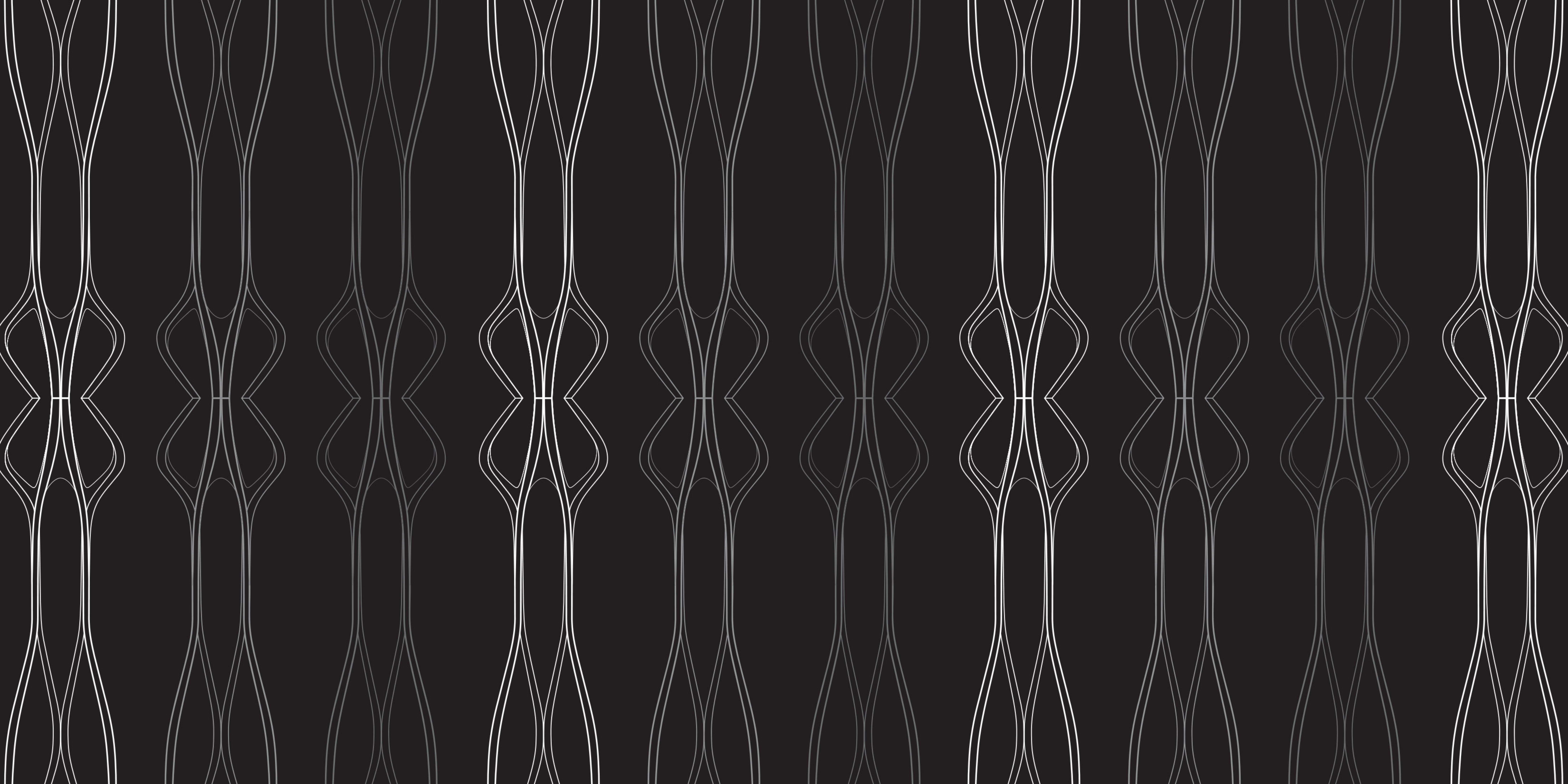




ONE THOUSAND **MUSEUM**  
BY ZAHA HADID ARCHITECTS







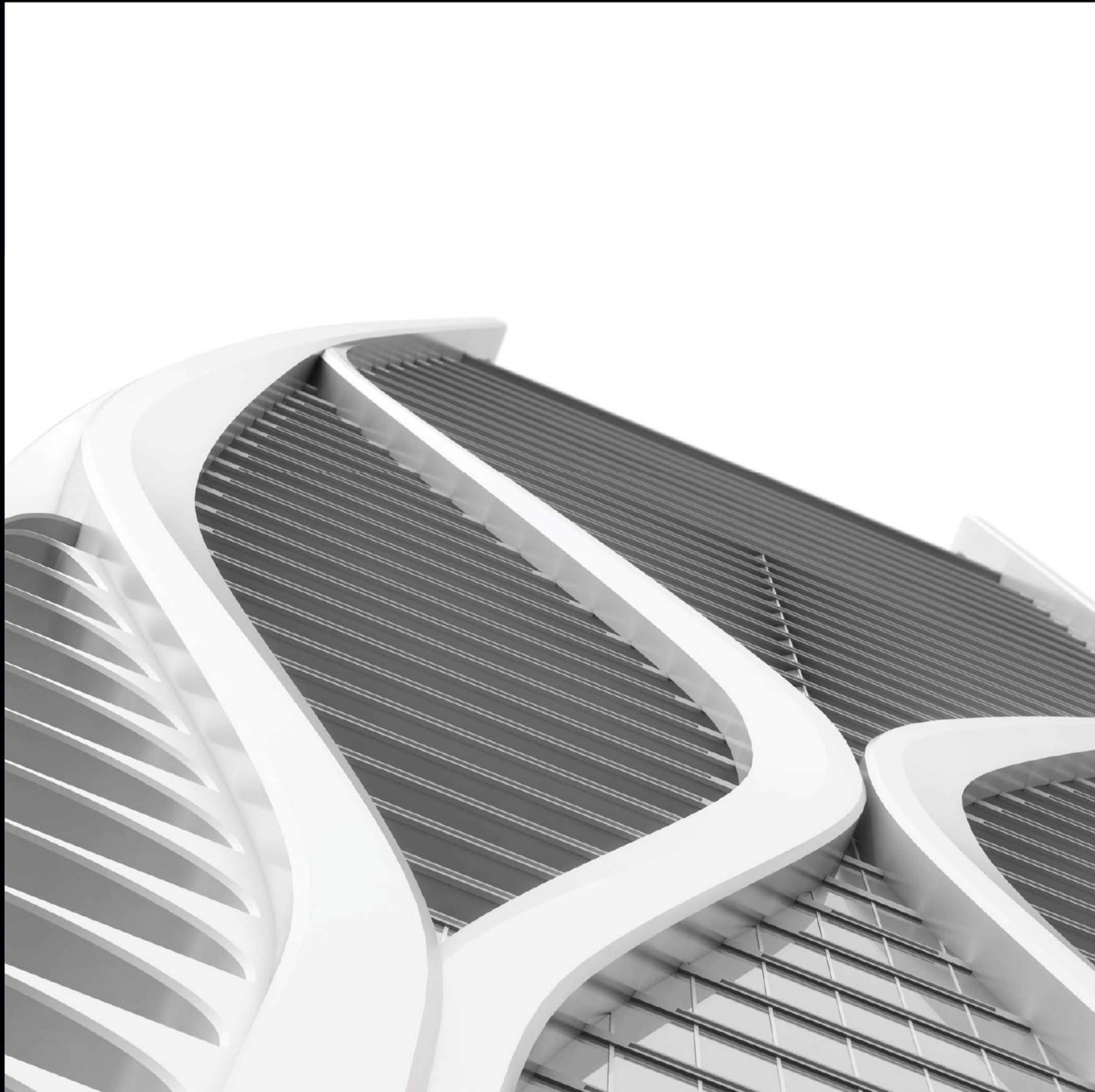
# ONE THOUSAND MUSEUM

BY ZAHA HADID ARCHITECTS

 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 A DEVELOPER TO A BUYER OR LESSEE.

Use and operation of the helipad are conditioned upon obtaining FAA and other governmental approvals. Approval has not yet been obtained. No assurance can be given about whether the approvals can be obtained, and/or if so, the timing of same. 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). Additionally, measurements of rooms set forth on any 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 all floor plans and development plans are subject to change. This is not intended to be an offer to sell, or solicitation to buy, condominium units in any other 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. These drawings and depictions are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the building, the residences or the amenities. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of furnishings, finishes, 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. Consult your Agreement and the Prospectus for the items included with the 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.





## A FUSION OF ART, ARCHITECTURE & DESIGN

OVER THE PAST 30 YEARS, PRITZKER PRIZE-WINNING ARCHITECT ZAHA HADID HAS BECOME INTERNATIONALLY RENOWNED FOR HER DESIGNS OF SENSUOUS, SOARING BUILDINGS THAT PUSH THE LIMITS OF INNOVATION AND BLUR THE LINES BETWEEN ART AND ARCHITECTURE. ONE THOUSAND MUSEUM BY ZAHA HADID ARCHITECTS, MIAMI'S MOST PRESTIGIOUS NEW RESIDENTIAL TOWER, IS HER FIRST RESIDENTIAL SKYSCRAPER IN THE WESTERN HEMISPHERE.

LOCATED ON A COVETED PROPERTY OVERLOOKING MIAMI'S MUSEUM PARK, AND BOASTING UTTERLY BREATHTAKING BISCAYNE BAY AND ATLANTIC OCEAN VIEWS, ONE THOUSAND MUSEUM BRINGS HADID'S VISIONARY ARCHITECTURE TOGETHER WITH AN UNPRECEDENTED LEVEL OF SERVICE AND EXTRAORDINARY AMENITIES. THE OWNERS OF THIS LIMITED COLLECTION OF MUSEUM-QUALITY DUPLEX TOWNHOMES, HALF-FLOOR RESIDENCES, FULL-FLOOR PENTHOUSES, AND A SINGLE DUPLEX PENTHOUSE WILL ENJOY EXCEPTIONAL PRIVACY WITHIN A TRULY SECURE STATE-OF-THE-ART ENVIRONMENT.





MIAMI

ONE THOUSAND MUSEUM  
BY ZAHA HADID ARCHITECTS



GLASGOW



LONDON



ROME



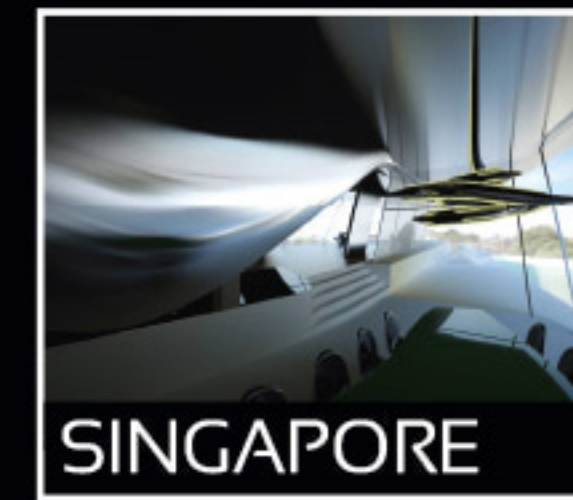
COPENHAGEN



BAKU



ABU DHABI



SINGAPORE



BEIJING



GUANGZHOU



SEOUL

A GLOBAL PORTFOLIO OF ICONIC DESIGNS BY  
PRITZKER PRIZE-WINNING ARCHITECT ZAHA HADID





MIAMI



LONDON

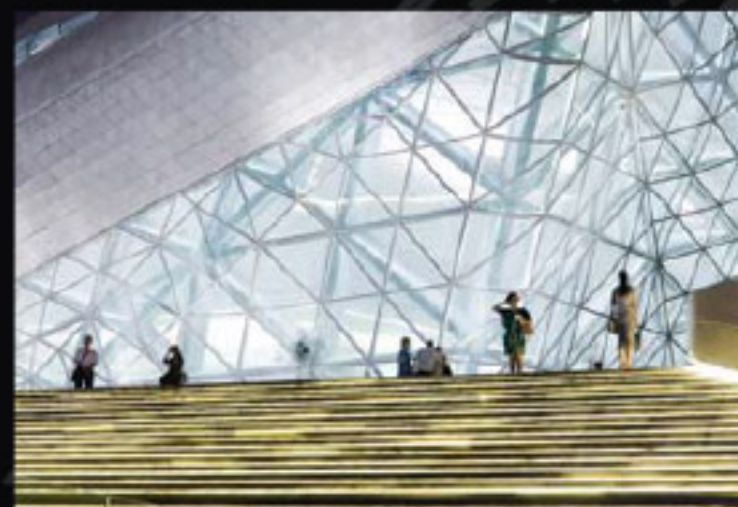
SINGAPORE



ABU DHABI



GLASGOW



GUANGZHOU



ROME



BEIJING



SEOUL



COPENHAGEN



## ZAHA HADID ARCHITECTS

ZAHA HADID STANDS AMONG HISTORY'S MOST CELEBRATED ARCHITECTS AND IS THE FIRST WOMAN TO HAVE ACHIEVED SUCH RECOGNITION IN THE FIELD. SHE HAS BEEN AWARDED THE PRITZKER PRIZE IN ARCHITECTURE (2004), THE STIRLING PRIZE (2010, 2011), AND WAS APPOINTED DAME COMMANDER OF THE ORDER OF THE BRITISH EMPIRE FOR HER SERVICES TO ARCHITECTURE (2002).

HADID'S GLOBAL PORTFOLIO OF ICONIC BUILDINGS INCLUDES THE LONDON OLYMPIC AQUATIC CENTER IN THE UNITED KINGDOM, THE DUBAI OPERA HOUSE IN THE UNITED ARAB EMIRATES, THE BMW CENTRAL BUILDING IN GERMANY, THE GUANGZHOU OPERA HOUSE IN CHINA, AND THE CMA TOWER IN FRANCE. OVER THE PAST DECADE, SHE HAS DESIGNED TWO CRITICALLY ACCLAIMED CONTEMPORARY ART MUSEUMS IN THE UNITED STATES: THE ROSENTHAL CENTER FOR CONTEMPORARY ART IN CINCINNATI, OHIO, AND THE ELI AND EDYTHE BROAD ART MUSEUM IN EAST LANSING, MICHIGAN. THE FIRST MAJOR DESIGN OF HER CAREER, WHICH IS NOW CONSIDERED A SEMINAL EXAMPLE OF DECONSTRUCTIVIST ARCHITECTURE, IS THE VITRA FIRE STATION IN WEIL AM RHEIN, GERMANY.

BEYOND THE WORLD OF ARCHITECTURE, HADID HAS COLLABORATED WITH LEGENDARY LUXURY BRANDS, INCLUDING CHANEL, DONNA KARAN, AND B&B ITALIA. SHE WAS NAMED ONE OF "THE WORLD'S 100 MOST POWERFUL WOMEN" BY FORBES, AND ONE OF "100 PEOPLE WHO MOST AFFECT OUR WORLD" BY TIME.



BREATHTAKING VIEWS OF BISCAYNE BAY AND THE ATLANTIC OCEAN FROM EVERY RESIDENCE





A PRESTIGIOUS RESIDENTIAL TOWER SURROUNDED BY THE LIGHTS OF MIAMI





# VISIONARY ARCHITECTURE FOR A PREMIER GLOBAL CITY

As Miami has transformed into a truly global city in recent years, it has become a prime location for the development of a world-class residential skyscraper that will meet the expectations of clientele with sophisticated taste. Beyond a prominent location distinguished by unparalleled views and visibility, such a project demands an ambitious creative vision, one that will offer private ownership of an iconic piece of architecture. One Thousand Museum is a celebration of excellence and innovation. It is a bold physical statement about the essence of Miami through the eyes of Dame Zaha Hadid.

This prestigious residential tower appears as a continuous piece of contemporary sculpture from the podium to the crown. The contrast between the robust exoskeleton and the crystalline glazing of the glass façade beneath it is one defining characteristic. The other defining characteristic is the integrity with which form follows function. The tower's fluid curves reflect its internal organization as it rises more than 60 stories from the arrival podium to the amenity levels, the residential floors above, and finally to a dramatic double height amenity space and Indoor Aquatic Center at the crown.

Shadows cast by the white exoskeleton on the recessed glass façade emphasize the interplay between the verticality of the tower and the horizontal lines of balconies. At the uppermost levels, where full-floor penthouses and the crown amenity space are located, a split at each corner of the tower reveals folded glass elements. In sunlight, reflections along the corner glazing give the appearance of finely cut jewels set precisely within the tower architecture.









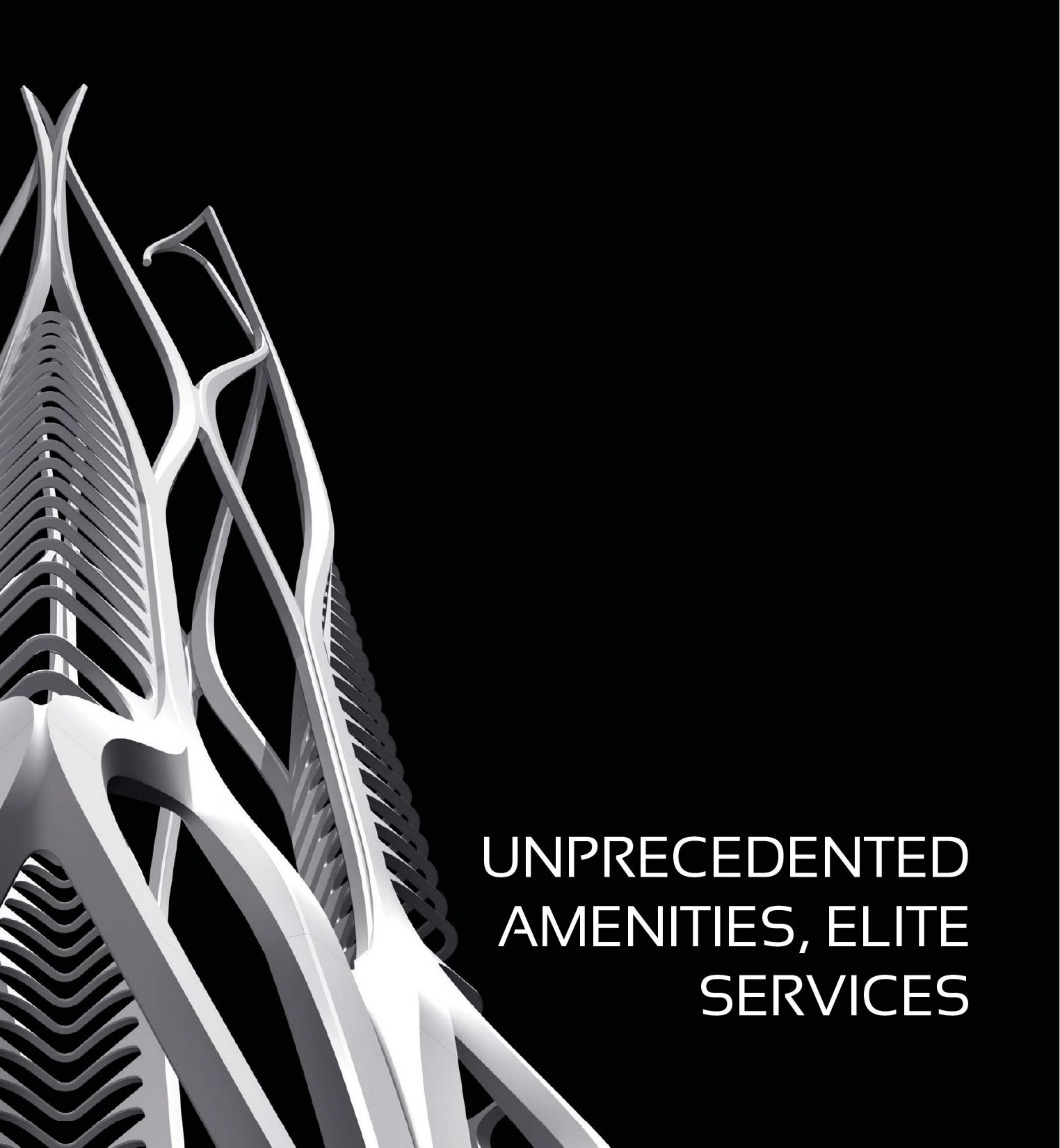
THE CONTRAST BETWEEN THE SENSUOUS CURVES OF THE EXOSKELETON AND THE CRYSTALLINE GLAZING OF THE FAÇADE IS ONE OF THE DEFINING CHARACTERISTICS OF ONE THOUSAND MUSEUM. IT IS AN AUDACIOUS EXPRESSION OF ARCHITECTURAL INNOVATION AT THE CENTER OF THE MIAMI SKYLINE.



**MINUTES FROM SOUTH BEACH AND  
BRICKELL, MIAMI'S MOST PRESTIGIOUS  
NEW RESIDENTIAL ADDRESS**

Internationally acclaimed for its cutting-edge contemporary art scene, chic nightlife, tropical beaches, and year-round temperate weather, Miami has in recent years also become home to a number of the United States' most prestigious cultural institutions and most exciting entertainment venues. One Thousand Museum sits at the nexus of all of these desirable destinations just minutes from South Beach and the Brickell financial district. In coming years, the immediate neighborhood will continue to transform and become even more compelling as a result of over \$10 billion of investments in premier retail, hospitality, and entertainment developments nearby.





## UNPRECEDENTED AMENITIES, ELITE SERVICES



One Thousand Museum creates a six-star lifestyle within an exceptionally elegant private residential tower. Over 30,000 square feet of beautifully designed venues for swimming, sunning, socializing, fitness, and pampering cater to only 83 Residences, offering the luxury of abundant space. In the lobby, residents' needs are addressed by highly attentive staff, including a concierge and parking valet as well as security personnel. Additional staff oversee the proper management of all amenities and attend to residents' requests within them.





## SIX STAR ARRIVAL EXPERIENCE

A dramatic porte cochère within the podium of One Thousand Museum offers privacy from the street and a grand sense of arrival in tune with the prestige of the tower. The parking valet and doorman attend to residents' cars and packages, and the concierge is available to address owners' requests. Private residences are accessed from the lobby via secure, high-speed elevators that feature destination-entry smart technology.



## MUSEUM QUALITY DESIGN

The sculptural design of One Thousand Museum's podium beautifully complements the two recently completed Museums located in the adjacent Museum Park. The sculpted corner of the podium creates a dramatic entry to the commercial space fronting the adjacent park, making it ideally suited for a fine dining restaurant, high end boutique, art gallery or exhibition venue.







## CUSTOM SCENTING BY 12.29

Adding to the elegant contemporary ambience, all interior amenity spaces, including the lobby, Wellness & Spa levels, Aquatic Center, and Sky Lounge, are lightly perfumed with signature scents designed by 12.29 olfactory consultants. These subtle ambient scents are inspired by Zaha Hadid's architectural vision as well as the lifestyle in Miami's most prestigious new residential tower. Upon request, residences can be scented with one of these custom scents or a unique new scent can be created by 12.29.\*

\*Residential scenting is available at an additional fee.



## INDOOR-OUTDOOR WELLNESS & SPA LEVELS

Above the podium, the Wellness and Spa amenities occupy two levels of light-filled space overlooking and opening onto the Sun & Swim Terrace. The spacious fitness center is outfitted with state-of-the-art strength and cardio training equipment. It also offers dedicated indoor areas for movement training and stretching as well as a landscaped outdoor area for other fitness activities. At the second level, the Spa has been designed with private treatment rooms and a relaxation lounge.

