



# ICE PALACE STUDIOS

WEST BUILDING



# EXTERIOR OF THE BUILDING

With its main entrance on 14th Street, this building used to be the house of Karu & Y. This space was a high-end restaurant and nightclub that operated in the mid-2000s. It was known for its luxurious design and innovative dining experiences. The venue featured multiple areas, including a fine-dining restaurant, lounges, and outdoor spaces, with decor that aimed to offer an upscale and immersive experience.





# FRONT PATIO

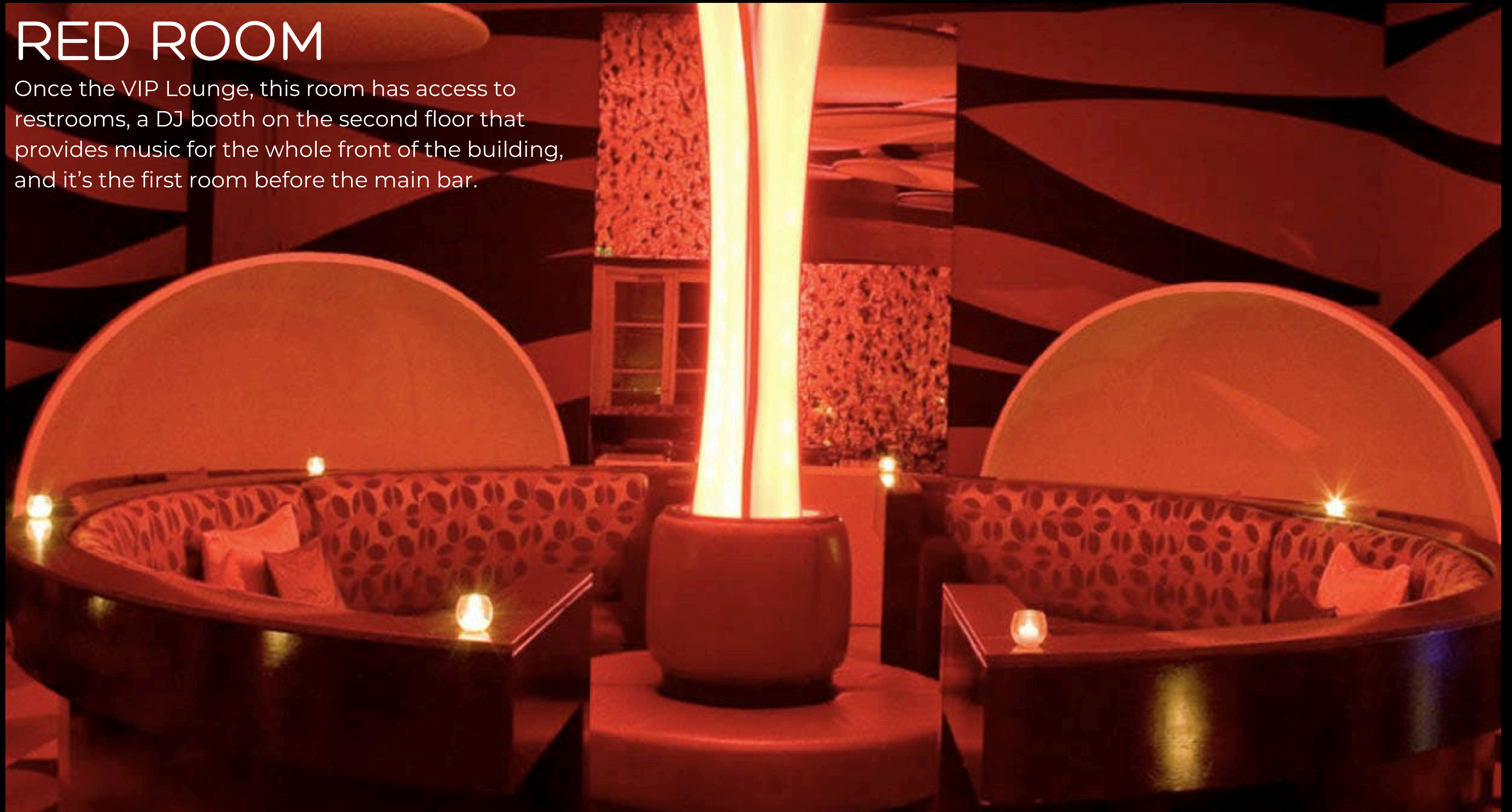
This space features two waterfalls, six cabanas, and a bar uniquely situated beneath one of the transparent waterfalls, creating a dynamic and immersive ambiance. Adorned with lush plants throughout, it provides a serene yet vibrant atmosphere. This area serves as the welcoming entryway before stepping into Red Room, making it an ideal space for guests to gather and enjoy the scenery.





