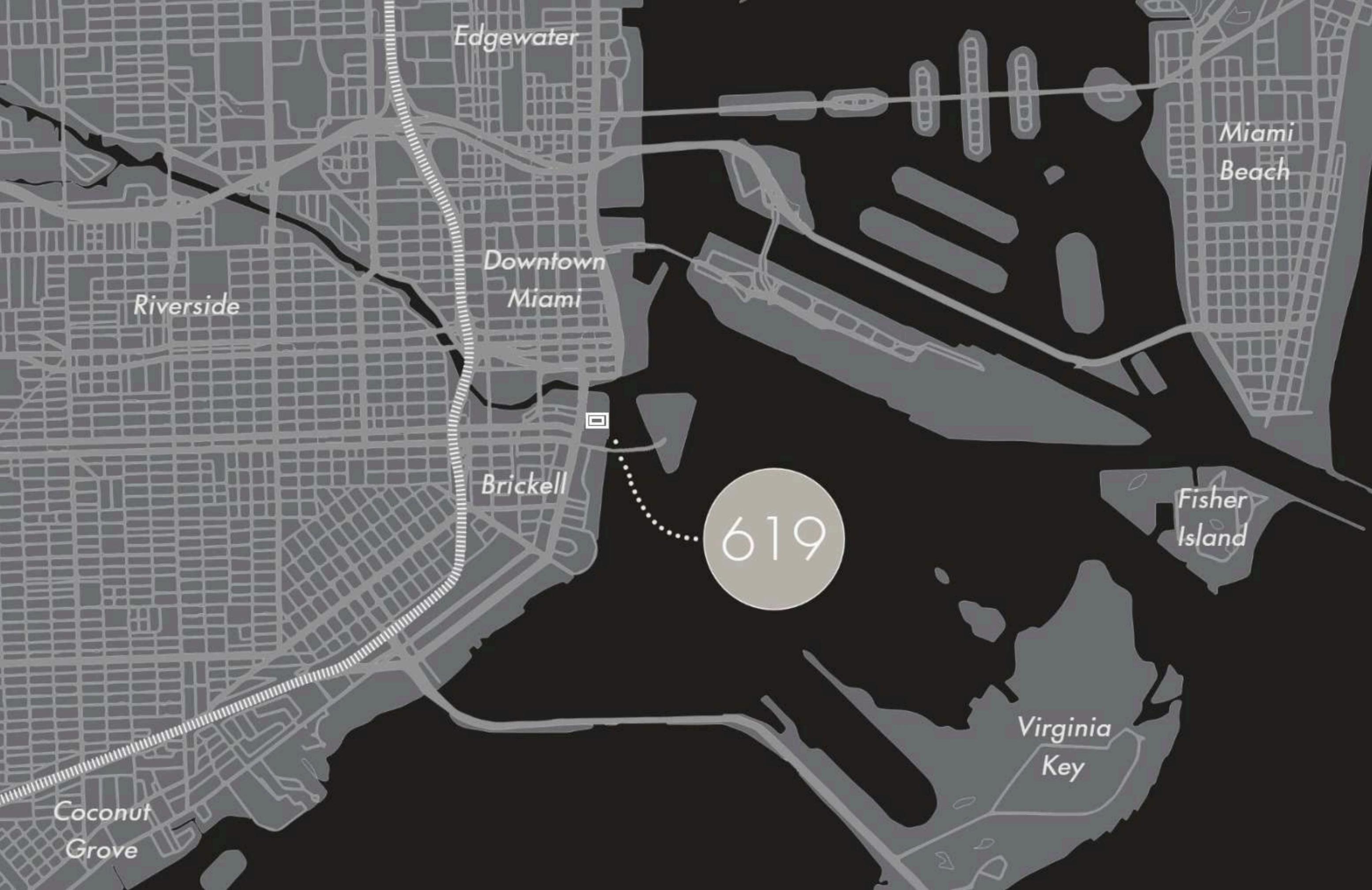




NOBU + FOSTER + PARTNERS



Edgewater

Miami Beach

Riverside

Downtown Miami

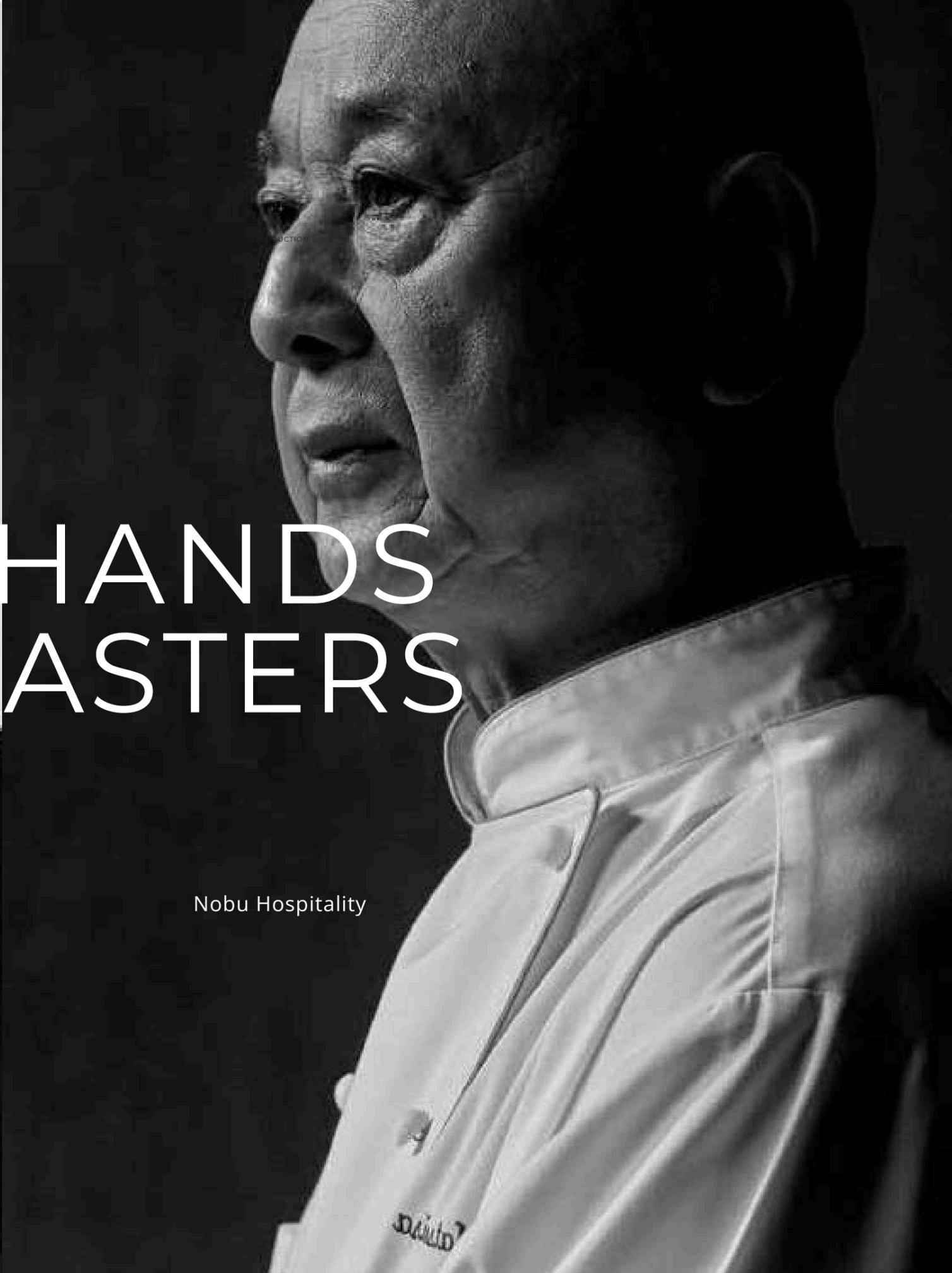
Brickell

Fisher Island

619

Virginia Key

Coconut Grove



IN THE HANDS OF MASTERS

Foster + Partners

Nobu Hospitality

Community 5 - 62th-67th floor
Community 5 - Unit A





90,000 SQ FT

AMENITIES



GRAND STATEMENT

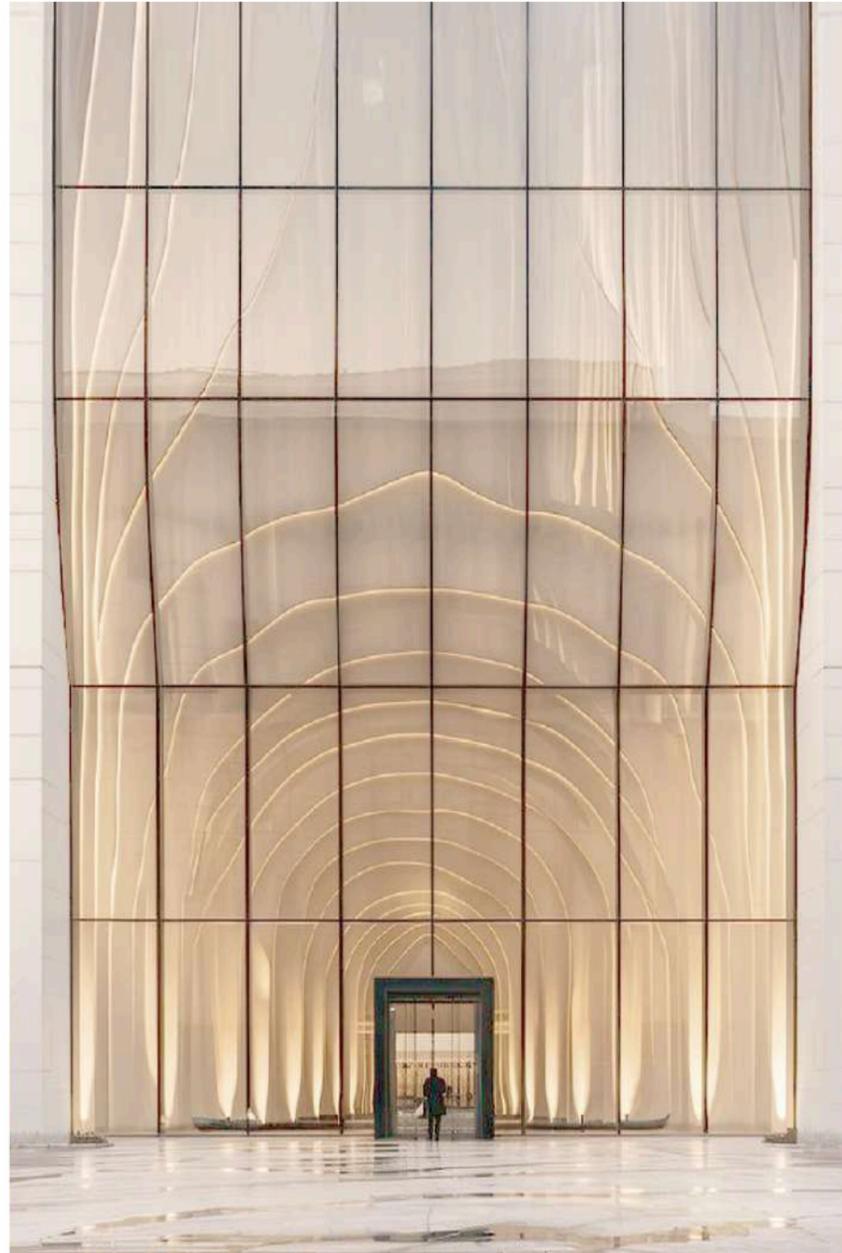


EXCLUSIVE



RECEPTION

SOPHISTICATED & TIMELESS



PORTE COCHERE

QUIET YET POWERFUL



ORGANIC



FEATURE STAIRCASE

ORGANIC



TEXTURED



ASYMMETRICAL



CURVILINEAR



NATURAL



'FUKINSEI'

CELEBRATING ASYMMETRY AND IRREGULARITY, A BALANCED APPROACH THAT AVOIDS PERFECT SYMMETRY

'WABI-SABI'

EMBRACING IMPERFECTION AND THE BEAUTY OF AGED OBJECTS AND MATERIALS

'YUGEN'

SUBTLE GRACE AND A SENSE OF MYSTERY, EVOKING EMOTIONS WITHOUT OVERT DISPLAY

'SHIZEN'

A SENSE OF NATURALNESS, EMPHASIZING ORGANIC MATERIALS AND FORMS

'SEIJAKU'