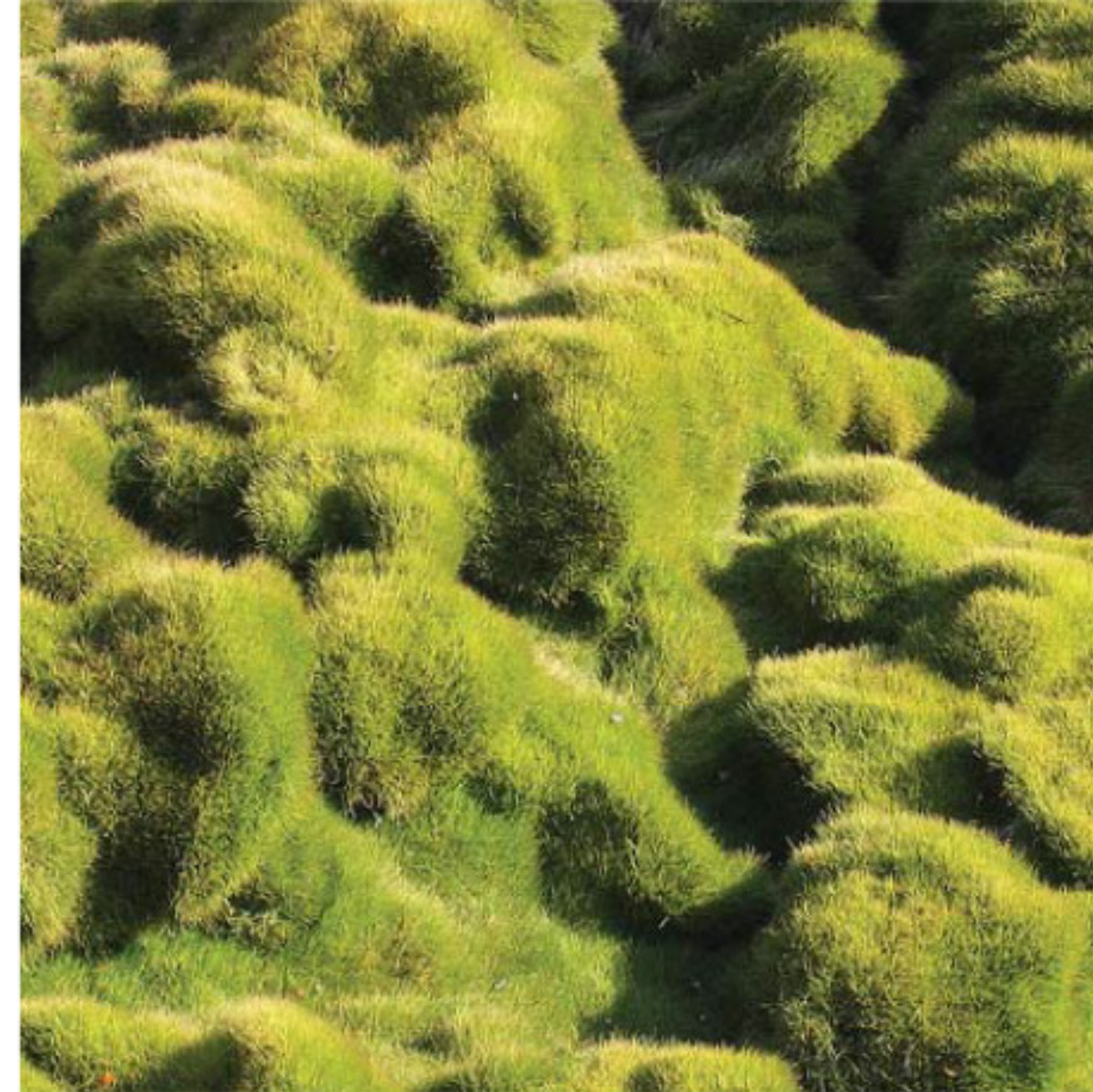




## SCULPTURAL SUN & SWIM TERRACE

The roots of One Thousand Museum's distinctive exoskeleton surround residents with Zaha Hadid's visionary design and bring contemporary art into the personal sphere on the Sun & Swim Terrace. These sculptural extensions of the tower architecture create areas of light and shadow that move around organically shaped pools throughout the day.





## LANDSCAPE DESIGN BY ENZO ENEA

One Thousand Museum's extensive Sun & Swim Terrace and the terraces surrounding the Wellness & Spa level feature elegant landscaping by renowned Swiss landscape architect Enzo Enea. Created as a series of outdoor rooms that reflect the curvilinear form of the tower architecture, the terraces offer beautifully articulated private spaces for relaxation and socializing.



## DOUBLE-HEIGHT AQUATIC CENTER & SKY LOUNGE

Within the crown of One Thousand Museum, the Aquatic Center offers an innovative infinity-edge indoor pool and the Sky Lounge provides a dramatic double height venue overlooking the bay and Miami beach and a separate more intimate venue overlooking the city. This level will also include a multimedia theater for private movie screenings, lectures, and presentations.

Zaha Hadid Architect's water drop pattern enhances the sculptural quality of arched interior walls throughout these spaces, and the double-height glass façade elevates the experience of spectacular panoramic views over Biscayne Bay, the Atlantic Ocean and the Miami skyline.











## PRIVATE ROOFTOP HELIPAD

One Thousand Museum has been designed to offer Miami's first private helipad on a residential tower, providing residents the convenience of arriving and departing securely on their own schedule. Pending FAA and other necessary approvals, the helipad will make nearby islands, private and commercial airports, and private yachts truly accessible at any time of the day or night.



# DESIGNED TO BE MIAMI'S MOST SECURE RESIDENTIAL TOWER



With a limited number of expansive residences, One Thousand Museum is uniquely positioned to offer a truly secure living environment. The building has been designed with a functionally integrated security program focused not just on residents, but also their guests and their personal property. A worldleading security consulting firm has worked closely with the development team to address matters ranging from the structure of the building itself to sophisticated surveillance systems and appropriate staffing by specialized security personnel. Particular attention has been paid to achieving a secure environment without compromising the elegant nature of the property. A bank-quality vault contains an individual safe deposit box for every residence, offering residents the convenience of storing their valuables onsite.



# A LIMITED COLLECTION OF EXTRAORDINARY RESIDENCES WITH MAGNIFICENT PRIVATE TERRACES



One Thousand Museum's residences magnify the experience of breathtaking Biscayne Bay and Atlantic Ocean views as well as dynamic views of the Miami skyline. Living rooms, bedrooms and entertainment spaces have all been designed with East-to-West flow-through floor plans to capture this mesmerizing panorama. Oversized terraces extend living spaces outward into the fresh air and tropical sunlight. Museum-quality interiors have been crafted with the finest finishes and features by an elite team of designers, including lighting artists and residential technology specialists.







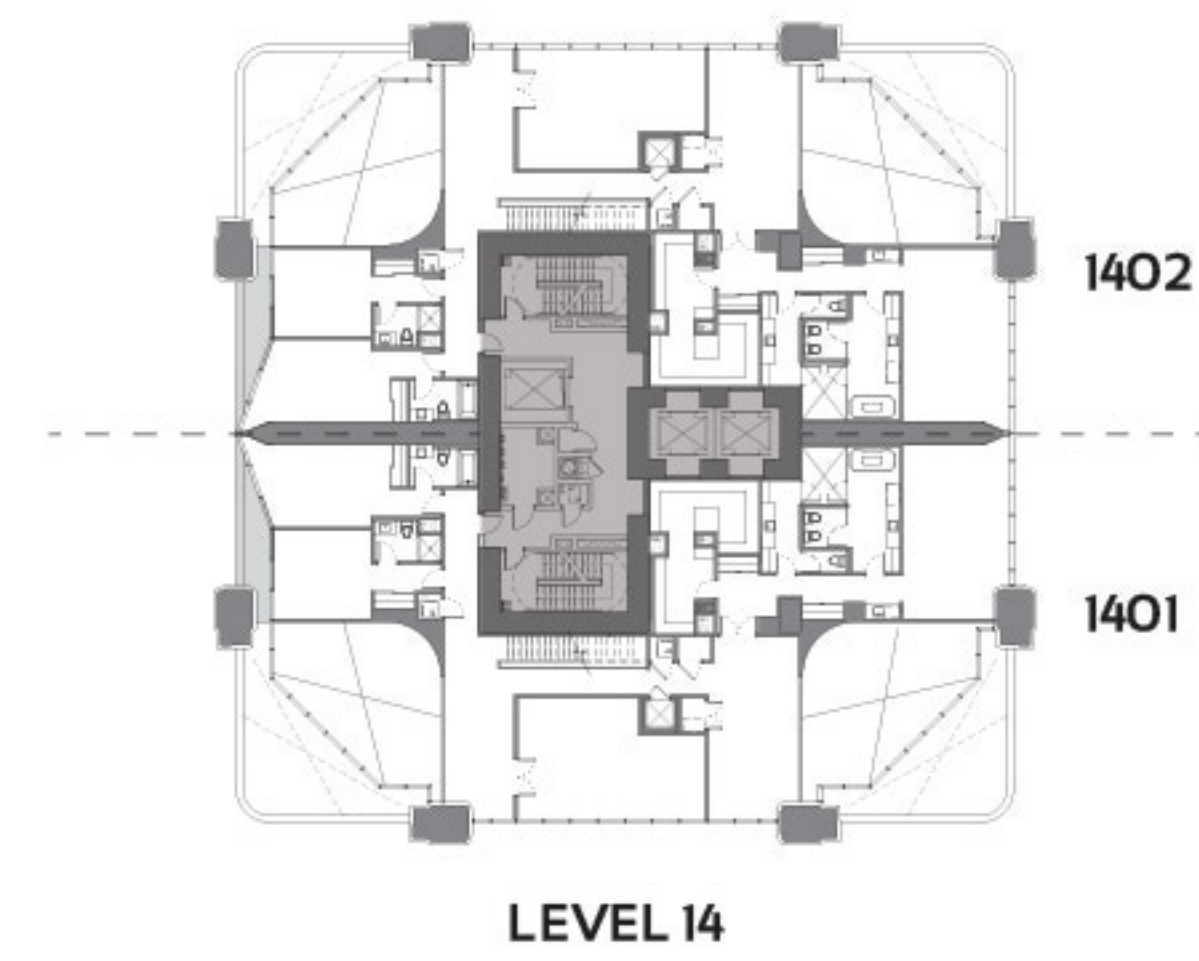
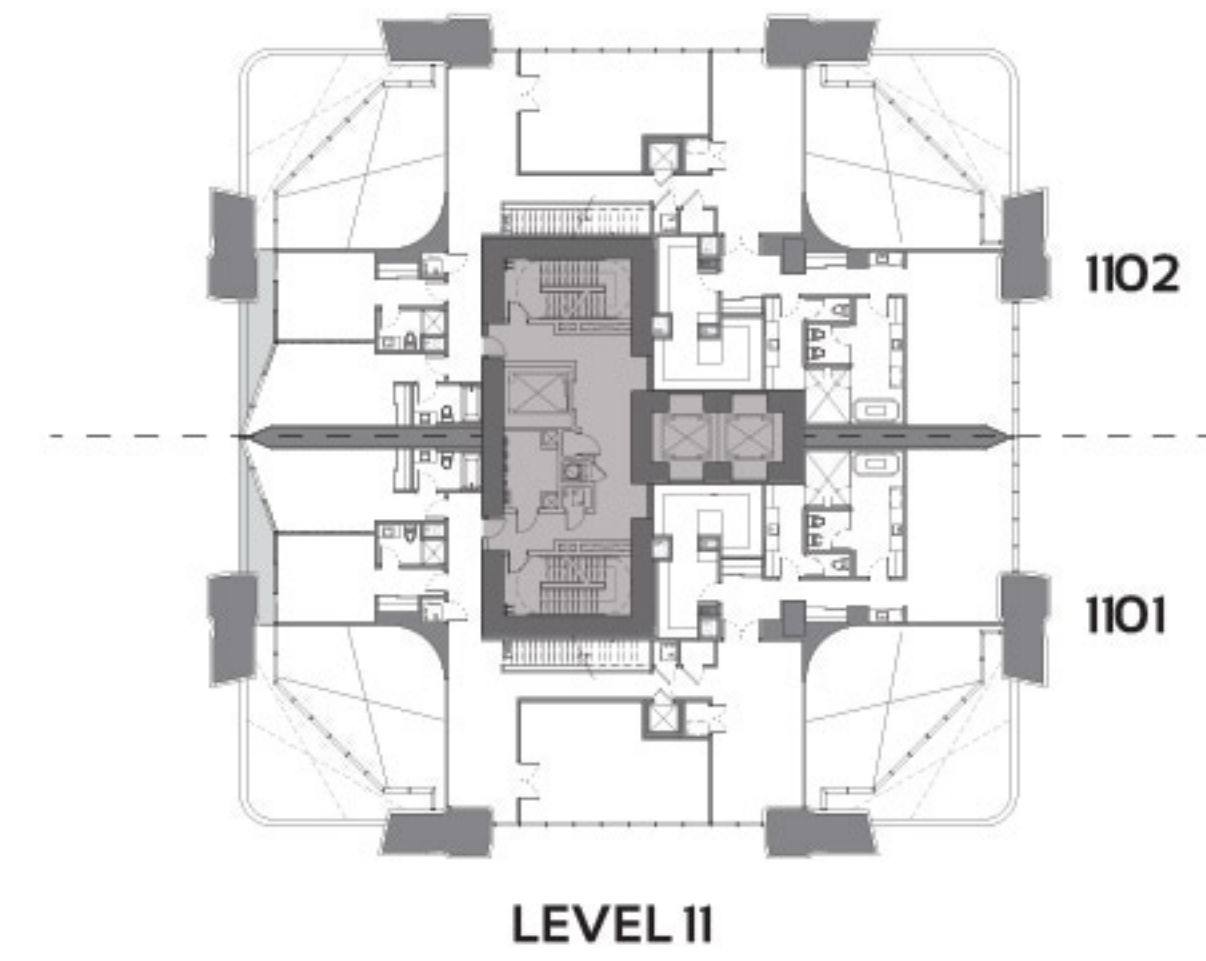
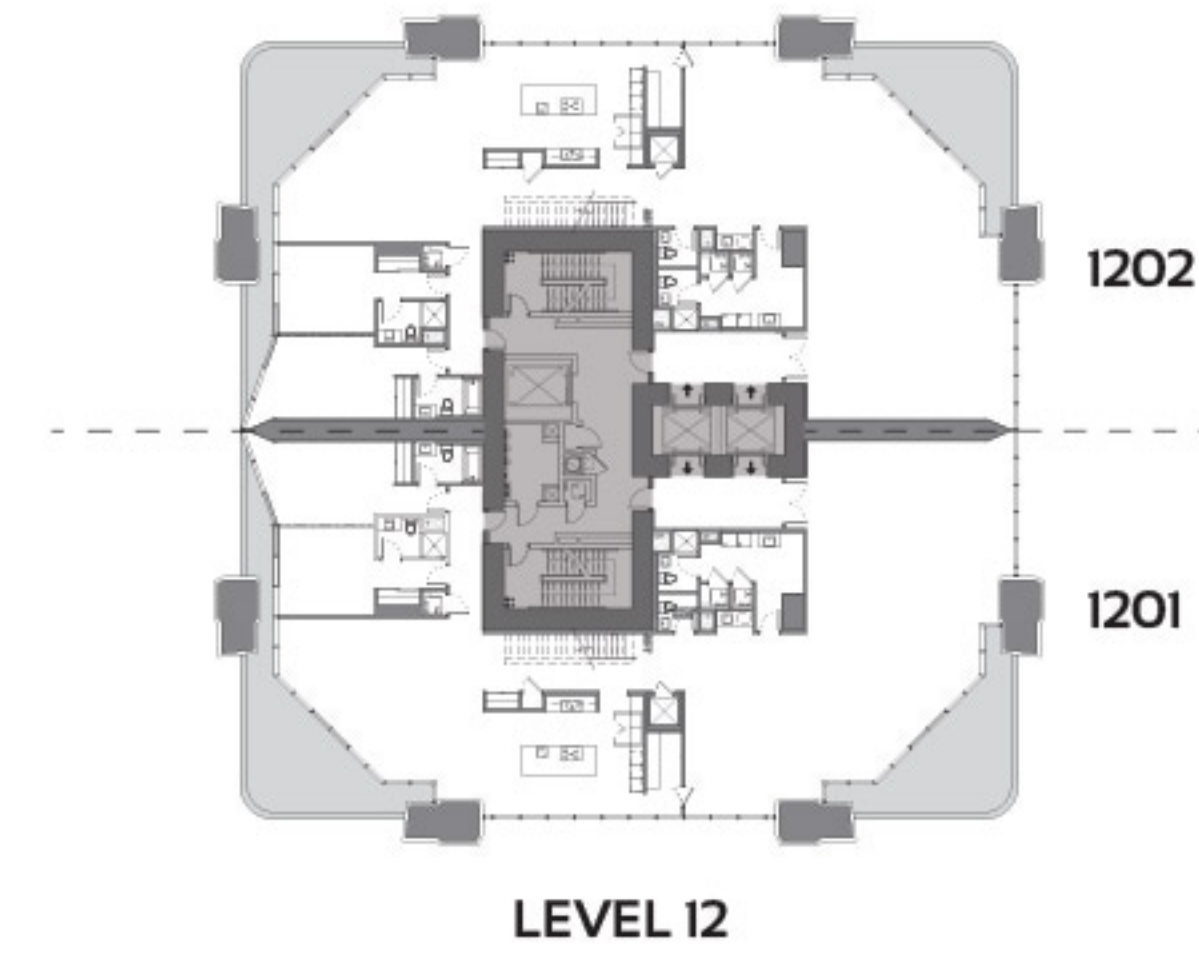
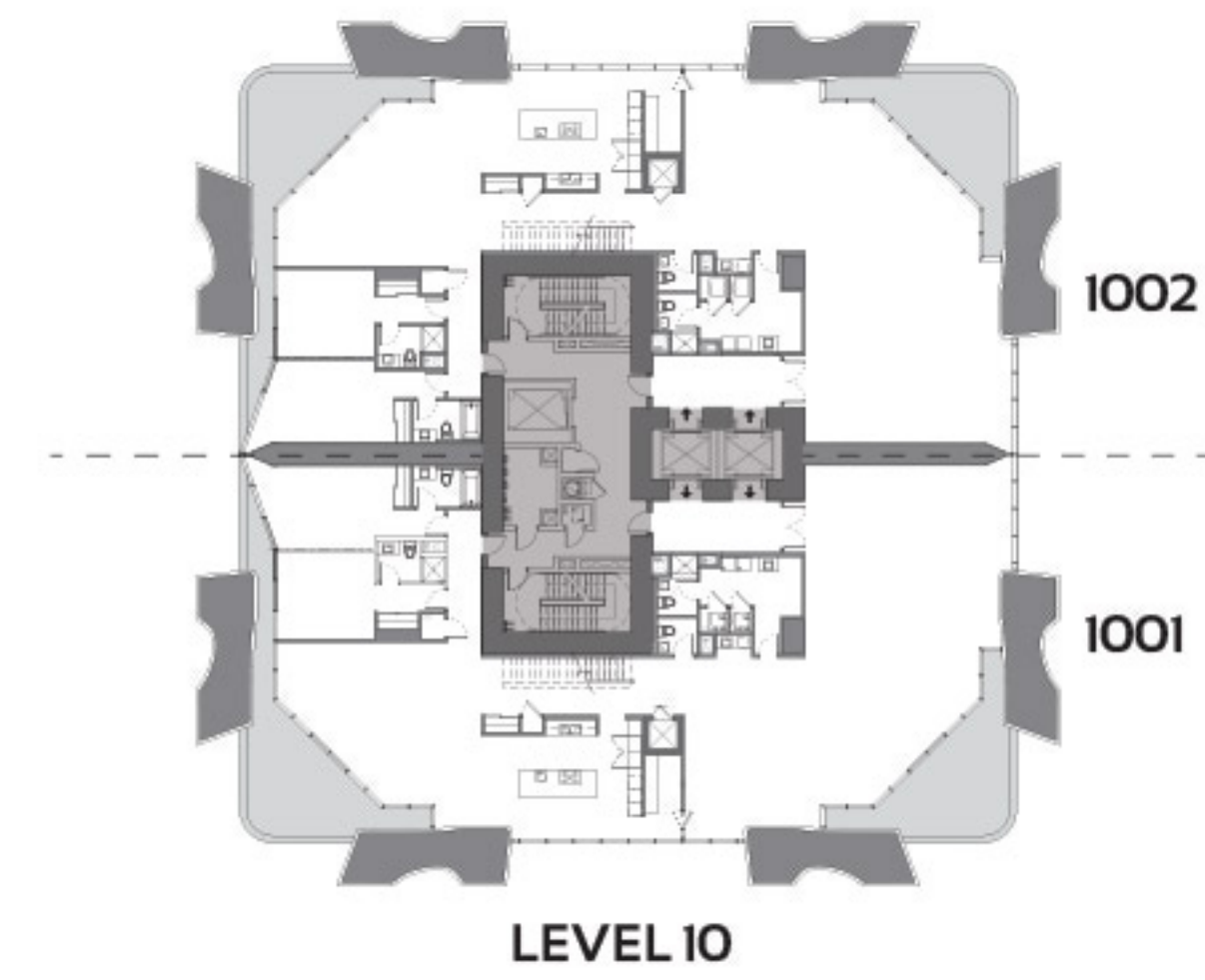
BOLD AND SCULPTURAL,  
FORM FOLLOWS FUNCTION

The podium façade of One Thousand Museum is largely solid, concealing the parking garage and giving substance to a monumental porte cochère. As the tower rises, the exoskeleton becomes the singular element tracing the unique shapes of oversized terraces that create multiple outdoor rooms for every residence. The tower is composed of distinct residential zones: duplex townhomes at levels 10 to 14 from 8,050 sf - 790 m², half floor residences start from 4,500 sf - 420 m², from levels 15 to 49, full-floor penthouse residences starting from 9,750 sf - 905 m², from levels 50 to 57, and a duplex penthouse at levels 58 and 59.



