

TC TIME CENTURY
MIAMI'S PREMIER JEWELRY DESTINATION

*Take your jewelry business
to the next level*

IN THE FASTEST GROWING JEWELRY MARKET... MIAMI



TAKE ADVANTAGE OF THIS UNIQUE OPPORTUNITY NOW IN MIAMI, THE NEW TIME CENTURY JEWELRY CENTER.

Time Century Jewelry Center plans to open by the first quarter 2023, offering over 225,000 sq ft. within their beautifully appointed luxury location at 1 NE 1st Street in Miami, Florida.

Exquisitely designed by world renown architect Kobi Karp, the building offers the latest state-of-the-art conveniences necessary to service the growing influx of jewelers, watch companies, and jewelry trade services now establishing themselves in the heart of downtown Miami.

With a sizable three-story atrium and custom-designed escalators, shoppers can see through to the elegant salons throughout the first three levels.

Most retail spaces will have unobstructed signage viewable from the main floor. Visiting customers will also benefit from Time Century's valet parking service or select from several newly-built public parking garages steps away from the building.



TC TIME CENTURY

MIAMI'S PREMIER JEWELRY DESTINATION

LOCATION: 1 NE 1st St, MIAMI, FL 33132, UNITED STATES

The Time Century has easy access to Miami International Airport, Metro Rail People Mover, and the Brightline train connecting Miami to Fort Lauderdale and West Palm Beach. They are minutes away from the Port of Miami.

The project has received a statement of support from Miami-Dade County and its Mayor, Daniella Levine Cava.



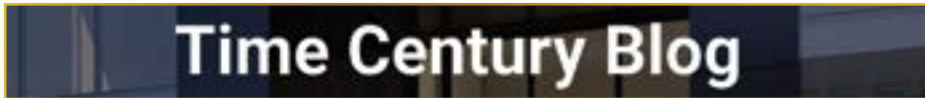
CLICK THE VIDEO TO LEARN MORE



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SERVICES & RATES

- Full service leasing office
- Two restaurants
- Valet Parking
- State of the art security
- High Speed Internet
- Conference Room with amenities
- Retail-\$70 per sq. ft
- Office-\$40 per sq. ft

