

IC

CENTRO

LOFT LIVING REDESIGNED



Feel the Street. At Your Feet.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE 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 A DEVELOPER TO A BUYER OR LESSEE.

OBTAIN THE PROPERTY REPORT REQUIRED BY FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.



Welcome to
the Core of
Downtown Life.

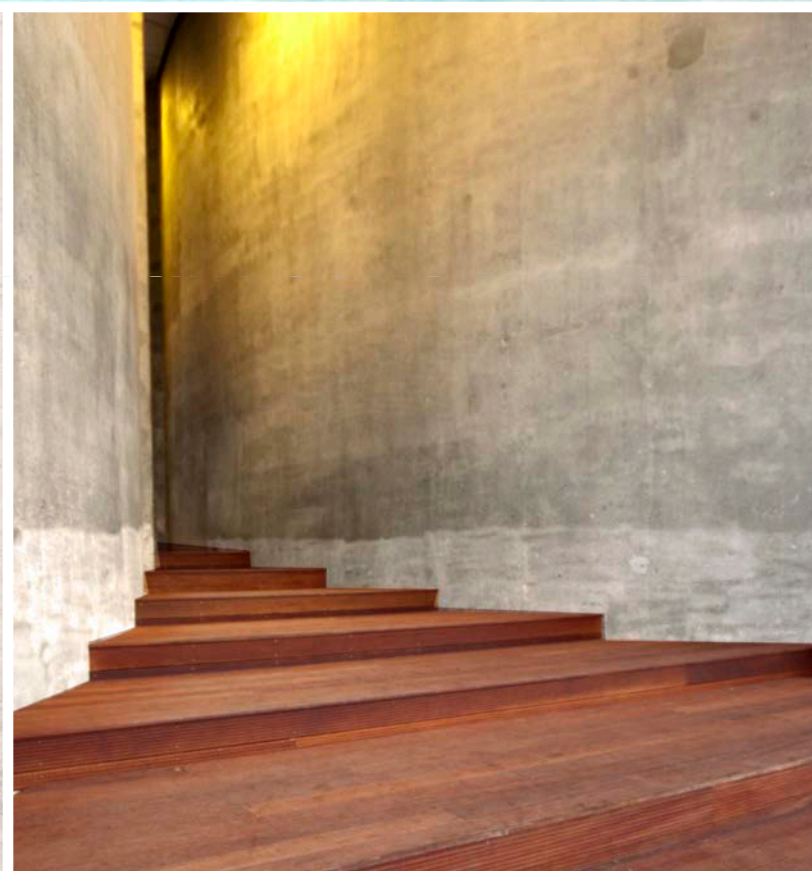


This is the fusion of
work, play, creativity,
and accessibility.

At the center of all life is a place from which all energy flows. In the heart of downtown Miami's cultural and commercial district, this is **Centro** - the new urban address inspired by today's modern lifestyles. Smart and sleek... Lofty and livable... Inviting and exclusive... the Centro experience takes cosmopolitan city dwelling to street level.

Step inside.





See Leg Disclaimers on Back Cover.

Comfort. Convenience. Connection.

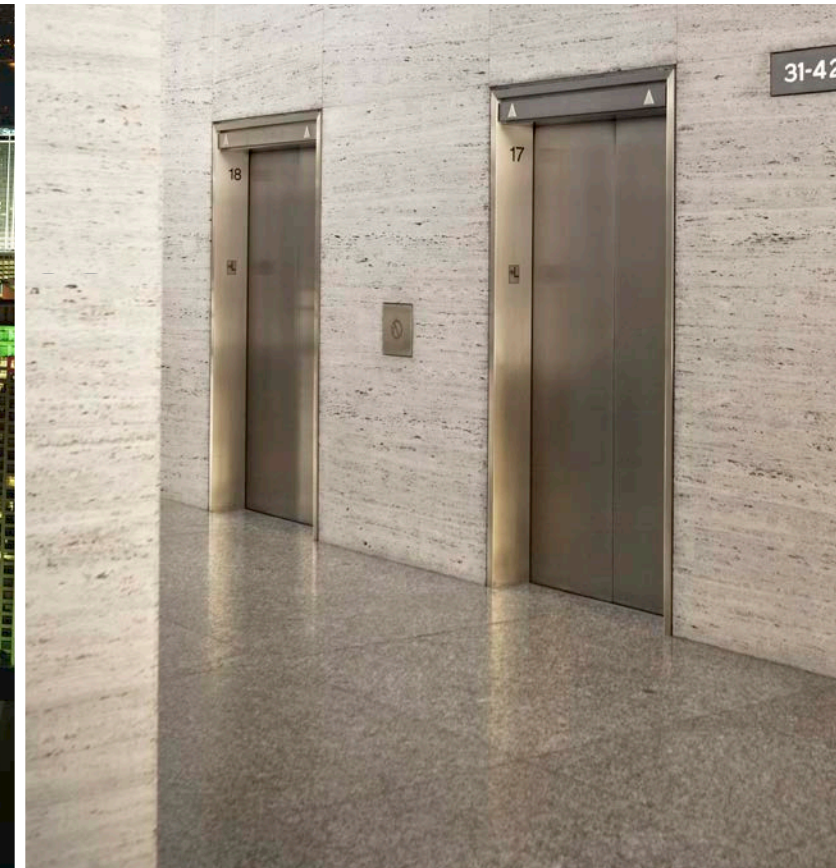
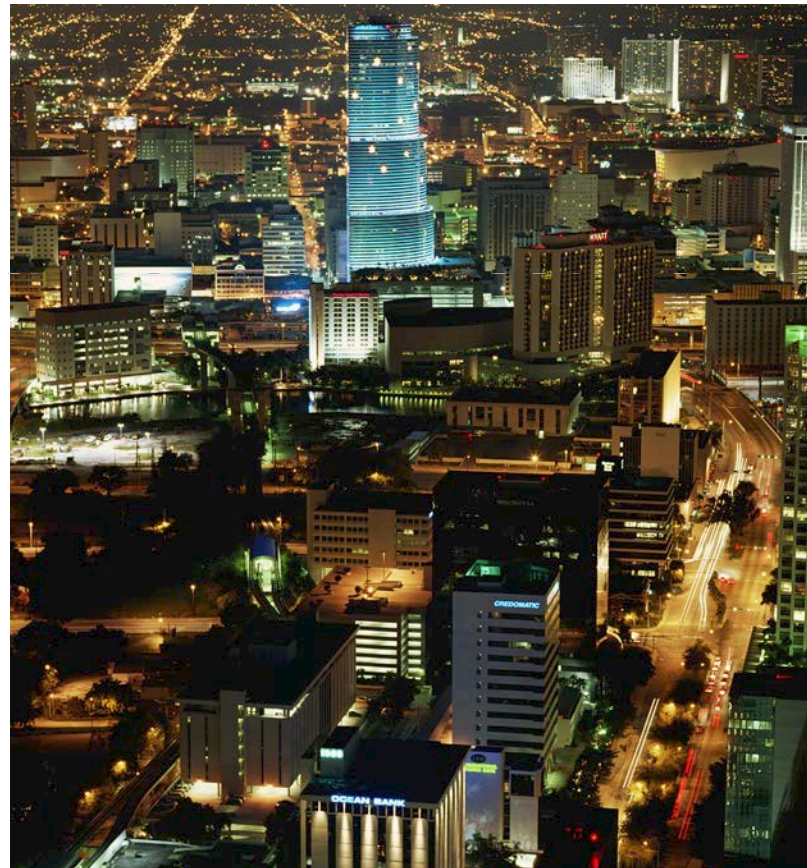
Centro stands as proof that you truly can have it all. Location, style, quality, and value are all hallmarks of life in our city center.

