



ATLAS PLAZA

MIAMI DESIGN DISTRICT

miami
RFR
RETAIL

Tricap

World-class destination for art, design and fashion

Close to Midtown and Wynwood with easy access to I-95 & I-195



MIAMI DESIGN DISTRICT



15.9 M

yearly visitors to Miami
Sept 2016 - Aug 2017

50-100%

increase in retailers
year-over-year sales
Jan 2018

26 B

in direct expenditures
from visitors
Sept 2016 - Aug 2017

\$55 B

overall 2016 sales

136%

increase in median
price single-family homes
surrounding Miami's
Design District
2012 - 2017



THE ULTIMATE DESTINATION FOR CUTTING-EDGE FASHION, ART, DESIGN AND CULTURE



150+ LUXURY RETAILERS



FASHION

A. Lange & Söhne
 Alice + Olivia
 BA&SH
 Berluti
 Bulgari
 Burberry
 Cartier
 Céline
 Chernaya Bridal House
 Christian Louboutin
 Chrome Hearts
 Cos
 Daniella Kronfle
 Dior
 Dior Home
 ECJ Luxe
 Empressa
 En Avance
 Eres
 Ermenegildo Zegna
 Fendi
 Genius Jones
 Giorgio Armani
 Givenchy
 Gucci
 Harry Winston
 Hermès
 Hublot
 I on the District
 Isabel Marant
 IVC Schaffhausen
 Jaeger-LeCoultre
 Jason of Beverly Hills
 Jon Lobb
 Lanvin Boutique
 Loewe
 Longchamp
 Loro Piana
 Louis Vuitton
 Maison Margiela

Marni
 Max Mara
 Miu Miu
 MM6 Maison Margiela
 Mrkt Deux
 Omega Boutique
 Panerai
 Parmigian Fleurier
 Piaget
 Prada
 Pucci
 Rag & Bone
 Ralph & Russo
 Rick Owens
 Rimowa
 Roberto Coin
 Rolex Boutique
 Saint Laurent
 Seiko
 Seven Biçakçı
 Tag Heuer
 The Bazaar Project
 Theory
 Tiffany & Co.
 Tod's
 Tom Ford
 Tory Burch
 Tourbillon
 Ulysse Nardin
 Vacheron Constantin
 Vagu
 Valentino
 Van Cleef & Arels
 Vo73
 Versace
 Vhernier
 Yvel
 Zadig & Voltaire

HOME & DESIGN Adriana Hoyos

Ann Sacks
 Arclinea
 Armani/Casa
 Bang & Olufsen
 Bisazza
 Boffi Studio
 Miami-Solesdi
 Brown Jordan
 Bulthaup Miami
 Ceramic Matrix
 Citco
 Crescent Garden
 Decorator's Plumbing
 Design Within Reach
 Designer's Tile
 Emilio Robba
 Flor
 Galilee Lighting
 HausScape
 Henge + Listone
 Giordano
 Holly Hunt
 Internum and Design
 Italian Luxury Design
 Italicam
 Ivette Arango
 Interior Design
 Janan Janan
 Janus et Cie
 Jonathan Adler
 Kartell
 L'arte Kitchen & Living
 Lema
 Liaigre
 Ligne Roset
 Linea Studio
 Lladró
 Luxury Living
 Showroom
 Michael Dawkins
 Home
 Minotti Miami

Mitchell Gold + Bob Williams
 Modern Home 2 Go
 Molteni&C—Dada by Modus Miami
 Monica James
 Natuzzi Italia
 Nice B Home
 No Borders for Design
 Oggetti
 One of a Kind
 Orlean
 Ornare
 Pianeta Legno
 Poliform USA
 Saint-Louis Crystal
 Simonia's
 Spazio Di Casa Fine Italian Furniture & Kitchens
 Susane R
 Lifestyle Boutique
 The Rug Company
 The Shade Store
 Threadcount
 Versace Home
 Waterworks

ART

Art&Art Collection
 Bossa Gallery
 De La Cruz Collection
 Contemporary Art Space
 FAAM—Fine Art Auctions Miami
 Flotsam & Jetsam: Shop Architects

Institute of Contemporary Art Miami
 Locust Projects
 Maman Fine Art
 Markowicz Fine Art
 Mathew Ritchie: After Light
 Mora Studio
 Obsolete Media
 Opera Gallery
 Primary Projects
 The Haitian Heritage Museum

FOOD & DRINK

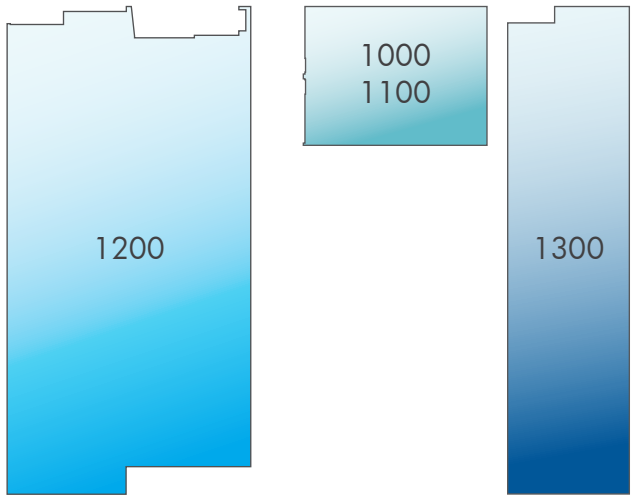
Abacco Wines & Wine Bar
 Crumb on Parchment
 Ella
 Estefan Kitchen
 Ladurée
 Mandolin Aegean Bistro
 MC Kitchen
 Michael's Genuine Food & Drink
 OTL



ATLAS PLAZA

- ◆ DESIGN
- ◆ FASHION & LUXURY
- ◆ FOOD & ENTERTAINMENT
- ◆ ART
- ◆ SERVICES
- ◆ OTHER
- P PARKING
- V VALET SERVICE

AVAILABLE SUITES



< I-95, DOWNTOWN, MIAMI INTERNATIONAL AIRPORT

ATLAS PLAZA



Retail and showroom spaces
from 1,064SF to 4,654SF available
in the vibrant Miami Design
District, for immediate possession.

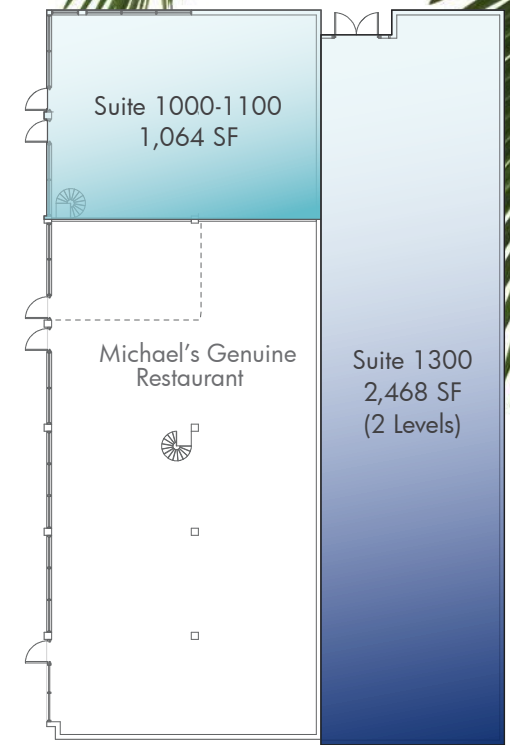
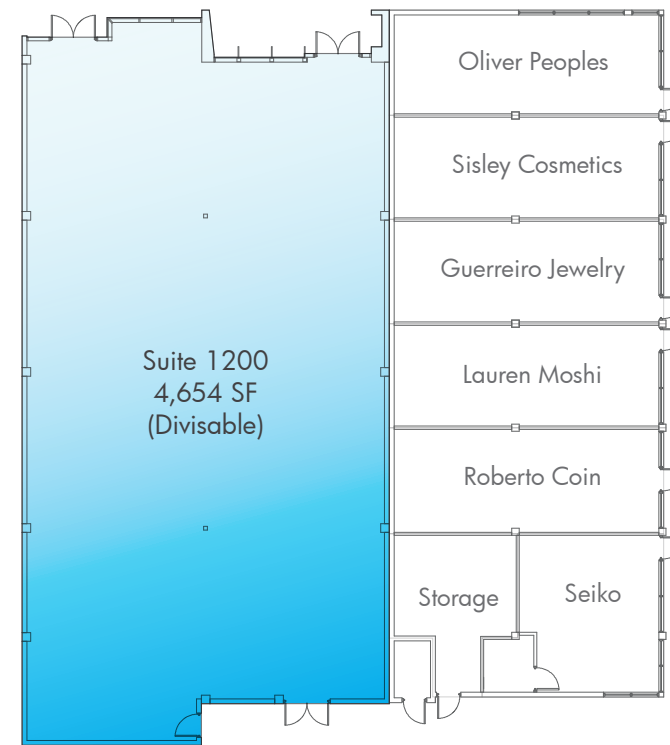
*Located in the heart of Miami's
most innovative fashion, design,
dining & architectural experiences*

