

Q3 2027
LEASING DECK
AVENUE



MIRAI DESIGN DISTRICT
BY KENGO KUMA

Artists' Conceptual Rendering

4218 N.E. 2ND AVE., MIAMI, FLORIDA

AN ARCHITECTURAL GEM

An elegant new locale for boutique shopping, dining, and exploration is being crafted in the Design District. Designed by the world-renowned Kengo Kuma and Associates, this one-of-a-kind architectural gem is set to create a world-class draw for boutique luxury retail and impeccable office space.



AVENUE



LOCATION

Artists' Conceptual Rendering

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FLORIDA IS NOW THE
THIRD MOST POPULOUS
STATE IN THE COUNTRY



Artists' Conceptual Rendering

ALL EYES ON MIAMI

A World-Renowned Location and Economic Powerhouse

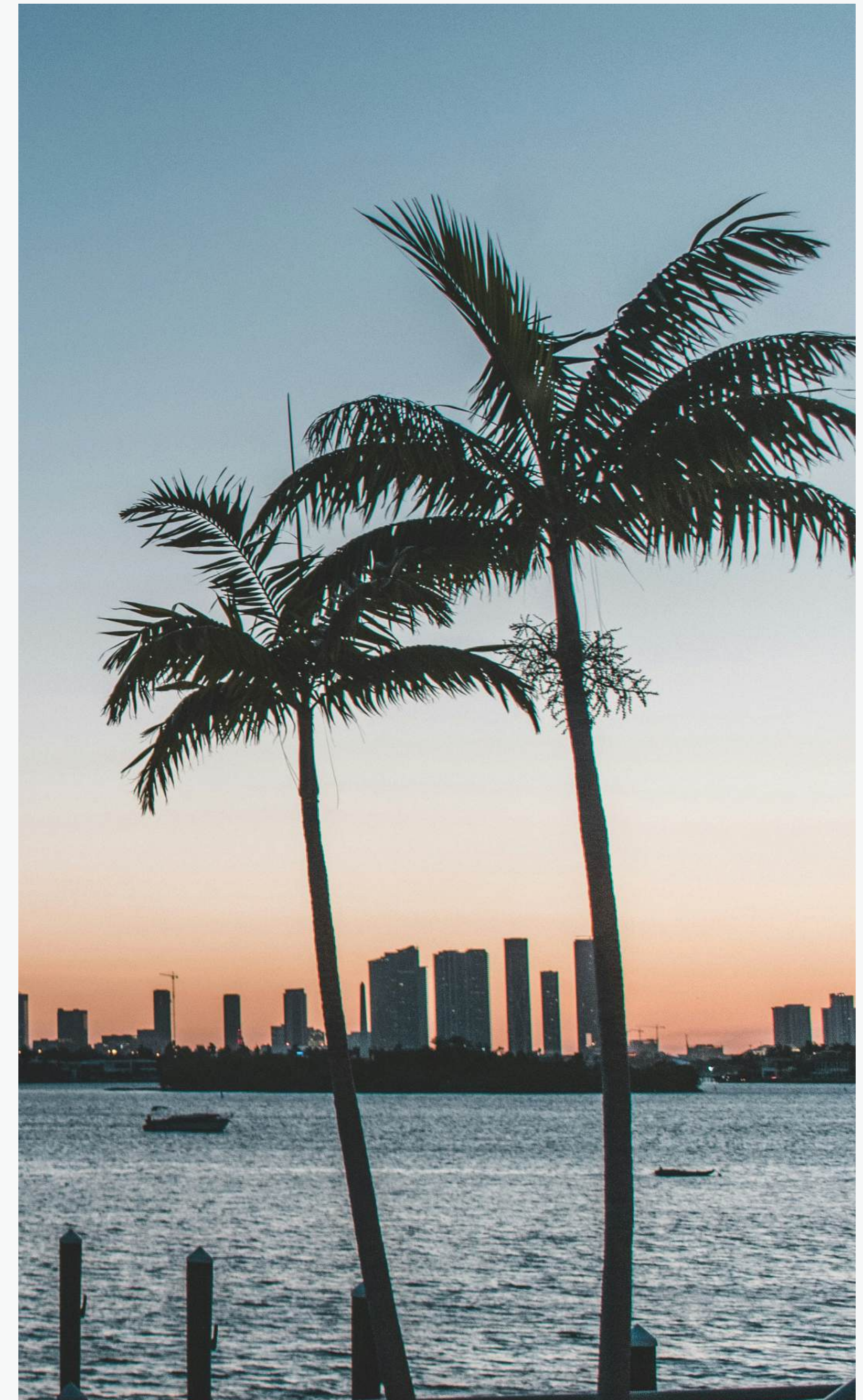
Miami and Miami Beach receive over 26 million visits a year, and over 50 million people fly through Miami International Airport annually. Over 17 million hotel rooms are booked annually.

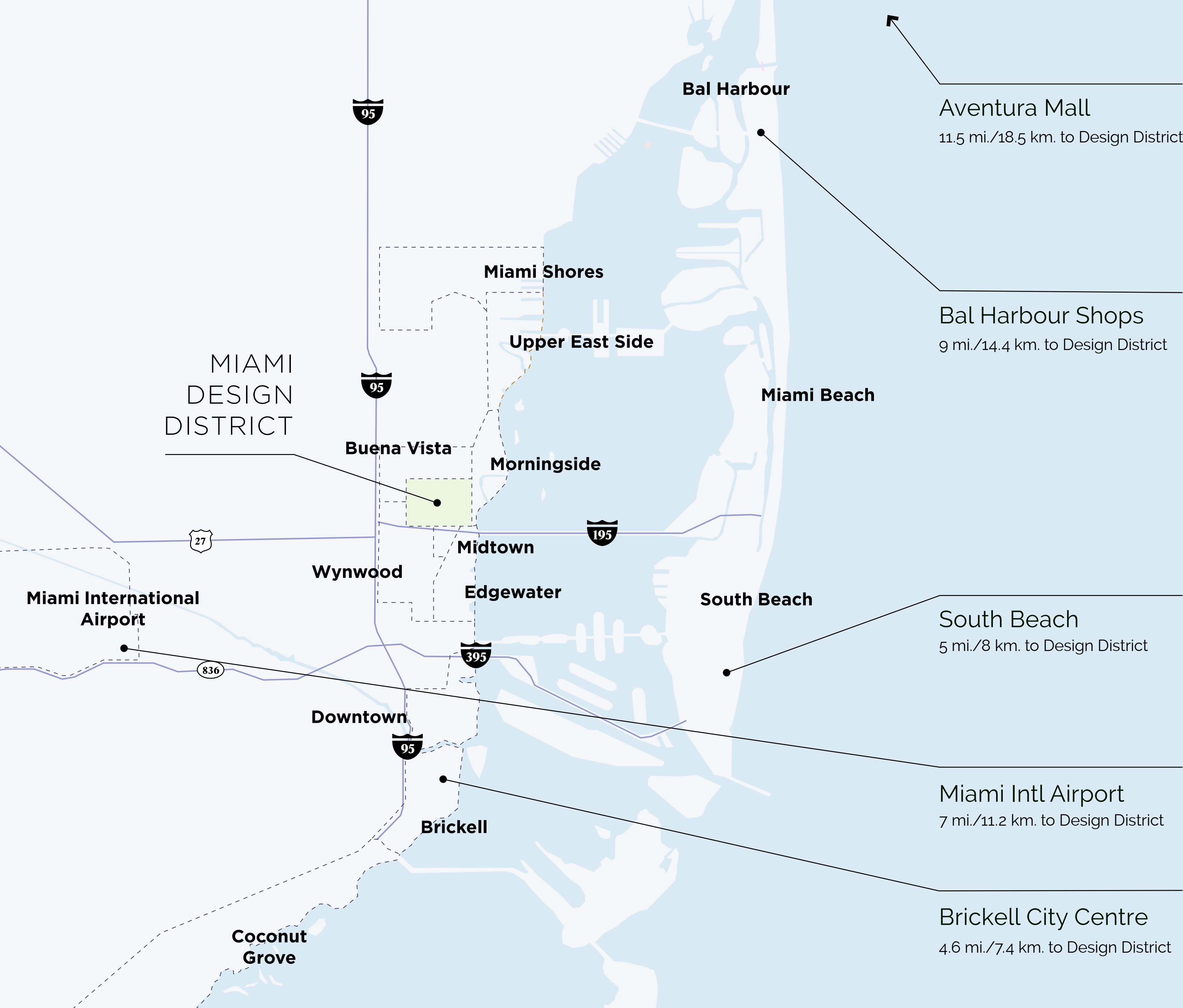
Miami boasts over 1000 multinational corporate headquarters. Miami has the largest concentration of domestic and international banks south of NYC, and over 75 foreign consulates are located in Miami.

Miami also sits on the world stage for its arts and entertainment events, such as Art Basel, International Boat Show, Formula One, Ultra Music Festival, the Miami Heat, and the International Book Fair.

With all eyes on this coastal metropolis, Miami has become the coveted retail hub, and Mirai Design District is at the center of it all. Where young, wealthy millennials go, boutique hotels, posh restaurants tend to follow, and so do luxury brands. Hence Chanel reportedly spent \$40 million designing a two level store in the Miami Design District. As stated by their General Manager Joyce Green, this flagship is "an opportunity to connect with our clients in a key market with a unique and expanding location and international clientele."

Mirai Design District presents a unique opportunity for retailers to plant their flag in the most dynamic retail market in the country. We invite you to enter an impeccably dressed neighborhood with style, beauty, fashion, and flair. Join us at Mirai Design District.





