

PROJECT FACTS:

ARCHITECT:	ARQUITECTONICA
INTERIOR DESIGN:	URBAN ROBOT
LANDSCAPE ARCHITECT:	URBAN ROBOT
DEVELOPED BY:	SIXTH STREET MIAMI PARTNERS LLC
SALES & MARKETING:	CERVERA REAL ESTATE
ESTIMATED COMPLETION:	SPRING 2024

OVERVIEW:

STUDIO, 1-, 2-BEDROOM UNITS / 389SF — 900SF
FROM THE MID \$400s

BUILDING FEATURES:

- / 51-story landmark building designed by internationally acclaimed architecture firm, Arquitectonica
- / Prime downtown location next to Miami World Center
- / Optimal train transit locations
- / Approved for short-term rentals
- / Spectacular panoramic ocean, Biscayne Bay and Miami skyline views
- / Double-height lobby with floor-to-ceiling windows
- / 24-hour welcome desk
- / 24-hour valet parking
- / 24-hour secure access
- / Advanced technology smart-building with high-speed fiber-optic wireless internet access throughout common areas
- / Cutting-edge green building technology
- / Six high-speed passenger elevators with access control
- / On-site hospitality management
- / Over 9,000 sq ft of ground level retail with known food and beverage offerings
- / Three floors of dedicated amenity space including wellness, culinary, conference center and pool
- / Three floors of private office space for lease

BUILDING AMENITIES:

FEATURING 70,000 SF OF BUILDING AMENITIES INCLUDING:

- / Flexible ballrooms
- / Multiple private meeting & boardrooms
- / Flexible breakout areas
- / Video capable conference rooms
- / Cutting edge technology & connectivity
- / 9th Floor outdoor restaurant with retractable roof
- / Glamorous steakhouse
- / Craft cocktail lounge
- / Media lounge
- / Bodega Taqueria
- / Ground floor coffee shop
- / 16,000 sq ft poolside retreat with cabanas
- / Pool restaurant and bar
- / Outdoor terrace/training
- / Yoga studio
- / Fully equipped, state-of-the-art fitness center
- / Hammam spa
- / Sauna & steam rooms
- / 5 Treatment Rooms
- / Gym locker rooms with showers and changing areas
- / Private beach club access on Miami Beach
- / Shuttle service to Port of Miami and beach club
- / Kids' playroom

Gale Miami is a one-of-a-kind hybrid hospitality residential experience. A response to the growing need for short-term rental Residences in Downtown Miami, Gale features traditional hotel rooms as well as hotel residences, where guests and residents alike will be immersed in the boutique hotel brands' signature locally-inspired style and all-encompassing "live, stay, work and play" mentality.

UNMATCHED FLEXIBILITY

KITCHEN/DINING:

- / Imported European-cabinets with premium hardware
- / Wet Bar with microwave and coffee machine in select units*
- / European style appliance package including refrigerator, cook-top, microwave, coffee machine and sink in select units*
- / Elegant stone countertops and backsplashes
- / Contemporary under-mounted sink
- / Gourmet faucet with integral sprayer

MASTER BATHROOM:

- / Imported European cabinets with premium hardware and drawer pulls
- / Elegant imported stone countertops and backsplashes
- / Rectangular trough porcelain sinks with dual faucets
- / Custom-finished floors and walls in wet areas
- / Bathtub or shower in units
- / Premium European-style fixtures and accessories



UNIT FEATURES:

- / Urban luxury residences with modern open layouts from 389 to 900 SF
- / Studio, one, & two-bedroom units
- / All residences are delivered fully-finished and furnished with fixtures and furniture curated by Urban Robot
- / Panoramic Biscayne Bay, and Miami skyline views
- / Private balconies in select units
- / Ceiling heights 9-12 ft
- / Floor-to-ceiling windows and impact-resistant glass throughout
- / Advanced technology Smart Building wiring for HD TV, multiple telephone data lines and ultra highspeed internet access
- / Individually controlled energy-efficient central air conditioning and heating system
- / Washer/Dryer in select units



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. Gale Miami is being developed, offered and sold by Sixth Street Partners, LLC. Any and all statements, disclosures and/or representations shall be deemed made by Developer and you agree to look solely to the 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 herein 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. They should not be relied upon as representations, express or implied, of the final detail of the residences or the condominium. All stated dimensions and ceiling heights are approximate and all floor plans and development plans are subject to change. All residence features and finishes and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. The views from units at the Condominium will vary depending on the unit purchased. Any view from any unit of from other portions of the property may in the future be limited or eliminated by future development or circumstances or events beyond our control, and the Developer in no manner guarantees the continuing existence of any view. Short term rental of units require each owner to obtain a certificate of use from the applicable governing agency and are otherwise subject to issuance at the discretion of the City of Miami Beach and applicable laws. While short term rentals are permitted as of the date hereof, there is no guarantee that this will always be the case. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer. © 2023 Sixth Street Partners, LLC, or their respective affiliates or licensors. 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 condominium, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer.