

Designed for living artfully



NoMAD
RESIDENCES
WYNWOOD



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



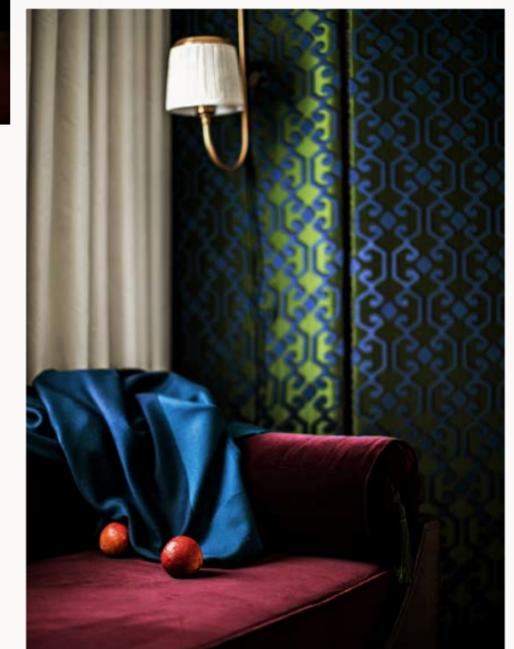
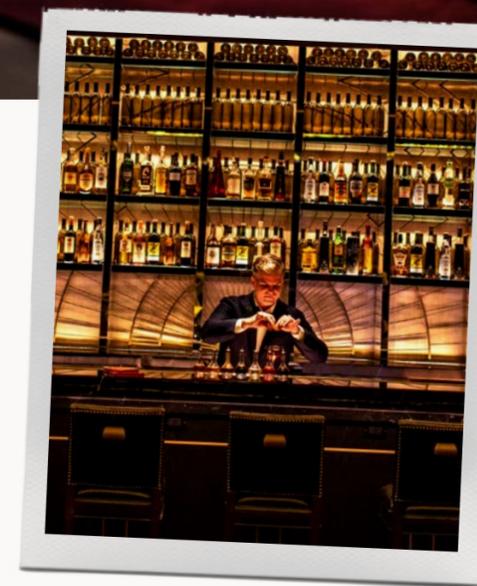
An artful new way of life





Chapter #1

*The NoMad
Brand*



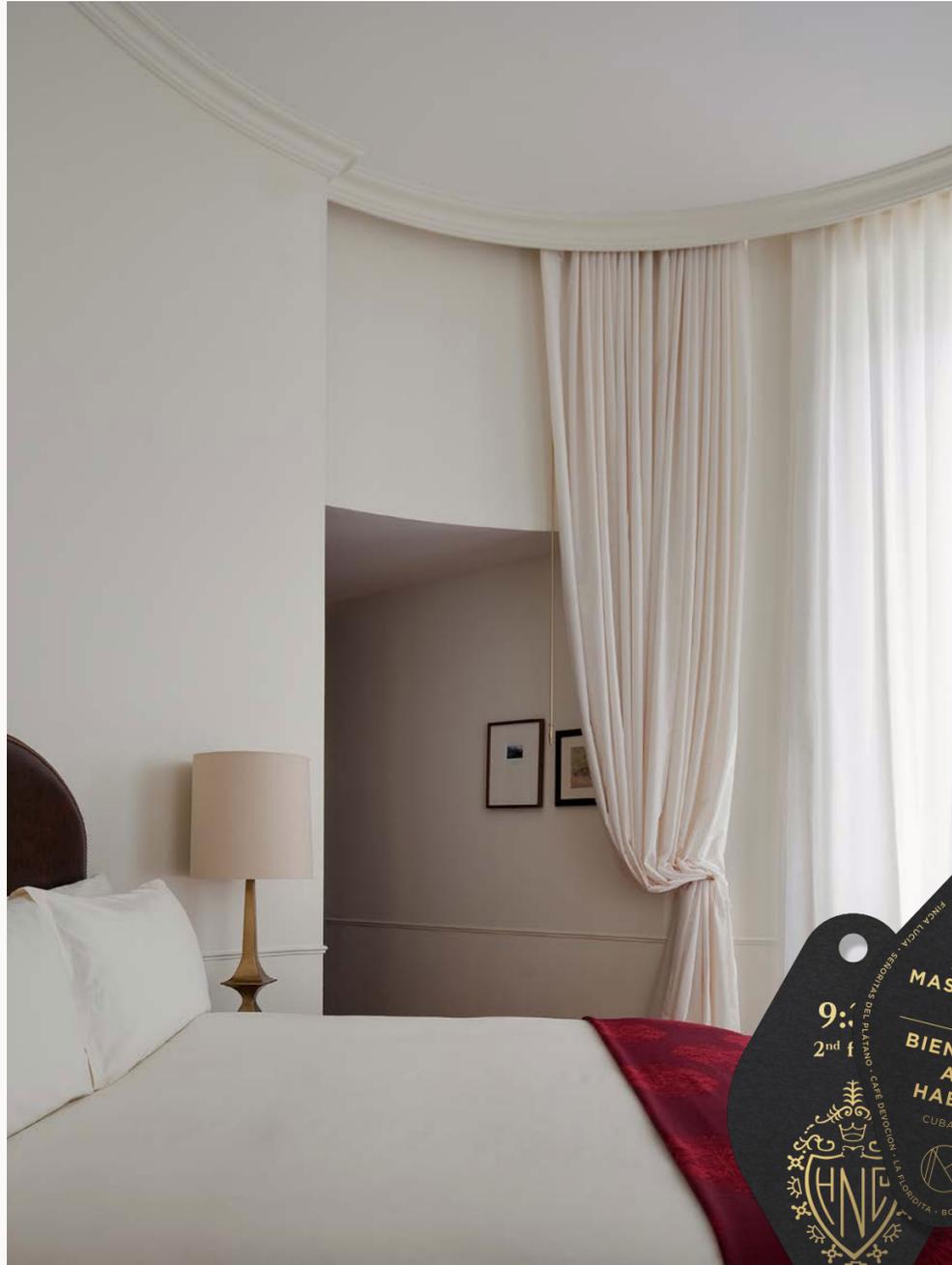
Revered across the globe. Ranked among the best in the world. Defined by character and comfort, true style and refined design. Welcome to *NoMad Residences Wynwood*, from the creators of the iconic NoMad brand.