FOLLOW US



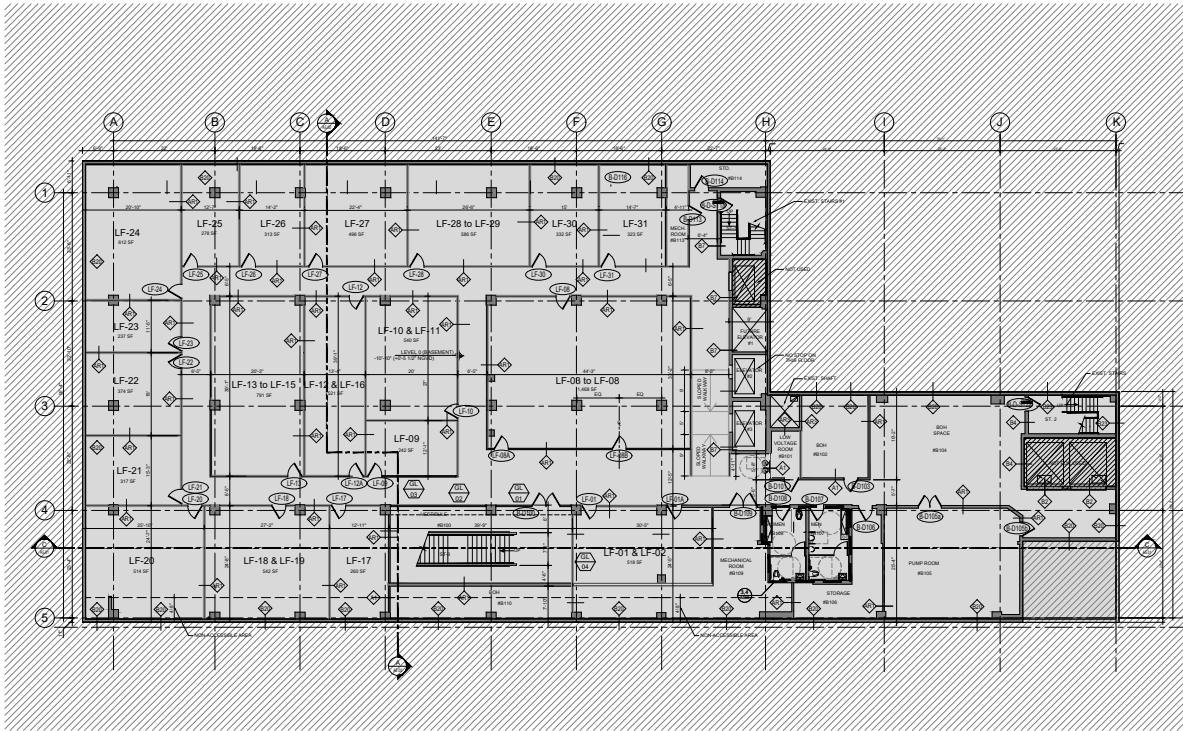
@timecenturymiami



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@TimeCenturyMia



LOWER FLOOR
 Priced at \$50 per sq ft.
 This floor is for the jewelry
 repair and manufacturing shops.

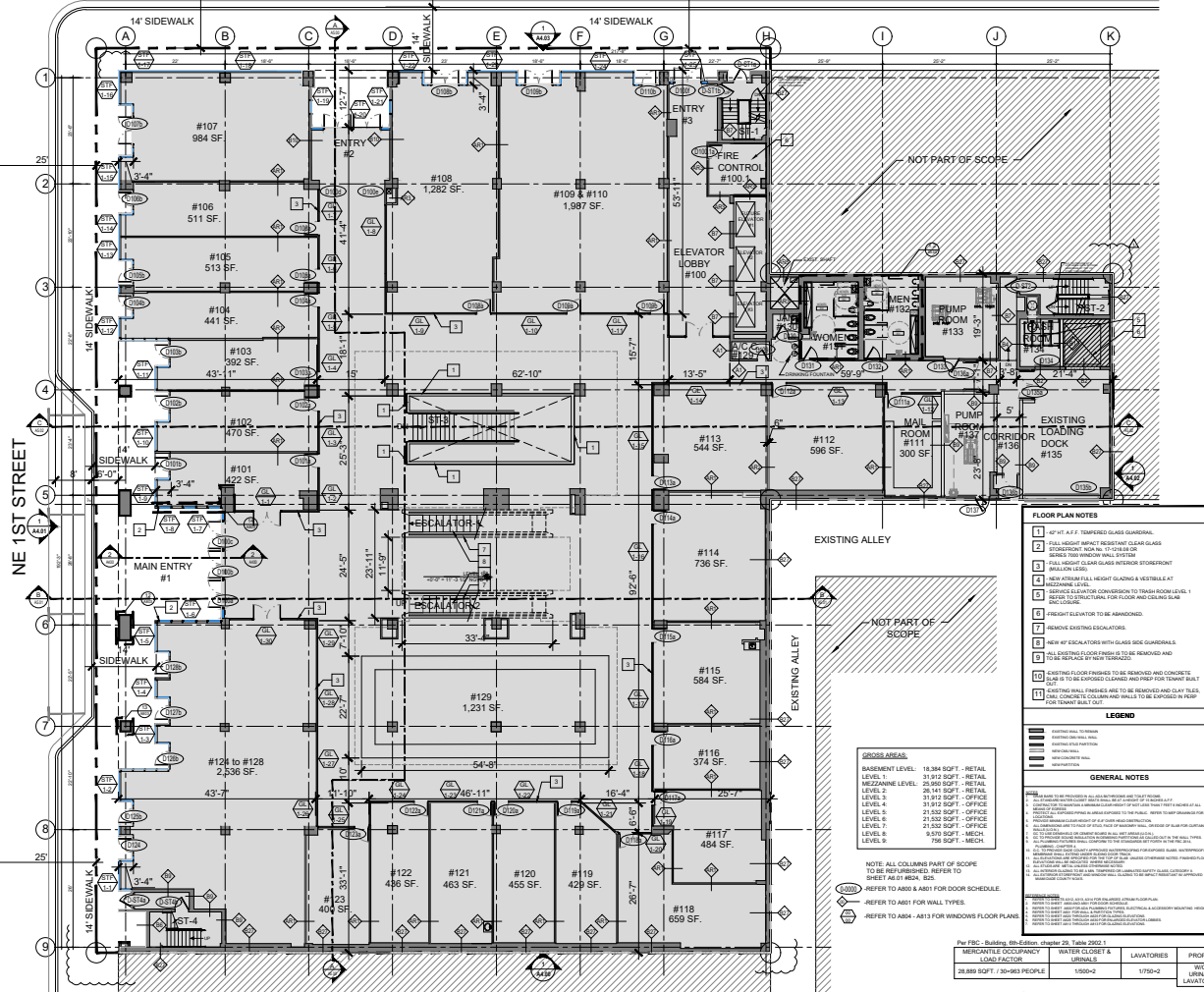
NOTE: ALL COLLARS PART OF SCOPE TO BE RE-ORDERED. REFER TO SHEET A6.01.MEA. B2S.