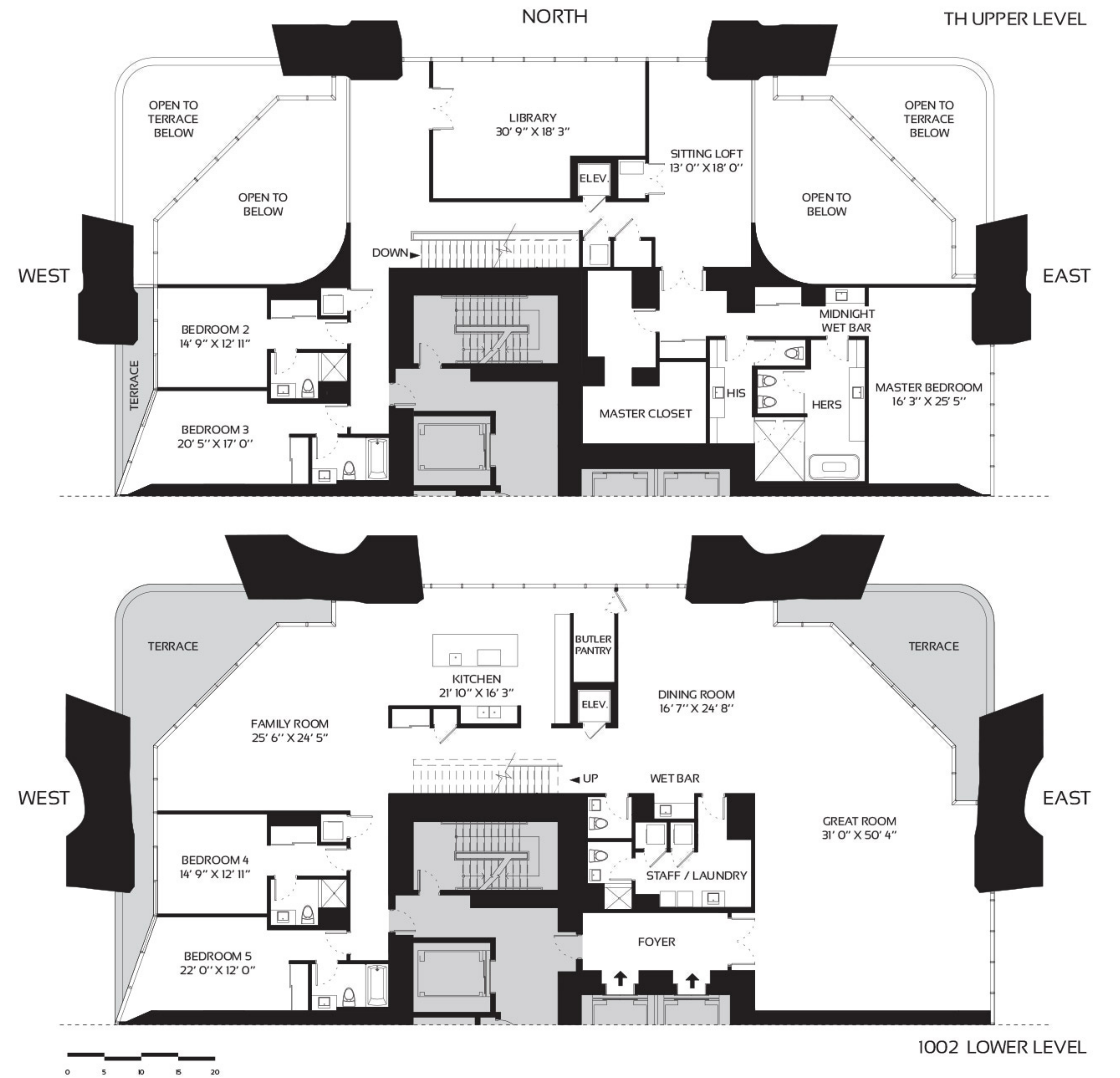
LEVEL 60 - 61	AQUATIC CENTER & SKY LOUNGE	
LEVEL 58 - 59	DUPLEX PENTHOUSE	
		ZONE 4
LEVEL 50 - 57	FULL-FLOOR PENTHOUSES	
		ZONE 3
LEVEL 34 - 49	HALF-FLOOR RESIDENCES	
		ZONE 2
LEVEL 26 - 33	HALF-FLOOR RESIDENCES	
		ZONE 1
LEVEL 15 - 25	HALF-FLOOR RESIDENCES	
LEVEL 10 - 14	TOWNHOUSE RESIDENCES	
LEVEL 8 - 9	INDOOR-OUTDOOR WELLNESS & SPA	
LEVEL 1 - 7	PODIUM	





## TOWNHOUSE RESIDENCES

LEVELS 10-14



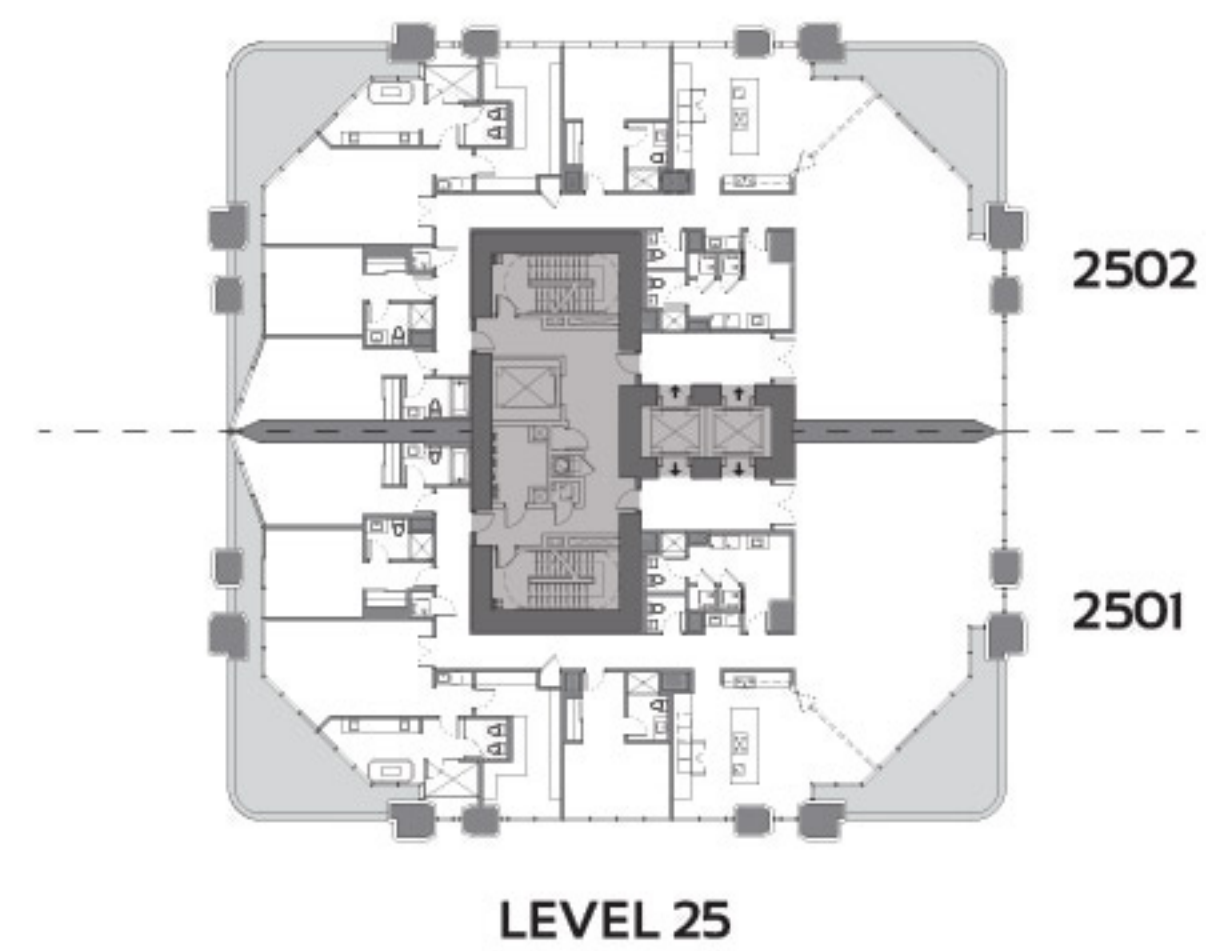
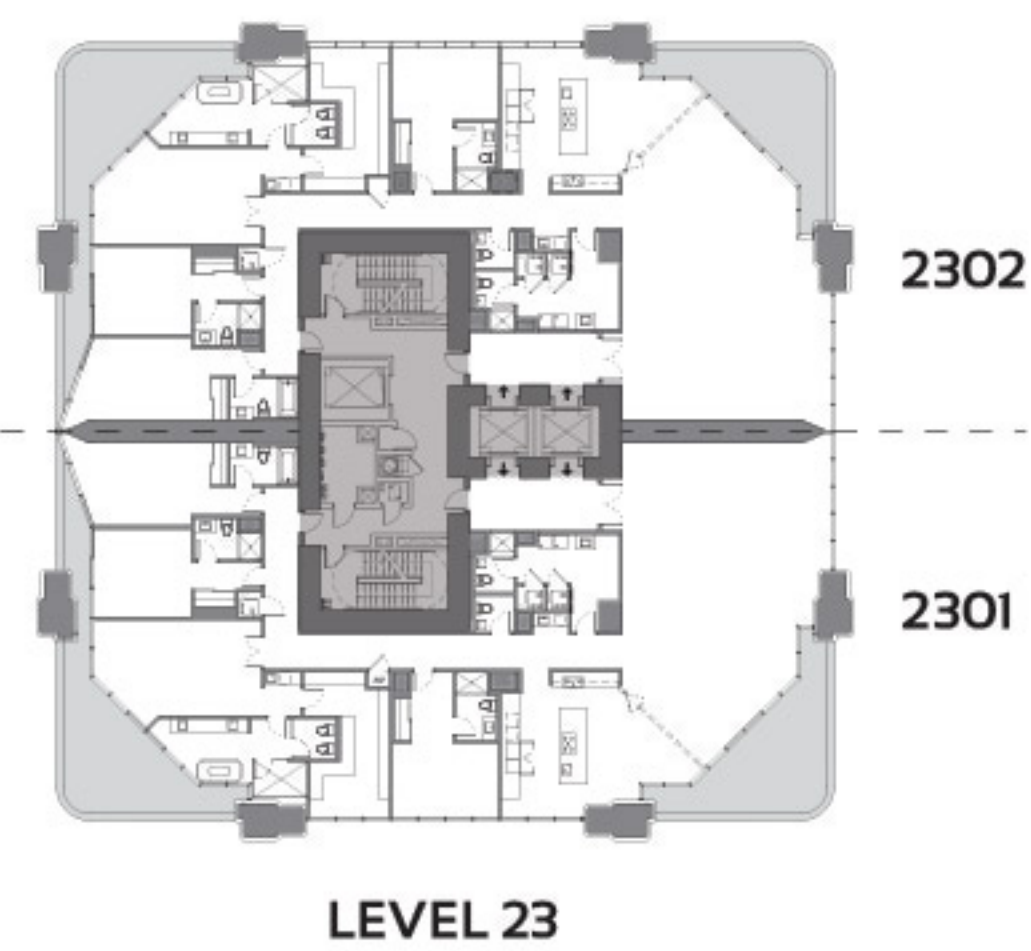
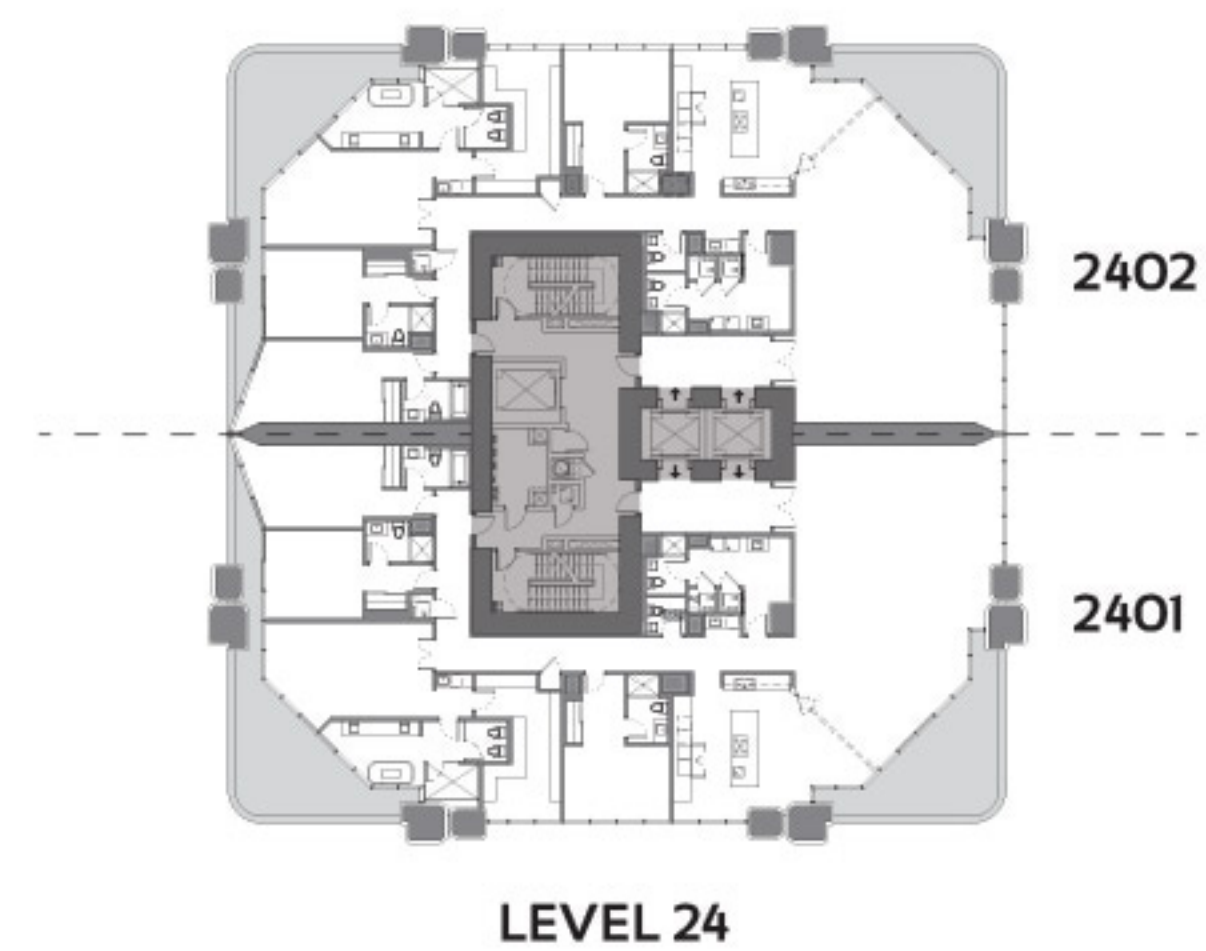
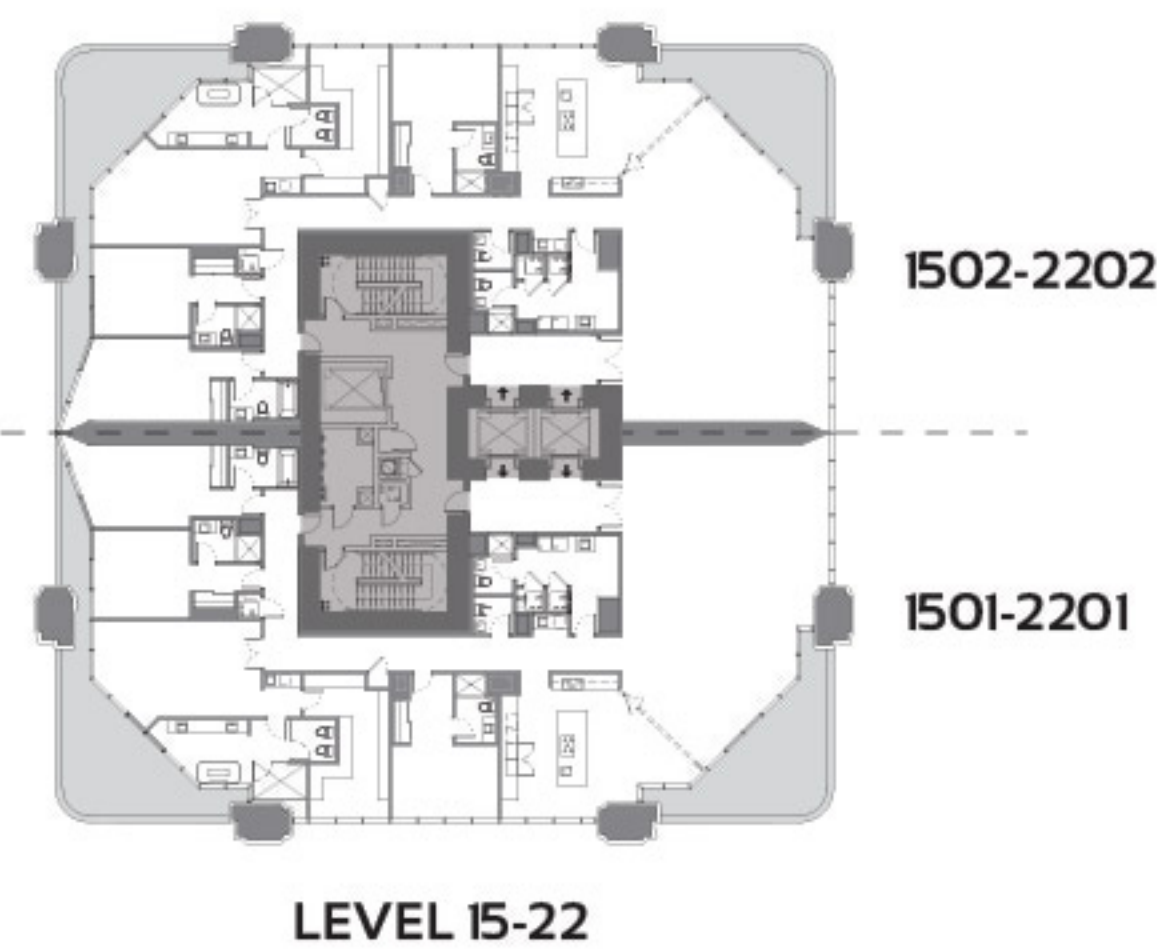
5 BEDROOM - 6.5 BATHROOM

INTERIORS: 8,060 SQFT 749 M<sup>2</sup>

TERRACES: 834 SQFT 77 M<sup>2</sup>

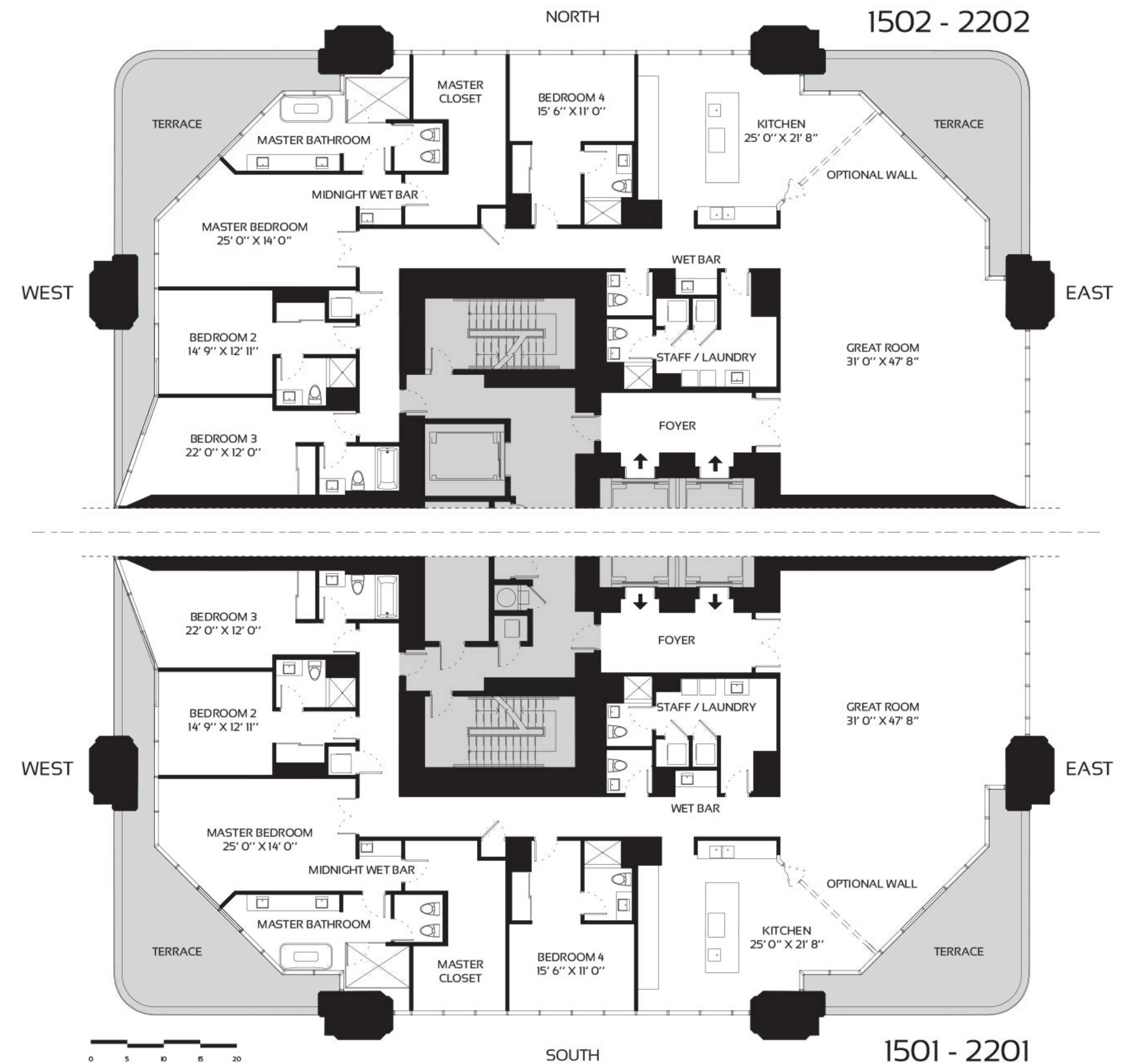
TOTAL AREA: 8,894 SQFT 826 M<sup>2</sup>





## HALF-FLOOR RESIDENCES

ZONE 1 LEVELS 15-25



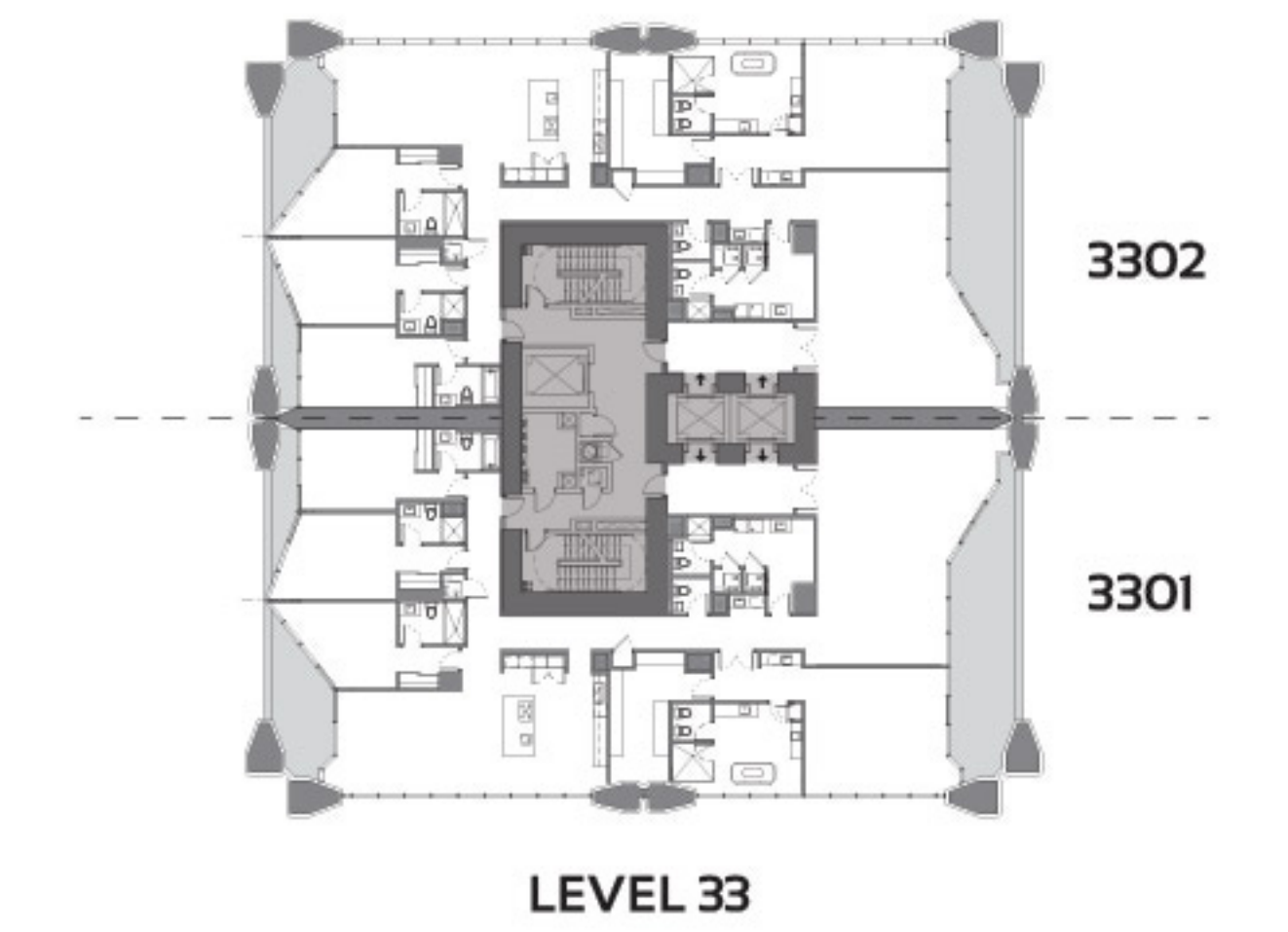
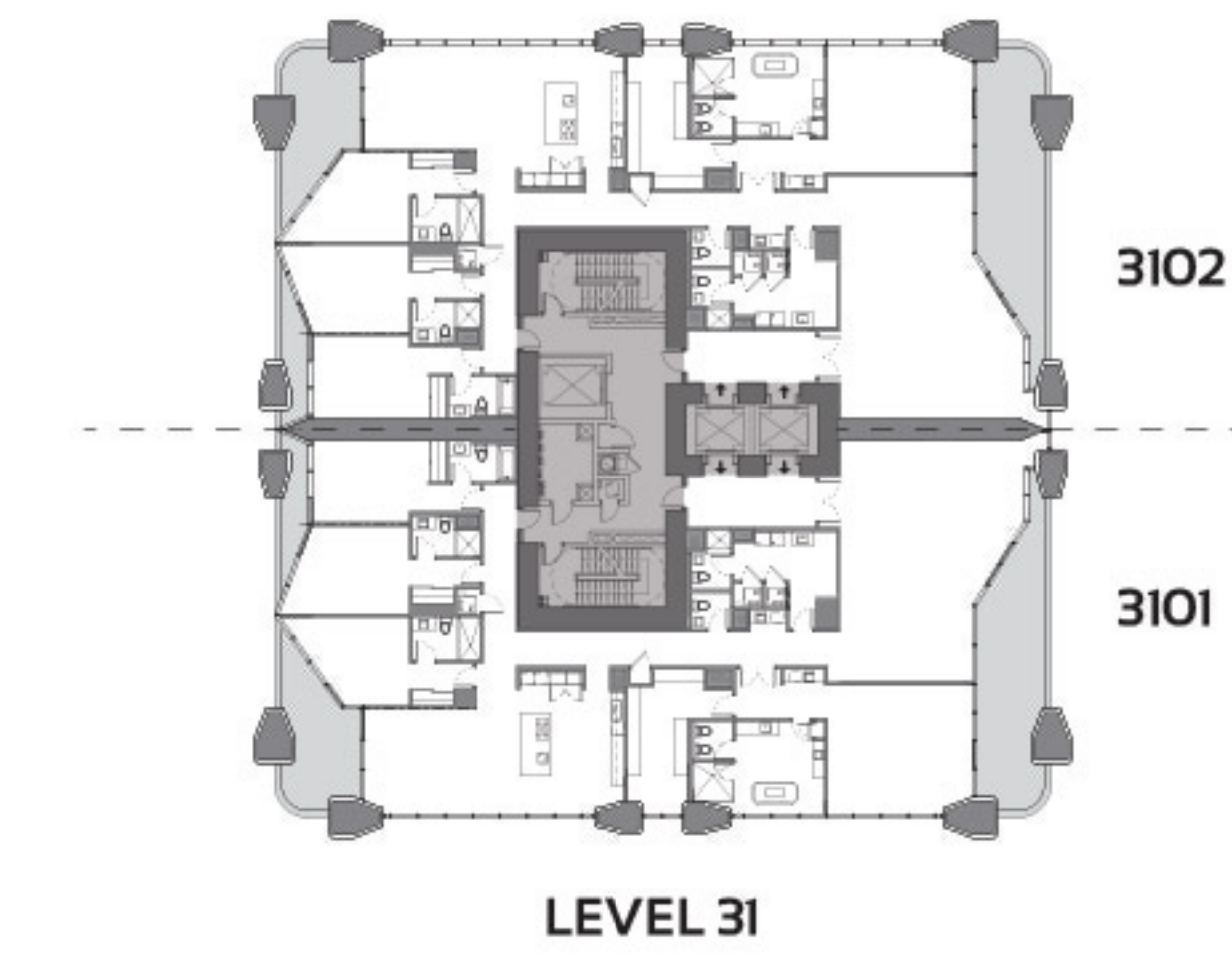
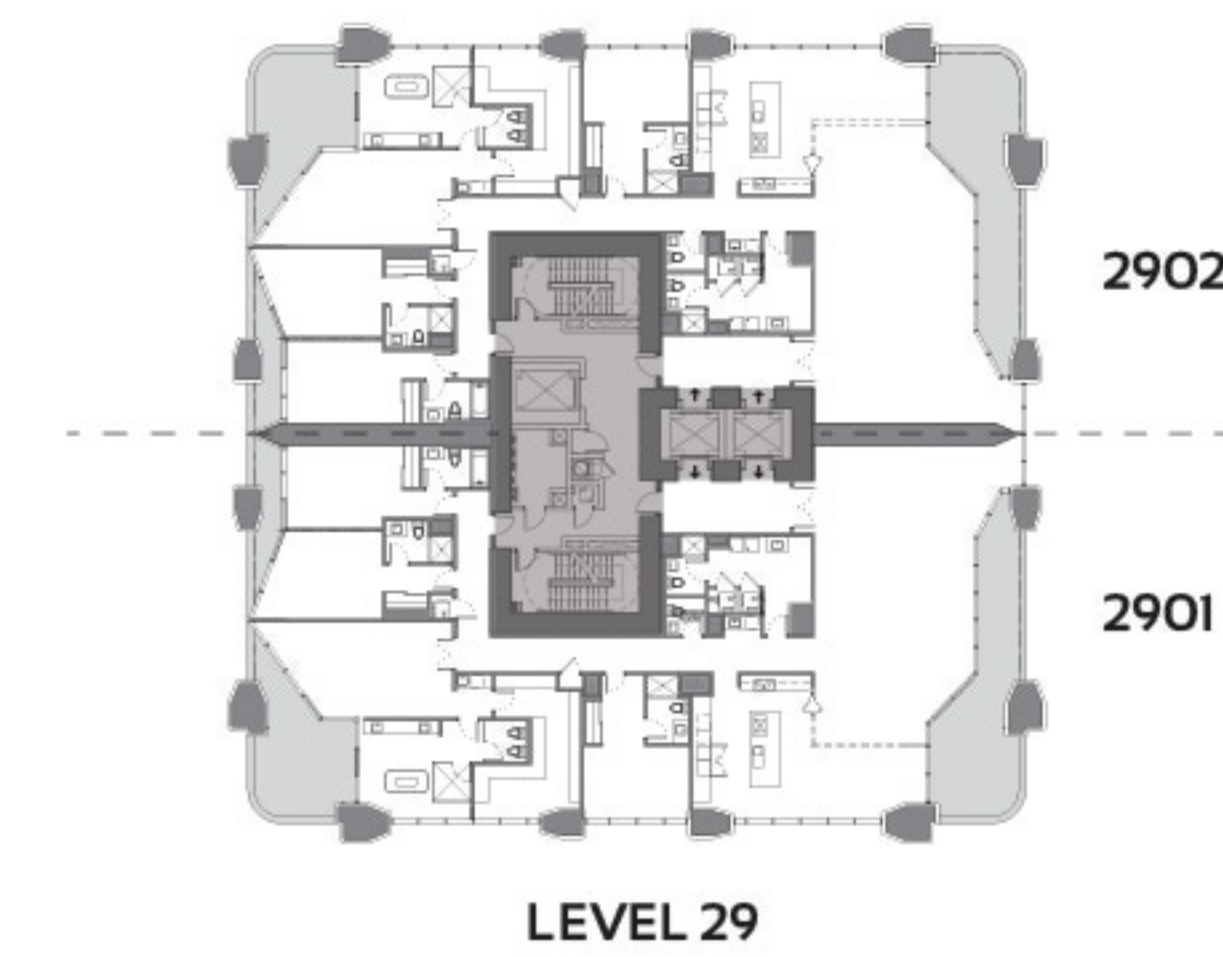
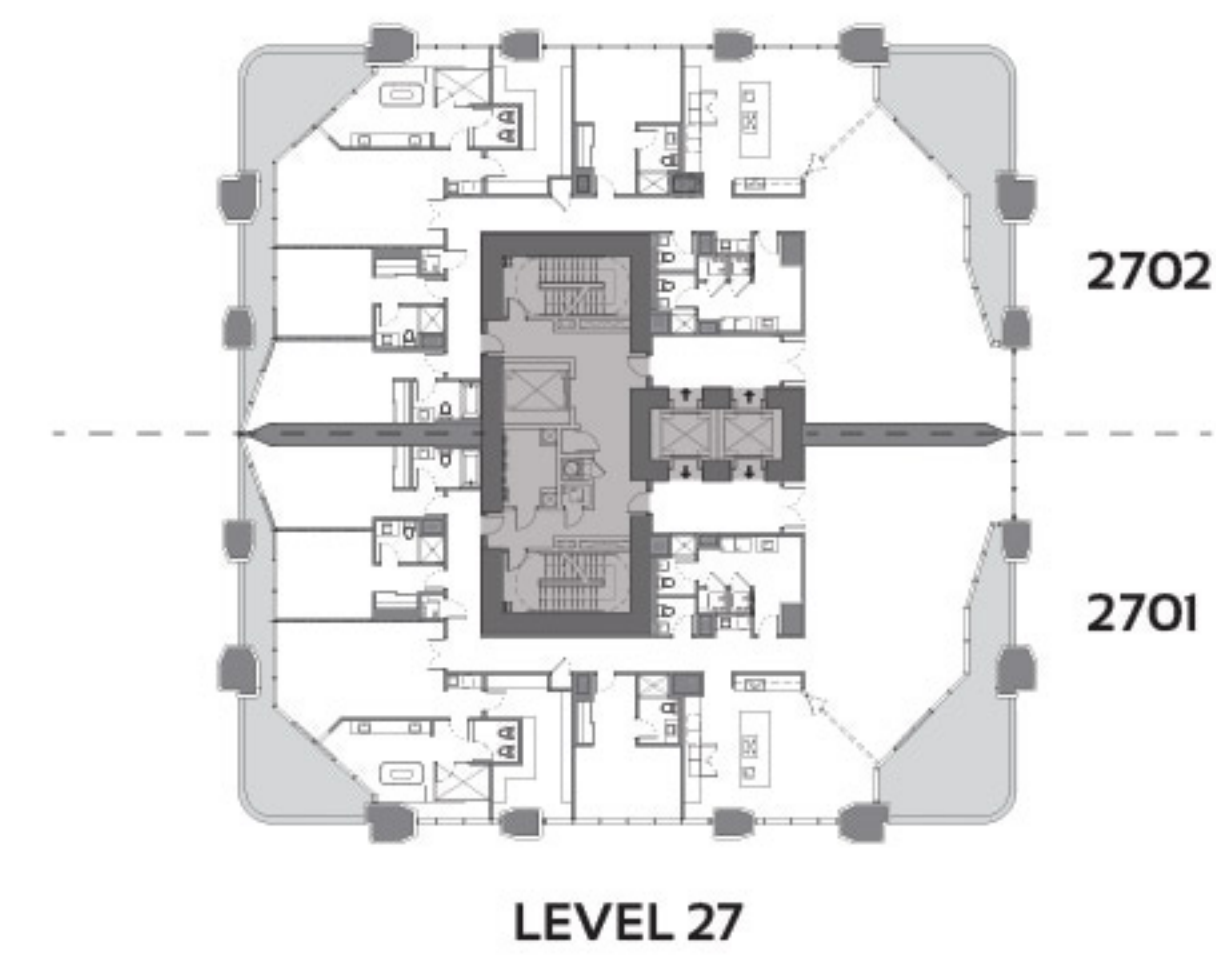
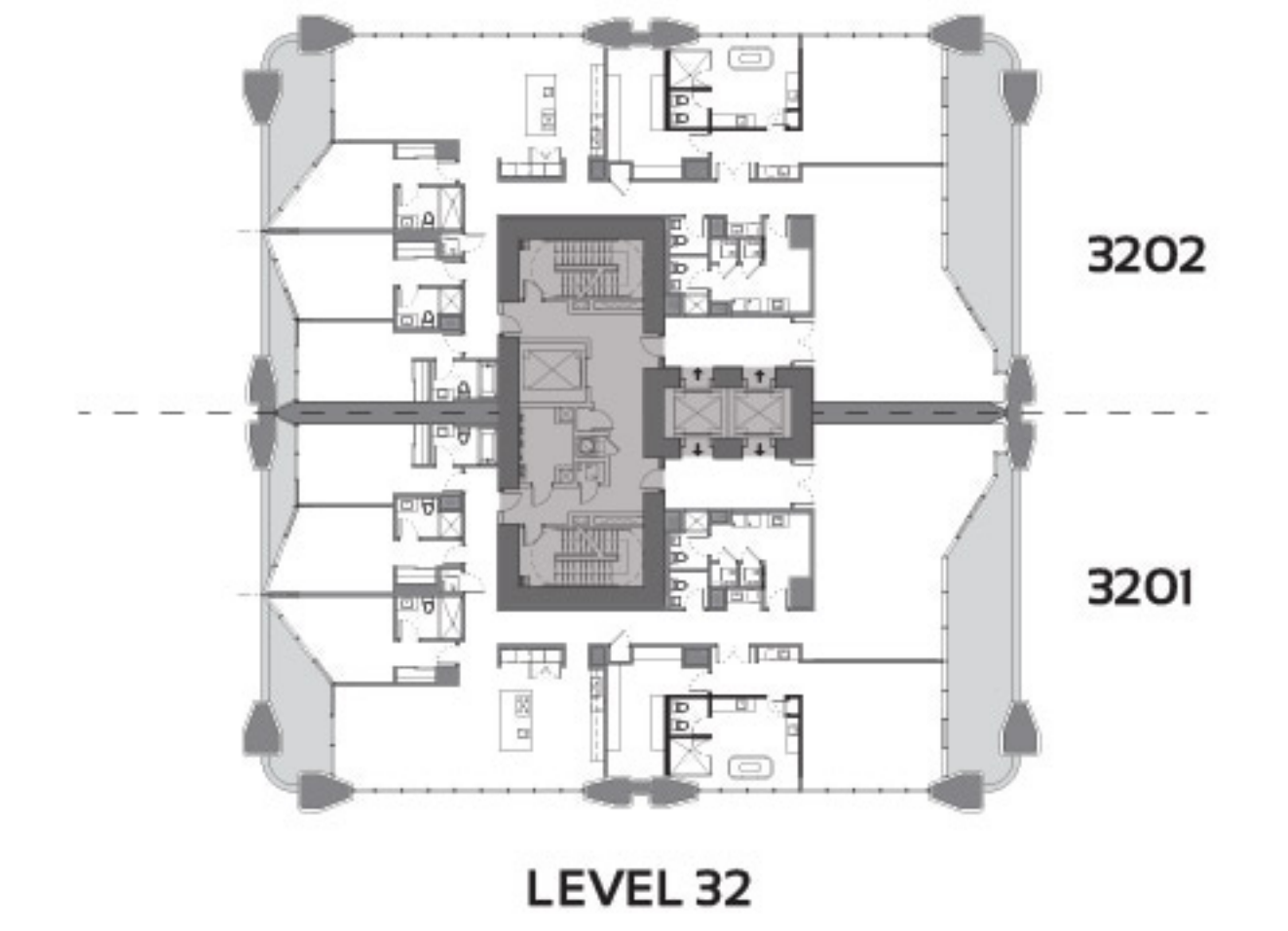
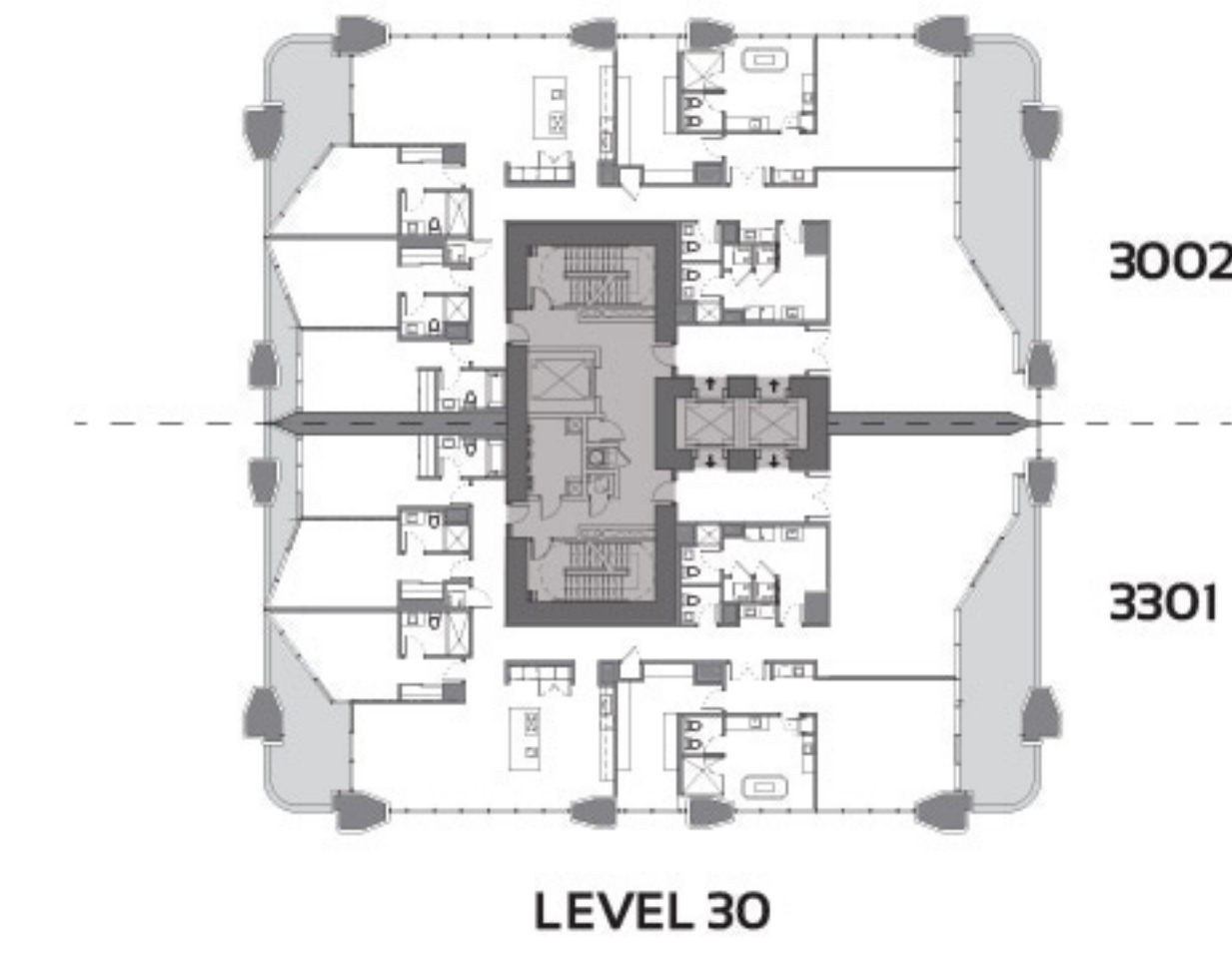
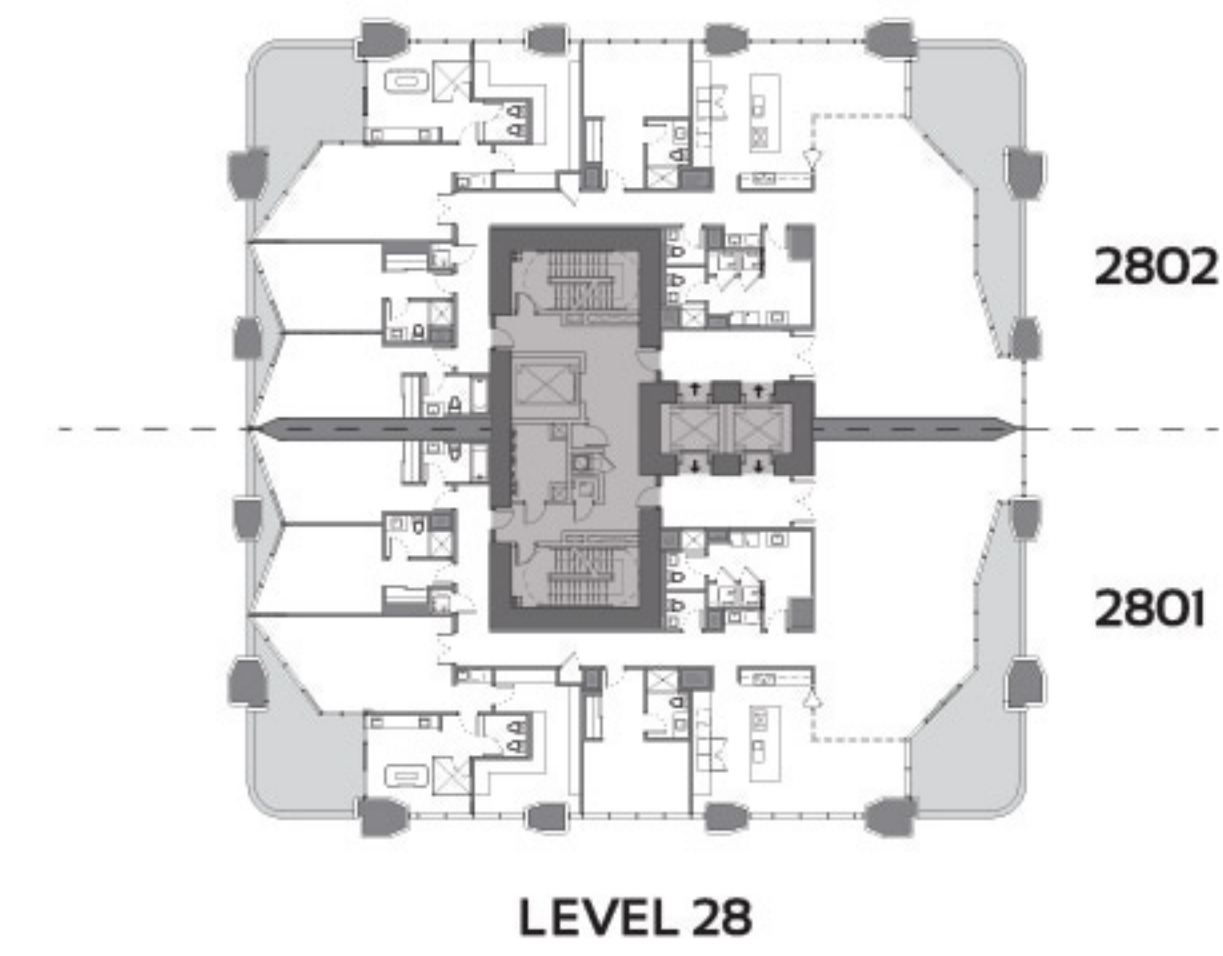
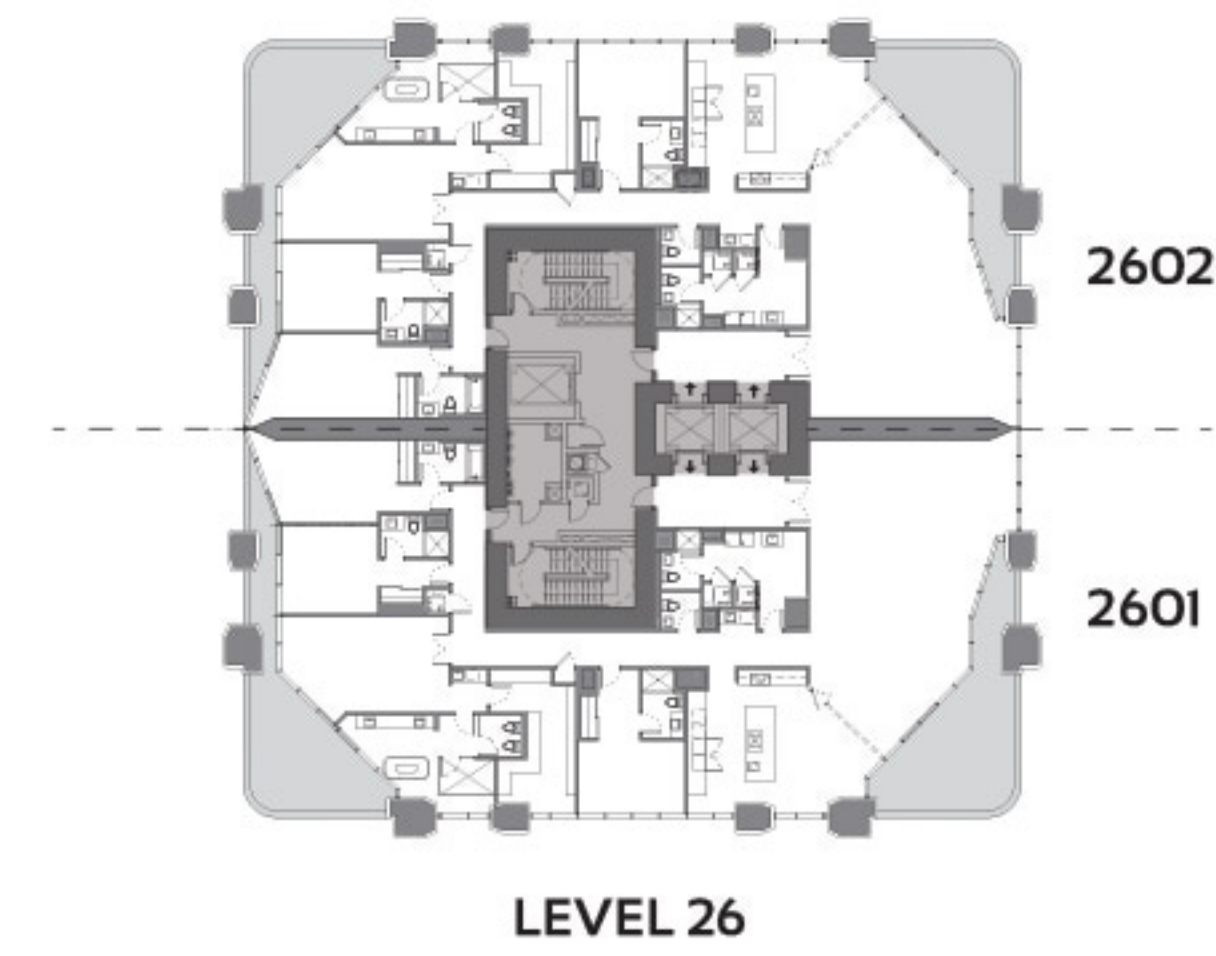
4 BEDROOM - 5.5 BATHROOM

INTERIORS: 4,601 SQFT 427 M<sup>2</sup>

TERRACES: 819 SQFT 76 M<sup>2</sup>

TOTAL AREA: 5,420 SQFT 503 M<sup>2</sup>

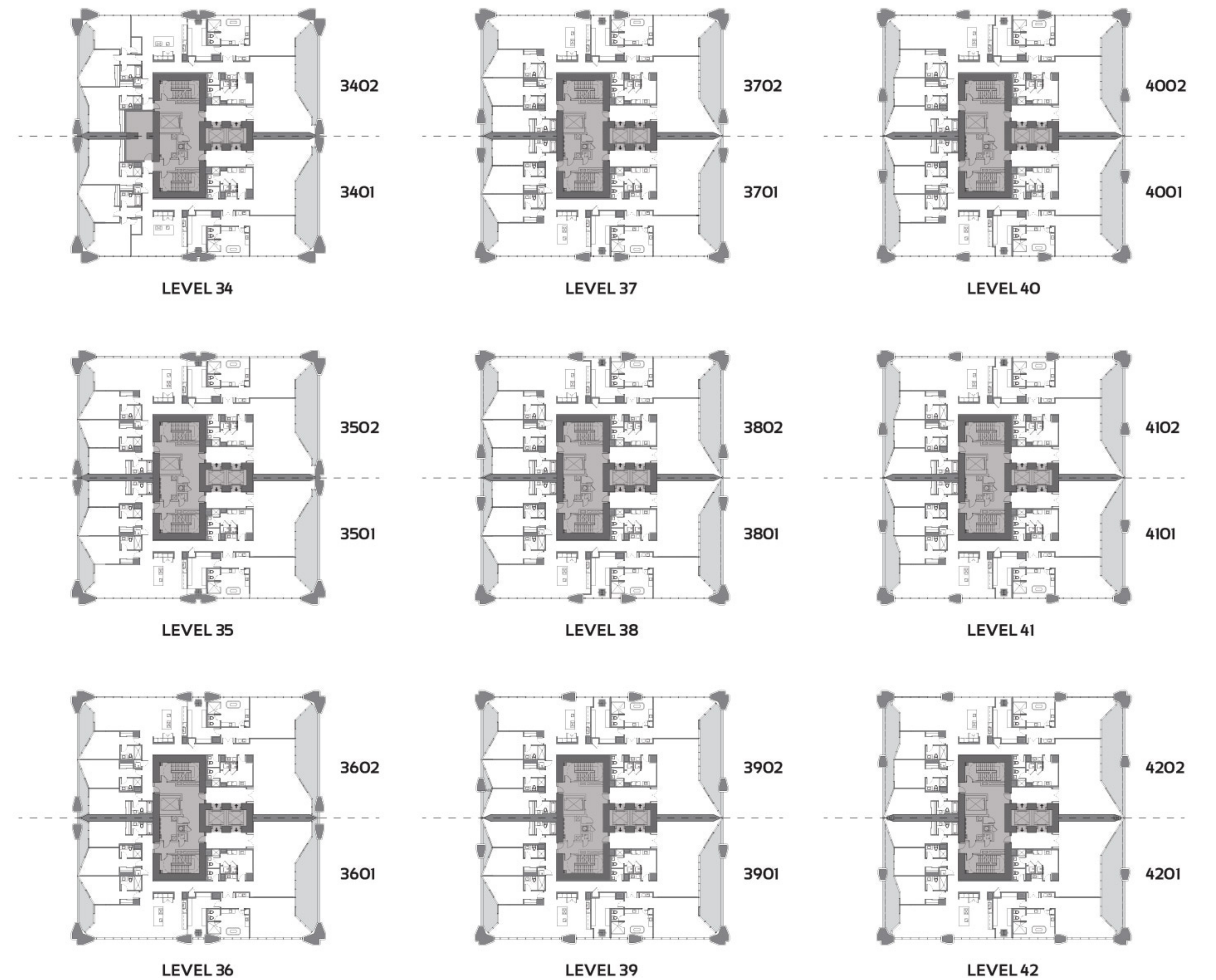
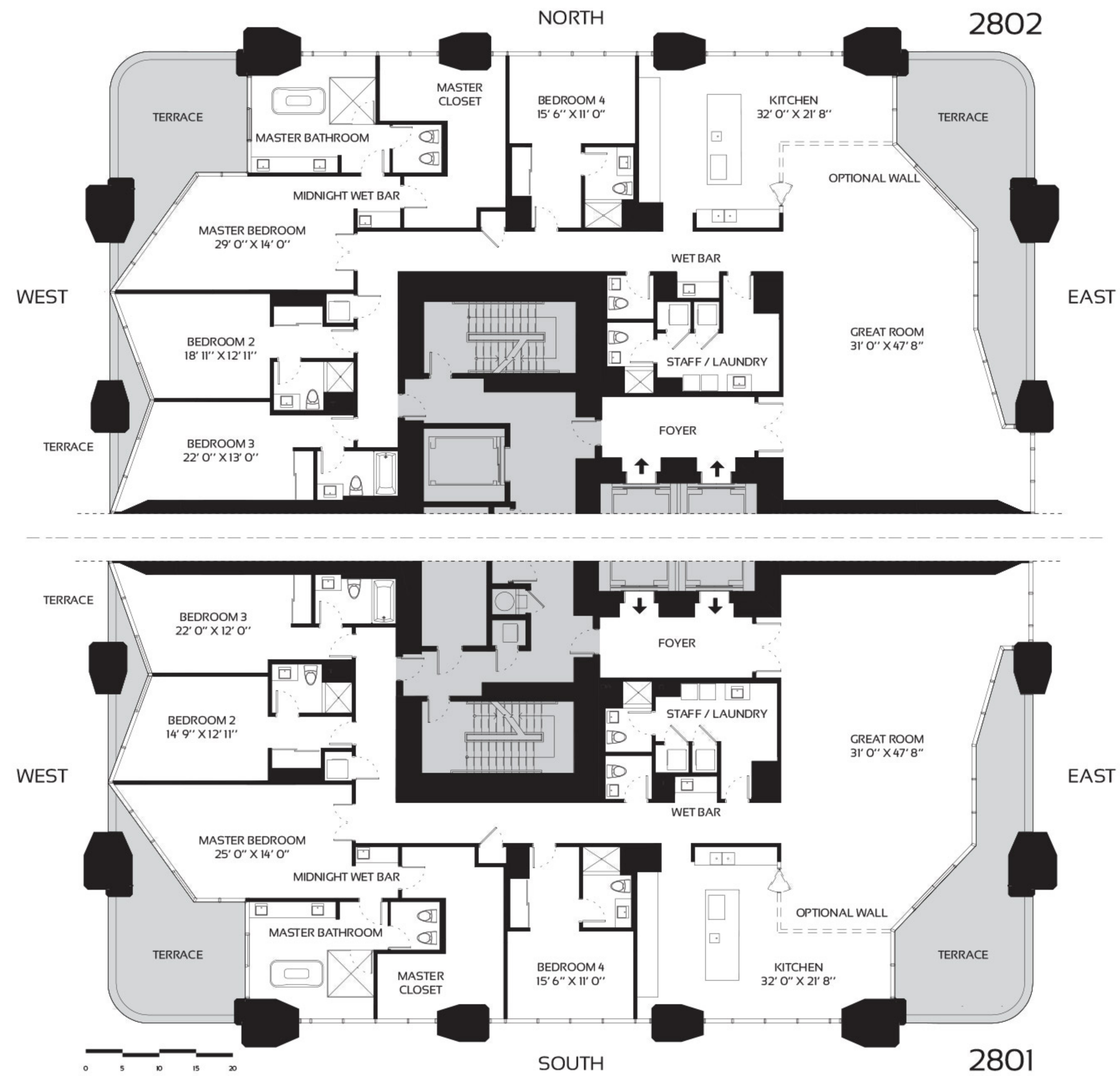




## HALF-FLOOR RESIDENCES

ZONE 2 LEVELS 26-33



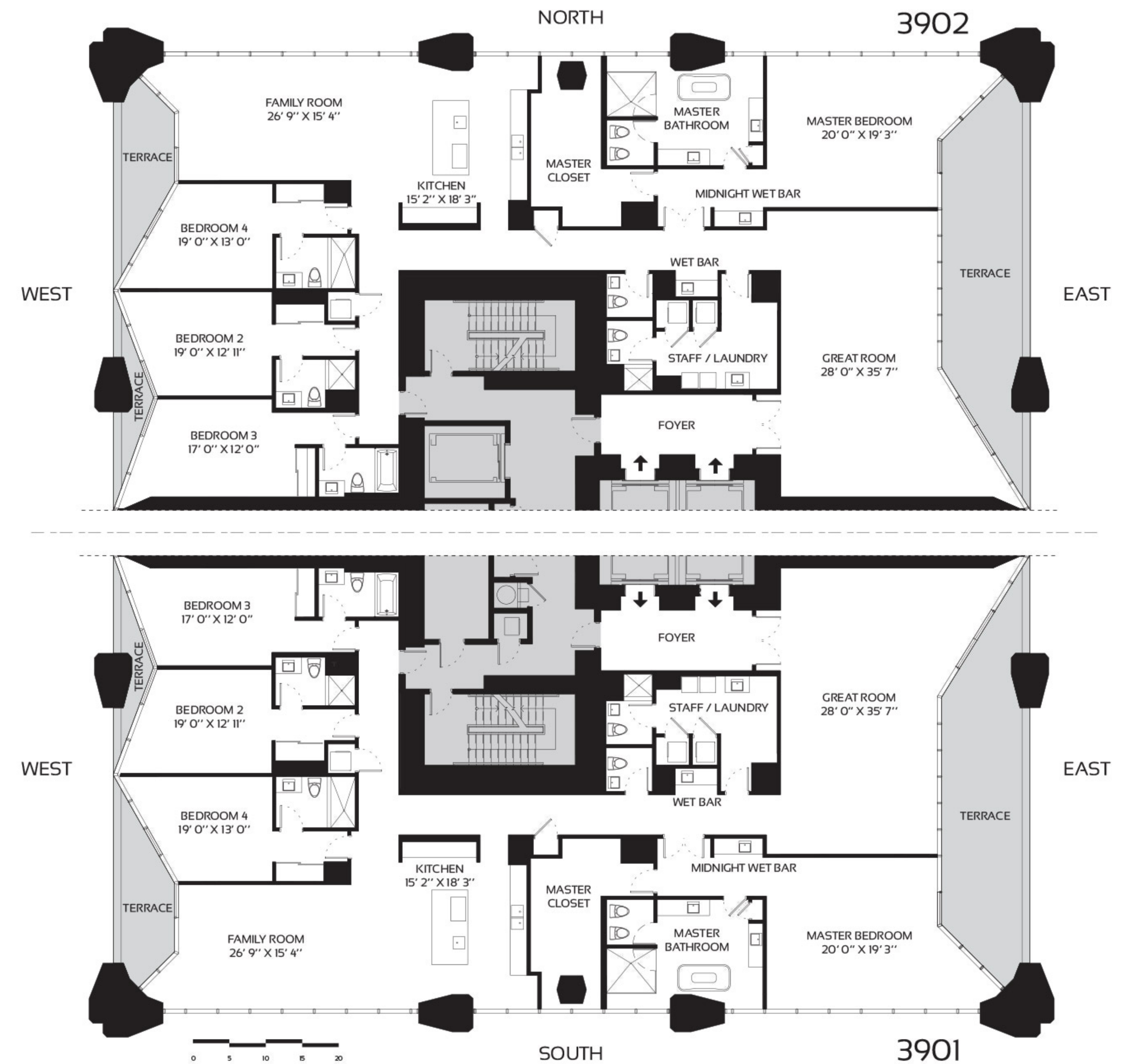
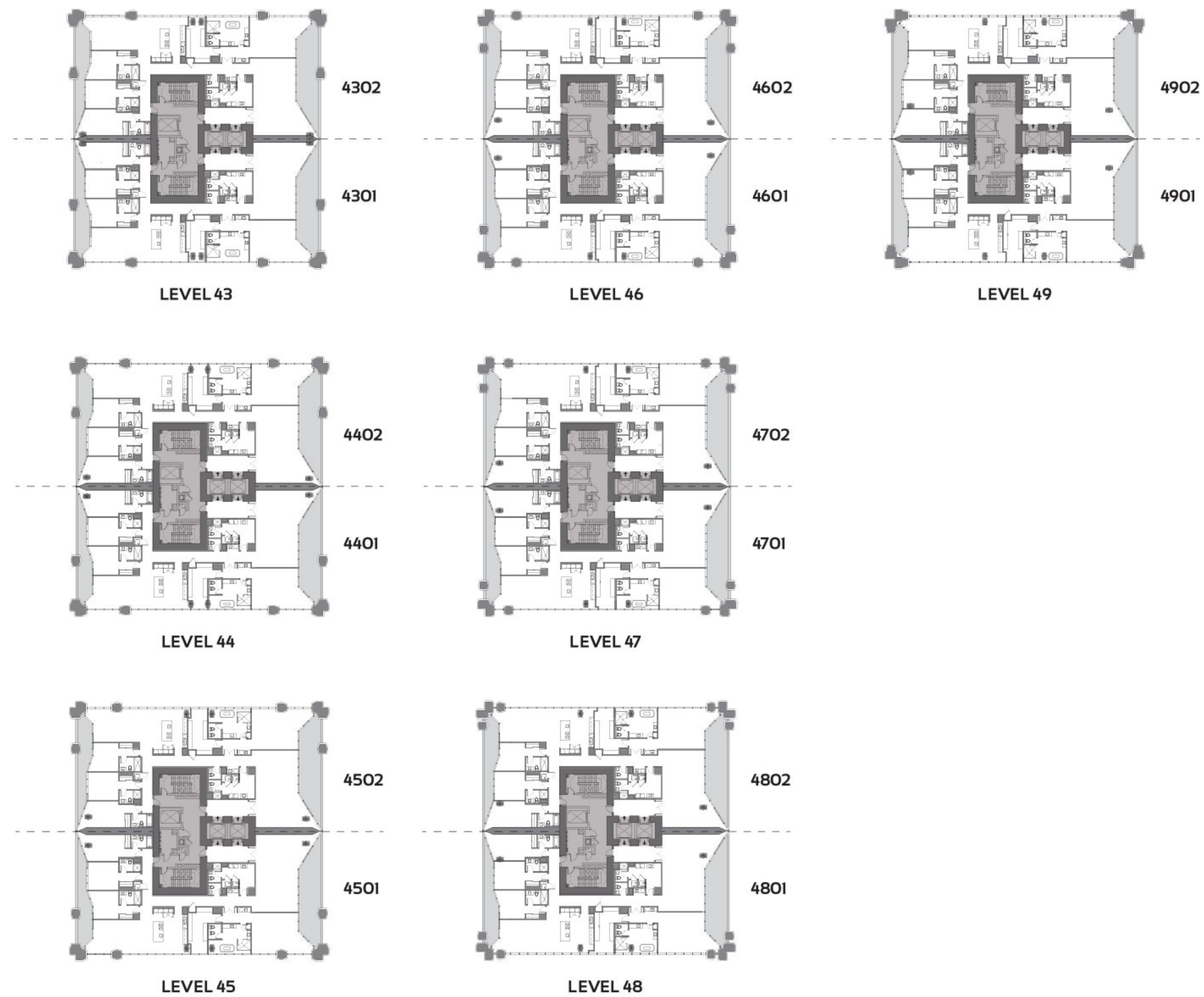


## HALF-FLOOR RESIDENCES

ZONE 3 LEVELS 34-49

4 BEDROOM - 5.5 BATHROOM   INTERIORS: 4,599 SQFT   427 M<sup>2</sup>   TERRACES: 781 SQFT   73 M<sup>2</sup>   TOTAL AREA: 5,380 SQFT   500 M<sup>2</sup>





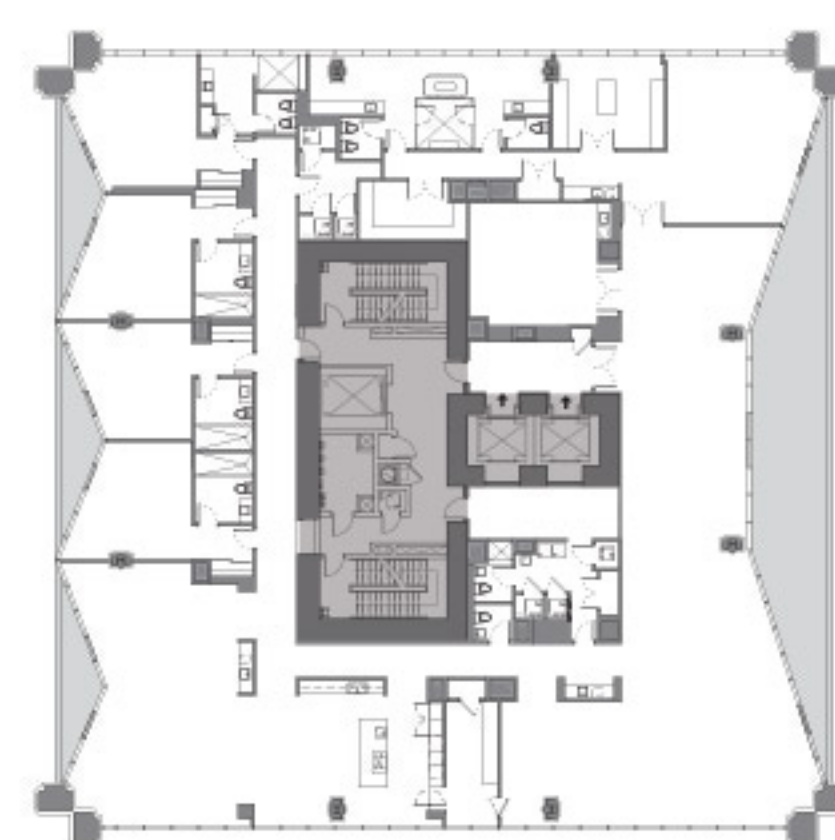
4 BEDROOM - 5.5 BATHROOM

INTERIORS: 4,822 SQFT 448 M<sup>2</sup>

TERRACES: 603 SQFT 56 M<sup>2</sup>

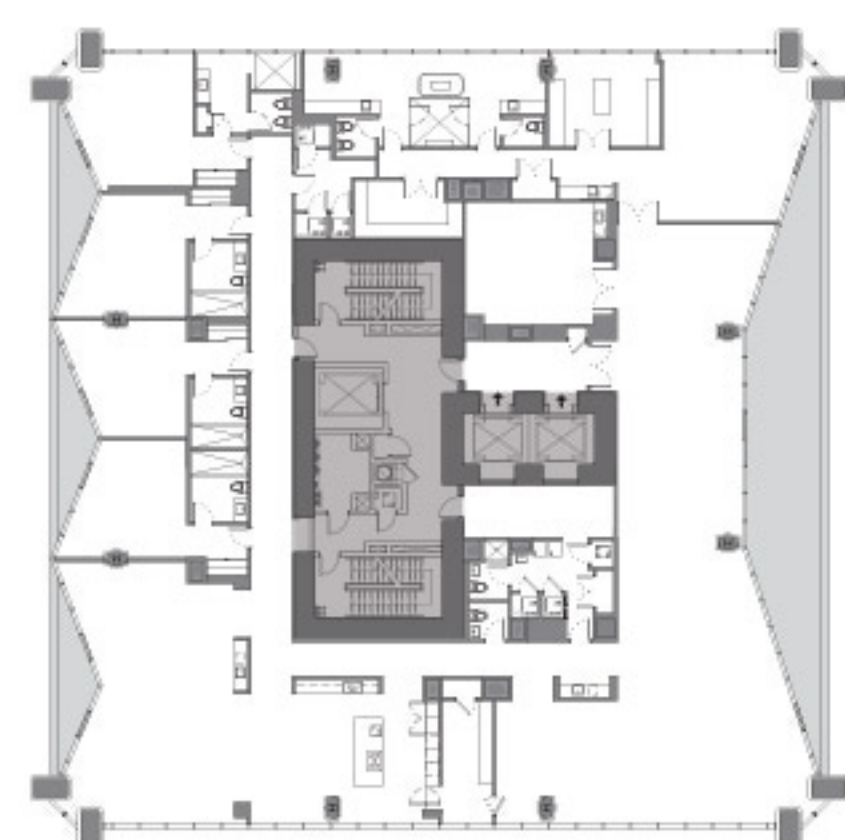
TOTAL AREA: 5,425 SQFT 504 M<sup>2</sup>





