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# CENTRO

LOFT LIVING REDESIGNED

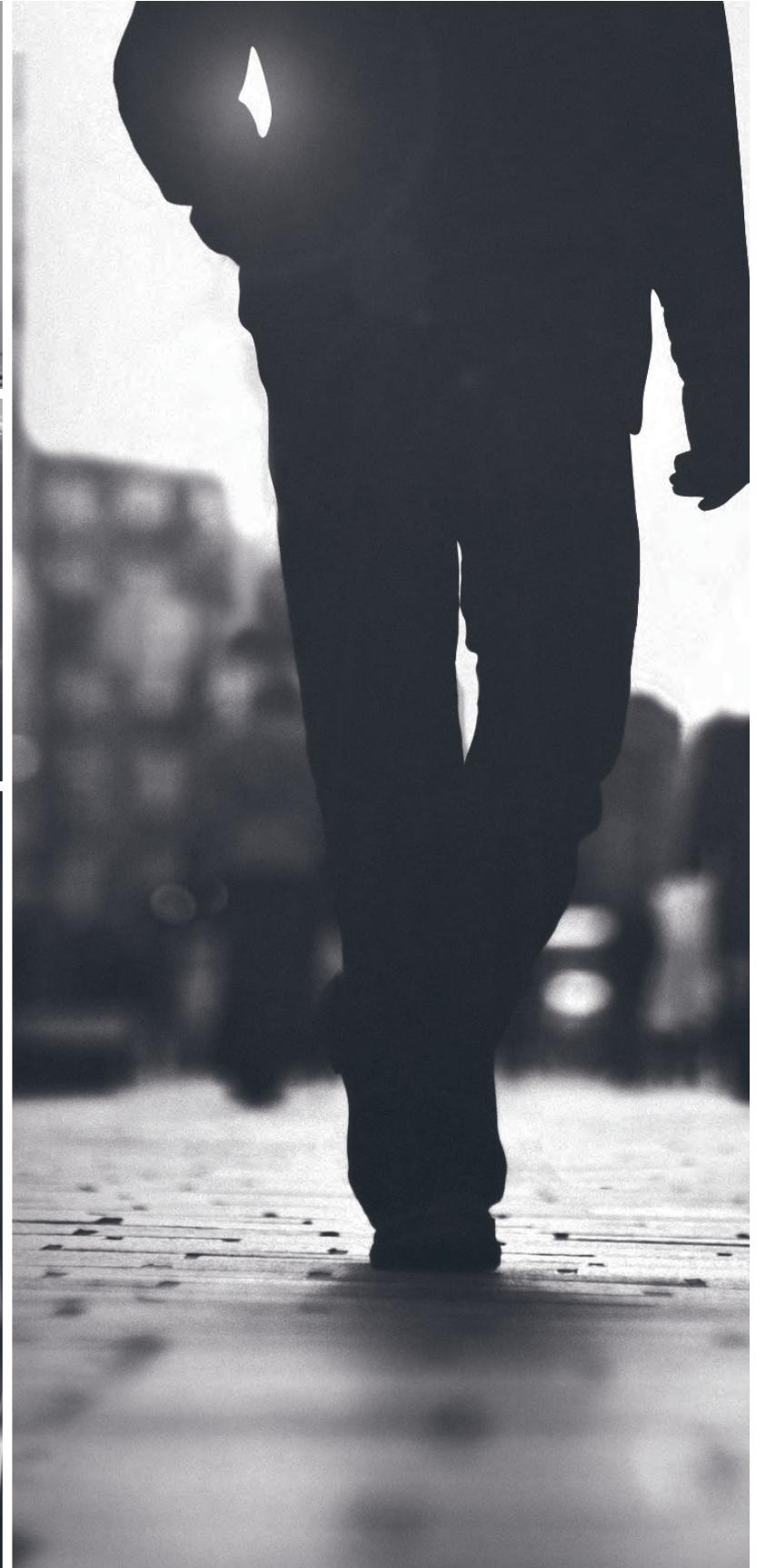


# Feel the Street. At Your Feet.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS  
CORRECTLY STATING THE 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.

See Legal Disclaimers on Back Cover.





Welcome to  
the Core of  
Downtown Life.