Per FBC - Building 6th Edition - chapter 10, Table 2002.1

MERCANTILE OCCUPANCY CLASSIFICATION	WATER CLOSET & URINALS	LAVATORIES	PROPOSED
17.951 SQ/F / 30+573 PEOPLE	1000+1	11750+1	W/C = 3 URINALS=4 LAVATORIES=4

- REFER TO A805 & A801 FOR DOOR SCHEDULE.
- REFER TO A801 FOR WALL TYPES.
- REFER TO A804 - A813 FOR WINDOWS FLOOR PLANS.

N MIAMI AVENUE



GROUND FLOOR

Priced at \$100 per sq ft.

This floor is the lobby floor
and ideal for retail.

FLOOR PLAN NOTES

- 1' 4" PLATE GLASS TRANSFER GLASS DIVISIONS
- FALL-ARREST IMPACT RESISTANT CLEAR GLASS
- SCREENED TYPICAL WINDOW WALL SYSTEM
- FALL-ARREST GLASS AND WINDOW DIVISIONS (SMALLION LEAD)
- NEW PERIMETER HEIGHT GLASSING IS RETAINABLE AT MEZZANINE LEVEL
- REMOVE ELEVATOR CONVERSION TO TRANS ROOM LEVEL 1 REFER TO STRUCTURE FOR FLOOR AND CEILING SLAB AND FINISHES
- EXISTING ELEVATOR TO BE ABANDONED
- REMOVE EXISTING COLUMNS
- NEW 4" BY 12" COLUMNS WITH GLASS CASE DIVISIONS
- ALL EXISTING FLOOR FINISHES TO BE REMOVED AND
- EXISTING FLOOR FINISHES TO BE REMOVED AND CONCRETE SLAB TO BE EXPOSED CLEANED AND PREP FOR TENANT BUT NOT FULLY FINISHED ARE TO BE REMOVED AND CLAY TILE, ONE CONCRETE COLUMN AND WALS TO BE EXPOSED IN PREP FOR TENANT SET OUT

LEGEND

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) AND THE 2018 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC/IEC).

