FLOOR PLATES

# 619

# BRICKELL

BY NOBU • FOSTER + PARTNERS

# CONTENTS


| | |
|---|---|
| Level 1: Nobu Restaurant & Bar | 4 |
| Level 2: Private Residents' Lobby | 6 |
| Level 3: Wellness and Longevity by Nobu | 8 |
| Level 4: Fitness & Wellness | 10 |
| Level 11: Pool Deck | 12 |
| Level 11: Nobu Café | 14 |
| Residences Collection Stacking Plan | 16 |
| Collection One | 18 |
| Collection Two | 20 |
| Collection Three | 22 |
| Collection Four | 24 |
| Collection Five | 26 |
| Team & Disclaimer | 28 |

**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 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.**

619 Brickell Condominium a/k/a 619 BRICKELL BY NOBU · FOSTER + PARTNERS

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE

PODIUM DECK

AMENITY

# Nobu Restaurant & Bar

LEVEL

1

FEATURES

- Nobu Restaurant
- Nobu Bar & Terrace
- Nobu Outdoor Dining Terraces
- Residents' Pedestrian Entrance
- Lobbies (North & South)
- Access to Bay Walk

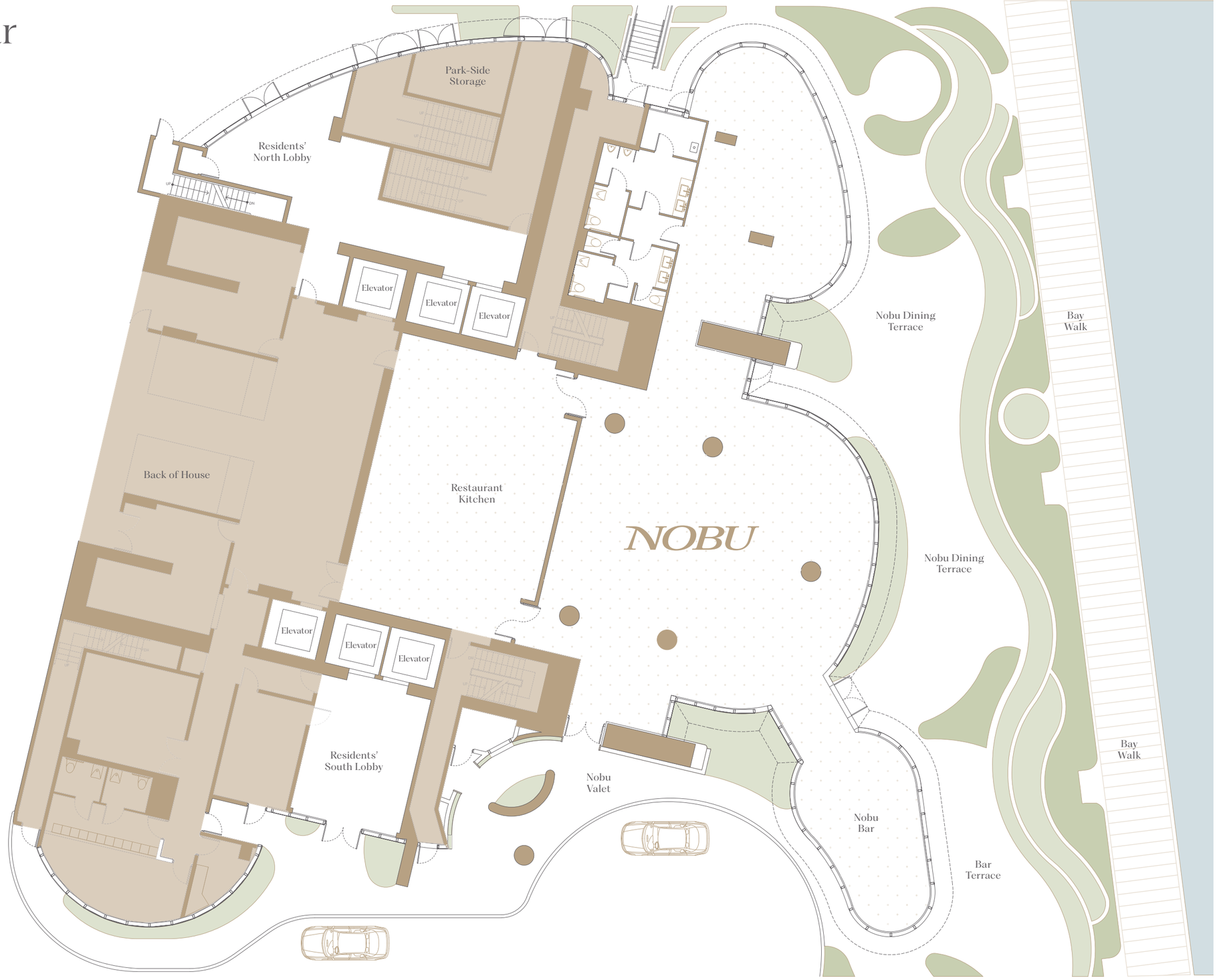
BY NOBU • FOSTER + PARTNERS

The Nobu restaurant, kitchen and bar depicted on this level are anticipated to be operated from the commercial components of the Condominium which will be offered for sale to third parties. Determination regarding use of the commercial components will be in the discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. Restaurants and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon.

