



MIAMI WORLDCENTER



flow HOUSE

Flow House is a collection of studio to two-bedroom condominiums located in the heart of Miami Worldcenter — Miami's defining new neighborhood, built around walkability, culture, and design.

Developed by Flow, this is more than residential real estate. It's a thoughtfully designed living experience rooted in wellbeing, connection, and design — for people who care not just about where they live, but how they live.

**WELCOME TO FLOW HOUSE
MIAMI WORLDCENTER**

EXPERIENCE DOWNTOWN MIAMI

Miami has defined itself as an ever-evolving hub for innovation and creativity, and if you zoom in a little closer, you'll find yourself within arm's reach of the best of the city at Miami Worldcenter.





FLOW HOUSE IS LOCATED IN THE HEART OF MIAMI WORLDCENTER.

Miami's most vibrant new neighborhood, where walkable streets, top-tier retail, and green spaces redefine downtown living.

**\$6B
MASTER-PLAN**

**300K SF
OF RETAIL**

**270K SF OF
SIGNED RETAIL
LEASES**

**600K SF
OF OFFICES**

**100K SF OF
GREEN SPACE**

RETAIL, DINING, AND ENTERTAINMENT

APPLE STORE
STARBUCKS
MAPLE & ASH
SERAFINA
EARL'S KITCHEN & BAR
THE CONTAINER STORE
SWEET PARIS
POSMAN BOOKS
SAVAGE X FENTY
LULULEMON
LUCID MOTORS
SEPHORA
RAY-BAN
EL VECINO
LUCKY STRIKE
BRASSERIE LAUREL
SIXTY VINES
MUSEUM OF ICE CREAM
FREE PEOPLE
HYP
SKIN SPIRIT
GO GREEK





FLOW
HOUSE



41 STORIES

filled with community spaces and humans for you to connect, collaborate, and flow with on elevator rides or the pool deck. The more you know, the more you grow.

36,900 SQ FT OF RETAIL SPACE

right by your home — with everything from shopping to dining to experiences. An easy way to spend an afternoon.

466 FULLY FURNISHED RESIDENCES

crafted and cultivated for living by Cola Blanca and Flow Furnishings. Not too shabby if we do say so ourselves. Quite the opposite, in fact.

RESIDENTIAL MIX

STUDIO	307 to 629 sq ft 29 to 59 sq m
JR. 1 BEDROOM	489 to 680 sq ft 45 to 63 sq m
1 BEDROOM	567 to 1005 sq ft 53 to 93 sq m
2 BEDROOMS	959 to 1165 sq ft 89 to 108 sq m





FIND YOUR FLOW

46,100 sq ft of amenities with your wellbeing in mind, there's a little something for everyone. You can take a dip in the pool, pick a weekly fitness class, or start a podcast. And plenty in between.

WELLBEING

- Practice Room
- Meditation Room
- Spa, Sauna, & Steam Room
- Cold Plunge
- Zen Garden
- 126 ft Lap Pool
- Day Beds & Cabanas
- Premier Fitness
- Technogym Center

WORKFLOW

- Coworking Space
- Resident Lounge
- Private Offices
- Conference Rooms
- Phone Booths
- Board Room
- Podcast Room

EXPERIENCE

- Flow Social Club
- Game Room
- Media Screening Room
- Cafe
- Flow Truck & Picnic Area
- Grill Area

LOBBY CAFE & BAR

We tend to make a good first impression. No average front desk here. Your main entry point is our lobby bar area, designed with natural materials and warm tones to create that sense of rooted connection.





FLOW SOCIAL CLUB

Made just for connecting with your fellow humans. This rich and tonal environment elevates socializing.

CAFE

Fresh out of yoga or from the pool, you'll enter the cafe area. Serving food and beverages, this space is a central point for connection.



