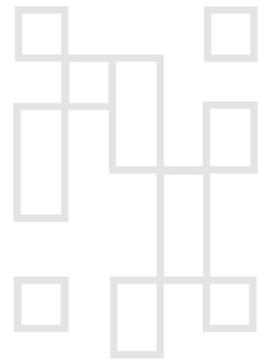


BRICKELL HOUSE

BRILLIANT.



## RE: THINKING

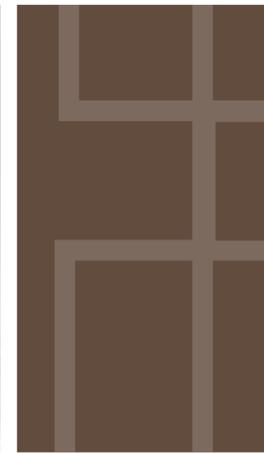
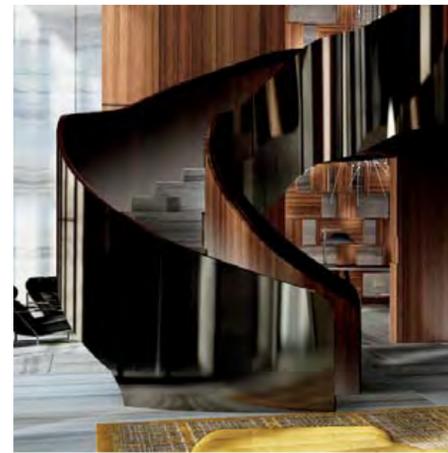
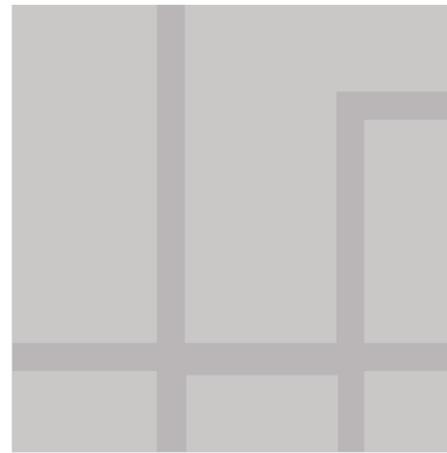
*"Forward-thinking and sophisticated.  
Timeless... and unexpected."*

*—Glenn Pushelberg*

From the glittering shore of Biscayne Bay to the thriving bistros and boutiques of Mary Brickell Village, Downtown Miami's most cosmopolitan address now ushers in a new era of living well in one of the world's most dynamic cities.

Arising from the collective vision of forward-thinking designers and realized by a visionary developer with an acknowledged passion for quality, innovation and environmental sensitivity, BrickellHouse is uniquely positioned to introduce the new reality of urban skyline living.





## INTELLECTUAL PROPERTY

There is an energy that fuels life along Brickell Avenue. It moves at the speed of technology. Yet, just a block away, the world is lulled by the blue expanse of Biscayne Bay and the rhythm of the tides. BrickellHouse can enrich your life at any speed. Ingenious design enhances business and leisure through technology and nature. A physical reflection of life in the modern metropolis. BrickellHouse—progressive, refined and very, very smart.



RESIDENTIAL ENTRANCE & LOBBY



## GREAT MINDS THINK DIFFERENTLY

Evolution inspires innovation. In assembling the team behind BrickellHouse, Newgard Development Group looked to influential designers whose work is admired, catalogued and emulated by their peers all over the world.

With hundreds of awards and no lack of commissions to choose from, the principals of Miami's Sieger Suarez Architectural Partnership and Toronto's Yabu Pushelberg might be expected to rest on their past successes. Instead, they continue to innovate, bringing new technologies and ever greater beauty to the built environment.

# WELL-DEVELOPED IDEAS



HARVEY HERNANDEZ  
Chairman & Managing Director

## NEWGARD DEVELOPMENT GROUP

*"Some developers build, but we very deliberately choose to create. We choose sites and projects with meaning. We select materials with care and an insistence on quality. We demand the best from ourselves and those with whom we work. We make a statement about what is possible. Pursuing projects in this way ensures they will be landmarks in and of themselves, and for the communities they will come to represent."*  
—Harvey Hernandez

The partners of Newgard Development Group have spent 15 years in the South Florida real estate market. Founded by Harvey Hernandez, Newgard's highly skilled associates bring more than 40 years of combined experience in development, design and construction.

