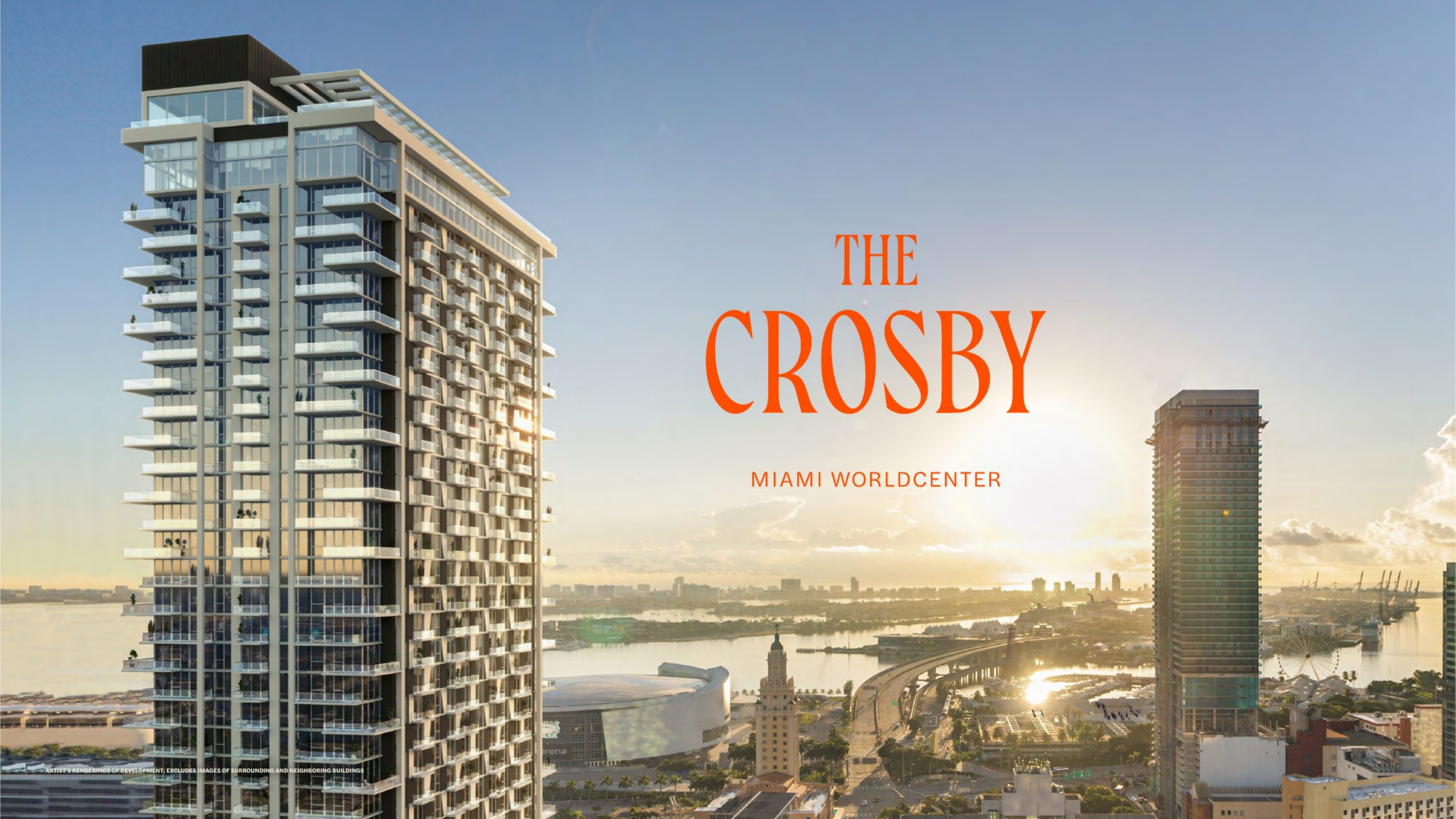


An aerial photograph of Miami, Florida, taken during the 'golden hour' of sunset. The sky is a mix of blue, orange, and yellow, with soft clouds. In the foreground on the left, a tall, modern skyscraper with a glass facade and many balconies is partially visible. The balconies have white railings and some have small plants. In the background, the city skyline is visible across a body of water. A bridge with multiple lanes of traffic spans the water. To the right, another tall building is visible. The overall scene is a vibrant and modern urban landscape.

THE CROSBY

MIAMI WORLD CENTER

ARTIST'S RENDERINGS OF DEVELOPMENT; EXCLUDES IMAGES OF SURROUNDING AND NEIGHBORING BUILDINGS



MIAMI LIVING

Downtown Sophistication

Originally inspired by the famous Crosby Street in Soho, New York, the name **The Crosby at Miami Worldcenter** conjures feelings of cosmopolitan sophistication and speaks to the palpable energy of metropolitan intersections.

The Crosby places residents in the center of Miami's magic — offering unprecedented access to the city's urban forefront and cosmopolitan pulse.

The Crosby ushers in a new dynamic Miami lifestyle where the city's best dining, shopping and recreation is just a short walk away.

DISCOVER

Downtown Miami



MUSEUM PARK

+1M

ANNUAL VISITORS

Breathtaking views of Biscayne Bay and the glittering Miami skyline around, it is a gorgeous undulating green expanse of 30 acres. The park is home to the Phillip and Patricia Frost Museum of Science and its waterfront treasure - Perez Art Museum Miami.



FTX ARENA

+2M

ANNUAL VISITORS

FTX Arena, home to the Miami Heat, is 20,000 seat international, versatile venue in a vibrant waterfront setting. Located in the center of booming Downtown Miami and the Entertainment District, FTX Arena hosts 80+ non-basketball events each year. Including A-list concerts, family shows, sporting events, National Conferences, and more.



ADRIENNE ARSHT CENTER

2,400

SEAT BALLET / OPERA HOUSE

The Adrienne Arsht Center, designed by world-renowned architect Cesar Pelli, is one of the most important performing arts venues, with two major single-purpose halls created to present the finest in classical and popular entertainment, from 'Hamilton' to 'Don Quixote'.



MIAMI WORLDCENTER

\$4B

DEVELOPMENT

Miami Worldcenter is stated to be a magnetic destination for tourists and business visitors in the heart of Downtown. This \$4 billion, 27-acre, mixed-use development is the biggest in the U.S. after New York's Hudson Yards.



MIAMI WORLDCENTER:

300,000 SF

COMPLETED RETAIL CONSTRUCTION

+110,000 SF

OF SIGNED RETAIL LEASES

130,000 SF

RETAIL CONSTRUCTION NEARING COMPLETION

EXPLORE

Miami Worldcenter

Miami Worldcenter’s lifestyle-driven “high-street” retail component is the centerpiece of development’s 27-acre master plan, featuring approximately 300,000 square feet of retail, food and beverage, and entertainment space. An open-air shopping promenade runs North and South from Northeast 10th Street to Northeast 7th Street and between Northeast 1st and 2nd Avenues. A large public plaza will be surrounded by shops and restaurants, creating a central gathering place and outdoor event space. Miami Worldcenter’s development team has already completed 150,000 square feet of retail space, with another 130,000 square feet currently under construction and nearing delivery.

RETAIL OPENINGS

MAPLE & ASH

EL VECINO

BOWLERO (2023)

ETTA

BRASSERIE LAUREL

SEPHORA

LUCID MOTORS

WORLD PROMENADE

Regional Fashion Retailers Anchored by Regional and Local High-end Restaurants

7TH ST. PROMENADE

Daily Necessities: Hair Salon, Nail Bar, Coffee Shops, Ice Cream Shops, Banks, and Corner Restaurant

WORLD SQUARE

The Heart of Miami Worldcenter used for Community Gatherings, Open Markets and Concerts

ENTERTAINMENT HUB

90,000 sq. ft. World Class Entertainment including a Food Hall, Experience Oriented Activities and a Citizen M Hotel

WITKOFF MIXED-USE PROJECT

3 mixed-use towers
3.4M SF including office, retail, residential and parking

LEGACY HOTEL & RESIDENCES

Luxury hotel and residential tower featuring 310 branded residences sitting above a 219 room hotel

BLUE ZONE CENTER

A first of its kind 120,000-square-foot health and well-being center

ENDLESS Transportation



BRIGHTLINE

10M

PROJECTED VISITORS

With Metrorail, Metromover & Tri-rail access, Brightline high-speed rail service is designed to connect South Florida to Central Florida while taking cars off the road and offering millions of travelers an eco-friendly way to move.



METRORAIL

2.5M

RIDERS ANNUALLY

Florida's rapid transit metro system is currently composed of two lines of 23 stations on 24.4 miles of track. Metrorail serves the urban core of Miami, connecting the urban centers of Miami International Airport, the Civic Center, Downtown Miami, and Brickell with northern developed neighborhoods



METROMOVER

3 Stops

DIRECTLY AT MWC

Metromover is a free people mover service that operates seven days a week in the downtown Miami and Brickell area. Major destinations include the FTX Arena, home of the Miami HEAT, Bayside Marketplace, and Miami Dade College.



MIAMI BAYLINK

2026

EXPECTED COMPLETION

With 10 Million riders annually Miami Baylink will provide greater connectivity between Downtown Miami and the City of Miami Beach attractions.

