



QUADRO

3900 Biscayne Boulevard

MIAMI'S NEWEST RETAIL
& RESTAURANT DESTINATION



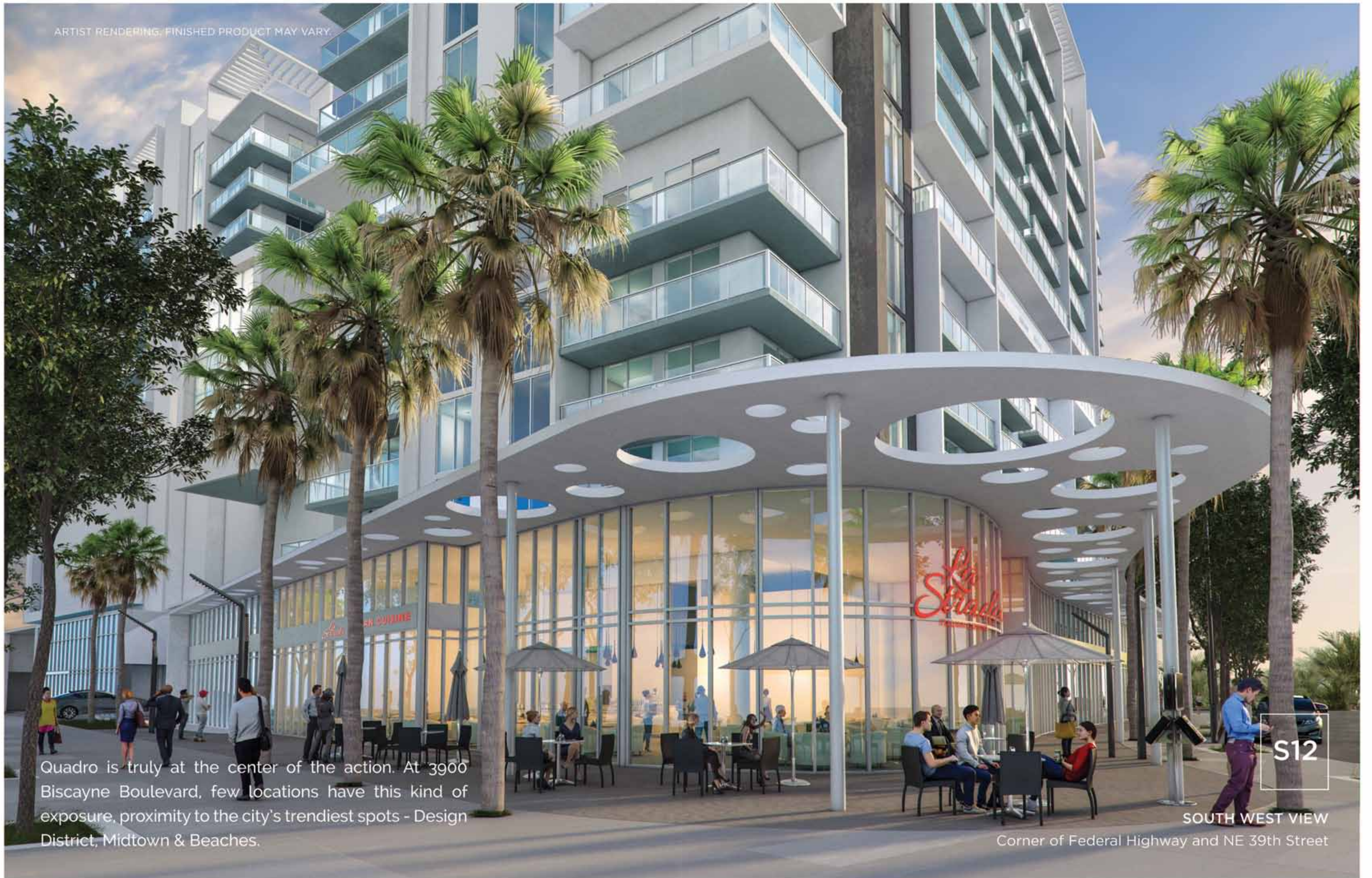
comras company / *redefining retail*



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ARTIST RENDERING. FINISHED PRODUCT MAY VARY.