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EXISTING LEVELS

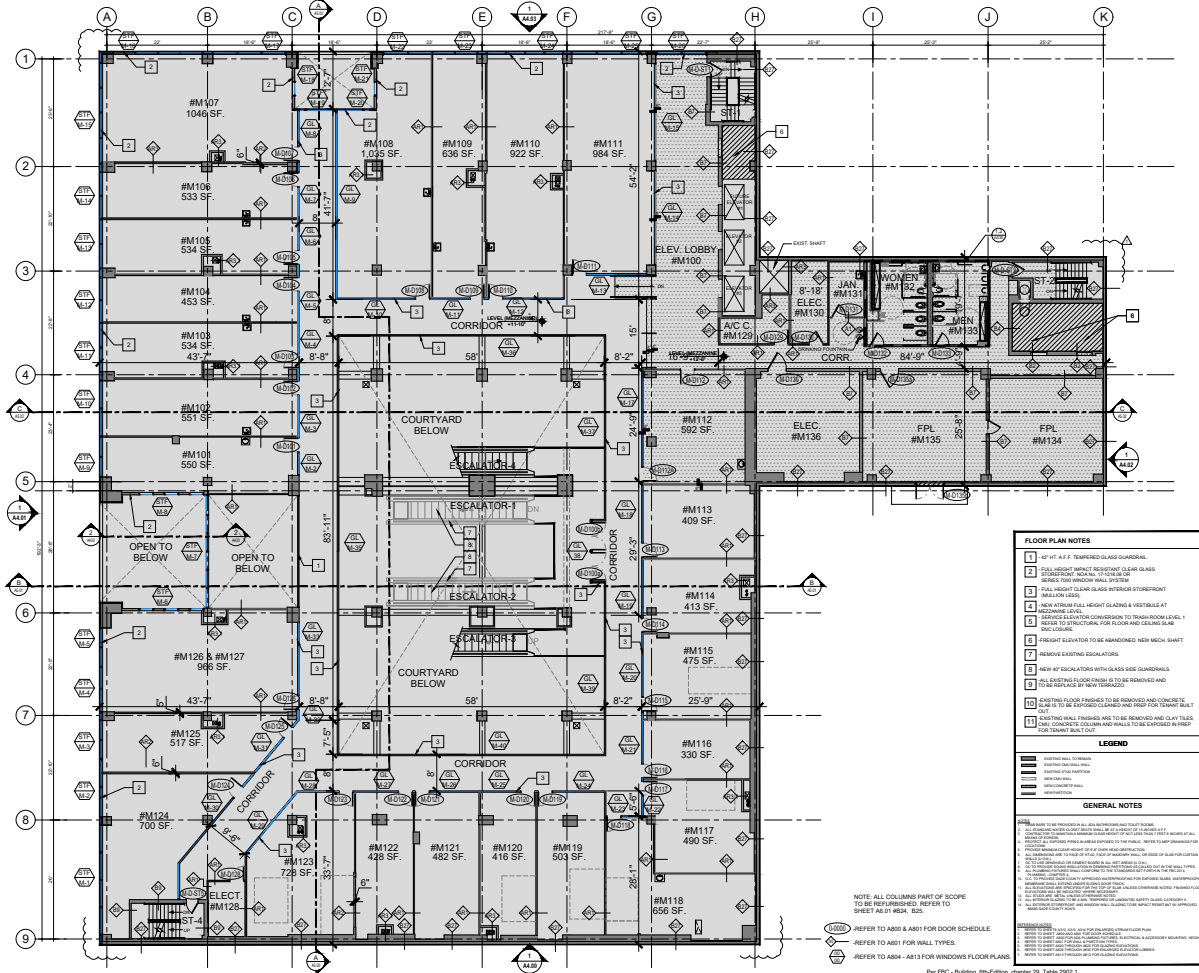
BASEMENT LEVEL	16,384 SQ FT - RETAIL
LEVEL 1	31,912 SQ FT - RETAIL
MEZZANINE LEVEL	25,000 SQ FT - RETAIL
LEVEL 2	26,141 SQ FT - RETAIL
LEVEL 3	31,912 SQ FT - OFFICE
LEVEL 4	31,912 SQ FT - OFFICE
LEVEL 5	21,532 SQ FT - OFFICE
LEVEL 6	21,532 SQ FT - OFFICE
LEVEL 7	21,532 SQ FT - OFFICE
LEVEL 8	9,839 SQ FT - MECH.
LEVEL 9	736 SQ FT - MECH.

NOTE: ALL COLUMNS PART OF SCOPE TO BE REPERISHED. REFER TO SHEET A101 FOR DOOR SCHEDULE.
REFER TO A101 FOR WALL TYPES.
REFER TO A104 - A113 FOR WINDOWS FLOOR PLANS.

Per IRC - Building, 6th Edition, Chapter 29, Table 2902.1

MERCANTILE OCCUPANCY LOAD FACTOR	WATER CLOSET & URINALS	LAVATORIES	PROPOSED
20.000 SQ FT / 100-463 PEOPLE	1/500-2	1/100-2	M/C - 7 (M/WAL) & L (LAVATORIES)-6

FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"



MEZZANINE FLOOR

Priced at \$75 per sq ft.