Aventura Mall
11.5 mi./18.5 km. to Design District

Bal Harbour Shops
9 mi./14.4 km. to Design District

THE DISTRICT

Nestled in the Heart
of Miami, the Design District
is Convenient to Everywhere

18 Square Block Zone in Central Miami

Access to I-95 (200,000 cars per day)

Close to I-195 (200,000 cars per day)

10 Minutes from Downtown and the Beach

South Beach
5 mi./8 km. to Design District

Miami Intl Airport
7 mi./11.2 km. to Design District

Brickell City Centre
4.6 mi./7.4 km. to Design District

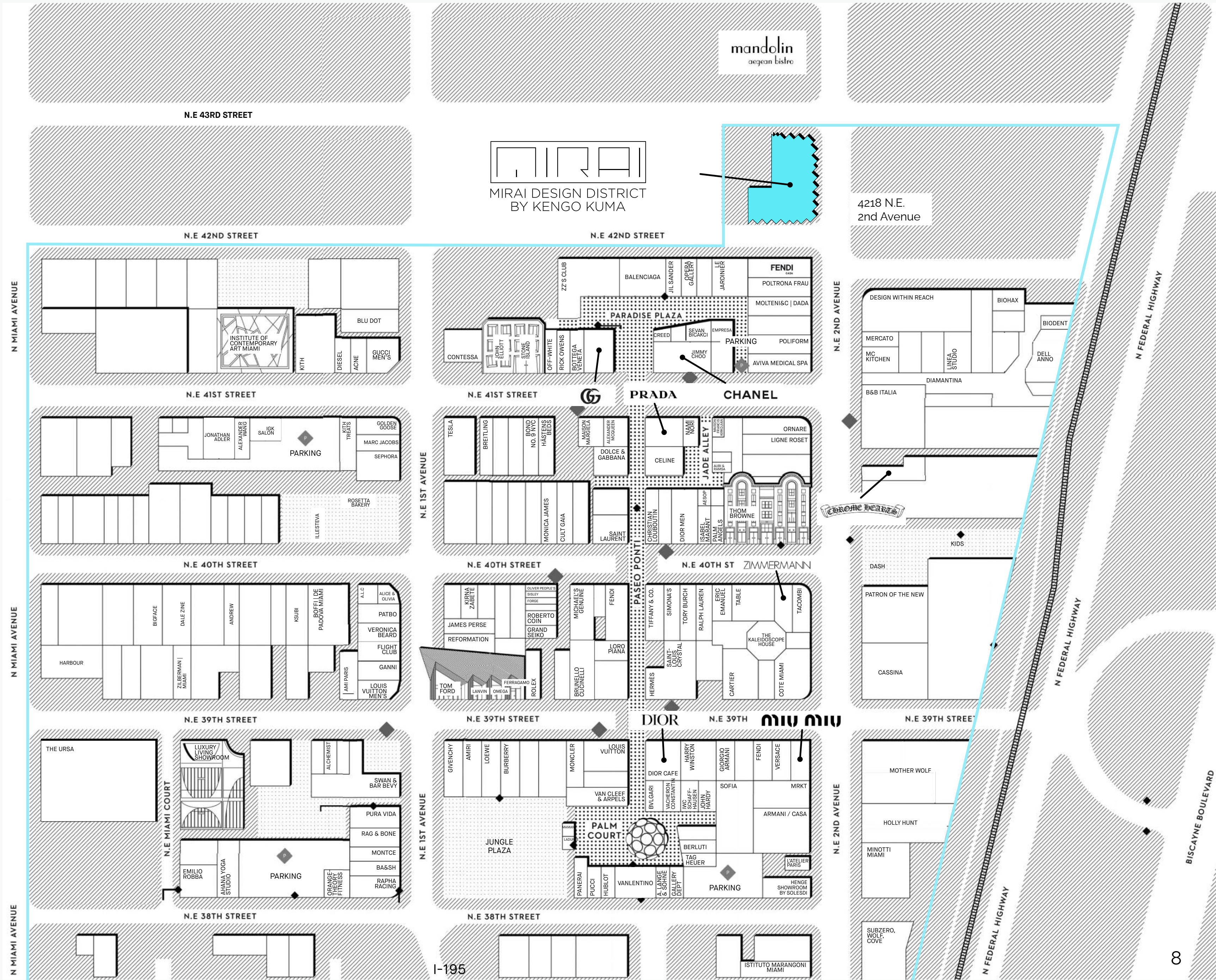
A destination in its own right

Situated at the dynamic northeast corner of the neighborhood, Mirai Design District seamlessly bridges the commercial scale of the District with the nearby intimate residential areas. This architectural gem is strategically designed to embrace the pedestrian-oriented nature of the area, encouraging social interactions and discovery. At Mirai Design District, each storefront is not just a portal to luxury; it's a curated experience where fashion and lifestyle seamlessly blend.



Artists' Conceptual Rendering

MIAMI DESIGN DISTRICT MAP





● It's a neighborhood where brands can...be creative, and create flagship stores that are different...it's a place where they can experiment and do things that are more exciting.

THE DESIGN DISTRICT

HERMÈS

A Uniquely Art-Driven Luxury Destination

Walkable and thriving, with a steady stream of headline-making events and shows, the Design District (and Miami generally) is one of the hottest retail markets in the world right now. It is packed with ultra-luxury retail, fascinating architecture, art galleries and Michelin-starred restaurants – arguably the only place in the US with this caliber of eye-popping offerings, so densely concentrated.



THE DESIGN DISTRICT

A walkable destination
for ultra-luxury retail

DIOR



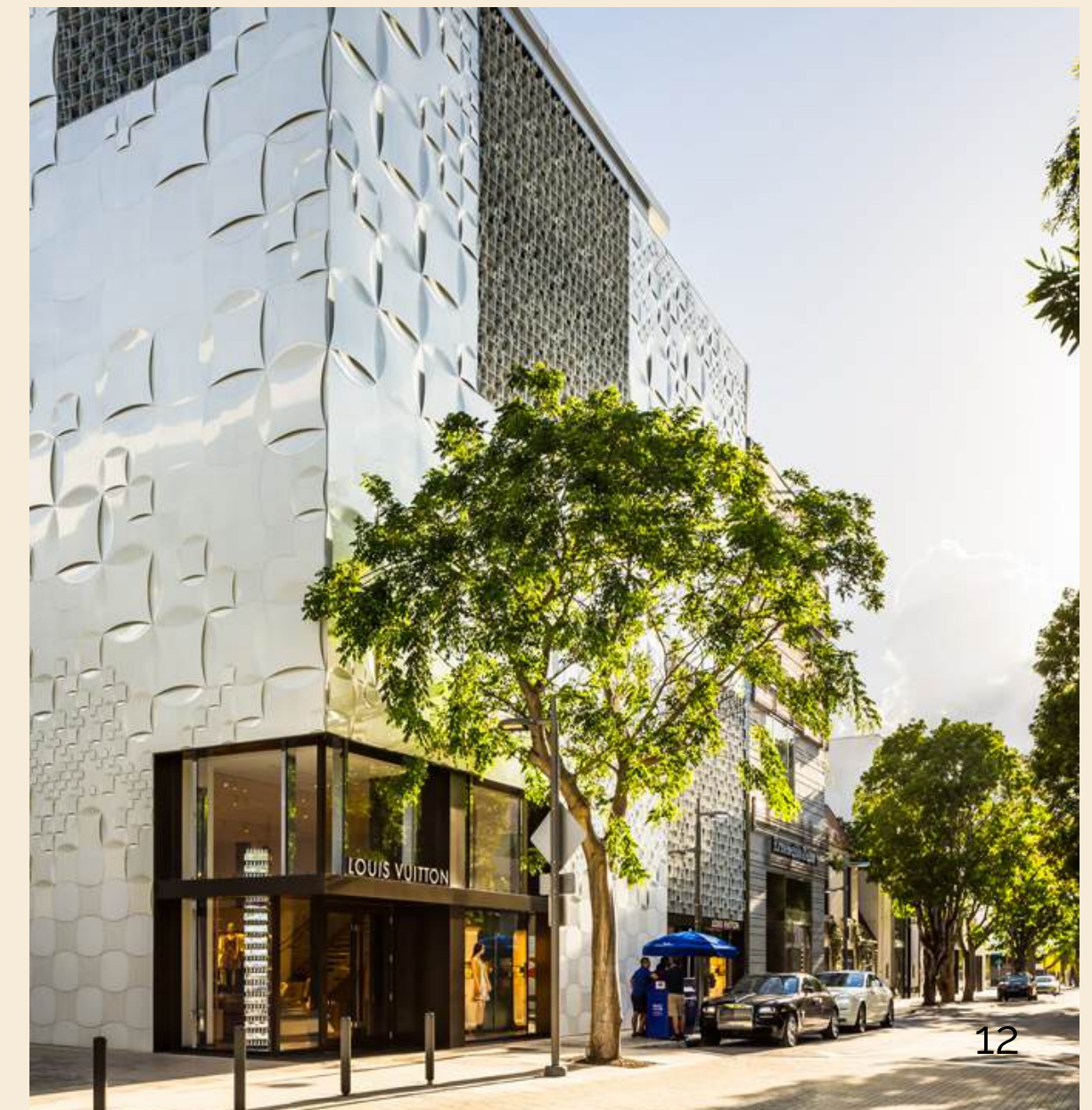
BVLGARI



DOLCE & GABBANA



LOUIS VUITTON



THE DESIGN DISTRICT

A selection of brands

Acne Studios	A.L.C.	Alexander McQUEEN	ami	AMIRI	B&B ITALIA	Baccarat	Berluti	BOTTEGA VENETA	
Cartier	CELINE	CHANEL	Christian Louboutin	CHROME HEARTS	cult gaia	CREED 1760	DIOR	DOLCE & GABBANA	VALENTINO
DR. BARBARA STURM	FENDI	GANNI	GIVENCHY	GOLDEN GOOSE ★	GG	HERMÈS PARIS	ISABEL MARANT	JIL SANDER	Van Cleef & Arpels
KITH	LIAIGRE	LOEWE	Loro Piana	LV	Maison Francis Kurkdjian Paris	Maison Margiela PARIS	miu miu	MONCLER	ZIMMERMANN
mandolin aegean bistro	Off-White™	OLIVER PEOPLES COVVED	Palm Angels	Poliform®	PRADA	RALPH LAUREN	Rapha®	Rich Owens	FLIGHT CLUB
RIMOWA	SAINT LAURENT	sisley PARIS	STEFANO RICCI		TESLA	THOM BROWNE. NEW YORK	TIFFANY & CO.	TOM FORD	

THE DESIGN DISTRICT

Fashion for the Home

ARMANI/CASA	FENDI CASA	LUXURY LIVING SHOWROOM	POLTRONA FRAU
B&B ITALIA	HARBOUR	MIA APPLIANCES	SAINT-LOUIS CRYSTAL
BACCARAT BOUTIQUE B BAR AND LOUNGE	HÄSTENS BEDS	MICHAEL DAWKINS HOME	SUB-ZERO, WOLF AND COVE
BAXTER MIAMI	HERMÈS	MINOTTI MIAMI	THE SHADE STORE
BOFFI DE PADOVA MIAMI	HOLLY HUNT	MITCHELL GOLD + BOB WILLIAMS	THE WALLPAPER COMPANY
BULTHAUP	JOHN MICHAEL DESIGNS	MOLTENI&C DADA	TIGHEMI CONCEPT
CASSINA MIAMI	JONATHAN ADLER	MONICA JAMES	VERSACE HOME
DELL ANNO	LIAIGRE	MRS. MANDOLIN	
DESIGN WITHIN REACH	LIGNE ROSET	NATUZZI ITALIA	
DIOR	LINEA STUDIO	ORNARE	
EMILIO ROBBA	LORO PIANA	POLIFORM	

Beauty

AESOP	CREED	IGK SALON	SISLEY PARIS
AVIVA MEDICAL SPA	DR. BARBARA STURM	MAISON FRANCIS KURKDJIAN	THE SPOT BARBERSHOP
BOND NO.9 NYC	GLOSSIER	SEPHORA	VALERY JOSEPH SALON

Food and Beverage

B-SIDE	L'ATELIER DE JOËL ROBUCHON	MIA MARKET	TABLÉ BY BACHOUR
CONTESSA	LE JARDINIER	SOFIA	TACOMBI
COTE MIAMI	MANDOLIN AEGEAN BISTRO	SWAN & BAR BEVY	ZZ'S CLUB

AVENUE



MARKET TRENDS

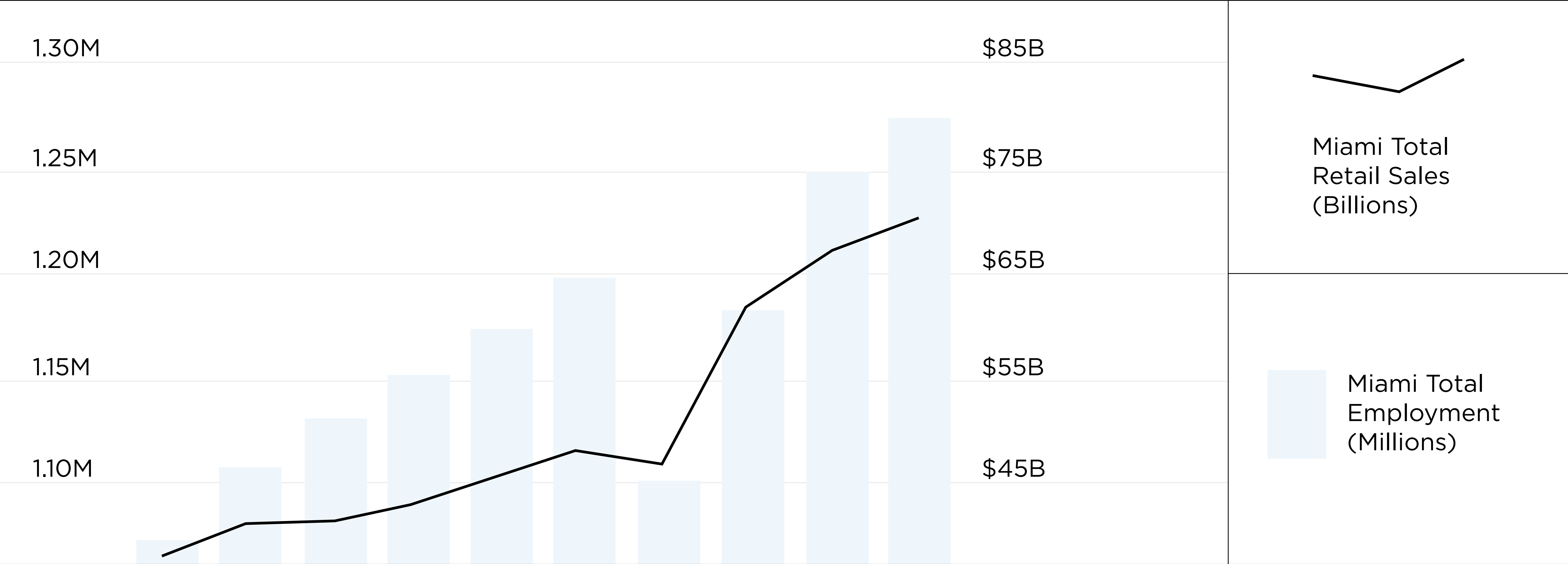
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<p>● Although data is not available on personal luxury goods sales by metropolitan area in the U.S., based on discussions with industry participants (as well as local store expansion), it seems clear that the Miami market was one of the fastest growing — if not the fastest — in the country [in 2022].¹</p>	<p>● Miami’s tourism industry more than bounced back in 2022: travel and tourism contributed \$11.1 billion to Miami-Dade’s economy, surpassing pre-pandemic levels and making it the fourth-largest tourism market in the United States.²</p>	<p>● In December, Chanel reportedly spent \$40 million designing a two-story flagship in Miami’s Design District. Chanel general fashion manager Joyce Green told Business of Fashion that the store, its second in Miami, was “an opportunity to...connect with our clients in a key market with a unique and expanding local and international clientele.” Louis Vuitton opened its first U.S. store that’s dedicated to menswear in Miami’s Design District, too.</p>
<p>VOGUE BUSINESS MARCH 2023</p>	<p>MIAMI HERALD FEBRUARY 2023</p>	<p>BUSINESS OF FASHION JANUARY 2022</p>

MARKET TRENDS

The Robust Miami
Retail Sector



26.5M

● Visitors to Greater Miami
and Miami Beach in 2022.³

\$20.8B

● Estimated amount spent
by Miami visitors in 2022, an 8%
increase over 2021.³

17.1M

● Hotel room nights sold in 2022,
a 12.7% increase over 2021.³

- Robust net in-migration and tourism resurgence elevate investor and tenant demand for Miami retail. Over 85% of the 2023 retail pipeline was pre-leased entering the year. Deal flow in 2022 was well above historical norms, even amid rising interest rates, indicating investors are optimistic about metro Miami's long-run demand drivers.²

<p>● Miami retail vacancy is the tightest in Florida. Net absorption more than tripled supply additions, which compressed metro availability to 3.5% in 2022.⁷</p>	<p>● Aventura Mall and The Design District in Miami are flourishing post-pandemic.⁸</p>	<p>● Design District stores do sales per square foot in the \$2,000 range, and the area is attracting much younger customers than ever before. Sales during the pandemic were up 20% to 30%, and were ahead 95% in 2021.⁸</p>
<p>LAW.COM DECEMBER 2022</p>	<p>FORBES JUNE 2023</p>	<p>FORBES JUNE 2021</p>

- South Beach and Wynwood/Design District remain the preferred location for retail with almost half a billion dollars in combined sales in 2022.⁵

AVENUE



MIRAI DESIGN DISTRICT

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MIRAI DESIGN DISTRICT

A Bold but Sensitive Response to Place

Taking cues from the sculptural verticality of Miami's Art Deco architectural style while pushing forms in a direction entirely their own, Kengo Kuma and Associates (KKAA) have created a visually fascinating and spatially sophisticated piece of architecture that contributes both value and interest to the Design District. Mirai Design District's syncopated form and interesting treatment of surfaces creates a surprising and precious architectural jewel on the northern section of the Design District.



Artists' Conceptual Rendering

RENDERING LOOKING FROM CORNER OF NE 2ND AVE. AND NE 42ND ST.