Quadro is truly at the center of the action. At 3900 Biscayne Boulevard, few locations have this kind of exposure, proximity to the city's trendiest spots - Design District, Midtown & Beaches.

S12

SOUTH WEST VIEW
Corner of Federal Highway and NE 39th Street



SHOWROOM - RETAIL - RESTAURANT

- PRIME LOCATION - BISCAYNE BLVD & NE 39TH ST
- ACCESS FROM BISCAYNE BLVD, F. HIGHWAY & NE 39TH ST
- 18' TO 21' FT CEILINGS HEIGHTS
- IDEAL FOR SHOWROOMS, RESTAURANTS & RETAIL
- POSSESSION: 2019
- 200 RESIDENTIAL RENTAL UNITS
- STREET FRONT PARKING + 3 PARKING SPACES PER 1000 SQFT OF RETAIL

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Design District

N.E. 39th Street

Federal Highway
Public Right of Way

Federal Highway
Public Right of Way

N.E. 38th Street

N.E. 39th Street

Biscayne Boulevard

U.S. 1 - State Road No. 5 | 49,000 vehicles per day

Biscayne Boulevard

U.S. 1 - State Road NO. 5 | 49,000 vehicles per day

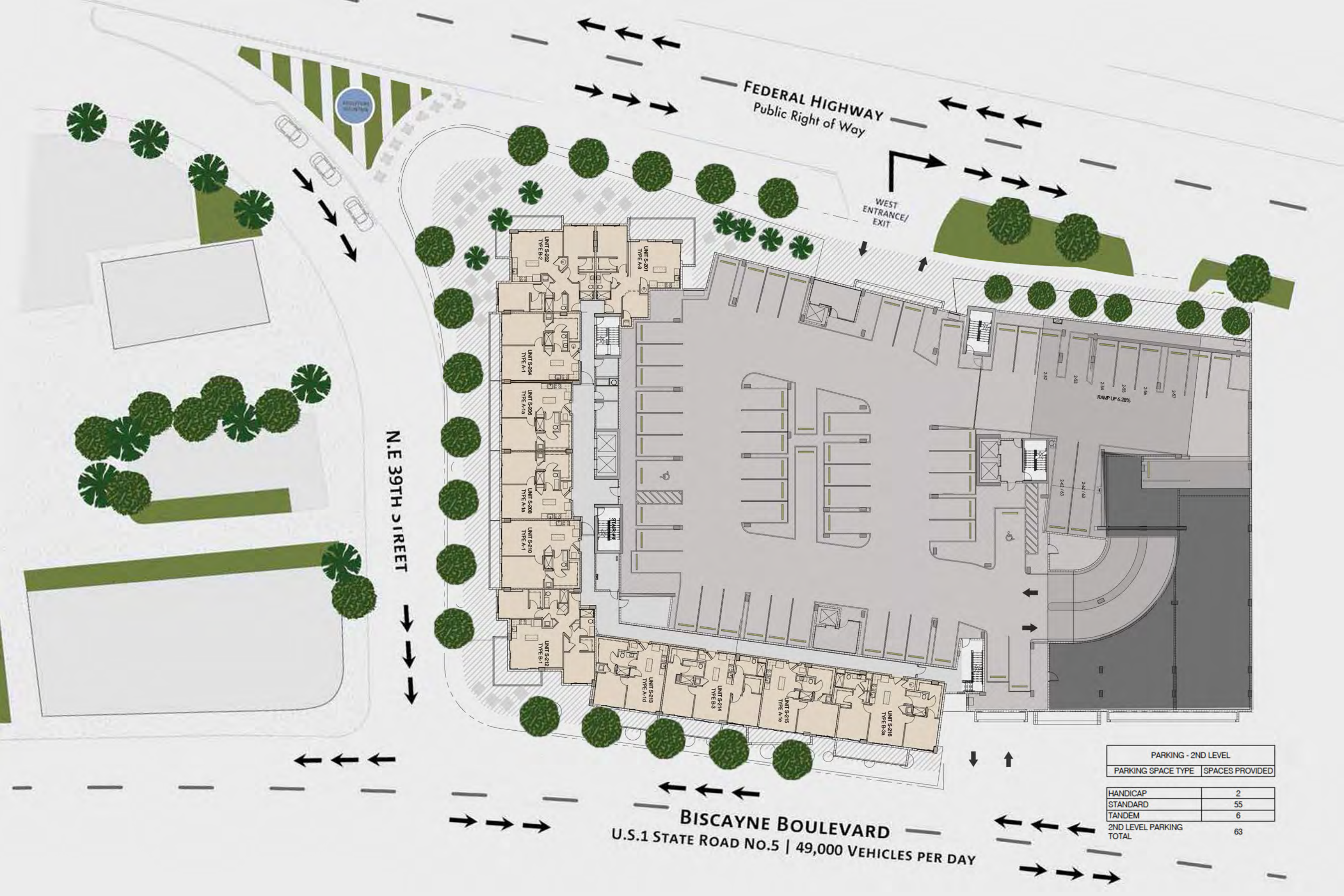


To



To





FEDERAL HIGHWAY
Public Right of Way

WEST
ENTRANCE/
EXIT

N.E. 39TH STREET

BISCAYNE BOULEVARD
U.S.1 STATE ROAD NO.5 | 49,000 VEHICLES PER DAY

PARKING - 2ND LEVEL	
PARKING SPACE TYPE	SPACES PROVIDED
HANDICAP	2
STANDARD	55
TANDEM	6
2ND LEVEL PARKING TOTAL	63

The retail spaces along Biscayne Boulevard will offer unique commercial opportunities for businesses such as restaurants, bars, apparel and furniture stores and service-oriented tenants.