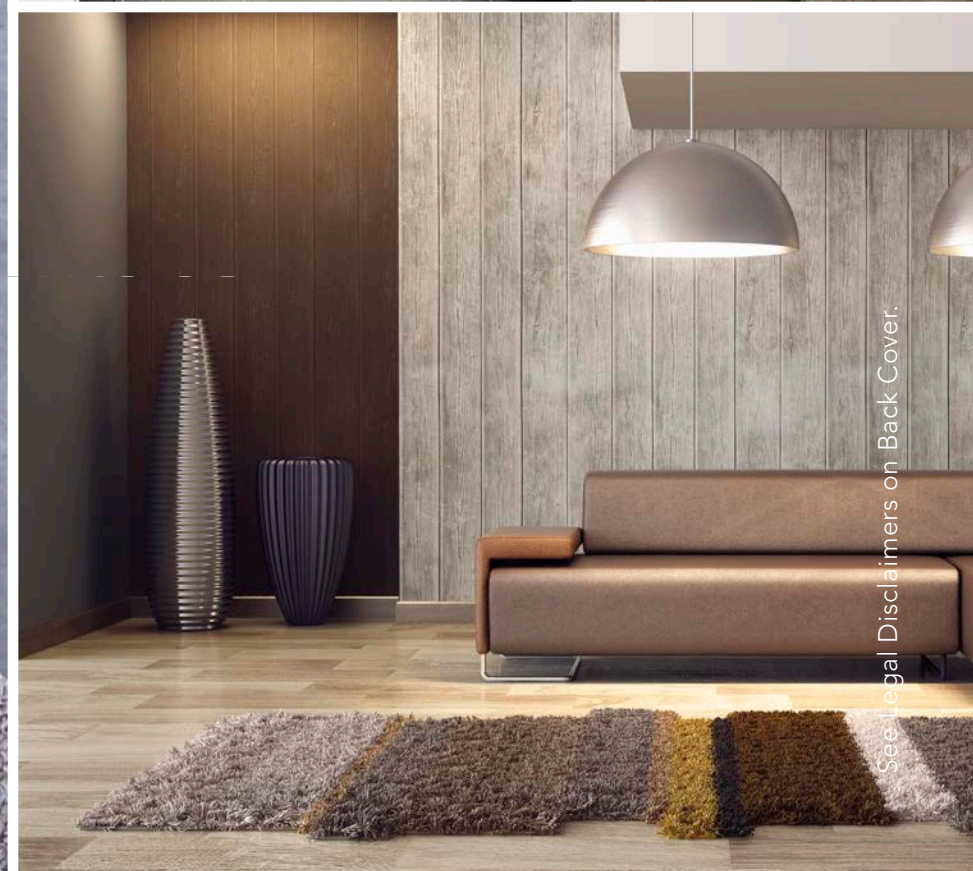
Step outside your door and find yourself in Miami's jewelry district, steps from courthouses, and only blocks from the Riverfront, Biscayne Bay, and Arts and Sporting Venues. Inside, explore a world that revolves around your complete convenience. Common spaces are welcoming, with finishes that echo downtown's edge while still delivering Miami's signature atmosphere. Sunbathe alongside the rooftop pool, or interface with your fellow Centro residents at the rooftop E-lounge.

