



NoMAD

RESIDENCES
WYNWOOD



*Welcome to the first-ever
NoMad Residences,
now at home in Miami's
vibrant Wynwood*



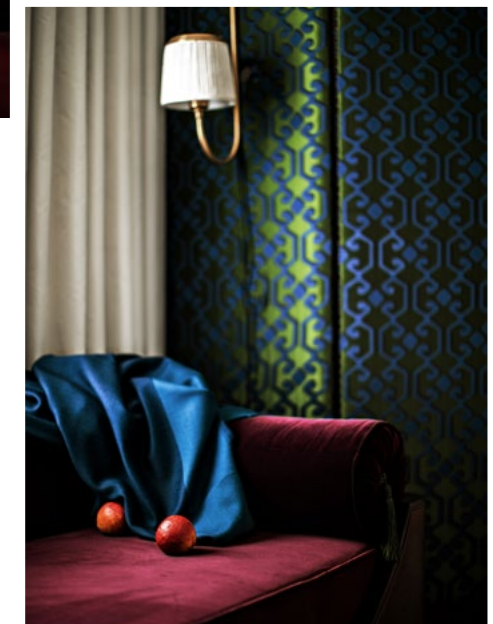
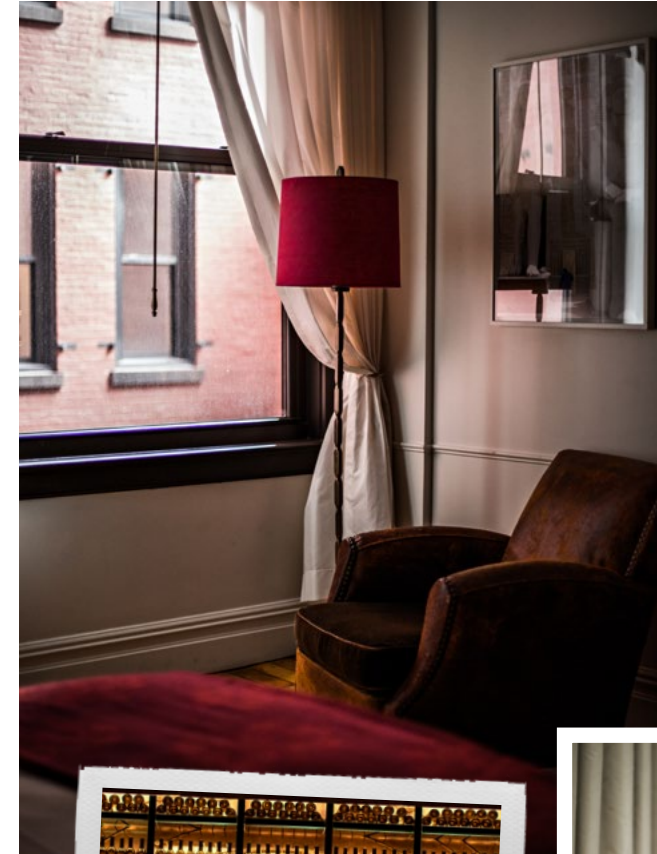
*The NoMad Brand
Visionary, Iconic and
Globally Renowned*



NOMAD LONDON

NOMAD RESIDENCES WYNWOOD

THE NOMAD BRAND



Revered across the globe. Ranked among the best in the world. Defined by character and comfort, true style and refined design. Welcome to *NoMad Residences Wynwood*, from the creators of the iconic NoMad brand.



Born in New York City, *NoMad* transformed a bargain wholesale district into the place to be in midtown Manhattan and then established a powerful presence in London, Los Angeles, and Las Vegas, embracing and absorbing the individuality of each location.

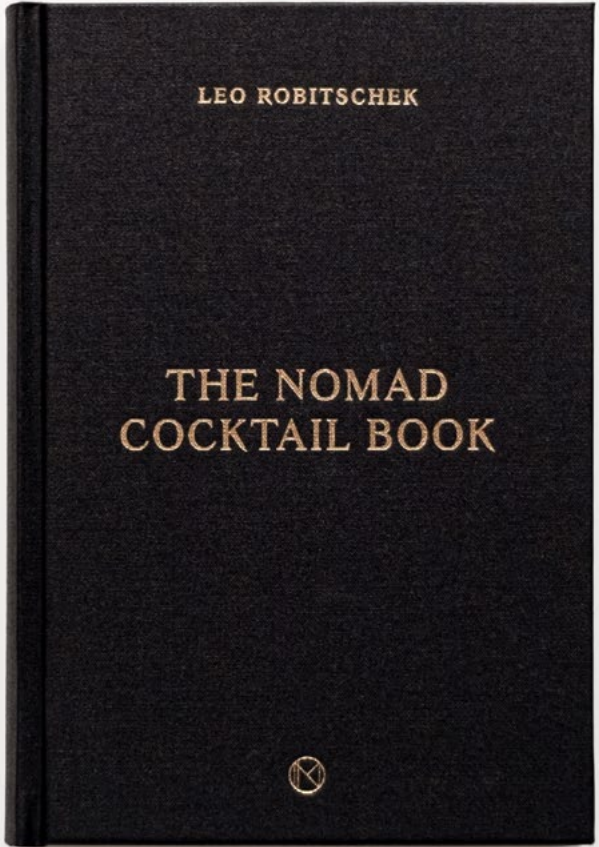




NOMAD LONDON



NoMad Hotels have enjoyed international recognition since the first location opened in New York, where the *NoMad Restaurant* was awarded a MICHELIN star and the James Beard Award for Outstanding Bar Program. Most recently, the brand’s first European hotel, opened in 2021 in London, won 5 awards at AHEAD Europe, including Hotel of the Year, and went on to win the coveted “Ultimate Accolade” at AHEAD Global 2021.



*NoMad's Sergeant Pepper
by Leo Robitschek*

Next-level cocktail hour: every NoMad experience reflects a sense of community and place: thoughtful, creative, and welcoming.



The soul of NoMad is in its artwork, commissioned and curated from the world's finest museums, galleries and collectors.





Wynwood
The Art of Location





The Neighborhood

Set in dynamic, endlessly walkable Wynwood, a coveted location best known as the center of Miami’s art scene—filled with galleries, museums, exceptional new restaurants, luxury boutiques, and vibrant energy. And, it’s only moving forward, with multiple projects underway—with 2,200+ new offices, restaurants, and residences coming soon.

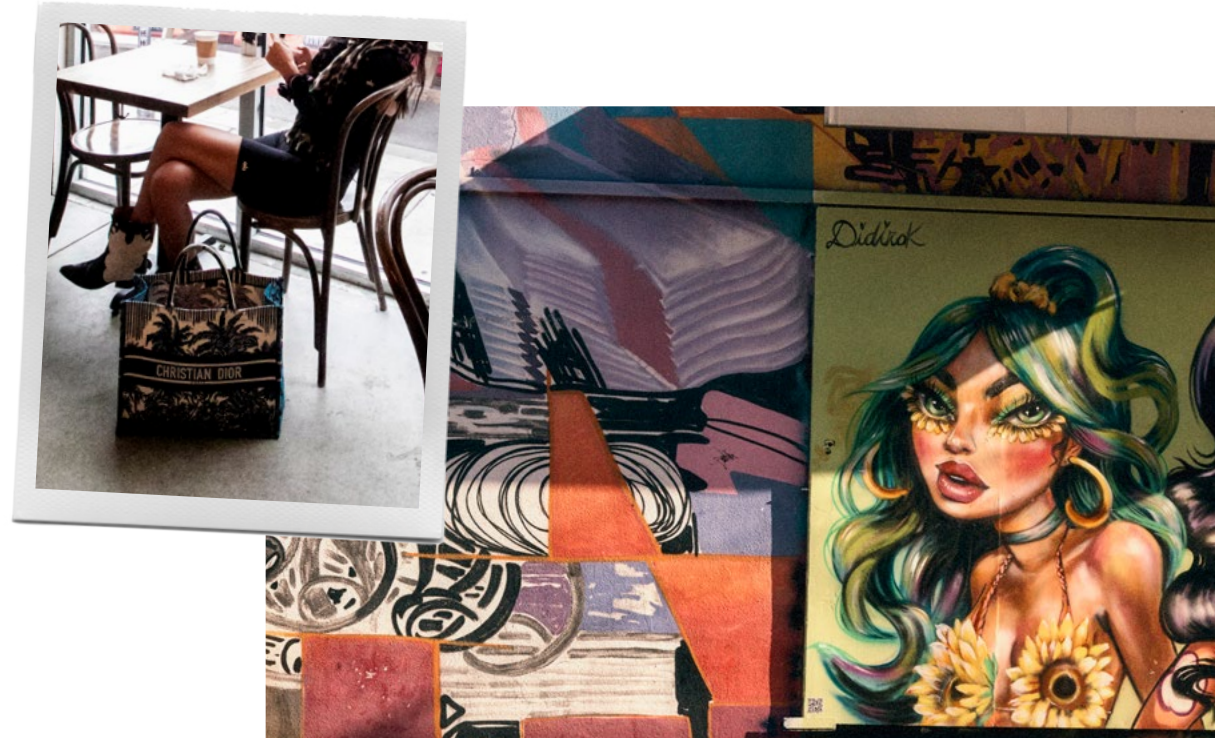
Office: 2.1 million SF *current* + 1 million SF *planned*

Retail: 1.3 million SF *current* + 414,000 SF *planned*



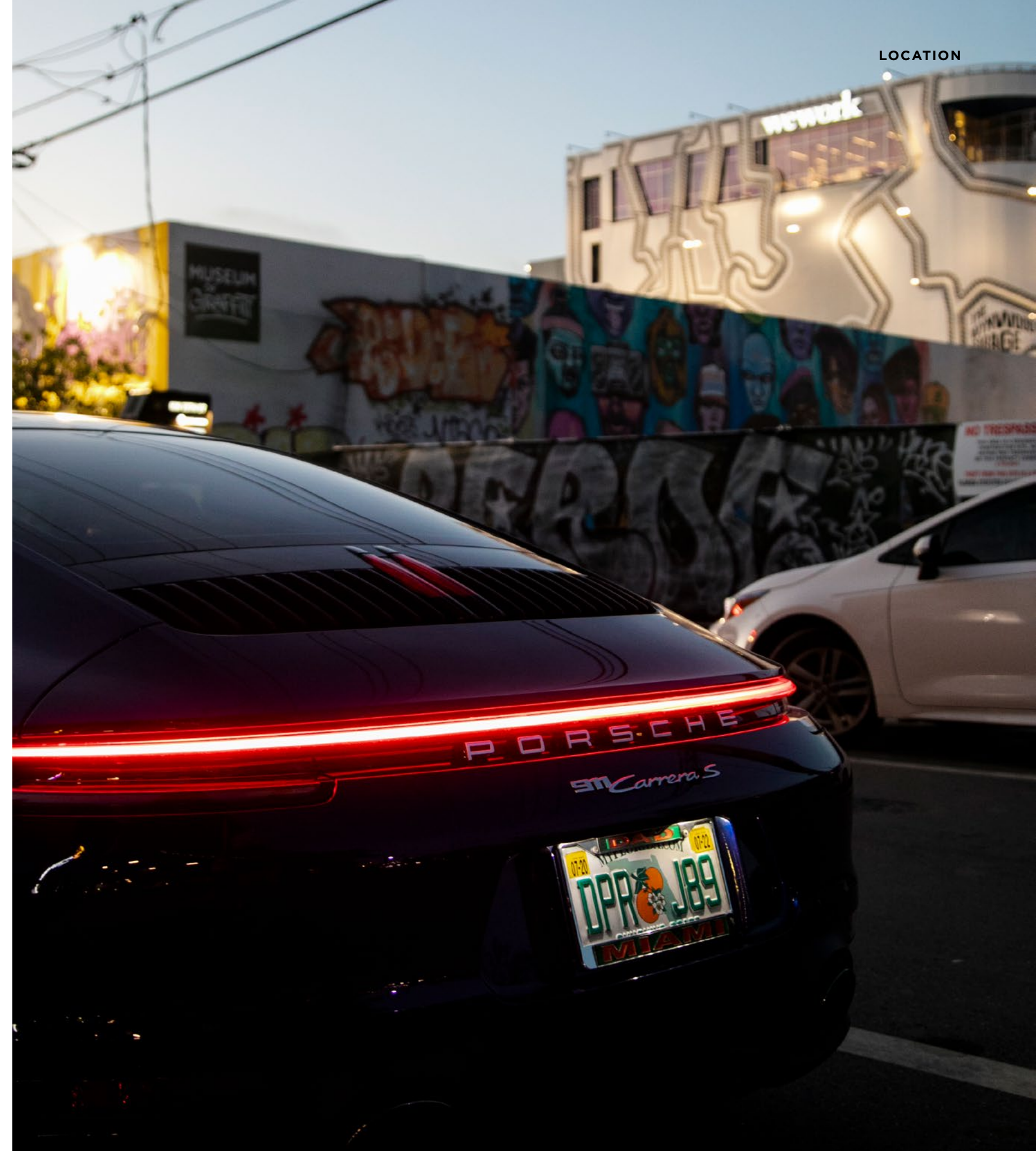
NoMad Residences Wynwood is close to over 70 galleries, luxury brands, MICHELIN-star restaurants and one of the largest street-art installations in the world.





Wynwood is Miami's New Core

- \$552 million spending by out-of-town visitors
- 10 million+ out of town visitors in 2022
- 400+ businesses supporting 5,000+ jobs in Wynwood
- 20% of all public parking transactions citywide
- #1 tourist destination in South Florida
- 1 in 7 Miami MICHELIN Guide restaurants in Wynwood





What People Are Saying

“9th Coolest Neighborhood in the World”

VOGUE

“16th America’s Best Hipster Neighborhood”

Forbes

“Top result for World’s Coolest Neighborhood”

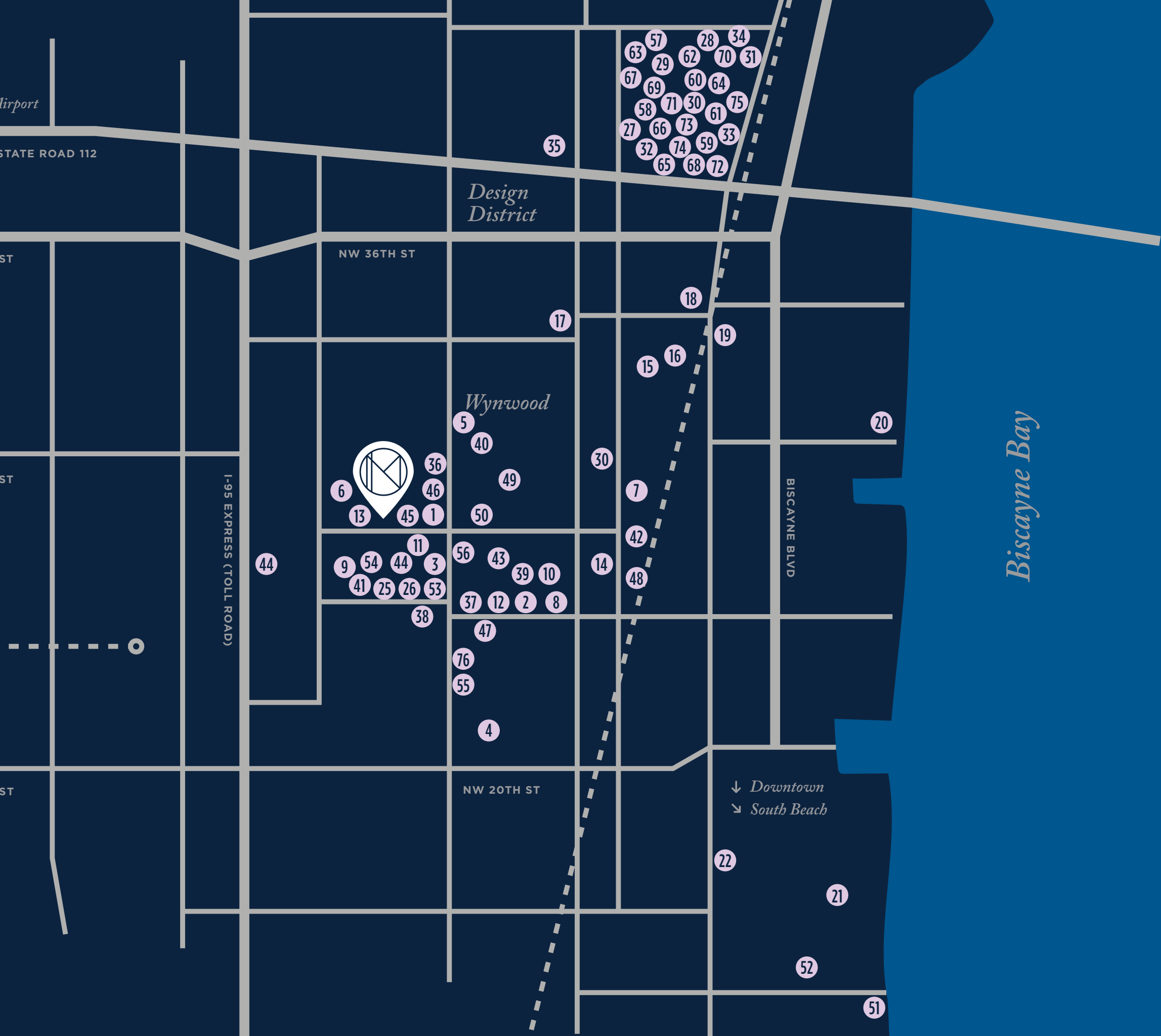
Google

“6th Most Stylish Neighborhood Worldwide”

COMPLEX

“The Hottest Hipster ’Hood in the U.S.”

DailyMail.com



DINE

- ★ 1 Kyu
- 2 1-800-Lucky
- 3 Coyo Taco
- 4 Astra
- 5 Bakan
- 6 Momosan Wynwood
- 7 Doma
- 8 Mayami Mexicantina
- ★ 9 Doya
- 10 Three & No. 3 Social
- 11 Uchi
- ★ 12 Butcher Shop Beer Garden
- 13 Hiden
- 14 Back Door Monkey
- 15 Negroni Bistro & Sushi Bar
- 16 Sugarcane Raw Bar Grill
- 17 Prohibition Restaurant and Speakeasy
- 18 Tap 42 Craft Kitchen & Bar
- 19 Lagniappe
- 20 Amara at Paraiso
- 21 Pura Vida Edgewater
- 22 Mignonette Downtown
- 23 Baccarat Boutique Bbar & Lounge
- ★ 24 Cote
- ★ 25 Buya Izakaya + Yakitori
- ★ 26 Jattō
- 27 Swan
- 28 Okami
- ★ 29 Michael's Genuine
- ★ 30 Hiyakawa Miami
- 31 L'Atelier de Joel Robuchon
- 32 Pura Vida Design District
- 33 MIA Market
- ★ 34 Mandolin Aegean Bistro
- 35 Harry's Pizzeria
- ★ 36 Zak the Baker
- 37 Pastis Miami

DRINK

- 38 El Patio Wynwood
- 39 Racket
- 40 Brick
- 41 SHOTS
- 42 Cerveceria La Tropical
- 43 The Dirty Rabbit Wynwood
- 44 Le Coqtail by Le Chick
- 45 Wynwood Brewing Company

★ MICHELIN GUIDE 2022 INCLUSION

DISCOVER

- 46 Wynwood Walls
- 47 Museum of Graffiti
- 48 Oasis Wynwood
- 49 Scooteria Wynwood
- 50 Miami Selfie Museum
- 51 Pérez Art Museum Miami
- 52 Adrienne Arsht Center

SHOP

- 53 Scotch & Soda
- 54 Boho Hunter Wynwood
- 55 Base
- 56 Le Labo
- 57 Bottega Veneta
- 58 Burberry
- 59 Bvlgari
- 60 Cartier
- 61 Dior
- 62 Fendi
- 63 Gucci
- 64 Hermes
- 65 Hublot
- 66 Louis Vuitton
- 67 Prada
- 68 Officine Panerai
- 69 Rolex
- 70 Salvatore Ferragamo
- 71 Tom Ford
- 72 Vacheron Constantin
- 73 Valentino
- 74 Van Cleef & Arpels
- 75 Versace
- 76 Aviator Nation

MICHELIN Recognition

Seven of the restaurants listed in Miami’s first-ever MICHELIN guide are located in Wynwood—a renowned art scene that’s now becoming the culinary capital of the city: *MICHELIN Star* recipient Hiden, *Bib Gourmand* recipients Zak the Baker and Doya, as well as inclusions Hiyakawa Miami, KYU, Buya Izakaya + Yakitori, and Jattö. In 2023, Wynwood becomes the second home of beloved NYC institution and *MICHELIN Star* recipient Pastis.

Hiden

HIYAKAWA

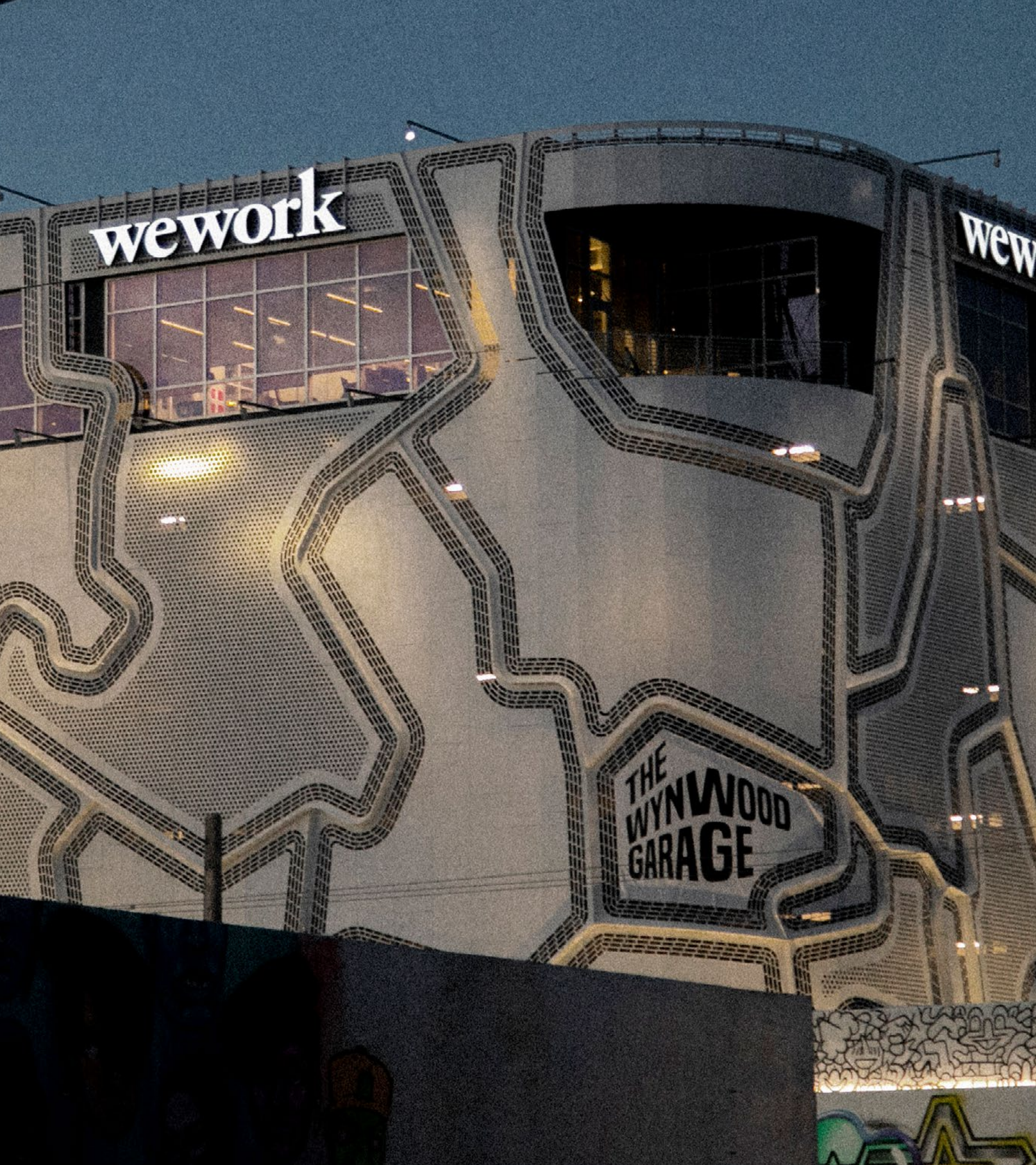
PASTIS



KYU

D O Y A





New Neighbors

Wynwood has welcomed a host of preeminent new office tenants across emerging tech, hedge fund management, institutional investors and global luxury brands; new neighbors include *WeWork, Spotify, Atomic, Founders Fund, Live Nation, Openstore, Slalom, Spaces, Field Trip, Industrious* and *Schonfeld*. Miami is ranked the 15th best startup ecosystem in the US and 30th worldwide, earning it the nickname “Silicon Valley of the South.”

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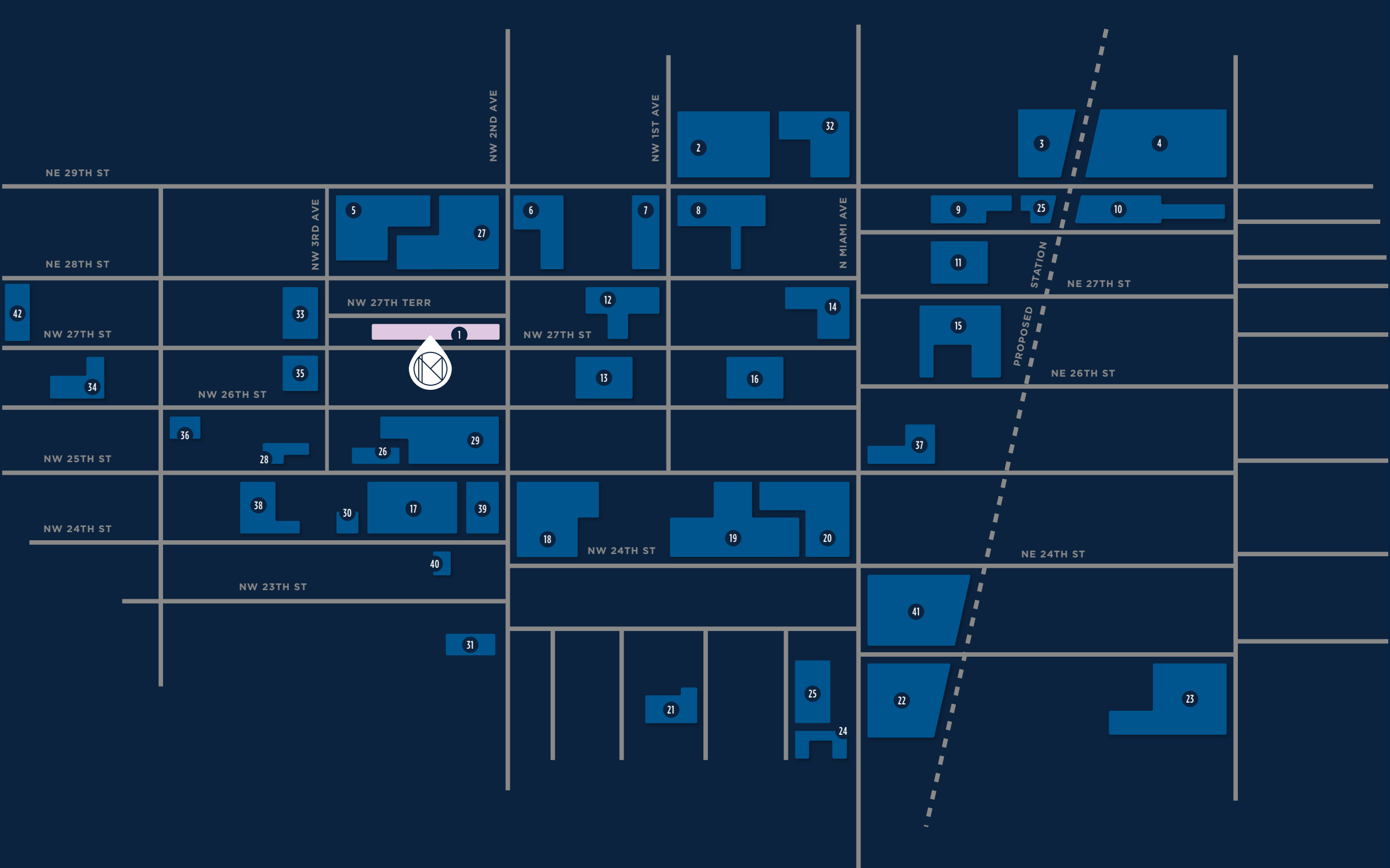








Wynwood Development Map



LUXURY CONDOMINIUM

- 1 NoMad Residences Wynwood, *by Related Group*

RENTAL APARTMENTS

- 2 Wynwood Plaza, *by L&L Holding Co. & Oak Row Equities*
- 3 Courtland Midtown, *by Wood Partners*
- 4 AMLI Midtown, *by AMLI*
- 5 The Dorsey, *by Related Group*
- 6 The Collective Site, *by Gamma Real Estate*
- 7 29 Wyn, *by Related Group*
- 8 Artem Wynwood, *by Lennar*
- 9 Mohawk Wynwood, *by Rilea Group*
- 10 Midtown 29, *by AMLI*
- 11 Wynwood Station, *by Fifield*
- 12 W28, *by Kushner & Block*
- 13 W27, *by Kushner & Block*
- 14 Cynergi
- 15 Urby Wynwood, *by Urby & Brookfield*
- 16 Sentral, *by Iconiq Capital*
- 17 Wynwood 25, *by Related Group*
- 18 Society Wynwood, *by PMG*
- 19 AMLI Wynwood, *by AMLI*
- 20 LIVWRK Wynwood, *by LIVWRK*
- 21 The Wynhouse, *by Fisher Brothers*
- 22 Strata Wynwood, *by Rockpoint*
- 23 The Rider, *by Rilea Group*
- 24 WNWD21, *by Related Group*

HOTEL

- 25 Arlo Hotel
- 26 Moxy Hotel

RETAIL

- 27 Wynwood Walk - Bottle Blonde - Yoyoso - Puttshack
- 28 Walt Grace Vintage
- 29 Billionaire Boys Club
- 30 SoHo House Pool
- 31 Wynwood Market Place

OFFICE

- 32 Gateway at Wynwood
- 33 The Wynwood Building
- 34 545 Wyn
PricewaterhouseCoopers
- 35 Wynwood Garage
WeWork
- 36 The Lab Miami
- 37 The Printshop
Waveslabs Fintual
- 38 Core Wynwood
- 39 Annex
Founders Fund - Openstore - Atomic
- 40 Cube Wynwood
Northeastern University - Shaolin - Grendene
Schondels Spaces - Blockchain.com
- 41 Spotify HQ
- 42 LYNQ



1 **NOMAD RESIDENCES WYNWOOD**
Related Group
329 units



2 **WYNWOOD PLAZA**
by L&L Holding Co. & Oak Row Equities
509 units



3 **COURTLAND MIDTOWN**
Wood Partners
387 units



4 **AMLI MIDTOWN**
AMLI
719 units



5 **THE DORSEY**
Related Group
306 units



6 **THE COLLECTIVE SITE**
Gamma Real Estate
214 units



7 **29 WYN**
Related Group
248 units



8 **ARTEM WYNWOOD**
Lennar
189 units



9 **MOHAWK WYNWOOD**
Rilea Group
225 units



10 **MIDTOWN 29**
AMLI
309 units



11 **WYNWOOD STATION**
Fifield
210 units



12 **W28**
Kushner & Block
152 units



13 **W27**
Kushner & Block
152 units



14 **CYNERGI**

100 units



15 **URBY WYNWOOD**
Urby & Brookfield
289 units



16 **SENTRAL**
Iconiq Capital
175 units



17 **WYNWOOD 25**
Related Group & East End
289 units



18 **SOCIETY WYNWOOD**
PMG
326 units



19 **AMLI WYNWOOD**
AMLI
316 units



20 **LIVWRK WYNWOOD**
LIVWRK
420 units



21 **THE WYNHOUSE**
Fisher Brothers
308 units



22 **STRATA WYNWOOD**
Rockpoint
257 units



23 **THE RIDER**
Rilea Group
131 units



24 **WNWD21**
Related Group
304 units

WYNWOOD OFFICE PIPELINE



32 **GATEWAY AT WYNWOOD**
R&B
200,000 SF



33 **WYNWOOD BUILDING**
Goldman Properties
45,000 SF



34 **545 WYN - PRICEWATERHOUSECOOPERS**
Sterling Bay
300,000 SF



35 **WYNWOOD GARAGE - WEWORK**
31,000 SF



36 **THE LAB MIAMI**
10,000 SF



37 **THE PRINTSHOP - WAVESLAB FINTUAL**
Link & Jameson
17,000 SF



38 **CORE WYNWOOD**
Goldman Properties
115,000 SF



39 **ANNEX - FOUNDERS FUND - OPENSTORE**
Brick & Timber
60,000 SF



40 **CUBE WYNWOOD - SHAOLIN - SCHONDELS SPACES**
LNDMRK & Tricera
80,000 SF



41 **SPOTIFY HQ**
20,000 SF



42 **LYNQ**
Tricap

NOMAD RESIDENCES WYNWOOD



LYNQ



Rental Trends in Wynwood and Miami

- South Florida’s growing base of tech and financial firms have made it a prime choice among millennials and Gen Z’ers
- Over the past two years, average Miami rental prices have increased by 58%, the highest in the U.S., with a 75% renewal rate and 97.5% residences leased
- Average price for a short-term rental is \$8,024
- Average rent per square foot in Wynwood doubled in 10 years
- 400+ businesses, double from 10 years ago
- The average daily rate of a short-term rental in Wynwood from Feb 2020 to January 2023 was \$401
- In Miami-Dade, vacant units took an average of 25 days to lease, compared with an average of 32 days nationwide

Sources: *The Real Deal*; *Berkadia South Florida 2023 Forecast*; *AirDNA*



*Features
and Amenities
Impeccably Curated in
Every Element*

Property Overview

- Created by NoMad’s creative minds in architecture, design and art curation
- Located in the heart of Wynwood, Miami’s cultural and creative capital
- Flexible ownership, no rental restrictions
- Humanistic, modern architecture from the designers of Mandarin Oriental Hotels & Residences, Brickell City Centre, St. Regis Hotels and more
- Vibrant, walkable neighborhood
- Artful cuisine: world-renowned, 13,000 SF *Casa Tua Cucina* on ground floor
- Rich, evocative interiors from the award-winning talent behind *Soho House*, *The Ritz-Carlton*, *Four Seasons* and more
- Meticulously curated, museum-quality artwork
- Effortless access, with dual entrances and elevator banks
- Ultra high-speed Wifi
- Located near the offices of multiple industry leaders, including *Spotify*, *Founders Fund*, *Industrious*, *WeWork*, *Atomic*, *Live Nation*, *Slalom*, *Spaces*, *Field Trip*, and *Schonfeld*
- Electric car charging stations
- A short walk from the city-proposed, pedestrian-friendly promenade on 27th Terrace and Tri-Rail Station





Artist's conceptual rendering.

Building Amenities

- Globally sought-after NoMad curation and design
- Rooftop NoMad Restaurant and Bar with separate elevator
- Inspired, impeccable landscaping
- Full-service rooftop pool, sun deck and cabanas
- 24-hour concierge and building security
- 24-hour valet parking and in-building garage
- Two expansive lobbies and numerous retail spaces
- Top-tier fitness and wellness center, with dedicated outdoor fitness lawns
- Grilling area and outdoor cinema
- Extensive library and co-working spaces
- Bicycle storage
- Dedicated check-in services
- In-residence cuisine delivered on demand
- Privately controlled elevator access
- Smart climate control
- Private storage on residential floors
- Pet-friendly

LOBBY



FITNESS











*The Residences
Immersed in Style
and Character*

*Refreshing,
unexpected
and endlessly
inventive*

31







Available as studio, one- and two-bedroom residences, each featuring private balconies and interiors fully furnished and curated by the creative talent behind *NoMad* and *DesignAgency*.



34

NoMad Residences Wynwood gives owners the freedom and flexibility to live globally. 448+ million people worldwide are actively engaging in home-sharing and one in four Americans engage with short-term rental platforms.

Miami has seen a dramatic increase in no-restriction short-term rentals—it is a top five most-searched destination in the United States and the average price for a short-term rental is \$8,024, making it one of the most profitable host cities in the world.

Source: *Miami Herald*





LIVING ROOM



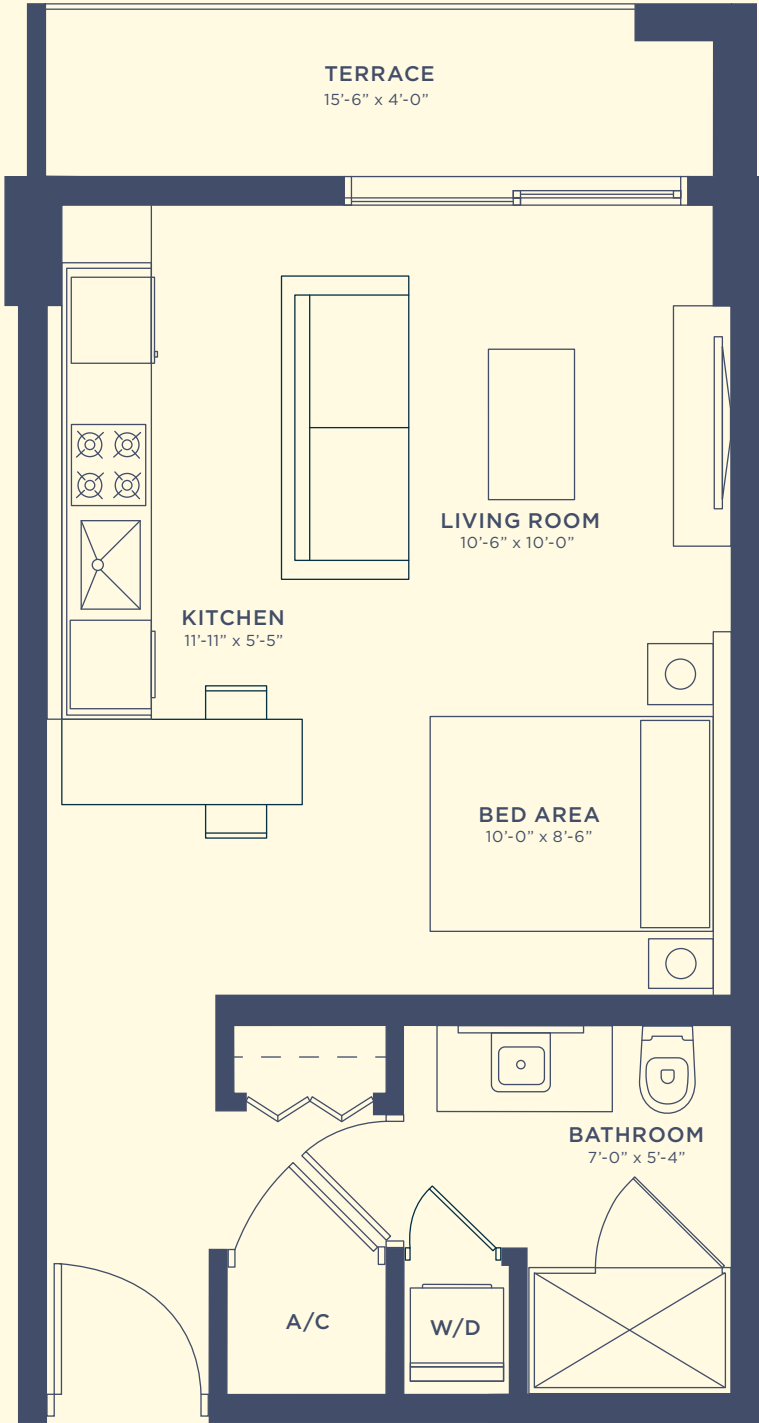








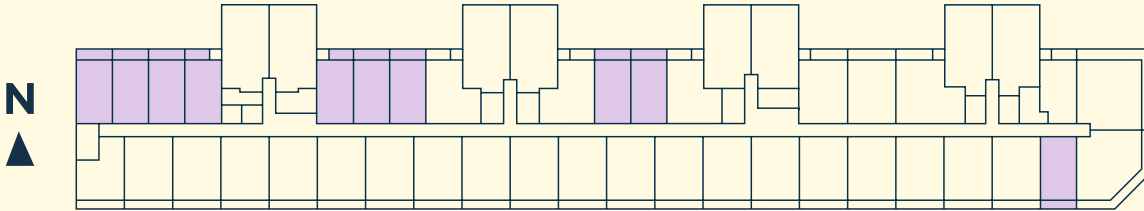
Floor Plans
Flexible, Spacious Layouts,
Filled with Natural Light

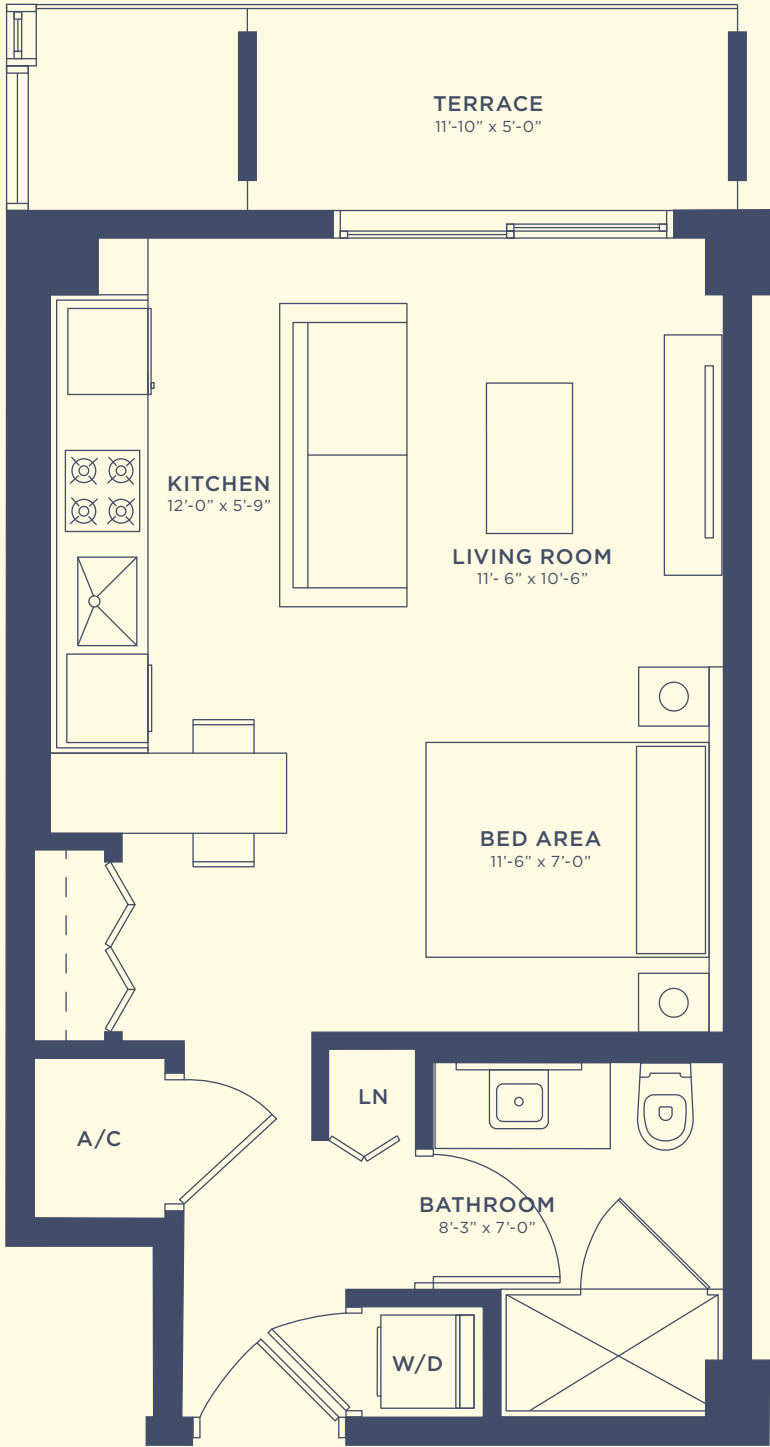


STUDIO TYPE A

Studio | 1 Bath

INTERIOR	479 SF / 45 M ²
TERRACE	62 SF / 6 M ²
TOTAL	541 SF / 50 M ²

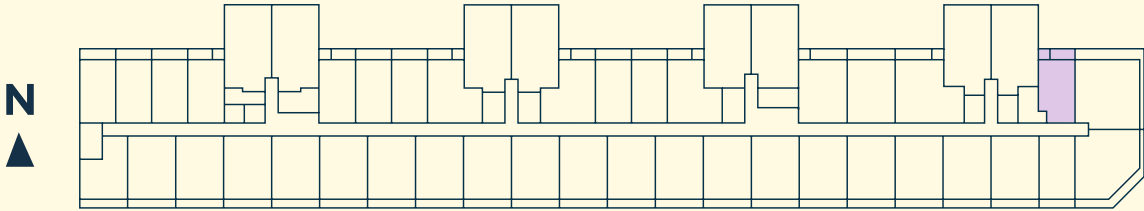


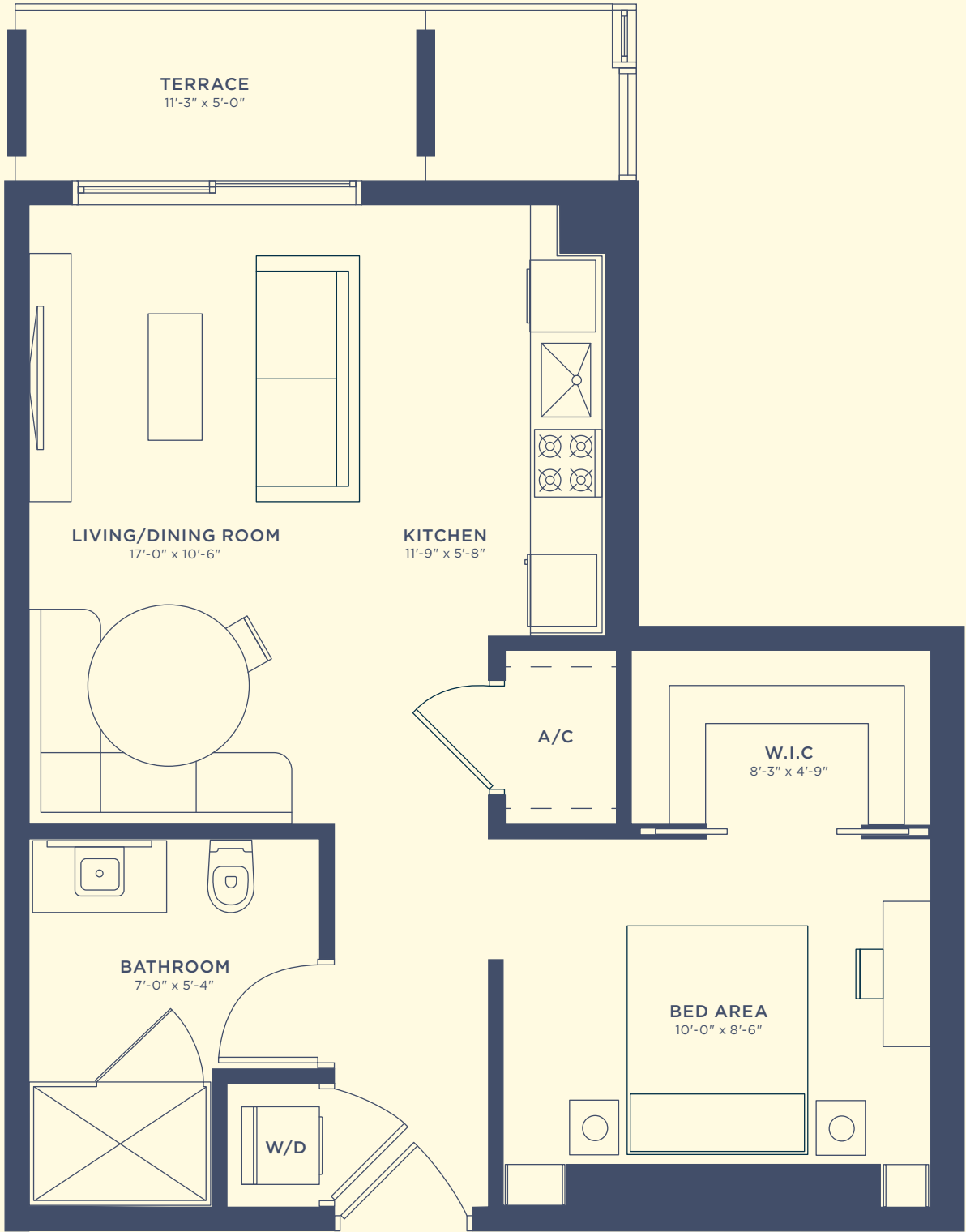


STUDIO TYPE A2

Studio | 1 Bath

INTERIOR	464 SF / 43 M ²
TERRACE	55 SF / 5 M ²
TOTAL	519 SF / 48 M ²



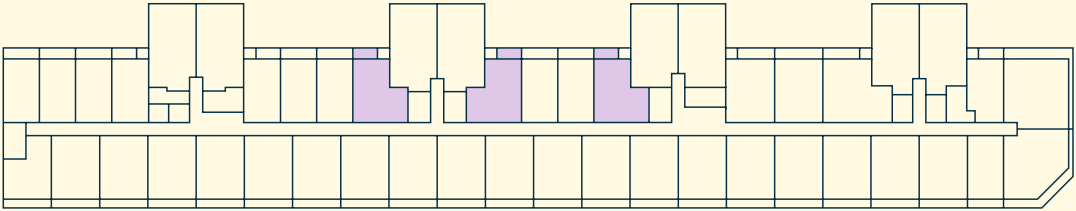


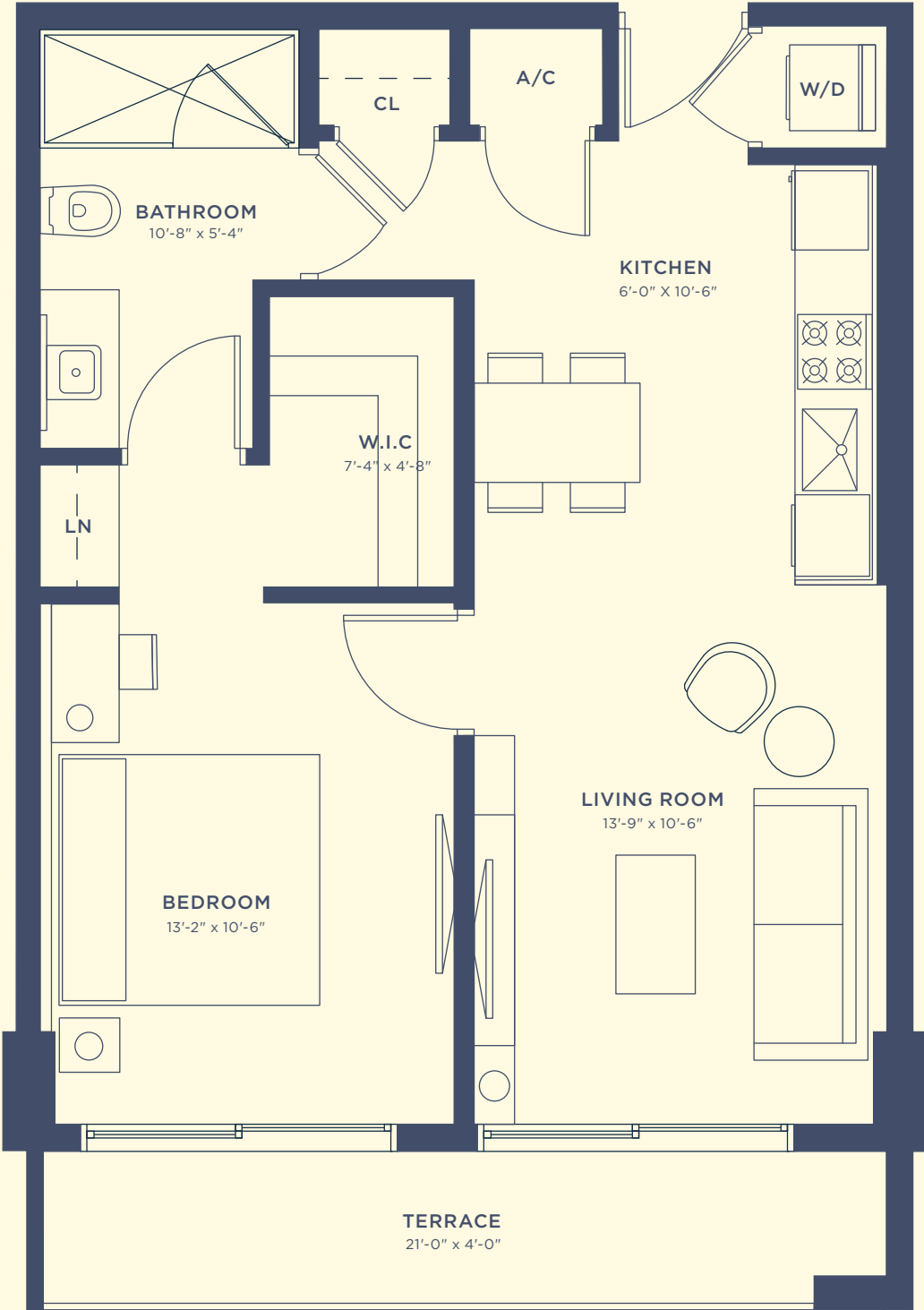
STUDIO TYPE B

Studio | 1 Bath

INTERIOR	624 SF / 58 M ²
TERRACE	54 SF / 6 M ²

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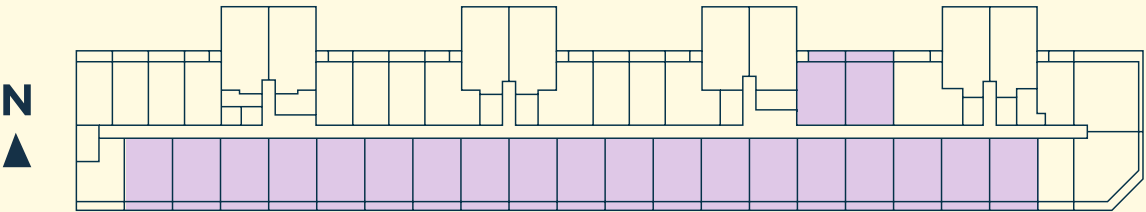


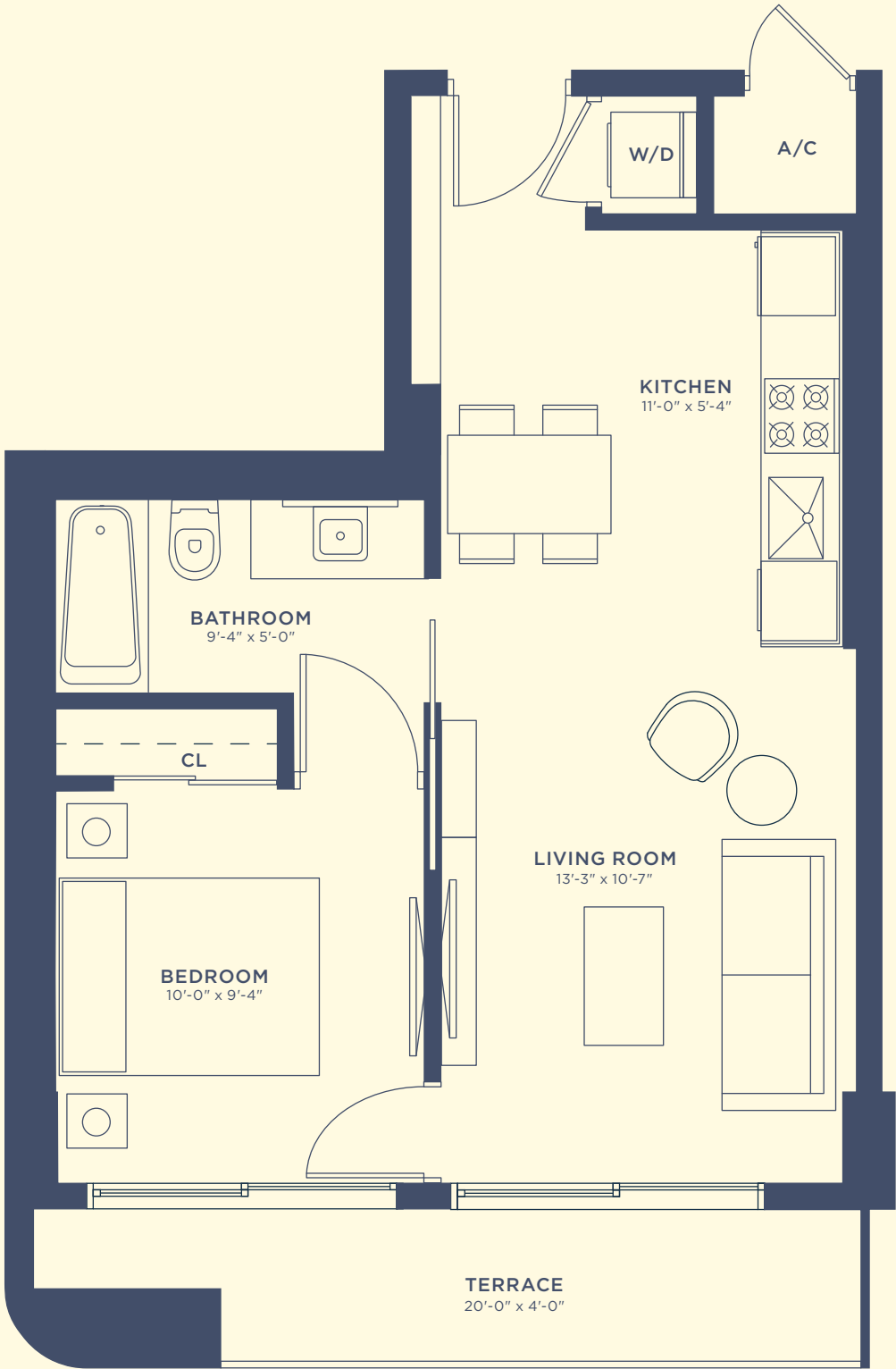


ONE BEDROOM TYPE A

1 Bed | 1 Bath

INTERIOR	638 SF / 59 M ²
TERRACE	82 SF / 8 M ²
TOTAL	720 SF / 67 M ²

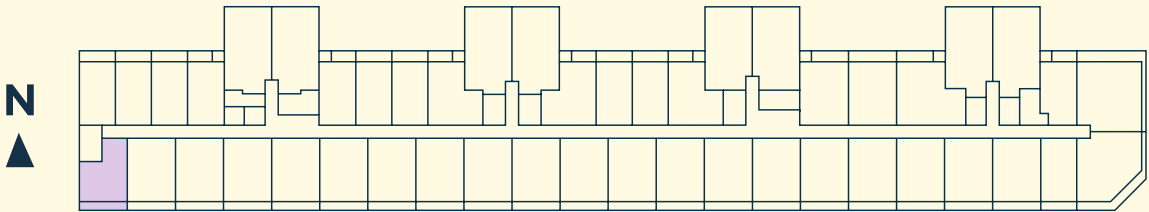


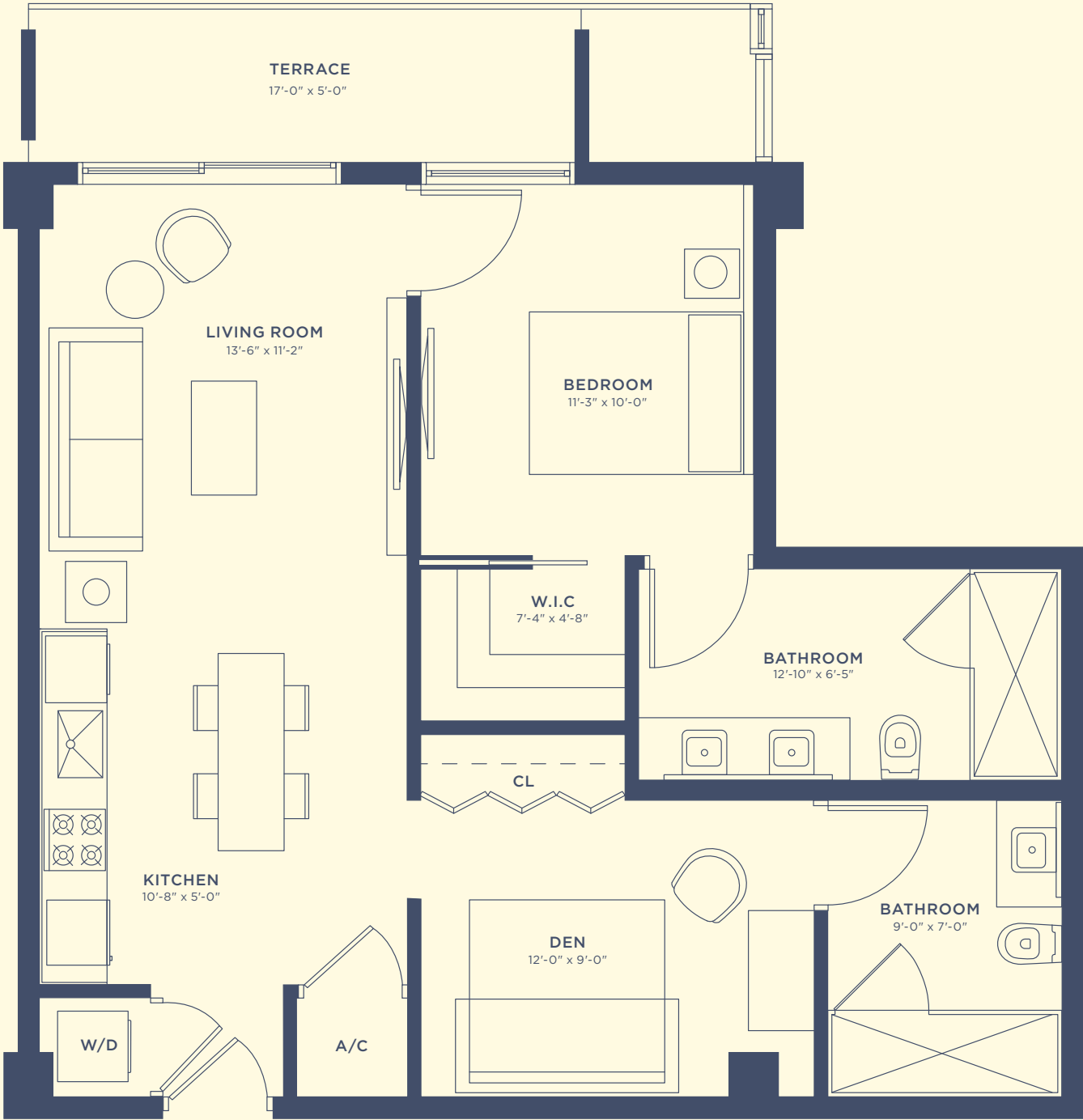


ONE BEDROOM TYPE B

1 Bed | 1 Bath

INTERIOR	528 SF / 49 M ²
TERRACE	75 SF / 7 M ²
TOTAL	603 SF / 56 M ²

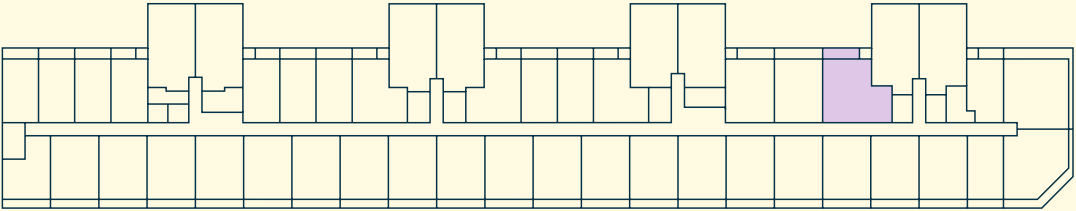


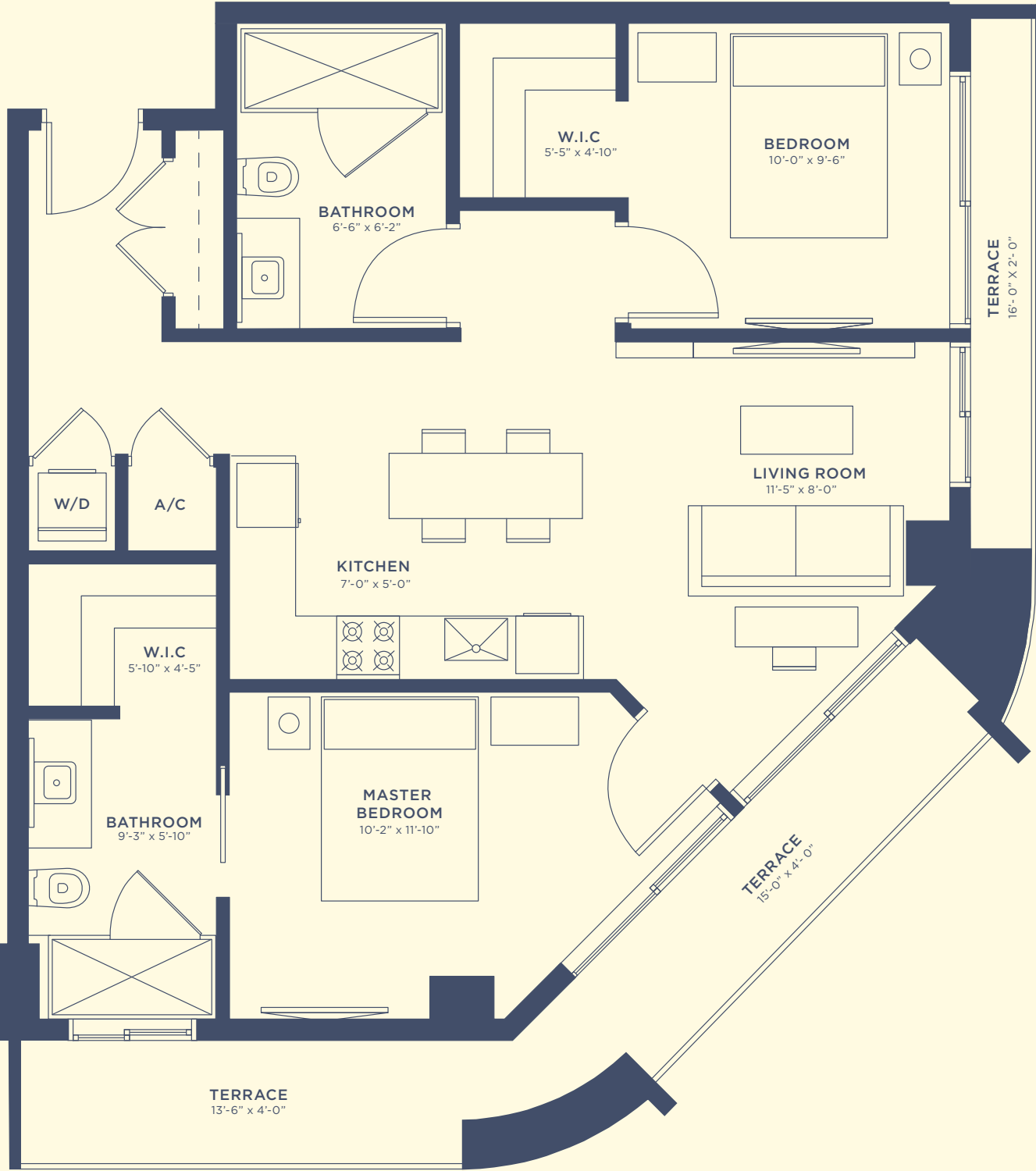


ONE BEDROOM TYPE C

1 Bed | 2 Bath + Den

INTERIOR	806 SF / 75 M ²
TERRACE	81 SF / 8 M ²
TOTAL	887 SF / 82 M ²

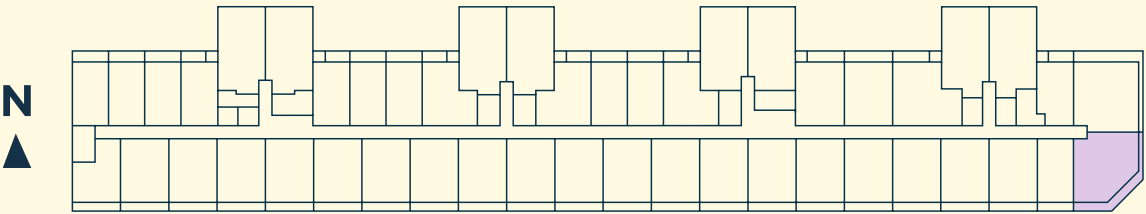




TWO BEDROOM TYPE A

2 Bed | 2 Bath

INTERIOR	830 SF / 77 M ²
TERRACE	161 SF / 15 M ²
TOTAL	991 SF / 92 M ²

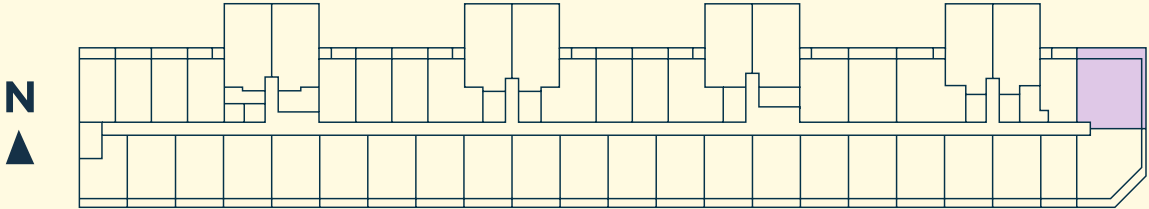


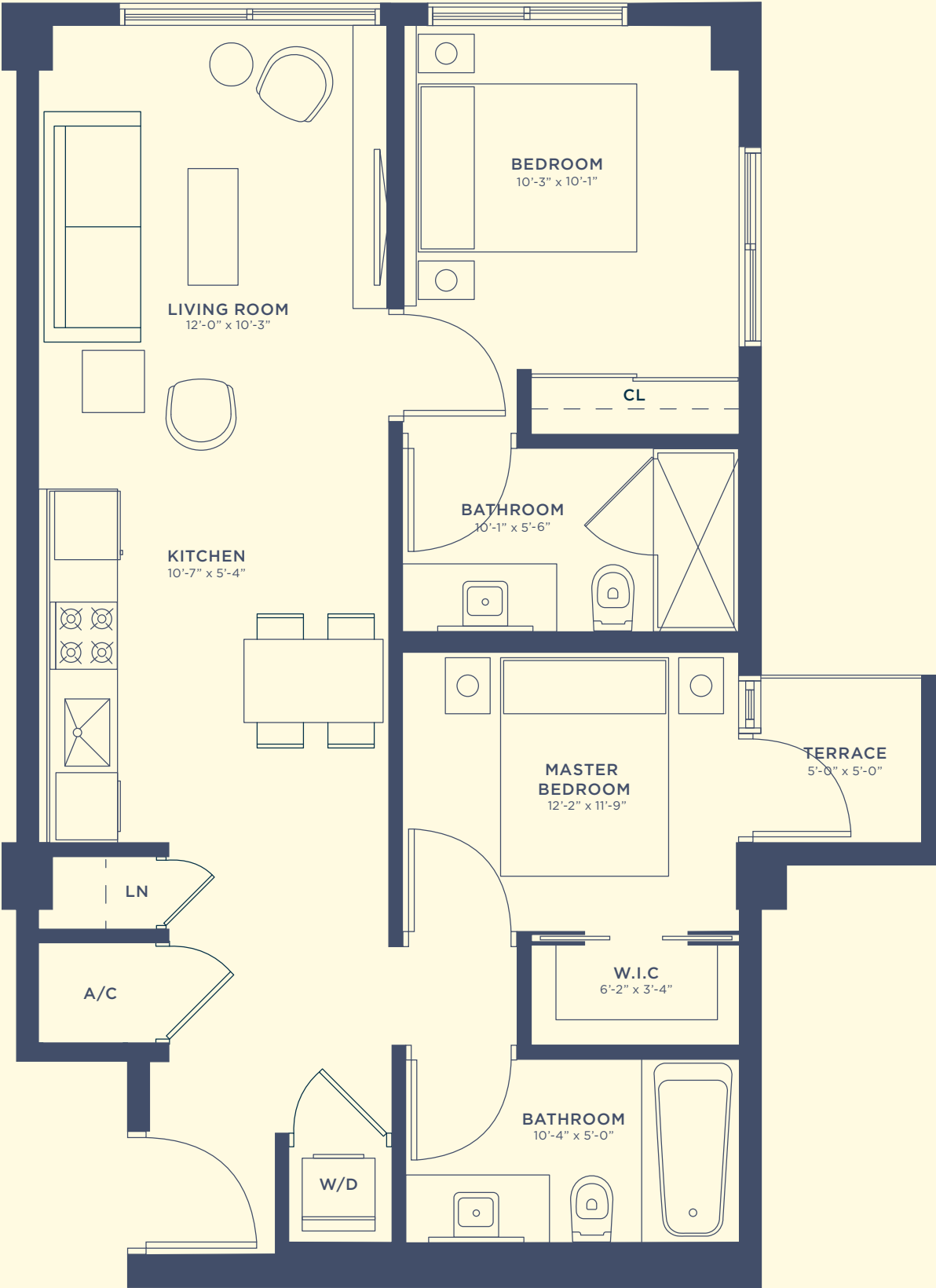


TWO BEDROOM TYPE B

2 Bed | 2 Bath

INTERIOR	931 SF / 86 M ²
TERRACE	195 SF / 18 M ²
TOTAL	1,126 SF / 105 M ²

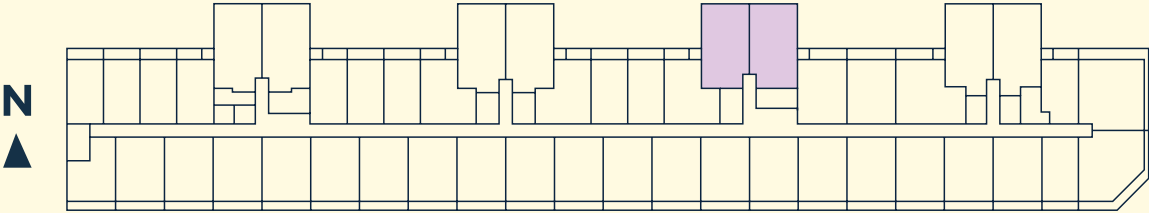


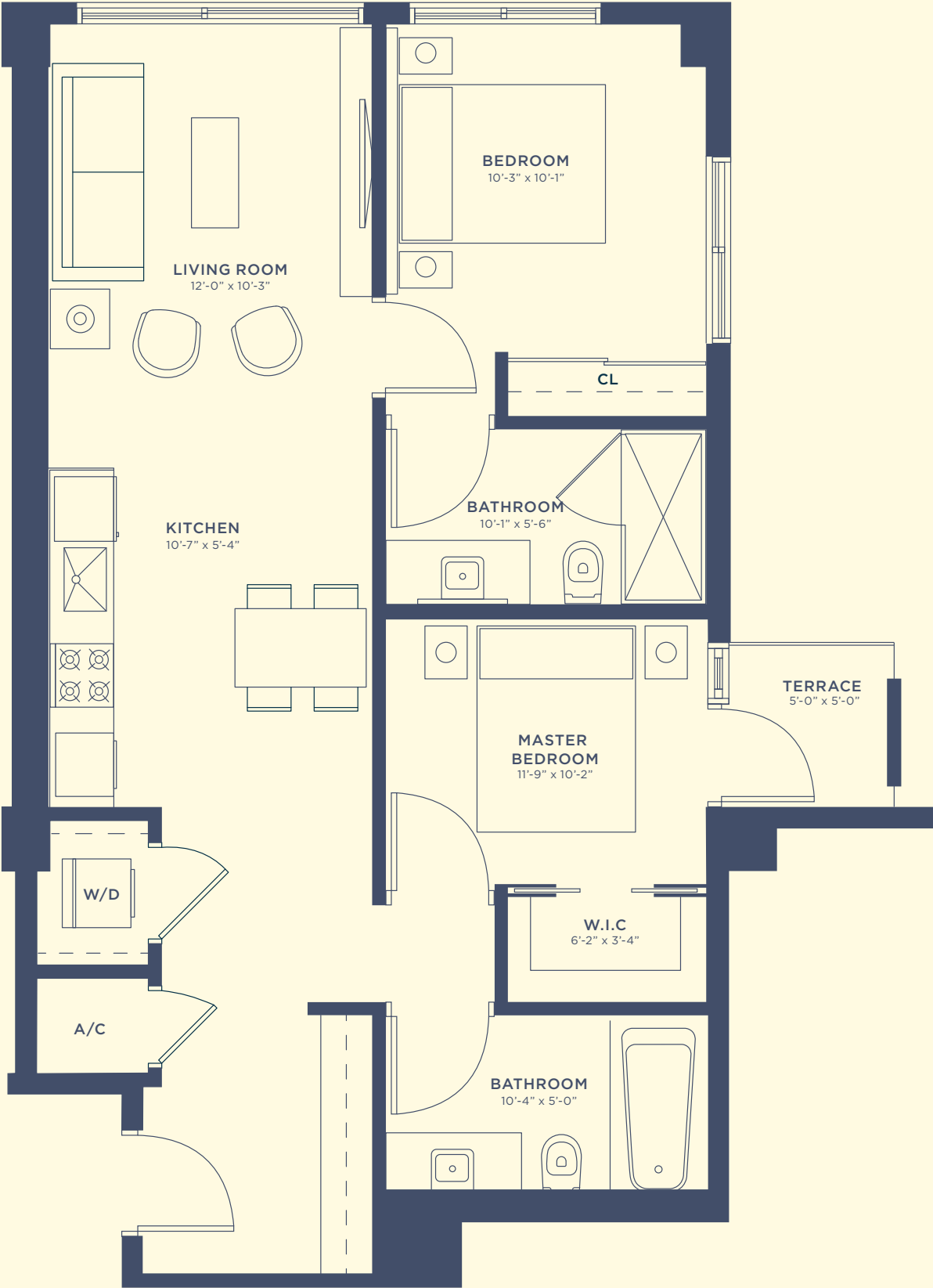


TWO BEDROOM TYPE C

2 Bed | 2 Bath

INTERIOR	804 SF / 75 M ²
TERRACE	25 SF / 2 M ²
TOTAL	829 SF / 77 M ²

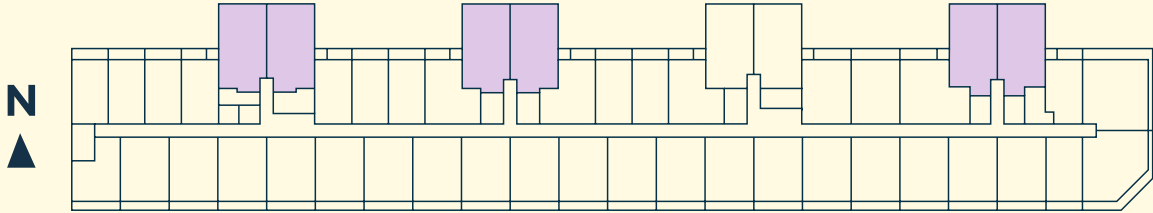




TWO BEDROOM TYPE C2

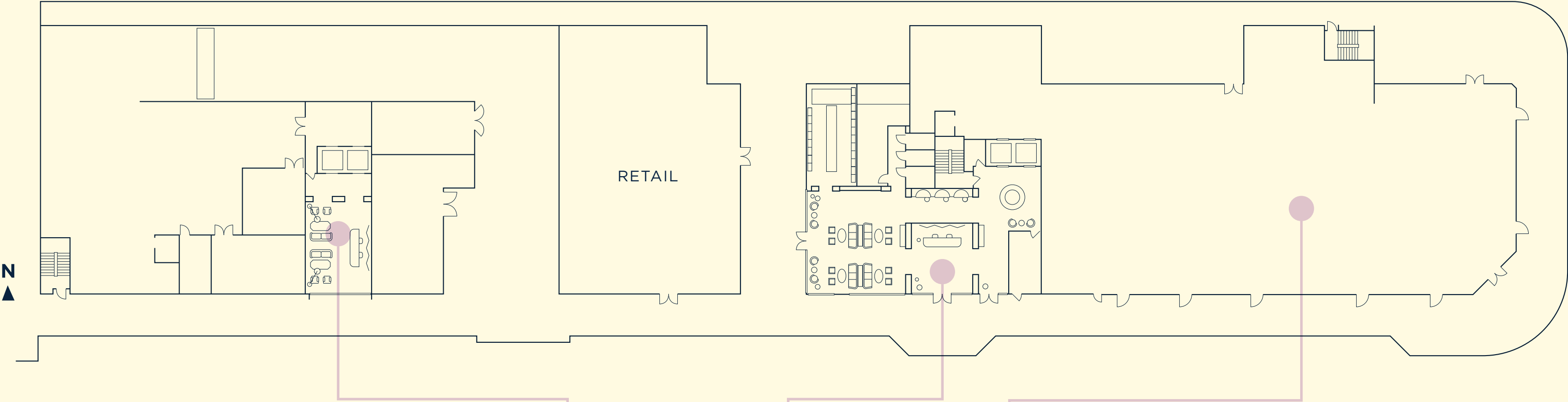
2 Bed | 2 Bath

INTERIOR	840 SF / 78 M ²
TERRACE	25 SF / 2 M ²
TOTAL	865 SF / 80 M ²



AMENITY SITE PLAN

Ground Floor



LOBBY 1



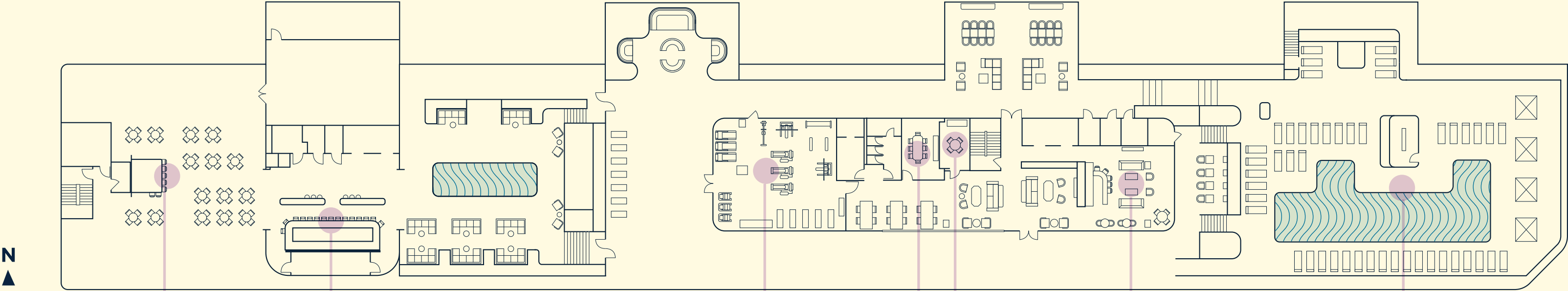
LOBBY 2



CASA TUA CUCINA

AMENITY SITE PLAN

Rooftop / Floor 9



GARDEN BAR



THE NOMAD BAR



FITNESS CENTER



CONFERENCE ROOM



SPEAKEASY



PARLOR



ROOFTOP POOL



*Food and
Beverage
World-class Dining
Steps from Home*



On the ground floor of *NoMad Residences Wynwood* stands *Casa Tua Cucina*, a sublime Italian eatery with an expansive open kitchen and lively, joyful scene. Imagined as an extension of Founder Miky Grendene's own home, *Casa Tua Cucina* creates a genuine sense of conviviality, inviting shared experiences and lingering conversation over an abundant menu of Italian cuisine, ethically sourced both locally and internationally.





NOMAD LOS ANGELES