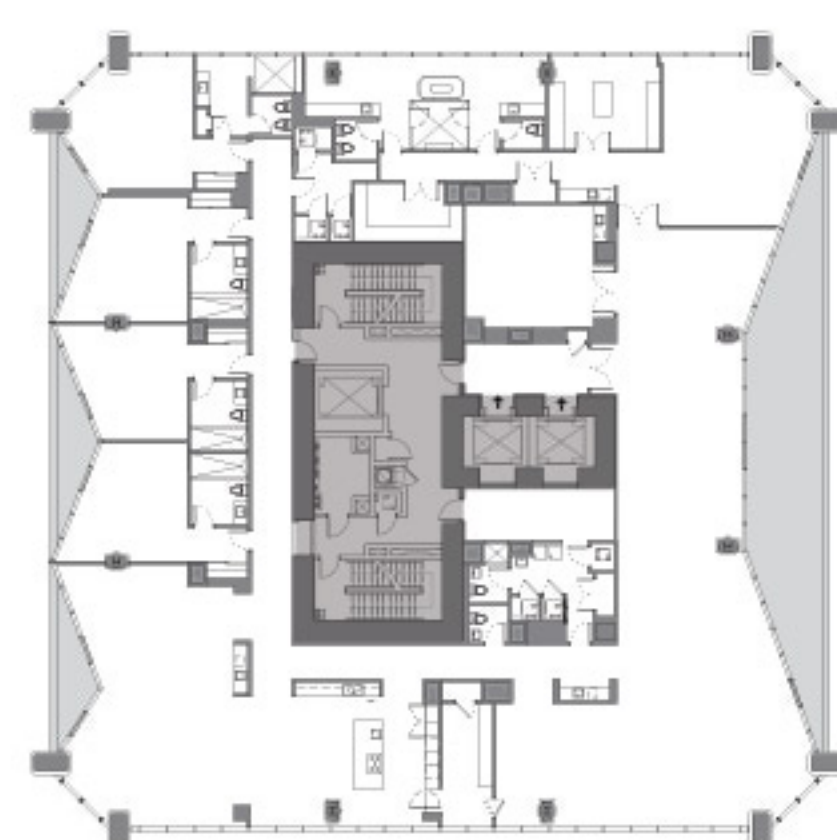
PH 5001

LEVEL 50



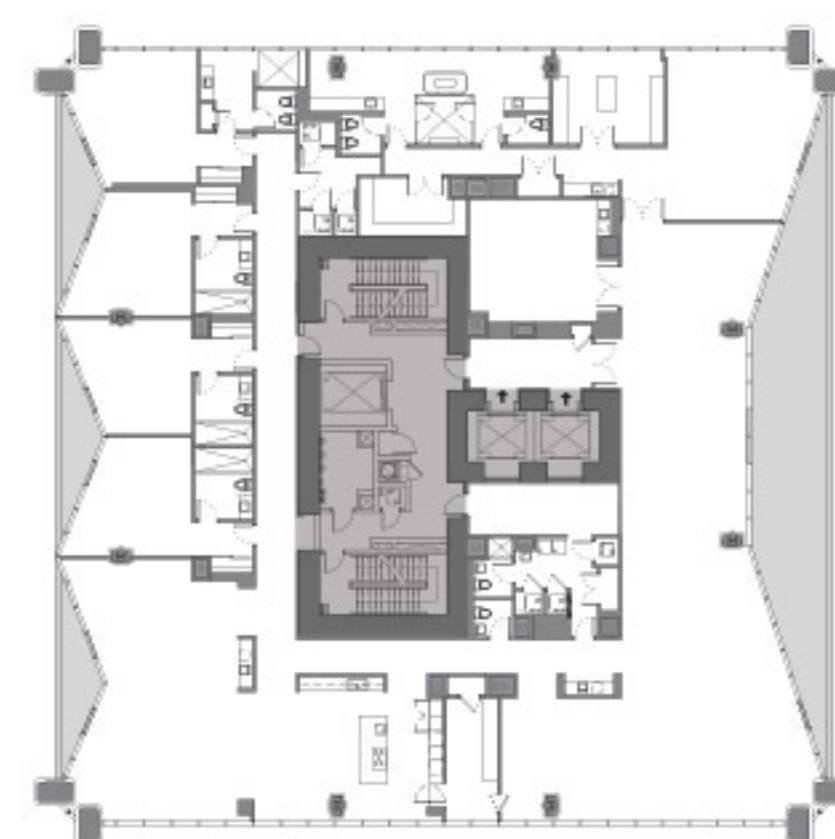
PH 5301

LEVEL 53



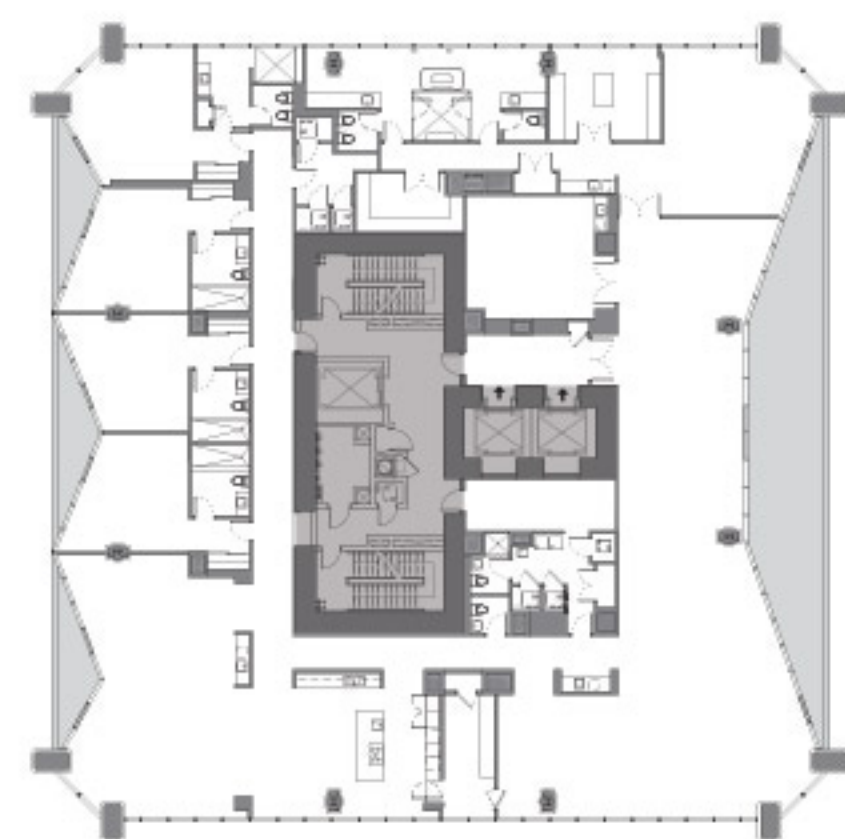
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LEVEL 56



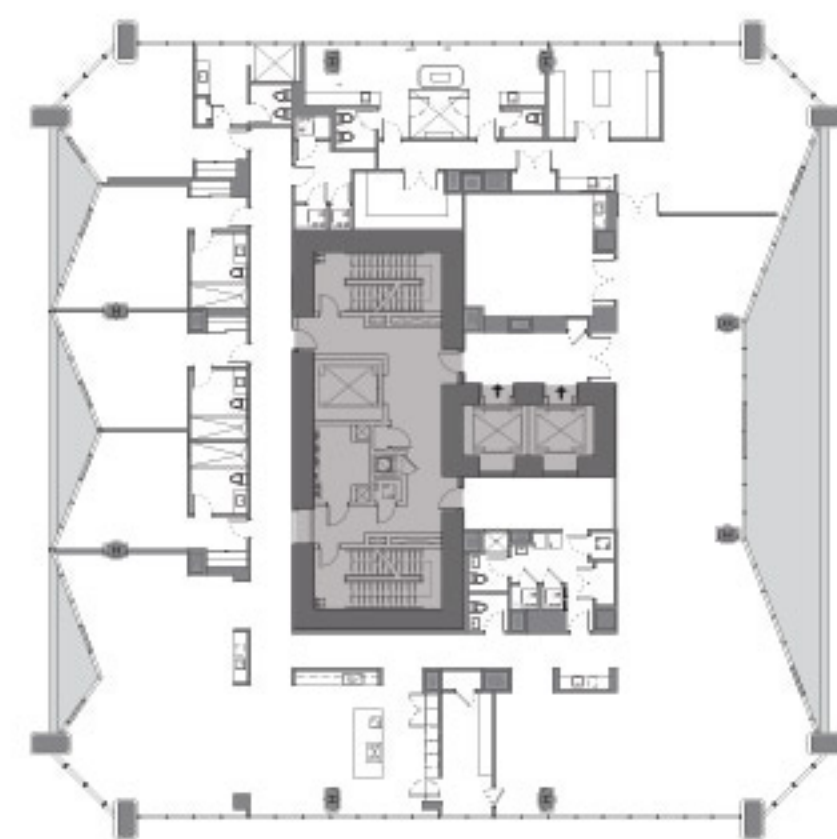
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LEVEL 51