# RED ROOM

Once the VIP Lounge, this room has access to restrooms, a DJ booth on the second floor that provides music for the whole front of the building, and it's the first room before the main bar.





# LONG ROOM

The Long Room is one of the main areas of the venue and was previously used as the main bar. It features a solid granite countertop, a fully equipped bar, access to the kitchen, audio equipment, and multiple televisions, making it a versatile and functional space





# VENINI ROOM

Named after the custom-made blown glass art piece created by Paolo Venini, this 18' by 22' room serves as an extension of the Long Bar, seamlessly complementing its functionality and design.





# CHIHULY ROOM

Also named after the centerpiece of this room, the Chihuly Room is adorned with a custom-made chandelier designed specifically for this space. Previously, this room served as the main dining area of the restaurant, offering an elegant and distinctive atmosphere.









# CLUB ROOM

The largest room in the building, the Club Room boasts over 5,000 square feet of open space and was previously used as the main dancing area.

This space features a dedicated DJ booth, a bar, and direct access to the Back Garden. Additionally, it includes a small kitchen designed to provide services for both the Club Room and the Back Garden, making it ideal for hosting events.





# BACK GARDEN





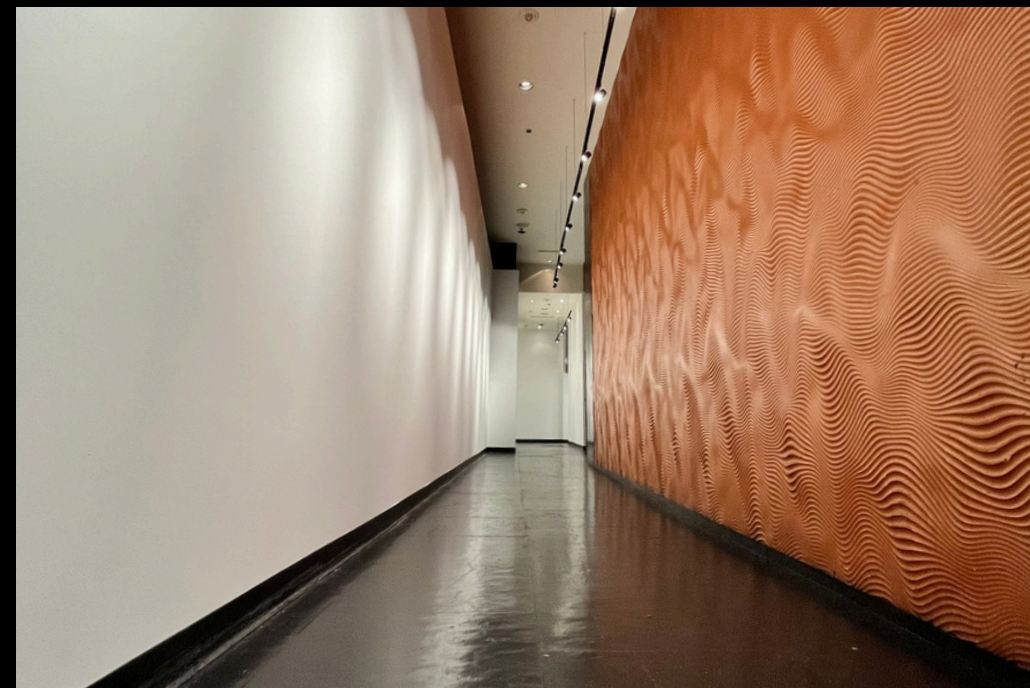
This oasis in the heart of Downtown Miami offers an open 2,000-square-foot central space, surrounded by eight islands that once featured cabanas, a tiki bar, waterfalls, and six individual restrooms. Designed with both accessibility and exclusivity in mind, this unique area can accommodate up to 700 people and offers direct access to the front of the building as well as private entry points.





