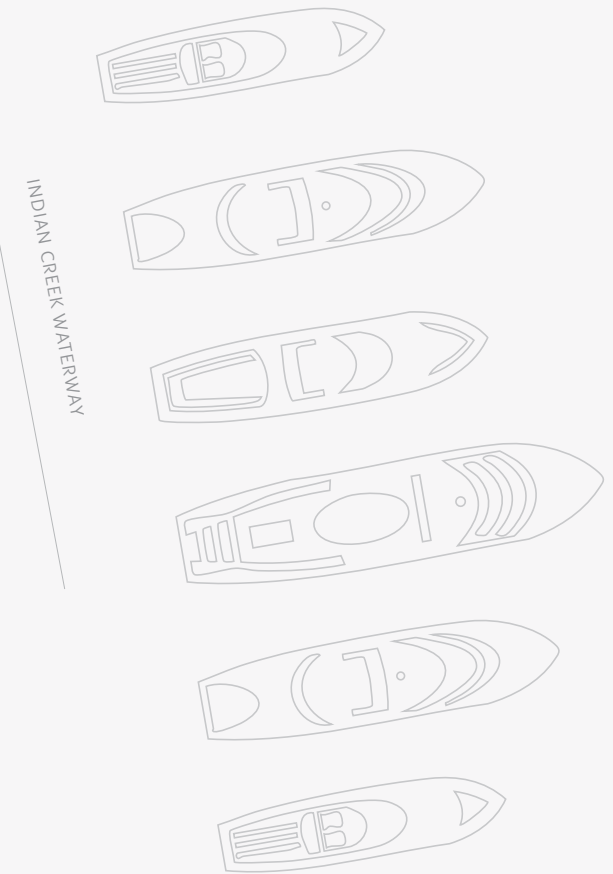
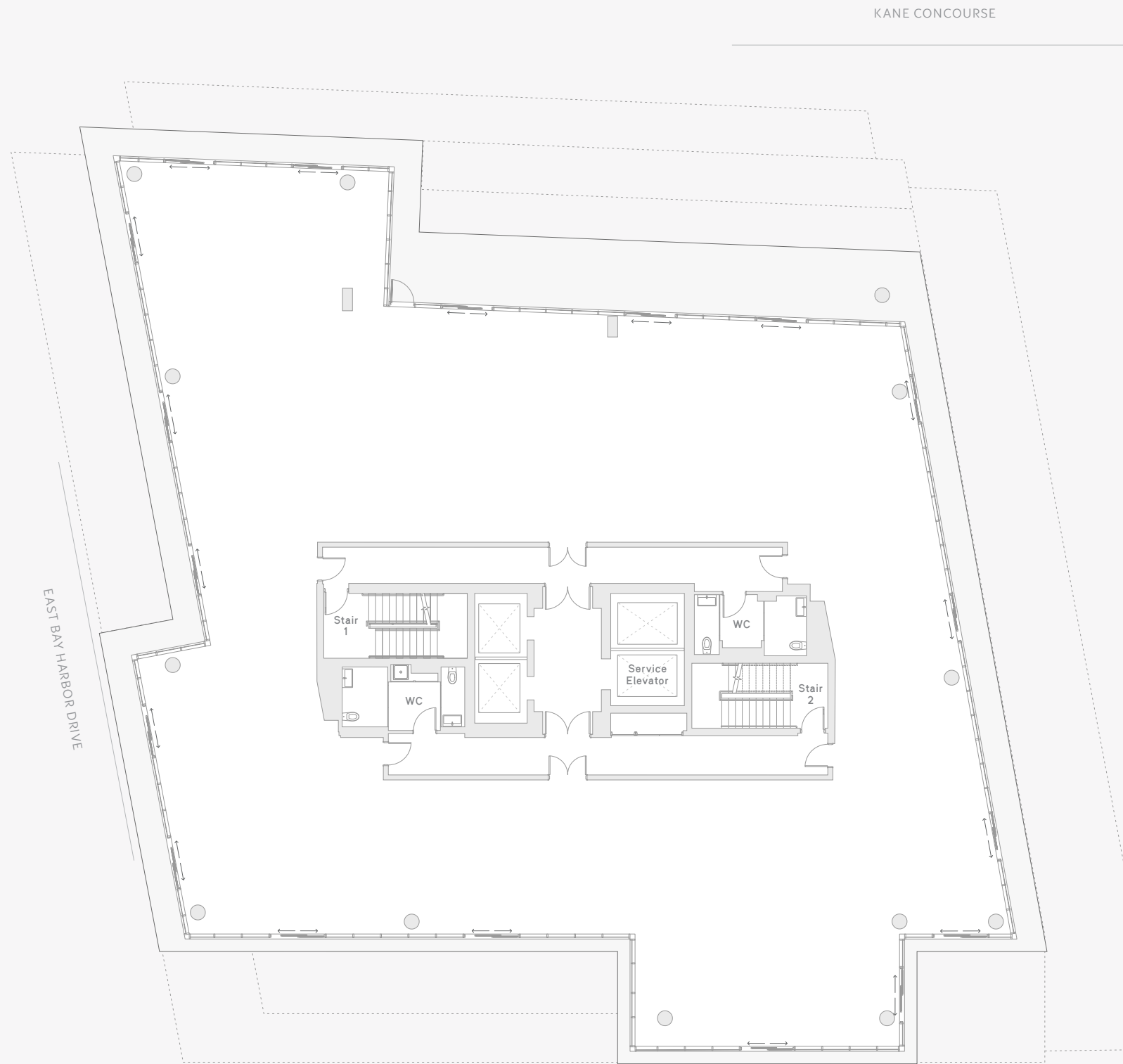
Interior
11,246 SF