SEE LEGAL DISCLAIMERS ON FINAL PAGE







AMENITY

# Private Residents' Lobby

LEVEL

2

FEATURES

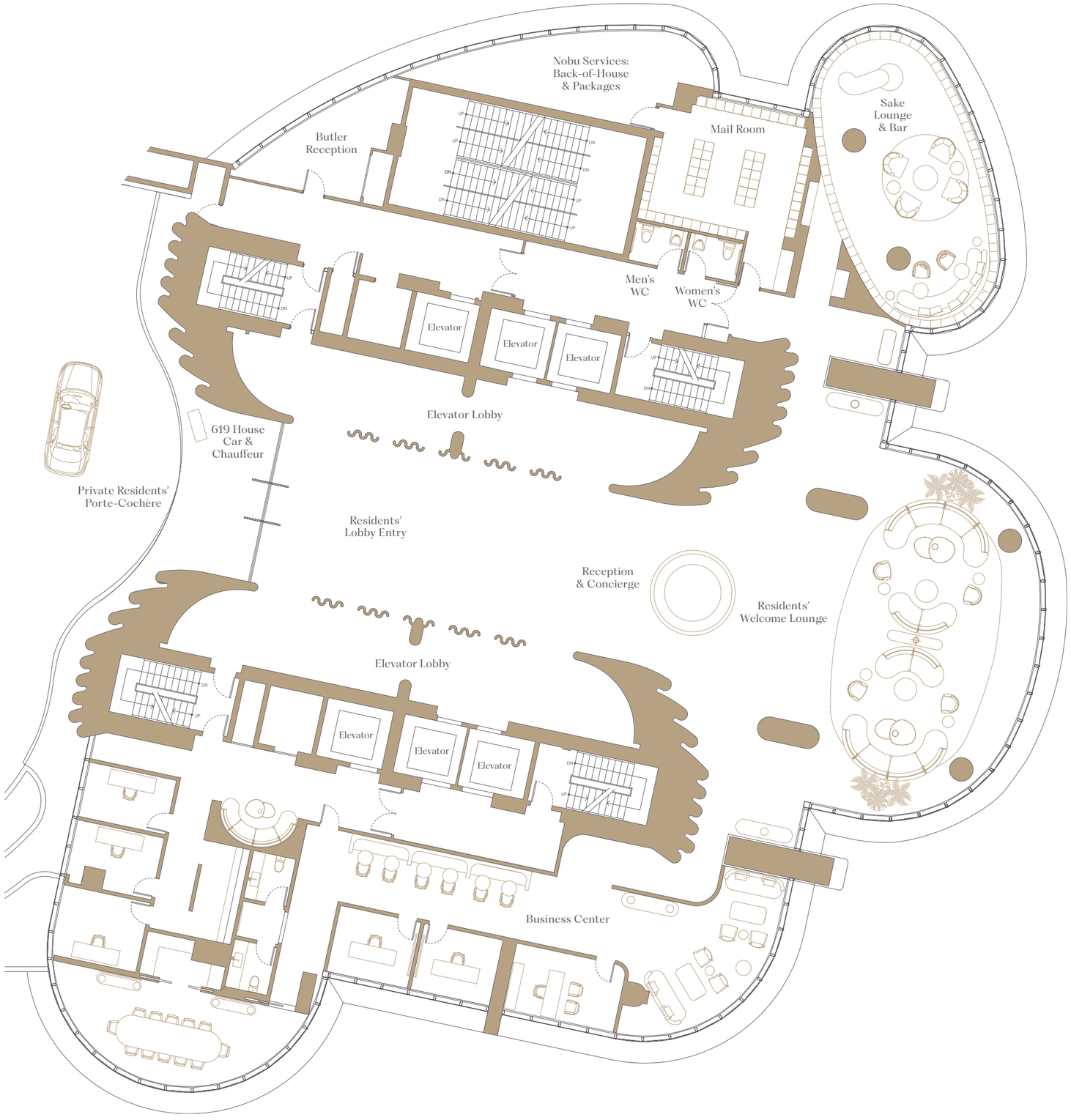
- Private Residents' Entrance
- Enveloped Stone Arrival
- Reception & Concierge
- Butler Reception
- 619 House Car & Chauffeur
- Welcome Lounge
- Business Center
- Sake Lounge & Bar
- Nobu Services: Back-of-House & Packages

BY NOBU • FOSTER + PARTNERS

SEE LEGAL DISCLAIMERS ON FINAL PAGE







AMENITY

# Wellness and Longevity by Nobu

LEVEL

3

LONGEVITY CENTER

- Himalayan Salt Room
- Tesla Chair
- Compression Therapy
- IV Peptide Therapy
- Cryotherapy Chamber
- Red Light Therapy
- Infrared Sauna
- Hyperbaric Chamber
- E-Salt Cabin
- Neuro-Reset Healing Pod
- Ozone Therapy
- Meditation Terrace
- Mind Wave Therapy

