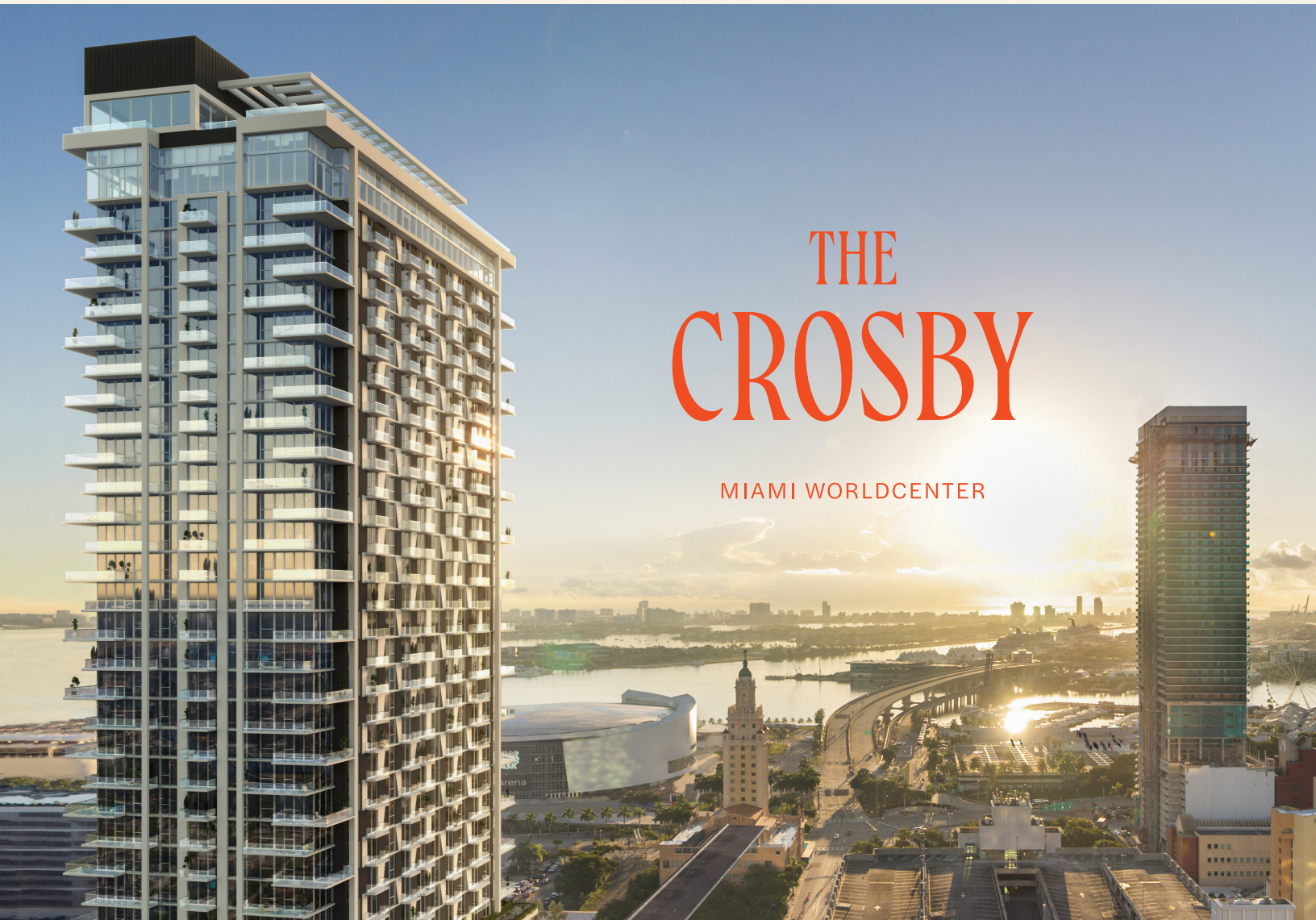


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THE CROSBY

MIAMI WORLDCENTER

MIAMI LIVING
Downtown Sophistication



Elegant lobby



Pedestrian view of The Crosby



Chic rooftop bar

33 STORIES
450 RESIDENCES
NO RENTAL RESTRICTIONS

DEVELOPMENT TEAM
 Related Group
 Merrimac Ventures

ARCHITECT
 Cohen Freeman Encinosa

INTERIOR DESIGNER
 AVRO|KO

The Crosby places residents in the center of Miami's magic — offering access to the city's urban forefront and its cosmopolitan pulse.

Beautifully designed common spaces set a sophisticated tone, while each residence offers a well-appointed canvas for self-expression. A robust amenity program heightens every moment of day-to-day living, creating the perfect backdrop for your downtown life.

The Crosby ushers in a new dynamic Miami lifestyle where the city's best dining, shopping and recreation is just a short walk away.

RESIDENCE FEATURES

- Fully finished and furnished Studio, 1- and 2-bedroom residences
- Furniture curated by AvroKO
- 9-foot-high ceilings with floor to ceiling glass windows
- Balcony with every residence
- Finished interior and exterior flooring
- Gourmet kitchens featuring custom Italian cabinetry
- Bosch appliances, including paneled refrigerator/freezer, dishwasher, built-in convection oven/microwave, and cooktop
- Rain showers in primary bathrooms and custom Italian vanities
- Full-size washer and dryer in unit
- Fully built-out closets
- Contemporary lighting packages, including recessed lighting, dimmers, and lighting control
- Brilliant smart-home system offering seamless personalization with the touch of a button, including ability to control audio, climate, window treatments, and lighting systems
- Smart keyless entry system allowing you to unlock your door via smart app, doorcode, keycard, or Apple Watch

BUILDING AMENITIES

- Over 22,000 sq. ft | 2,050 m² of amenities
- Expansive rooftop resort-style pool with jacuzzi, cabanas and grilling stations perfect for entertaining
- Private rooftop restaurant/bar
- Italian inspired trellis garden
- Inviting fire pit lounge with breathtaking views of the Biscayne Bay skyline
- State-of-the-art fitness center featuring saunas and plunge pools
- Clubroom with private dining and stunning water views
- Convenient juice and coffee bar
- Spacious coworking center
- Gaming lounge
- Curated museum quality art throughout all common areas
- 24/7 security services, high-speed elevators, and controlled property access
- 24/7 concierge services
- European porcelain flooring

UNIT SIZES

Studio / 1 BA 350 – 400 SF | 33 – 37 m²
 1 BD / 1 BA 600 – 650 SF | 56 – 60 m²
 2 BD / 2 BA 825 SF | 77 m²