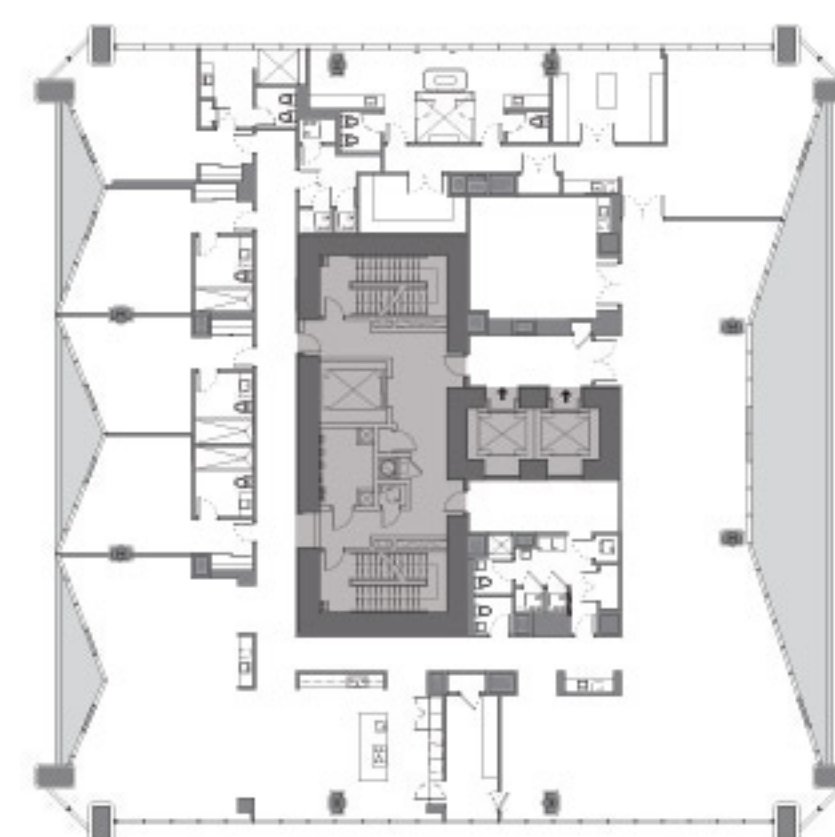
PH 5401

LEVEL 54



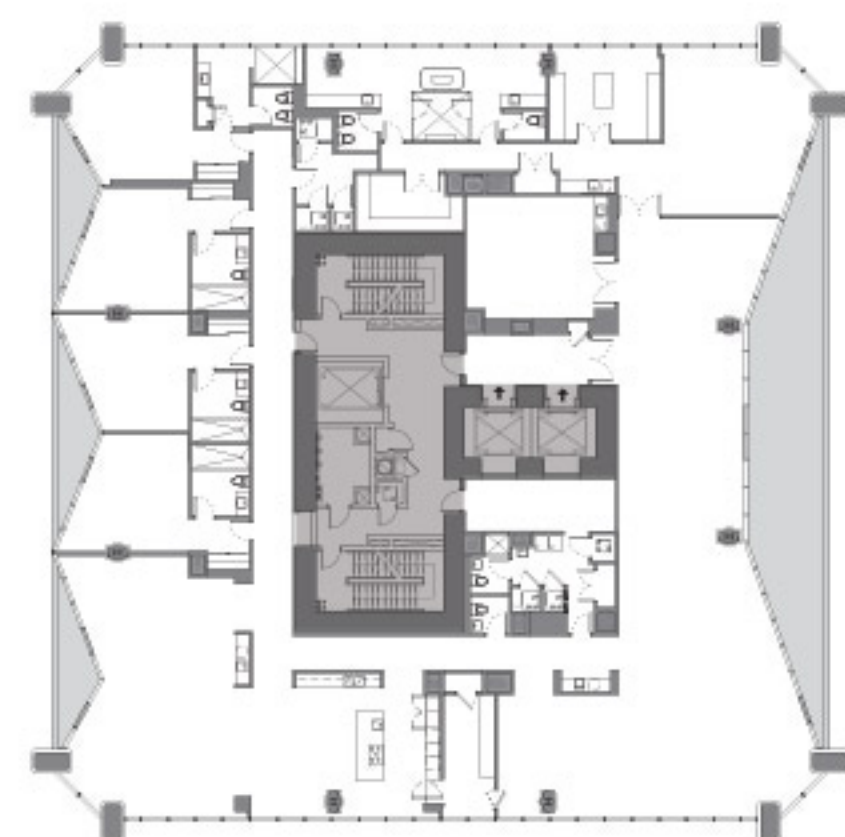
PH 5701

LEVEL 57



PH 5201

LEVEL 52

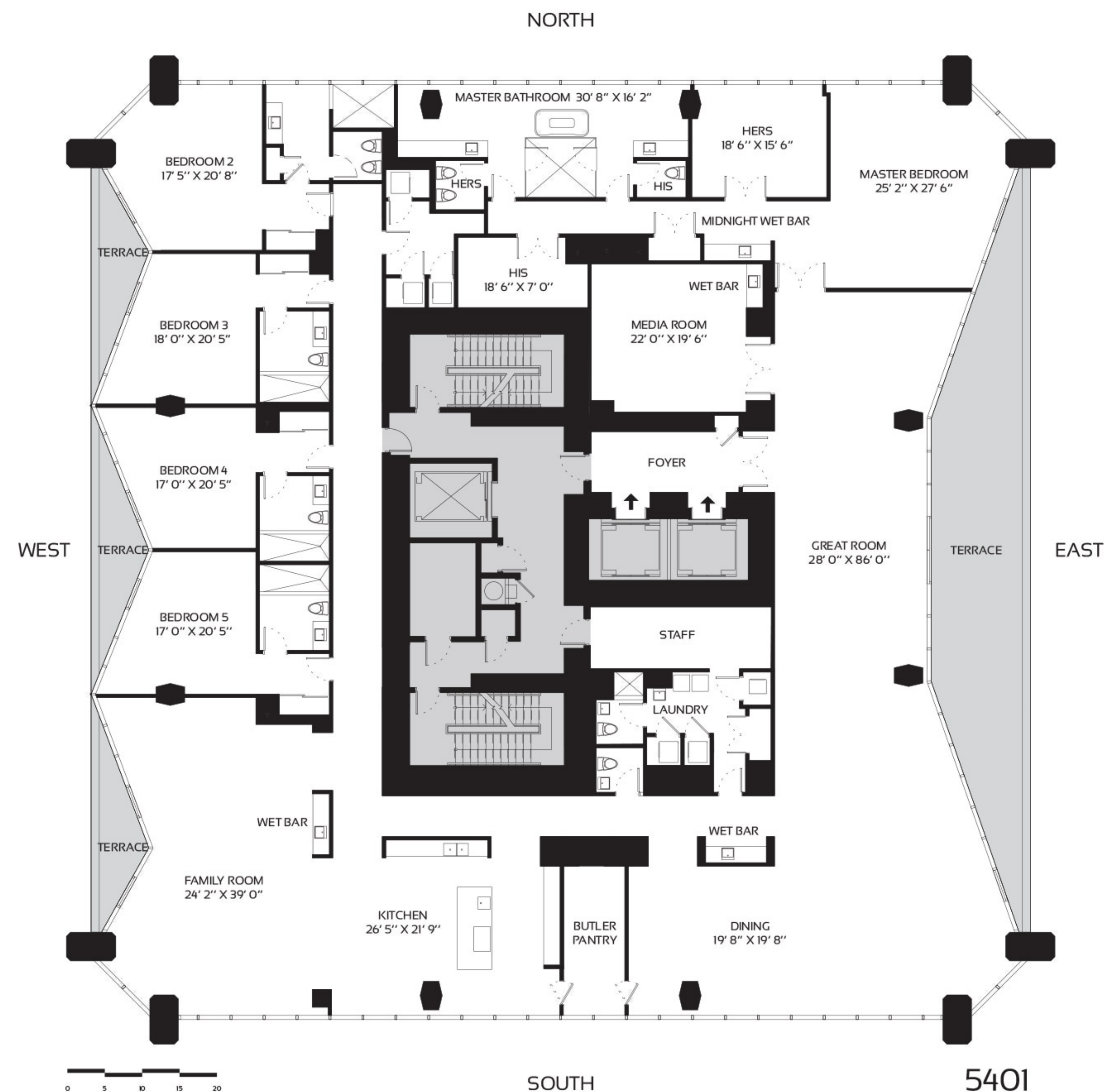


PH 5501

LEVEL 55

## FULL-FLOOR PENTHOUSES

ZONE 4 LEVELS 50-57



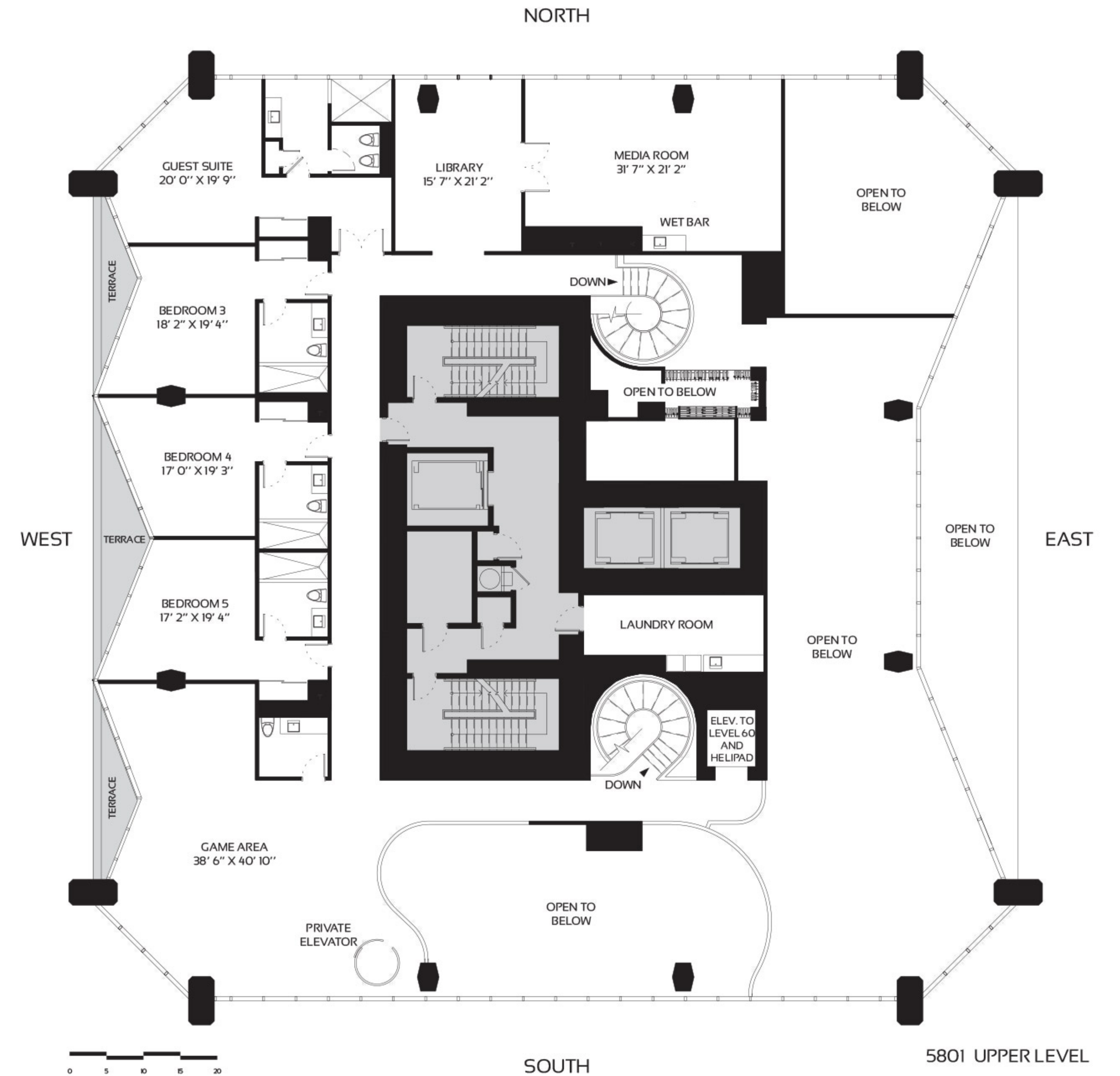
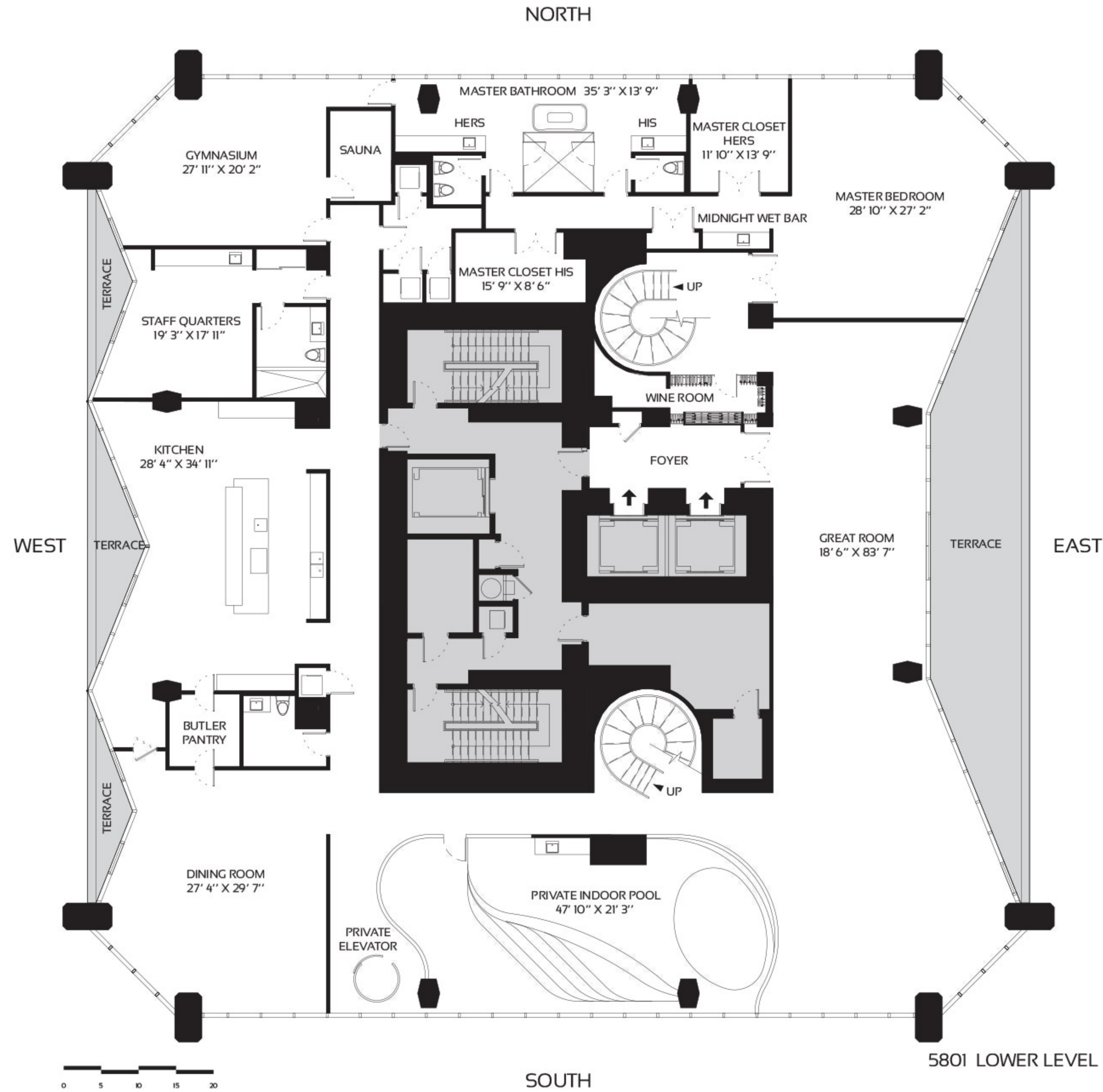
5 BEDROOM - 6.5 BATHROOM

INTERIORS: 9,910 SQFT 921 M<sup>2</sup>

TERRACES: 1,216 SQFT 113 M<sup>2</sup>

TOTAL AREA: 11,126 SQFT 1,034 M<sup>2</sup>





# DUPLEX PENTHOUSE ZONE 4 LEVELS 58-59

6 BEDROOM - 6 FULL + 2 HALF BATHROOM    INTERIORS: 15,207 SQFT   1,412 M<sup>2</sup>    TERRACES: 1,013 SQFT   94 M<sup>2</sup>    TOTAL AREA: 16,220 SQFT   1,506 M<sup>2</sup>





## CUSTOM EUROPEAN KITCHENS

Spacious, minimalist kitchens feature the finest European finishes and fixtures and high-performance European and American appliances. Residents will have a choice of finishes for custom cabinetry by innovative Italian design firm Italkraft and will also be able to select from a range of fine quartz countertops. Induction cooktops, ovens, steam ovens, microwaves, dishwashers, and integrated coffee makers are by Gaggenau, and refrigerators are by Sub-Zero. Plumbing Fixtures featuring Duravit, MTI and other quality brands with Faucets by Dornbracht and other quality manufacturers.







## ELEGANT EUROPEAN BATHS

Tranquil bathrooms have been designed with spa-quality features and finishes. Custom European cabinetry and countertops are available in an array of fine materials and colors to accommodate owner preferences.



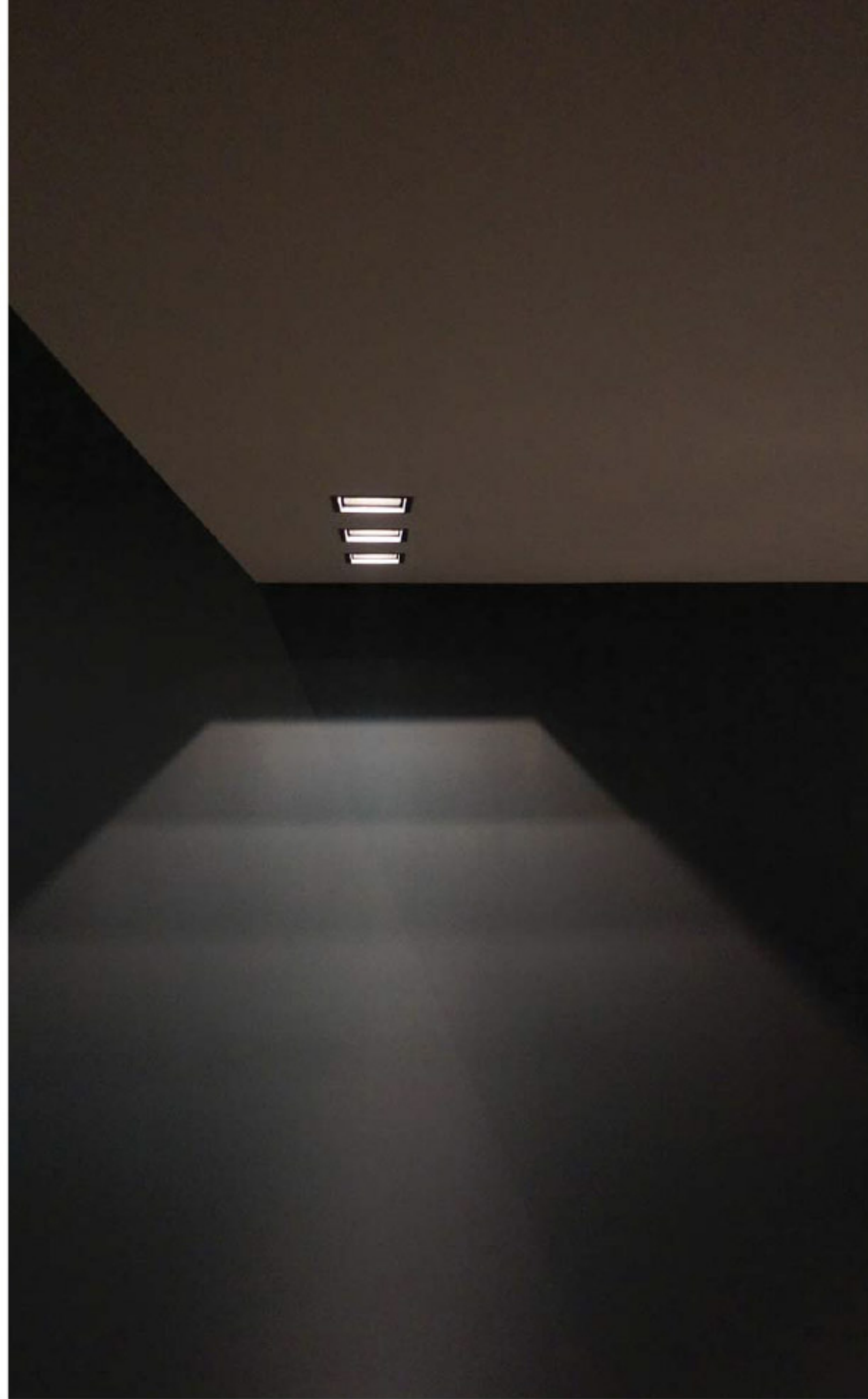
## FINELY CRAFTED CLOSETS & INTERIOR DOORS

Custom Italian designed built in closets and walk-in closets. The closet interiors have been crafted for superior functionality in the storage of clothing, accessories, and other household items.

Interior doors throughout the residences are by Lualdi Porte, a preeminent Italian furniture design firm. All doors have been customized with Valli & Valli's Duemilacinque Series handles designed by Zaha Hadid.







## CUSTOM ILLUMINATED INTERIORS

Residential interiors feature illumination by premier european manufacturers customized by German industrial and interior designer Uli Petzold. Internationally renowned for his masterful lighting schemes for private residences as well as luxurious hospitality venues, Petzold focuses on creating dramatic tableaux that mimic the depth and dimensions of natural light.

Incorporating select fixtures by Apure, Kreon and other premier lighting manufacturers, Petzold's design for One Thousand Museum enables residents to achieve many aesthetic moods to emphasize the grand volumes of living and entertainment spaces, create intimacy in bedrooms or over a dining table, and sensitively highlight works of art they have put on display. A mix of diffused and targeted lighting throughout each residence creates texture and enhances the elegance of interior finishes and furnishings.



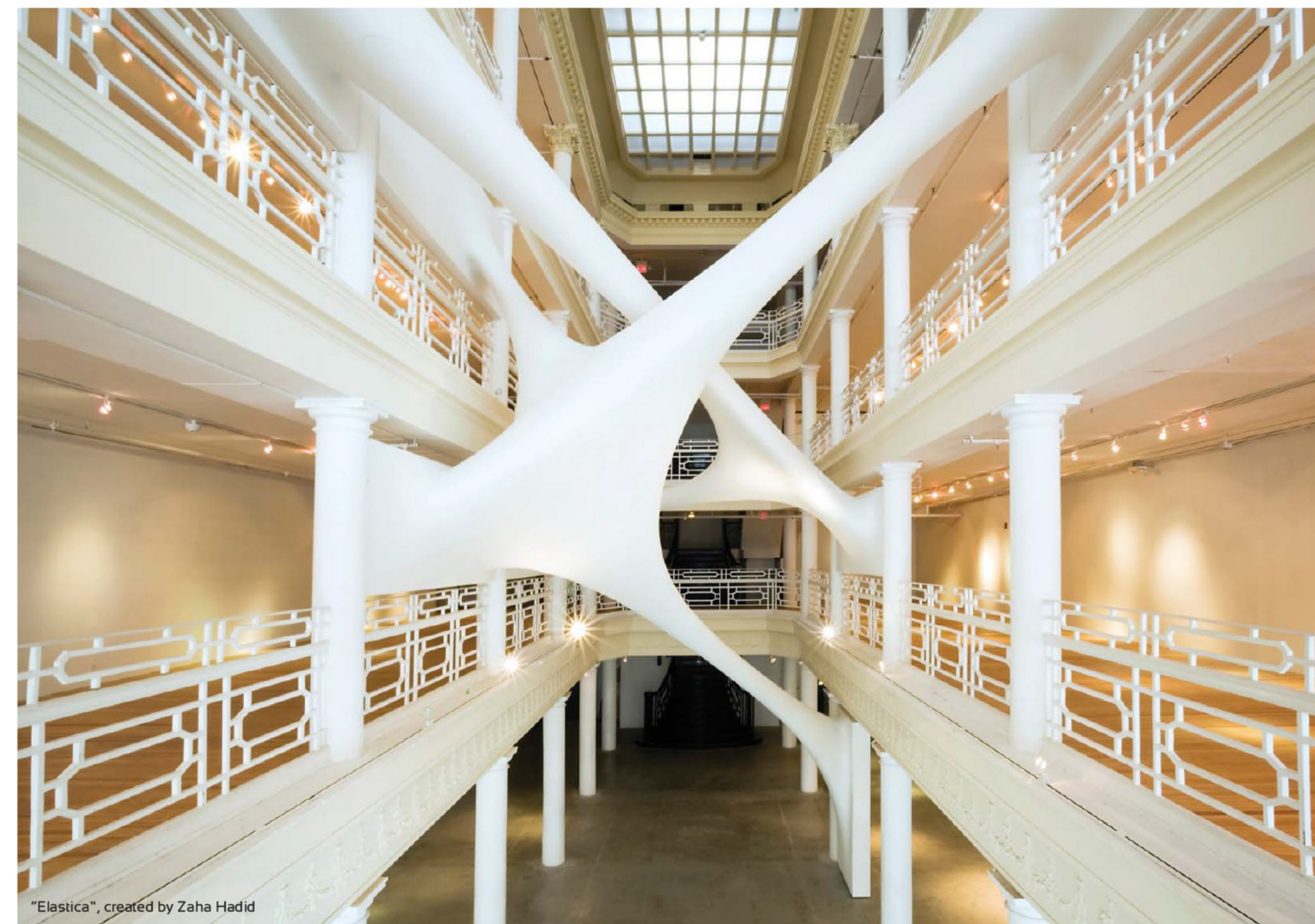
## RESIDENTIAL TECHNOLOGY BY CRESTRON

Residents will enjoy extensive state-of-the-art home automation by Crestron, the world-leader in lifestyle technology. The fully customized integrated system enables residents to control a range of in-residence applications, including lighting, heating, air conditioning, audio, video, window treatments, and security.\* All controls are accessible from a digital touch screen in the residence as well as remotely via smart tablet or smart phone devices.

\*Some integrated systems require additional upgrades.



# AN ORIGINAL WORK OF ART AT THE NEXUS OF MIAMI'S MOST INSPIRED DESTINATIONS



"Elastica", created by Zaha Hadid

One Thousand Museum is Miami's most anticipated new piece of contemporary art an original architectural sculpture by Zaha Hadid at the center of one of the world's most exuberant lifestyle destinations. Adjacent to the newly designed Museum Park and steps from the Adrienne Arsht Center for the Performing Arts, it is a landmark within the growing pedestrian experience along Biscayne Boulevard. Just minutes away, residents will find a vast and appealing array of luxury shopping and fine dining destinations along with the corporate and financial services headquarters that make Miami an economic powerhouse.









NORTH: TO FT. LAUDERDALE,  
PALM BEACH



ONE THOUSAND MUSEUM  
BY ZAHA HADID ARCHITECTS



DESIGN DISTRICT



WYNWOOD



RESORTSWORLD MIAMI



ADRIENNE ARSHT CENTER  
FOR THE PERFORMING ARTS



MUSEUM PARK



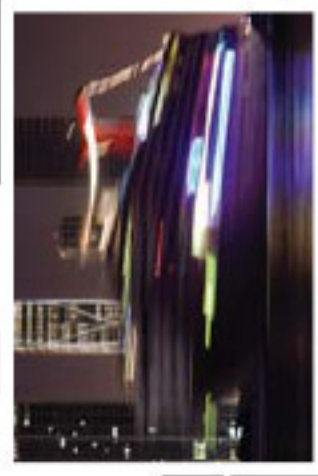
MARLINS STADIUM



MIAMI WORLD CENTER



AMERICAN AIRLINES ARENA



PORTMIAMI



BRICKELL CITY CENTRE



BRICKELL FINANCIAL DISTRICT

<< WEST: TO MIAMI  
INTERNATIONAL AIRPORT

SOUTH: TO COCONUT GROVE,  
KEY BISCAYNE, KEY WEST



MID-BEACH

195

JULIA TUTTLE CAUSEWAY

195

BISCAYNE BAY

VENETIAN CAUSEWAY & ISLANDS



NEW WORLD SYMPHONY



SOUTH BEACH

ALTON ROAD

MACARTHUR CAUSEWAY

395

COLLINS AVENUE

SURROUNDED BY  
THE FINEST ART,  
CULTURE, DESIGN,  
ENTERTAINMENT,  
AND COMMERCE

ATLANTIC OCEAN





DBOX

## MUSEUM PARK

Directly in front of One Thousand Museum, overlooking Biscayne Bay, Museum Park (previously known as Bicentennial Park) is in the midst of a comprehensive renovation. Upon completion it will be home to the Patricia and Phillip Frost Museum of Science, designed by Grimshaw Architects, and the Pérez Art Museum Miami (PAMM), designed by Herzog & de Meuron.



## ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS

Designed by internationally renowned architect César Pelli, the Adrienne Arsht Center for the Performing Arts is home to the Sanford and Dolores Ziff Ballet Opera House, the John S. and James L. Knight Concert Hall, and the List Art Collection. The Arsht Center stages performances of jazz, theater, opera, children's shows, comedy, and contemporary dance.





## AMERICAN AIRLINES ARENA

Located in Downtown Miami on the Biscayne Bay waterfront, the American Airlines Arena is one of the United States' premier sports and entertainment complexes. Designed by Arquitectonica and 360 Architecture, it is home to the National Basketball Association's Miami Heat and hosts concerts by musical superstars all year round.

## PORTMIAMI

Adjacent to Biscayne Boulevard on Biscayne Bay in front of One Thousand Museum, PortMiami is known as "Cruise Capital of the World" and "Cargo Gateway of the Americas". Now undergoing a long-term public-private partnership redevelopment program, PortMiami is planning new cutting edge facilities and infrastructure that will enable it to expand its capacity in the future.









## MIAMI WORLD CENTER

Located behind One Thousand Museum, Miami World Center is a proposed 32-acre master planned community designed to offer a lively pedestrian experience with distinctive residential, retail, restaurant, entertainment, hospitality, and commercial office space districts. This high-end destination will feature beautifully landscaped pedestrian walkways where European style outdoor cafés are interspersed with shopping. Miami World Center mall will be over 750,000 SF and will be anchored by Macy's & Bloomingdales, and feature an array of fine national retailers and restaurants. Marriott Miami World Center will have 1,800 hotel rooms and over 500,000 SF of Convention Space that will be connected directly to the Miami Airport via the new All Aboard Florida Railway.



Proposed master plan





## WYNWOOD ART DISTRICT

Founded in early 2003 by a group of art dealers, artists and curators, the Wynwood Art District today is home to over 70 art galleries, boutiques, cafés, and bars, and features one of the largest open-air street-art installations in the world. During the annual Art Basel Miami fair, Wynwood is the destination for the most youthful and energetic art exhibitions.

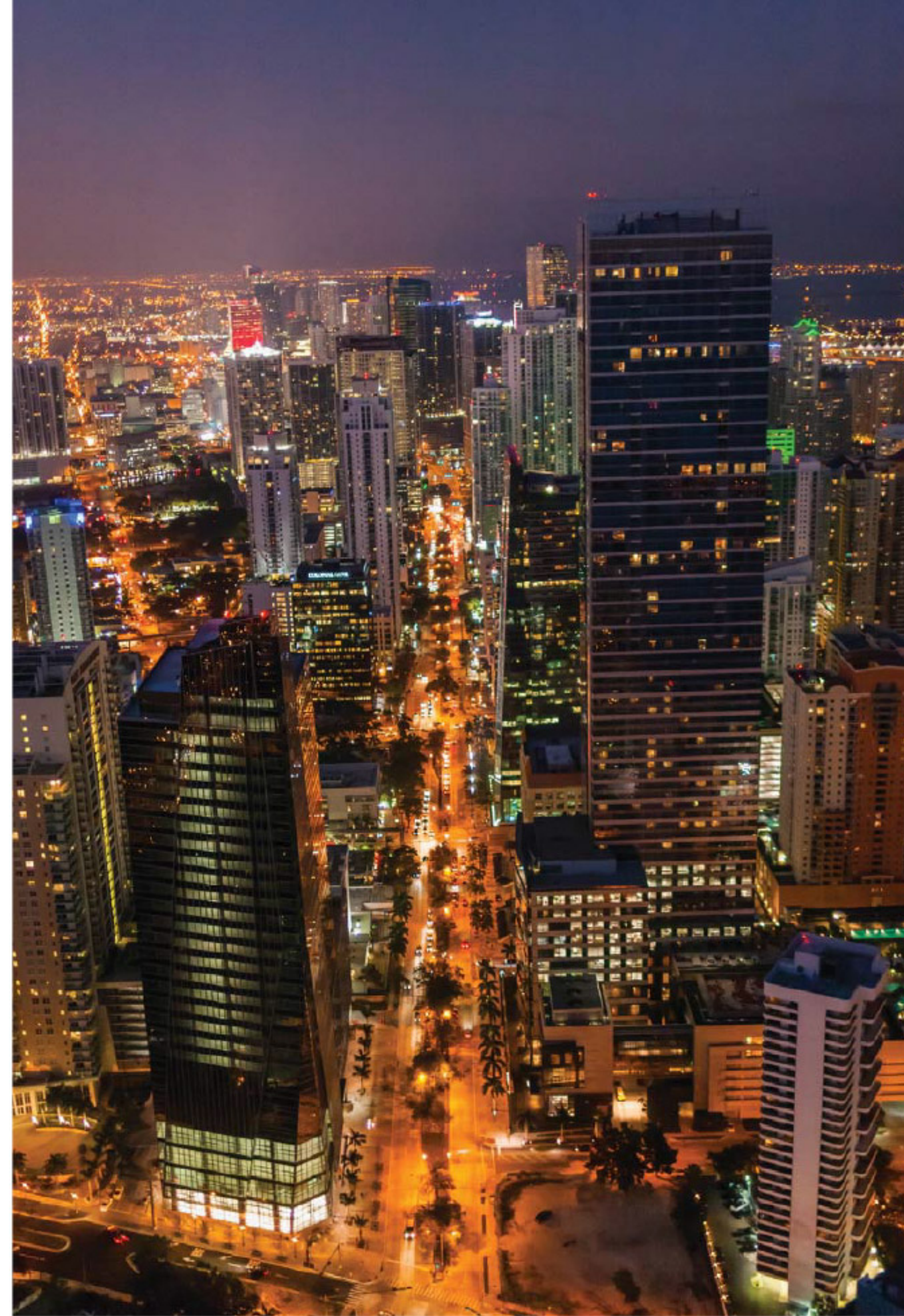


## MIAMI DESIGN DISTRICT

The internationally renowned Miami Design District offers an eclectic array of luxury shopping boutiques such as Cartier, Dior, Pucci, Louis Vuitton, & Hermes, as well as other cutting edge design stores and provocative art galleries. Beyond being an incubator for innovative fashion, design, and architecture, it also is home to a wide array of delicious casual dining establishments.