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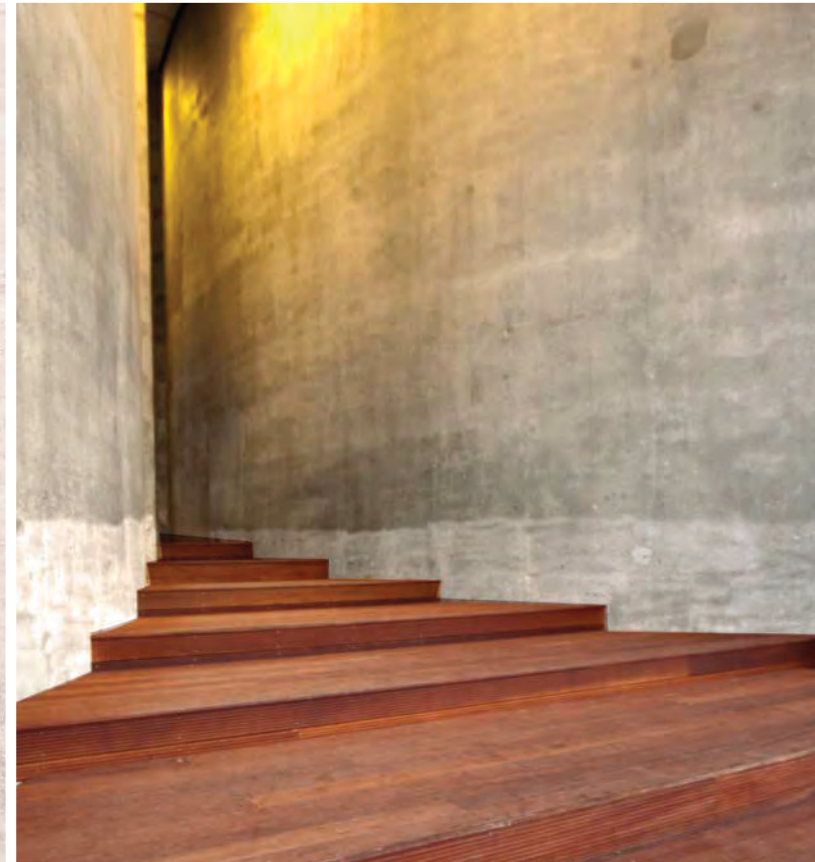
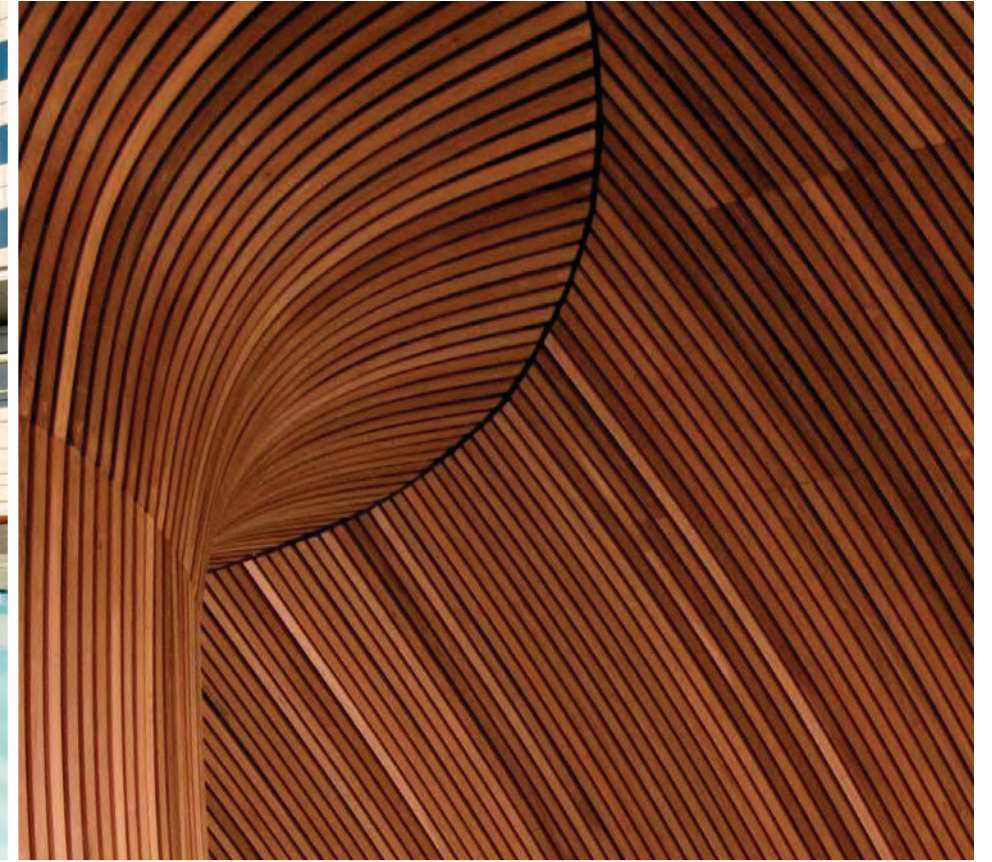
This is the fusion of  
work, play, creativity,  
and accessibility.

At the center of all life is a place from which all energy flows. In the heart of downtown Miami's cultural and commercial district, this is **Centro** - the new urban address inspired by today's modern lifestyles. Smart and sleek... Lofty and livable... Inviting and exclusive... the Centro experience takes cosmopolitan city dwelling to street level.

Step inside.







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# Comfort. Convenience. Connection.

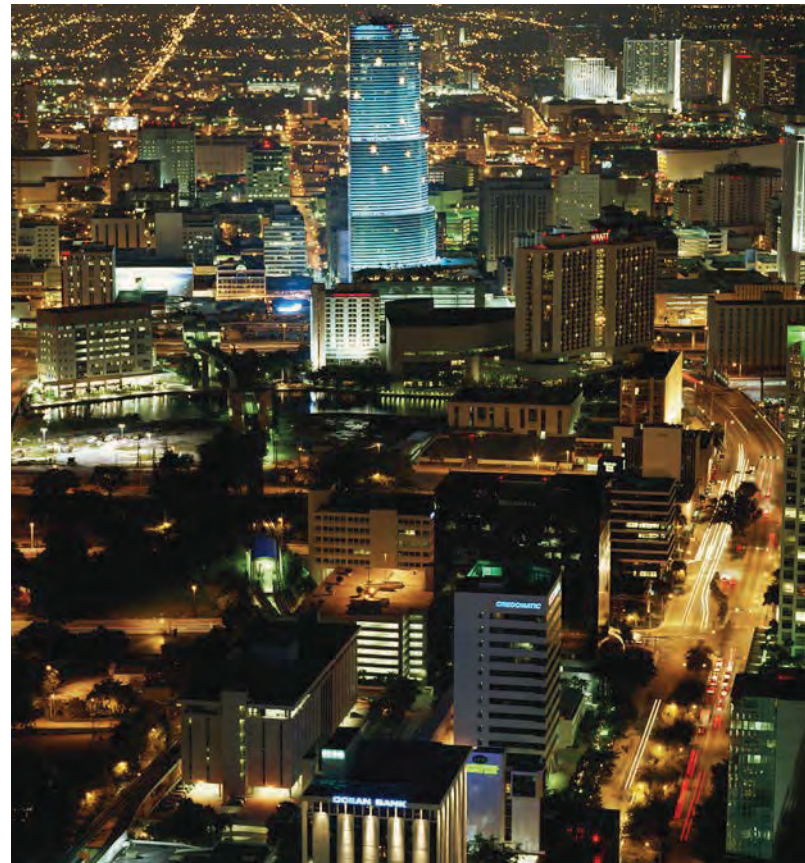
Centro stands as proof that you truly can have it all. Location, style, quality, and value are all hallmarks of life in our city center.

Step outside your door and find yourself in Miami's jewelry district, steps from courthouses, and only blocks from the Riverfront, Biscayne Bay, and Arts and Sporting Venues. Inside, explore a world that revolves around your complete convenience. Common spaces are welcoming, with finishes that echo downtown's edge while still delivering Miami's signature atmosphere. Sunbathe alongside the rooftop pool, or interface with your fellow Centro residents at the rooftop E-lounge.

