



ANYWHERE YOU WANT TO BE /

0 MILES DOWNTOWN MIAMI | 1 MILE BRICKELL FINANCIAL DISTRICT

3 MILES DESIGN DISTRICT & WYNWOOD

3 MILES PORT MIAMI

6 MILES MIAMI BEACH

8 MILES MIAMI INTERNATIONAL AIRPORT (MIA)

ANOTHER PROJECT BY SIXTH STREET MIAMI PARTNERS LLC

SALES & MARKETING CERVERA REAL ESTATE 1989

ARCHITECT AROUITECTONICA

INTERIOR & LANDSCAPE DESIGN URBAN ROBOT ASSOCIATES

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 78.03, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. 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. THE OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. STATED INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR WALLS OR TO THE CENTERLINE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR WALLS. COMMON ELEMENTS OR SHARED FACILITIES WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THE METHOD OF MEASUREMENT VARIES FROM AND IS LARGER THAN THE DIMENSIONS THAT WOULD BE USED IN THE DECLARATION AND THE DECLARATION WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES STRUCTURAL COMPONENTS. FOR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION IS SET FORTH IN EXHIBIT '3' TO THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION.

UNMATCHED FLEXIBILITY

05/ UNIT FEATURES

- / Urban luxury residences with modern open layouts from 389 to 910 SF
- / Studio, one-, and two-bedroom units
- / All residences are delivered fully-finished and furnished with fixtures and furniture curated by Urban Robot
- / Panoramic ocean, Biscayne Bay, and Miami skyline views

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



06/ THREE FLOORS OF EXPANSIVE AMENITIES

70,000SF 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
- / Curated street-front restaurant with outdoor dining terrace
- / 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
- / Juice bar
- / 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

FLOOR /

08

ENTERTAINMENT FACILITIES

30,000 SQ FT PRIVATE EVENT AND MEETING SPACES



FLOOR /

09

RESTAURANTS & NIGHTLIFE

24,000 SQ FT OF INVIGORATING FOOD & BEVERAGE OFFERINGS FOCUSED ON LOCAL FARE



FLOOR /

09

POOL & RESTAURANT

16,000 SQ FT POOLSIDE RETREAT ELEVATED ABOVE THE HUM OF DOWNTOWN



FLOOR /

10

FITNESS & SPA

HEALTH AND FITNESS CENTER, AIMED AT NOURISHING BODY & SOUL.