“If you asked me what the common thread is between all of the NoMad hotels we’ve done, it’s that we’ve really wanted our experience to feel residential.”



ANDREW ZOBLER
FOUNDER, NOMAD HOTELS

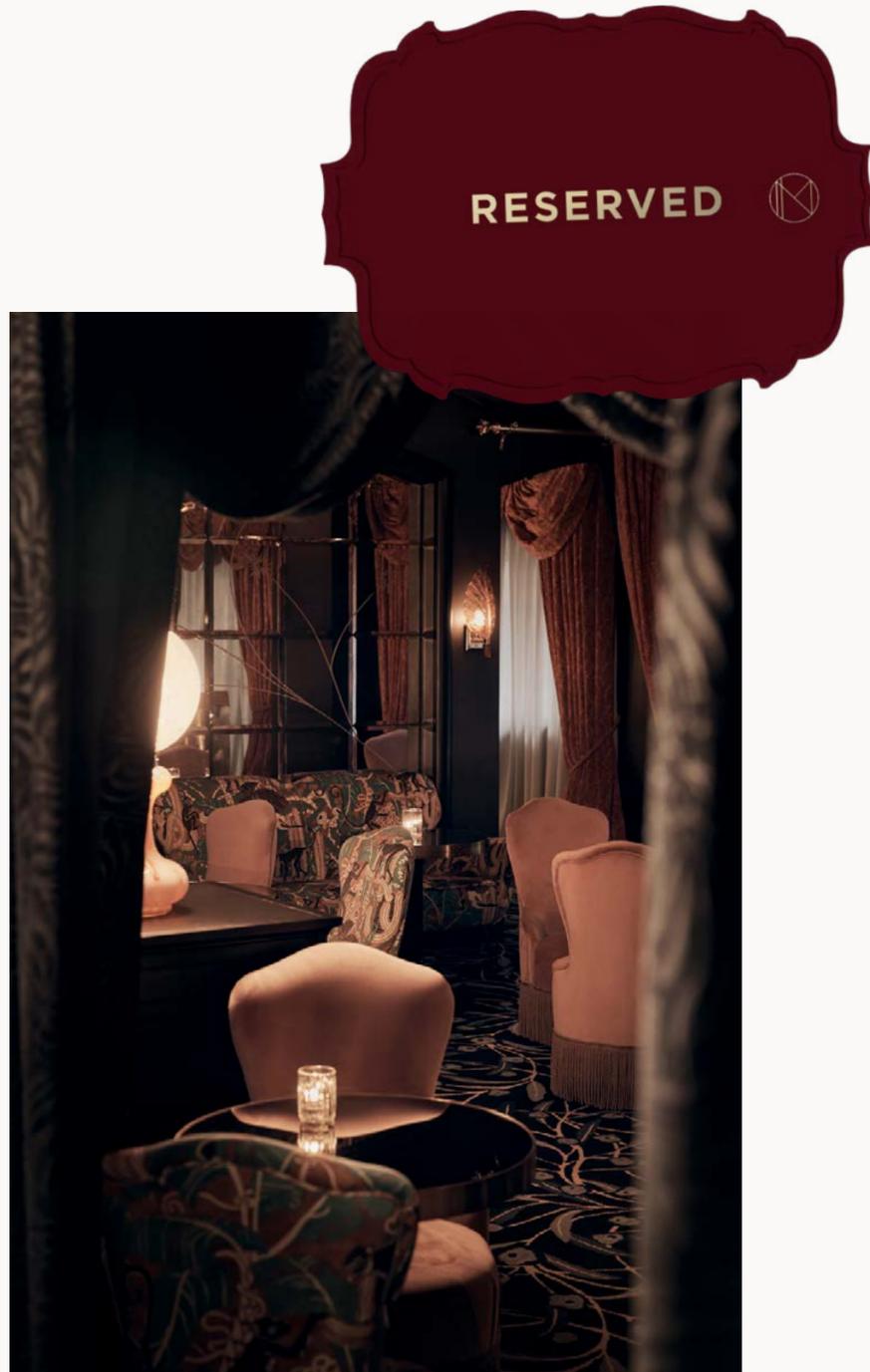


Born in New York City, *NoMad* transformed a bargain wholesale district into the place to be in midtown Manhattan. *NoMad* then established a powerful presence in London, Los Angeles, and Las Vegas, embracing and absorbing the individuality of each location.





NoMad Hotels have enjoyed international recognition since the first location opened in New York, where the NoMad Restaurant was awarded a MICHELIN star. 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 the coveted "Ultimate Accolade" at AHEAD Global 2021.



