

# THE ELSER

HOTEL & RESIDENCES MIAMI





---

A Modern Reflection of Downtown Miami's  
Transformative Legacy.







# The Center of Downtown

The Elser Hotel and Residences shares the same bustling locale and glimmering views of Biscayne Bay previously enjoyed in the early 1900’s at Elser Pier.

Elser Pier’s idyllic positioning in the booming downtown corridor facilitated it’s position as Miami’s premier venue for entertainment and conventions.

Elser Pier’s legacy and astounding success reshaped the vision for the corridor’s future and set the stage for the thriving bayfront metropolis we know today.



Flagler Street, Circa 1912



Circa 1918





# Today's Miami

Downtown Miami's transformative past has given way to an equally significant and even more captivating present.

Offering a lively composition of culture, entertainment, and commerce, the area attracts tastemakers of every stripe. This cosmopolitan convergence is the foundation of the neighborhood's coveted scene within Miami.





A long-exposure photograph of ocean waves, creating a sense of motion and fluidity. The water is a mix of deep blues and lighter, foamy whites, with some areas reflecting a warm, golden light. The text 'IN-SPIRED' is overlaid in a white, serif font, positioned in the center-right of the image.

IN-  
SPIRED





E



# E

## BUILDING FEATURES

- 49-story tower located in Downtown Miami
- Designed by internationally renowned architecture firm Sieger Suarez Architects
- 646 luxury residences
- Immediate occupancy
- Approved for short term rental
- On-site hospitality management
- Views of the Miami skyline, unobstructed views of Biscayne Bay and the Atlantic Ocean
- Modern residential lobby with 24/7 concierge
- Electric vehicle charging stations
- Features the latest smart building technology
- Destination controlled elevator dispatch
- Smart package lockers
- Custom The Elser Hotel & Residences app, linking residents to concierge services and building amenities
  - Digital key
  - Guest access
  - Package deliveries
  - Messages from Management
- Dry cleaning & laundry service lockers
- Access-controlled entry points throughout
- Valet parking





# EX- PANSE





Immerse yourself in expansive, unobstructed views  
of Biscayne Bay and Downtown Miami.























Discover a collection of cultivated residences,  
each created for exceptional vibrant living.  
Mindful and sophisticated designs pair perfectly  
with floor-to-ceiling views of Biscayne Bay and  
Downtown Miami.





## RESIDENCE FEATURES

- Fully-furnished studios, 1, 2 and 3-bedroom residences
- 9'2" ceiling height with floor-to-ceiling windows
- Balconies with stunning views of Biscayne Bay and Downtown Miami
- Porcelain wood grain tile flooring throughout
- Built-in full-size washer and dryer (*in select residences*)
- Ecobee smart thermostat
- Smart keyless entry
- Custom kitchen cabinetry by Italian design house, Italkraft
- Quartz kitchen countertops
- Frigidaire stainless-steel appliances including microwave, dishwasher, freestanding range oven and refrigerator
- Glass-enclosed showers
- Custom Italian vanities by Italkraft
- Modern matte black kitchen and bathroom fixtures
- Fully built-out California-style closets
- Pre-wired for high-speed communications, multiple telephone lines, and cable