ENDLESS Transportation



MIAMI INTERNATIONAL AIRPORT

5 Miles

WEST FROM MWC

- 45 Million passengers annually
- America's 3rd busiest airport



PORT OF MIAMI

6.5M

CRUISE PASSENGERS ANNUALLY

- The world's leading cruise port
- 10 Million projected visitors

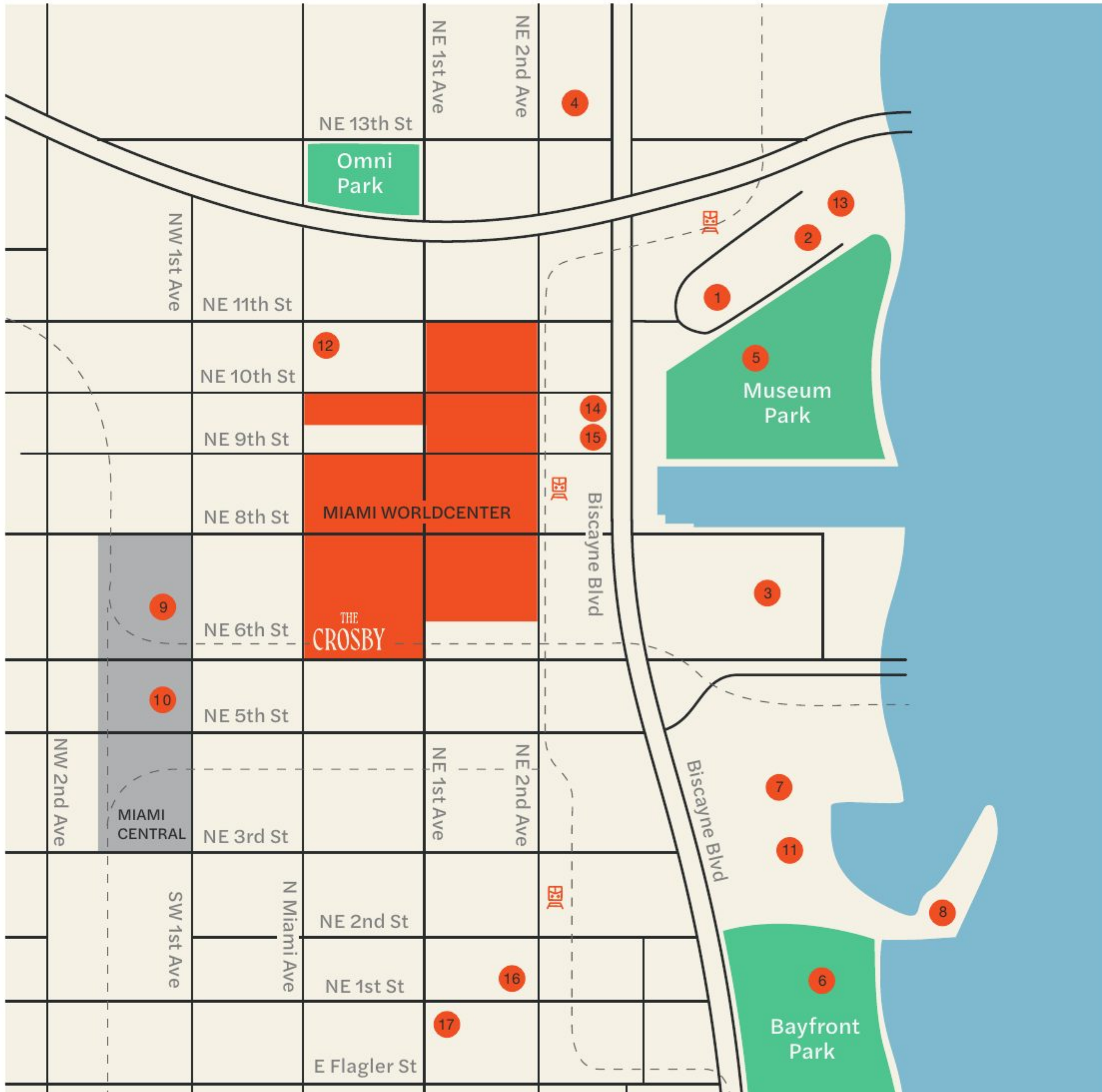


I-395 SIGNATURE BRIDGE

1.4 Miles

SPAN OF THE SIGNATURE BRIDGE

Enhancements along I-395 are from the SR 836/I-95/I-395 (Midtown) Interchange to the MacArthur Causeway, approximately 1.4 miles long. The project will completely reconstruct the existing facility and create a signature bridge that will span 1,025 feet over NE 2 Avenue and SR5/ Biscayne Boulevard, redefining the Miami skyline with its six sweeping arches.



IN THE BUSTLE OF Downtown

ARTS, CULTURE AND ENTERTAINMENT

1. Philip and Patricia Frost Museum of Science
2. Pérez Art Museum Miami
3. FTX Arena
4. Adrienne Arsht Center for Performing Arts

PARKS

5. Maurice A Ferré/Museum Park
6. Bayfront Park

SHOPPING AND ACTIVITIES

7. Bayside Market
8. Skyviews Miami Observation Wheel
9. Central Fare at MiamiCentral

TRANSPORTATION

10. MiamiCentral – (Brightline)

DINING

- | | |
|-----------------------|---------------------|
| 11. La Industria | 15. Sushi Sake |
| 12. 11th Street Pizza | 16. NIU Kitchen |
| 13. Verde | 17. Soya e Pomodoro |
| 14. Sagrado Café | |

COMING SOON TO MIAMI WORLDCENTER

- | | |
|----------------|---------------|
| ▪ Bowlero | ▪ El Vecino |
| ▪ Lucid Motors | ▪ Maple & Ash |
| ▪ Sephora | ▪ Etta |
| ▪ Laurel | |





BUILDING OVERVIEW:

33 450 0

STORIES

RESIDENCES

RENTAL RESTRICTIONS

DEVELOPMENT TEAM

Related Group
Merrimac Ventures

ARCHITECT

Cohen Freedman Encinosa

INTERIOR DESIGNER

AVRO|KO

UNIT SIZES

STUDIO / 1 BA

350 – 400 SF | 33 – 37 m²

1 BD / 1 BA

600 – 650 SF | 56 – 60 m²

2 BD / 2 BA

825 SF | 77 m²

BUILDING Amenities

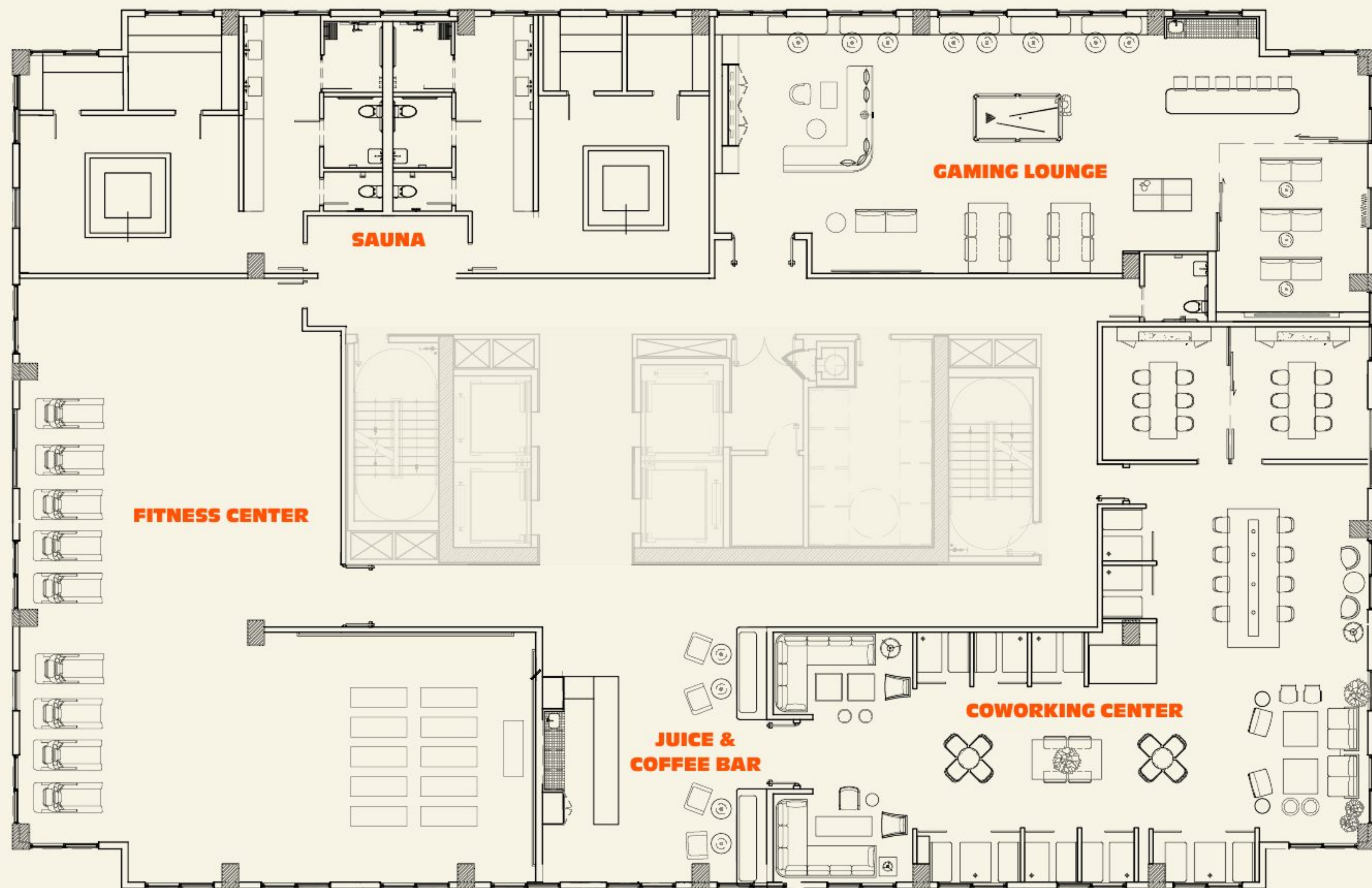
Beautifully designed common spaces set a sophisticated tone, while each residence offers a well-appointed canvas for self-expression. A robust amenity program heightens every moment of day-to-day life.

- Over 22,000 sq. ft | 2,050 m² of amenities
- Expansive rooftop resort-style pool with jacuzzi, cabanas and grilling stations perfect for entertaining
- Private rooftop restaurant/bar
- Italian inspired trellis garden
- Inviting fire pit lounge with breathtaking views of the Biscayne Bay skyline
- State-of-the-art fitness center featuring saunas and plunge pools
- Clubroom with private dining and stunning views
- Convenient juice and coffee bar
- Spacious coworking center
- Gaming lounge
- Curated museum quality art throughout all common areas
- 24/7 security services, high-speed elevators, and controlled property access
- 24/7 concierge services
- European porcelain flooring



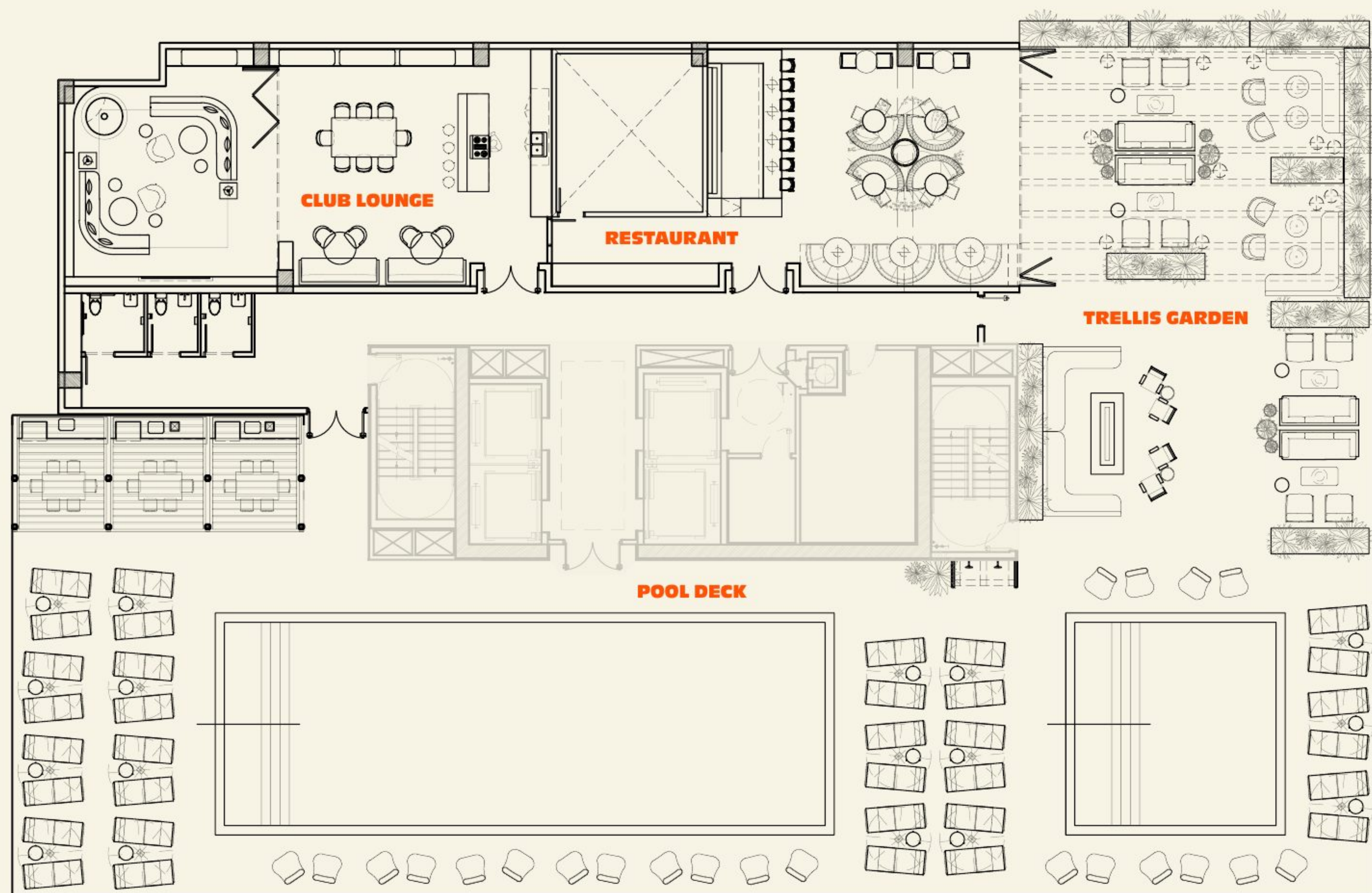
BUILDING Amenities

33rd Floor



BUILDING Amenities

Rooftop



Lobby



Roof Terrace



Club Lounge



Club Room



Co-Working Center



Media Room



RESIDENTIAL Features

- Fully finished and furnished Studio, 1- and 2-bedroom residences
- Furniture curated by AvroKO
- 9-foot-high ceilings with floor to ceiling glass windows
- Balcony with every residence
- Finished interior and exterior flooring
- Gourmet kitchens featuring custom Italian cabinetry
- Bosch appliances, including paneled refrigerator/freezer, dishwasher, built-in convection oven/microwave, and cooktop
- Rain showers in primary bathrooms and custom Italian vanities
- Full-size washer and dryer in unit
- Fully built-out closets
- Contemporary lighting packages, including recessed lighting, dimmers, and lighting control
- Brilliant smart-home system offering seamless personalization with the touch of a button, including ability to control audio, climate, window treatments, and lighting systems
- Smart keyless entry system allowing you to unlock your door via smart app, doorcode, keycard, or Apple Watch



ARTIST CONCEPTUAL RENDERINGS. DEVELOPER MAY CHANGE WITHOUT NOTICE.

Bright, Open Living Spaces



Spacious Bedrooms



Gourmet Kitchens



DEVELOPMENT TEAM

Related Group

The Related Group has enhanced skylines with iconic developments for over 40 years, transforming ordinary buildings into extraordinary and vibrant residential environments. Related is celebrated for its innovative design, inclusive approach, and enduring quality, through partnerships with world-renowned architects, designers, and artists.

“Related properties are built through creative collaborations. In every building erected, we’ve brought the best designers, artists, and architects to create a noteworthy addition to the urban landscape.”

– Jorge M. Pérez

COMPLETED PROJECTS:

ICON BRICKELL
APOGEE BEACH
SLS LUX
PARAISO
PARAISO BAY
500 BRICKELL
ICON EDGEWATER

HYDE MIDTOWN
AUBERGE FORT
LAUDERDALE
BRICKELL HEIGHTS
GRAN PARAISO
PARC GROVE

1. Hyde Beach House - Miami
2. Apogee - Miami Beach

3. Parque Global - Sao Paolo
4. 500 Brickel - Miami



DEVELOPMENT TEAM

Merrimac Ventures

Merrimac Venture's primary focus is on prime resort and mixed-use development but also has extensive investments in multi-family residential, condominiums, retail and office.

Partners in Merrimac Ventures hold assets in over \$3B in projects, including Miami Worldcenter, the Four Seasons Hotel and Private Residences Fort Lauderdale, The Gale Boutique Hotel and Residences, Paramount Fort Lauderdale Beach, Broadstone Oceanside in Pompano Beach and the Flagler Village Hotel, among others.

1. PARAMOUNT MWC - Miami

2. Four Seasons - Fort Lauderdale

3. 317 N Federal - Fort Lauderdale



ARCHITECTS

Cohen Freedman Encinosa

For more than four decades, CFE Architects has been providing creative, unique, and original design solutions for clients. Mixed-use residential and commercial projects, both mid and hi-rise, have been at the core of our practice for many years. Located in Miami Lakes, CFE has concentrated its work in South Florida adding unique architecture to the skyline and enhancing the pedestrian environment.

1. Apogee Beach - Miami

2. New River Yacht Club - Fort Lauderdale

3. Echo Aventura - Aventura

4. Amaray - Fort Lauderdale



INTERIOR DESIGN

Avro|KO

Over the last two decades, AvroKO has earned a reputation as one of the most impactful and influential design firms in the hospitality field. Founded in 2001 by four partners - Kristina O'Neal, William Harris, Greg Bradshaw, and Adam Farmerie - the group is now operating with offices in New York City, San Francisco, London and Bangkok with over 200 employees. Their significant portfolio of critically-hailed interior design work expresses a humming conversation between the ideals of the past and off-beat sensibilities that point to the future, between cultural memory and social interaction, and between the physical, emotional, and psychological realms.

1. 1 Hotel Central Park - New York

2. ARLO Nomad - New York

3. Canopy - Philadelphia

4. Perry Lane Hotel - Savannah



The
RESIDENCES

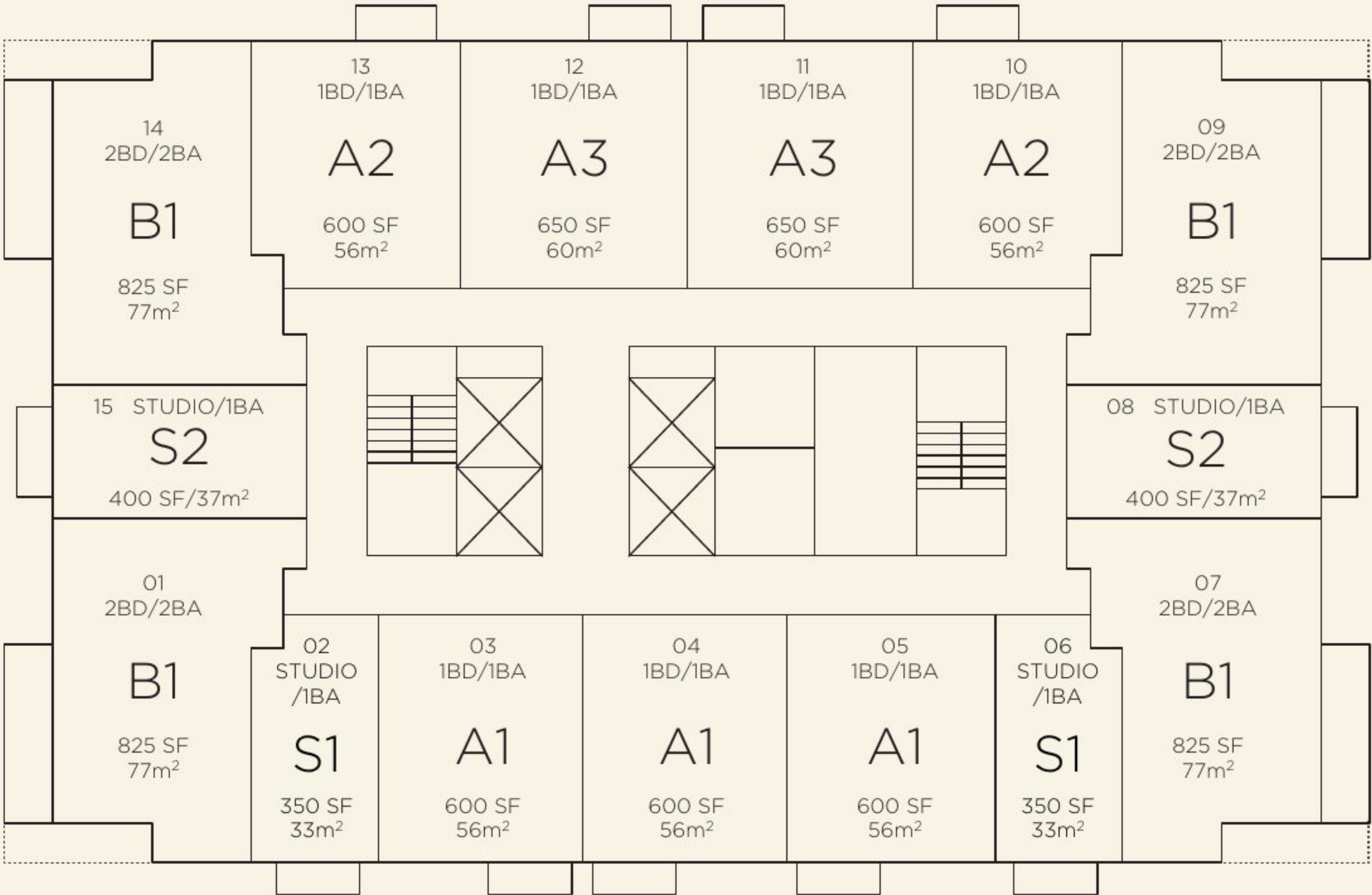
450 Units

- 4 Studio / 1 Bath
- 7 1 Bed / 1 Bath
- 4 2 Bed / 2 Bath

MIAMI LIVING
Downtown Sophistication

THE
CROSBY

MIAMI WORLDCENTER

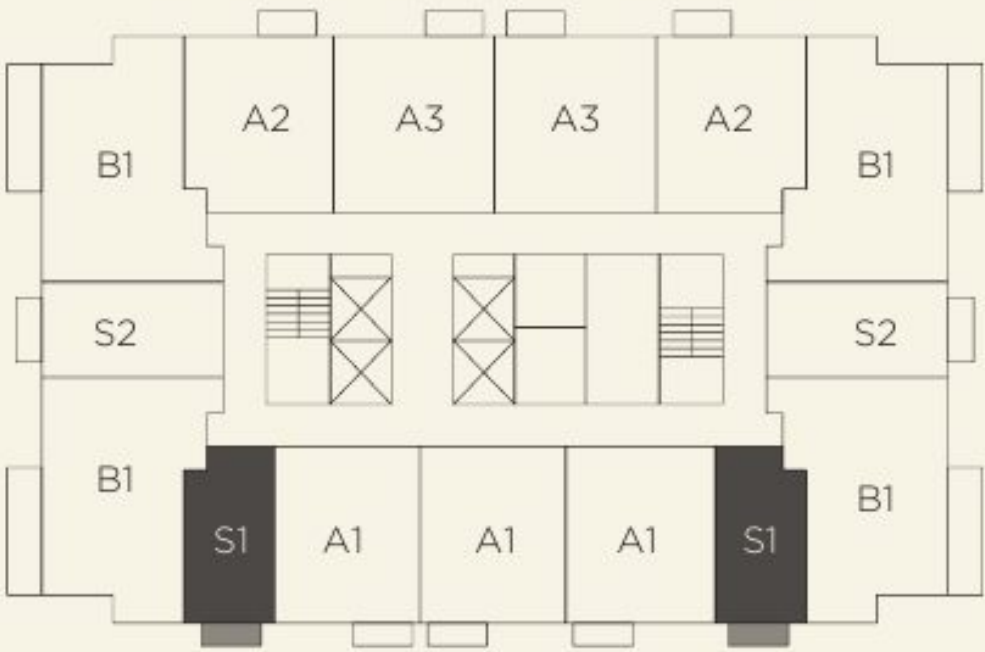


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The
RESIDENCES

S1 | Studio / 1 Bath

Lines 02/06

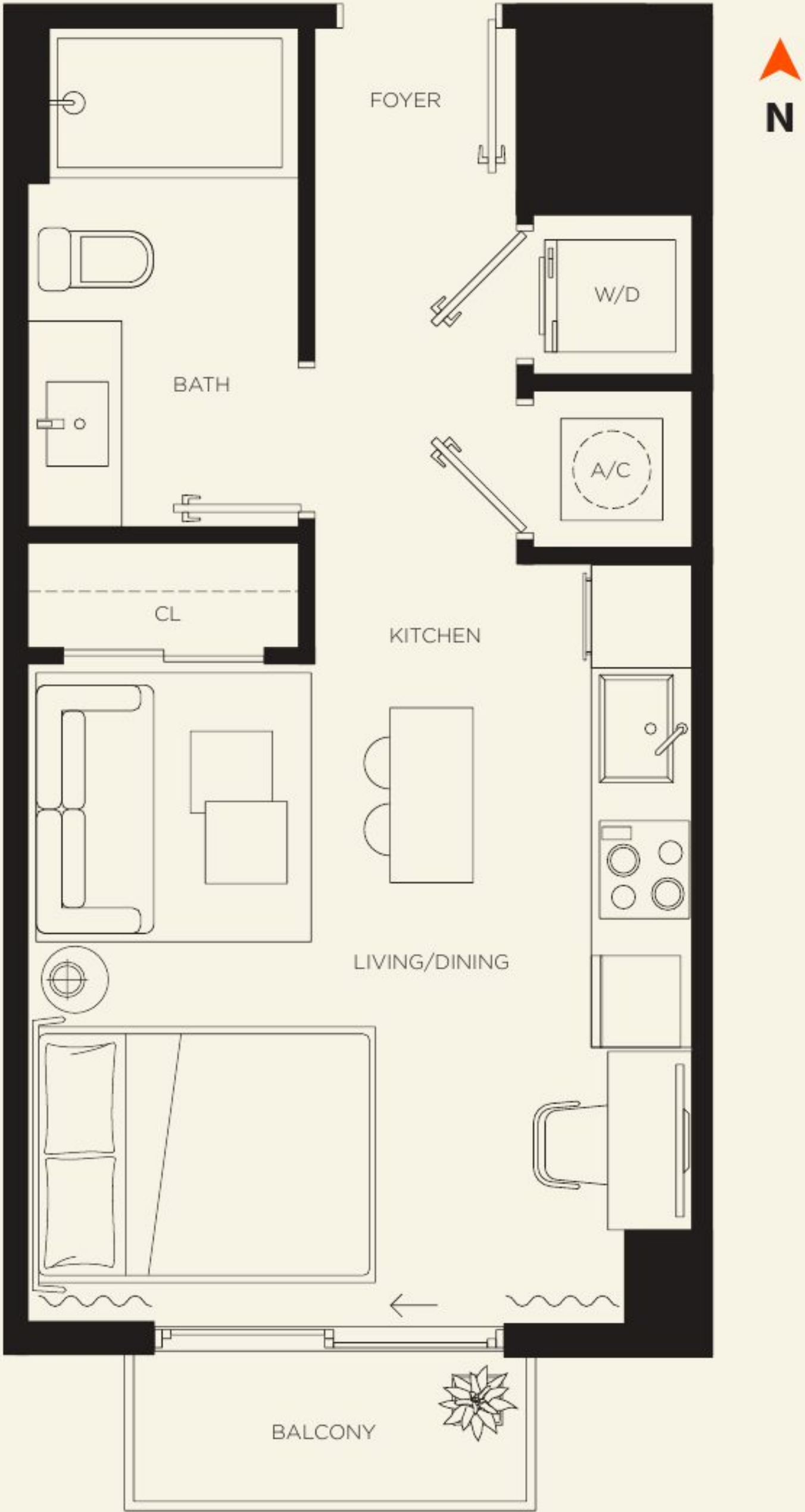


INTERIOR
350 SF | 33 m²

EXTERIOR
30 SF | 3 m²

TOTAL AREA
380 SF | 36 m²

MIAMI LIVING
Downtown Sophistication



THE
CROSBY

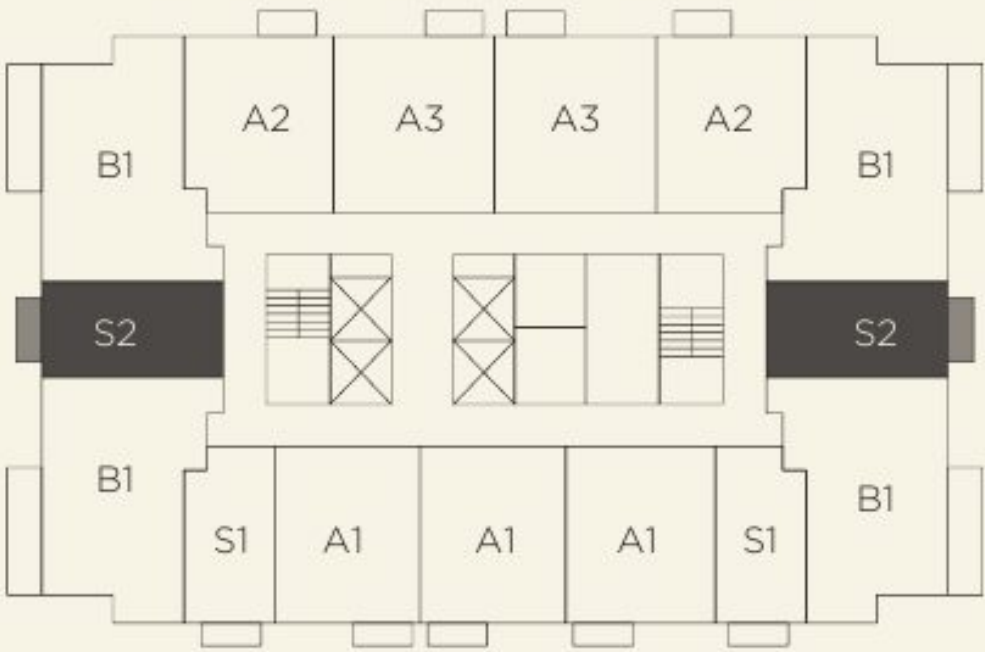
MIAMI WORLDCENTER

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The RESIDENCES

S2 | Studio / 1 Bath

Lines 08/15

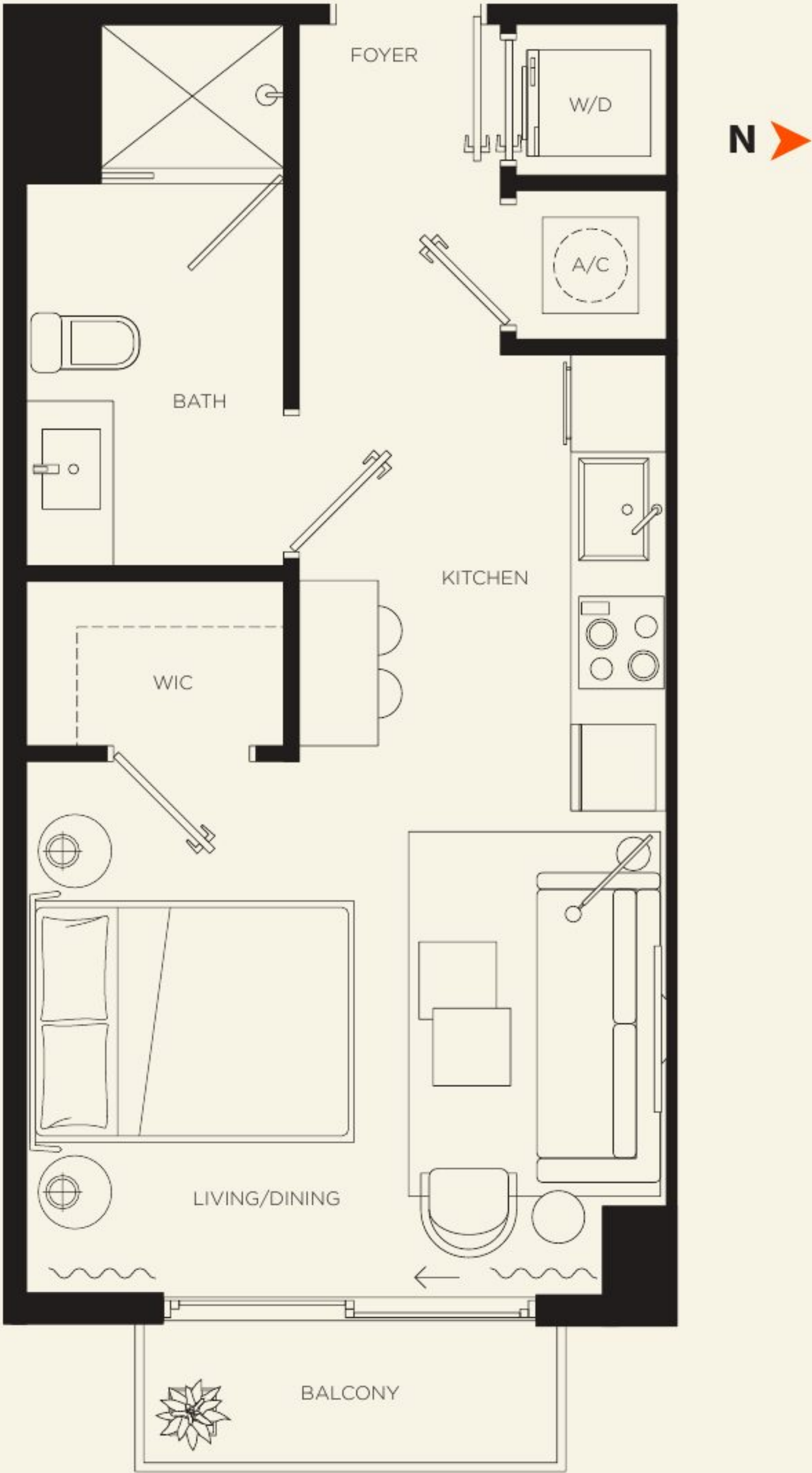


INTERIOR
400 SF | 37 m²

EXTERIOR
30 SF | 3 m²

TOTAL AREA
430 SF | 40 m²

MIAMI LIVING
Downtown Sophistication



THE
CROSBY

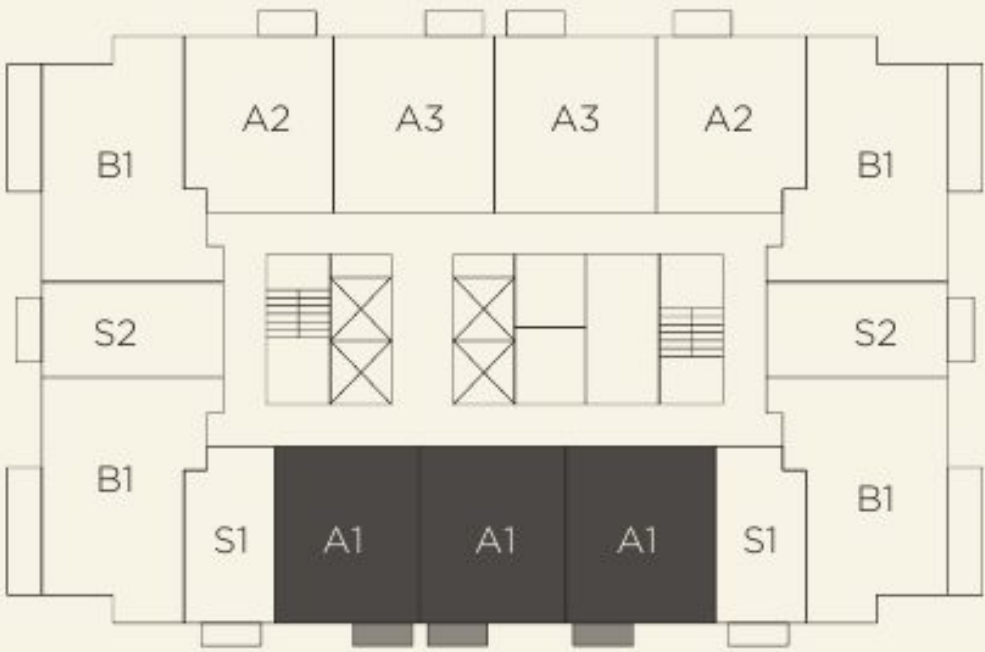
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The RESIDENCES

A1 | 1 Bed / 1 Bath

Lines 03/04/05



INTERIOR

600 SF | 56 m²

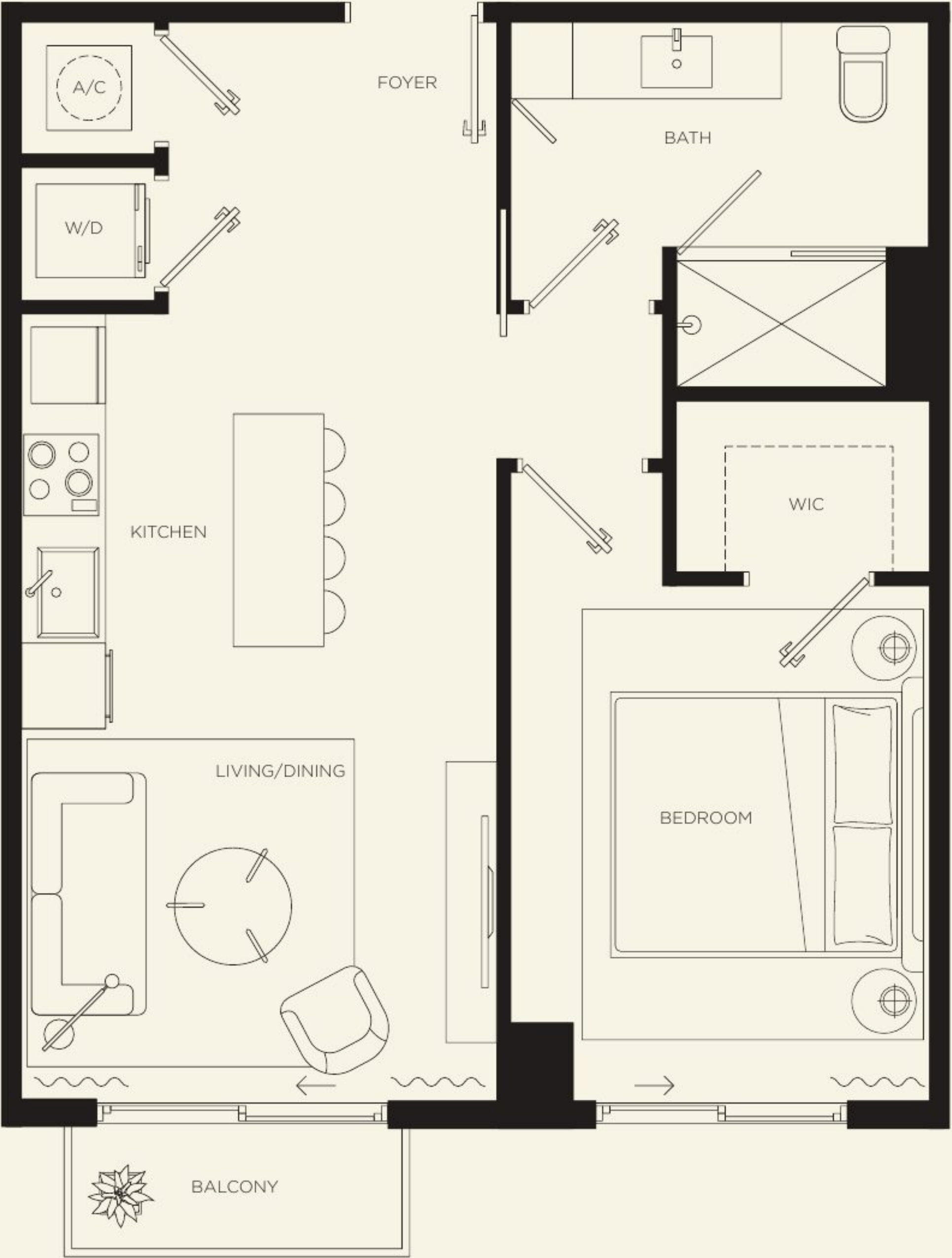
EXTERIOR

30 SF | 3 m²

TOTAL AREA

630 SF | 59 m²

MIAMI LIVING
Downtown Sophistication



THE
CROSBY

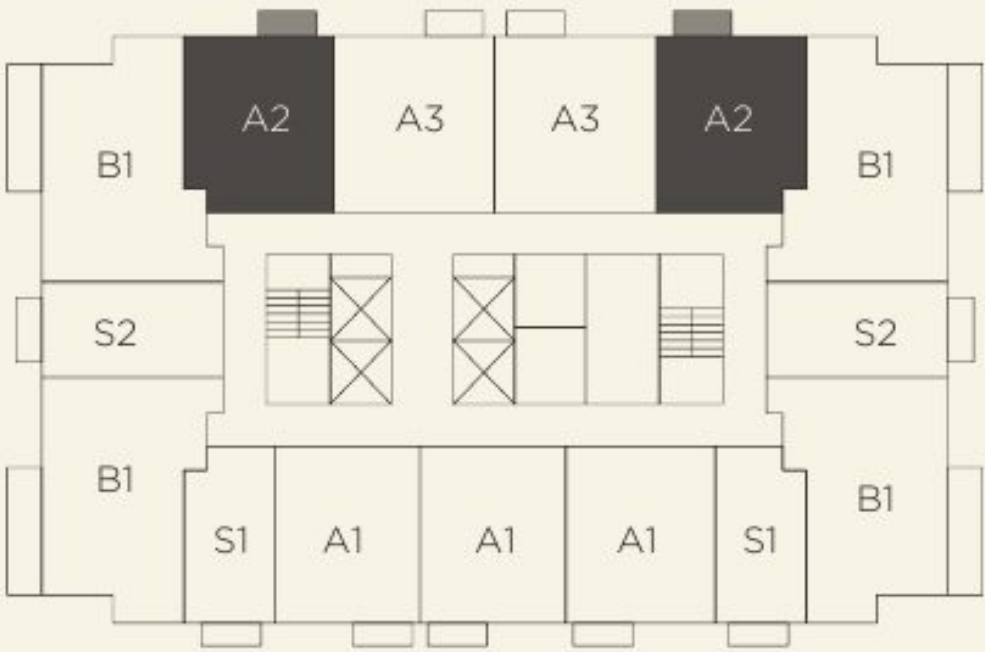
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The
RESIDENCES

A2 | 1 Bed / 1 Bath

Lines 10/13



INTERIOR

600 SF | 56 m²

EXTERIOR

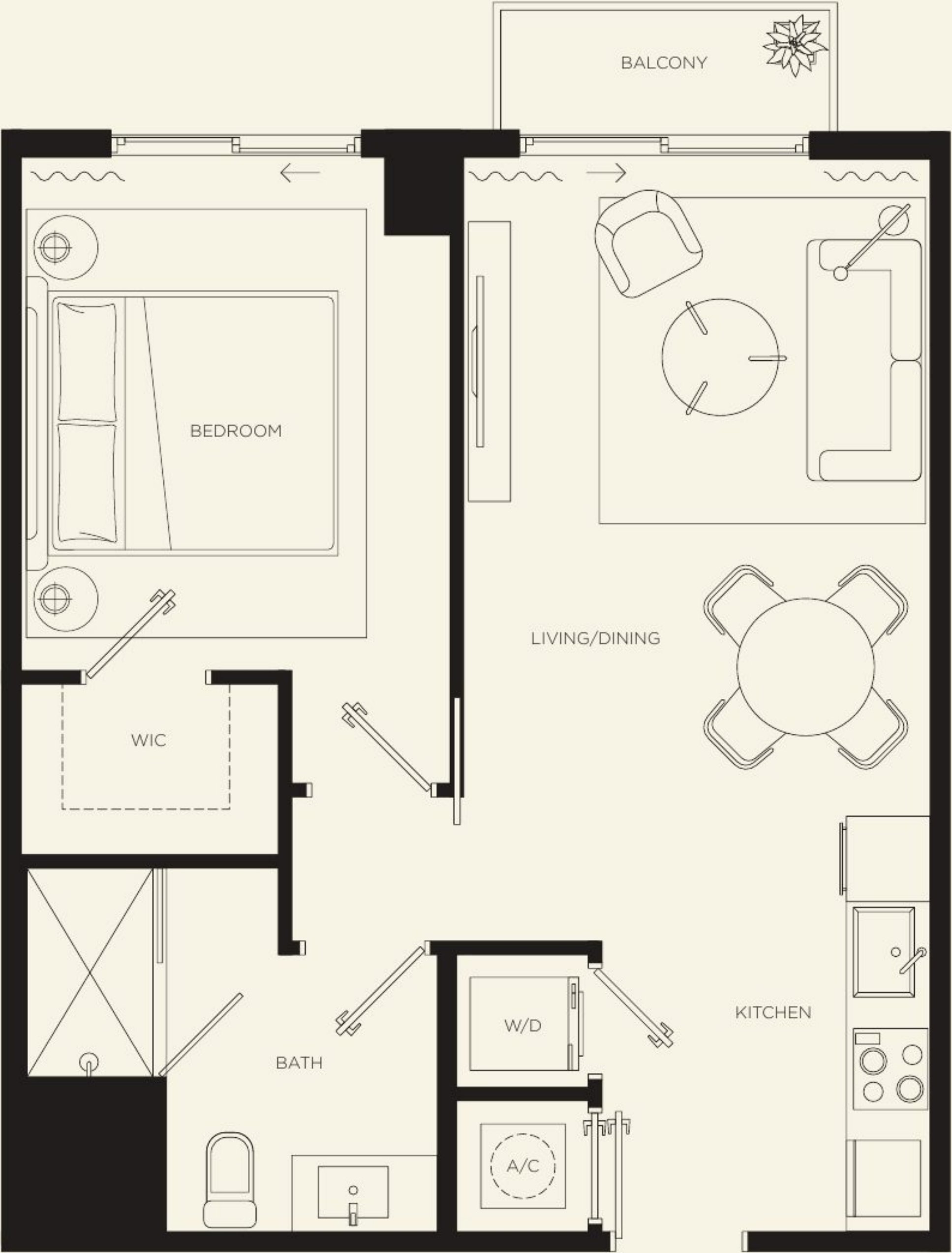
30 SF | 3 m²

TOTAL AREA

630 SF | 59 m²

MIAMI LIVING

Downtown Sophistication



THE
CROSBY

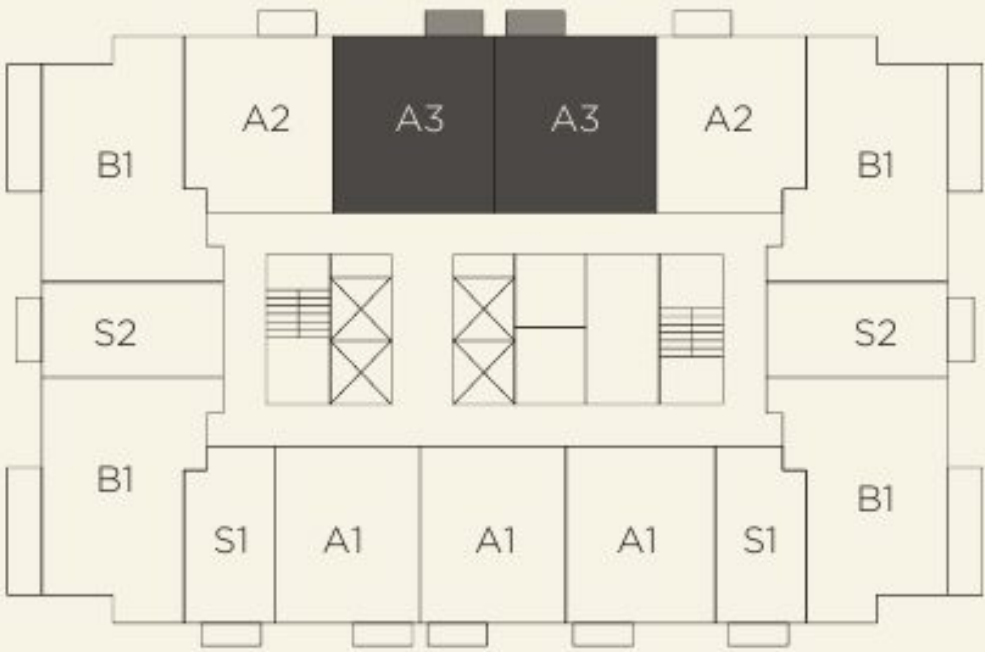
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The RESIDENCES

A3 | 1 Bed / 1 Bath

Lines 11/12

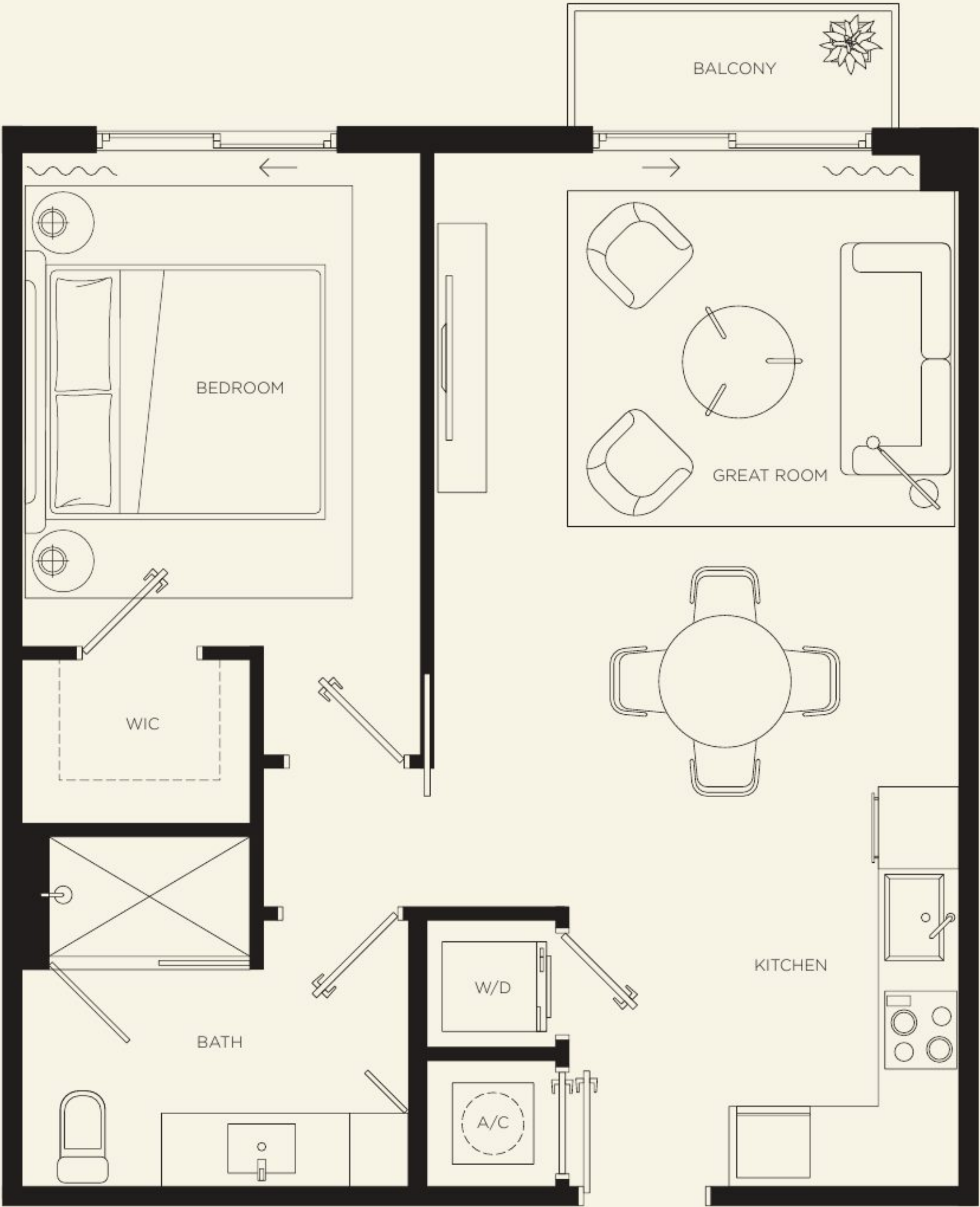


INTERIOR
650 SF | 60 m²

EXTERIOR
30 SF | 3 m²

TOTAL AREA
680 SF | 63 m²

MIAMI LIVING
Downtown Sophistication



THE
CROSBY

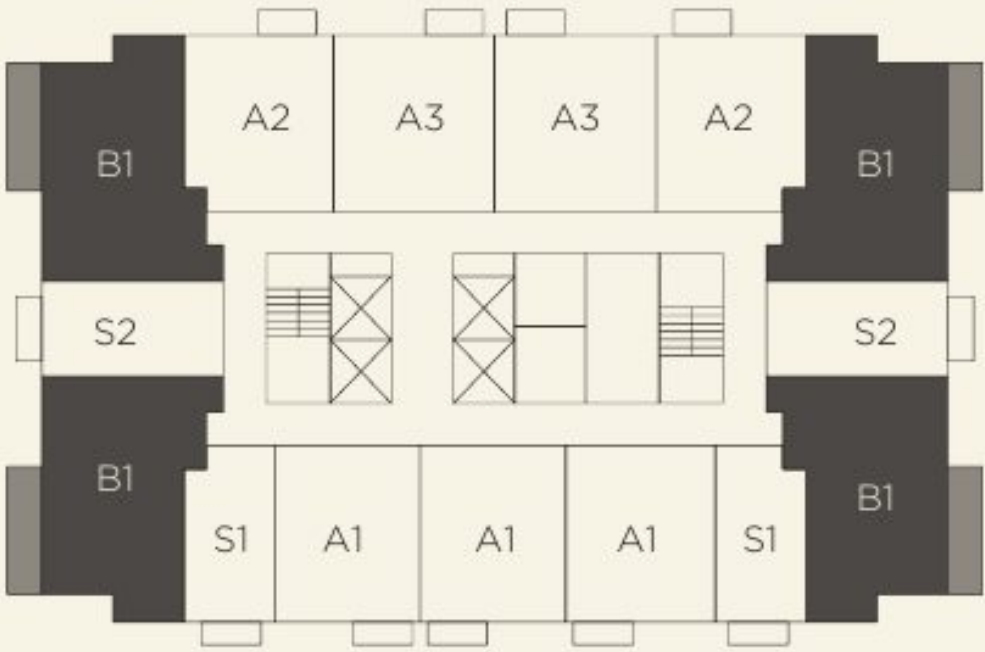
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The
RESIDENCES

B1 | 2 Bed / 2 Bath

Lines 01/07/09/14



INTERIOR

825 SF | 77 m²

EXTERIOR

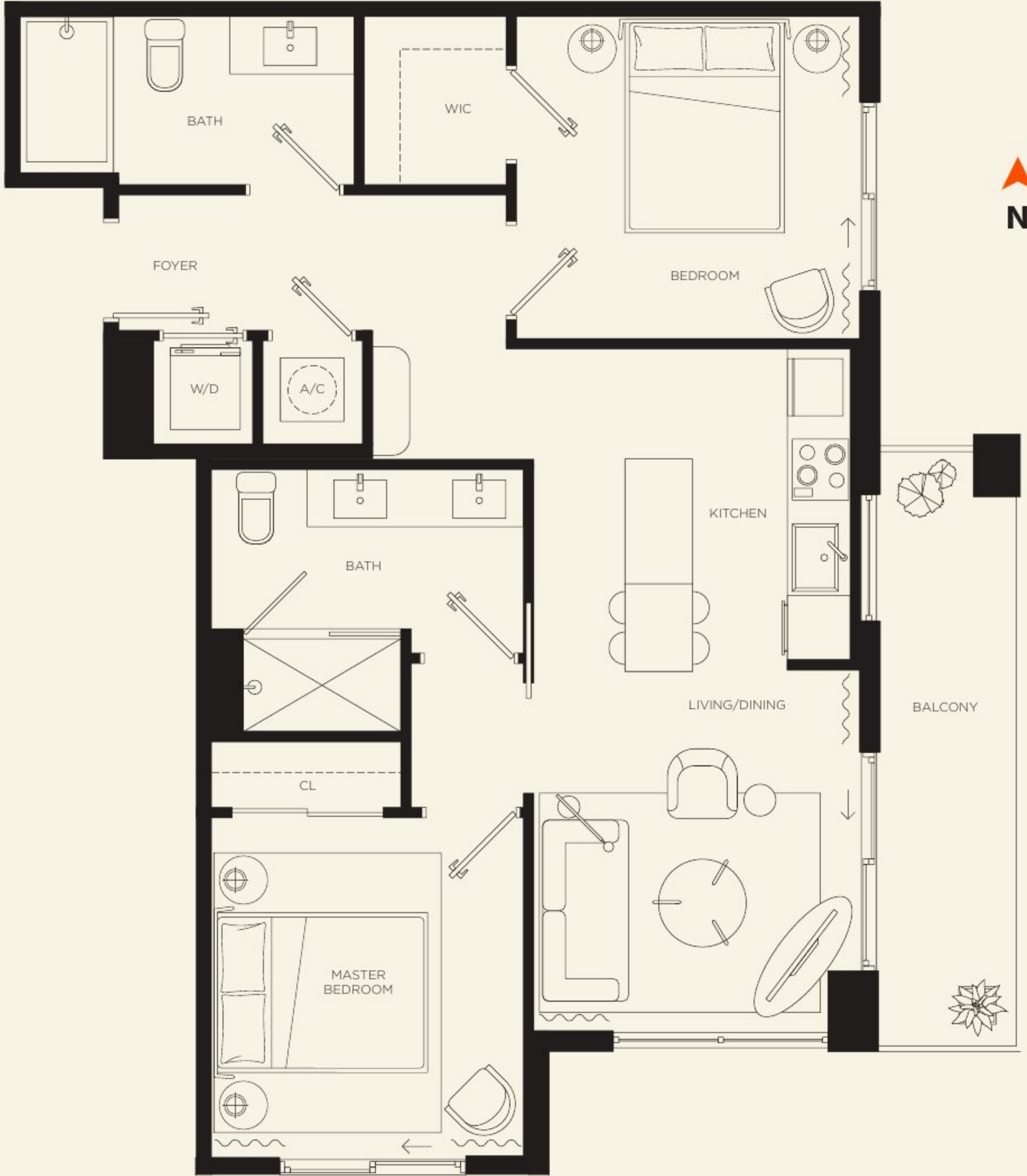
100 SF | 9 m²

TOTAL AREA

925 SF | 86 m²

MIAMI LIVING

Downtown Sophistication



THE
CROSBY

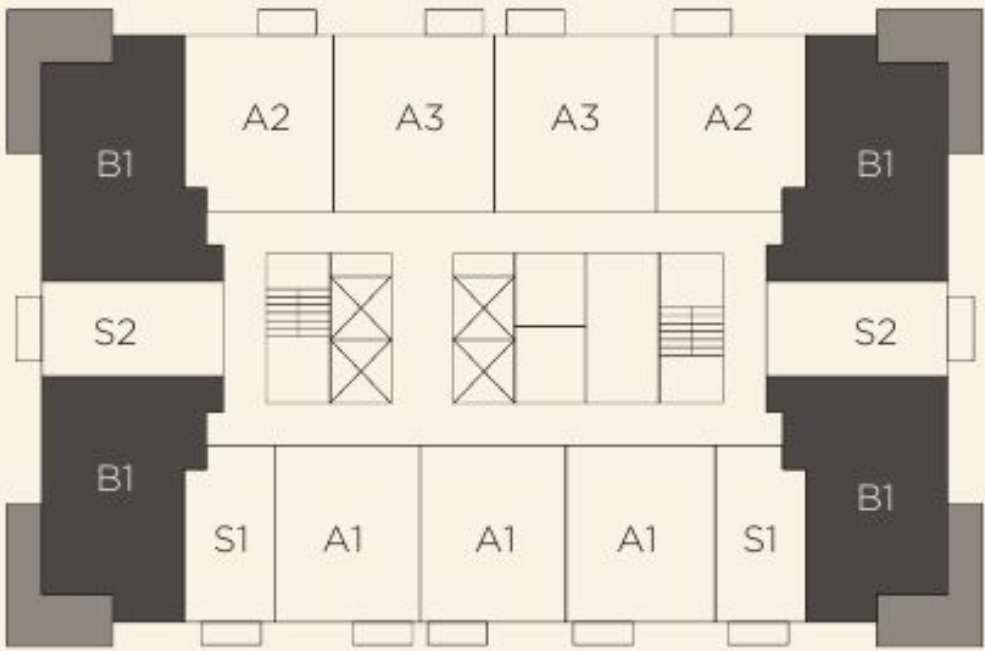
MIAMI WORLDCENTER

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The RESIDENCES

B1.1 | 2 Bed / 2 Bath

Lines 01/07/09/14



INTERIOR

825 SF | 77 m²

EXTERIOR

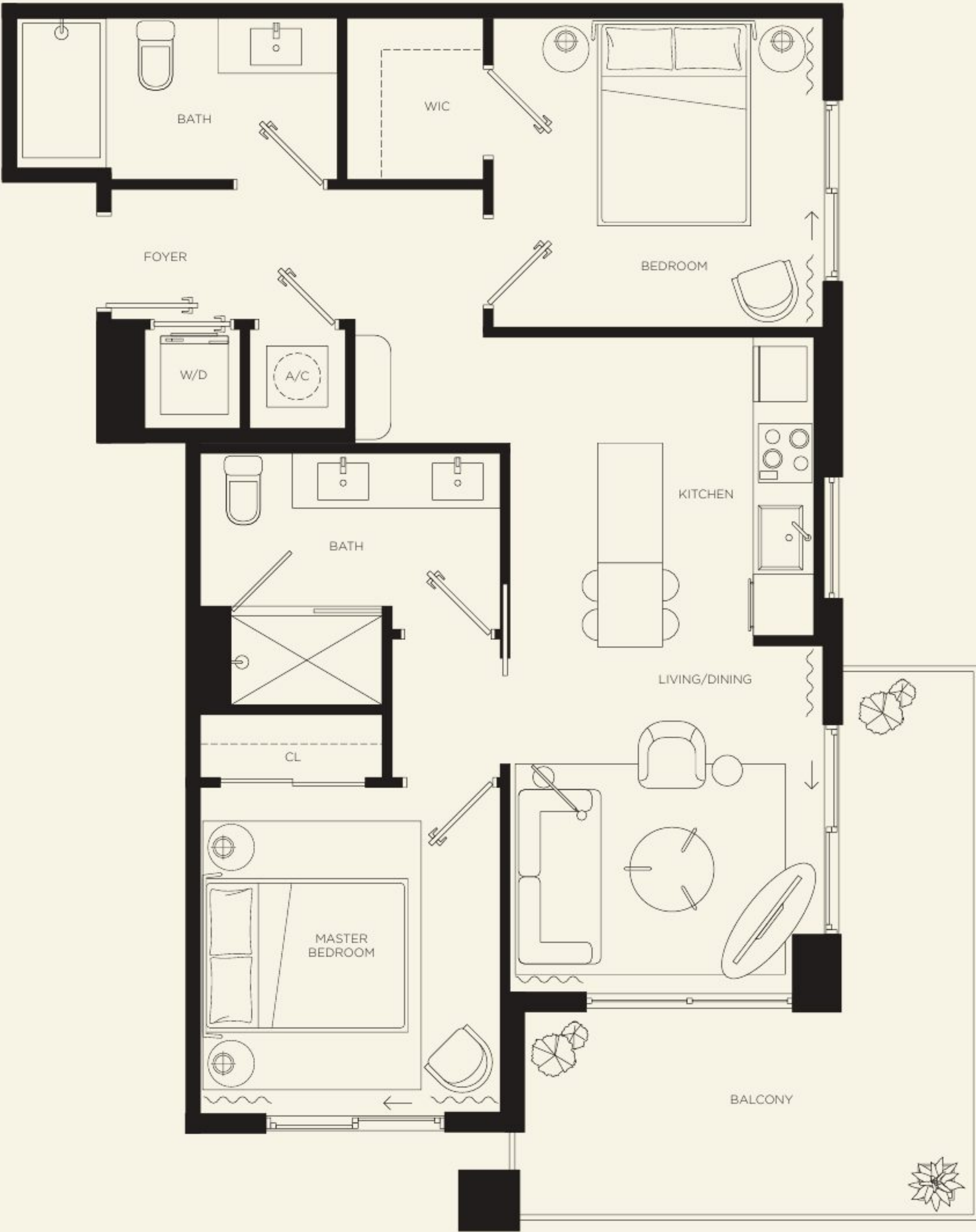
175 SF | 16 m²

TOTAL AREA

1,000 SF | 93 m²

MIAMI LIVING

Downtown Sophistication



THE
CROSBY

MIAMI WORLDCENTER

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THE CROSBY

MIAMI WORLD CENTER

 ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. The Crosby (the "Condominium") is developed by DT G Block, LLC ("Developer") and you should rely only on the Developer's written representations. The illustrations and images are conceptual and may vary from concept to actual construction. The images are examples and do not reflect the design or décor of the completed Condominium. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, views, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. Furnishings, design features, and décor illustrated are not included with purchase of a Unit. Certain amenities and features may require additional expense by Unit owner. There are water views, but the Condominium is not waterfront and views will vary depending on the Unit purchased. No view, water or otherwise, is guaranteed. Consult only the Developer's Prospectus for the Condominium to learn terms, conditions, specifications, estimated costs, Unit views, and to learn what is included with a Unit purchase and how to calculate the Unit size. The balconies depicted are conceptual and the size will vary based on final permitting and completed construction. Pursuant to a license agreement, Developer has the right to use the trade names, marks, images, and logos of The Related Group for so long as the license agreement is not terminated or otherwise lapses. Developer is not incorporated in, located in, nor a resident of, New York and this is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or residents of any other jurisdiction were prohibited by law. Reproduction for any use is not authorized. 2021 DT G Block, LLC.