THE NEW WAY TO OWN

Gale MIAMI HOTEL & RESIDENCES



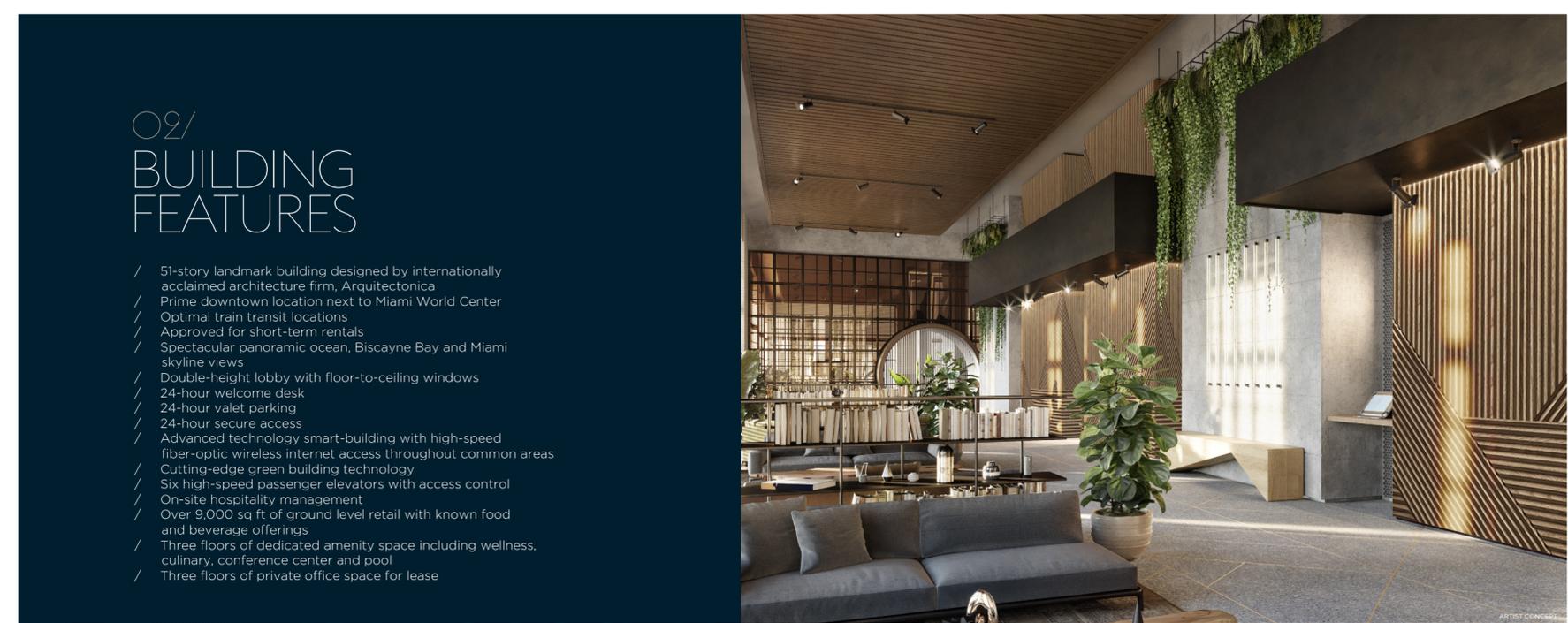
EXPERIENCE
THE
FREEDOM OF
EXPLORATION

ARTIST CONCEPT

IN THE HEART OF MIAMI
CONNECTING GUEST TO
EVERYTHING THE CITY
HAS TO OFFER:
SPORTS, CULTURE,
SHOPPING, DINING
AND CRUISES

Gale Miami is a one-of-a-kind ownership experience offering the luxuries, services, and amenities of a hotel— with added flexibility to list on any homeshare platform as desired.

- INCLUDING:**
- / Airbnb
 - / VRBO.com
 - / TripAdvisor
 - / Expedia
 - / Orbitz
 - / Hotels.com
 - / Travelocity
 - / Booking.com
 - / Kayak
 - / Priceline
 - / FlipKey
 - / Tripping
 - / Trivago
 - / Venere
 - / Hotwire
 - / Owner Direct Vacation Rentals
 - / Beachhouse.com
 - / Resort Reservations
 - / AllTheRooms
 - / Vacation Rental Supermarket
 - / Vaystays
 - / PerfectPlaces.com
 - / VRGuest
 - / Vacayhero
 - / Abritel.fr
 - / HomeAway.at
 - / HomeAway.com.au
 - / AlugueTemporada.com.br
 - / HomeAway.ca
 - / HomeAway.ca.fr
 - / FeWo-direkt.de
 - / HomeAway.dk
 - / HomeAway.es
 - / HomeAway.fi
 - / HomeAway.it
 - / HomeAway.com.mx
 - / HomeAway.nl
 - / HomeAway.no
 - / HomeAway.pt
 - / HomeAway.se
 - / HomeAway.co.uk
 - / HomeAway.com
 - / Homelidays.com
 - / Homelidays.it
 - / VacationRentals.com
 - / Rental Source
 - / RentByOwner
 - / TravelRentals
 - / Agoda
 - / CoastRentals.com
 - / forGetaway.com



02/ 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



03/ GALE MIAMI MANAGED OPTION

A TURNKEY SOLUTION /

- MASTERHOST
- HOUSEKEEPING
- VIP AMENITIES
- FOOD & BEVERAGE

WHAT IS GALE MIAMI? STRENGTH/ FREEDOM/ FLEXIBILITY /

GALE MIAMI COMBINES THE WARMTH OF A HOME WITH AN IMMERSIVE, LOCAL HOSPITALITY EXPERIENCE TO OFFER PEOPLE A UNIQUE WAY TO STAY.

By combining the local atmosphere of a homestay with the service, security, and consistency of a hotel, Gale Miami fills a gap in the hospitality landscape by delivering a unique, forward-thinking option for people with a modern, flexible lifestyle.

GALE MIAMI EMBODIES THE LOCATION BY

- / Connection to local attractions
- / Exclusive invites to local experiences, private events and classes
- / Special discounts for local museums and attractions such as Perez Art Museum and Miami Heat tickets
- / Complimentary Transfers to Port of Miami and beach club

GALE MIAMI FOSTERS SOCIAL CONNECTION

- / More than a place to stay — a launching pad for local insight, events, and culture
- / Creating spaces to work, play and socialize

GALE MIAMI'S EVERYDAY LUXURIES

- / Thoughtful amenities— premium bed linens, comfortable robes and slippers
- / 24/7 concierge
- / Housekeeping services (unit cleaning, linens, consumables)
- / Package receiving
- / Food service delivery



04/ THE SHORT TERM ADVANTAGE

THE MIAMI HERALD:
Miami is the 3rd most profitable Airbnb market globally for hosts.

THE GREATER MIAMI CONVENTION & VISITORS BUREAU INDUSTRY OVERVIEW:

- / 2022 was a record year
- / In 2022, 19.2 million overnight visitors and an additional 7.3 million day visitors, totaling 26.5 million traveled to the area
- / Tourists spent an estimated \$20.8 billion, an increase of 8% over 2021.

MIAMI CITY WIDE EVENTS:

- / The Pickle Games Miami - January 13 - 14, 2024
- / Miami Marathon - January 28th, 2024
- / Miami Boat Show - February 14, 2024
- / Ultra Music Festival - March 22, 2024
- / Miami Open - March, 2024
- / Seatrade - April 3, 2024
- / Formula 1 - May 4, 2024
- / Bitcoin - May, 2024
- / Rolling Loud - July 1, 2024
- / AAO Annual Meeting - October 1, 2024
- / Art Basel - December 1, 2024