## BRICKELL FINANCIAL DISTRICT

Brickell is one of the largest financial districts in the United States and is home to the largest concentration of international banks in the country. In addition, it is the location of prestigious corporate offices and law firms as well as a large number of foreign consulates. One of the fastest growing neighborhoods in Miami, it is also home to luxury residential high rises and hotels along with fine dining establishments.



## BRICKELL CITYCENTRE

Located at the heart of the Brickell Financial District, Brickell CityCentre is a \$1 billion, 9-acre mixed-use development that is currently under construction. It will contain over 5 million square feet of office, residential, hotel, retail and entertainment space upon completion, which is anticipated in 2015. The property's retail offerings will be developed in partnership with Bal Harbour Shops to be anchored by Saks Fifth Ave and will cater to the area's sophisticated clientele.



MIAMI'S MOST PRESTIGIOUS NEW  
RESIDENTIAL TOWER CAPTURES  
THE VIBRANCY OF WHAT HAS  
BECOME A TRULY GLOBAL CITY





# TEAM

# ONE THOUSAND MUSEUM

## BY ZAHA HADID ARCHITECTS

### DEVELOPER

1000 BISCAYNE TOWER, LLC

1000 Biscayne Tower, LLC, the developer of One Thousand Museum, is managed by a team of real estate industry professionals with extensive experience in the development of premier residential and commercial properties in South Florida and nationwide. To ensure the highest quality design, development, and construction of One Thousand Museum, the management team has retained the services of industry-leading experts in architecture, engineering, and design as well as a range of professional services from legal counsel and escrow services to sales representation.

### CO-DEVELOPER

THE REGALIA GROUP

The Regalia Group, the Co-Developer of One Thousand Museum recently completed a 46-story ultra-luxury condominium tower with one residence per floor in Sunny Isles Beach, FL. The Regalia Group is managed by a team of real estate professionals that have been involved in numerous real estate developments both locally and internationally.

To ensure the highest quality design, development, and construction of One Thousand Museum, the Development Team has retained the services of industry-leading experts in architecture, engineering, and design as well as a range of professional services from legal counsel and escrow services to sales representation.

### DEVELOPMENT MANAGEMENT TEAM

LOUIS BIRDMAN, EXECUTIVE MANAGING DIRECTOR, 1000 BISCAYNE TOWER, LLC

Over the past three decades, real estate industry veteran Louis Birdman has taken a leadership role in the development of over 70 residential projects, comprising more than 18,000 residential units nationwide. He has a significant background in property acquisitions, dispositions, entitlements, financing, planning, design, construction, sales, and marketing. Since the late 1990s, Mr. Birdman has been a principal investor in numerous real estate development projects nationwide. High-rise properties he has developed in Miami include the Emerald at Brickell Condominium, Vue at Brickell Condominium, and The DaVinci Condominium.

Mr. Birdman is also the founder and principal of Louis Birdman Architect, PA, an architectural consulting firm that provides consulting services to developers of real estate in related and unrelated entities. He has been a registered architect licensed in multiple jurisdictions in the United States, including Florida, since 1989.

GREGG COVIN, EXECUTIVE DIRECTOR, 1000 BISCAYNE TOWER, LLC

Raised in a real estate family that began building in Miami and Miami Beach in 1948, Gregg Covin has earned an exceptional reputation in his own right as the award-winning developer of some of the region's most exclusive residences and hotels.

One of the first to see the potential of Miami Beach's elegant South of Fifth neighborhood in the late 1990s, Covin's AIA award-winning Neville Condominium and his Peter Page designed Hotel St. Augustine projects were regarded as catalysts in the redevelopment of the area. These were followed by the Montclair Lofts at Lincoln Road Mall in South Beach, which earned the coveted Chicago Athenaeum Award for Excellence in Architecture, and The Angler's Boutique Resort, also in South Beach, which features interiors by Versace Mansion designer Wallace Tutt. In 2007, Covin completed Ten Museum Park, a 50-story crystalline tower in Downtown Miami developed in conjunction with Clinique La Prairie of Switzerland.

Covin's projects have been featured in the Wall Street Journal, The New York Times, The New Yorker, The Robb Report, Ocean Drive, and on CNN.

KEVIN S. VENGER, EXECUTIVE DIRECTOR

Mr. Venger is currently co-developing Regalia, a 39-unit, 47-story ultra-luxury condominium tower with one residence per floor and an average sales price of over \$9M per residence. The project broke ground in November 2011 and was successfully completed in November 2014. Venger has extensive experience in the management of schedule, budget and construction of luxury high-rise development projects. Kevin was also co-owner/developer of Ten Museum Park and Paramount on the Bay Condominiums, and previously, The Angler's Hotel which he co-developed with Gregg Covin Real Estate Development.



From 1998 through 2003, Kevin was the senior project manager responsible for the development management of the Four Seasons Hotel and Tower Miami project. This \$500 million mixed-use project is the tallest residential tower south of New York City.

Upon completion of the Four Seasons Kevin became co-owner of Gregg Covin Real Estate Development. Kevin was responsible for coordinating the finance and development of the company's portfolio of multi-family projects, which included the 200 Unit Ten Museum Park Condominium, completed in 2007 located in downtown and designed by Oppenheim Design. Subsequently Kevin co-developed Paramount on the Bay in downtown Miami, a 47-story 346 unit mixed-use condominium development, designed by Arquitectonica which was completed in 2008.

## ARCHITECTURE, ENGINEERING, DESIGN & CONSTRUCTION

### ZAHA HADID ARCHITECTS

Zaha Hadid Architects (ZHA) is the design architect for One Thousand Museum. Over the past 30 years, ZHA founder Zaha Hadid has become internationally renowned for her revolutionary designs of sensuous, soaring buildings that push the limits of innovation and blur the lines between art and architecture. Today, Hadid stands among history's most celebrated architects and is the first woman to have achieved such recognition in the field. She has been awarded the Pritzker Prize in Architecture (2004), the Stirling Prize (2010, 2011), and was appointed Dame Commander of the Order of the British Empire for her services to architecture (2002). Beyond the world of architecture, Hadid has collaborated with iconic luxury brands, including Chanel, Donna Karan, and B&B Italia. She was named one of "The World's 100 Most Powerful Women" by Forbes, and one of "100 People Who Most Affect Our World" by TIME.

Headquartered in London, ZHA has designed high-profile properties worldwide, including: the London Aquatics Centre for the 2012 Summer Olympics (London, UK); the Guangzhou Opera House (Guangzhou, People's Republic of China); the Vitra Fire Station (Weil am Rhein, Germany); the Rosenthal Center for Contemporary Art (Cincinnati, Ohio, USA); the BMW Central Building (Leipzig, Germany); the MAXXI National Museum of the 21st Century Arts (Rome, Italy; Stirling Prize 2010); the Eli and Edythe Broad Art Museum (East Lansing, Michigan, USA); and the Evelyn Grace Academy (Brixton, London, UK; Stirling Prize 2011).

### O'DONNELL DANNWOLF AND PARTNERS, ARCHITECTS INC.

O'Donnell Dannwolf + Partners (OD+P), led by principals Kurt J. Dannwolf, AIA, and Edward A. O'Donnell, AIA, is the architect of record for One Thousand Museum. Over the past 18 years, Mr. Dannwolf has designed approximately five million square feet of space on three continents totaling almost one billion dollars worth of construction, and Mr. O'Donnell has been the lead construction manager for more than 1.2 million square feet of commercial, industrial, retail, manufacturing, medical, technical

and airport specialty space in the South Florida real estate market. OD+P has designed and managed the construction of exceptional projects across South Florida, including the Four Seasons Hotel & Tower in Miami and the Peninsula II Spa in Aventura.

### DESIMONE CONSULTING ENGINEERS

DeSimone Consulting Engineers is the structural engineer for One Thousand Museum. Founded in New York City in 1969, the firm has designed projects in 40 states and 17 countries and now has offices across the United States, in Hong Kong, and in Abu Dhabi. Properties DeSimone has designed in Miami include The Setai, the Metropolitan, the Marquis, 1101 Brickell Avenue, 900 Biscayne Boulevard, 1450 Brickell Avenue, the Four Seasons Hotel & Tower, and the W Hotel South Beach. The firm has been listed on Engineering News Record's Top 500 Design Firms and has received dozens of awards for excellence from top industry organizations including the American Institute of Architects, the American Council of Engineering Companies, and the National Council of Structural Engineers Associations.

### HUFSEY NICOLAIDES GARCIA SUAREZ, ASSOCIATES, INC. CONSULTING ENGINEERS

Hufsey Nicolaidess Garcia Suarez, Associates, Inc. (HNCS) is the mechanical, electrical and plumbing (MEP) engineer for One Thousand Museum. Founded in 1965 and headquartered in Miami, HNCS has been the MEP engineer for a number of the region's premier hospitality, commercial and residential properties, including the Four Seasons Hotel & Tower and Ten Museum Park Residences. The firm is a member of the U.S. Green Building Council and each of its core group of principal and associate engineers has been with HNCS for 20 to 30 years.

### ATLAS SAFETY & SECURITY DESIGN, INC.

Atlas Safety & Security Design, Inc. is the security design consultant for One Thousand Museum. Founded in 1988, Atlas is led by Dr. Randall Atlas, AIA, a NCARB certified registered architect who earned his doctorate in criminology from Florida State University. Dr. Atlas specializes in crime prevention through environmental design (CPTED) and has written and lectured on the topic extensively. Atlas is internationally recognized for its expertise in the integration of crime prevention and security concepts into the design and construction of all types of properties, including residential high-rises, commercial and retail buildings, and outdoor plazas, parks and parking garages.

### PLAZA CONSTRUCTION

Plaza Construction has been selected as the General Contractor for the project. Plaza Construction is one of the nation's foremost full service Construction Management and General Contracting firms. Since our incorporation in 1986, we've grown from a local organization to a multi-faceted national presence

within the industry. Currently ranked as #23 among ENR's General Building Top Contractors, Plaza Construction has had the privilege of providing construction services for a multitude of hospitality and residential facilities, commercial properties, corporate headquarters, cultural establishments, educational institutions, retail venues and more.

Since starting our operation in Miami in 2004, the firm has grown to become one Florida's largest and most reputable builders successfully completing more than 150 projects including notable assignments such as W Hotel South Beach, Canyon Ranch North Tower, the 67 story Marquis, and TownCenter I, among others.

China State Construction Engineering Corporation, ENR ranked #1 Global Construction Company, has made a significant investment in Plaza through its U.S. subsidiary, China Construction America. This investment marks dynamic growth opportunities for Plaza, providing greater financial strength and bonding capabilities as Plaza continues to operate autonomously under the name Plaza Construction.

### BRILLIANT LIGHTING DESIGN

Brilliant Lighting Design will design the exterior façade lighting of One Thousand Museum. The firm, which specializes in the exterior façade lighting of buildings, bridges and landscapes, has received more lighting design awards than any other lighting design firm in Florida. They have been awarded the Illuminating Engineering Society's Paul Waterbury International Award of Excellence for two projects: the Colpatria Tower in Bogota, Colombia and the Golden Moon Casino in Philadelphia, Mississippi. Projects designed in Miami include the Vue at Brickell Condominium, Il Villaggio South Beach, and the JW Marriot Hotel. BLD founder and principal Robert Daniels, who earned a BS in Engineering from California State Polytechnic University, has been a lighting designer for over 18 years.

### ENEA LANDSCAPE ARCHITECTURE

Enea Landscape Architecture is designing the landscaping for all exterior amenity spaces at One Thousand Museum. Founded in 1993 in Switzerland by Enzo Enea, the firm has become renowned worldwide for the design and construction of private gardens and terraces, restaurants, hotel and resort environments, corporate gardens, public parks, and golf courses. Enea, who began his career as an industrial designer, has received numerous gold and silver awards at the Giardina show in Basel and Zurich and received a certificate of merit at the prestigious Chelsea Flower Show in London in 1998. His designs, which are comprehensively documented in the book "enea private gardens", are noted for intertwining and creating a relationship between indoor and outdoor spaces.

## INTERIOR DESIGN

### ID & DESIGN INTERNATIONAL (IDDI)

ID&Design International is an award winning Interior Design and Environmental Branding firm specializing in high profile Retail, Hospitality, Entertainment and Lifestyle projects, worldwide. ID & Design is consulting and collaborating with the primary design team to provide assistance with the interiors and branding for the project.

Leading with a logistical business approach and consumer focus to all strategic design solutions; IDDI ultimately transforms its client's strategies, vision and business objectives into uniquely branded environments.

International team experience with some of the world's leading brands such as Lotte, Macy's, Liverpool, Marshall Fields, Whole Foods, Hyundai, LVMH, Starbucks, Paramount, IPic, FOA Schwartz, and Royal Caribbean Cruise Lines just to name a few, have resulted in successful and influential projects throughout Asia, Europe, UAE, Canada, Latin America, and the United States. As a cross-disciplined and diversified team of over 50 design professionals, IDDI is comprised of some of the most creative minds in environmental design all contributing to its global recognition as one of the premier leading firms in the design industry.

This global experience, attention to detail, and focus on pragmatic design solutions have been the IDDI trademark for design excellence, and recognized around the world in a multitude of awards, books, and trade publications throughout the years.

Headquartered in Fort Lauderdale, Florida; IDDI has additional affiliate offices in Denver, Canada, and S. Korea.

### ULI + FRIENDS

Uli+friends is designing the lighting for all interior and exterior residential amenity spaces and private residential interiors at One Thousand Museum. Founded two decades ago by German industrial and interior designer Uli Petzold, the company has gained international recognition for its creation of masterful custom lighting for residences, resorts, landscapes, showrooms, historic buildings, and offices around the world. With expertise in new techniques and the standards of tomorrow, Uli + friends offers illumination planning coordinated with the architectural process that creates the three dimensionality of daylight while utilizing fewer and more efficient fixtures.

### AHT GLOBAL

Established in 1996 as Advanced Home Theater, today AHT Global is one of the world's leading residential technology firms that specializes in the engineering, implementation and programming of bespoke, luxury residential lifestyle technologies. With a global footprint of 75 employees across offices in New York, Germany, Chicago,



Philadelphia and headquarters in Miami, Florida- AHT Global is uniquely positioned to serve both new clients and its extensive base of existing clients wherever they live, work, travel and play. Building on our experience working in other landmark buildings such as Robert AM Stern's 10 Rittenhouse in Philadelphia, Miami's Regalia and Fisher Island, New York's One Beacon Court and countless estate homes and yachts in 17 countries around the world, AHT Global's unique approach to the design and implementation of luxury technology systems has been proven time and again in the most important residential construction projects undertaken.

12.29

Olfactory consultant 12.29 has been commissioned to create custom scents for the residential amenity spaces at One Thousand Museum. Over the past decade, Scent Director Dawn Goldworm has designed perfumes for clients including Kate Moss, Kylie Minogue, Heidi Klum, Adidas, Playboy, Lamborghini, and Pierre Cardin. During the same time period, Business Director Samantha Goldworm has spearheaded marketing programs and product innovation for Fortune 500 companies, including Lancôme, American Express, and Starwood. 12.29 has designed custom scents for retail spaces, hotels, restaurants, nightclubs, fashion shows, art fairs, and private homes in New York, Paris, Milan, Miami, London, Australia, Hong Kong, and China.

LEGAL & TITLE

GREENBERG TRAUIG, LLP

Greenberg Traurig, LLP is providing legal counsel to One Thousand Museum for all matters related to development, construction, and residential sales. Greenberg Traurig is an international, full-service law firm with approximately 1,750 attorneys in 35 offices in the United States, Latin America, Europe, the Middle East and Asia. Considered the leading law firm in the United States for residential condominium projects, the firm's Real Estate Practice delivers multidisciplinary legal solutions for property investment, development and management, as well as real estate finance. In 2010, the Greenberg Traurig Real Estate team received the Chambers USA Award for Excellence.

CHICAGO TITLE INSURANCE COMPANY

Chicago Title Insurance Company is providing title insurance and escrow services related to residential sales at One Thousand Museum. Founded in 1847, Chicago Title is a subsidiary of Fidelity National Financial, Inc., which has consistently been named by Forbes and Fortune as an industry leader in the provision of title insurance and associated products and services.

SALES, MARKETING & PUBLIC RELATIONS

ONE SOTHEBY'S INTERNATIONAL REALTY

ONE Sotheby's International Realty, which is affiliated with Sotheby's International, is the exclusive sales representative

for One Thousand Museum. Founded in 2008 by Miami real estate agent Mayi de la Vega, ONE Sotheby's specializes in the sale of luxury properties in South Florida's most prestigious communities, including Miami, Coral Gables, Coconut Grove, and Key Biscayne. Over the past 20 years working in real estate sales, Ms. de la Vega has earned a stellar reputation for her knowledge, experience, reliability and integrity. She leads ONE Sotheby's sales team in providing exceptional and discreet service to discerning clientele.

CATAPULT [13]

Catapult [13] is the creative branding and marketing agency for One Thousand Museum. Founded by graphic designer and architect Rodrigo Londoño, the agency is a multi-disciplinary creative studio based in Miami with representation in New York, Bogota, and Buenos Aires. Catapult [13] provides branding and marketing solutions to leading international and domestic corporations. The agency has developed branding and marketing campaigns for premier residential developers and properties, including Africa Israel USA, the Related Group, CMC Group, Starwood Capital, The Standard Hotel, The Webster Miami, and JW Marriot. He is also a creative consultant for the internationally renowned Miami Design District and for Grey Goose, one of Bacardi's leading brands.

ZAKARIN MARTINEZ PUBLIC RELATIONS

Zakarin Martinez Public Relations, the PR firm for One Thousand Museum, is an integrated public relations, marketing and events firm that specializes in representing clients in the luxury category, specifically hospitality, real estate, culture, art, design and leisure. Founder and President Amy Zakarin, and Partner Marcia Martinez have worked with iconic global consumer brands including Tod's, Giorgio Armani, and Aston Martin, as well as premier residential and hospitality properties, including Canyon Ranch Miami Beach, Mondrian South Beach, The Tides South Beach, and The Viceroy Miami Hotel, among many others. The firm's work generates awareness and impact in the North American, Latin American and European marketplaces.

3A WORLDWIDE

With more than 270 global associates, 3A WORLDWIDE was ranked No. 175 on INC Magazine's "Inc. 500" list of fastest growing companies in America. 3A WORLDWIDE is the newest and largest independent, international media strategy and buying, digital solutions and public relations firm headquartered in Miami. The agency serves as a gateway into the international media marketplace, with global hubs in Mexico, Brazil, and Spain, along with offices in key emerging markets. 3A WORLDWIDE was awarded a Bronze Stevie® award for "Public Relations Agency of the Year: Canada and US," during The 11th Annual International Business Awards. The company was also ranked No. 9 on South Florida Business Journal's 2014 list of "Top South Florida Public Relations Agencies." For more information, visit [www.3AWorldwide.com](http://www.3AWorldwide.com).



MONTCLAIR - MIAMI BEACH



THE ANGLER'S HOTEL - MIAMI BEACH



REGALIA - SUNNY ISLES



DAVINCI - CORAL GABLES





FOUR SEASONS - BRICKELL



PARAMOUNT BAY - MIAMI



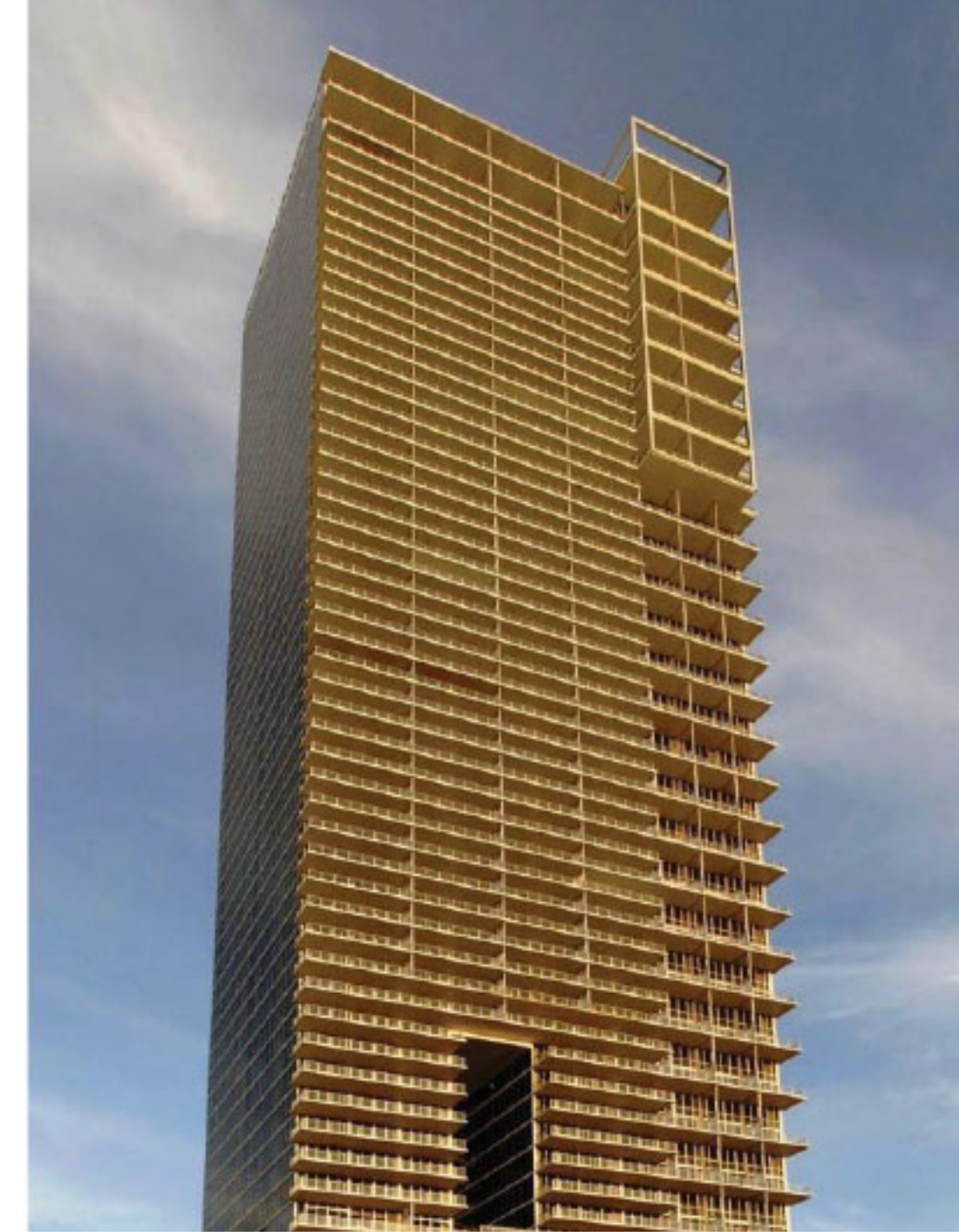
TEN MUSEUM PARK - MIAMI



VUE - BRICKELL



900 BISCAYNE - MIAMI



MARQUIS - MIAMI



EMERALD - BRICKELL



CASA 74 - NEW YORK



ASTOR PLACE - NEW YORK



SETAI - NEW YORK



150 AMSTERDAM - NEW YORK

These projects depicted in these images have not been developed by 1000 Biscayne Tower, LLC, the developer of One Thousand Museum, but are representative of projects developed, designed or constructed by the various team members of One Thousand Museum.