MIRAI DESIGN DISTRICT

Mixed Use Development

Rentable Retail	15,500 RSF
Rentable Commercial / Office	40,000 RSF
Parking for Commercial	96 Spots

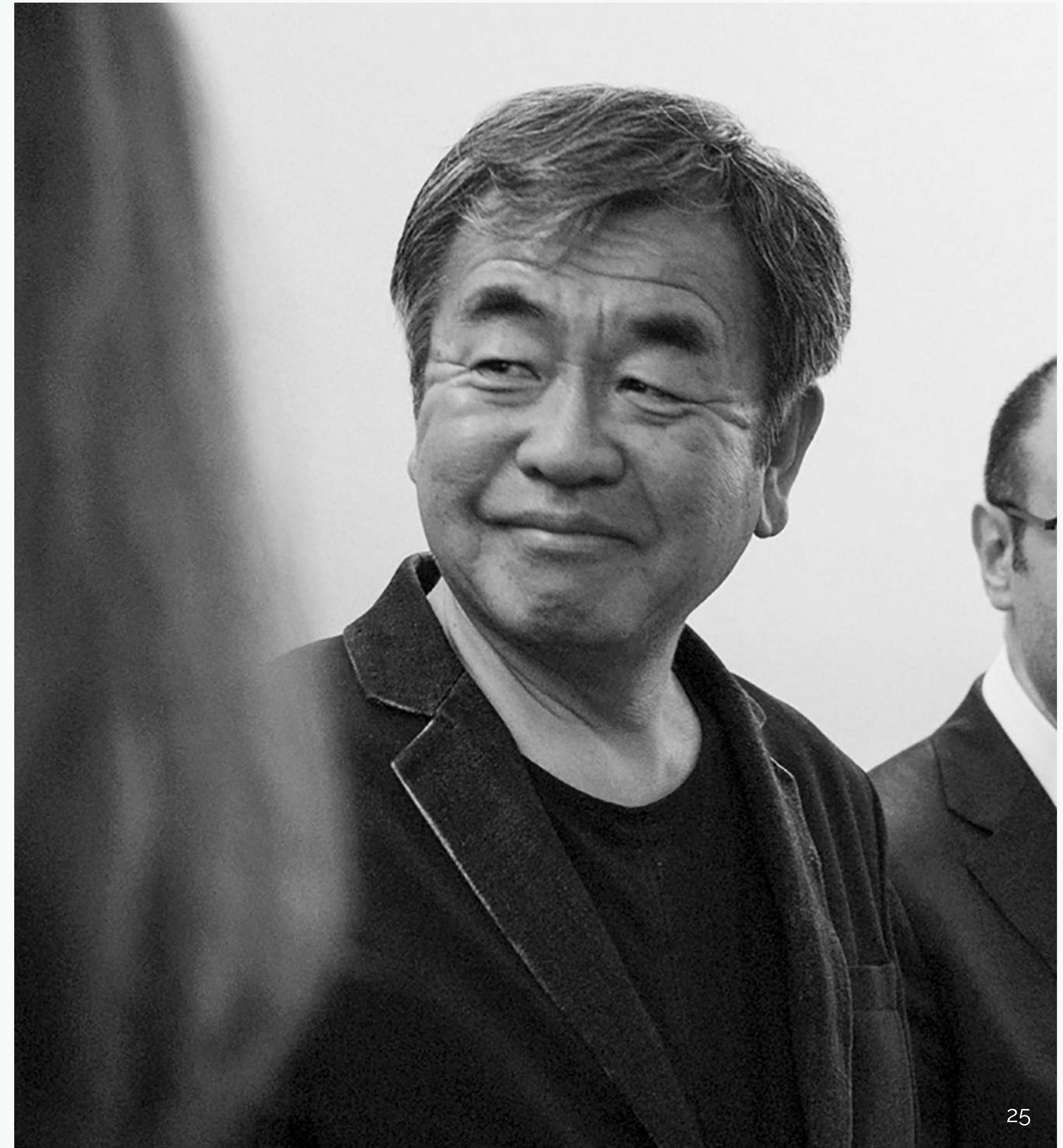


Artists' Conceptual Rendering

THE ARCHITECT

Kengo Kuma

Considered one of the most influential and important architects practicing today, Kuma was named one of Time Magazine's 100 Most Influential People of 2021. His many celebrated projects span the globe, including the currently under-construction Aman Miami Beach. His buildings are intensely rooted in place and carefully interweave craft with sensorial experience, embracing natural and local materials and marrying them with bold and intricately detailed forms.

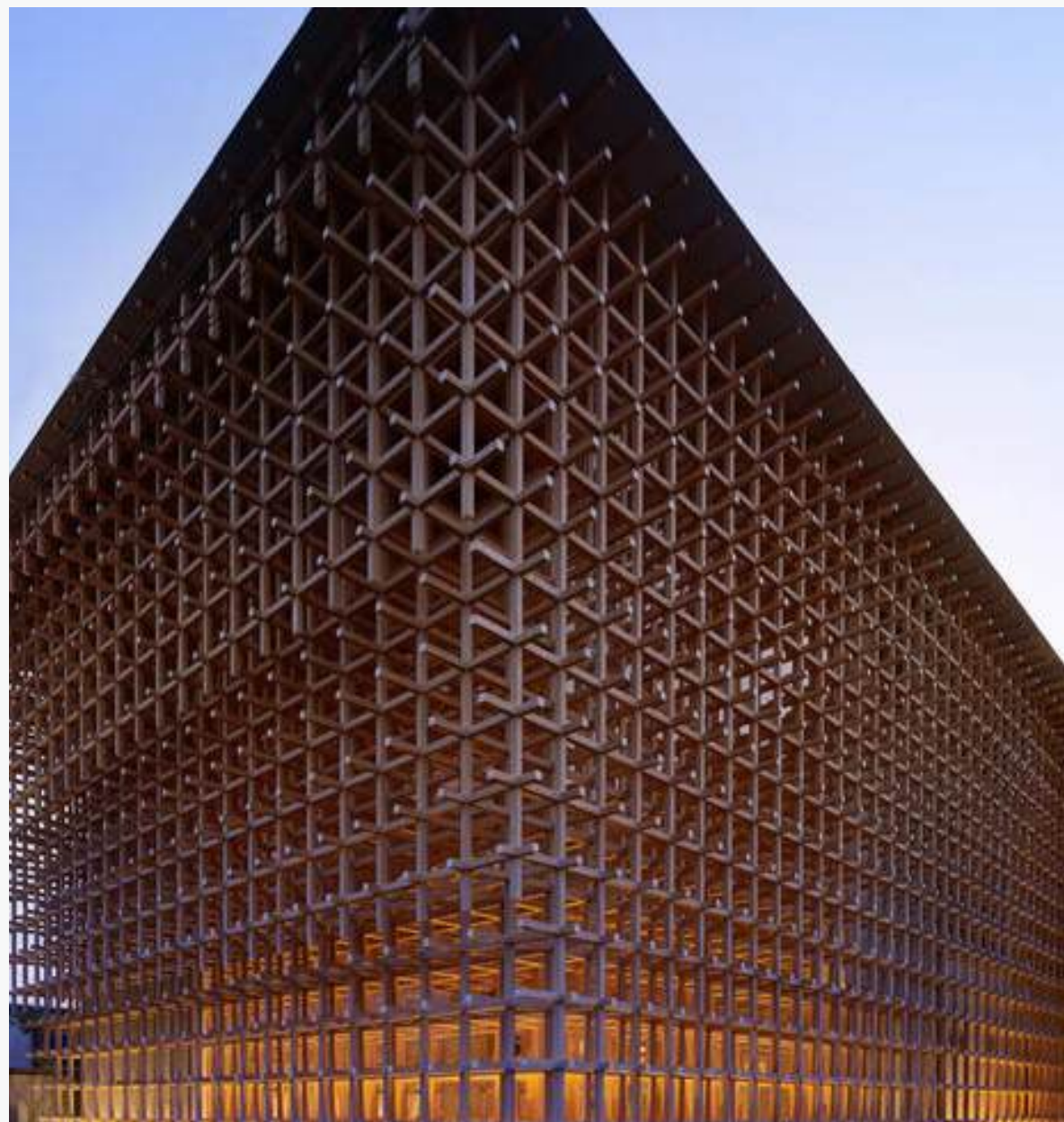


- Sushi is a good metaphor for my architecture. The importance in sushi is to choose the best material from the place, in season.

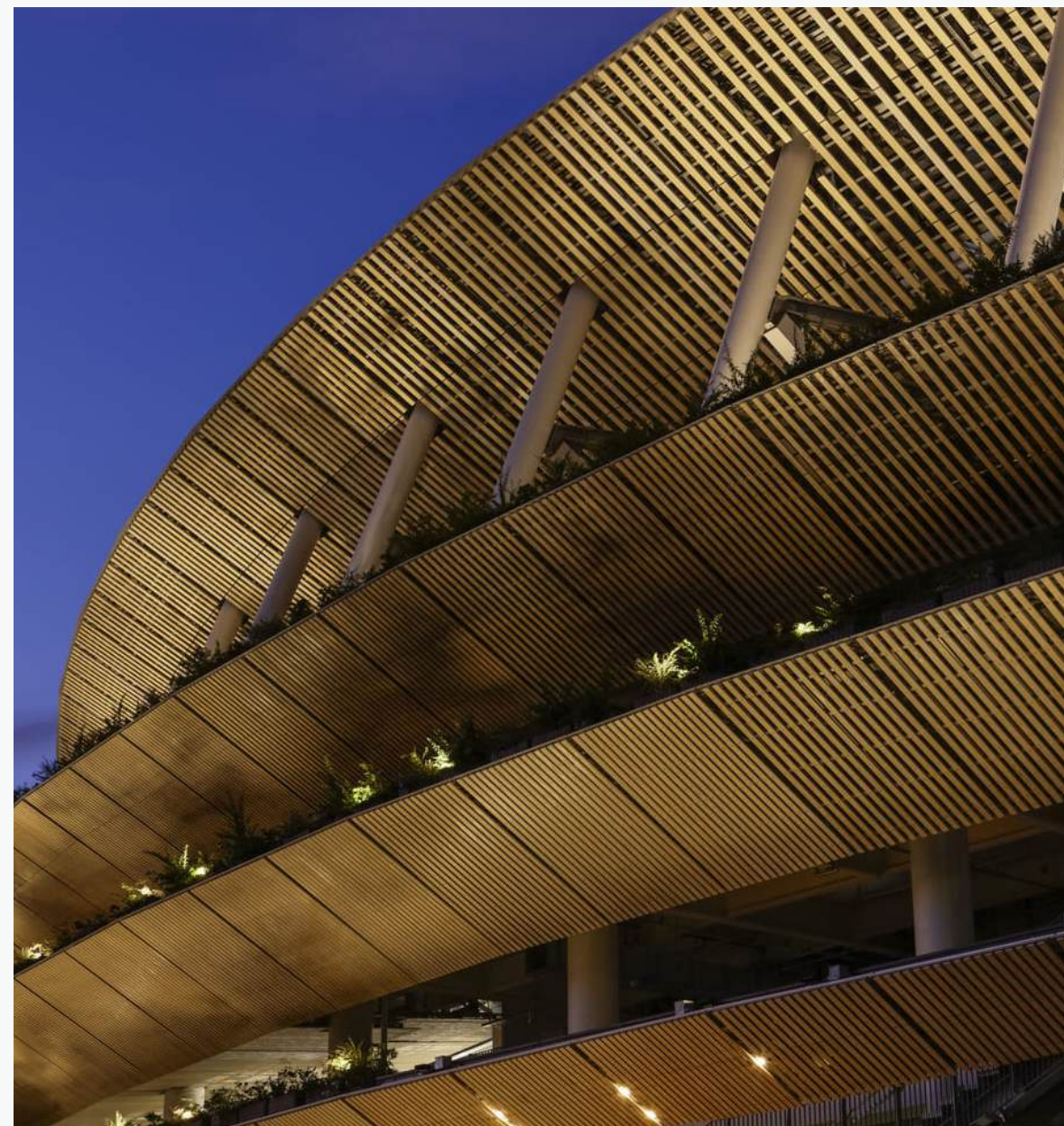
PORTFOLIO

Kengo Kuma

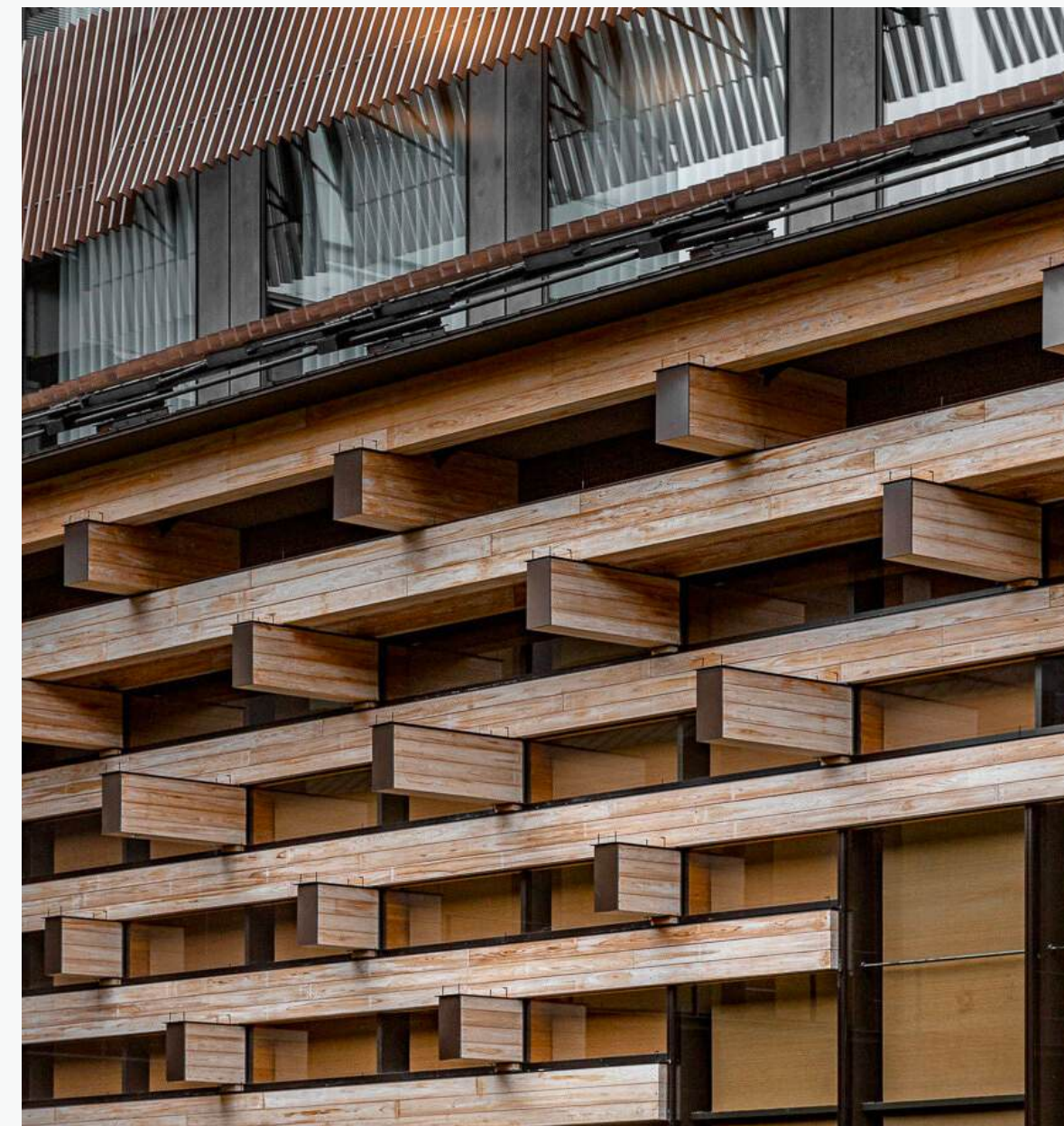
PROSTHO MUSEUM AND
RESEARCH CENTER



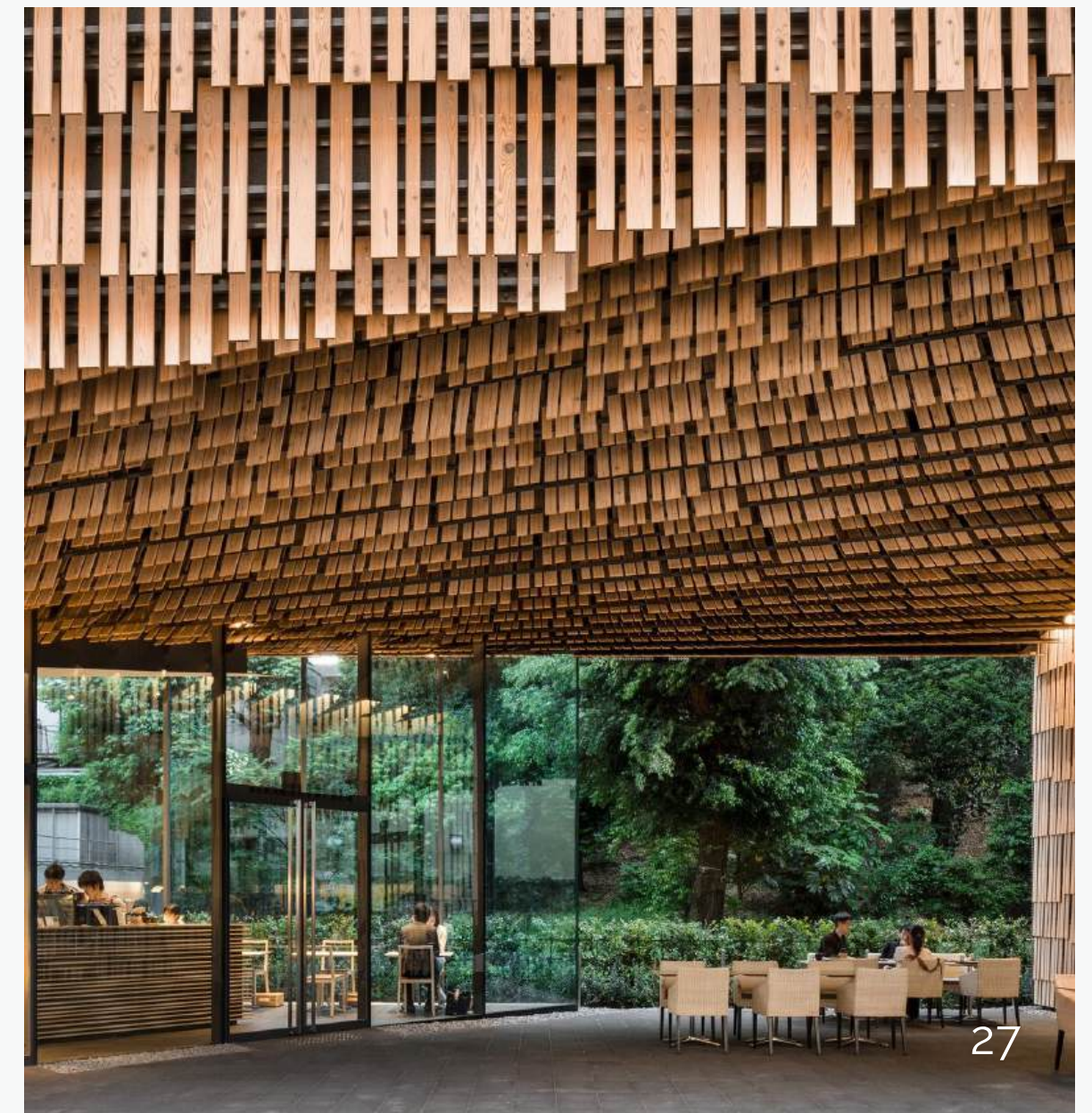
OLYMPIC STADIUM
TOKYO



ACE HOTEL
KYOTO



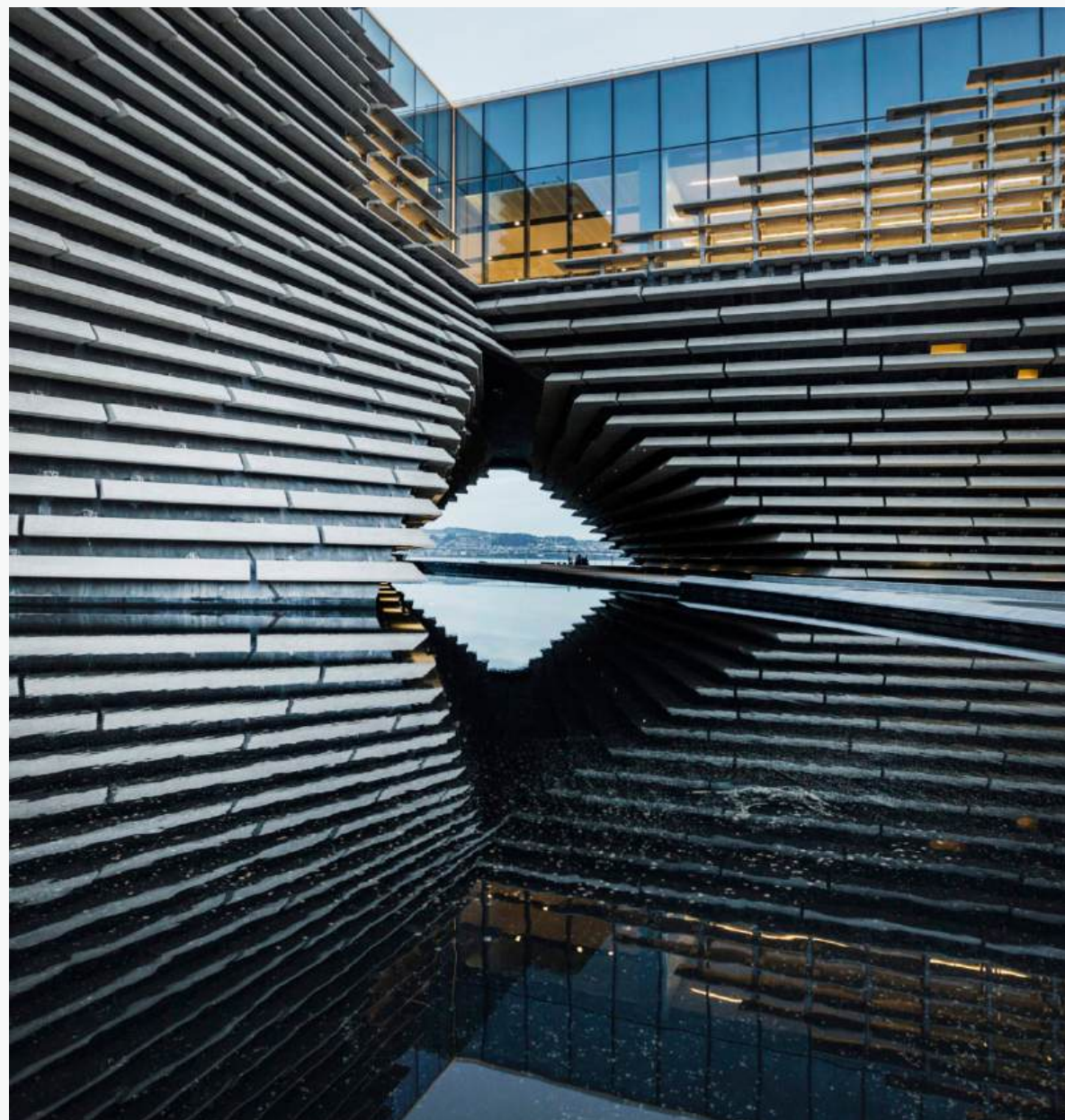
TOYKO UNIVERSITY
RESEARCH CENTER



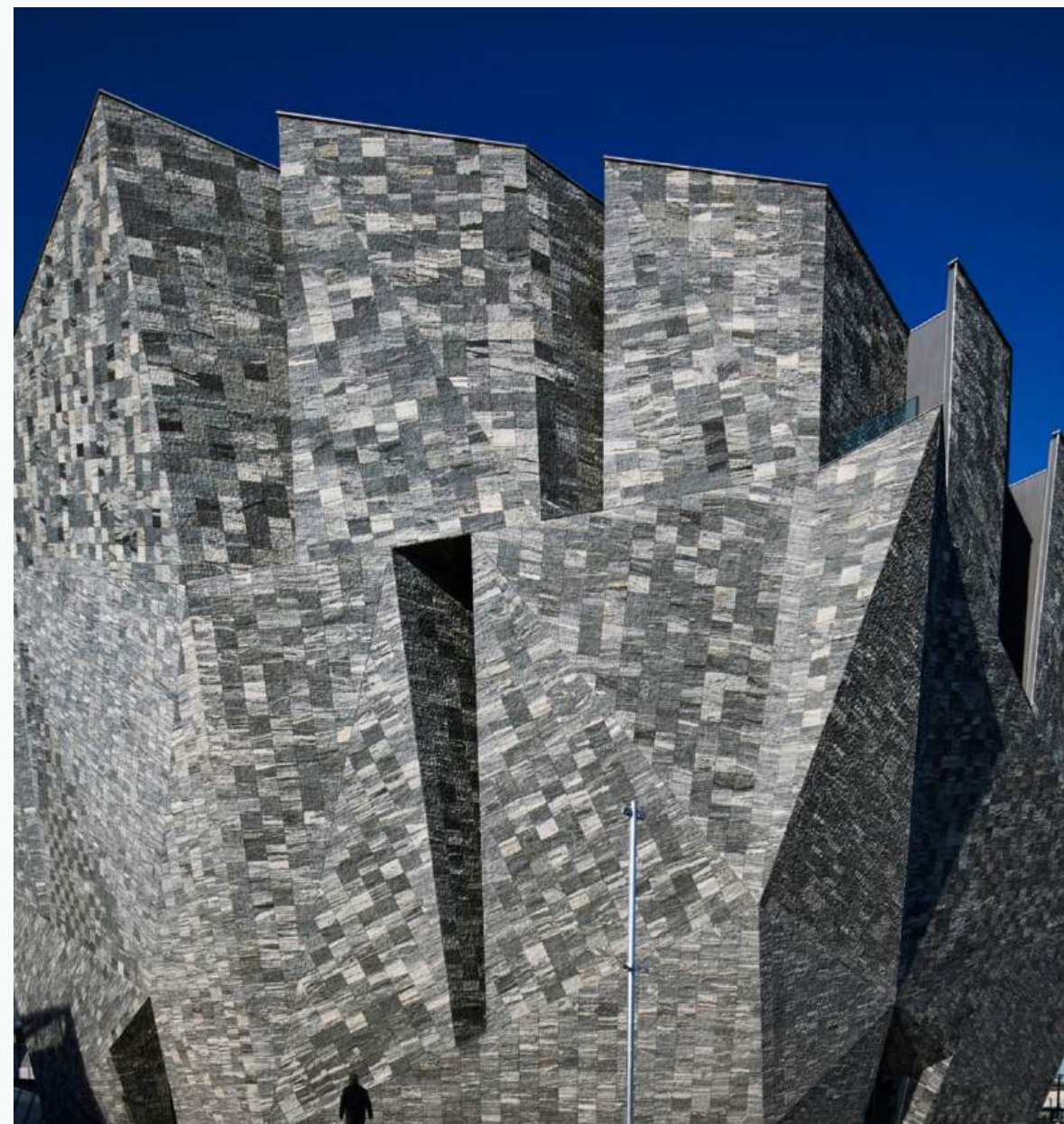
PORTFOLIO

Kengo Kuma

VICTORIA & ALBERT MUSEUM-
DUNDEE



KADOKAWA
CULTURE MUSEUM



STUDENT DORMITORY
GRAND MORILLON



Integrating Green Space and Pedestrian Passages

One of the elements that characterize Kuma's architecture is its response to place and integration of natural elements. Many of his projects are organized around a gardenscape or include a focal point centered on nature. While the outer edge of Mirai Design District faces the street, a softer gardenscape and pedestrian-scaled courtyard create spaces to linger, reflect, and socialize.