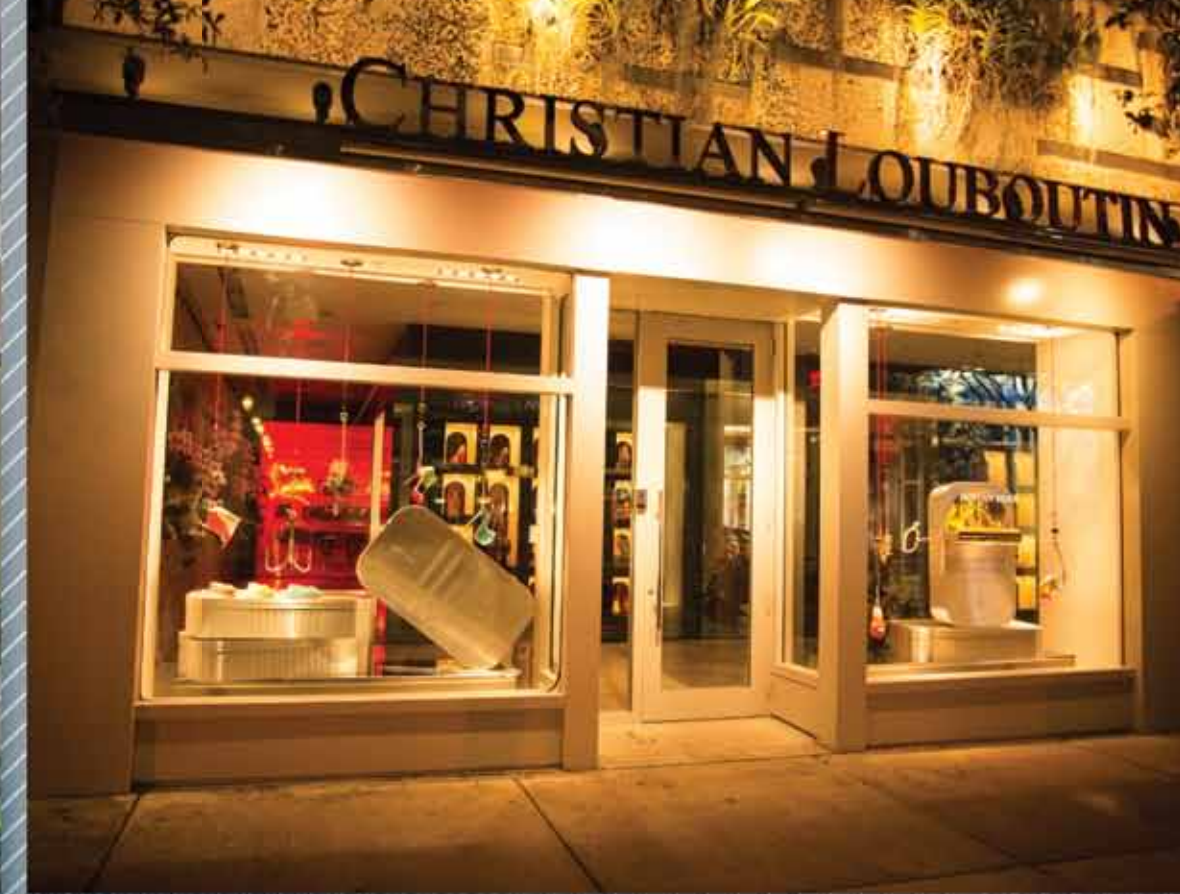


N7
N8
N9

EAST VIEW

Biscayne Boulevard façade

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IN THE CENTER OF
EVERYTHING





FASHION & LUXURY

As Miami's new capital of fashion-forward, design, art, architecture, entertainment, shopping and chef-driven dining experiences, the Miami Design District is one of the city's hottest destinations. Anchored by top art galleries, elite brands like Cartier, Prada, Dior, Armani Casa, and world-renowned restaurants by Michael Schwartz, Michelle Bernstein, and others, the Design District's popularity only continues to grow in popularity with vibrant, connected, high-end residential living taking center stage.