Outstanding food programming is a hallmark of every NoMad experience. The first *NoMad Restaurant*, in New York, received a MICHELIN star and the *NoMad Bar* won the James Beard Award for Outstanding Restaurant Bar Program. The newest NoMad Bar, *Side Hustle* in London, has been included on the prestigious World’s Best Bars list every year since it opened.



On the rooftop, the iconic *NoMad Bar*. A globally revered destination, envisioned for life in Miami, created by a collective of architects and designers, James Beard-award winning mixologists and sommeliers—with an extensive, impeccably curated wine selection and *NoMad*'s imaginative, artfully crafted cocktail menu.





GARDEN BAR

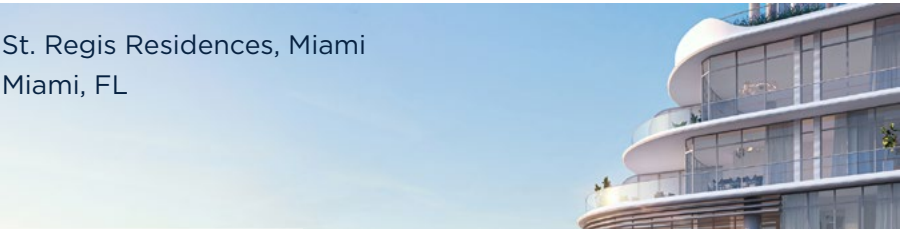




The Team
Industry-Leading
Architects, Developers,
Artists and Designers



Residences by Armani Casa,
Sunny Isles Beach, Florida



St. Regis Residences, Miami
Miami, FL



Jon Paul and Nicholas Pérez,
President and Senior Vice President

RELATED GROUP

Since 1979, *Related Group* has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living.

Through groundbreaking partnerships with world-renowned architects, designers and artists, Related redefines urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride.



David Edelstein, Principal

TRICAP

Tricap is a private equity real estate investor and developer with over three decades of success identifying and cultivating early-stage investment opportunities and opportunistic real estate transactions within the country's most sought-after markets.

The company has built a portfolio in excess of 3 million square feet, managing in excess of \$3 billion of high-profile and prominent assets across major metropolitan US markets.



Andrew Zobler,
Founder and CEO



Leo Robitschek,
Vice President of F&B

SYDELL GROUP

Founded by Andrew Zobler, *Sydell Group* is the creator of unique hotels rooted in their location and architecture.