Exterior
1,983 SF



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Floor
Six

Total Rentable
Square Footage
12,640 SF

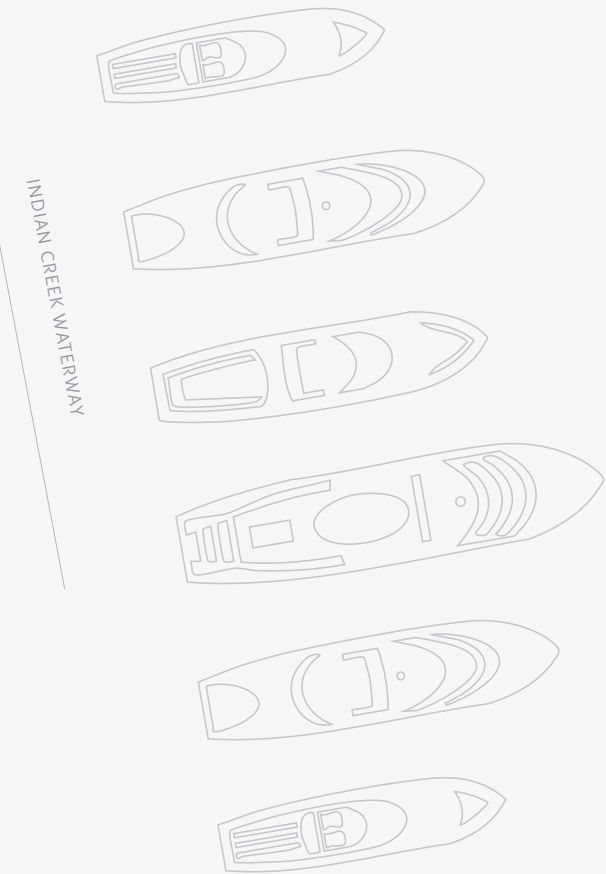
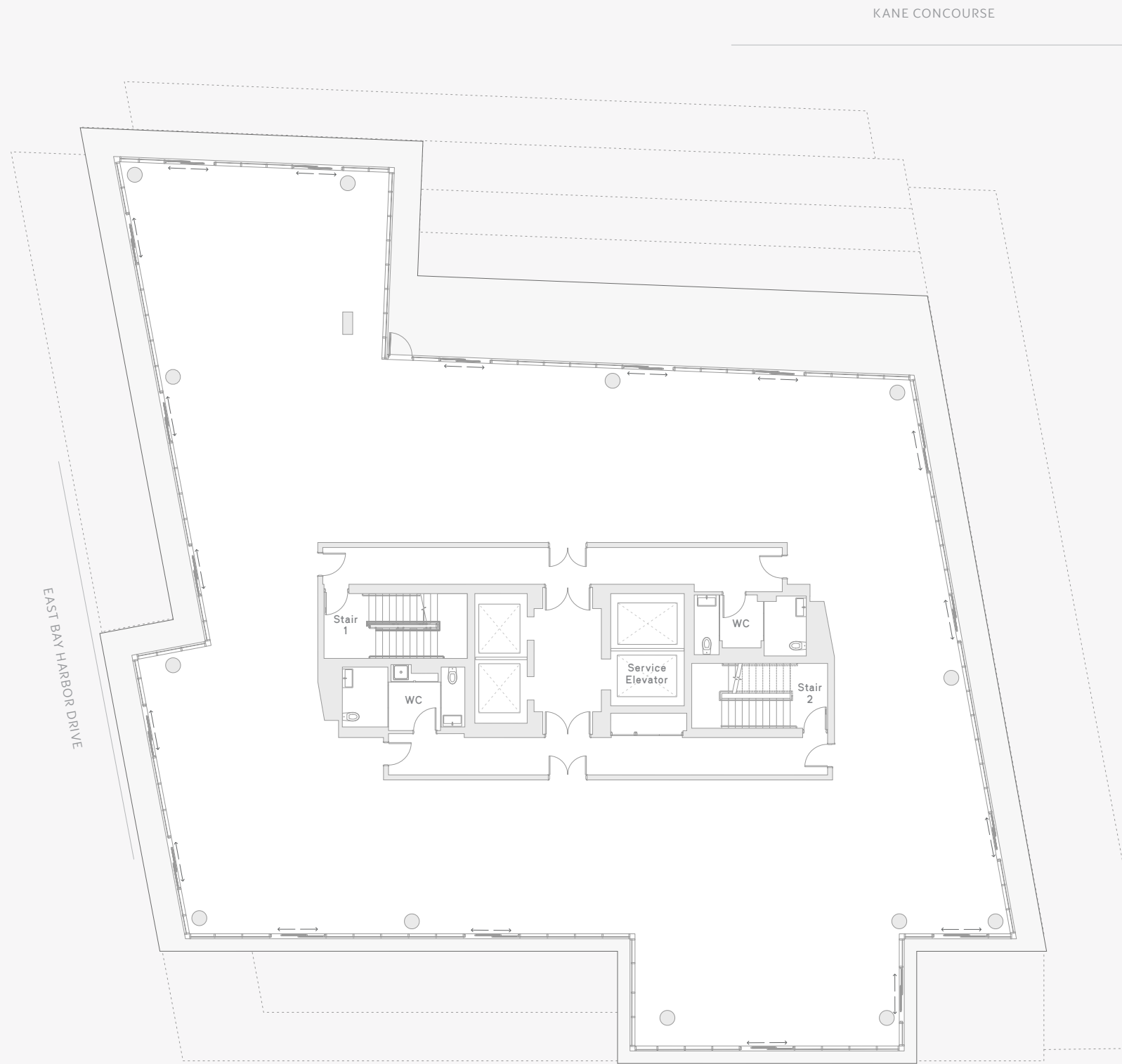
Interior
10,527 SF