The Miami downtown lifestyle has evolved.  
The future is Centro.

## Building Amenities

- Triple-height lobby entrance
- 24-Hour reception desk
- Secured key-fob entry access
- Full-service valet parking
- Ground-floor anchor restaurant and retail space
- High-speed controlled elevators
- Exclusive outdoor pet area with access controlled secure entry and exit
- Two-Story Penthouse Recreation Area
  - Health Club & Spa
  - Residents Lounge and Social Room
  - Pool with 360° Views
  - Skyline Lounge
  - E-Lounge



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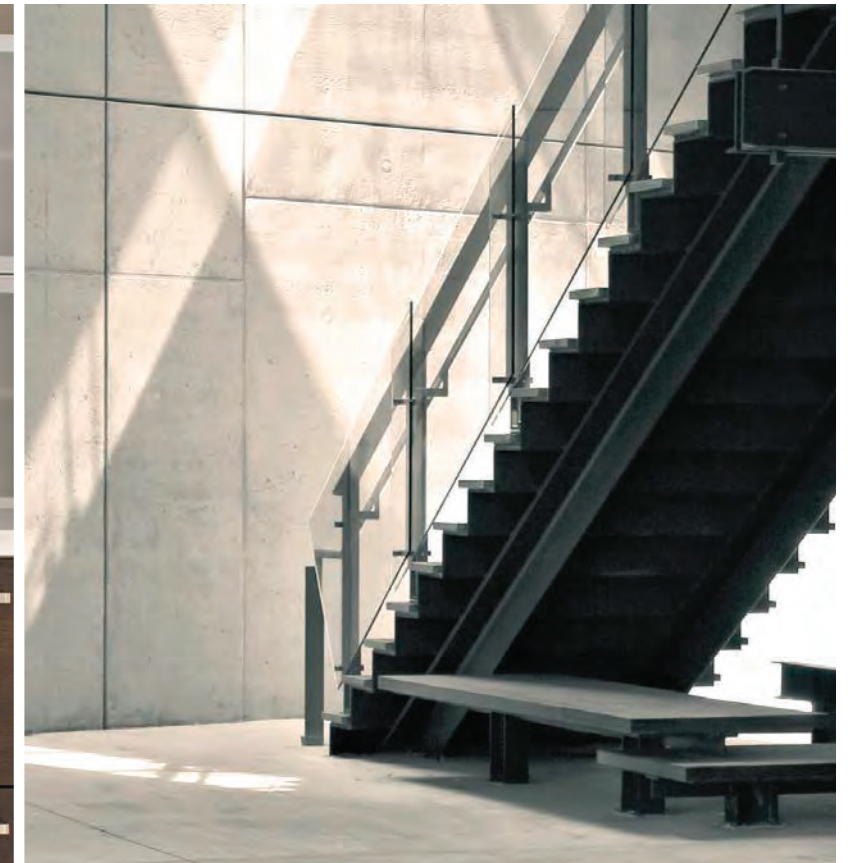


# Life. A Step Above.

When the world is placed at your feet, everything else seems effortless. Centro's thoughtful amenities provide upscale appeal while loft-style interiors offer a chance at life without limits. Open-concept floor plans allow you the freedom to arrange your space your own way, with minimal walls between you, your guests, and your views of the city. Floor-to-ceiling windows create a seamless connection with the energy of downtown, while quality materials like Italian cabinetry and fixtures redefine its image.

## Unit Features

- Dramatic 10-foot exposed elevated ceilings in residences
- Energy-efficient, sound-reducing windows
- Oversized closets
- Custom kitchen and bathroom fixtures with modern style
- Stainless-steel, energy-smart appliances
- Italian kitchen & bathroom cabinetry
- Separate showers and soaking tubs in select units
- Modern light fixtures
- High-efficiency air conditioning units
- Floor-to-ceiling windows
- Finished concrete flooring
- Imported stone countertops and backsplashes
- Custom finished floors and walls in wet area



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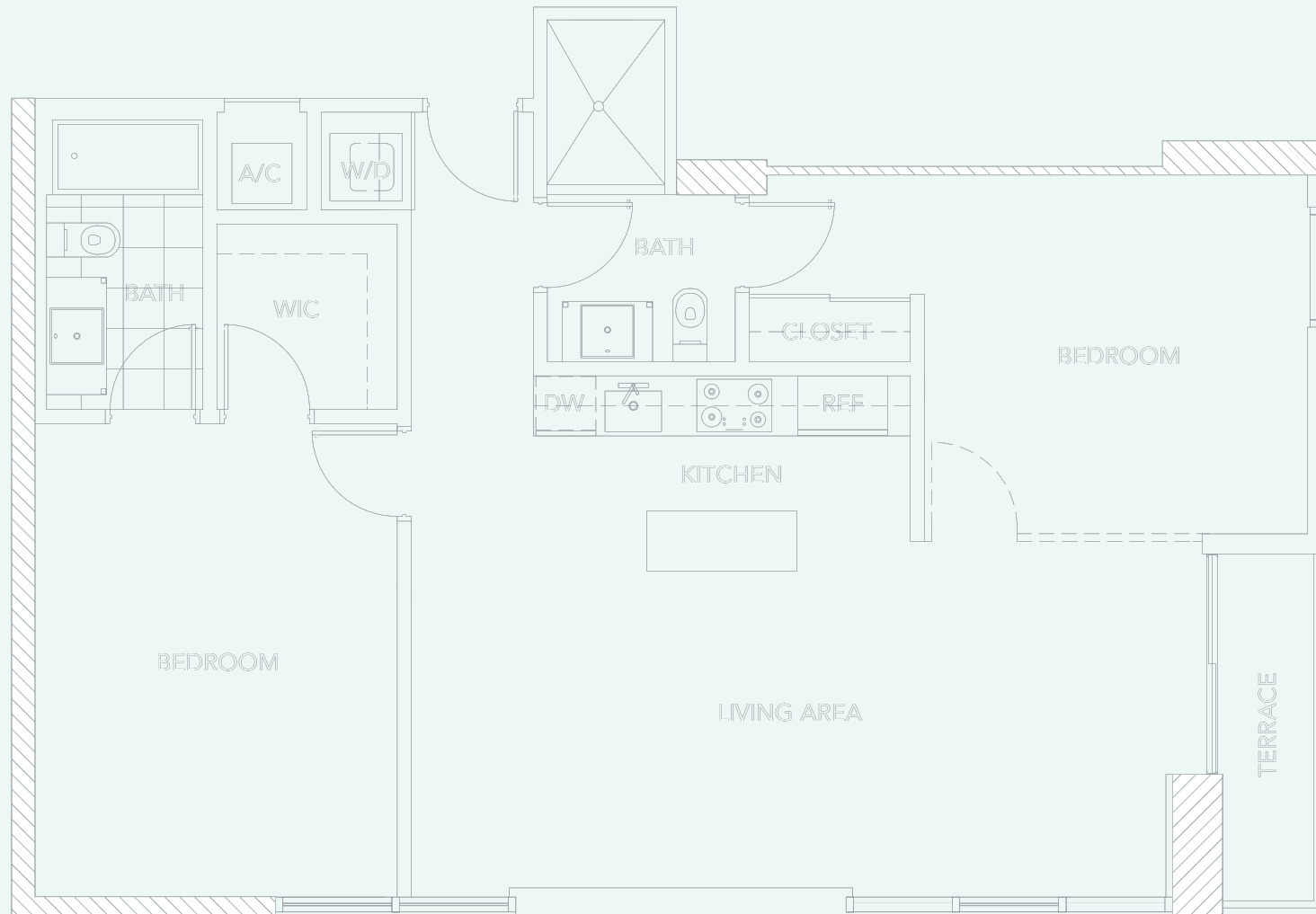


# UNIT A

BEDROOM 2  
BATH 2

A/C 1,131 SQ.FT. 105 SQ.M.  
TERRACE 42 SQ.FT. 3.9 SQ.M.

TOTAL 1,173 SQ.FT. 108.9 SQ.M.



KEYPLAN

GUSMAN THEATRE



SE 2ND AVE

SE 1ST STREET

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). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,131 sq.ft. Note that measurements of rooms set forth on this 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 may vary with actual construction, and all floor plans and development plans are subject to change.

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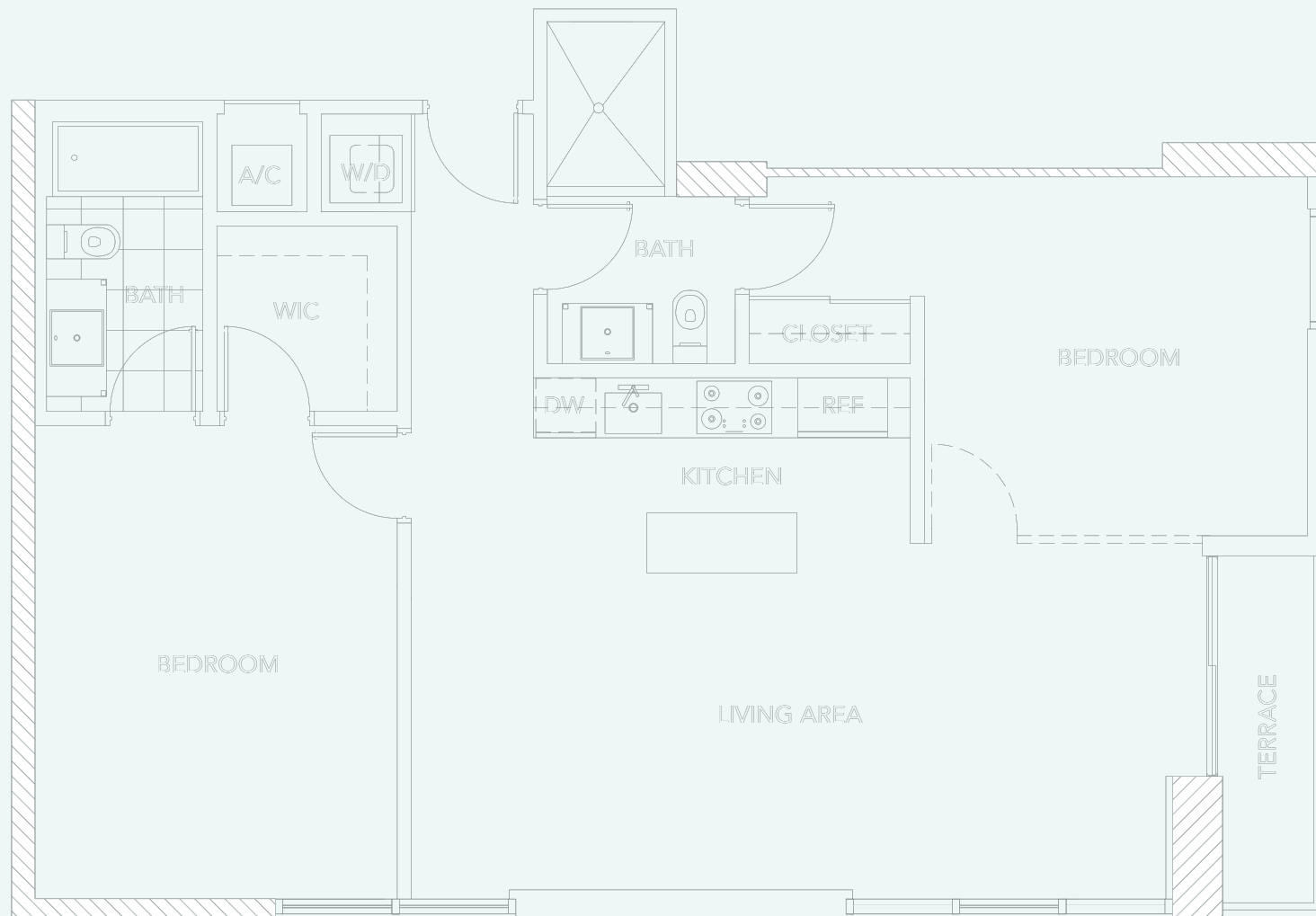


