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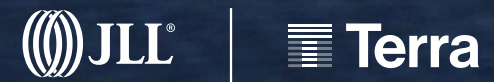


THE WELL

BAY HARBOR ISLANDS

MIAMI

Restaurant Space for Lease



1177 Kane Concourse, Bay Harbor Islands, FL



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THE WELL Bay Harbor Islands is a new, mixed use development in the exclusive Bay Harbor Islands.

The project features 98,420 SF of boutique office, 54 luxury condominium residences and 17,241 SF of integrated food & beverage, wellness, and amenity experience. THE WELL Bay Harbor Islands is the first of its kind—a place where you can live and play in complete wellness.



THE WELL Bay Harbor Islands is located in the heart of one of Miami's most upscale neighborhoods. The project is accessible via major highways including A1A, US1, and I-95. Upon arrival to this exclusive destination, tenants and visitors can experience one of Miami's best-kept secrets.



ATLANTIC OCEAN

Demographics 2022

Population	15,362
Households	6,536
Families	3,555
Average Household Size	2.35
Owner Occupied Housing Units	3,582
Renter Occupied Housing Units	2,954
Median Age	47.4





Neighborhood

THE WELL is set along Bay Harbor Islands — just minutes from pristine beaches, the legendary Bal Harbour Shops and the vibrant energy of Miami. The town of Bay Harbor Islands is defined by iconic art and natural beauty — with a promenade that includes exceptional galleries, boutiques and restaurants. The project also offers easy access to Surfside Beach and North Miami as well as the quiet oases of Indian Creek and Bay Harbor Islands.

- | | |
|---------------------|--|
| <i>Food + Drink</i> | <ul style="list-style-type: none"> 1. Pura Vida 2. The Palm 3. Emilios' Trattoria 4. The Bistro 5. O'Lima Signature Cuisine 6. Le Zoo 7. Makoto 8. Hillstone 9. Carpaccio 10. The Surf Club Restaurant 11. Lido at the Surf Club 12. BH Burger Bar 13. Atlantikos 14. Artisan Beach House 15. Café Ragazzi 16. Josh's Deli |
| <i>Schools</i> | <ul style="list-style-type: none"> 17. Miami Country Day School 18. Mater Beach Academy 19. The Cushman School 20. Ruth K. Broad Bay Harbor K-8 Center |
| <i>Parks</i> | <ul style="list-style-type: none"> 21. North Bayshore Park 22. Officer Scott Winters Park 23. Bay Harbor Islands Tot Lot 24. 95th Street Park 25. Surfside Park |
| <i>Shopping</i> | <ul style="list-style-type: none"> 26. Bal Harbour Shops 27. Aventura Mall 28. Miami Design District |
| <i>Hotels</i> | <ul style="list-style-type: none"> 29. St. Regis Bal Harbour 30. The Ritz-Carlton Bal Harbour 31. Four Seasons Surf Club |

Neighborhood





Retail Key Specs & Features

Location	Ground floor at intersection of Kane Concourse & West Bay Harbor Drive
Restaurant	4,627 SF
Outdoor Patio	996 SF
Storefront	Floor-to-Ceiling Glass
Parking	54 F&B spaces
Valet	Dedicated Access
Patio Condition	Ample, Covered Outdoor Area