WELLNESS

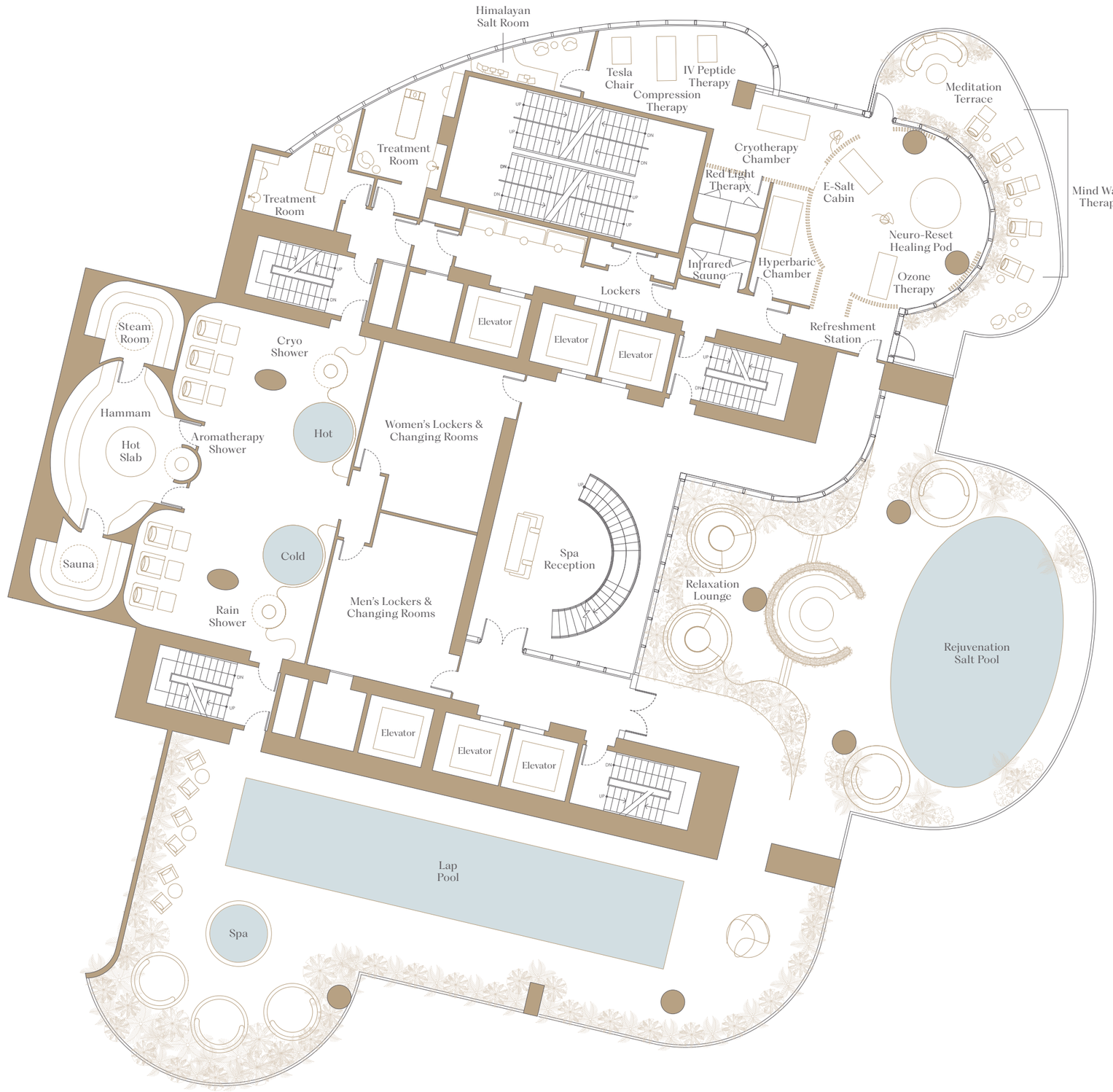
- Treatment Rooms
- Aromatherapy, Rain & Cryo Showers
- Hammam
- Steam Room & Sauna
- Relaxation Lounge
- Rejuvenation Salt Pool
- Lap Pool
- Hot & Cold Plunge Pools
- Lockers & Changing Rooms

BY NOBU • FOSTER + PARTNERS

SEE LEGAL DISCLAIMERS ON FINAL PAGE







AMENITY

# Fitness & Wellness

LEVEL

4

FEATURES

State-of-the-Art Fitness Studio with Panoramic Views

Indoor Yoga & Spinning Studio

Lymphatic Rebound Training

On-Site Personal Training Office

Outdoor Yoga Pavilion & Sound Healing Pavilion

Heavy Lifting & HIIT Training Studio

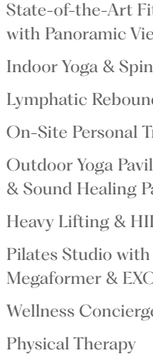
Pilates Studio with Reformer, Megaformer & EXO Chairs

Wellness Concierge

Physical Therapy

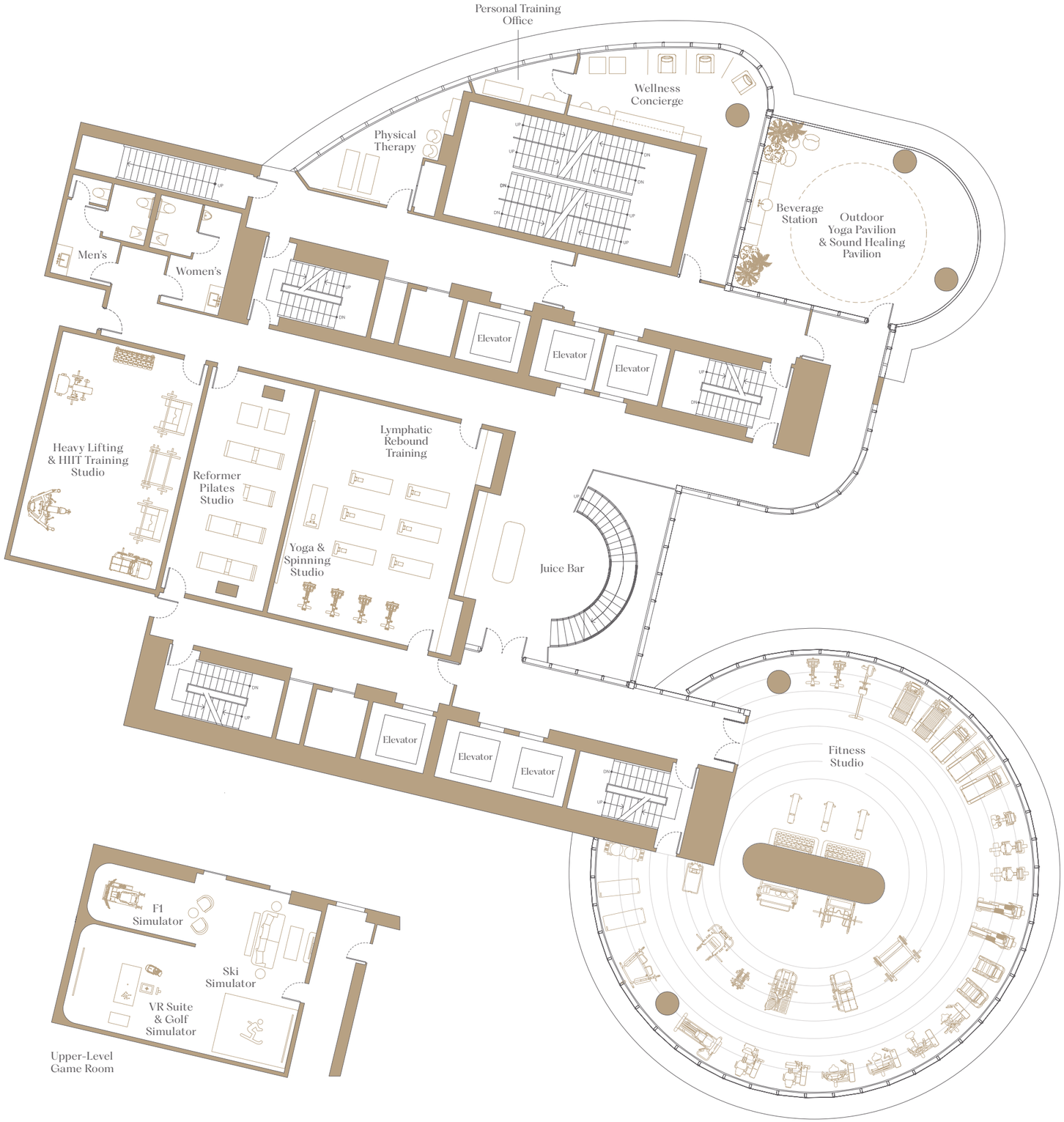
Juice Bar

Game Room with VR Suite, Including Golf, F1 & Ski Simulators



BY NOBU • FOSTER + PARTNERS

SEE LEGAL DISCLAIMERS ON FINAL PAGE




BISCAYNE BAY

AMENITY

# Pool Deck

LEVEL

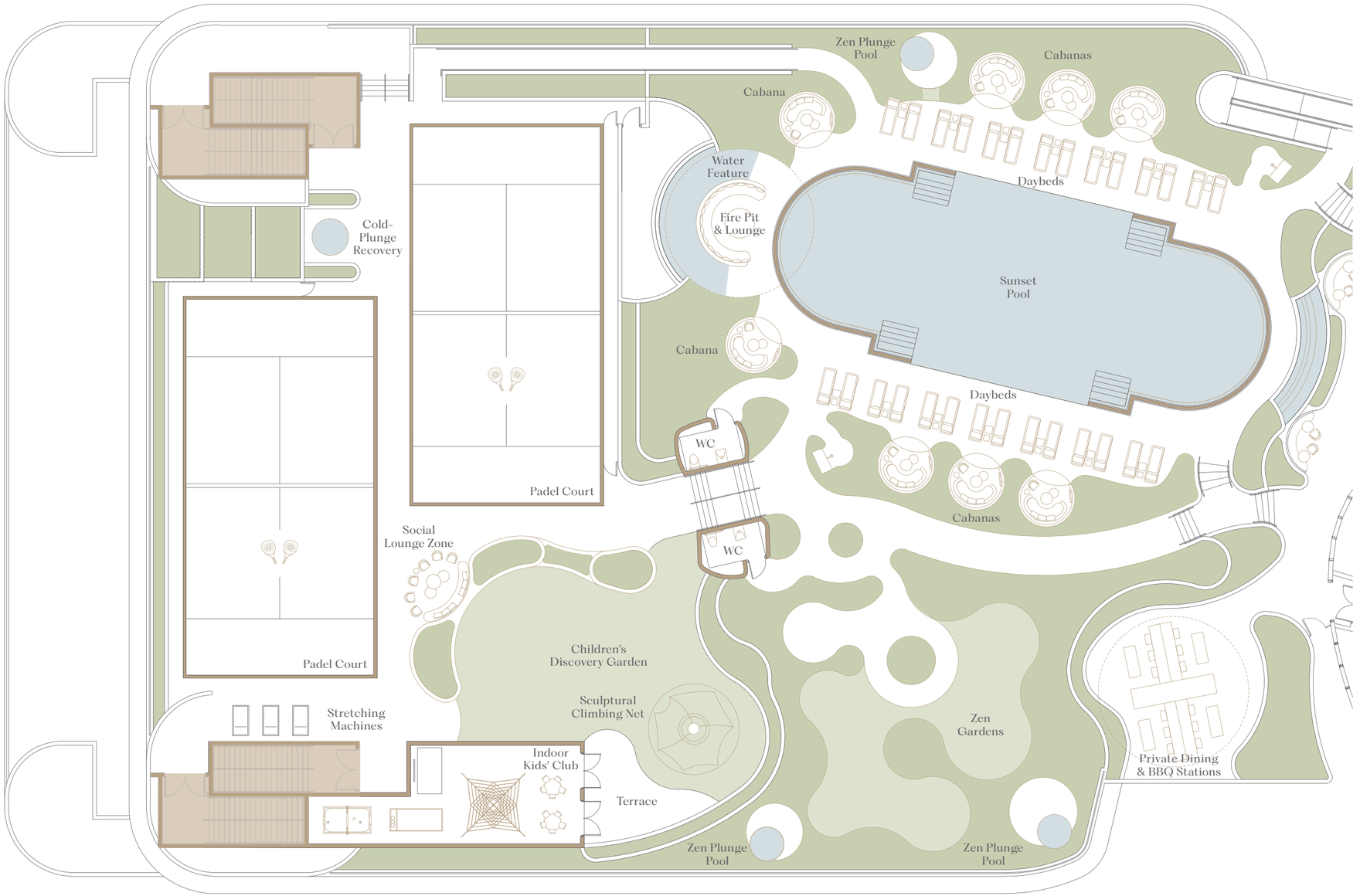
## 11

PARADISE ATOP THE PODIUM

- 86' Swimming Pool
- Cabanas & Daybeds
- Nobu Poolside Café
- Zen Gardens
- Zen Plunge Pools
- Fire Pit & Lounge
- Private Dining & BBQ Stations
- Bike Storage & Workshop

SPORTS & RECREATION

- Padel Courts (2)
- Stretching Machines
- Cold-Plunge Recovery
- Indoor & Outdoor Resort-style Kids' Club (with Childcare)
- Children's Discovery Garden & Climbing Net