Divisions available
Up to 50 feet of frontage
Ideal for luxury boutique tenants
Valet, street and garage parking

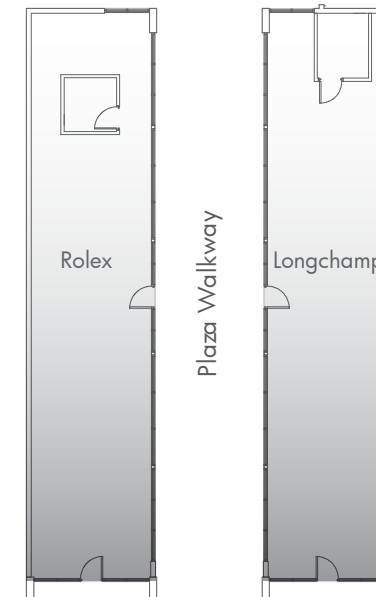


JOIN AWARD-WINNING RETAILERS SUCH AS
CARTIER, FENDI, GUCCI, HERMES, BULGARI,
CELINE, DIOR, ROLEX AND MORE!

NE 40th Street



ATLAS PLAZA

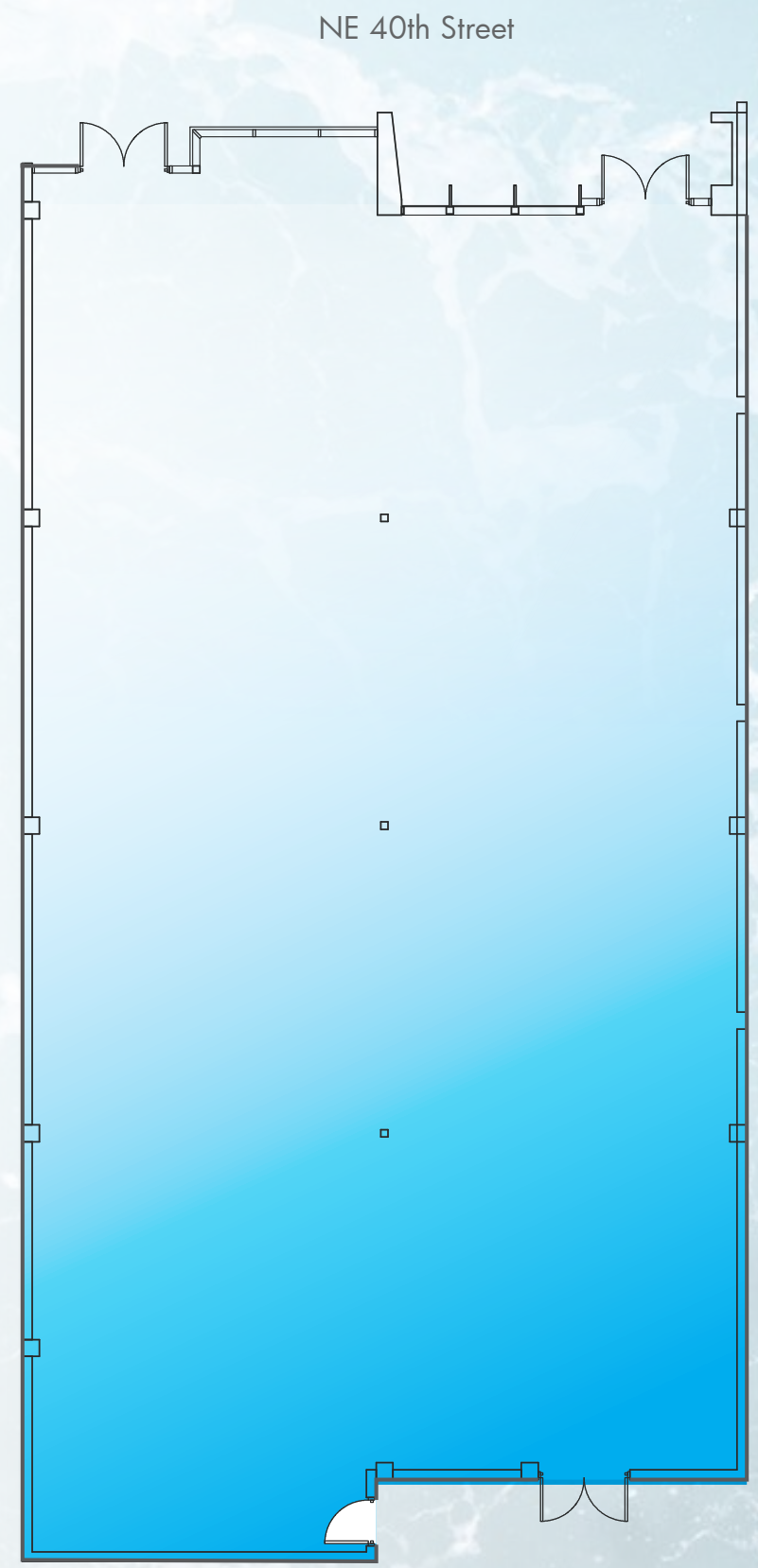
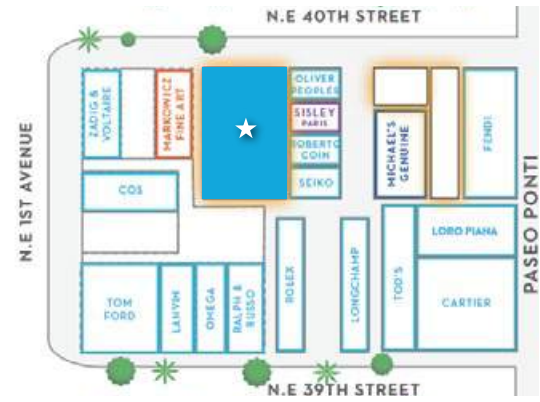


114 NE 40 STREET

SUITE 1200 | 4,654 SF | DIVISABLE

Single and Double Tenant Options Available

See following pages for renderings.