TRANQUILITY AND STILLNESS, CREATING A CALM AND PEACEFUL SPACE





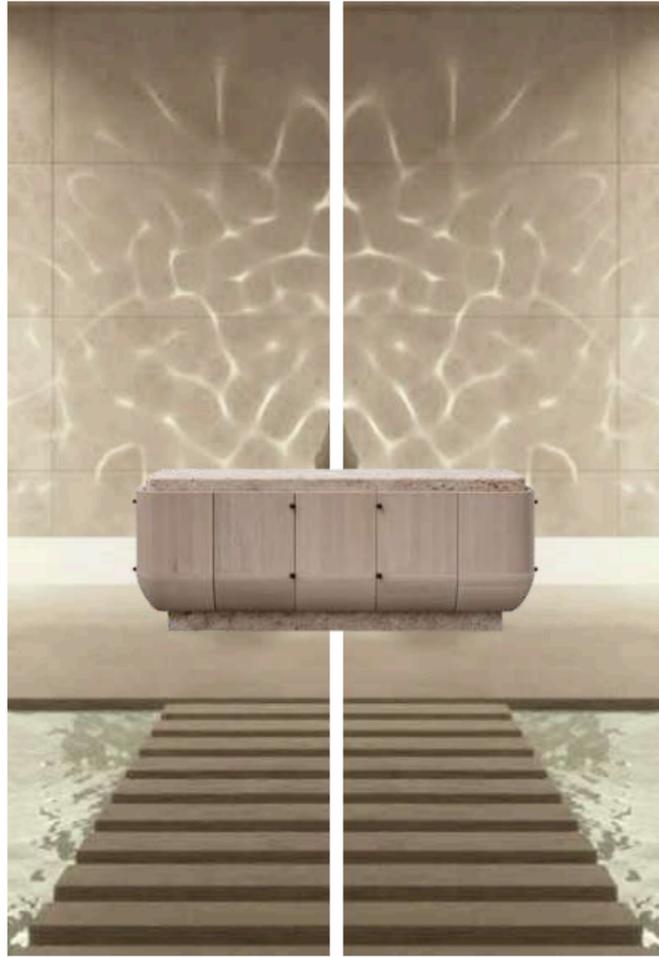
PURE



INTIMATE



SERENE



TIMELESS



NATURAL



ORGANIC



RECEPTION



TEXTURED

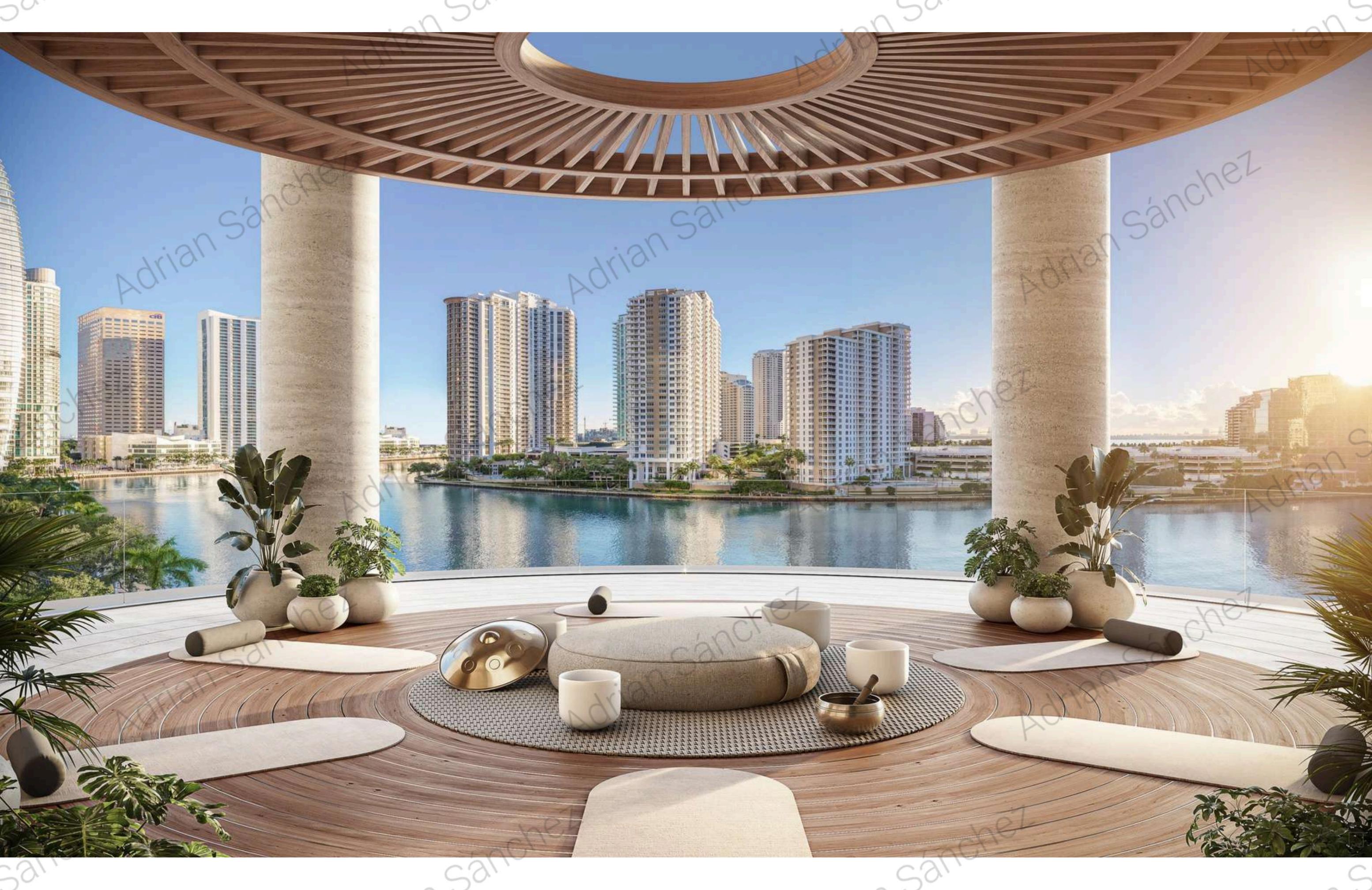


FIVE-STAR SERVICES

- In-Residence Butler & Staff Support
- Chauffeur & House Car Services
- Dedicated Lifestyle Manager
- Hotel-Style Housekeeping & Turn-Down Services
- Pet Care Services; grooming, feeding, and sitting
- Wellness Concierge
- Electric bikes with climate controlled storage
- Climate Controlled Private Storage
- Private Travel & Aviation bookings
- Exclusive Event & Global Access
- Fine Dining, Spa & Entertainment Reservations
- 24-Hour Concierge & Digital Lifestyle Platform
- International & Multilingual Concierge

- Personal Shopping & Luxury Gifting
- Valet Parking & Vehicle Assistance
- Doorman & Porter Services
- Move-In & Relocation Coordination
- Home Management & Estate Staffing
- Grocery Shopping & Home Stocking
- Gym & Spa Concierge
- Art, Culture & Private Membership Access
- Tailored Relocation & Global Real Estate Support
- Education & Family Advisory
- Personal Lifestyle Assistance
- Home & Vendor Management
- Childcare & Nanny Services