**The Miami downtown lifestyle has evolved.
The future is Centro.**

Building Amenities

- Triple-height lobby entrance
- 24-Hour reception desk
- Secured key-fob entry access
- Full-service valet parking
- Ground-floor anchor restaurant and retail space
- High-speed controlled elevators
- Exclusive outdoor pet area with access controlled secure entry and exit
- Two-Story Penthouse Recreation Area
 - Health Club & Spa
 - Residents Lounge and Social Room
 - Pool with 360° Views
 - Skyline Lounge
 - E-Lounge





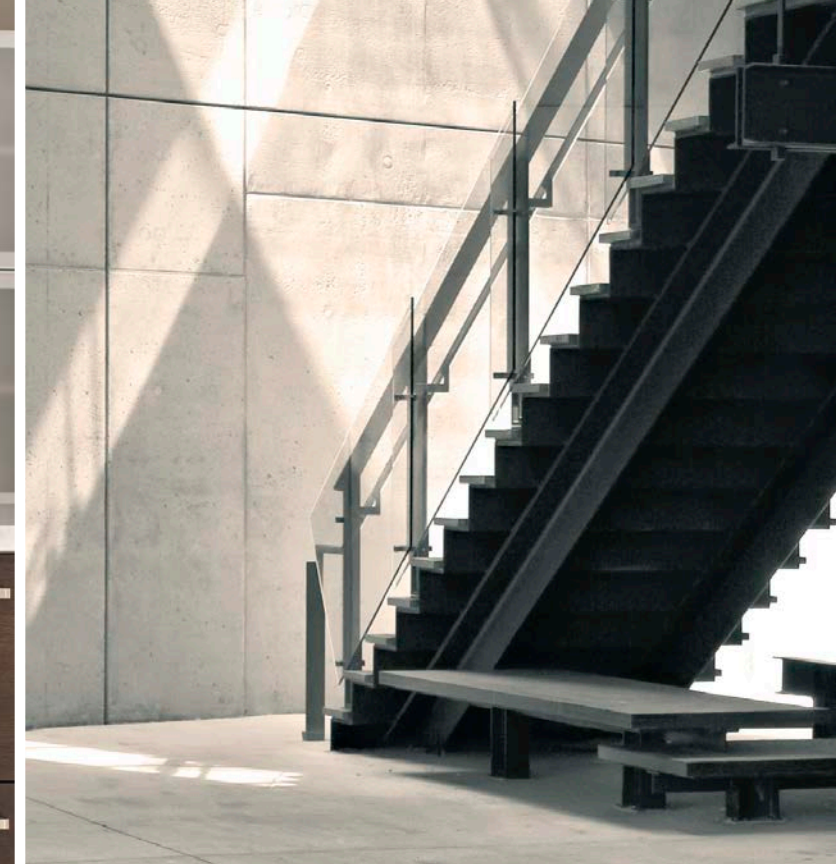
See Legal Disclaimers on Back Cover.

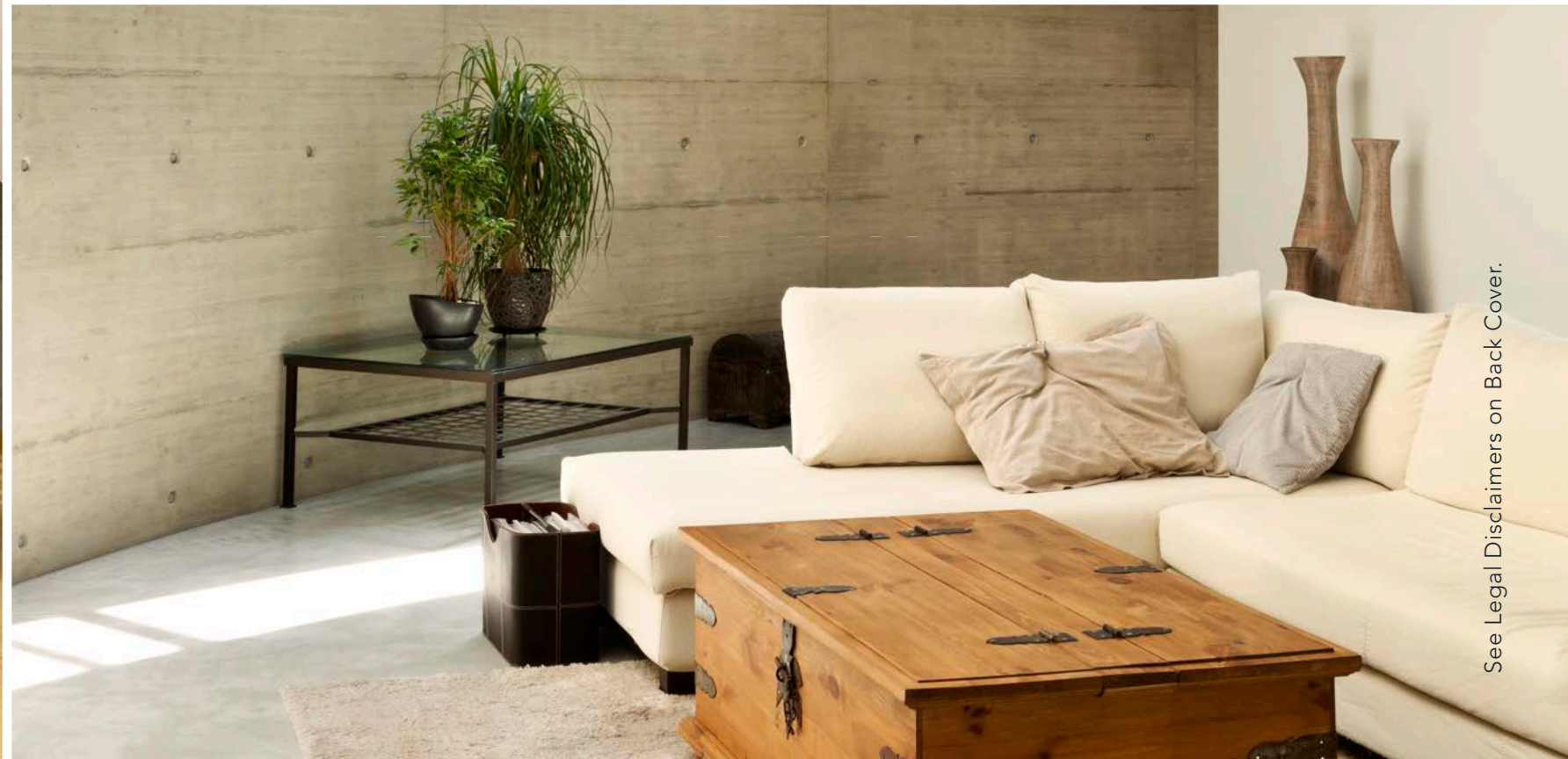
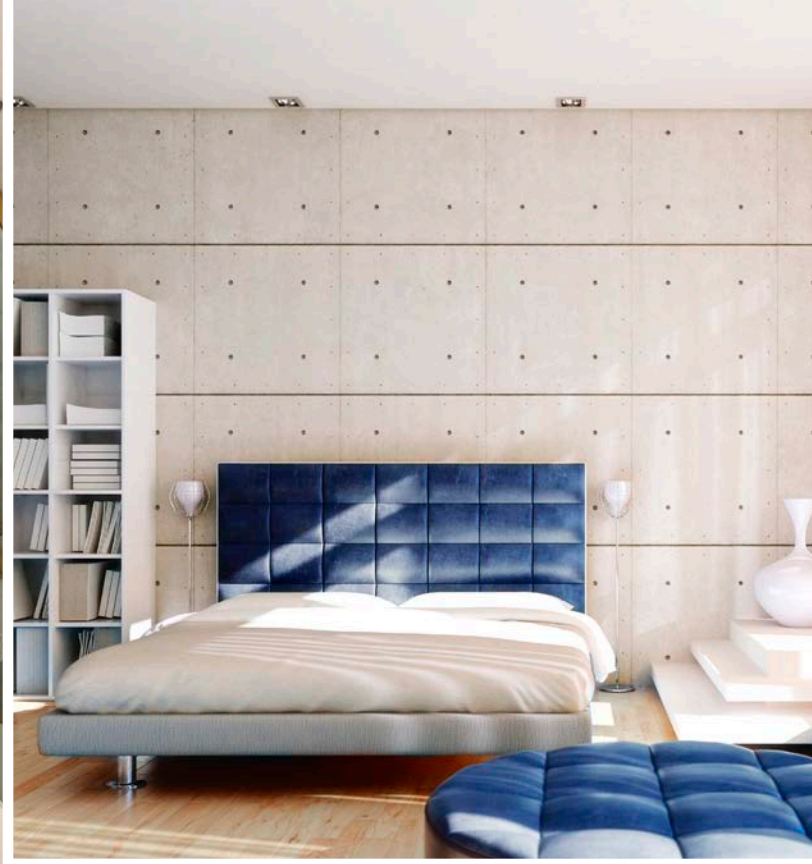
Life. A Step Above.