Sydell's core expertise is in bringing together emerging and established talent from the worlds of design, food & beverage, art and hospitality to create hotels and restaurants that offer inspiration, comfort, graciousness of spirit and a deep sense of place.



Mount Parker Residences
Hong Kong



Raymond Fort, Designer

ARQUITECTONICA

Led by Principals Bernardo Fort-Brescia and Laurinda Spear, *Arquitectonica* continues to push the limits of design with its innovative use of materials, geometry, pattern and color to introduce a new brand of humanistic modern design to the world.

With offices in Miami, New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Lima and Sao Paulo, *Arquitectonica* occupies a major presence on the international stage.

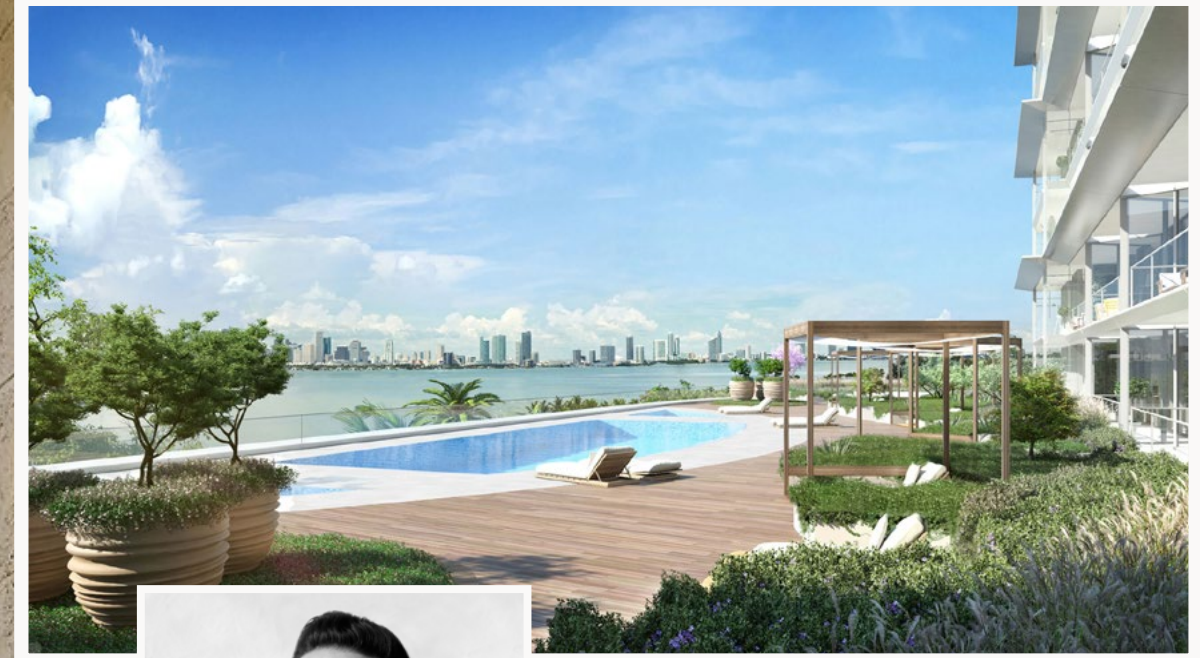


Allen Chan, Co-Founder
Anwar Mekhayech, Co-Founder
Matt Davis, Co-Founder

DESIGNAGENCY

DesignAgency an award-winning international design studio that draws on over two decades of experience in interior design, architecture, landscaping, strategic branding and visual communications. The studio was selected from among 20+ industry-leading firms for its human-centered, digital-first approach—resulting in a flawless balance of character and innovation that remains unmatched.

With studios in Toronto, Washington, D.C., Los Angeles and Barcelona, *DesignAgency* has established a renowned global presence, with notable projects including St. Regis Toronto, Soho House Toronto, Vice Media, Momofuku's Ssäm Bar, and The Ritz-Carlton Toronto.



Andres Arcila,
Founding Principal

NATURALFICIAL

Naturalficial is a Miami-based landscape architecture and design practice, dedicated to the production of man-made built environments that reconnect us with nature, provide a setting for human activities and lift the human spirit.

Its portfolio is comprised of various project types and scales including urban interventions, hotels and high-end multi-family and single-family residences.

NoMAD
RESIDENCES
WYNWOOD

PH +1 786 437 3360

SALES GALLERY 280 NW 27TH ST MIAMI, FL 33127

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