



URBAN LIVING WITH CHARACTER

600 FIRST RESIDENCES CONDOMINIUM



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.

A REFINED TAKE ON DOWNTOWN MIAMI LIVING

DEVELOPER

Aria Development Group
Merrimac Ventures

INTERIOR DESIGNER

The Design Agency

ARCHITECT

Reuelta Architecture
International

THE DETAILS

Fully Furnished Residences
No Minimum
Rental Restrictions

RESIDENTIAL MIX

Studio	402 SF 37 M ²
JR 1 Bedroom	538 SF 50 M ²
1 Bedroom	573 SF 53 M ²
1 Bedroom+Den	603-668 SF 56-62 M ²
2 Bedroom	830 SF 77 M ²

DEPOSIT STRUCTURE

- 10% @ Reservation
- 10% @ Contract
- 20% @ Groundbreaking
- 10% @ Top off
- 50% @ Closing

Square footage ranges shown hereon are approximate and subject to change and should not be relied on. Consult the Declaration for details on unit square footage.

Prices
from the \$400,000s



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE





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Rooftop Pool



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Living Room / Kitchen & Master Bedroom

A THRIVING CITY WHERE YOU THRIVE AS WELL

RESIDENTIAL INTERIORS

Fully finished and furnished residences thoughtfully curated by award-winning design firm, The Design Agency

- _ Floor to ceiling glass windows with custom window treatment
- _ All residences feature balconies
- _ Finished flooring on all residential interiors
- _ Kitchens and bathrooms feature custom Italian cabinetry and counters
- _ Innovative household Smeg (or comparable appliances featuring:
 - _ Speed oven
 - _ Integrated paneled refrigerator/freezer
 - _ Dishwasher
- _ Top-of-the line, separate, in-unit washers and dryers
- _ Fully built-out, generous closets

BUILDING FEATURES & AMENITIES

- _ Covered porte-cochère
- _ 24-Hour attended lobby
- _ Luxer One automated parcel storage
- _ Air conditioned resident storage
- _ Bike storage
- _ Resident lounge and entertaining space
- _ Game lounge with wet bar and dedicated outdoor gaming terrace
- _ Recreation room with classic arcade-style games
- _ Media room for gaming and movie streaming
- _ Summer kitchen
- _ Dedicated co-working space with content creation suites
- _ World-class state-of-the-art fitness center with outdoor private training area
- _ Wellness Center with treatment rooms and sauna
- _ Rooftop swimming pool with resort seating

WORK & PLAY

- _ Located within Miami Worldcenter – the new capital of business, commerce, hospitality and more
- _ Walking distance to Miami-Dade Arena, Biscayne Bay Waterfront, Museum Park, and other key destinations
- _ Seconds from Brightline, Metrorail, Metromover, and major highways
- _ Minutes to Miami International Airport by car or train



ARTS, CULTURE AND ENTERTAINMENT

01. Philip and Patricia Frost Museum of Science
02. Pérez Art Museum Miami
03. Kaseya Center
04. Adrienne Arsht Center for Performing Arts

PARKS

05. Maurice A Ferré/Museum Park
06. Bayfront Park

SHOPPING & ACTIVITIES

07. Miami Worldcenter
08. Bayside Market
09. Skyviews Miami Observation Wheel
10. Central Fare at MiamiCentral

TRANSPORTATION

11. MiamiCentral – (Brightline)

DINING

12. La Industria
13. 11th Street Pizza
14. Verde
15. Sagrado Café
16. Brasserie Laurel
17. Sports & Social

COMING SOON TO MIAMI WORLDCENTER

Bowlero	Savage X Fenty	El Vecino
Lucid Motors	Lululemon	Maple & Ash
Sephora	Ray-Ban	Etta
Posman Books		



600 First Residences Condominium (the "Condominium") is being developed by 600 NE 1ST AVE ACQUISITION LLC and 55 NE 6th Acquisition LLC, a Delaware limited liability company ("Developer") which may have affiliations with other entities and/or parent companies which have not confirmed the accuracy of any of the statements or representations made about the Condominium by the Developer. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not any other entities and/or parent companies, nor their affiliates or principals, and any purchaser agrees to look solely to Developer 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. 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 of the Condominium. The Developer expressly reserves the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. The floorplan designs, fixtures, furnishings, finishes, and décor depicted include creations which may not be included with the purchase of a Unit. There may be finishes available to purchase as an upgrade to your Unit. All depictions of appliances, counters, soffits, floor coverings, furniture and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and not necessarily included in each Unit. Developer has the right to select, retain, remove and/or change any particular design or construction professional (e.g., architect, contractor, interior designer) being involved in the development or design of the Condominium listed herein at any time without notice. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements, views, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. The furniture plan and the uses of space illustrated are suggested uses only and not intended to guaranty or represent any specific use of space. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. The balconies depicted are conceptual and the size will vary based on final permitting and completed construction. 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 items included with the Unit. 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 project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. Restaurants, culinary experiences, and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, culinary experiences and/or other businesses and/or operators within the Condominium may be relied upon. Restaurants, culinary experiences and/or other business establishments are anticipated to be operated from the commercial components of the Condominium which will be offered for sale to third parties. Determination regarding use of the commercial components will be in the discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein.