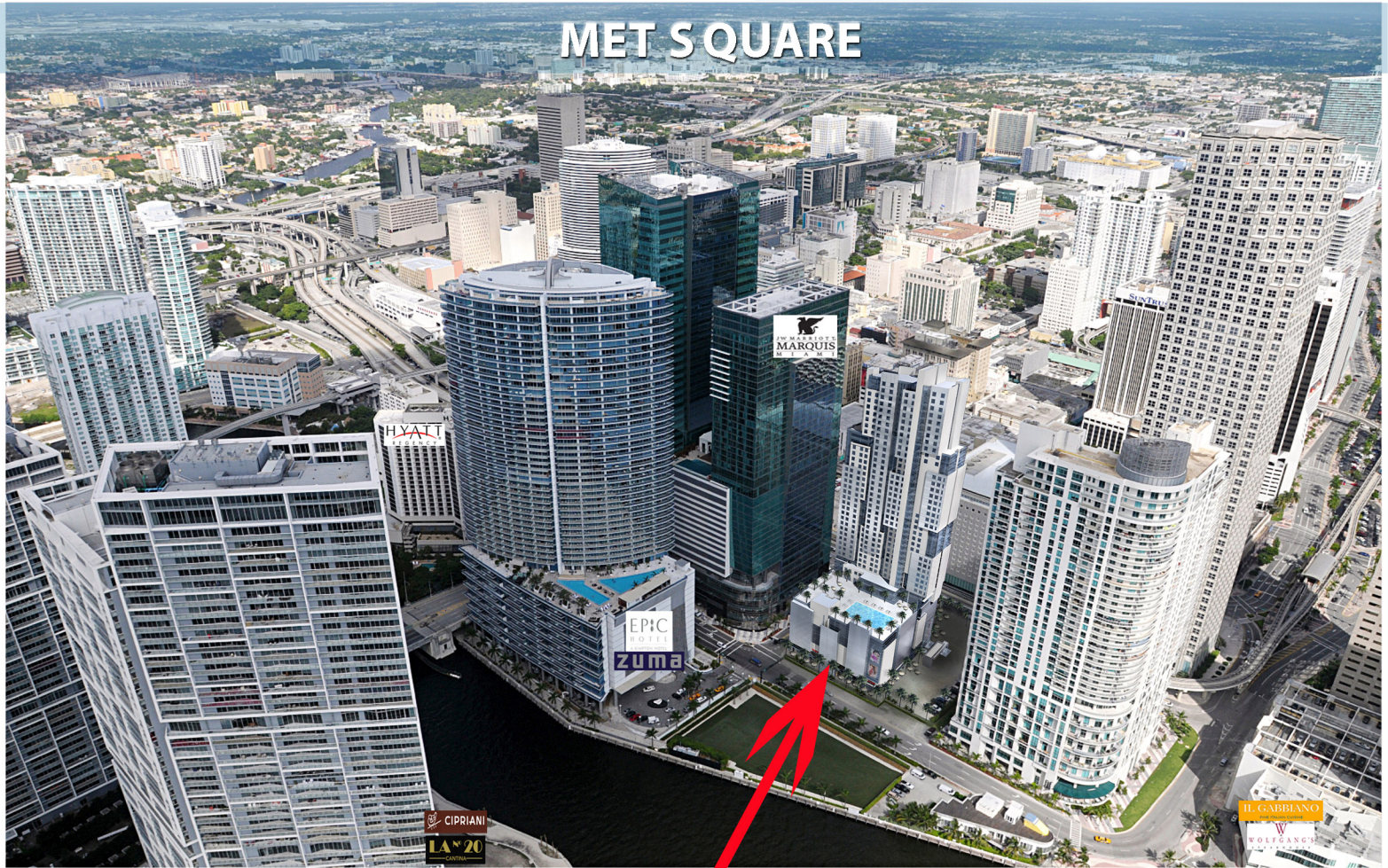


KONIVER STERN GROUP

MET SQUARE



CURRENTLY UNDER CONSTRUCTION!

Join 1,400 seat Silverspot Cinema (12 screens) and Whole Foods!

Approx 45,000 SF of prime restaurant space

Met Miami contains 357 hotel rooms, approx 800,000 SF Class A office space, over 1,100 residential units at completion (last phase currently under construction)

Located between S.E. 3rd & 4th Street on S.E. 3rd Avenue, Miami, FL

Across from Zuma, Il Gabiano, Hyatt Hotel and Miami Convention Center

Demographics:

Daytime Population approx. 180,000 people

Office Space approx. 11,645,736 sq. ft. Downtown/Brickell

Hotel Rooms approx. 7,000 in the primary market

Overnight Visitors approx. 900,000 annual overnight visitors

Residential approx. 150,000 residents

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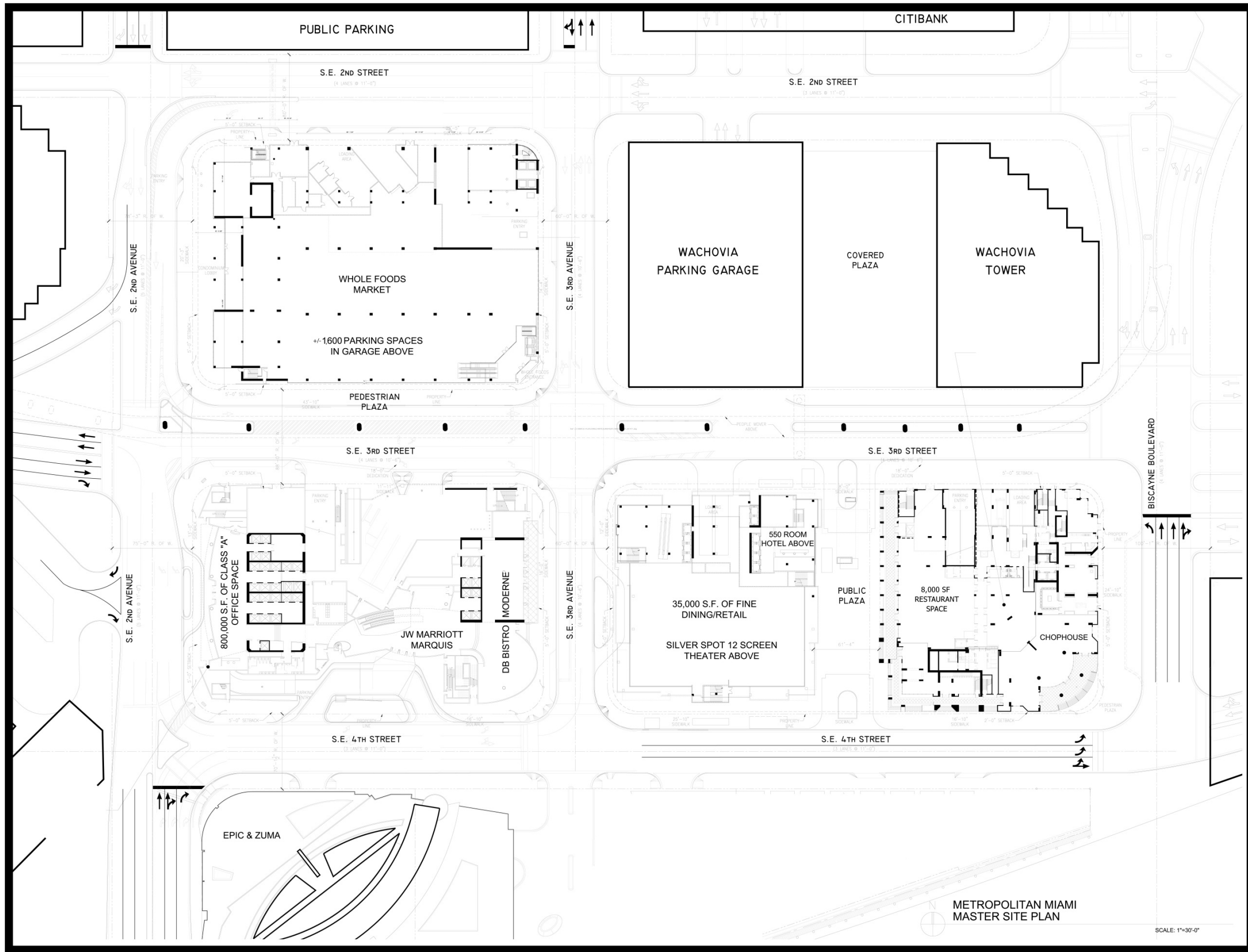
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METROPOLITAN MIAMI

A recent Miami DDA Demographic Profile study found that Downtown Miami has:

- **Median household income of \$70,800** - far exceeding that of the City of Miami and Miami-Dade County.
 - **Approximately 80,750 residents** in 2014. The projected population for 2019 is **92,519**.
 - **The majority (57%) of residents are between 20-44 years of age**, and more than 65% of employed Downtown residents are working as professionals.
- Approximately 100 new restaurants and shops have opened over the past year. Occupancies are up throughout the Downtown corridor. Multi-tenant destinations like Mary Brickell Village, and the construction of **Whole Foods Market** and **Publix Super Market (3)**, a 12-screen movie theater, and “big box” retailers are continuing the conversion of Downtown from a business-centric center to a consumer-focused, 24/7 neighborhood.
 - **The 24,000 Downtown condominium** units built since 2003 are almost fully absorbed, with **95% occupancy** - up from approximately 62% three years ago. New projects launched in the last year include the 374-unit BrickellHouse condominium, The Related Group’s MyBrickell and Millecento, as well as Swire Group’s Brickell CitiCentre.
 - **Downtown/Brickell has approximately 18,600,000 SF of office space**. Brickell CitiCentre, a \$1 billion, six-tower, 4.6 million-square-foot LEED-certified mixed-use project under construction, will bring numerous new restaurants and stores to the area. 1450 Brickell, a premier Class-A offering within the Brickell Financial District, already is more than 90% occupied. Another project, 600 Brickell, is offering tenants strong technology assets, including double-redundant fiber connectivity to the NAP of the Americas and colocation space for tenant server hosting.
 - Nearly a dozen new hotels have opened in Downtown since 2000. Today, **Downtown/Brickell has close to 7,000 hotel rooms** and the highest concentration of luxury hotels (**Four Seasons, JW Marriott, JW Marquis, Hyatt, Conrad Hilton**) in the region. Hampton Inn & Suites Brickell opened in 2011 to serve the mid-range market with upscale amenities, conference facilities and outdoor space overlooking Brickell Avenue.
 - The American Airlines Arena, home to the Miami Heat, concerts and events, has 1,400,000 visitors annually.
 - The Jorge R. Perez Art Museum of Miami Dade County, a \$220 million, 200,000-squarefoot facility for modern and contemporary art recently opened in Museum Park.
 - The Patricia and Phillip Frost Museum of Science, a \$275 million science museum, planetarium and aquarium to be located in Museum Park, broke ground in February 2012. It is slated to open in spring 2015.
 - Museum Park – A 29-acre home for the arts overlooking Biscayne Bay, the park will be home to the new museums of art and science, and will also feature green space, public gardens, cultural offerings and sculpture installations.



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metropolitan
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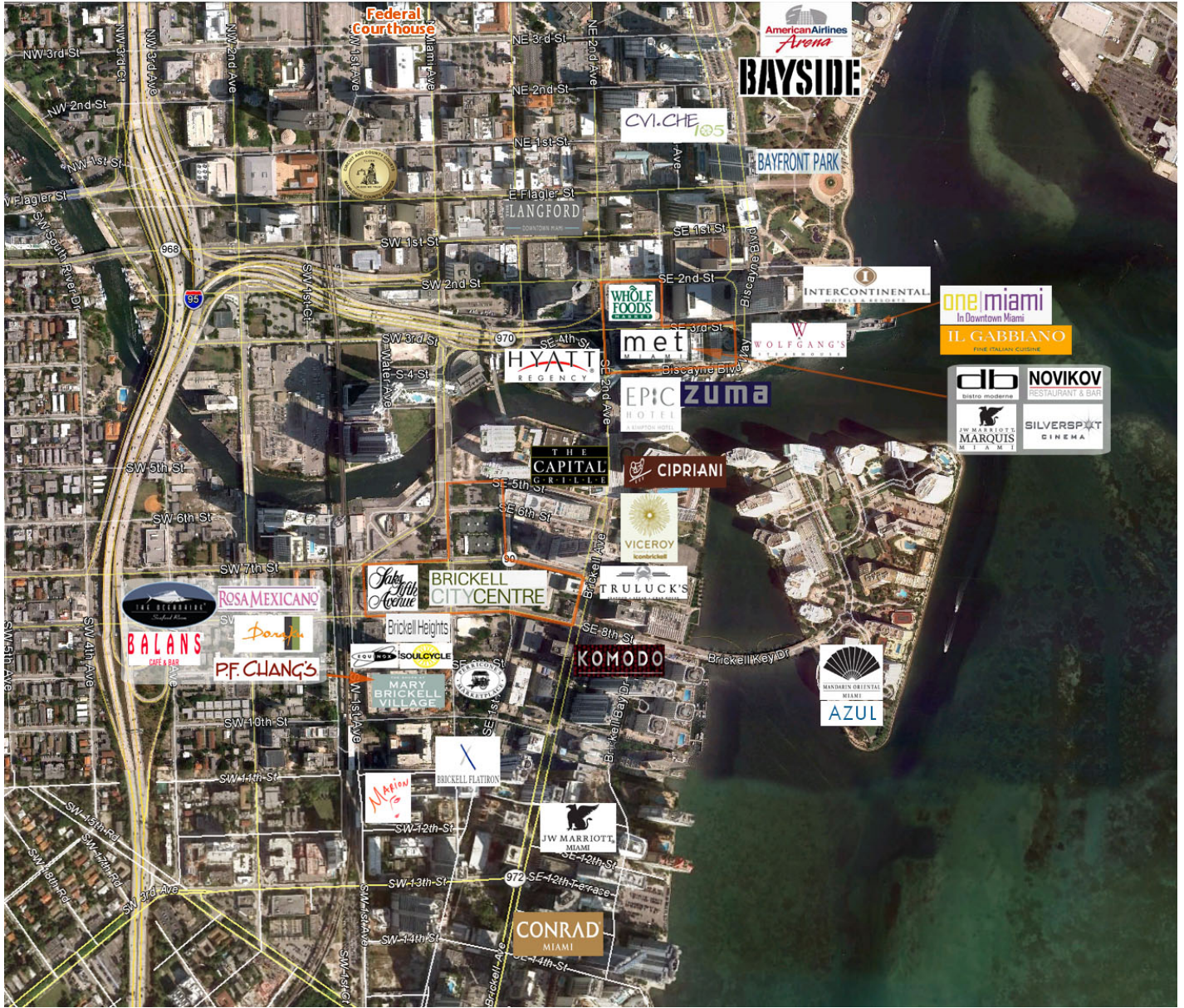
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DATE: 10/15/16
SCALE: AS SHOWN
PROGRESS ISSUE
10/15/16

METROPOLITAN MIAMI
MASTER SITE PLAN

SCALE: 1"=30'-0"

A-1

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