Hallmarks of the Newgard approach to development include innovative luxury buildings in desirable, centrally located neighborhoods, pedestrian-oriented lifestyles and cutting-edge amenities. Property designs reflect a commitment to relevant architectural detailing and the attitudes of residents. By focusing on the unique qualities of each project, Newgard is able to ensure superior quality with exacting attention to detail, exceptional finishes and timely completion, every time.

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



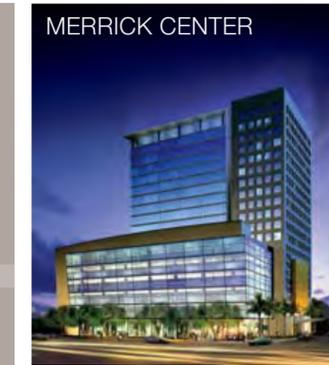
CITY PALMS



GALLERY ART



CITY PALMS



MERRICK CENTER

*"We designed BrickellHouse to be captivatingly beautiful, technologically advanced, and unquestionably high end. We've hired the best design team in the business"*  
—Harvey Hernandez



CITY PALMS



GALLERY ART

# IDEAS TAKE SHAPE



Charles M. Sieger &  
Jose J. Suarez

## THE SIEGER SUAREZ ARCHITECTURAL PARTNERSHIP

The Sieger Suarez Architectural Partnership enjoys a distinguished 30-year reputation for award-winning, design-forward architecture. Among its wide spectrum of project experience, which encompasses over ten billion dollars' worth of residential real estate, The Partnership

has designed many of the most prestigious, successful and award-winning projects in South Florida. These include The St. Regis Bal Harbour, Apogee in South Beach and Trump International Sonesta Beach Resort in Sunny Isles.

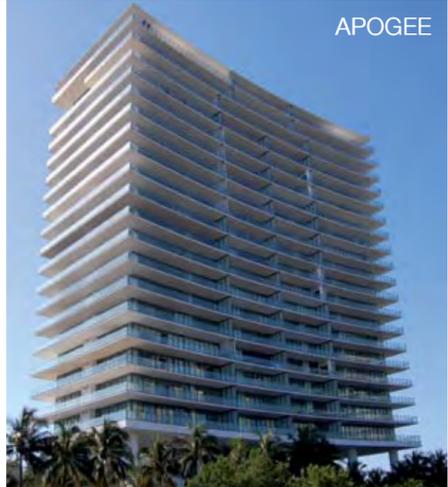
ICON



TRUMP SONESTA



APOGEE



ST. REGIS BAL HARBOUR



*"BrickellHouse maximizes views of Brickell Avenue and Biscayne Bay, but more importantly, allowed for more fluid interaction between BrickellHouse, the street level, pedestrians, residents, and visitors."*  
—Charles Sieger

# INNER BEAUTY



George Yabu & Glenn Pushelberg

## YABU PUSHELBERG

Yabu Pushelberg has been creating timeless and artistic designs worldwide for 30 years. With studios in New York and Toronto and a home in Miami, the two offer a vision that is both globally inspired and locally informed. Their South Florida projects include The St. Regis Bal Harbour, Apogee in South Beach, and The W South Beach.

Having won nearly every major award in their field many times over, Yabu Pushelberg is recognized worldwide for the quality of their work and roundly regarded as a source of influence in the realm of high-end interiors.

Yabu Pushelberg has been honored with the Platinum Circle Award, for their exceptional achievement in the hospitality industry, as well as the James Beard Foundation award for excellence in Restaurant design. Partners George Yabu and Glenn Pushelberg were named Designer of the Year by Contract magazine, and have been inducted into the Interior Design Magazine Hall of Fame.



LAS ALCOBAS



LAS ALCOBAS



DB BISTRO MODERNE

*"BrickellHouse is about creating experiences that are personal and relatable, with design that quietly, yet confidently speaks of quality. So you'll see a design flow that engages people as they move through spaces, creating emotional experiences all along the way." – Glenn Pushelberg*



APOGEE



TIFFANY'S



## THINKING FORWARD

Given the progressive disposition of the design team, it stands to reason that BrickellHouse should appeal to the forward-thinking individual. For all who choose innovation over convention, independence above conformity, and opportunity before predictability, we proudly present BrickellHouse. Born of inspiration, shaped by discerning taste and infused with the spirit of innovation.