BY NOBU • FOSTER + PARTNERS

SEE LEGAL DISCLAIMERS ON FINAL PAGE

AMENITY

# Nobu Café

LEVEL

## 11

FEATURES

Nobu Café (Private for Residents) — Indoor & Outdoor Dining

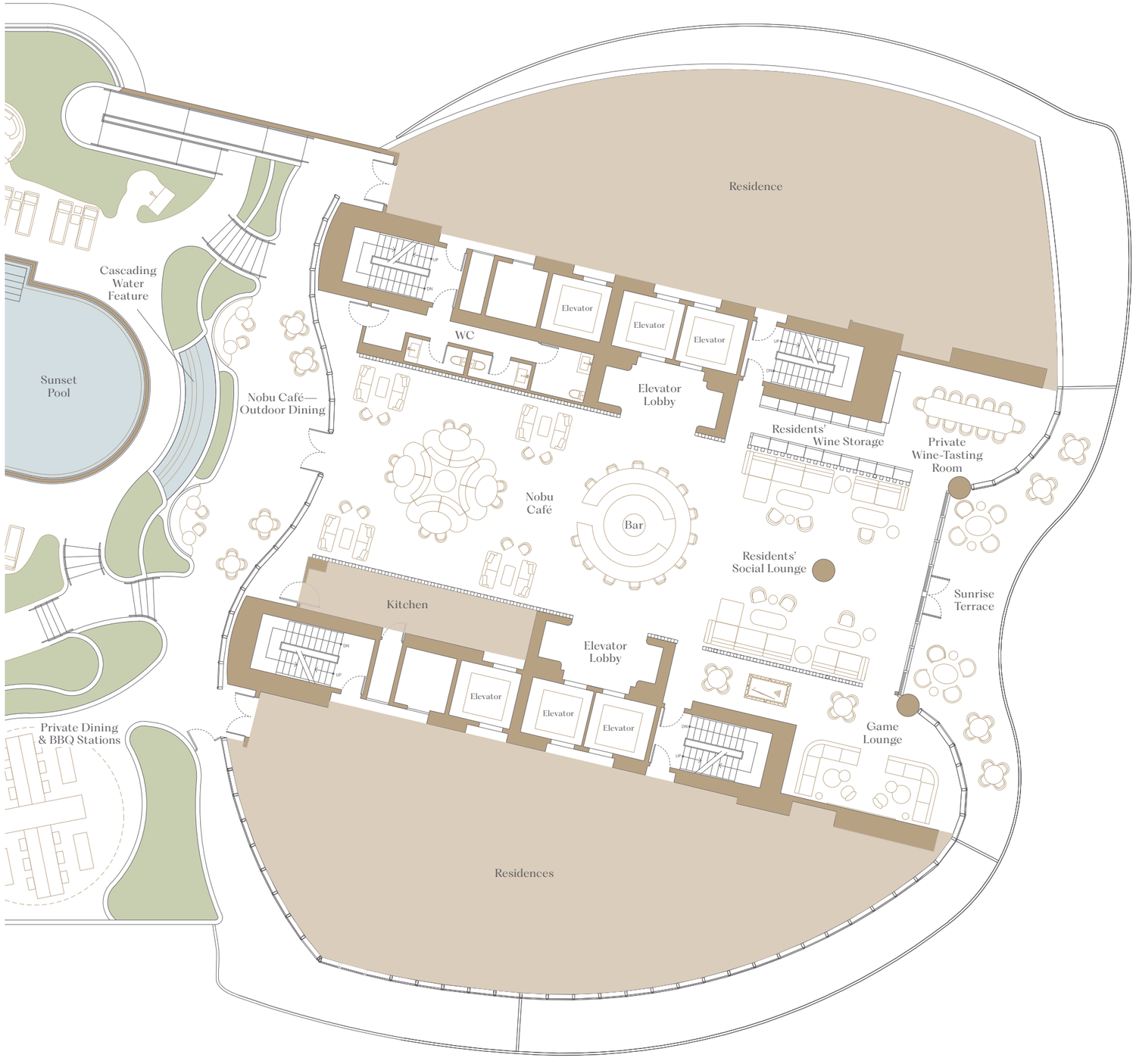
Sunrise Terrace

Residents' Wine Storage

Private Wine-Tasting Room

Residents' Social Lounge & Bar

Game Lounge, Including Billiards & Poker Tables



BY NOBU • FOSTER + PARTNERS

SEE LEGAL DISCLAIMERS ON FINAL PAGE

# RESIDENCES COLLECTION STACKING PLAN

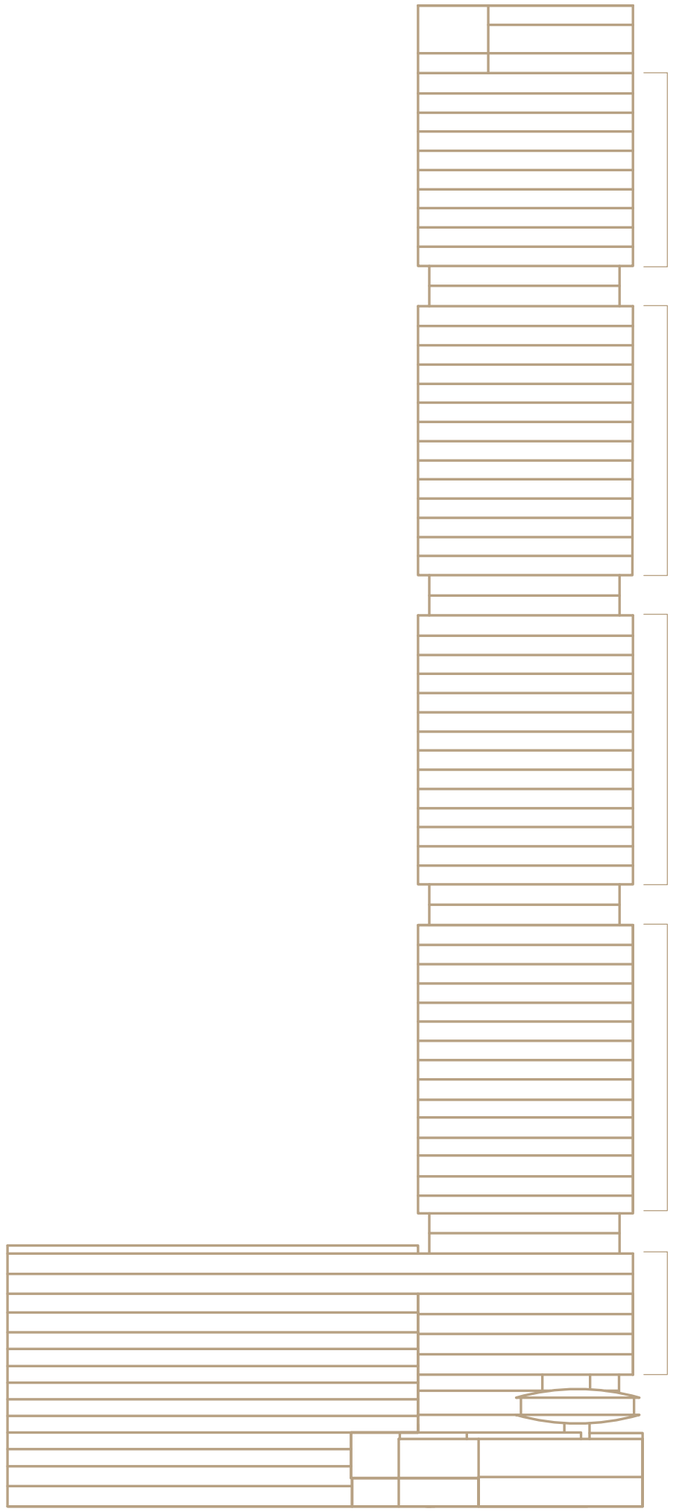
BY NOBU • FOSTER + PARTNERS

There are various recognized methods for calculating the square footage of a Unit. The square footage and dimensions stated hereon are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The dimensions and square footage stated for this Unit floor plan are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Balconies depicted may vary by floor and are not included in the Unit boundaries.