This floor is very appealing for retail and wholesale tenants.

FLOOR PLAN NOTES

1. PART 4.1.1. TYPICALLY GLASS CURTAIN WALL
2. STALL HEIGHT IMPACT RESISTANT CLEAR GLASS
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LEGEND

GENERAL NOTES

1. ALL WORK TO BE PROVIDED BY AND RESPONSIBLE TO THE CONTRACTOR.

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NOTE: ALL COLUMNS PART OF SCOPE TO BE REFINISHED. REFER TO SHEET A-11 FOR WALL TYPES.

REFER TO A804 & A811 FOR DOOR SCHEDULE.

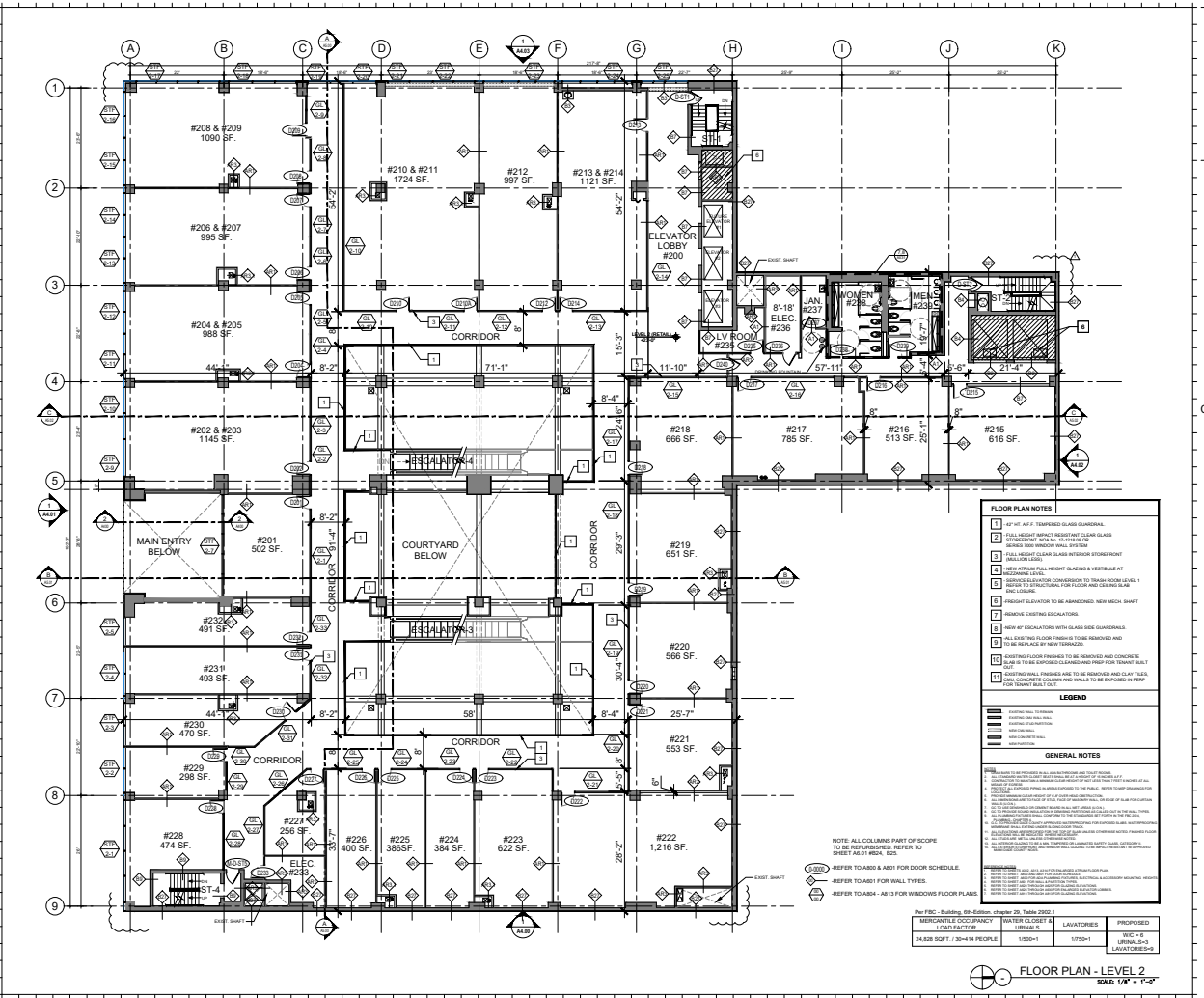
REFER TO A801 FOR WALL TYPES.