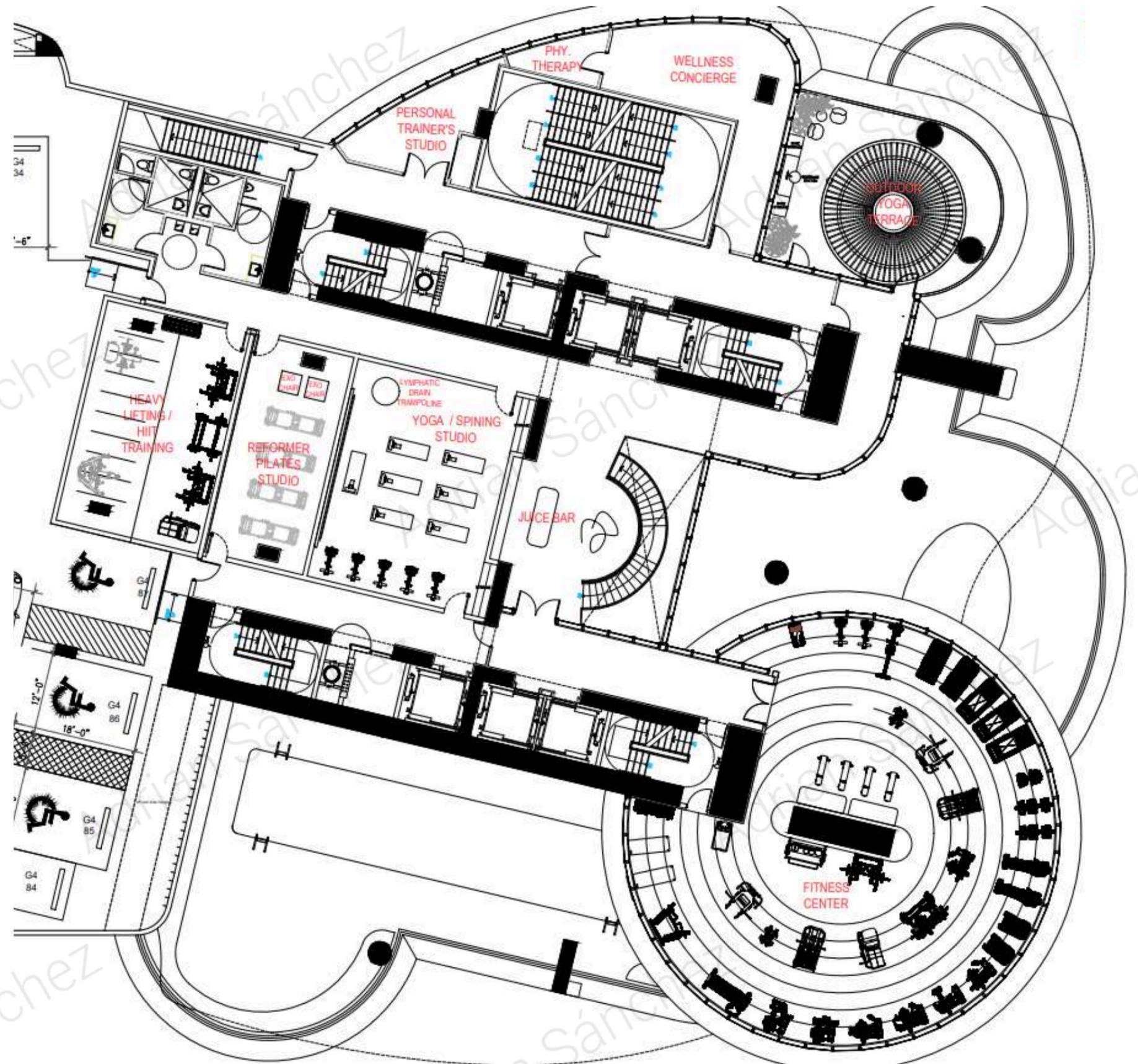
NOBU WELLNESS & LONGEVITY CENTER

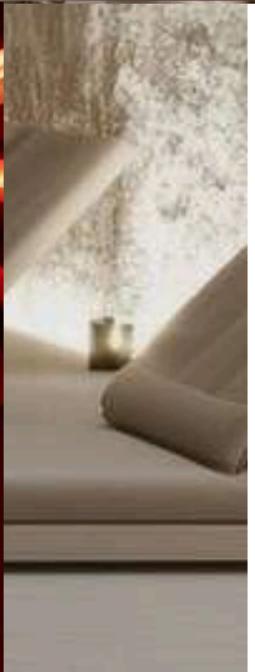
MOVEMENT & PERFORMANCE

- State-of-the-Art Fitness Studio
- Pilates Studio
- Reformer, Mega-Reformer & EXO Chairs
- Indoor Yoga
- Spinning Studio
- Outdoor Yoga Pavilion
- Lymphatic Rebound Training
- On-Site Personal Training

RECOVERY

- Physical Therapy
- Sports Recovery Suites
- Lymphatic Treatment
- Compression Therapy
- Wellness Juice Bar
- Outdoor Fire Lounge