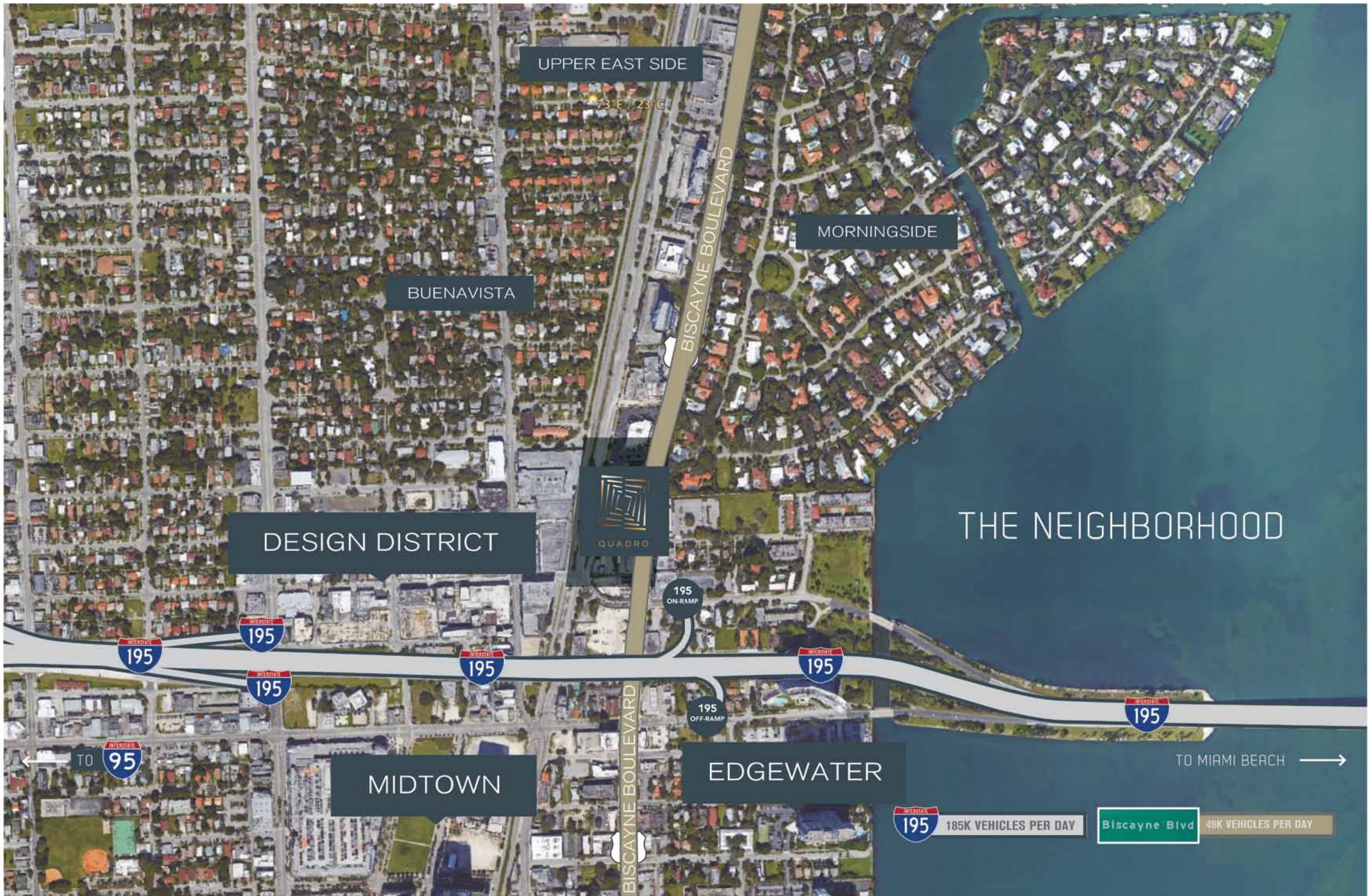
ART & DESIGN



RESTAURANTS & LOUNGES



MIAMI
DESIGN
DISTRICT



UPPER EAST SIDE

73°F / 23°C

BUENVISTA

BISCAYNE BOULEVARD

MORNINGSIDE

DESIGN DISTRICT



THE NEIGHBORHOOD

195 ON-RAMP

195 OFF-RAMP

MIDTOWN

EDGEWATER

TO 95

TO MIAMI BEACH

195 185K VEHICLES PER DAY

Biscayne Blvd 49K VEHICLES PER DAY

NEARBY DEVELOPMENTS

1. BALTUS HOUSE

A co development with Related Group in the Design District. It is a 15 story building with 167 units overlooking Biscayne Bay.

2. MIDTOWN 5

The ideal blend of elegance and edge with 400 brand new rental apartments and 56,000 square feet of amenities.

3. HYDE MIDTOWN

The brainchild of visionary developer Jorge Pérez, Chairman and CEO of the Related Group.

4. DISTRICT 36

A brand new development located right in the heart of the Miami Design District with 63,000 square feet of retail space.

5. CHIQUITA

The former site of Chiquita Banana shipping facility is planned to have 700 units between two buildings developed by AMLI Residential.

6. MIDTOWN 29

A joint venture by Adler Development, Encore Housing Opportunity Fund and Fifteen Group, calling for 309 apartments and retail space.

7. TRIPTYCH

A mixed-use hotel development proposed for the northern border of Midtown that will feature nearly 100,000 square feet of office and retail space.