Confident, driven, and passionate, this modern community of urbanites lives ahead of the trend... collecting the experiences that create a rich mosaic that is fluid and constantly evolving. Ours is the culture of the forward thinker – always seeking unique character, quality, and individuality – and never failing to capture them once found. Bold, daring, understated, alluring, mysterious, artistic, whatever your own personal statement may be, BrickellHouse invites you to own it in a way that reflects your own unique way of life.



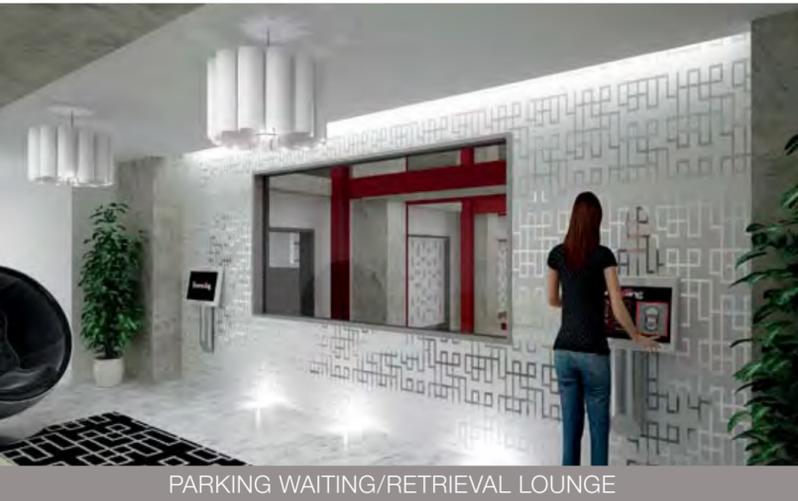


SOUTHEAST

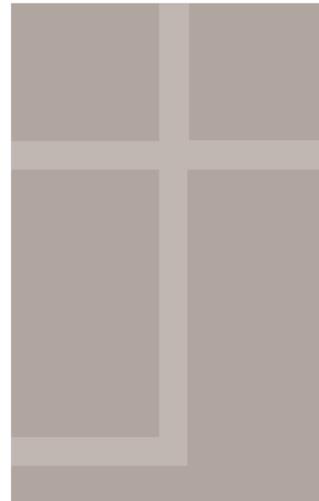
SOUTH

WEST

NORTHWEST



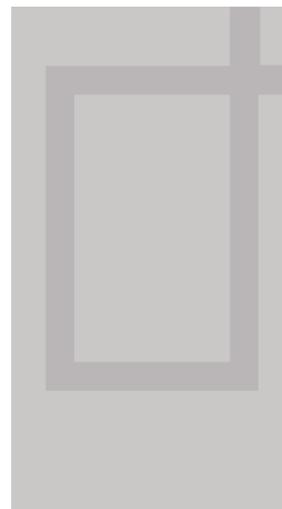
PARKING WAITING/RETRIEVAL LOUNGE



EFFICIENT PARKING



PARKING ENTRY/EXIT BAY



PARKING ENTRY/EXIT BAY

## WIRED FOR PERFECTION

Sophisticated and savvy, BrickellHouse symbolizes the progressive lifestyle of Miami's modern metropolitans. Light streams in through heat-reducing, floor-to-ceiling windows, framing views of the skyline and the bay. Open layouts incorporate high-end finishes and high-tech luxuries.

The state of the art is your new status quo, thanks to smart-building technology that simply didn't exist before now. BrickellHouse employs a revolutionary, computerized and fully automated robotic parking system, which is the first of its kind in Florida. High-capacity communications technology and a wealth of green innovations all help minimize your carbon footprint while maximizing comfort and convenience.

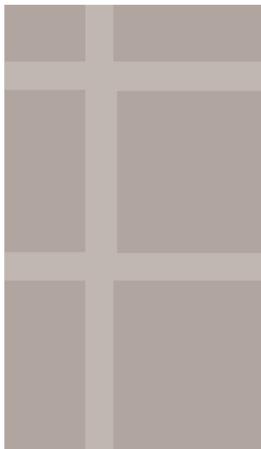


SOUTHEAST

SOUTH

WEST

NORTHWEST



## SOCIAL ENGINEERING

The spirit of innovation that inspired the design of BrickellHouse carries over into the design of the services available to owners. Whether in residence year-round, traveling frequently, dividing time between multiple homes, managing a BrickellHouse residence from abroad, or any scenario in between, owners will find the exact level of service they need within the BrickellHouse Flexible Living program.

Flexible Living is fully customized residential management to suit any owner's individual preferences and schedule. A single, indispensable resource, Flexible Living consolidates maintenance, housekeeping and concierge services, and even leasing management, for one comprehensive solution to all domestic needs.



## FLEXIBLE LIVING, ONLY AT BRICKELLHOUSE

Elite housekeeping, as needed. Daily, weekly or monthly.

Streamlined in-house property management as well as lease management.

Furnishings and finishes services to keep your residence ready for inclusion in the leasing program.

Amenities program for guest towels, toiletries, dinnerware and other rental necessities.

Concierge-style services such as in-home dining, travel arrangements, grocery delivery and restaurant reservations.





14TH FLOOR LOUNGE



14TH FLOOR LOUNGE

## CALIBRATED TO YOUR LIFESTYLE

From signature dining by acclaimed chefs to world-class resort amenities that celebrate the natural beauty of its setting, BrickellHouse is destined to raise the bar even higher in a neighborhood already known for offering the best of everything.

### BUILDING AMENITIES:

- Grand glass-covered porte-cochère
- Triple-height lobby accented with exotic woods, stainless steel, marble and stone finishes
- 24-hour welcome desk
- Premium concierge service
- 24-hour valet guest parking
- Boomerang® secure, fully automated residential parking system
- Ground-floor commercial space for offices, retail and signature restaurants
- Five high-speed controlled-access elevators
- Resident library lounge complete with gracious seating, daily world newspaper delivery, high-definition televisions and high-speed wireless Internet
- Private residents-only clubroom with fully equipped catering kitchen and bar
- Elevated resort-style portico/mezzanine with heated whirlpool, family pool area, and men's and women's sauna and steam rooms
- Expansive 46th-floor rooftop sky deck with pool, refreshments, wireless Internet and panoramic views
- Fully equipped, technologically advanced fitness center with high-definition televisions and wireless audio





46TH FLOOR SKY CLUB



14TH FLOOR POOL

# SKYLINE LIVING

Ingeniously configured and masterfully realized, BrickellHouse residences are designed to deliver exquisite comfort, serenity and convenience. Sophisticated technology is elegantly incorporated throughout, enhancing every aspect of life at home and leaving you free to do more of the things you enjoy.

## RESIDENCE FEATURES

- Smart building technology
- Modern, open-concept floor plans
- 9-foot ceilings in main living areas in Premium units
- 10-foot ceilings in Penthouse units
- Floor-to-ceiling sliding glass doors with impact resistant glass
- Full-width, oversized balconies
- Pre-wired for multiple phone lines, cable TV and high-speed Internet
- Spacious walk-in closets

Not all features available in all units. Features, amenities, specifications, dimensions and heights are subject to change without notice. The features, plans and specifications described above are proposed only, and the developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, developer reserves the right to substitute any of the foregoing with items of similar or better value, in developer's sole opinion.



# REMASTERED BY THE MASTERS

BrickellHouse residences incorporate luxurious finishes and fixtures from preferred sources worldwide, such as Jenn-Air®, Silestone® and Gatto Vision®. Selected for functionality, reliability and aesthetics, these inclusions to your home lend a note of elegance to even the smallest tasks of daily living.

Residences are available designer-ready, or elegantly furnished with contemporary packages designed exclusively for BrickellHouse by Baltus.

## GOURMET KITCHEN FEATURES:

Jenn-Air stainless steel appliances including built-in refrigerator, microwave, oven, cook-top and dishwasher

Gatto Vision imported Italian cabinets with frosted glass accent doors and contemporary hardware

Elegant Silestone quartz countertops and backsplashes

Welded stainless steel under-mounted sink

Stainless steel gourmet faucet with integrated sprayer

## MASTER BATHROOM FEATURES:

Imported Italian cabinetry

Elegant Silestone quartz countertops and backsplashes

Rectangular porcelain under-mounted sink

Dual sinks in select units

Imported marble floors, shower and top walls

Frameless glass shower enclosures

Soaking tubs

Designer European-style stainless steel fixtures and accessories





BRICKELL CITICENTRE

*Arquitectonica*

# METROPOLITAN MODERNITY

Within the Miami metropolitan area, Brickell enjoys the unique reputation as the neighborhood renowned for the absolute finest the city has to offer. BrickellHouse is set to be the pinnacle of this community, with its prestigious location along Brickell Bay Drive, just steps from the shore of Biscayne Bay and the excitement of Brickell Avenue.