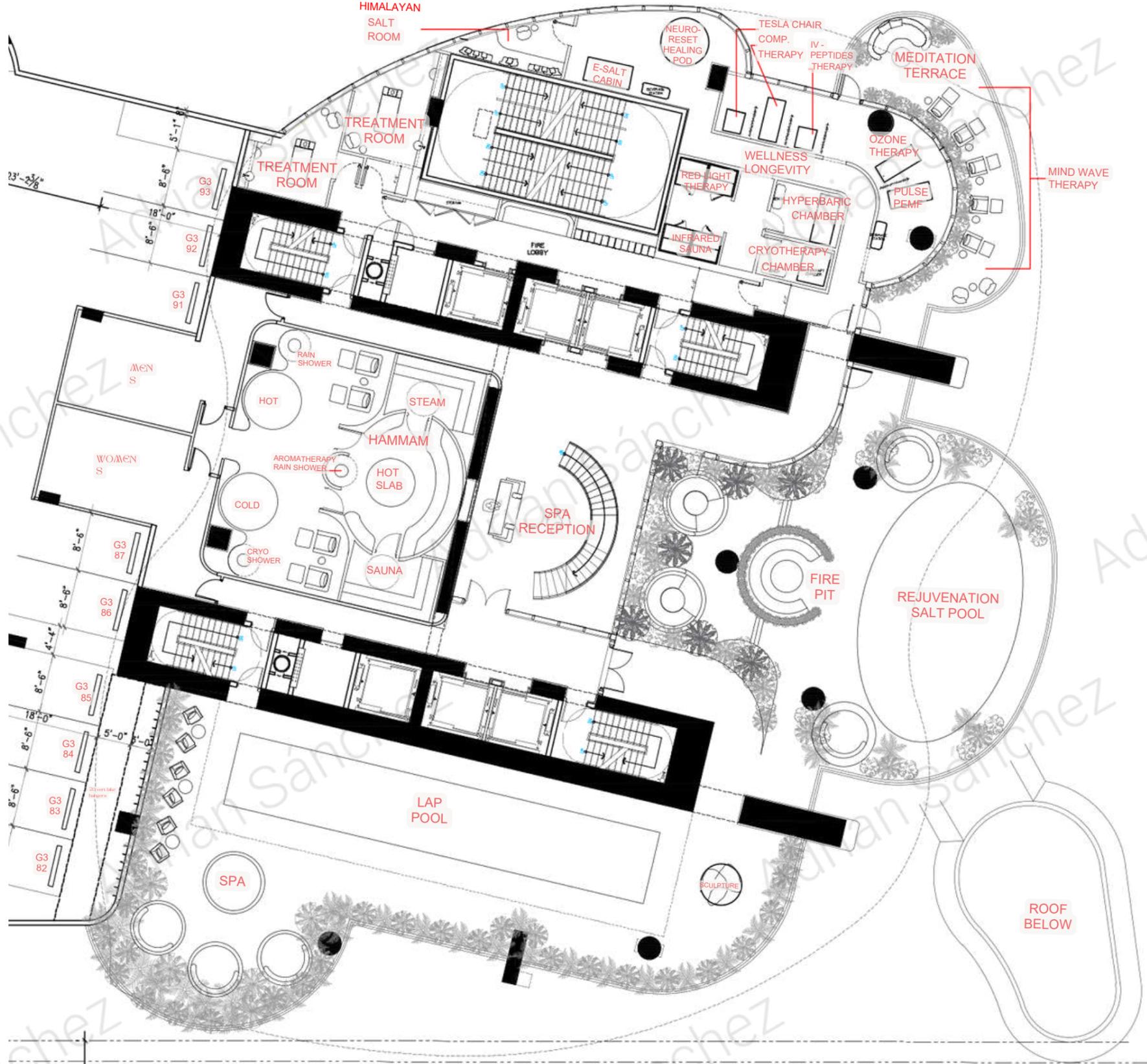
NOBU WELLNESS LEVEL 1

LONGEVITY CENTER

- Cryotherapy Chamber
- Infrared Suite
- Hyperbaric Oxygen Chamber
- Ozone Therapy
- IV Therapy
- Peptide Therapy
- Red Light Therapy
- Pulse PEMF
- Neuro Healing Meditation Pod
- Himalayan Salts Room
- Tesla Chair
- Mind Wave Therapy
- Compression Therapy

SPA by NOBU

- Hammam
- Aromatherapy
- Plunge Pools
- Cryo Shower
- Salts Pool





CAPITALIZATION by

THE BAUPOST GROUP

WITH OVER 25 BILLION ASSETS UNDER MANAGEMENT

ONE OF THE LARGEST HEDGE FUNDS IN THE WORLD

RENOWNED HEDGE FUND THAT DOES BOTH DEBT AND EQUITY FUND



619 by NOBU & FOSTER

ELEVATED LIVING

- Premier Waterfront Brickell site
- Panoramic Bay & City Views 306
- One - to Four - Bedroom Residences:
19 Sky Villas & 4 Penthouses
- Private Porte-Cochère Arrival
- Valet, Self-Parking, & Private Garages
- Full Resort Amenity Experience
- Five-Star Concierge & Lifestyle Services
- Private Wine Cellar & Lounge
- Owner's Lounge with Bay View
- Executive Business Suites & Boardroom
- Tea Lounge & Library Salon
- House Car

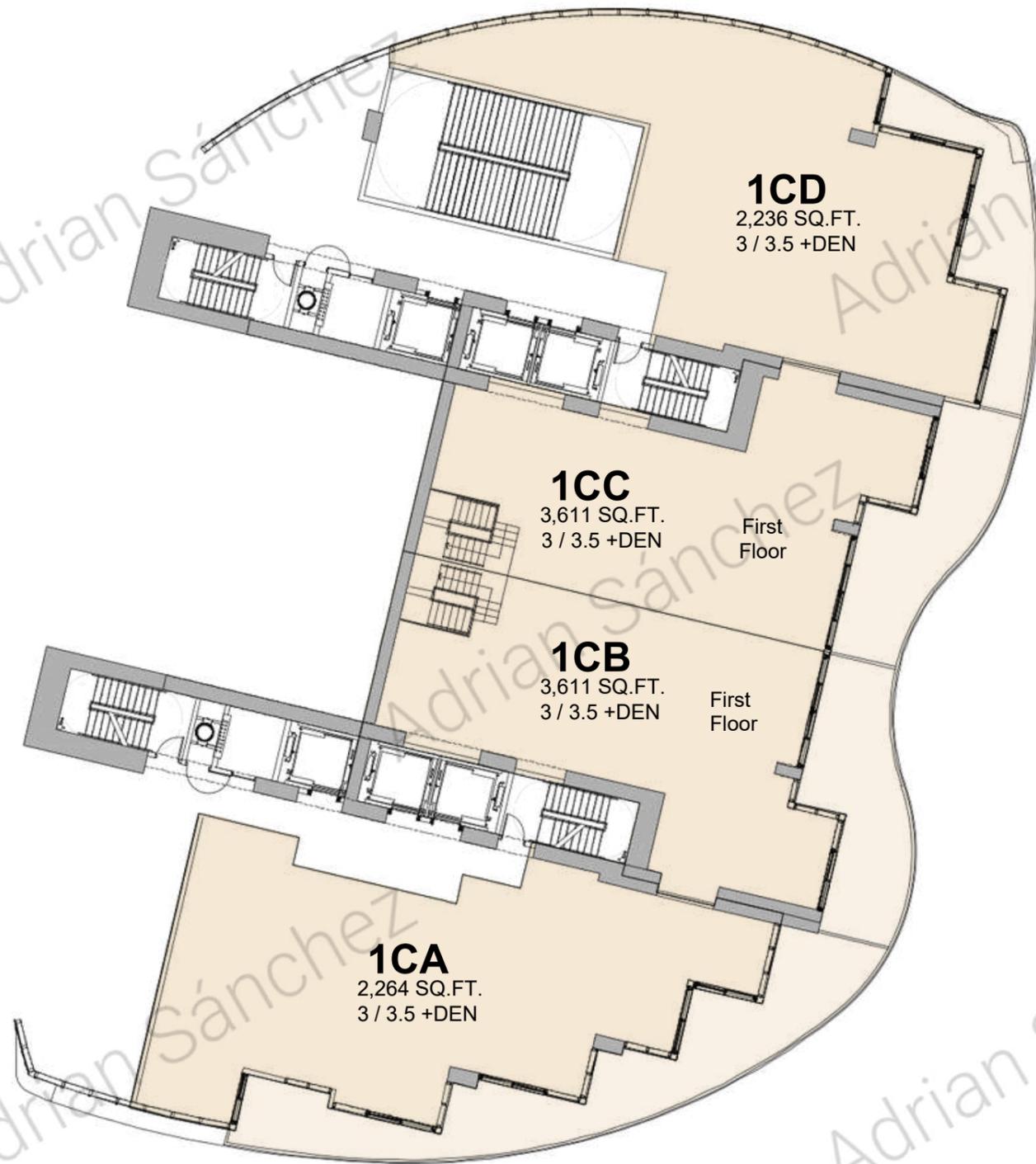
THE RESIDENCES

- Panoramic Bay Views
- Expansive Wraparound Terraces & Summer Kitchens
- 10' Ceilings & Full-Height Glass
- Gaggenau Appliance Suite
*with Smart Refrigeration,
Integrated Water Filtration,
and Built-In Culinary Camera Technology*
- Discrete Linear Diffuser Air System
- Keyless Entry & Home Automation
- Cutting Edge Medical-Grade
- HEPA Air Purification
- Ozone-Enhanced Whole-Home Water System
- Circadian Lighting Program
- Grounded, Low-EMF Interior Environment
- Smart Climate & Humidity Control System