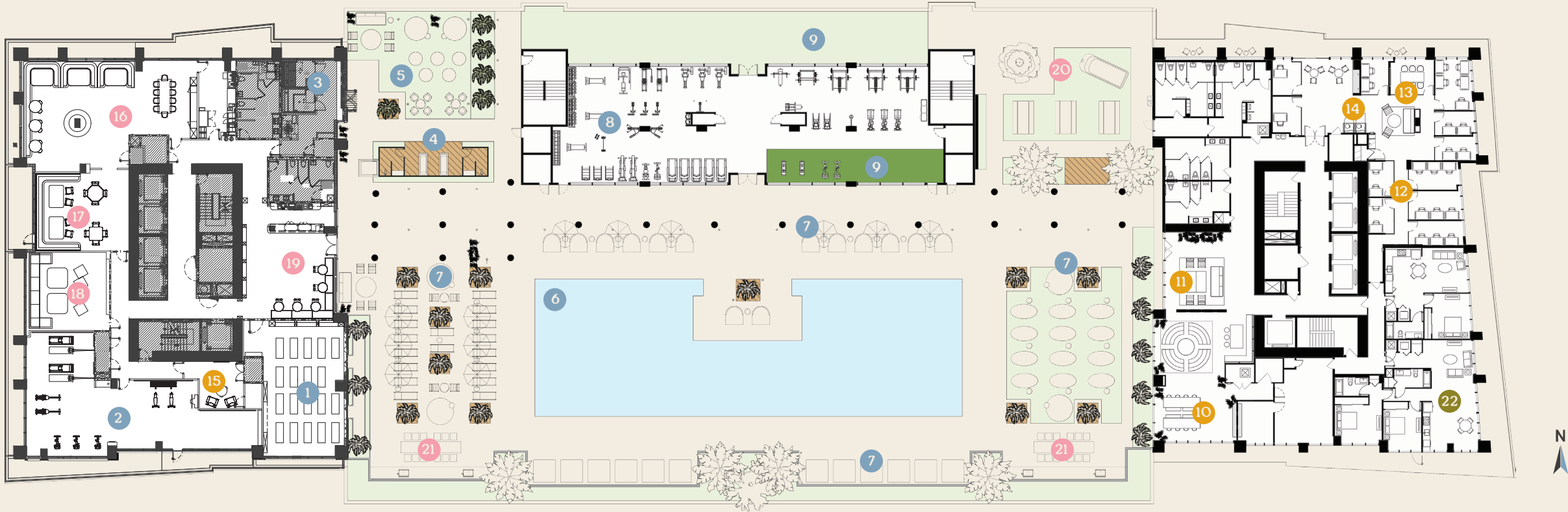
LAP POOL

Arguably one of the better rooftop pools in South Florida.
Open early morning to late evening to relax or swim laps.



ELEVATE TO LEVEL 10

Flow House offers a variety of spaces and ways to elevate your living experience. And for the most part, these can be found on Level 10. To provide the full Flow experience for condo owners, we put some of our best features all in one place, keeping everything you need to live life in Flow at the center of your home.



AMENITIES

WELLBEING

- 1. Practice Room
- 2. Renewal & Balance Room*
- 3. Spa, Sauna, & Steam Room*
- 4. Cold Plunge
- 5. Zen Garden

- 6. 126 ft Lap Pool
- 7. Day Beds & Cabanas
- 8. Premier Fitness Technogym Center
- 9. CrossFit

WORKFLOW

- 10. Coworking Space
- 11. Resident Lounge
- 12. Private Offices
- 13. Conference Rooms
- 14. Phone Booths
- 15. Podcast Room*

EXPERIENCE

- 16. Flow Social Club*
- 17. Game Room*
- 18. Media Screening Room*
- 19. Cafe
- 20. Flow Truck & Picnic Area
- 21. Grill Area

HOME THAT INSPIRES

- 22. Furnished, Bookable Member Units

* Flow House Owner Exclusive

IN-HOME VIEWS

Floor-to-ceiling windows pouring in natural light will make anyone feel more connected to the world around us.



RESIDENCE FEATURES

- › Finished and furnished residences
- › Custom lighting packages
- › Private balconies with views in select units
- › European style cabinetry
- › Luxury bath fixtures
- › Full appliances with washer and dryer
- › Pet friendly building
- › Parking spaces available for rent

IN-HOME KITCHEN

No need to order takeout. Enjoy a fully-equipped, spacious kitchen right in your home with appliances and ample island and cabinet space.



IN-HOME

The in-home experience uses neutral tones in a playful, elevated way to cultivate life in Flow. Featuring oak wood and artisanal rattan.





ONEWORLD
PROPERTIES

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. Flow ("Named Party") is not the project Developer. This Condominium is being developed by BLOCK G PHASE 2, LLC, a Delaware limited liability company ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Named Party and any purchaser agrees to look solely to Developer (and not to Named Party and/or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. 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. Certain businesses and food and beverage outlets described herein are owned by third parties and are subject to change from time to time. Additional fees may be required to obtain services from such outlets.



ONENESS

one · ness ['wən-nəs]

noun

1. the fact or state of being unified or whole, though comprised of two or more parts.