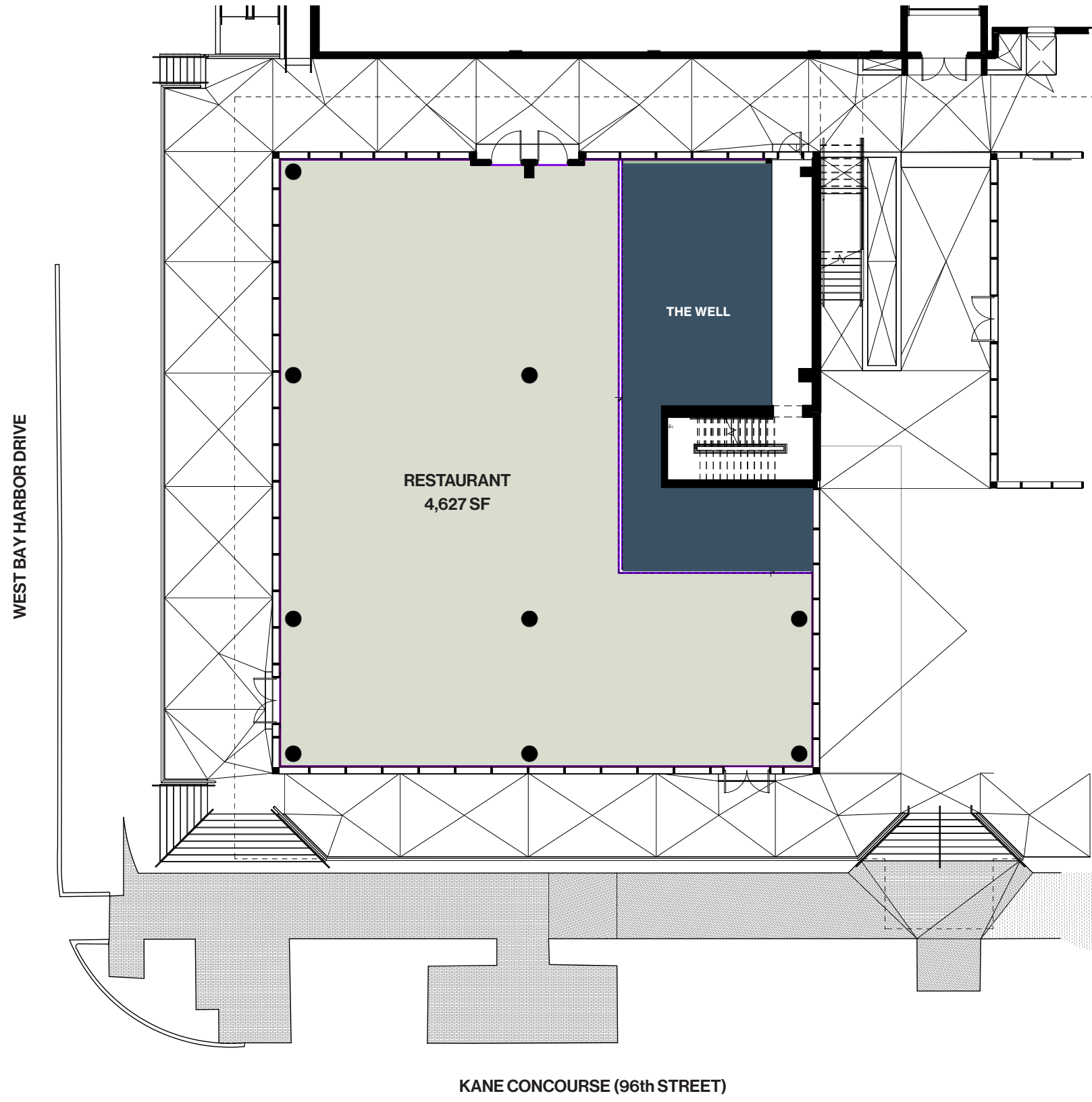
Site Plan & Arrival Experience

THE WELL Bay Harbor Islands has an exceptional arrival experience for all modes of commuting. Not only is the property well situated and accessible from major roads, but access to the site offers convenience on many levels.

The controlled garage features 54 dedicated restaurant parking spots. Guests can conveniently valet their cars steps away from the restaurant, and THE WELL Bay Harbor Islands is also accessible via wide and safe sidewalks from West Bay Harbor Island, Surfside, and Bal Harbour.



Retail Floorplan



Pedestrian Entry



Outdoor Courtyard



The image features several dried eucalyptus leaves of various shades of sage green and olive, attached to thin brown stems. The leaves are scattered across a plain white background, with some in sharp focus and others blurred. The text is overlaid on the right side of the image.

Your One-
Stop Shop
for *Wellness*



THE WELL Brand Story

THE WELL is your one-stop shop for wellness. We integrate modern medicine and ancient healing, focusing on whole-person care. Our services, products and experiences address the physical, mental and spiritual aspects of well-being to help you feel your best.

THE WELL to help you make wellness part of your every day — whether it's kicking off a meditation practice or tackling a chronic health condition. Whatever your path may be, we're here to guide you.