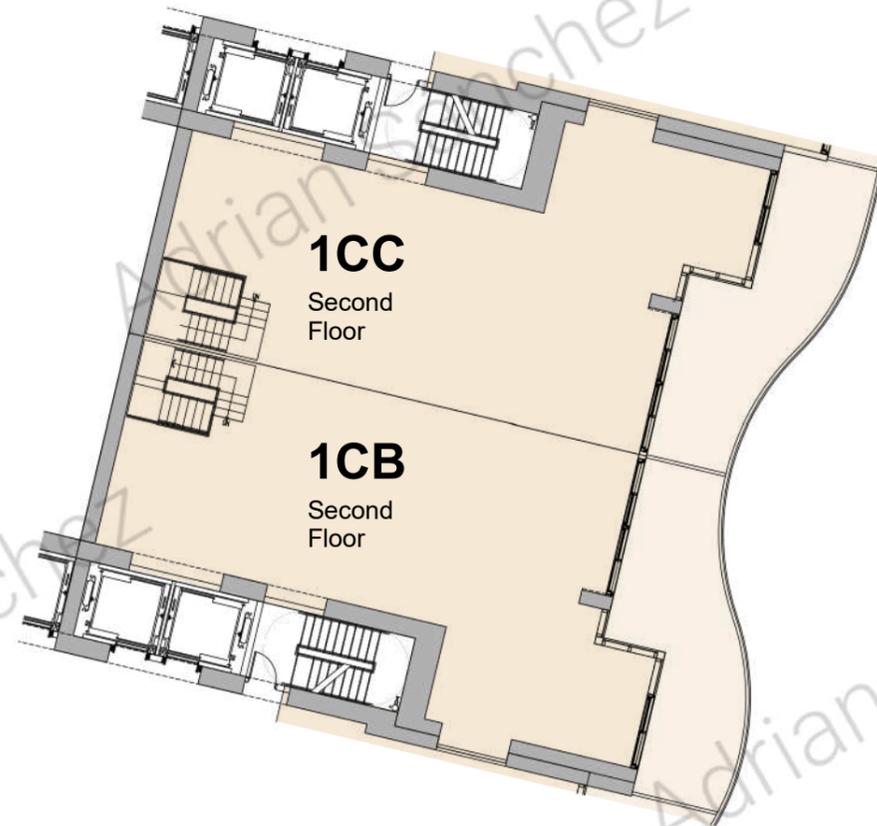
NOBU DINING & HOSPITALITY

- In-residence dining by Nobu
- In-residence Nobu Chef Services
- Poolside Nobu Café exclusive for residents
- Food and Beverage Service across:
Amenities Pools and Wellness center
- Signature Nobu dining to-go
- Full-Scale Nobu Restaurant
- Nobu Bar with Bay Views & Boardwalk
Access