REFER TO A804 - A813 FOR WINDOWS FLOOR PLAN.

Per FBC Building 6th Edition, Chapter 23, Table 2002.1

MERCHANTS OCCUPANCY LOAD FACTOR	WATER CLOSET & URINALS	LAVATORIES	PROPOSED
20.889 SQ FT / 30-963 PEOPLE	1.050-2	1.775-2	1.000-2-3 LAVATORY

FLOOR PLAN - LEVEL 1.5 MEZZANINE
SCALE: 1/8" = 1'-0"



2ND FLOOR
 Priced at \$65 per sq ft.
 Several of the tenants are retail and wholesale.

FLOOR PLAN NOTES

- [Symbol] 1/2" HT. A-1 F. TEMPERED GLASS GUARDRAIL
- [Symbol] FULL HEIGHT IMPACT RESISTANT CLEAR GLASS GUARDRAIL. MIN. TO CENTER OF GRAVITY.
- [Symbol] FULL HEIGHT CLEAR GLASS W/ TINTED STORAGE FRONTS. MIN. TO CENTER OF GRAVITY.
- [Symbol] NEW 48" x 60" FLOOR TO CEILING FULL HEIGHT GLASS VESTIBULE AT COMMON AREAS.
- [Symbol] EXISTING ELEVATOR COVERED FLOOR AND CEILING LEVEL 1 TO BE REFINISHED TO MATCH EXISTING FLOOR.
- [Symbol] EXISTING ELEVATOR TO BE ABANDONED. NEW MEDIC SWIFT.
- [Symbol] REMOVE EXISTING ESCALATORS.
- [Symbol] NEW BY CRACKS/FLOORS WITH GLASS SIDE GUARDRAILS.
- [Symbol] ALL EXISTING FLOOR FINISHES TO BE REMOVED AND TO BE REPLACED BY NEW TERRAZZO.
- [Symbol] REMOVED FLOOR FINISHES TO BE REMOVED AND CONCRETE TO BE FINISHED TO MATCH EXISTING FLOOR AND PREP FOR EXISTING SLAB.
- [Symbol] REMOVED FLOOR FINISHES ARE TO BE REMOVED AND LEAF TRAILS AND COMPLETE COLUMN AND WALLS TO BE REFINISHED TO MATCH EXISTING FLOOR FINISHES.

LEGEND

- [Symbol] Existing Wall - to Remain
- [Symbol] Existing Wall - to be Demolished
- [Symbol] New Wall - to be Demolished
- [Symbol] New Wall - to be Constructed
- [Symbol] Existing Window - to Remain
- [Symbol] Existing Window - to be Demolished
- [Symbol] New Window - to be Constructed

GENERAL NOTES

1. ALL WORK IS TO BE ACCORDING TO THE 2018 IBC, AIAA, AND ALL APPLICABLE CODES AND REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

3. ALL WORK SHALL BE ACCORDING TO THE 2018 IBC, AIAA, AND ALL APPLICABLE CODES AND REGULATIONS.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

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NOTE: ALL COLUMN PART OF SCOPE TO BE REFINISHED, REFER TO SHEET A-01 FOR FINISH SCHEDULE.

REFER TO A-00 & A-01 FOR DOOR SCHEDULE.