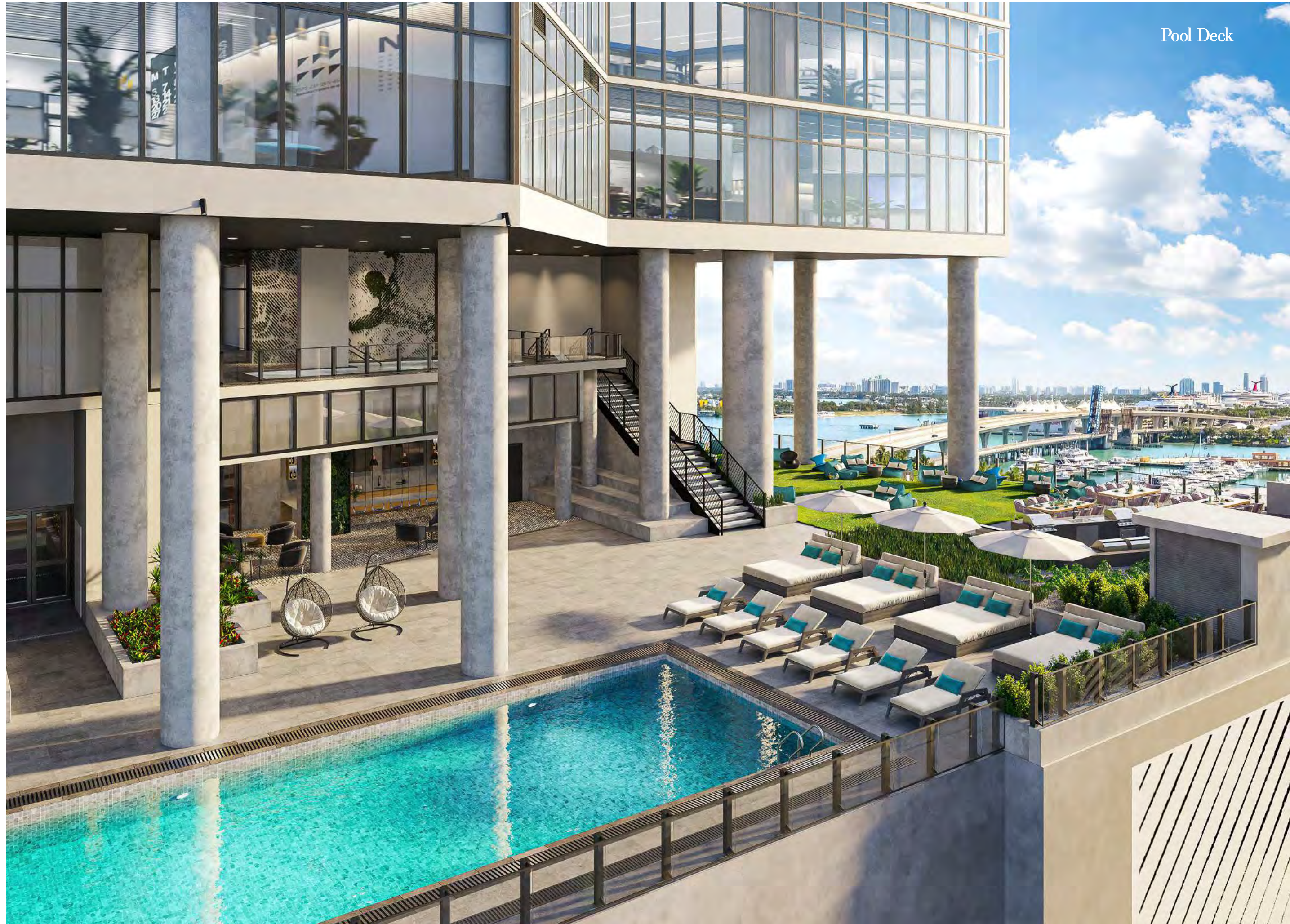




IN  
DULGE



With access to  
an abundance of  
well-appointed amenities  
and direct proximity to  
world-class entertainment,  
arts, and dining,  
The Elser Hotel and  
Residences offers a lively,  
dynamic lifestyle.



Pool Deck









Designed for modern living, The Elser Hotel & Residences Miami offers a choice for every need. Discover a wealth of curated amenities meant for recreation, relaxation, and inspiration.

#### AMENITIES

- Lobby with Cocktail Bar and Restaurant by Jaguar Sun®
- Over 19,000 square foot double height amenity deck overlooking Biscayne Bay and Downtown Miami
- Curated art and green walls throughout all common areas
- 132 ft Resort-style pool with private lounge areas
- 16 ft poolside screening LED wall
- Lawn with theater
- Sky entertainment lounge & grilling terrace featuring eight grills
- Temperature controlled oversized swim spa
- Owners lounge with catering kitchen
- Two-level coworking lab featuring reservable conference rooms
- Coffee lounge by Cafe Domino®
- Complimentary Wi-Fi in common areas







CAFÉ Domino



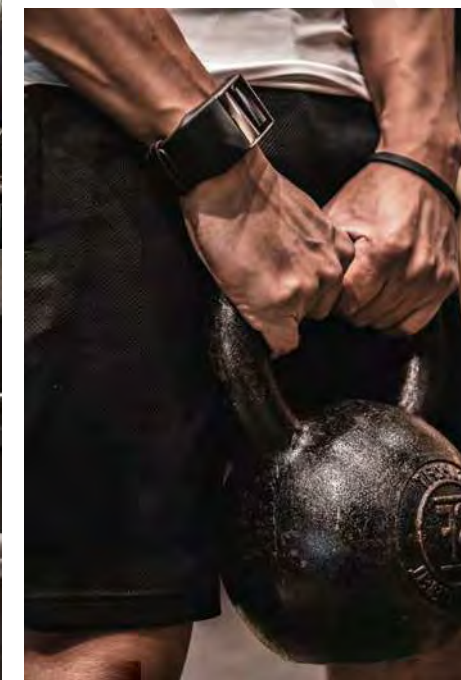


Gym & Fitness Studio

ARTIST CONCEPTUAL RENDERING

#### WELLNESS & FITNESS

- Two-level modern gym & fitness studio
- Fitness classes & community events
- Expansive outdoor yoga deck
- Sauna