DEPOSIT STRUCTURE

5% Reservation
 15% Contract
 10% Groundbreaking
 10% Top-off
 60% Closing



Spacious bathrooms

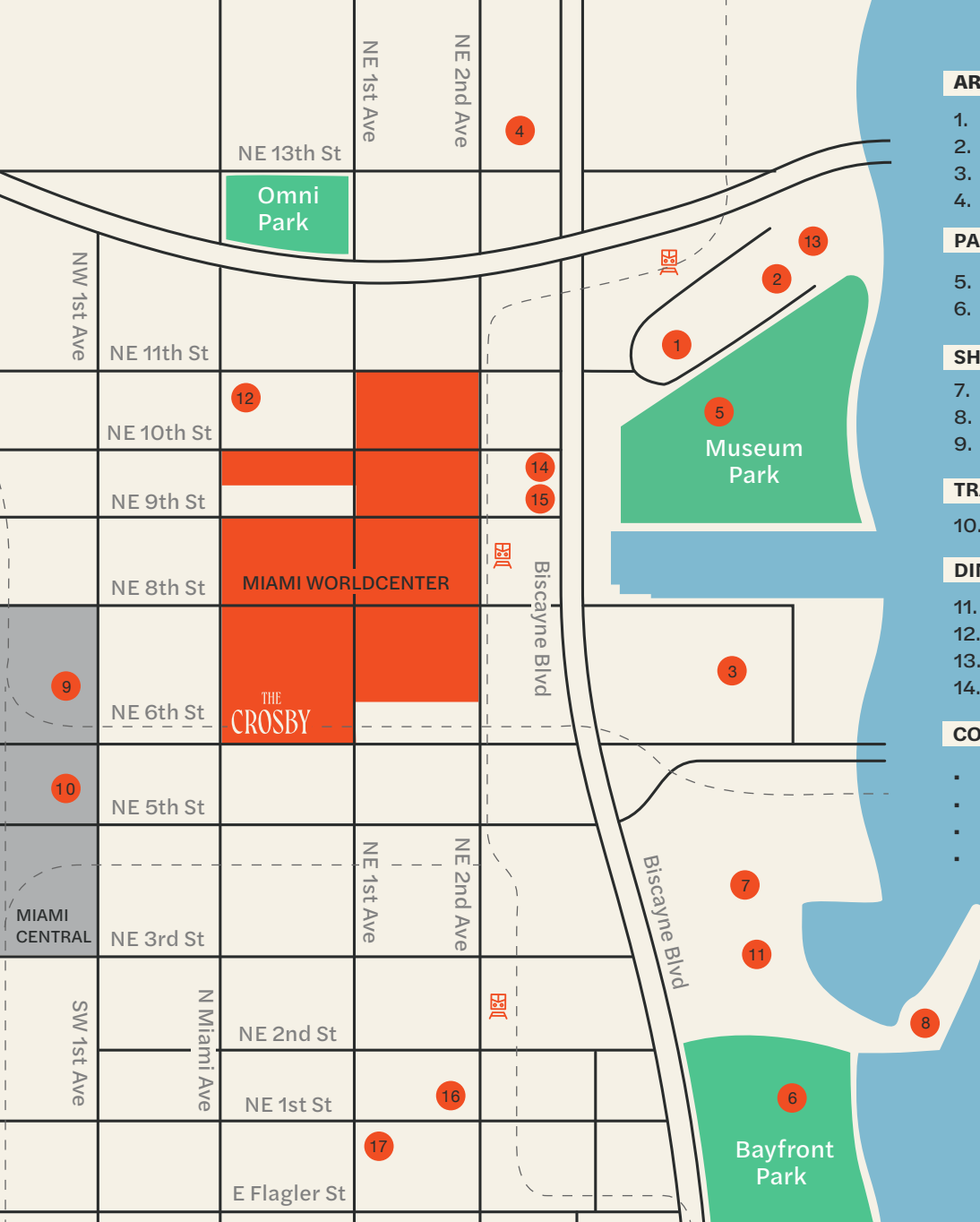


Open, bright living areas



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ARTS, CULTURE AND ENTERTAINMENT

1. Philip and Patricia Frost Museum of Science
2. Pérez Art Museum Miami
3. FTX Arena
4. Adrienne Arsht Center for Performing Arts

PARKS

5. Maurice A Ferré/Museum Park
6. Bayfront Park

SHOPPING AND ACTIVITIES

7. Bayside Market
8. Skyviews Miami Observation Wheel
9. Central Fare at MiamiCentral

TRANSPORTATION

10. MiamiCentral – (Brightline)


DINING

- | | |
|-----------------------|---------------------|
| 11. La Industria | 15. Sushi Sake |
| 12. 11th Street Pizza | 16. NIU Kitchen |
| 13. Verde | 17. Soya e Pomodoro |
| 14. Sagrado Café | |

COMING SOON TO MIAMI WORLDCENTER

- | | |
|----------------|---------------|
| • Bowlero | • El Vecino |
| • Lucid Motors | • Maple & Ash |
| • Sephora | • Etta |
| • Laurel | |

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Artist's renderings of development; excludes images of surrounding and neighboring buildings



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