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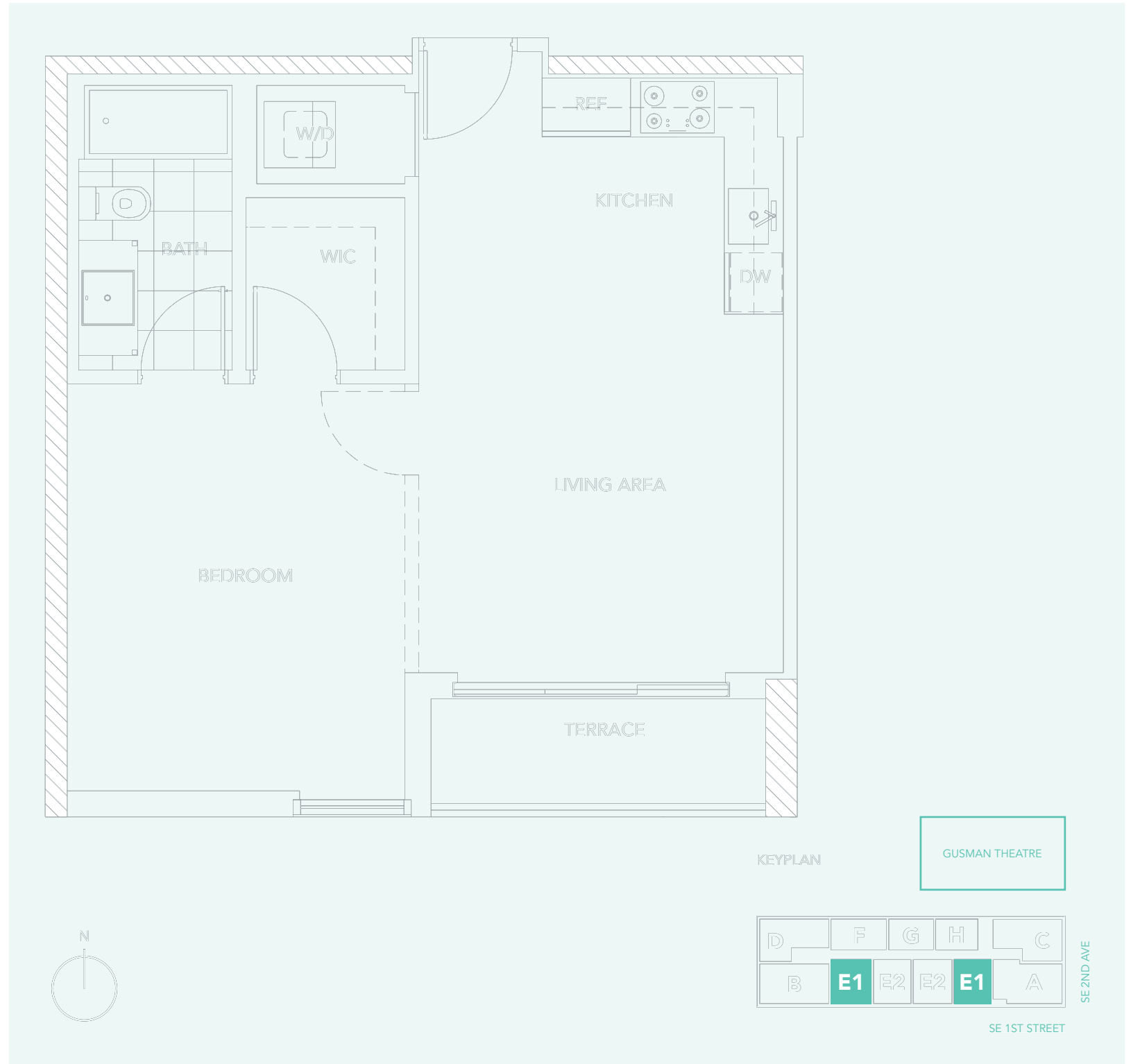
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# UNIT E1

BEDROOM 1  
BATH 1

A/C 654 SQ.FT. 60.7 SQ.M.  
TERRACE 49 SQ.FT. 4.5 SQ.M.

TOTAL 703 SQ.FT. 65.3 SQ.M.



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# UNIT H

BEDROOM 1  
BATH 1

A/C 500 SQ.FT. 46.4 SQ.M.  
TERRACE 46 SQ.FT. 4.2 SQ.M.

TOTAL 546 SQ.FT. 50.7 SQ.M.