The first NoMad Bar, in New York, received numerous accolades, including a *James Beard Award* for Outstanding Restaurant Bar Program. Side Hustle—the newest NoMad Bar, in London—has been included on the prestigious *World's Best Bars* list every year since it opened.





Chapter #2

*Living in
Wynwood,
Miami*



Set in Miami's cultural capital: the endlessly walkable Wynwood neighborhood—full of energy and creativity. Just south of the *Miami Design District*, a few miles from the airport and minutes from Miami Beach, Wynwood offers a singular opportunity to live in the center of it all, surrounded by art and culture.



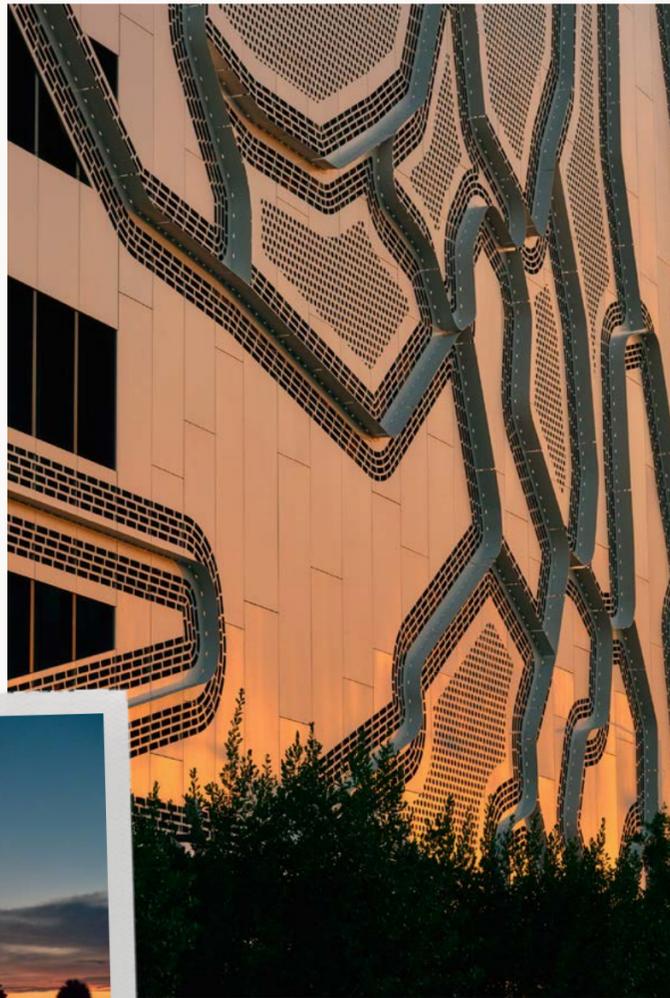


“One of the things we have in common as two brands is our belief in the powerful impact that art has on everyday lives. The NoMad lifestyle of curated living will be the first of its kind in Wynwood.”



NICHOLAS PÉREZ

SENIOR VICE PRESIDENT, RELATED GROUP



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 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, PricewaterhouseCoopers, Industrious* and *Schonfeld*.





Ever-evolving and rapidly transforming, the coveted Wynwood neighborhood takes inspiration from multiple worlds. Steeped in history and reinvigorated by new and next generations, Wynwood reveals an inspired balance of rich heritage and in-the-now vision.

Art embraces the neighborhood—in its walls, its style and its community.



“Wynwood has evolved tremendously and offers everything you could want in a neighborhood. You have everything at your fingertips—art galleries, top-of-the-line dining options, retail. Truly the definition of ‘live’, ‘work’, ‘play’.”



JON PAUL PÉREZ

PRESIDENT, RELATED GROUP





IN GOOD COMPANY

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. Jattö
- 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

★ MICHELIN GUIDE 2022 INCLUSION

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

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







Chapter #3

*Discover NoMad
Residences
Wynwood*



NoMad's first residential property, the Residences blend exceptional design and creative energy. As rich and inspired as NoMad's most coveted hotels, each residence is furnished and finished with an unmistakable mix of irreverence and charm, New York City-born legacy and sunlit Miami vibes.





“The inspiration for the building comes from the neighborhood itself, which is a culmination of ideas collected from artists, from planners, from architects, and from visionaries within the city.”



RAYMOND FORT
DESIGNER, ARQUITECTONICA



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, Blockchain.com* and *Schonfeld*
- Electric car charging stations
- A short walk from the city-proposed, pedestrian-friendly promenade on 27th Terrace and Tri-Rail Station





BUILDING AMENITIES

- Globally acclaimed 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 a dedicated outdoor fitness lawn
- Grilling area
- Speakeasy
- Extensive library and co-working spaces
- Bicycle storage
- Swift, wireless check-in
- Privately controlled elevator access
- Smart climate control
- Private storage on residential floors
- Pet-friendly















Chapter #4

The Residences



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



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.

South Florida's growing base of tech and financial firms have made it a prime choice among millennials and Gen Z'ers. In the last ten years, average rent per square foot in Wynwood has doubled and the number of businesses in the neighborhood has ballooned to more than 400.

Source: Miami Herald; The Real Deal









“The interiors unearth a series of juxtapositions, embracing approachable opulence, refined maximalism, and the benefit of modern comforts and amenities—an effortless, timeless design with hints of industrial moments and the panache of NoMad elegance.”