Brickell Avenue

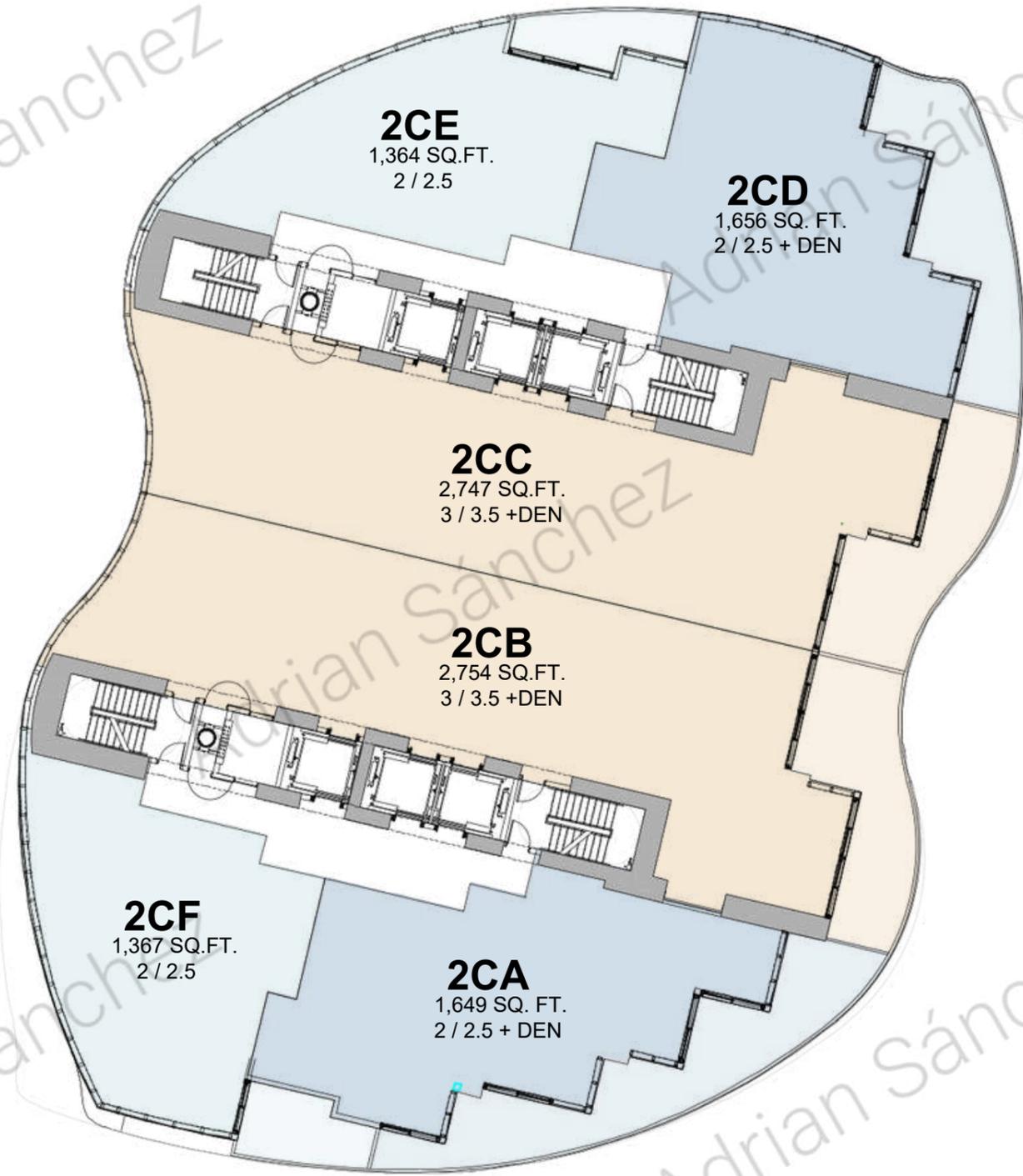


Biscayne Bay



1
COLLECTION
LEVELS 5 - 8

Brickell Avenue



2CE
1,364 SQ.FT.
2 / 2.5

2CD
1,656 SQ. FT.
2 / 2.5 + DEN

2CC
2,747 SQ.FT.
3 / 3.5 +DEN

2CB
2,754 SQ.FT.
3 / 3.5 +DEN

2CF
1,367 SQ.FT.
2 / 2.5

2CA
1,649 SQ. FT.
2 / 2.5 + DEN

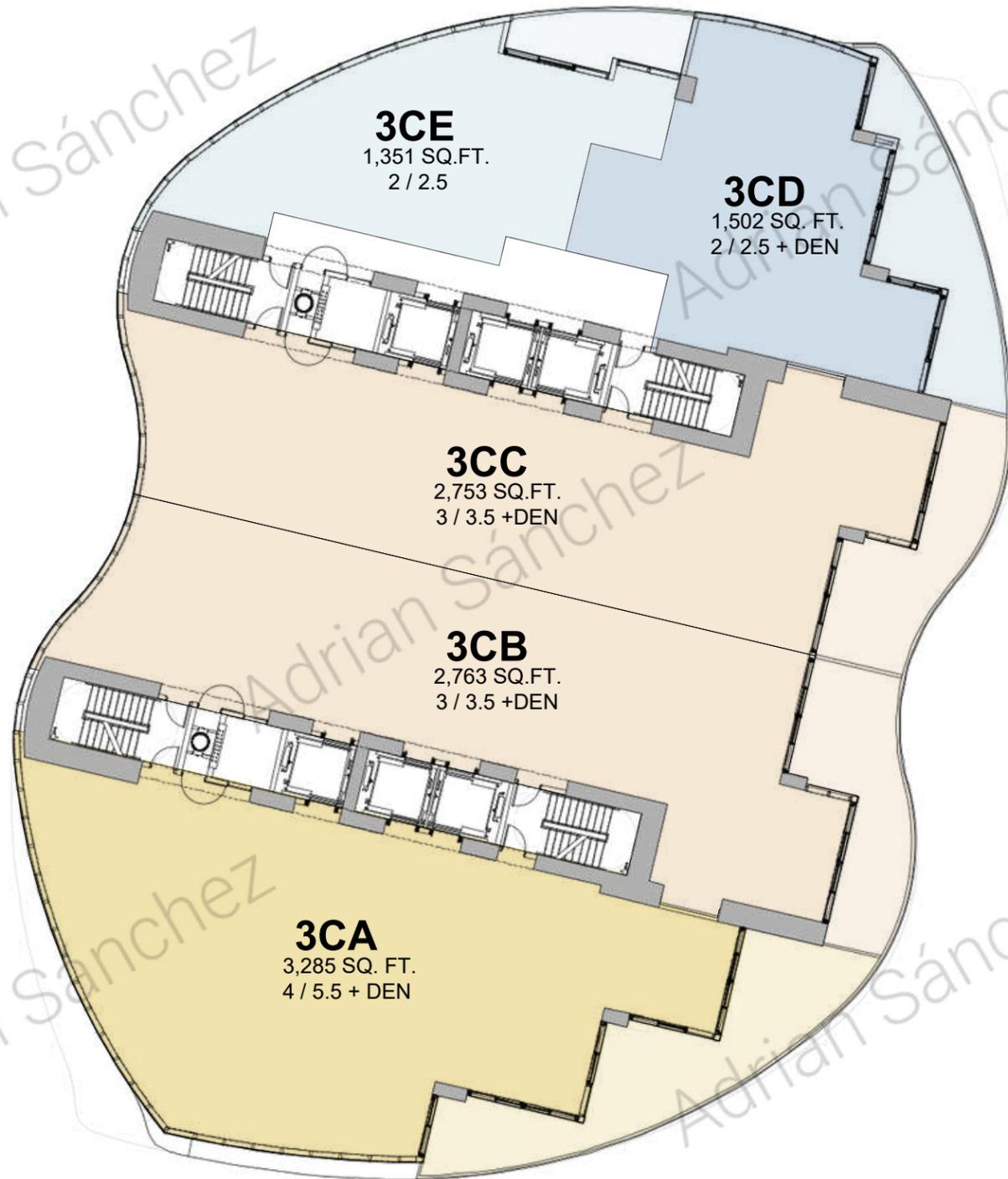
Biscayne Bay



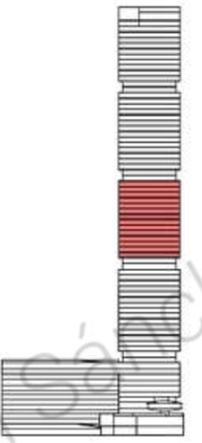
2

COLLECTION
LEVELS 13 - 27

Brickell Avenue

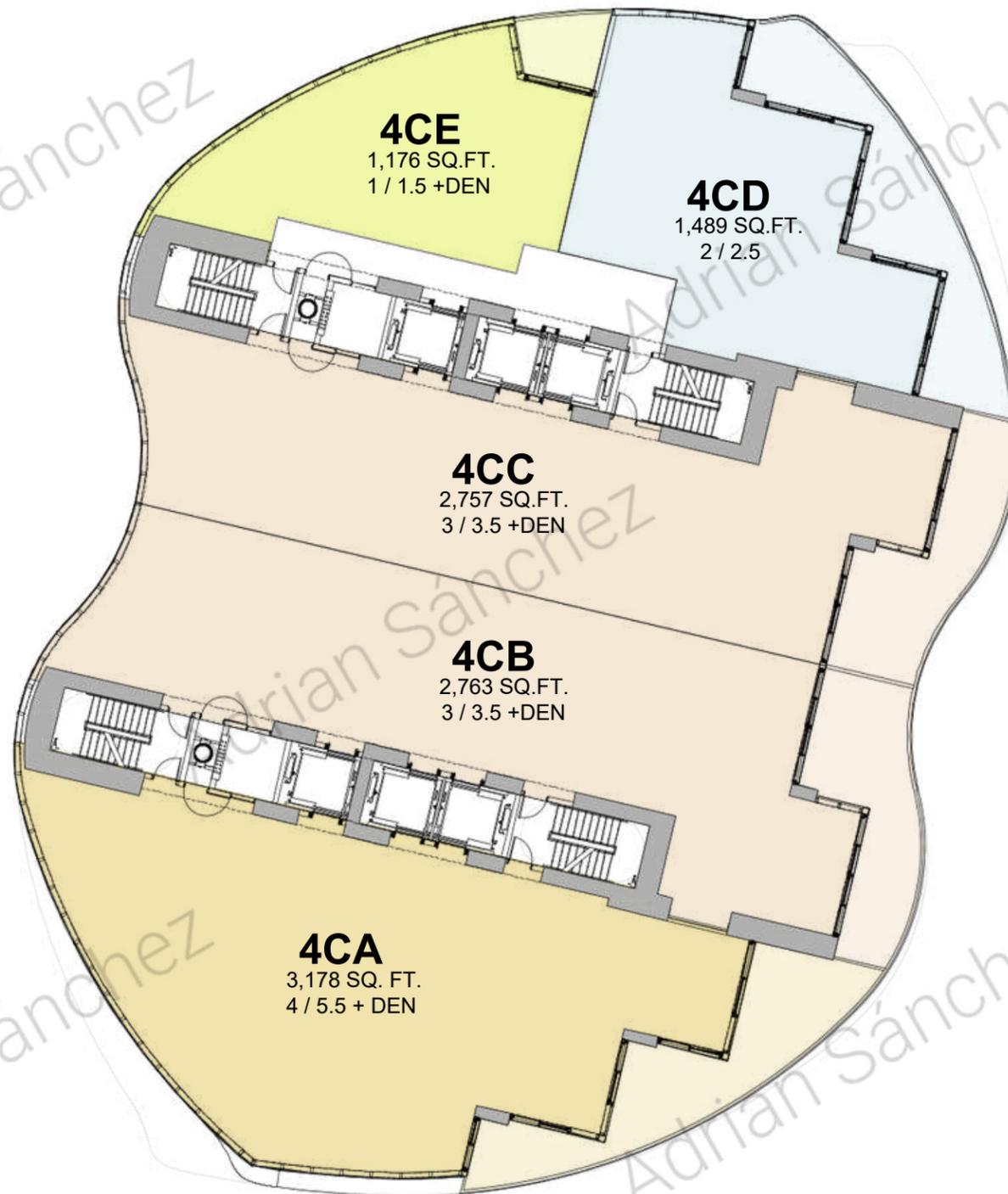


Biscayne Bay



3
COLLECTION
LEVELS 30 - 43

Brickell Avenue



4CE
1,176 SQ.FT.
1 / 1.5 +DEN

4CD
1,489 SQ.FT.
2 / 2.5

4CC
2,757 SQ.FT.
3 / 3.5 +DEN

4CB
2,763 SQ.FT.
3 / 3.5 +DEN

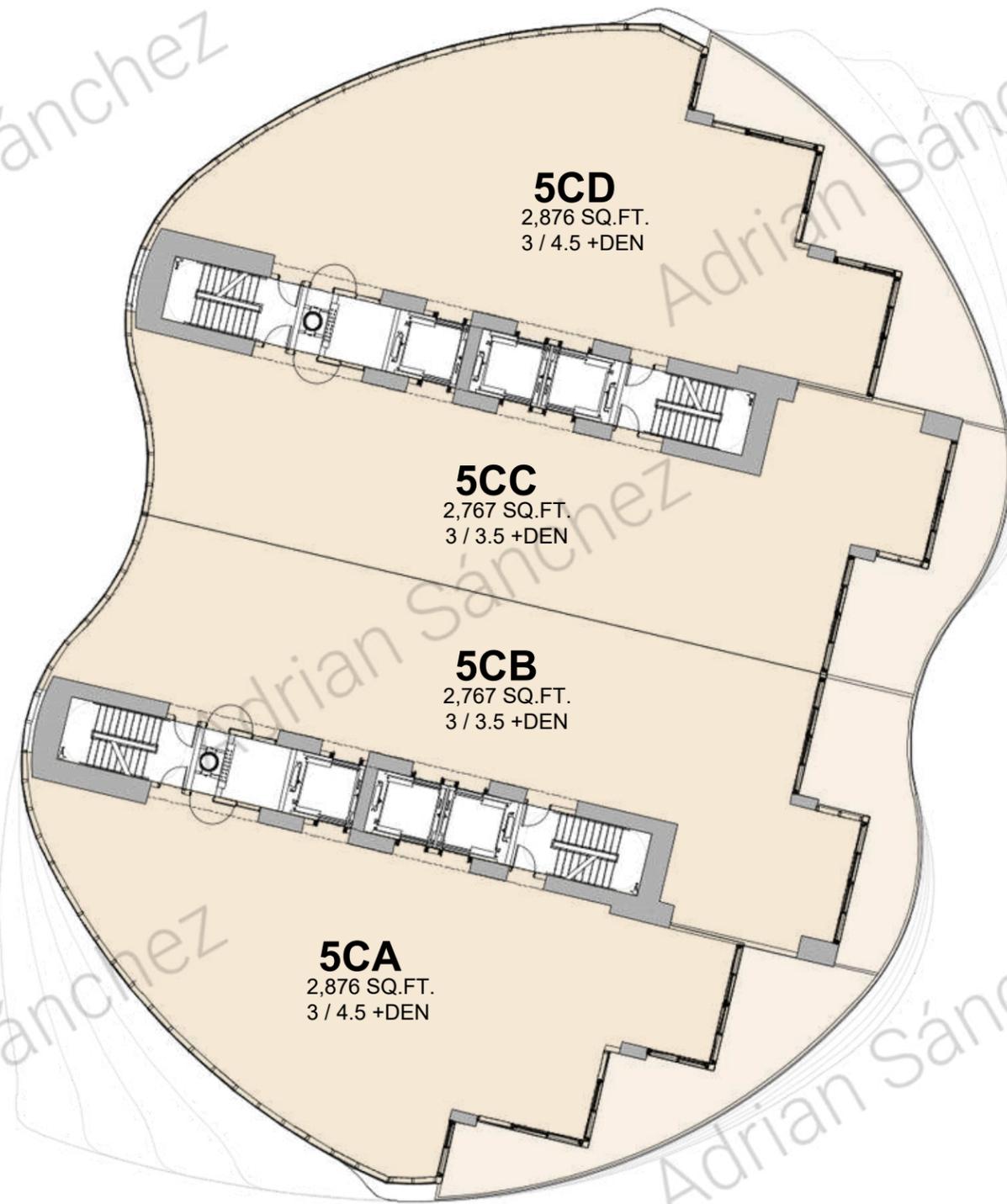
4CA
3,178 SQ. FT.
4 / 5.5 + DEN

Biscayne Bay



4
COLLECTION
LEVELS 46 - 59

Brickell Avenue



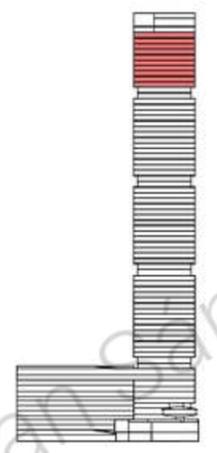
5CD
2,876 SQ.FT.
3 / 4.5 +DEN

5CC
2,767 SQ.FT.
3 / 3.5 +DEN

5CB
2,767 SQ.FT.
3 / 3.5 +DEN

5CA
2,876 SQ.FT.
3 / 4.5 +DEN

Biscayne Bay



5
COLLECTION
LEVELS 62 - 71

PRICES AT RELEASE

Community	AVG SF	STARTING FROM
1 BED/DEN	1,176	\$2,635,000
2 BED	1,400.	\$3,083,000
2 BED/DEN	1,676	\$4,184,000
3 BED	2,614	\$6,125,000
3 BED/DEN	2,794	\$5,820,000
4 BED/DEN	3,311	\$9,188,000

PAYMENT DATES

	AT CONTRACT	90 DAYS AFTER CONTRACT	GROUND BREAKING	TOP OFF	BALANCE AT CLOSING
	10%	5%	15%	10%	60%
Date Aprox.	March 2026	June 2026	April 2027	December 2028	September 2030