

ADDRESS: 2600 NW 2nd Ave, Miami, FL 33127

- Fully furnished and finished studios to 1 bedroom plus Den Residences WITH CO-WORKING AND OFFICE SPACE INCLUDED IN THE PRICE
- 8 stories
- 233 units
- 122 offices
- Groundbreaking Q1 2026
- Delivery by 2028
- Rental terms: Daily No rental restrictions
- NO CONDO-HOTEL
- 10' ceiling height
- 1 Valet Parking per Unit

PRICE RANGES (Starting At):

Studios with access to co-working space: Starting at \$505,000

Junior 1-Bedroom with access to co-working space: Starting at \$550,000 Junior 1-Bedroom + Den with private office space: Starting at \$740,000

1-Bedroom with private office space: Starting at \$850,000

1-Bedroom + Den with private office space: Starting at \$890,000

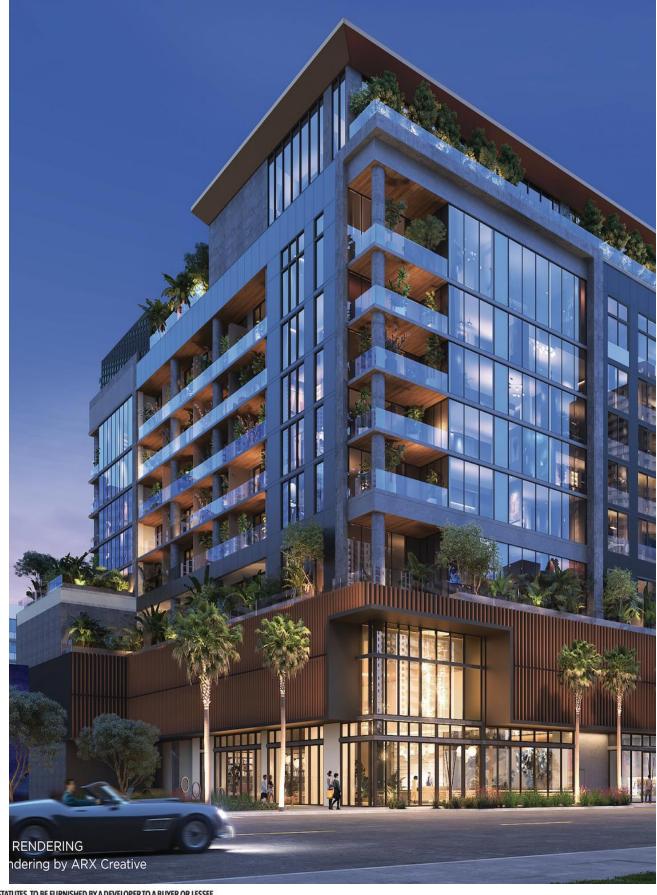
PAYMENT STRUCTURE:

10% at contract 10% 90 days later 10% at Groundbreaking (Q1 2026) 10% one year after Groundbreaking (Q1 2027) 60% at closing 2028 NO ESCALATION CLAUSE

HOA FEES:

Residences \$1.55 per sqft – **Offices**: \$1 per sqft

NOTE: Prices subject to change without prior notice



⇒ 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 LESS