As Miami continues to evolve, with major developments such as Brickell CitiCentre and ResortWorld Miami on the way, those who reside at BrickellHouse will find themselves well positioned to take full advantage of it all.



MARLINS PARK

*Miami Marlins*



MIAMI ART MUSEUM

*Herzog & de Meuron*



AMERICAN AIRLINES ARENA



MUSEUM OF SCIENCE

*Grimshaw Architects*

# CULTURAL EPICENTRICITY

Immediately to the south of the Downtown financial district and a few minutes' drive from Miami Beach, Coconut Grove and Key Biscayne, Brickell is perhaps the city's perfect location. First established as a center of global banking and commerce, Brickell Avenue is today the heart of Miami's most vibrant 24/7 neighborhood, and a prestigious destination for fine dining and entertainment. Bracketed on the west by the intimate ambiance of Mary Brickell Village, and on the east by the glorious expanse of Biscayne Bay, Brickell offers an unrivaled wealth of amenities for contemporary urban living.



- 1 American Airlines Arena
- 2 Adrienne Arsht Center for the Performing Arts
- 3 Miami Children's Museum
- 4 Jungle Island
- 5 Miami Dade Community Freedom Tower Gallery
- 6 Vizcaya Museum and Gardens
- 7 Miami Science Museum & Planetarium
- 8 The Shops at Mary Brickell Village
- 9 The Shops at Midtown Miami
- 10 La Gorce Country Club
- 11 Holocaust Memorial on Miami Beach
- 12 Lincoln Road Mall
- 13 Bal Harbour Shops
- 14 Miami Beach Convention Center
- 15 The Fillmore Miami Beach at the Jackie Gleason Theater
- 16 Village of Merrick Park
- 17 University of Miami
- 18 Cocowalk Shopping Center
- 19 Shops at Sunset Place
- 20 Miami Seaquarium
- 21 Wynwood Art District
- 22 Marlins Park
- 23 Dinner Key Marina
- 24 Crandon Park Golf Course
- 25 Sony Ericsson Tennis at Crandon Park
- 26 Crandon Park Beach
- 27 Bayside Marketplace
- 28 Port of Miami & Cruise Ship Terminals
- 29 Miami Beach Marina
- 30 Granada Golf Course
- 31 UM Jackson Medical District/ Palmer Eye Institute
- 32 Museum Park
- 33 New World Symphony



## BRICKELL AREA

Hotels, Restaurants, Bars & Parks

- 1 The Oceanaire
- 2 The Capital Grille
- 3 Truluck's
- 4 Perricone's Marketplace & Cafe
- 5 Rosa Mexicano
- 6 P.F. Chang's
- 7 Gordon Biersch
- 8 Dolores but you can call me Lolita
- 9 Novecento Bistro Argentino
- 10 Segafredo Zanetti
- 11 Deli Lane Cafe
- 12 Epic Hotel / Zuma
- 13 Il Gabbiano
- 14 Four Seasons Hotel
- 15 Conrad Hotel
- 16 JW Marriot Hotel Miami
- 17 Mandarin Oriental Miami
- 18 Viceroy Hotel
- 19 Sushi Siam
- 20 El Gran Inka
- 21 La Lupita
- 22 Mint Leaf Indian Brasserie
- 23 La Provence Artisanal French Bakery & Cafe
- 24 Morton's The Steakhouse
- 25 Publix Supermarket
- 26 Crazy About You
- 27 Cross Fit Gym
- 28 Brickell Pub
- 29 Puerto Madero
- 30 The Sports Club / LA
- 31 Islander Marketplace
- 32 Marriot Marquis / DB Bistro Moderne
- 33 OBBA Sushi
- 34 Grimpa Steakhouse
- 35 Brickell Tennis Club
- 36 The River Oyster Bar
- 37 Tobacco Road
- 38 Brickell Park
- 39 Miami River Walk
- 40 Southside Park



# BRICKELL HOUSE

## Newgard

A New Dwelling Concept by Newgard Development Group  
[www.newgardgroup.com](http://www.newgardgroup.com)

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 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. Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property. This is not an offer to sell, or solicitation of offers to buy, the condominium units in states where such offer or solicitation cannot be made. The Flexible Living program is an optional program to be provided by a third party for fees which have not yet been determined. The program will not be provided by the developer or the condominium association, and its specifications are subject to change without notice. Images and renderings are all artist conceptual photo compositions.

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