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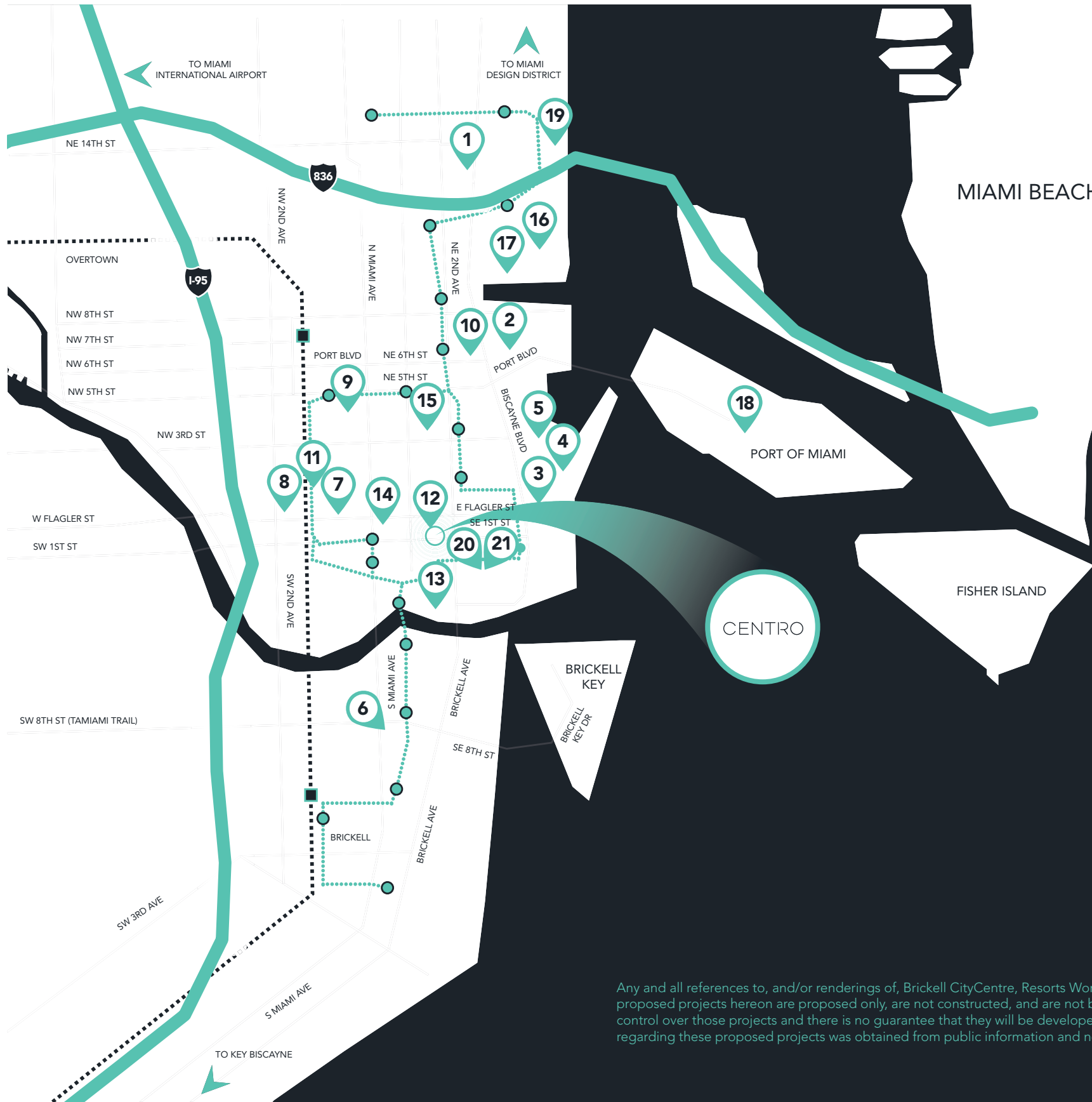
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# Downtown - Everywhere You Turn.

With downtown at your feet, life moves beyond the commute. Drive time is replaced with walk time. When you live at the epicenter of a vibrant downtown, you can walk in any direction and find places to explore, shop, dance, work, lounge, drink, or eat. And, when you do need to leave your urban enclave, public transportation is conveniently nearby, or you can head downstairs to the car2go hub and electric bike rental rack and off you'll go. The sand, surf, and whole of Miami are all just minutes away.







# Points of Interest

1. Adrienne Arsht Performing Arts Center
2. American Airlines Arena
3. Bayfront Park
4. Bayfront Amphitheater
5. Bayside Marketplace
6. Brickell CityCentre (Under Construction, 2015)
7. Dade County Courthouse
8. Dade County Main Library
9. Federal Courthouse
10. Freedom Tower
11. Government Center
12. Gusman Theatre
13. James L. Knight Center
14. Macy's
15. Miami Dade Community College
16. Museum Park/Frost Museum of Science
17. Perez Art Museum (Under Construction, 2013)
18. Port of Miami
19. Resorts World (Coming Soon)
20. Silverspot Cinema (Coming Soon)
21. Whole Foods Market (Under Construction; 2014)

- Inner/Outer Metro Mover lines
- ▬ Metro Rail lines

Any and all references to, and/or renderings of, Brickell CityCentre, Resorts World, Pérez Art Museum, Whole Foods Market and Silverspot Cinema and/or other proposed projects hereon are proposed only, are not constructed, and are not being developed by the Developer of Centro. As such, the Developer has no control over those projects and there is no guarantee that they will be developed, or if so, when and what they will consist of. The information provided herein regarding these proposed projects was obtained from public information and no representation is made regarding same.

# Downtown Area



## RESTAURANTS & BARS WITHIN 1 MILE

1. Au Bon Pain (500 feet)
2. Frateli Milano (250 feet)
3. La Granja (400 feet)
4. Le Provence (0.1 miles)
5. Premo's Deli (0.1 miles)
6. Tre Italian Bistro (0.1 miles)
7. Area 31 (0.2 miles)
8. Grunberg's Deli (0.2 miles)
9. Pure Verde Lounge (0.2 miles)
10. Sakaya Kitchen (0.2 miles)
11. Soya Y Pomodoro (0.2 miles)
12. Starbucks (0.2 miles)
13. Wok Town (0.2 miles)
14. Zuma (0.2 miles)
15. Ceviche 105 (0.3 miles)
16. Granny Feelgood's Restaurant (0.3)
17. Il Gabbiano (0.3 miles)
18. La Loggia Restaurant (0.3 miles)
19. Chophouse Miami (0.4 miles)

## HOTELS WITHIN 1 MILE

20. Courtyard Miami Downtown (0.1 miles)
21. Epic Hotel (0.2 miles)
22. Hyatt Regency Miami (0.2 miles)
23. JW Marriott Marquis Miami (0.2 miles)
24. InterContinental Miami (0.4 miles)
25. Holiday Inn (0.9 miles)

## ENTERTAINMENT, SHOPPING & HOTSPOTS WITHIN 2 MILES

26. Gusman Theatre (0.1)
27. Macy's (0.2 miles)
28. Metromover (0.2 miles)
29. James L. Knight Center (0.2 miles)

30. Miami-Dade College Wolfson Campus (0.3 miles)
31. Bayfront Amphitheater (0.4 miles)
32. Bayfront Park (0.4)
33. Silverspot Cinema (0.4 miles)
34. Whole Foods Market (0.4 miles)
35. Bayside Marketplace (0.5)
36. Dade County Main Library (0.5 miles)
37. Government Center (0.5 miles)
38. Federal Courthouse (0.5 miles)
39. Metrorail (0.5 miles)
40. Miami Art Museum (0.5 miles)
41. Freedom Tower (0.6 miles)
42. Museum Park/ Frost Museum (0.9 miles)
43. American Airlines Arena (0.8)