ANWAR MEKHAYECH
CO-FOUNDER, DESIGNAGENCY

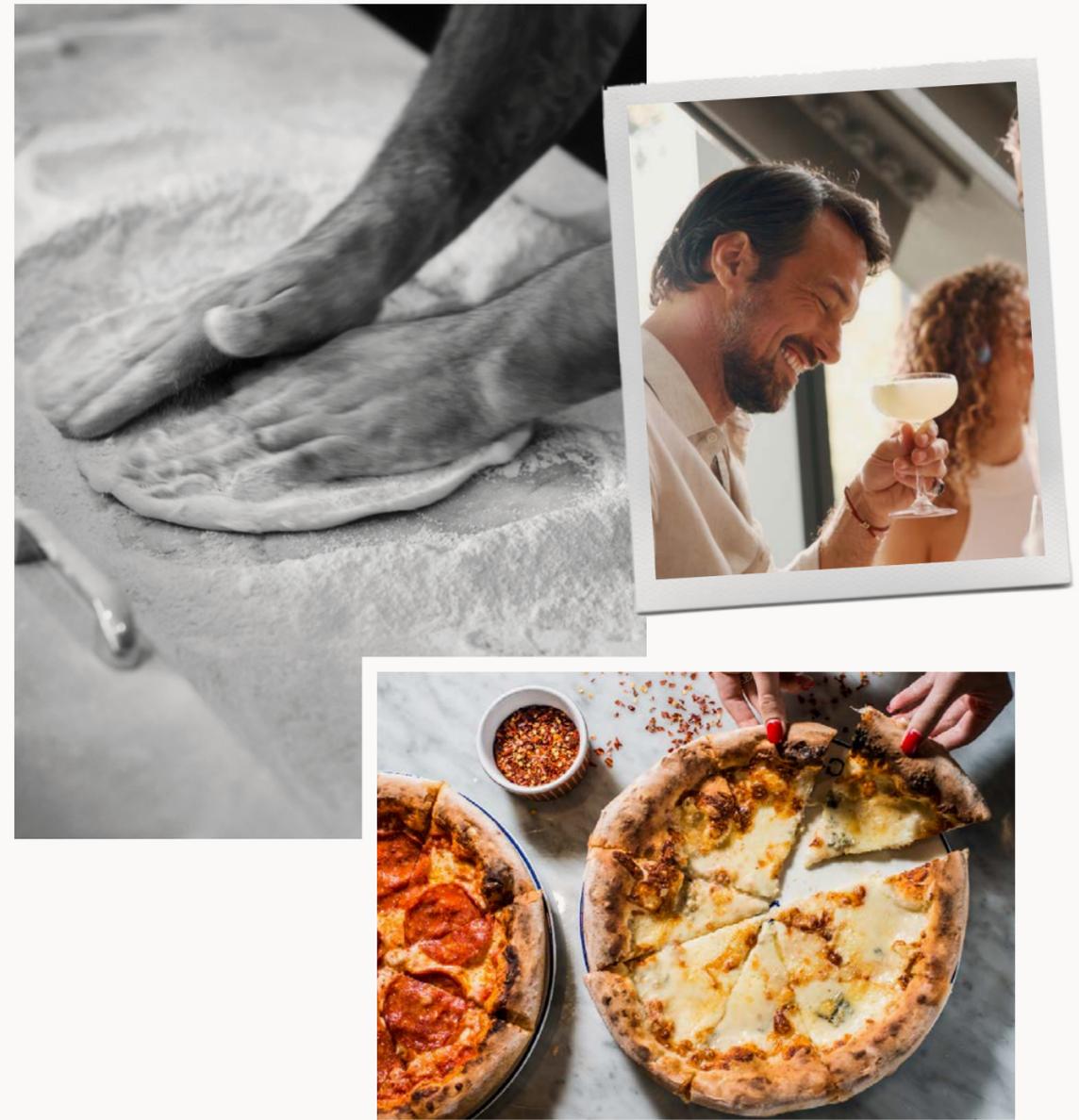






Chapter #5

Food & Beverage



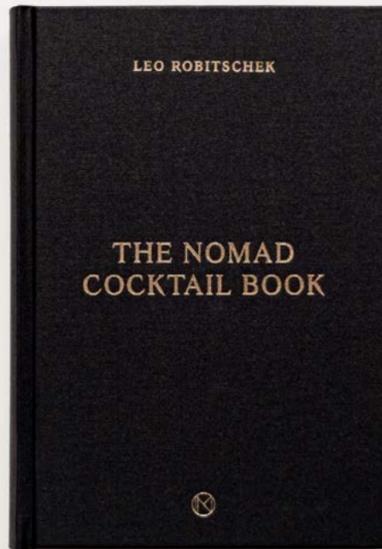
On the ground floor of NoMad Residences Wynwood stands *Casa Tua Cucina*, a sublime Italian eatery with an expansive open kitchen and lively, joyful scene. Imagined as an extension of Founder Miky Grendene's own home, *Casa Tua Cucina* creates a genuine sense of conviviality, inviting shared experiences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



“When I was a kid, I spent a lot of time in the kitchen and for me it’s always been a comforting place—a place where I was learning, a place where I felt good. Casa Tua Cucina in NoMad will attract people from all around the neighborhood.”



MIKY GRENDENE
FOUNDER, CASA TUA CUCINA



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.







“My vision for the NoMad Residences here in Wynwood is bringing it back to home. I grew up here. So creating the cocktail program at the NoMad Residences in Miami is amazing because I get to create people’s homes, in my home.”



LEO ROBITSCHKEK

PARTNER AND F&B CURATOR, NOMAD RESIDENCES

James Beard Award for Outstanding Bar Program





Chapter #6

The Team



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.