Exterior
2,113 SF



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7th Floor	BONDST Rooftop
6th Floor	12,640 SF
5th Floor	13,230 SF
4th Floor	14,146 SF
3rd Floor	15,634 SF
2nd Floor	18,323 SF
BONDST Restaurant	
Boat Slips	

An *Exceptional* Team



Indian Creek Residences

LANDAU PROPERTIES

With their signature on each project, Landau delivers benchmark design and craftsmanship reflective of a private commission. Coupled with a meticulous understanding of the New York and Miami marketplace, key tenets that define the Landau Properties portfolio are unparalleled locations and transformative and enriching amenities.

WILLIAMS
NEWYORK

Branding and marketing company with 20+ years of experience in increasing value around the world in the Real Estate, Retail and Hospitality Sectors through tailored, compelling brand experiences.

TAUBCO
T

With a legacy of visionary planning, Taubco curates developments that elevate both community and commerce. Grounded in strategic insight and architectural excellence, each project is tailored for long-term value. Deeply rooted in South Florida, Taubco creates destinations defined by innovation, connection, and a strong sense of place.



Causeway Square

Leasing Inquiries:

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onekane.com

LANDAU PROPERTIES



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. 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. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained herein are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. Permits and approvals, including those for the marina, have not yet been obtained and may not be obtained. The existence of the marina is subject to obtaining such approvals. All drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings, furnishings, finishes, balcony railings, and treatments and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Views may vary and Developer makes no representations regarding views from any particular unit. Consult your Agreement and the Prospectus for the items included with the Unit.