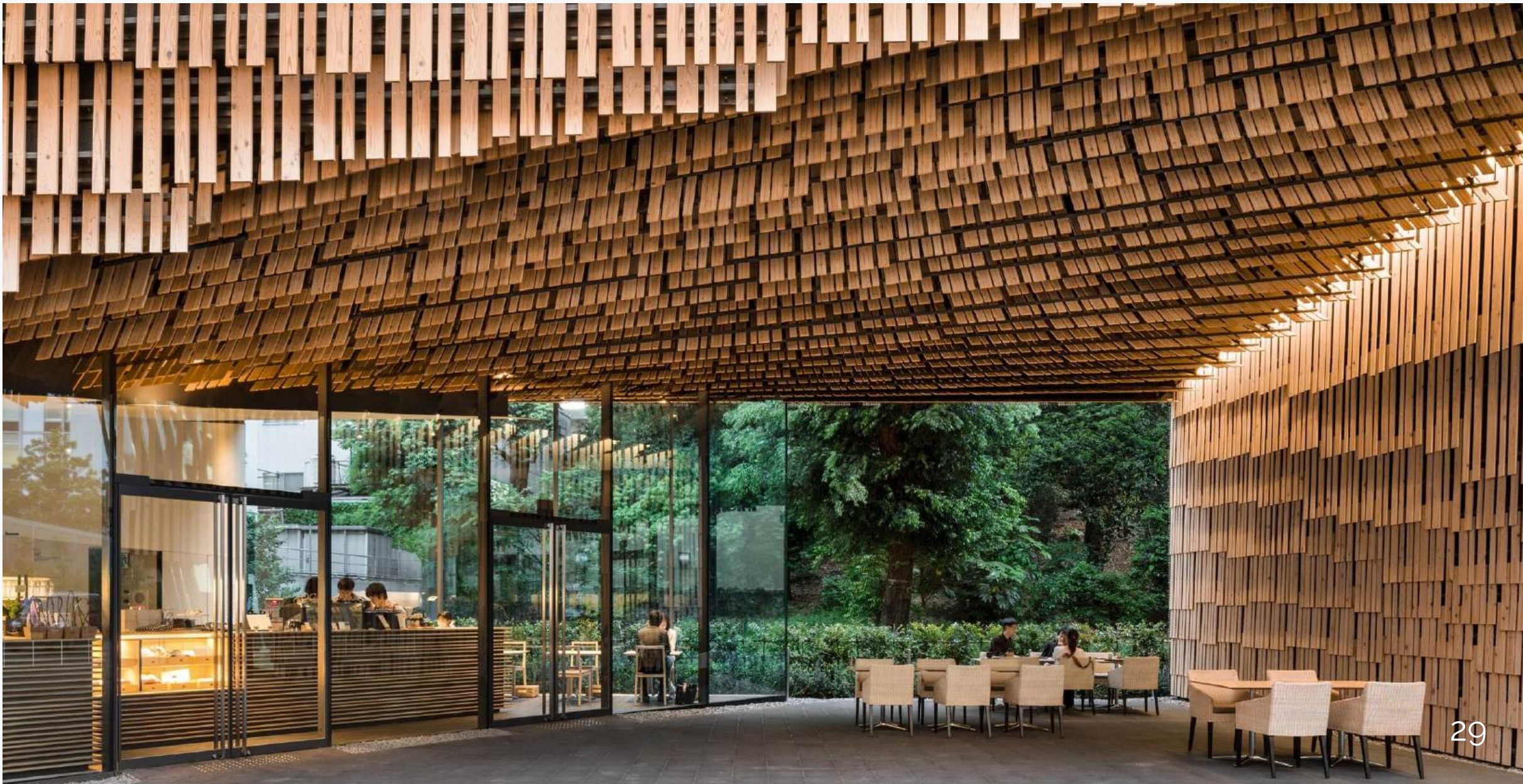
ACE HOTEL
KYOTO



SHARED HOUSE
OJI JAPAN



DAIWA RESEARCH BUILDING
TOKYO UNIVERSITY



MIRAI DESIGN DISTRICT

Maximizing Retail Corner Conditions

The modular grid of masses is rotated and syncopated to maximize the coveted "corner retail" condition. Nearly every retail space features one or more prominent corners. Masses that have been lifted from the ground create shady passages and pedestrian pass-throughs to the interior courtyard gardenscape.



Artists' Conceptual Rendering

Integrating Green Space and Pedestrian Passages

The Paseo Ponti, a thriving Design District pedestrian artery, runs through the courtyard. The configuration of Mirai Design District will not only facilitate pedestrian flow, but will draw visitors as a fascinating destination in its own right.



lorem ipsum
dolor sit amet
consectetur
adipiscing elit
sed do eiusmod
tempor
incididunt ut
labore
dolore magna
aliqua
3.00 am - 6.00 pm
mon-fri





AVENUE



FLOORPLANS

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GROUND FLOOR

No. of Units	16	Units
Type	Retail	100%
Rentable Square Footage	14,863	RSF

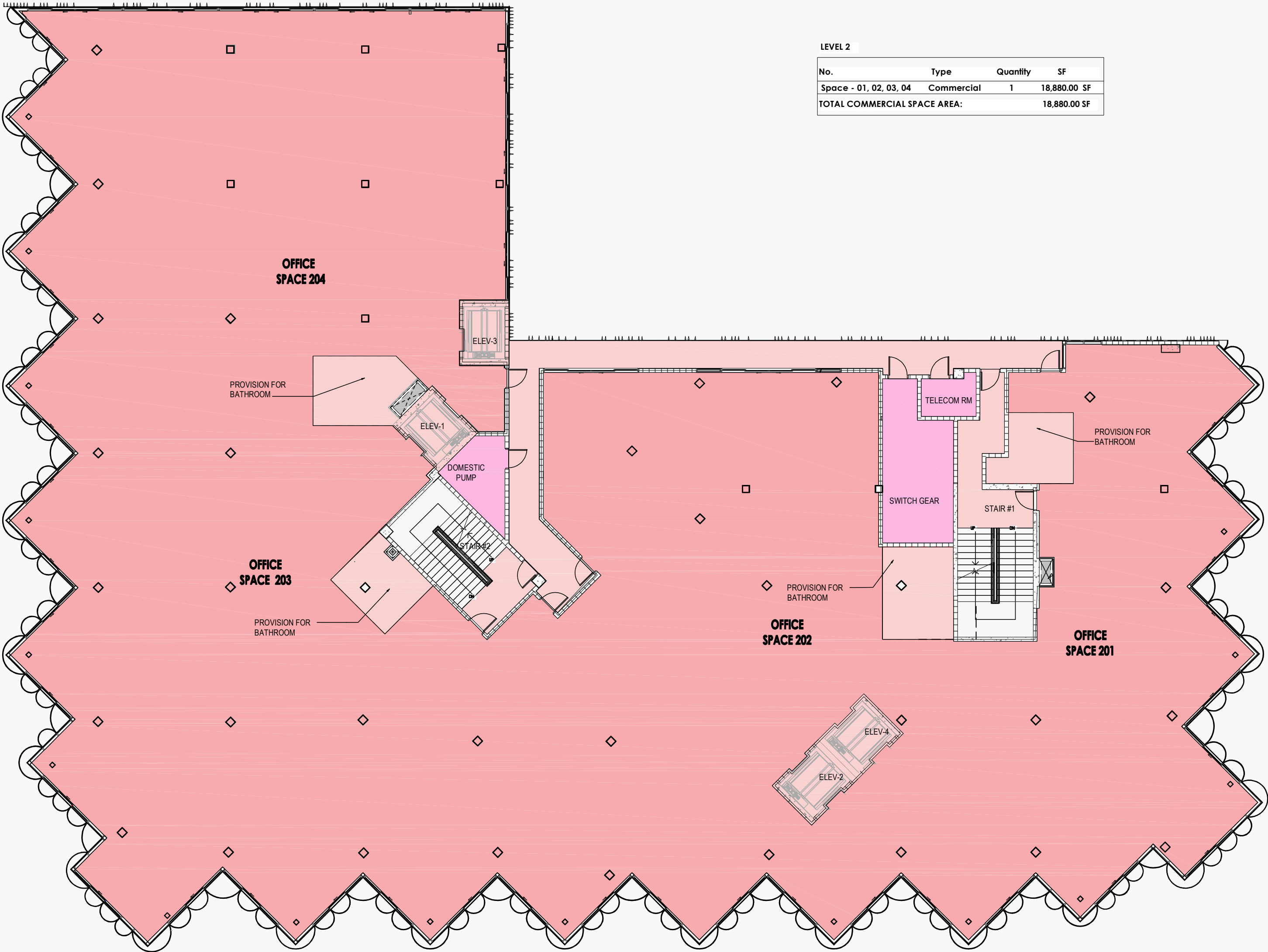
The Ground Floor of Mirai Design District features a maximum of seventeen modular boutique retail units. Smaller-sized spaces are trending in the Miami retail market, as the Design District demographic skews younger and interesting boutique brands expand in-person retail presence. Units can be easily combined for a larger footprint if – and when – it might be desired.



SECOND FLOOR

No. of Units	4+	Units
Type	Commercial or Retail	100%
Rentable Square Footage	18,880	RSF

With early interest in the above-grade spaces from restaurant and boutique retail tenants, these flexible open-plan spaces, initially designed for commerical use, can be tailored to tenants large and small. The zig-zag façade profile increases light penetration, meaning these spaces are bright and airy.



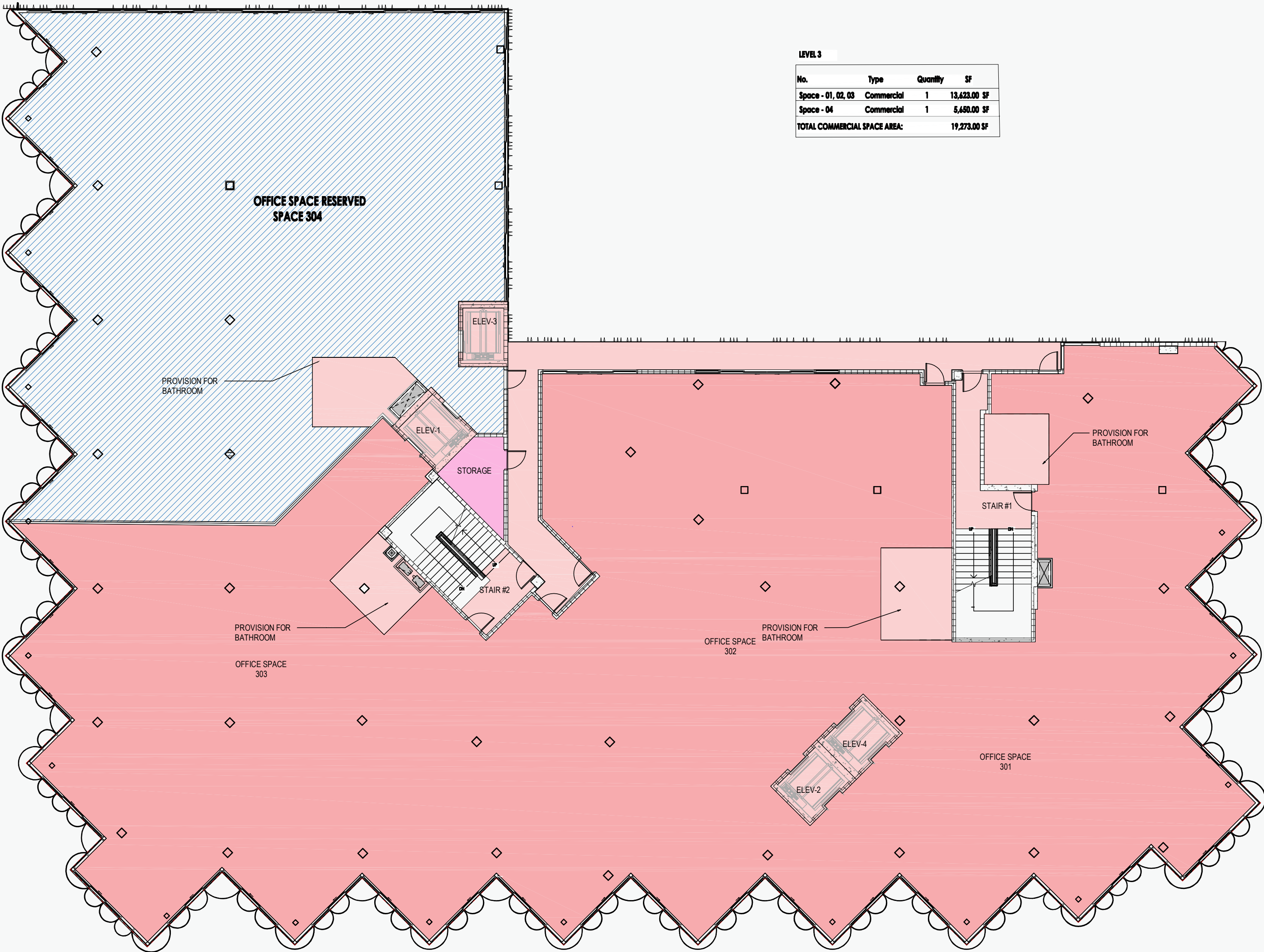
LEVEL 2			
No.	Type	Quantity	SF
Space - 01, 02, 03, 04		1	18,880.00 SF
TOTAL COMMERCIAL SPACE AREA:			18,880.00 SF