When the world is placed at your feet, everything else seems effortless. Centro's thoughtful amenities provide upscale appeal while loft-style interiors offer a chance at life without limits. Open-concept floor plans allow you the freedom to arrange your space your own way, with minimal walls between you, your guests, and your views of the city. Floor-to-ceiling windows create a seamless connection with the energy of downtown, while quality materials like Italian cabinetry and fixtures redefine its image.

Unit Features

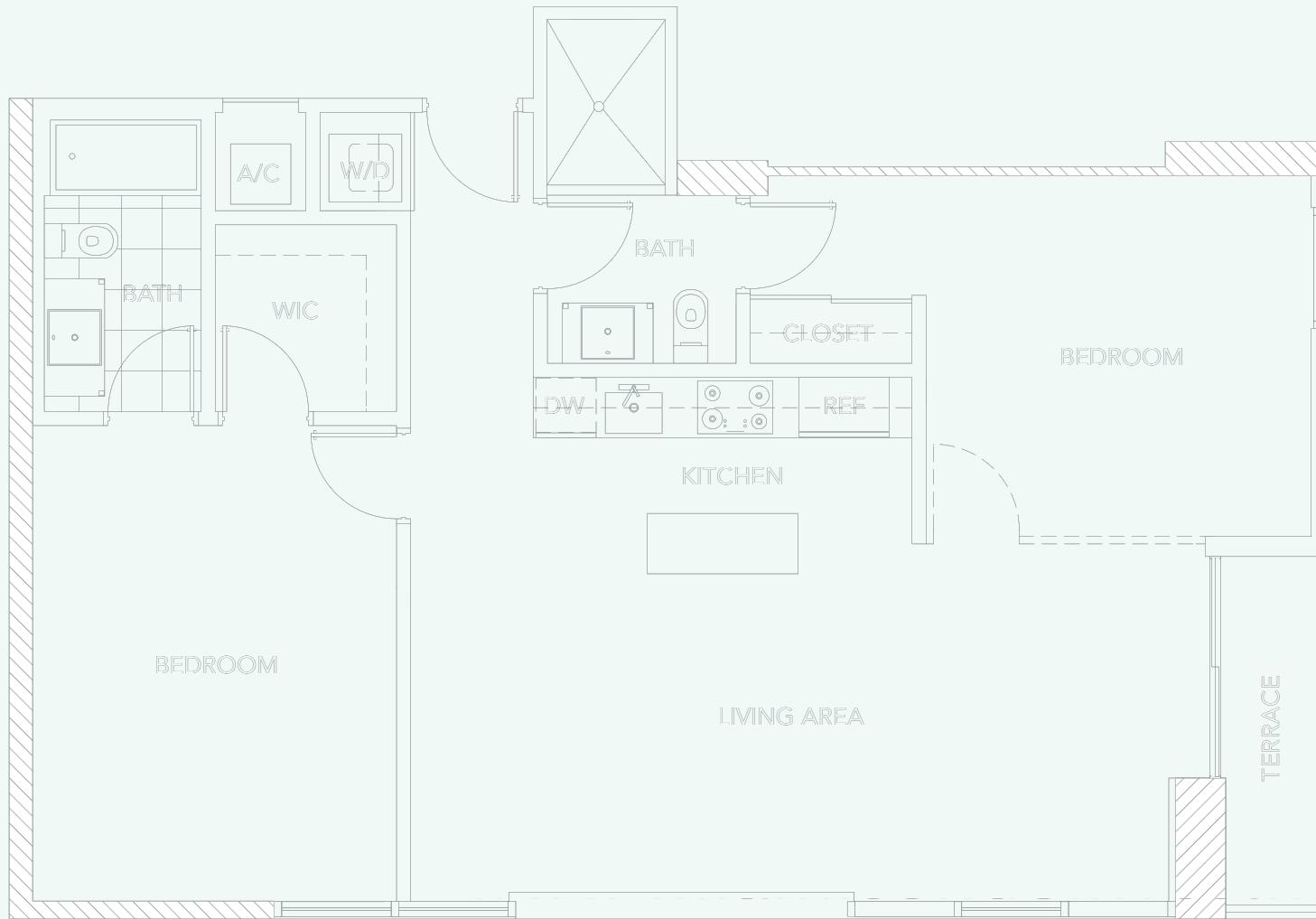
- Dramatic 10-foot exposed elevated ceilings in residences
- Energy-efficient, sound-reducing windows
- Oversized closets
- Custom kitchen and bathroom fixtures with modern style
- Stainless-steel, energy-smart appliances
- Italian kitchen & bathroom cabinetry
- Separate showers and soaking tubs in select units
- Modern light fixtures
- High-efficiency air conditioning units
- Floor-to-ceiling windows
- Finished concrete flooring
- Imported stone countertops and backsplashes
- Custom finished floors and walls in wet area