SEE LEGAL DISCLAIMERS ON FINAL PAGE





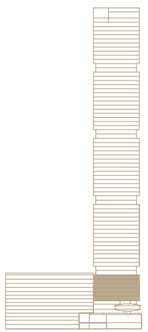


COLLECTION

# One

LEVELS

# 5—8



BY NOBU • FOSTER + PARTNERS

There are various recognized methods for calculating the square footage of a Unit. The square footage and dimensions stated hereon are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The dimensions and square footage stated for this Unit floor plan are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Balconies depicted may vary by floor and are not included in the Unit boundaries.

SEE LEGAL DISCLAIMERS ON FINAL PAGE

COLLECTION

# Two

LEVELS

## 12—27

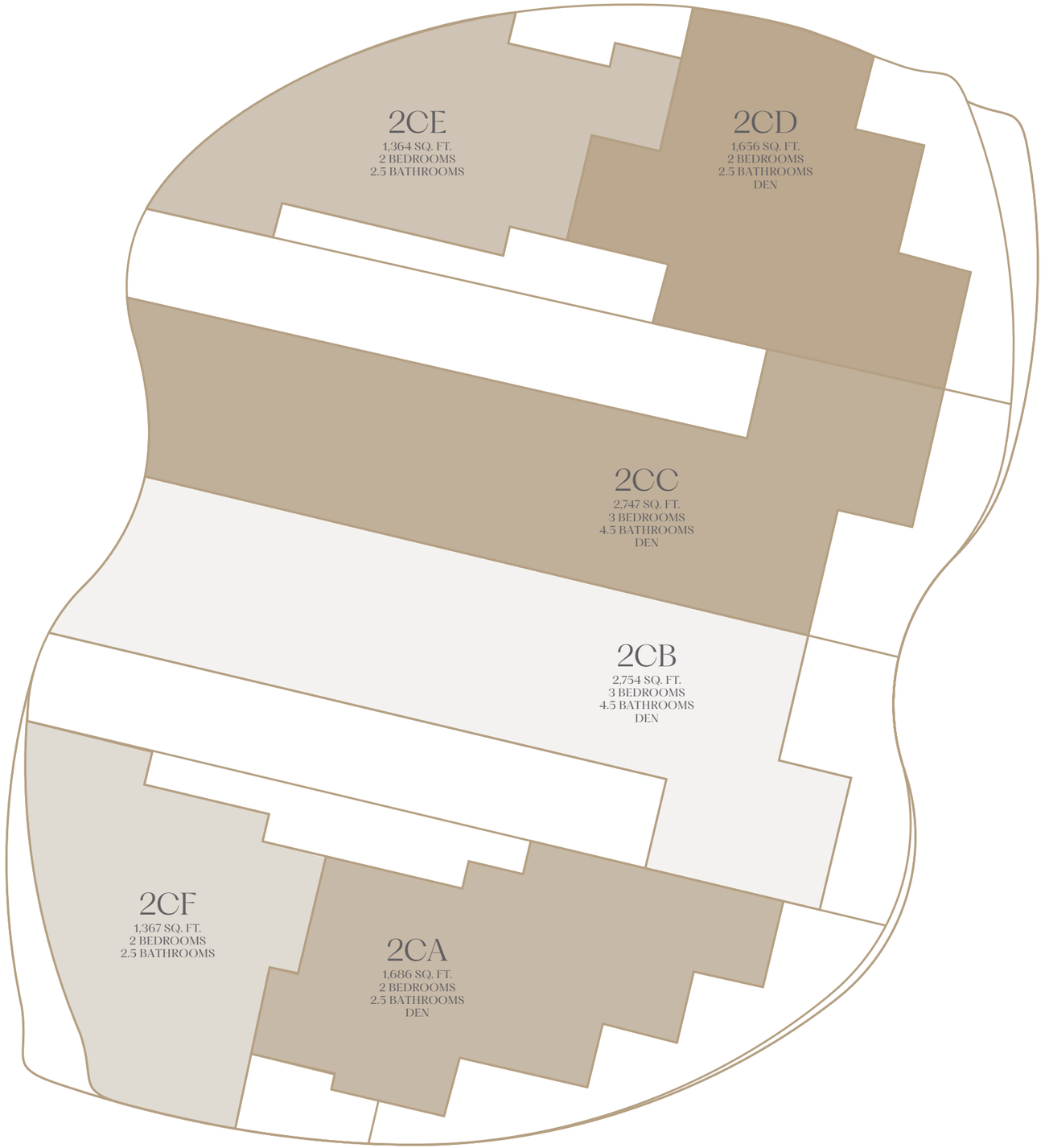
BY NOBU • FOSTER + PARTNERS

There are various recognized methods for calculating the square footage of a Unit. The square footage and dimensions stated hereon are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The dimensions and square footage stated for this Unit floor plan are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Balconies depicted may vary by floor and are not included in the Unit boundaries.

SEE LEGAL DISCLAIMERS ON FINAL PAGE








BISCAYNE BAY

N

COLLECTION

# Three

LEVELS

# 30—43

BY NOBU • FOSTER + PARTNERS

There are various recognized methods for calculating the square footage of a Unit. The square footage and dimensions stated hereon are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The dimensions and square footage stated for this Unit floor plan are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Balconies depicted may vary by floor and are not included in the Unit boundaries.