Why Choose THE WELL?

These days wellness is ubiquitous, and not necessarily focused on individual needs or deeply informed clinical knowledge. THE WELL delivers a holistic, whole-person wellness experience through our integrative and comprehensive approach.

Team of Experts

From our Chief Medical Officer and our Director of Mindful Movement, to our licensed massage therapists, we have world-class experts in their fields of health and wellness.

Integrated Whole-Person Care

We integrate modern medicine and ancient healing practices to address the physical, mental and spiritual aspects of your well-being.

Personalized Robust Offerings

Wellness looks different for everyone—that's why we offer a variety of services, products and experiences to personalize your journey towards better health.

Highest Quality

We did our research, so you don't have to. We have the highest standards for everything we do—from our services and products to our design and guest experiences.



THE WELL New York



THE WELL at Mayflower Inn



THE WELL at Hacienda AltaGracia

THE WELL Locations

THE WELL New York

2 East 15th Street, Flatiron, New York City

Adjacent to Union Square Park and steps off 5th Avenue, THE WELL New York is a 13,000-square-foot tranquil wellness retreat in the heart of New York City. The flagship space includes a full-service spa with a steam room, dry sauna and relaxation areas, a robust medical practice, an organic wellness café, fitness and meditation studios, a foot rub and IV therapy lounge and a library with curated weekly programming.

THE WELL at Mayflower Inn

118 Woodbury Road Route 7, Washington, Connecticut

Located just two hours from both New York City and Boston in the idyllic town of Washington, Connecticut, THE WELL at Mayflower Inn is a countryside wellness escape. The 20,000-square-foot space, nestled in the hotel's 58-acre property, features eight treatment rooms, a pool house with hammam and whirlpool, two steam rooms, a state-of-the-art gym and a sunlit fitness studio. This retreat destination offers custom spa services, a rotation of visiting medical practitioners, daily programming and movement classes and a calendar of seasonal experiences. Every visit to THE WELL will leave you feeling rested and refreshed.

THE WELL at Hacienda AltaGracia

Santa Teresa de Cajón, Pérez Zeledón, Costa Rica

Tucked away in the foothills of the Talamanca Mountains in Costa Rica, THE WELL at Hacienda AltaGracia celebrates Pachamama, or Mother Earth, by harnessing the healing power of nature through unique experiences. Spanning 180 acres of land with 20,000 square feet of amenities, this remote wellness escape combines ancient wisdom and modern medicine to create a truly holistic offering. No matter what experiences you choose, you will leave THE WELL with a clear mind, full heart and content soul.



THE WELL

BAY HARBOR ISLANDS

MIAMI



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Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. 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Certain items such as the following, which may be seen in model apartments (if any), website, brochures and/or in illustrations, are not included with the sale of the Unit: wall coverings (including paint other than base primer), accent light fixtures, wall ornaments, drapes, blinds, furniture, knickknacks and other decorator accessories, lamps, mirrors, graphics, pictures, plants, wall-hung shelves, wet bars, intercoms, sound systems, kitchen accessories, linens, window shades, security systems, certain built-in fixtures, cabinetry, carpets or other floor coverings and colors, wood trim, other upgraded items, balcony treatments (e.g., tile, stone, marble, brick, scored concrete or wood trim), barbecues, planters, window screens, landscaping and any other items of this nature which may be added or deleted by Developer from time to time. This list of items (which is not all-inclusive) is provided as an illustration of the type of items built-in or placed in model apartments (if any) or shown in illustrations strictly for the purpose of decoration and example only. There is no obligation for Developer to provide models, but if so provided, the foregoing disclaimers will apply. Certain items, if included with the Unit, such as tile, marble, stone, granite, cabinets, wood, stain, grout, wall and ceiling textures, mica and carpeting, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or in the published list of standard items (if any). If circumstances arise which, in Developer's opinion, warrant changes of suppliers, manufacturers, brand names, models or items, or if Developer elects to omit certain items, Developer may modify the list of standard features or make substitutions for equipment, material, appliances, brands, models, etc., with items which in Developer's opinion are of equal or better quality (regardless of cost). All depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. Furnishings are only included if and to the extent provided in your purchase agreement. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded Units. 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