See Legal Disclaimers on Back Cover.

UNIT A



BEDROOM 2
BATH 2

A/C 1,131 SQ.FT. 105 SQ.M.
TERRACE 42 SQ.FT. 3.9 SQ.M.

TOTAL 1,173 SQ.FT. 108.9 SQ.M.



KEYPLAN

GUSMAN THEATRE



SE 2ND AVE

SE 1ST STREET

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact 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 interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,131 sq.ft. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.

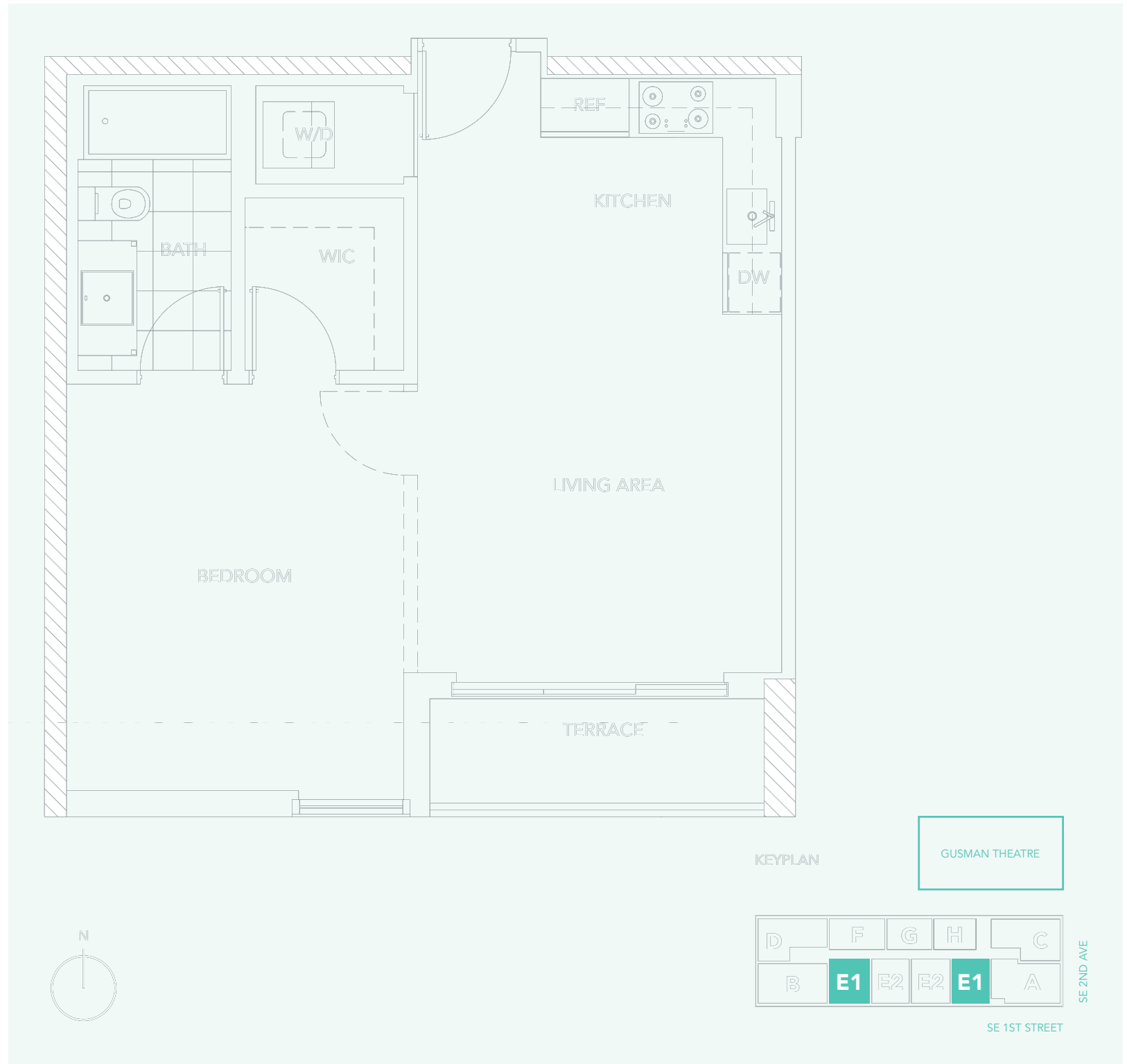
UNIT E1

BEDROOM 1
BATH 1

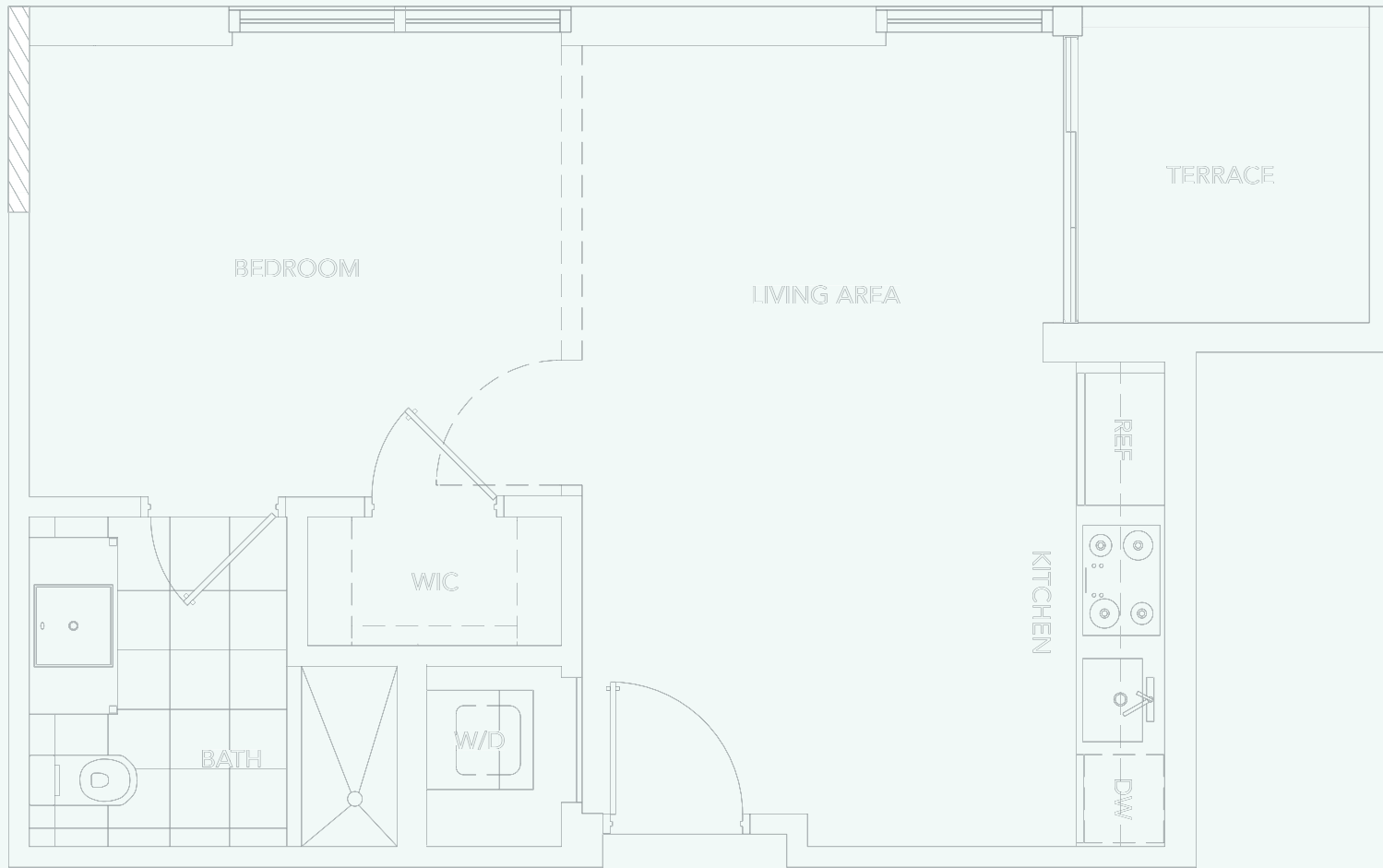
A/C 654 SQ.FT. 60.7 SQ.M.
TERRACE 49 SQ.FT. 4.5 SQ.M.

TOTAL 703 SQ.FT. 65.3 SQ.M.

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UNIT H



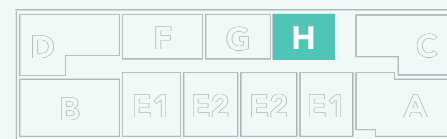
BEDROOM 1
BATH 1

A/C	500	SQ.FT.	46.4	SQ.M.
TERRACE	46	SQ.FT.	4.2	SQ.M.

TOTAL 546 SQ.FT. 50.7 SQ.M.

KEYPLAN

GUSMAN THEATRE



SE 2ND AVE

SE 1ST STREET

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Downtown - Everywhere You Turn.

