

Own It. Work It.



Project Facts:

Architect:
Arquitectonica

Interior Design:
Urban Robot

Landscape Architect:
Urban Robot

Developed by:
Sixth Street Partners LLC

Sales & Marketing:
ONE Commercial Real Estate

Estimated Completion:
2022

Overview:

127 creative office-condos

135,000 SF of sellable space

Location: Downtown Miami
at Natiivo Miami

Address: 159 ne 6th Street,
Miami, Fl, 33132

Stories: 51

Office Levels: 5,6,7, partial 8

Typical Offices

Price Range:

From the \$290's to \$1.5M

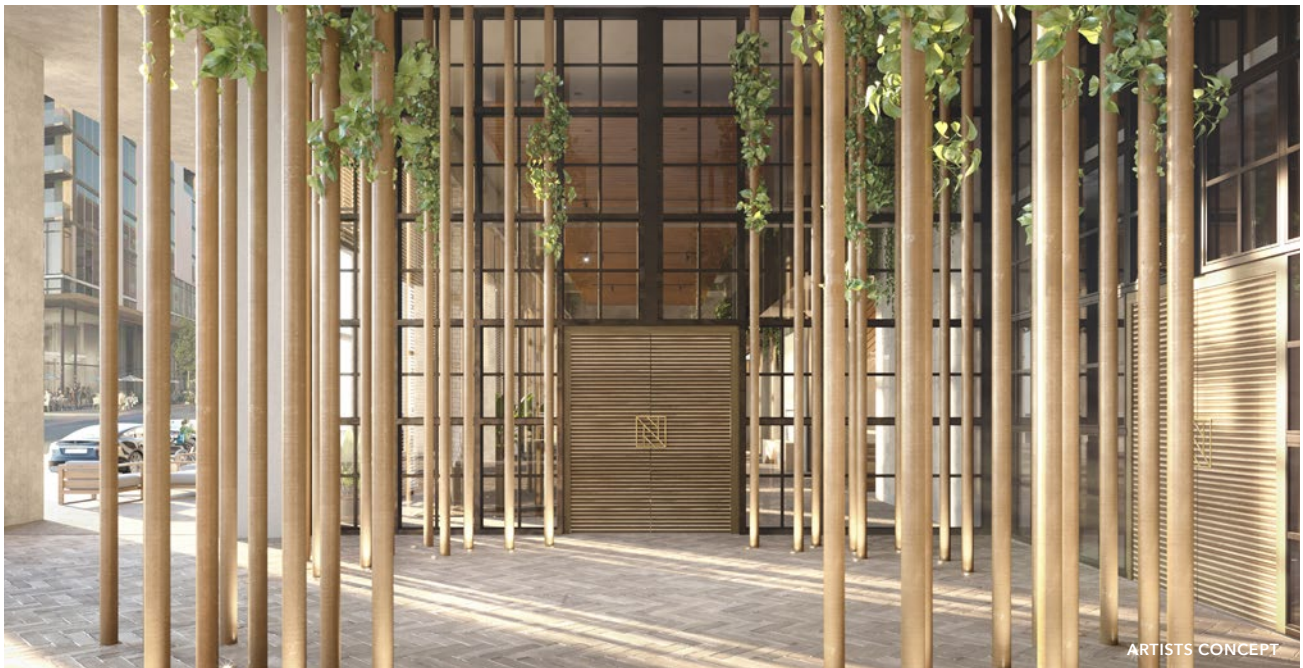
Size Range:

From 431 to 2,499 Sq ft |
40 to 232 M²

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Building Features.

- | Creative HQ located at Natiivo Miami is a 51-story landmark building designed by internationally acclaimed architecture firm, Arquitectonica
- | Interior design and landscape architecture masterfully curated by Urban Robot
- | Over 9,000 SF of ground level retail
- | Curated street-front restaurant with outdoor dining terrace
- | Prime downtown location by Miami World Center
- | Spectacular panoramic ocean, Biscayne Bay and Miami skyline views
- | Dedicated double-height lobby with floor to ceiling windows
- | Natiivo Social, three floors with curated amenities
- | 24-hour welcome desk with concierge
- | 24-hour valet parking
- | 24-hour secure access
- | Advanced technology smart-building with high-speed fiber-optic wireless internet access through out common areas
- | Cutting-edge green building technology
- | 5 high-speed passenger elevators with access control
- | On-site hospitality management (soon to be released Hotel component details)



Office-Condo Features:

Creative office-condos from 431 to 2,499 SF

- | Delivered tenant ready / occupancy ready
- | Private balconies in select units
- | 3 Office exclusive elevators
- | Select corner units offer wrap-around glass windows
- | 13' high exposed ceilings and concrete floors
- | Sound attenuating impact-resistant laminated glass throughout
- | Advanced technology Smart Building wiring for TV, multiple telephone /data lines and ultra-high-speed internet access
- | Individually controlled energy-efficient central air conditioning and heating system
- | Combinations available for larger office spaces:
1/4 , 1/2 or full floor offices available

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Natiivo Social: Building Amenities

Three floors with 70,000 SF of curated amenities.

The Work on 8.

Features ±10,000 sq ft of co-working, co-ideating, co-mingling space featuring an amphitheater presentation area ideal for sharing your latest ingenious concept launch.

- | Co-working spaces
- | Private offices
- | Flexible office arrangements
- | Video capable conference rooms
- | Quiet rooms
- | Phone booths
- | Cutting edge technology & connectivity
- | Office host
- | Coffee & juice bar
- | Amphitheater
- | Office supplies

The Social on 9.