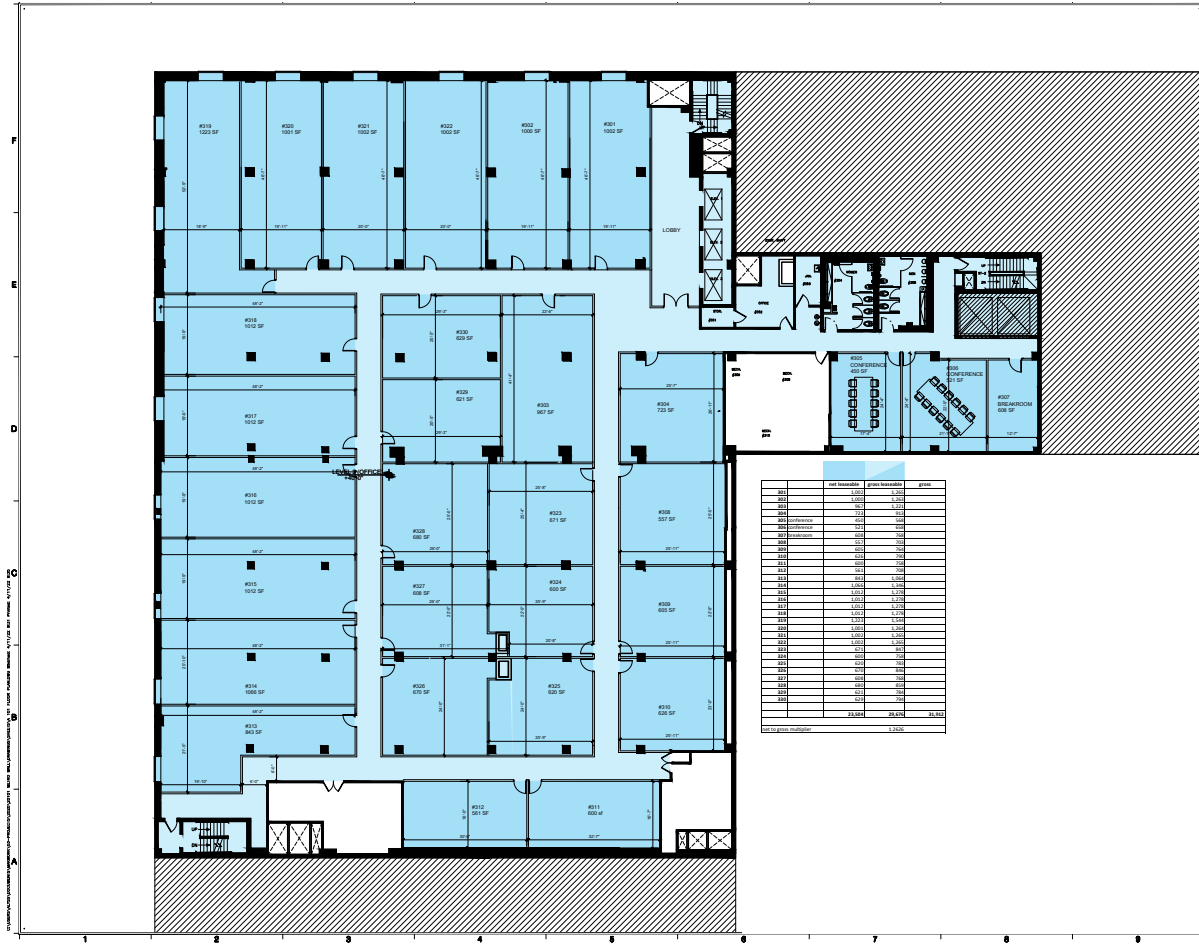
REFER TO A-01 FOR WALL TYPES.

REFER TO A-04 - A-13 FOR WINDOWS FLOOR PLANS.

Per IRC - Building 5th Edition chapter 20, Table 2003.1

MEANS OF OCCUPANCY	FLOOR CLASSIFICATION	AVOIDANCES	PROPOSED
2188 SQ FT / 30-44 PEOPLE	1330-1	1330-1	1330-1 UPPER 1-3 LOADS/RES-2

FLOOR PLAN - LEVEL 2
 SCALE 1/4" = 1'-0"



3RD FLOOR
 Priced at \$40 per sq ft.
 Gross leaseable this floor is the diamonds floor/offices.

TC TIME CENTURY

MIAMI'S PREMIER JEWELRY DESTINATION

Isis Pellegrino

Leasing Consultant

Isis@TCjewelrycenter.com

786.534.8550