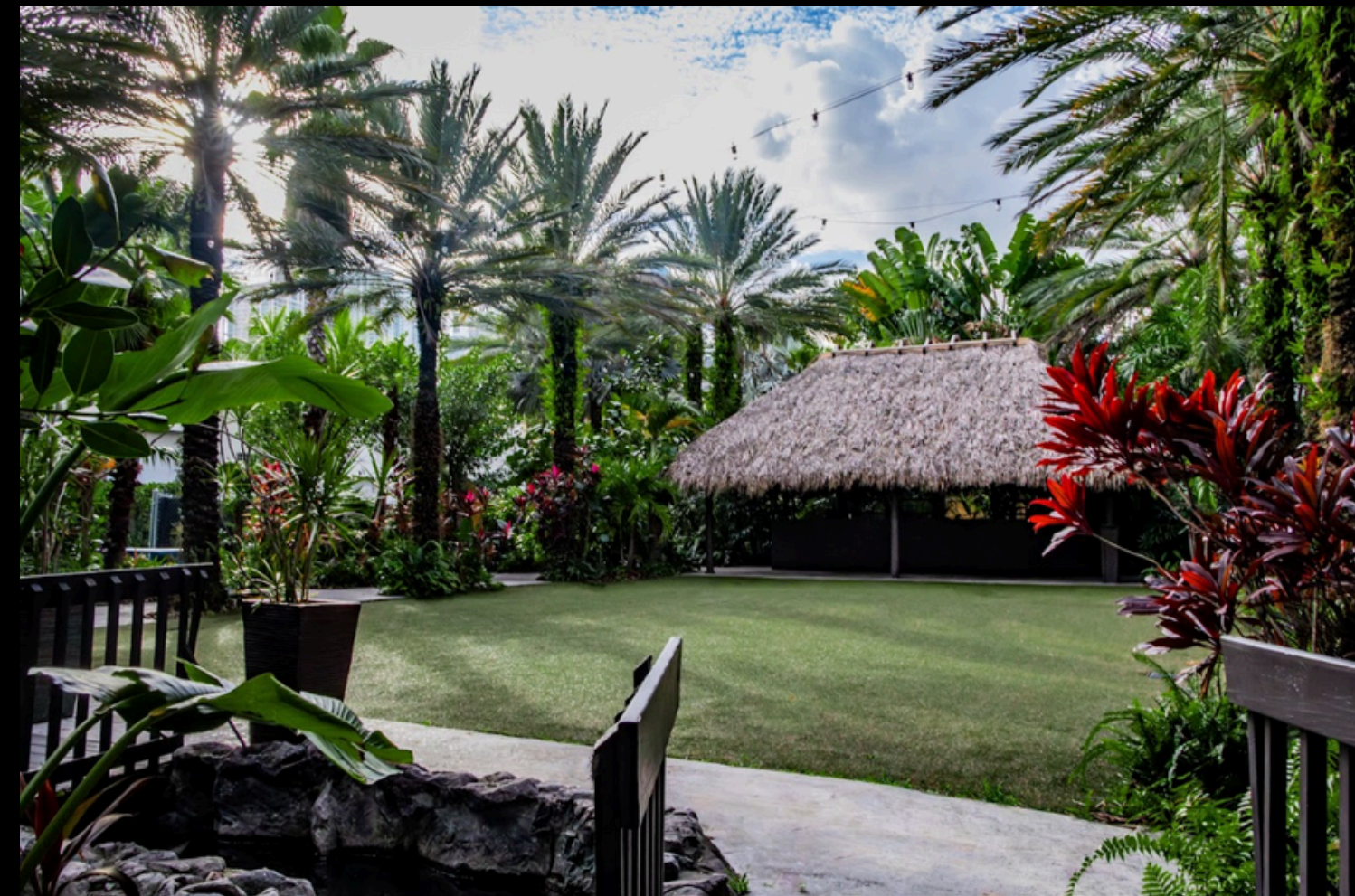
# CURRENTLY

The interior of the West Building has been reimagined to accommodate art fairs, exhibits, and private events. While all the structural elements of the building remain intact, they are covered with removable white walls, offering both flexibility for creative setups and the option to restore the original structure with ease.





# CURRENTLY





# LOCATION & AERIAL VIEW

Located at North Miami Ave and 14th St in Downtown Miami, this space is ideally situated just 20 minutes from Miami International Airport and with convenient access to I-95. Its central location places it close to vibrant neighborhoods like Wynwood and Brickell, with a direct line to South Beach and easy access to some of Miami's best clubs, restaurants, and cultural hotspots