Boasts 24,000 sq ft of invigorating food & beverage offerings focused on a range of local fare and delicacies as well as an entertainment program that is a culturally relevant repertoire of local talent.

- | Specialty restaurant & bar
- | Dining terrace
- | Cafe & cocktail bar
- | Drink, dine, work, lounge areas
- | Media lounge
- | Live show & events lounge
- | The porch
- | Speakeasy
- | DJ booth
- | Programed events

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The Splash on 9.

Features a 16,000 sq ft poolside retreat elevated above the hum of downtown featuring lush tropical flora and uniquely Florida features that evoke a deep sense of place.

- | Resort-style pool
- | Lap pool
- | Pool cabanas
- | Hammocks lounge
- | Sun deck
- | Landscaped island swimout
- | Native tropical landscaping
- | Live performances
- | Event dune
- | Pool bar
- | Pool towel services

The Fit on 10.

Features a ±18,000 SF health and fitness center, replete with an amenity program aimed at nourishing body & soul and featuring bespoke programming that is responsive to Miami's tropical setting.

- | Juice bar
- | Yoga
- | Pilates
- | Peloton
- | Boxing
- | Weight station
- | Cross-training
- | Spa
- | Treatment rooms
- | Sauna
- | Steam rooms
- | Locker rooms
- | Outdoor terrace
- | Training
- | Boutique

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The Team.

We partner with our clients to understand their business objectives. Our professionals strive to deliver customized solutions and to ensure our clients achieve their business goals.

SIXTH STREET PARTNERS LLC

DEVELOPERS

Sixth Street Miami Partners LLC is a Delaware Limited Liability Company, headquartered in Miami, FL and owned by Galbut Family Office members. The Galbut Family Office was founded by Russell Galbut, Senior Principal-Owner of Crescent Heights and Chairman of Norwegian Cruise Line Holdings Ltd., and Co-Presidents, Keith Menin, Hospitality Entrepreneur and Principal of Menin Hospitality, and Marisa Galbut, Director of Galbut Family Office LLC's Commercial Portfolio. The Office is a private wealth management firm with a focus on real estate development and investment, hospitality operations, private financings of real estate and other capital market securities.

The firm has developed a diverse portfolio of projects from hospitality to rentals to luxury condominiums including: The Canopy Club with Terra Group and Brickell Heights with Related Group. The company's mission is to help Miami continue to evolve as a global destination and shape the city's landscape by pushing the envelope in hospitality, residential and commercial real estate offerings. For more information, please visit: GalbutFamilyOffice.com



URBAN ROBOT ASSOCIATES

INTERIOR DESIGN & LANDSCAPE ARCHITECTURE

Urban Robot Associates (UR) is a design collective located in Miami Beach, specializing in architecture, interior design, landscape architecture and urban planning. UR's team works collaboratively to develop a multidisciplinary approach to all projects to bring about a unique vision and create experiences that are meaningful, memorable, and functional. Whether a luxury single-family residence, dynamic restaurant, historical hotel, precious natural resource, brand identity, or city policy—UR strives to elevate the human experience from the quotidian to the cinematographic. The firm draws upon its team's diverse design backgrounds to bring about singular narratives that are true to concept and tailored to each project.

ARQUITECTONICA

ARCHITECT

Based in Miami and with offices in New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Lima and Sao Paulo, Arquitectonica is a major presence on the world architectural stage. Founded in 1977, the firm received critical and popular attention and acclaim almost from its inception, thanks to a bold modernism that was immediately identified with a renaissance in Miami's landscape. Principals Bernardo Fort-Brescia and Laurinda Spear have continued exploring and pushing the limits of their innovative use of geometry, pattern, and color to introduce a new brand of humanistic modern design to the world. Today their practice spans the globe, with projects in 59 countries on five continents. Over the years, Arquitectonica has received hundreds of design awards, and the firm's groundbreaking work has been the subject of exhibitions at numerous museums and institutions.



ONE COMMERCIAL
REAL ESTATE

SALES & MARKETING

ONE Commercial Real Estate facilitates the optimal outcome for owners, occupiers, and developers in commercial real estate. We connect intelligence with experience, knowledge, and technical skills to deliver better and faster execution for clients. We think differently, innovate and listen better. Our values not only define us, but they also remind us every day why and how we serve our clients and our team members. Our value equation is driven by one simple concept: deliver and execute consolidated solutions that come from fully understanding the target and delivering with knowledge and expertise. We utilize the best in class market intelligence and comprehensive tools that provide a competitive advantage to our clients. We have decades of on-the-ground experience and market knowledge in South Florida, advising clients in capital markets and debt-equity, investment sales and acquisitions, development assistance, wealth management advisory, tenant/landlord representation, and asset management.

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Deposit Schedule

Disclosure: Dates meant to establish an approximate timeline for deposit may change

20% Due upon signing
of the purchase agreement



10% Due at **groundbreaking**

10% Due at **concrete pour of buyer floor**

60% Balance **due at closing**

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE CONTRACT AND THE DOCUMENTS REFERENCED THEREIN. STATED SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE SQUARE FOOTAGE AND 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 ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "INTERIOR". MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS, LOCATION AND SIZES OF WINDOWS AND DOORS, AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. 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. THIS PROJECT IS BEING DEVELOPED BY SIXTH STREET MIAMI PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHICH WAS FORMED SOLELY FOR THIS PURPOSE. NEWGARD IS NOT THE DEVELOPER OF THIS PROJECT.