## IN AND AROUND MIAMI

- Port of Miami (5 minutes)
- Arsht Center for the Performing Arts (6 minutes)
- Jackson Memorial Hospital (6 minutes)
- Vizcaya Gardens (7 minutes)
- The Capital Grille (8 minutes)
- Viceroy Hotel (8 minutes)
- Midtown Miami (9 minutes)
- Miami International Airport (11 minutes)
- Shops at Merrick Park (11 minutes)
- Tobacco Road (11 minutes)
- Brickell City Centre (13 minutes)
- Coconut Grove (14 minutes)
- Miracle Mile (14 minutes)
- Miami Beach (15 minutes)
- Key Biscayne (17 minutes)



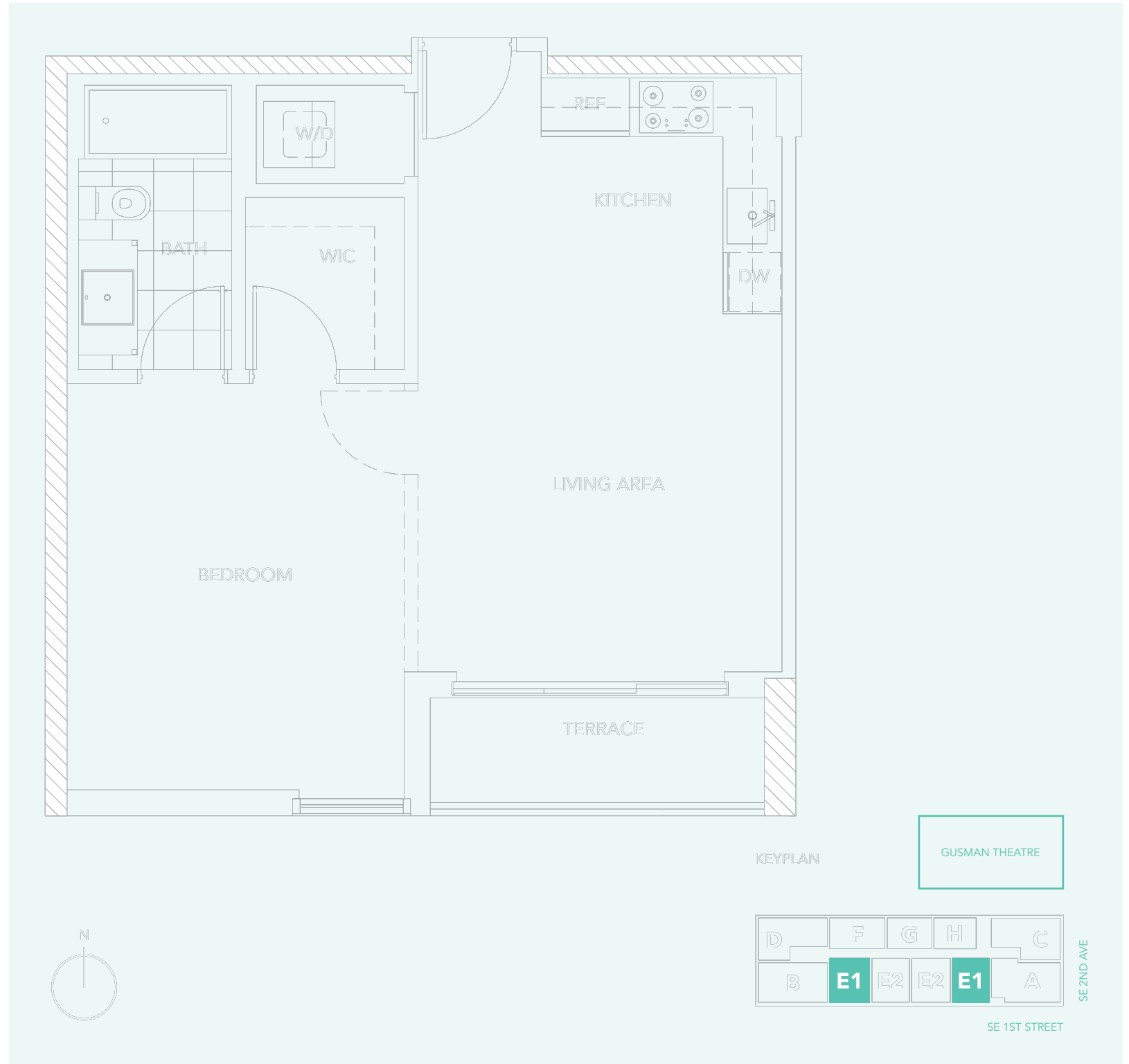
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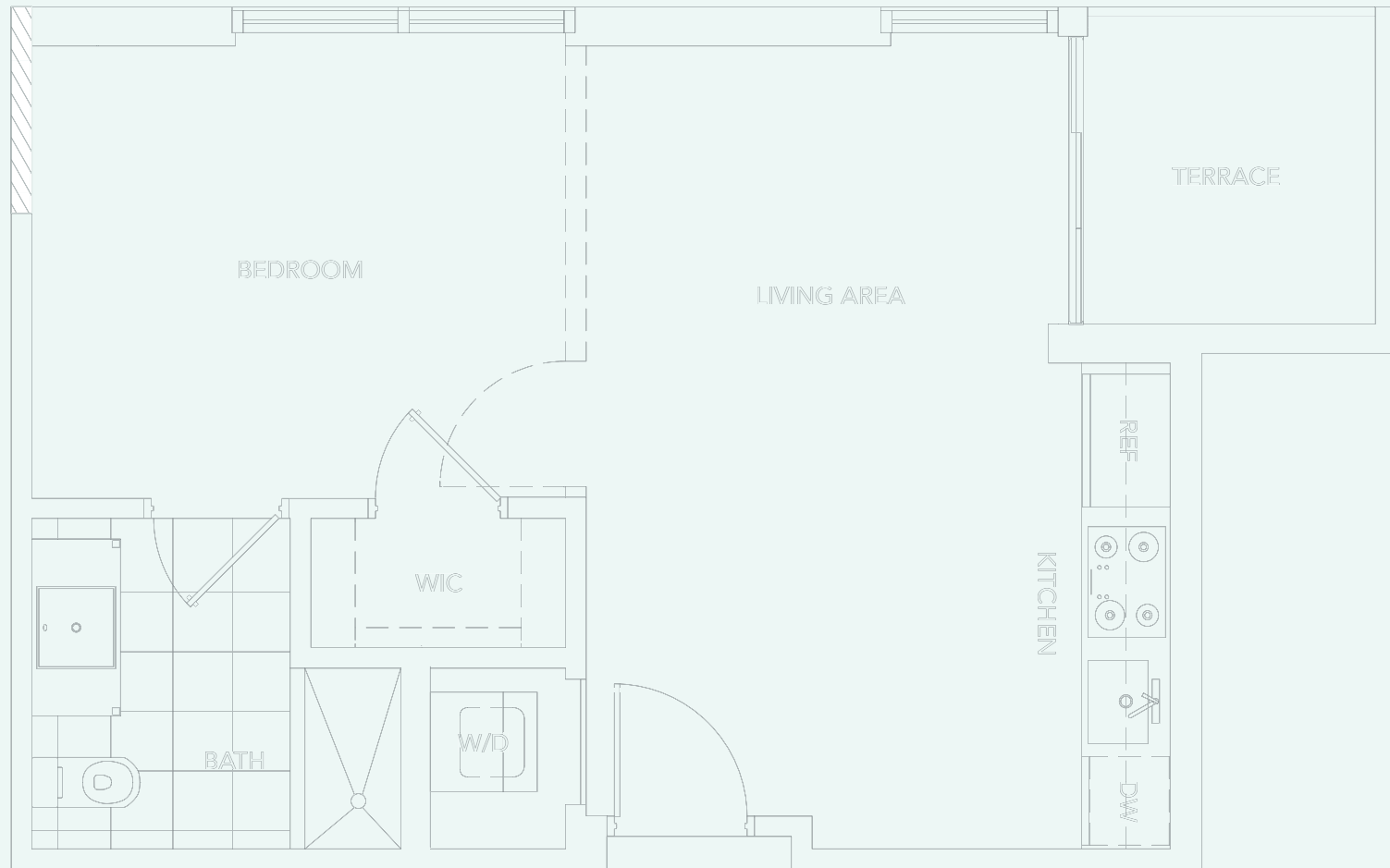
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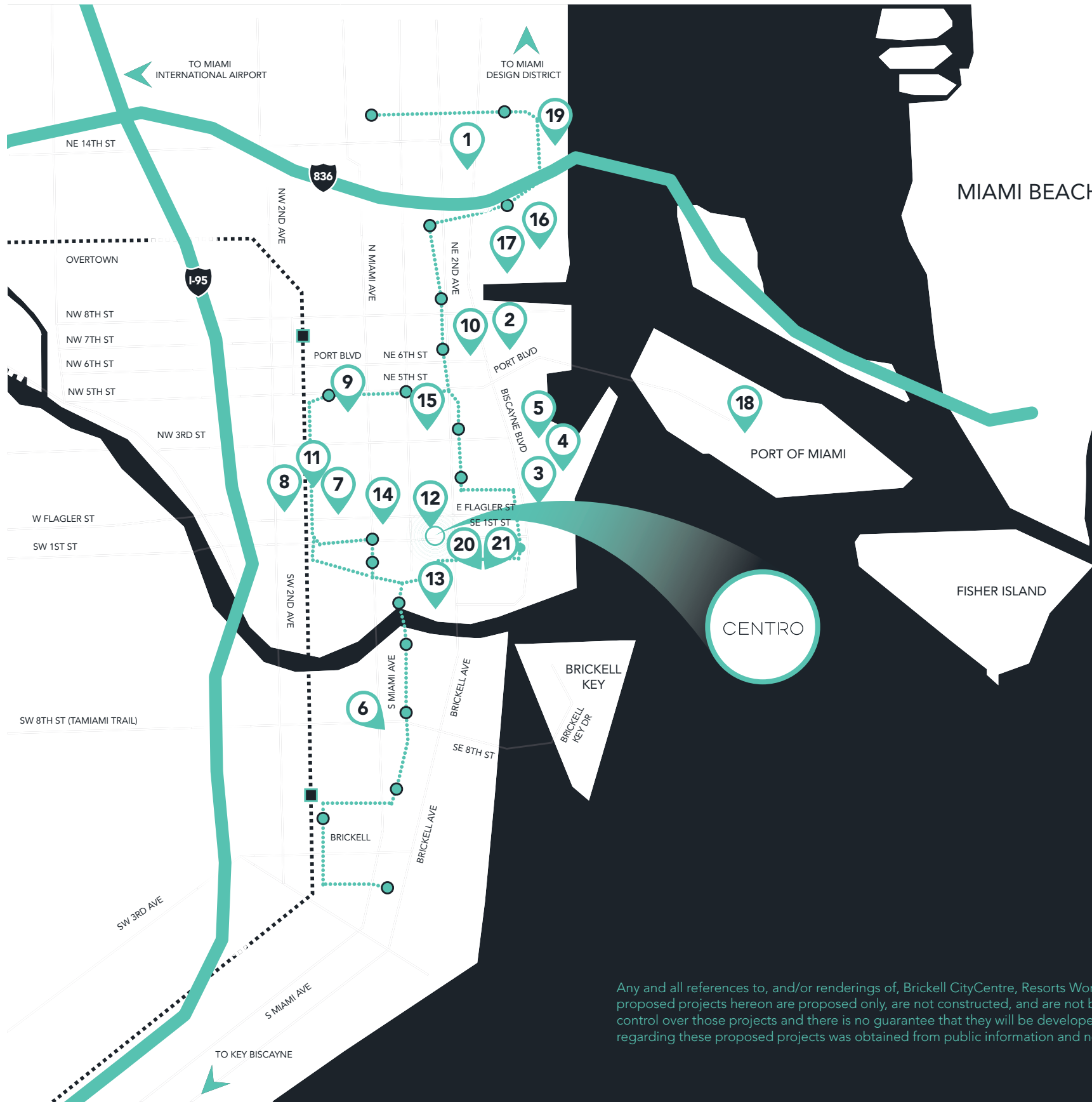


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