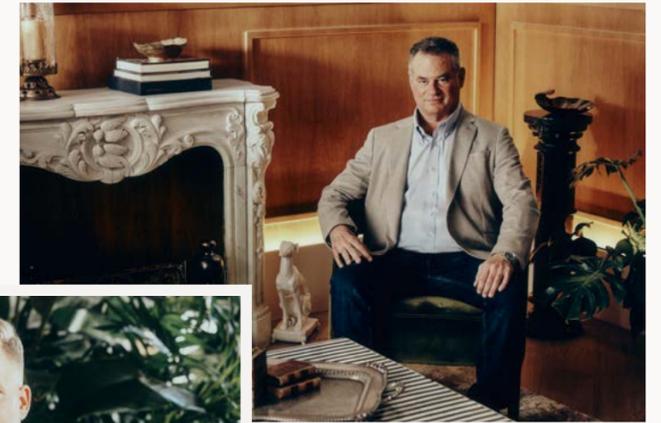
David Edelstein, Principal



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 Zabler,
Founder and CEO



Leo Robitschek,
Vice President of F&B



SYDELL GROUP

Founded by Andrew Zabler, *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.



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.



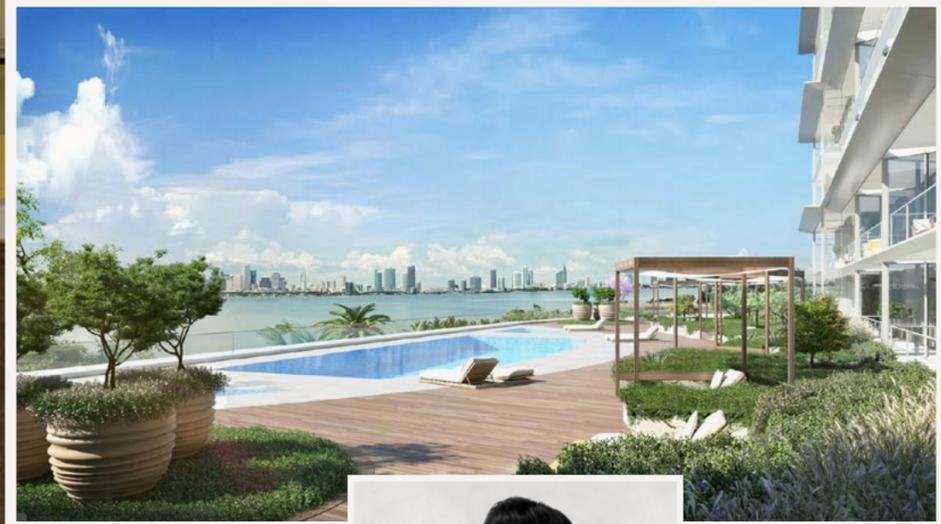
Allen Chan, Co-Founder
 Anwar Mekhayech, Co-Founder
 Matt Davis, Co-Founder



DESIGNAGENCY

DesignAgency is an award-winning international design studio that draws on over two decades of experience in interior design, architectural and landscape concepting, strategic branding and visual communications.

With studios in Toronto, Washington, D.C., Los Angeles and Barcelona, *DesignAgency* has developed a global reputation for creating exceptional environments that people experience fully and deeply.



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

SALES GALLERY

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The complete offering terms are in a CPS-12 Application available from the Sponsor, PRH G40 Property Owner, LLC, 2850 Tigertail Avenue, Suite 800, Miami, Florida 33133; File No. CP22-0093; 2700 NW Wynwood Condominium marketed as The NoMad Residences, 2700 NW 2nd Avenue, Miami, Florida 33127. 2700 NW Wynwood Condominium (the "Condominium") is developed by PRH G40 Property Owner, LLC ("Developer") and marketed as The NoMad Residences. The floor plan, unit layout, locations of windows, doors, closets, plumbing, mechanical, appliances, architectural design elements, and the uses, configurations, and entries to rooms may change based on final approved plans, permitting, and completed construction. Consult only the Developer's Prospectus for the Condominium to learn terms, conditions, specifications, estimated costs, and to learn what is included with a Unit purchase and how to calculate the Unit size. Pursuant to a license agreement, Developer has the right to use the trade names, marks, images, and logos of The Related Group and of Nomad Marks, LLC for so long as such license agreements are not terminated or otherwise lapse. Developer is not incorporated in, located in, nor a resident of, New York and this is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or residents of any other jurisdiction were prohibited by law. Reproduction for any use is not authorized. ©2023 PRH G40 Property Owner, LLC.



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