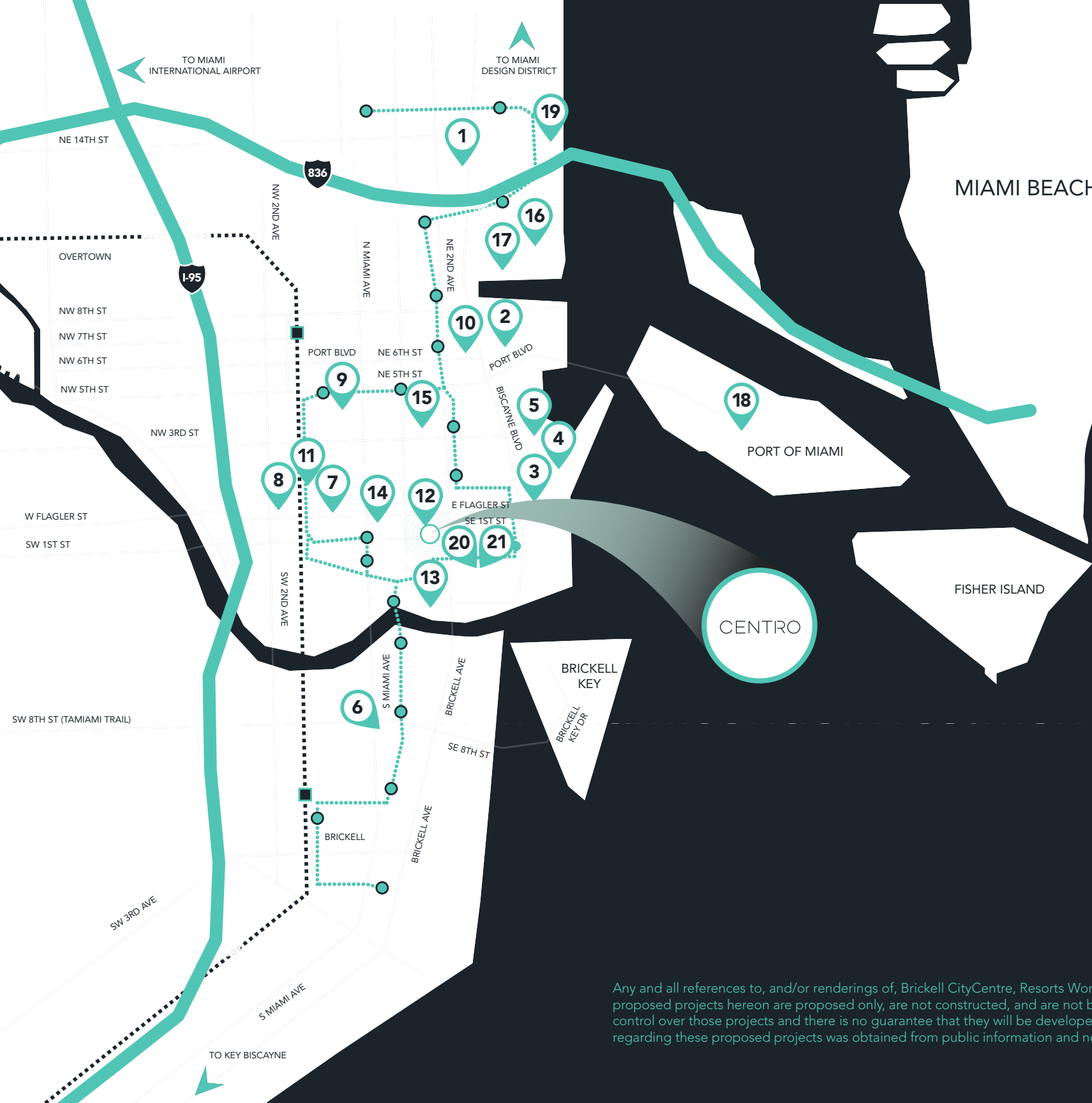
With downtown at your feet, life moves beyond the commute. Drive time is replaced with walk time. When you live at the epicenter of a vibrant downtown, you can walk in any direction and find places to explore, shop, dance, work, lounge, drink, or eat. And, when you do need to leave your urban enclave, public transportation is conveniently nearby, or you can head downstairs to the car2go hub and electric bike rental rack and off you'll go. The sand, surf, and whole of Miami are all just minutes away.



Points of Interest

1. Adrienne Arsht Performing Arts Center
2. American Airlines Arena
3. Bayfront Park
4. Bayfront Amphitheater
5. Bayside Marketplace
6. Brickell CityCentre (Under Construction, 2015)
7. Dade County Courthouse
8. Dade County Main Library
9. Federal Courthouse
10. Freedom Tower
11. Government Center
12. Gusman Theatre
13. James L. Knight Center
14. Macy's
15. Miami Dade Community College
16. Museum Park/Frost Museum of Science
17. Perez Art Museum (Under Construction, 2013)
18. Port of Miami
19. Resorts World (Coming Soon)
20. Silverspot Cinema (Coming Soon)
21. Whole Foods Market (Under Construction; 2014)

- Inner/Outer Metro Mover lines
- Metro Rail lines



Any and all references to, and/or renderings of, Brickell CityCentre, Resorts World, Pérez Art Museum, Whole Foods Market and Silverspot Cinema and/or other proposed projects hereon are proposed only, are not constructed, and are not being developed by the Developer of Centro. As such, the Developer has no control over those projects and there is no guarantee that they will be developed, or if so, when and what they will consist of. The information provided herein regarding these proposed projects was obtained from public information and no representation is made regarding same.

Downtown Area



RESTAURANTS & BARS WITHIN 1 MILE

1. Au Bon Pain (500 feet)
2. Frateli Milano (250 feet)
3. La Granja (400 feet)
4. Le Provence (0.1 miles)
5. Premo's Deli (0.1 miles)
6. Tre Italian Bistro (0.1 miles)
7. Area 31 (0.2 miles)
8. Grunberg's Deli (0.2 miles)
9. Pure Verde Lounge (0.2 miles)
10. Sakaya Kitchen (0.2 miles)
11. Soya Y Pomodoro (0.2 miles)
12. Starbucks (0.2 miles)
13. Wok Town (0.2 miles)
14. Zuma (0.2 miles)
15. Ceviche 105 (0.3 miles)
16. Granny Feelgood's Restaurant (0.3)
17. Il Gabbiano (0.3 miles)
18. La Loggia Restaurant (0.3 miles)
19. Chophouse Miami (0.4 miles)

HOTELS WITHIN 1 MILE

20. Courtyard Miami Downtown (0.1 miles)
21. Epic Hotel (0.2 miles)
22. Hyatt Regency Miami (0.2 miles)
23. JW Marriott Marquis Miami (0.2 miles)
24. InterContinental Miami (0.4 miles)
25. Holiday Inn (0.9 miles)

ENTERTAINMENT, SHOPPING & HOTSPOTS WITHIN 2 MILES

26. Gusman Theatre (0.1)
27. Macy's (0.2 miles)
28. Metromover (0.2 miles)
29. James L. Knight Center (0.2 miles)

30. Miami-Dade College Wolfson Campus (0.3 miles)
31. Bayfront Amphitheater (0.4 miles)
32. Bayfront Park (0.4)
33. Silverspot Cinema (0.4 miles)
34. Whole Foods Market (0.4 miles)
35. Bayside Marketplace (0.5)
36. Dade County Main Library (0.5 miles)
37. Government Center (0.5 miles)
38. Federal Courthouse (0.5 miles)
39. Metrorail (0.5 miles)
40. Miami Art Museum (0.5 miles)
41. Freedom Tower (0.6 miles)
42. Museum Park/ Frost Museum (0.9 miles)
43. American Airlines Arena (0.8)

IN AND AROUND MIAMI

- Port of Miami (5 minutes)
- Arsht Center for the Performing Arts (6 minutes)
- Jackson Memorial Hospital (6 minutes)
- Vizcaya Gardens (7 minutes)
- The Capital Grille (8 minutes)
- Viceroy Hotel (8 minutes)
- Midtown Miami (9 minutes)
- Miami International Airport (11 minutes)
- Shops at Merrick Park (11 minutes)
- Tobacco Road (11 minutes)
- Brickell City Centre (13 minutes)
- Coconut Grove (14 minutes)
- Miracle Mile (14 minutes)
- Miami Beach (15 minutes)
- Key Biscayne (17 minutes)

Our team.

NEWGARD DEVELOPMENT GROUP

The partners of Newgard Development Group have spent 15 years in the South Florida real estate market. Founded by Harvey Hernandez, Newgard's highly skilled associates bring more than 40 years of combined experience in development, design and construction. Hallmarks of the Newgard approach to development include innovative luxury buildings in desirable, centrally located neighborhoods, pedestrian-oriented lifestyles and cutting-edge amenities. Property designs reflect a commitment to relevant architectural detailing and the attitudes of residents. By focusing on the unique qualities of each project, Newgard is able to ensure superior quality with exacting attention to detail, exceptional finishes and timely completion, every time.

Newgard's recent projects include, BrickellHouse and Solaris, both in Brickell, Gallery Art in the Miami Arts District and City Palms in Downtown West Palm Beach.

newgardgroup.com

FUSEPROJECT

Fuseproject is an award-winning San Francisco based design agency. Founded by Yves Behar in 1999, the studio provides the full scope of design services including industrial design, branding, UI and UX across a wide array of industries. They are renowned for work with for profit and non-profit partners in fields as diverse as technology, fashion, furniture and consumer goods. Behar believes that design should be a force for positive social and environmental change and from this unique vantage point the studio takes a long-term strategic approach to developing and enhancing brands. The studio's work has been internationally recognized by museums and is in the permanent collections of the MoMA, SFMoMA, Art Institute of Chicago, Victoria & Albert Museum, Cooper Hewitt and Centre Pompidou amongst others.

fuseproject.com

THE SIEGER SUAREZ ARCHITECTURAL PARTNERSHIP

The Sieger Suarez Architectural Partnership enjoys a distinguished 30-year reputation for award-winning, design-forward architecture. Among its wide spectrum of project experience, which encompasses over ten billion dollars' worth of residential real estate, The Partnership has designed many of the most prestigious, successful and award-winning projects in South Florida. These include BrickellHouse, The St. Regis Bal Harbour, Apogee in South Beach and Trump International Sonesta Beach Resort in Sunny Isles.

siegiersuarez.com

Newgard

fuseproject

the **sieger suarez**
architectural partnership, inc

Centro is brought to life by the collaboration of today's best lifestyle designers and developers.

JOHN MORIARTY & ASSOCIATES

John Moriarty & Associates (JMA) was founded in 1985 with a commitment to providing the best possible construction management services in the industry. Since that time, the firm has established offices in Winchester, Massachusetts; Hartford, Connecticut; Alexandria, Virginia and Hollywood, Florida. JMA has now grown to become one of the industry's most respected construction management firms, with a proven track record for delivering superior results on a variety of project types; from high-rise office construction in urban settings to complicated laboratory and health care facilities to high-end luxury residential projects. The South Florida office based in Hollywood has completed some of the most prominent residential towers in Miami, including BrickellHouse, ICON Brickell, Apogee South Beach, 50 Biscayne and ICON Miami Beach.

jm-a.com

CAR2GO

Founded in the German city of Ulm, in 2008, car2go is a unique auto-sharing program with a strong and thriving customer following that spans 16 European and North American cities. About 120,000 customers enjoy unlimited mobility by logging onto the internet or mobile app to locate and use any car2go vehicle within a desired proximity. Usage is available in hourly increments with mobile-device-activated solutions for locking and unlocking vehicles. The energy-efficient vehicles are easy to park in any environment, have minimal fuel costs, and deliver a smart alternative to the costs and responsibilities of traditional automobile ownership. Membership also has its benefits with usage at all US car2go cities: Austin, Portland, Seattle, San Diego, Washington D.C., San Francisco and Los Angeles. In Miami specifically, car2go reaches everywhere from Little Havana to Coconut Grove with over 240 vehicles, which are always ready to go, with a downtown hub location to be included at Centro.

car2go.com

MORIARTY
F L O R I D A



CENTRO



Downtown at your feet.



CENTRO



WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY 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, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of 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. 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 lifestyles 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. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. 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. No real estate broker is authorized to make any representations or other statements regarding the projects, 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 prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.