THIRD FLOOR

No. of Units	4+	Units
Type	Commercial or Retail	100%
Rentable Square Footage	19,273	RSF

With early interest in the above-grade spaces from restaurant and boutique retail tenants, these flexible open-plan spaces, initially designed for commerical use, can be tailored to tenants large and small. The zig-zag façade profile increases light penetration, meaning these spaces are bright and airy.

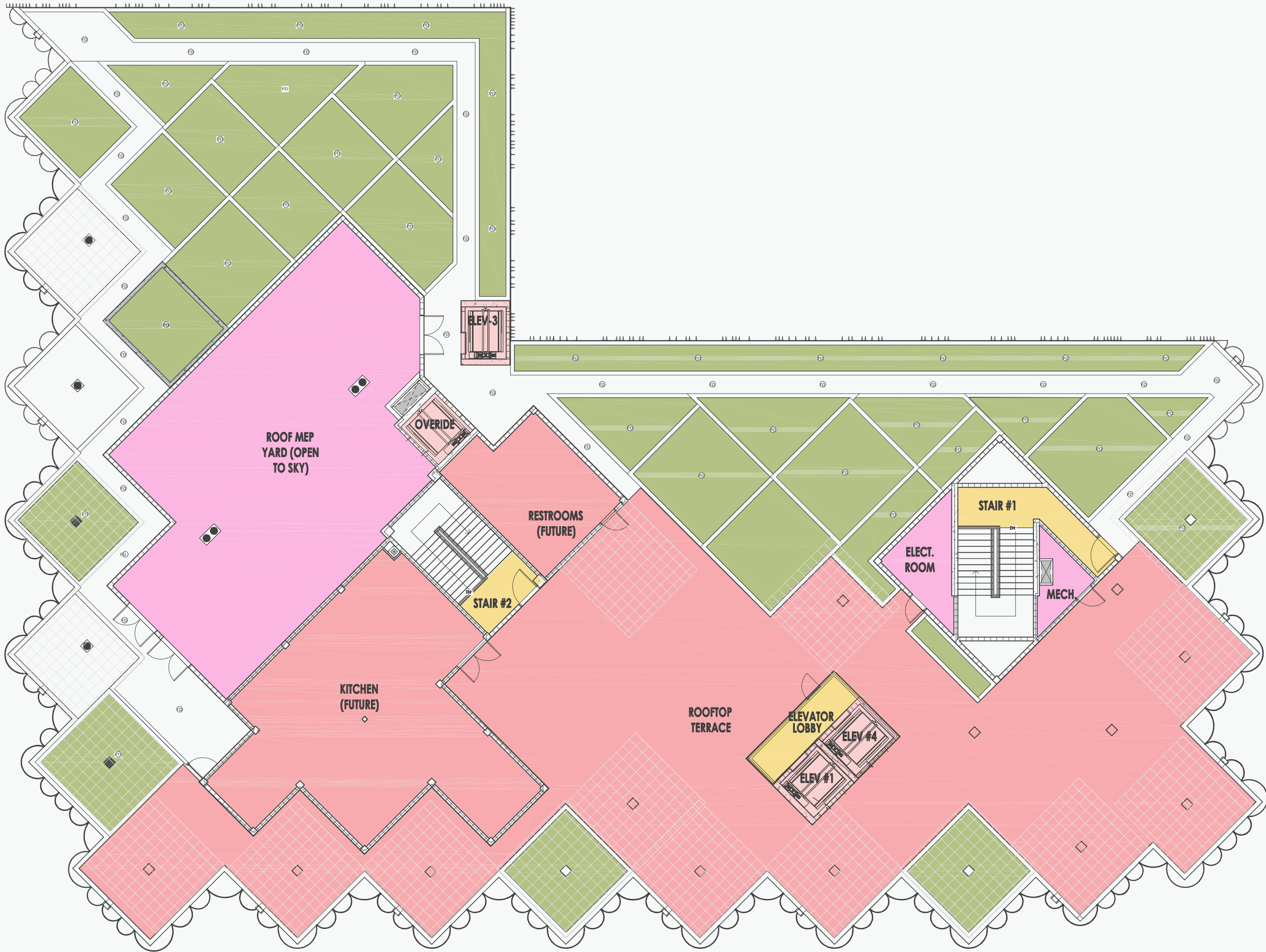
Office #OF-o8 has been leased.



PARKING GARAGE

No. of Spaces	100	Spaces
Type	Commercial or Retail	100%
Bicycle Spaces	10	Spaces





1 MAIN BUILDING LEVEL ROOF
SCALE: 1/8" = 1'-0"

Site Plan

FLOOR PLANS



AVENUE



DEVELOPMENT

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DEVELOPMENT TEAM

Lionheart Capital
Leviathan Development
WellDuō

A Strong Partnership of Experience and Time-Tested Leadership

A consortium of three developers is collaborating on this special project. The group is composed of Lionheart Capital, Leviathan Development, and WellDuō, a trio with decades of experience.

Longtime collaborators Lionheart Capital and Leviathan Development have been involved in the successful acquisition, development, repositioning, and disposition of real estate for almost 30 years.

They have successfully transacted in all major asset classes including office, industrial, retail, hospitality, AND ultra-luxury residential condominiums.

WellDuō was founded in 2020 by partners Eduardo Pelaez and Alvaro Cardenas. Their passion is to invest and co-develop South Florida real estate assets in all classes.



PORTFOLIO

Development Team

THE RITZ-CARLTON
MIAMI BEACH



THE RITZ-CARLTON
VILLA COLLECTION



THE RITZ-CARLTON RESIDENCES
SINGER ISLAND, PALM BEACH



MOUNTAINSIDE LUXURY
HOTEL/CONDO DEVELOPMENT
BRECKENRIDGE, COLORADO



NOTES

1

LAURE GUILBAULT

“Turning up the heat:
Is Miami the new luxury
capital of the US?”

Vogue Business
March 15, 2023

4

UNKNOWN

“Growth and Economic
Impact”

MiamiAndBeaches.com
Q1 2023

7

SHARON EDELSON

“Aventura Mall and
the Design District in
Miami are Flourishing
Post-Pandemic”

Forbes
July 12, 2021

2

ANNA JEAN KAISER

“Key tourism report shows
Miami in top 5 U.S. visitor
markets for local economic
boost.””

Miami Herald
February 04, 2023

5

MARCUS & MILLICHAP

“Investment Forecast:
Retail, Miami-Dade
Metro Area 2023”

MarcusMillichap.com
Q1 2023

8

DWNTWN REALTY
ADVISORS

Q1 2023 Greater Miami Area:
A 5-Year Analysis”

dwntwnrealtyadvisors.com
Q1 2023

3

CHAVIE LIEBER

“The Two Hottest Cities
in America”

Business of Fashion
January 26, 2022

6

MELEA VANOSTRAND

“Miami Retail Spending
Has Slightly Slowed, But
Demand for Retail Space
Remains Strong”

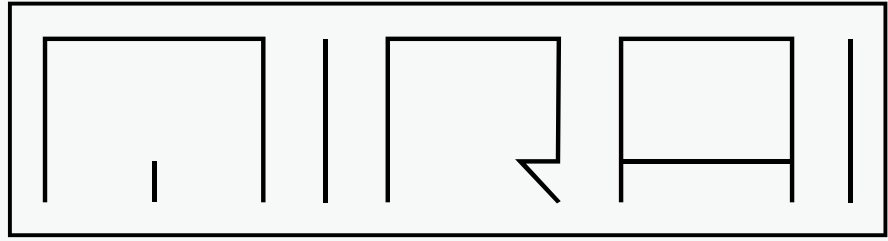
December 28, 2022

9

PLACER AI

Q2 2023





MIRAI DESIGN DISTRICT
BY KENGO KUMA

C/O LEVIATHAN / LIONHEART DEVELOPMENT

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THANK
YOU

Leasing (Retail)

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