SINGLE TENANT



Artist Rendering

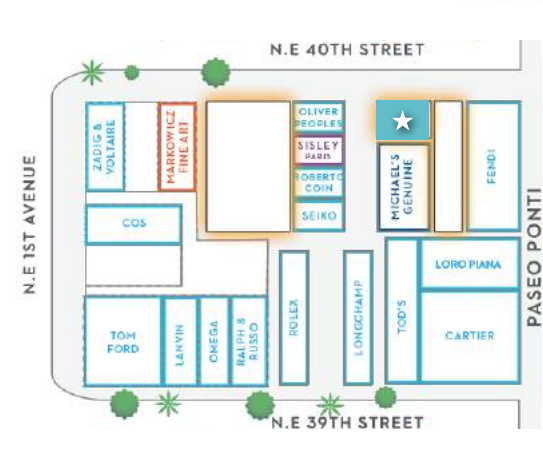
TWO TENANTS



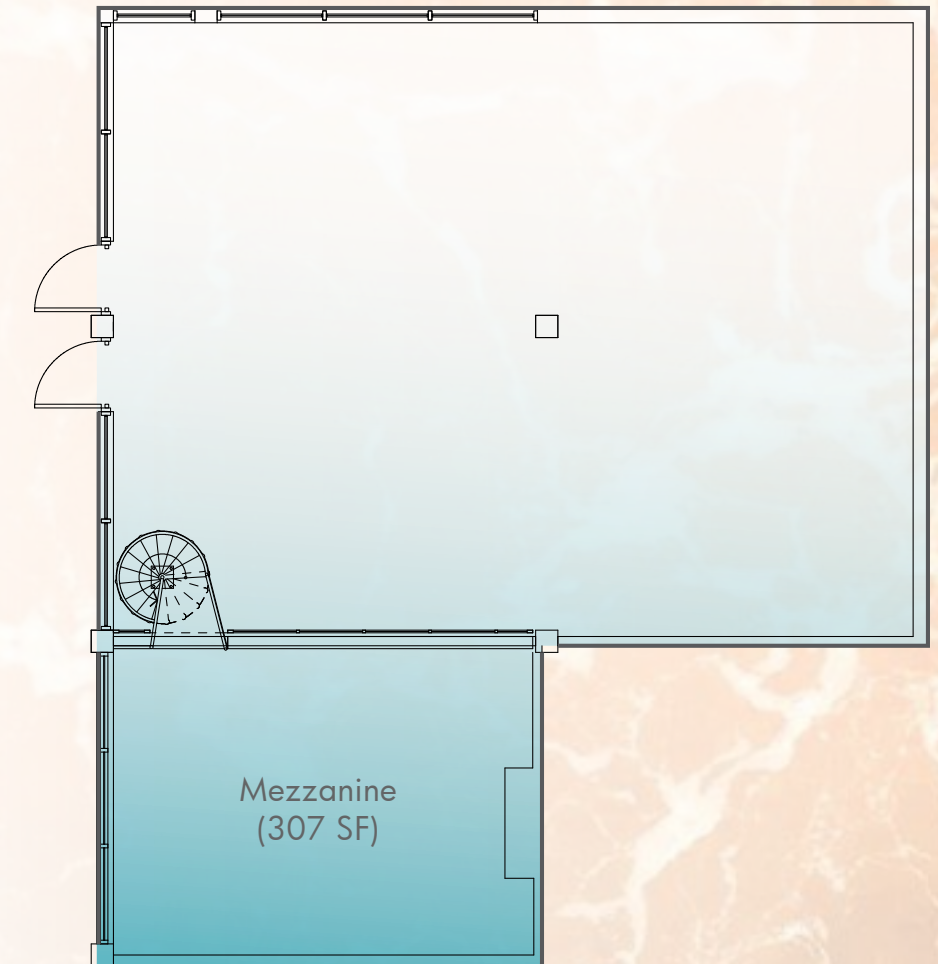
Artist Rendering

130 NE 40 STREET

SUITE 1000-1100 | 1,064 SF | PLUS MEZZANINE



NE 40th Street

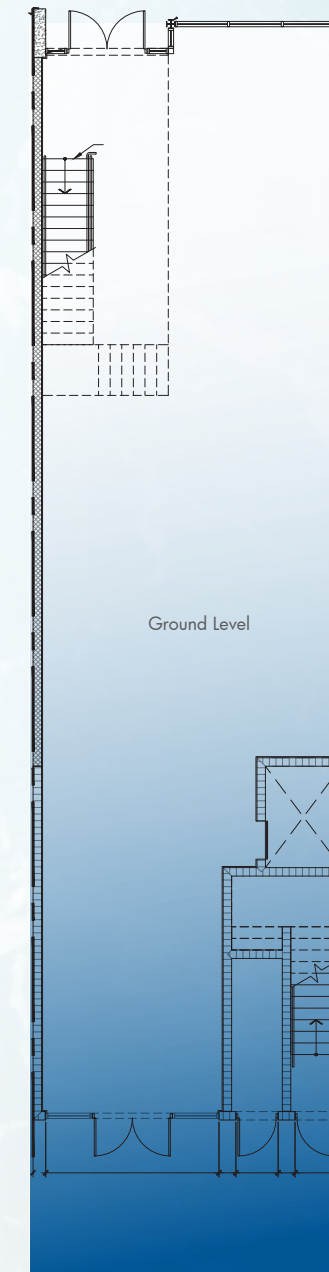


140 NE 40 STREET

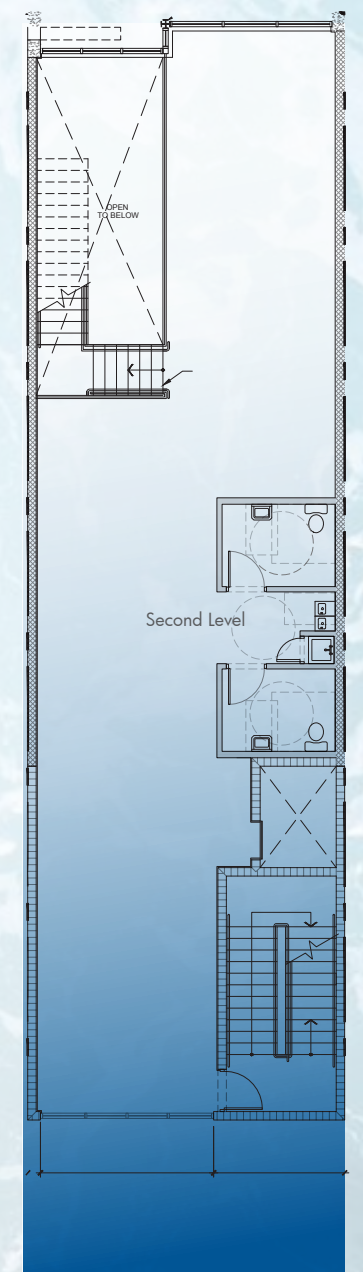
SUITE 1300 | 2,468 | 2 LEVELS



Available 3rd Quarter 2019



Ground Level
2,146 SF



Second Level
1,851 SF

MIAMI DESIGN DISTRICT

A LOOK TO THE FUTURE

The latest expansion of the \$1.4 billion **Miami Design District** is almost complete. Take a stroll through the new pedestrian walkways, experience art installations, magnificent plazas & enjoy all the retail ranging from ultra-luxury to urban-hip. But **it doesn't stop there**. More attractions are on the way!

Due to arrive over the next six months are four new restaurants by culinary stars Brad Kilgore, Joël Robuchon and Jean-Georges Vongerichten. So is a large food hall, St. Roch Market featuring 12 eateries. Also slated to **join the growing list of retailers**; Dolce & Gabbana, Balenciaga and Céline. Visitors also have two new hotels to look forward to due to be completed in 2020.

Giving the Design District's locale a distinct advantage over traditional malls.

An analysis published by Fung Global Retail & Technology cited leisure shopping — stores surrounded by restaurants, entertainment venues and service businesses — as one of the **biggest potential growth** areas for the retail industry.

More than a dozen retailers within the Design District reported a **year-over-year increase of 50-100 percent in sales in January 2018**. The number of vehicles parked inside the City View garage (which is intentionally priced low, at \$3 for four hours, to encourage visitors) has gone up 50 percent every month since June 2017, while the Institute of Contemporary Art, Miami has drawn in over 30,000 visitors since opening its doors in December.



MIAMI
DESIGN
DISTRICT

Experience Miami's Design District— where architecture, art, design, dining and cultural programming come together on 18 square blocks in the center of Miami creating the ultimate destination!



ATLAS PLAZA

MIAMI DESIGN DISTRICT

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Tricap

 **comras company**
redefining retail.