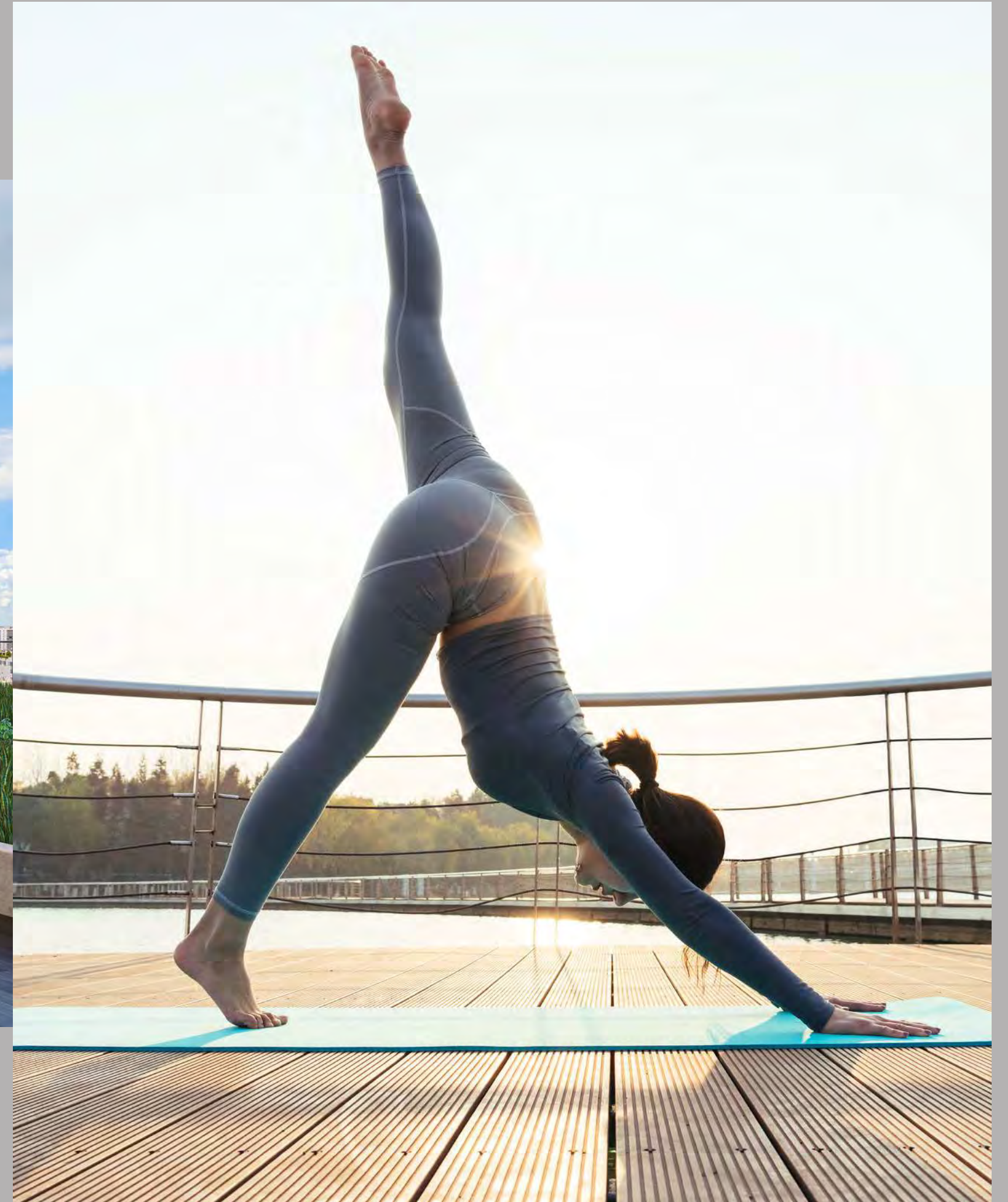




Outdoor Yoga Deck



ARTIST CONCEPTUAL RENDERING





Lawn with Theater





WEST PALM  
BEACH

FORT  
LAUDERDALE

MIAMI

*gobrightline.com*

CON  
NEON

SIEMENS



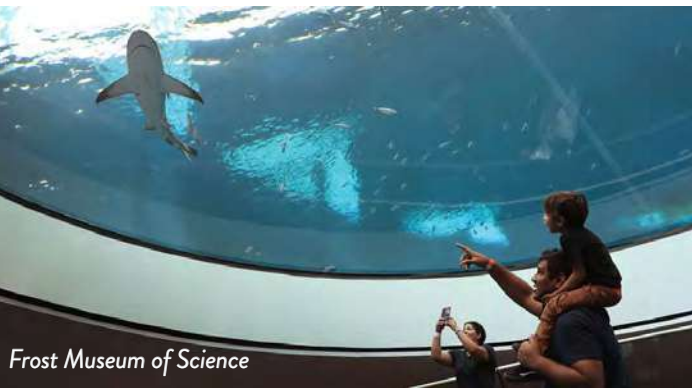


Miami Design District

Adrienne Arsht Center for the Performing Arts



Miami Beach



Frost Museum of Science



Brickell City Centre



Pérez Art Museum Miami





Located at the center of Downtown Miami, The Elser Hotel & Residences provides an effortlessly cosmopolitan lifestyle with convenient access to the variety of experiences this exciting metropolis has to offer. Residents will enjoy close proximity to fine dining, art, nightlife, culture, and Biscayne Bay.

#### ATTRACTIONS WITHIN 1 MILE

- |   |   |
|---|---|
| 1 Phillip & Patricia Frost Museum of Science        | 7 Bayside Marketplace                       |
| 2 Pérez Art Museum Miami (PAMM)                     | 8 Miamarina at Bayside                      |
| 3 The Adrienne Arsht Center for the Performing Arts | 9 Waldorf Astoria Residences Miami          |
| 4 Park West District                                | 10 Bayfront Park                            |
| 5 Miami Worldcenter                                 | 11 MiamiCentral Station - Brightline Trains |
| 6 FTX Arena   | 12 Miami River District                     |

#### OTHER NEARBY ATTRACTIONS

- |   |                                |
|---|--------------------------------|
| 13 Yacht Haven Grande Miami at Island Gardens | 17 Miami Design District       |
| 14 Miami Children's Museum                    | 18 Wynwood Art District        |
| 15 Brickell City Centre                       | 19 Miami International Airport |
| 16 Brickell Financial District                |                                |







# THE ELSER

HOTEL & RESIDENCES MIAMI

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE SELLER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A SELLER TO A BUYER OR LESSEE.

⚠ THIS PROJECT IS BEING DEVELOPED BY 400 BISCAYNE CONDO OWNER, LP (THE "DEVELOPER" OR THE "SPONSOR"), WHICH HAS A LIMITED RIGHT TO USE THE NAME AND LOGO OF 400 BISCAYNE CONDO OWNER, LP. ANY AND ALL STATEMENTS, DISCLOSURES AND/OR REPRESENTATIONS SHALL BE DEEMED MADE BY THE DEVELOPER AND NOT BY 400 BISCAYNE CONDO OWNER, LP. YOU AGREE TO LOOK SOLELY TO THE DEVELOPER (AND NOT TO 400 BISCAYNE CONDO OWNER, LP OR TO ANY OTHER DEVELOPER PARTY (AS DEFINED BELOW) OTHER THAN THE DEVELOPER WITH RESPECT TO ANY AND ALL MATTERS RELATING TO THE SALES AND MARKETING AND/OR DEVELOPMENT OF THE PROJECT. THE DEVELOPER MAY REVISE THESE TERMS AT ANY TIME BY UPDATING THIS POSTING.

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. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIR-SPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNIT AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DÉCOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDUM THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAI (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDUM THERETO AND THE CONDOMINIUM DOCUMENTS.