8. ICON BAY

A 40-story development with 299 private elevator-accessible apartment units and panoramic views of Biscayne Bay.

9. THE CRIMSON

90 floors of exclusive residences located in the up-and-coming Edgewater District neighborhood.

10. PARAISO DISTRICT

Another development by the Related Group. Two 53-story towers, the first of which is scheduled for completion in 2016.

11. BAY HOUSE

A 38-story, 165-unit luxury condominium tower located in East Edgewater, overlooking Miami Beach and Key Biscayne

12. BISCAYNE BEACH

A 51-story, 391 units residential high Rise-rise bulding located in East Edgewater



TRADE AREA MAP



TOTAL TRADE AREA BOUNDARIES

- North to North Miami & Sunny Isles
- East to the Atlantic Ocean
- South to Miami & Coconut Grove
- West to Interstate 95 & Douglas Road

PRIMARY TRADE AREA BOUNDARIES

- == North to Miami Shores & Miami Beach
- == East to the Atlantic Ocean
- == South to the Miami River
- == West to Interstate 95

CHARACTERISTICS	PRIMARY TRADE AREA	TOTAL TRADE AREA
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2014 Population	184,670	464,639
2019 Population	202,004	506,836

AVERAGE HOUSEHOLD INCOME

	2014	2019
Primary Trade Area	\$63,218	\$67,695
Total Trade Area	\$61,886	\$66,654



AUBERGE MIAMI



LE PARC AT BRICKELL



2500 BISCAYNE



BALTUS HOUSE

A TEAM OF
VISIONARIES



APPLE STORE - LINCOLN ROAD



GAP STORE - LINCOLN ROAD



NIKE STORE - LINCOLN ROAD




DEVELOPER - ALTA DEVELOPERS

Alta Developers is a South-Florida based real estate joint venture development firm, whose principals Raimundo Onetto and Henry Pino have been involved in some of the most noteworthy additions to the South Florida real estate landscape, with current projects such as Le Parc at Brickell, Baltus House, One Paraiso, Neovita, The Mile and past projects such as 900 Biscayne, Quantum on the Bay, Metropolis at Dadeland, The Vue and Camden Brickell among others. These properties have been ahead of the curve from the start of each project – often leading the way for future development in the areas and neighborhoods they occupy. Through advanced aesthetics and technology, Alta Developers developed with a commitment to environmental sustainability and cultural integrity, ensuring a continued stature as landmark properties in a particular destination. To date, this smart, thorough approach to development has resulted in being ever watchful for future opportunities in emerging neighborhoods throughout Miami, Fort Lauderdale, and beyond.



LEASING - THE COMRAS COMPANY

The Comras Company of Florida, Inc. is a leading retail leasing, investment and development company. The firm specializes in urban markets and provides advisory services that include tenant representation, strategic planning, site identification, market analysis, lease negotiation, portfolio review, site acquisition and disposition. The Company was founded by Michael Comras in 1992 and has since grown to eighteen employees with nine brokers dedicated to retail leasing and sales. In addition to brokerage services, Mr. Comras has developed and owns a portfolio of street oriented retail assets in Miami's top markets, with recent high profile transactions including participation in the acquisition of both Cocowalk and The Shops at Sunset Place, as well as the sale of an entire Lincoln Road block for \$370MM – the 2nd largest sale in Miami-Dade County history. The ability to understand the development process, from due diligence through acquisition and subsequent development, allows the Company to evaluate sites as an owner/developer, which enhances the Company's ability to service its clients. A sampling of these assets include flagship locations for Apple, Gap, Forever 21, BCBG, Sephora, and 24 Hour Fitness in locations along Miami Beach's historic Lincoln Road, Collins Avenue's "Fashion District", Coconut Grove, Wynwood, and Miami's Design District.

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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 THE DEVELOPER TO A BUYER OR LESSEE. THIS PROJECT HAS ONLY BEEN REGISTERED IN THE STATE OF FLORIDA AND NO OTHER STATE OR COUNTRY. THIS IS NOT AN OFFER TO SELL OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES OR COUNTRIES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE.

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, sex, religion, handicap, familial status or national origin.

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All artist's or architectural renderings, sketches, graphic materials, prices, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only, and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the offering circular. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. All features listed for the residences are representative only, and the developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Interior photos may depict options and upgrades that are not representative of standard features and may not be available for all model types, and all depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are not necessarily included in each unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from any unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein.

This project is being developed by 3900 Bayviews, LLC, a Florida limited liability company, which entity was formed solely for such purpose. ALTA Developers is affiliated with the developer, but is not the developer of this project. Any and all statements, disclosures and/or representations shall be deemed made by developer(s) and not by ALTA Developers and you agree to look solely to the developer (and not to ALTA Developers, and/or any of their other affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominiums and with respect to the sales of units in each Condominium. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.


All dimensions are approximate and all floor plans and development plans are subject to change. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls between units and vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). The method used herein is generally found in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. The square footage of the Units, as determined under both methods, can be found in Exhibit 2 to the Declaration of Condominium. All terraces are Limited Common Elements, but are not part of the Unit. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as described above and 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 square footages and dimensions are estimates which are based on preliminary plans and will vary with actual construction. This floor plan represents the typical floor plan for the residence type indicated and is provided for informational purposes only. The actual floor plan of the residence may differ. All floor plans, specifications and other development plans are proposed and conceptual only, and are subject to change and will not necessarily accurately reflect the final plans and specifications for the development.

Branding & Marketing by METROSTUDIO



QUADRO

For Leasing Information

 comras company / *redefining retail.*

IRMA FIGUEROA, CCIM
irma@comrascompany.com

MICHAEL COMRAS
michael@comrascompany.com

1261 20th Street at West Avenue
Miami Beach, FL 33139
T. 305 532 0433

comrascompany.com