SEE LEGAL DISCLAIMERS ON FINAL PAGE

BISCAYNE BAY

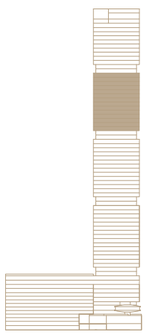
N

COLLECTION

# Four

LEVELS

# 46—59



BY NOBU • FOSTER + PARTNERS

There are various recognized methods for calculating the square footage of a Unit. The square footage and dimensions stated hereon are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The dimensions and square footage stated for this Unit floor plan are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Balconies depicted may vary by floor and are not included in the Unit boundaries.

SEE LEGAL DISCLAIMERS ON FINAL PAGE

BISCAYNE BAY

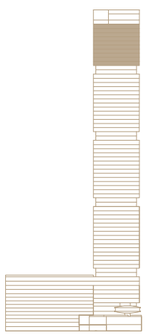
N

COLLECTION

# Five

LEVELS

# 62–71



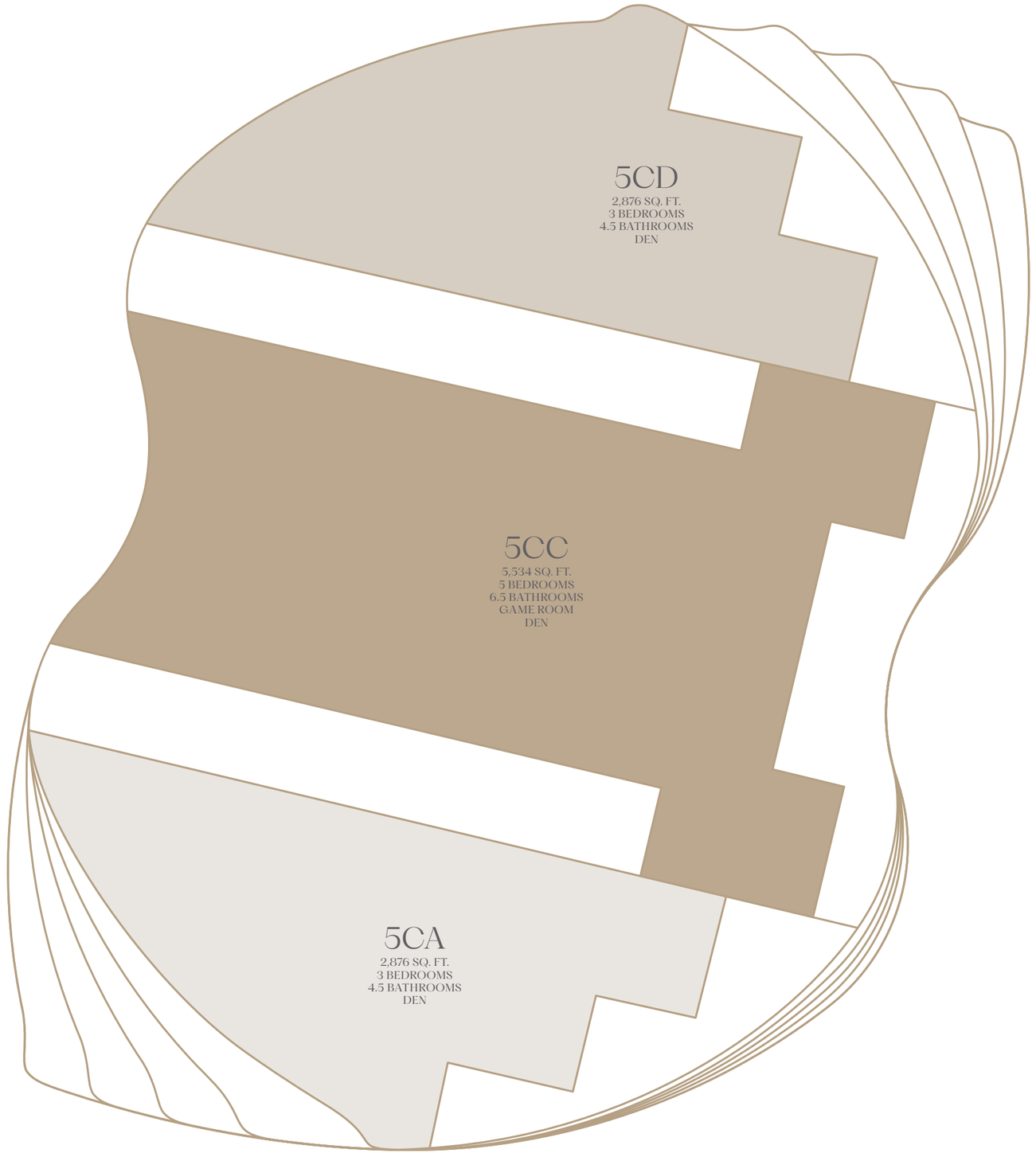
BY NOBU • FOSTER + PARTNERS

There are various recognized methods for calculating the square footage of a Unit. The square footage and dimensions stated hereon are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is set forth in the Declaration. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. The dimensions and square footage stated for this Unit floor plan are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. Balconies depicted may vary by floor and are not included in the Unit boundaries.

SEE LEGAL DISCLAIMERS ON FINAL PAGE








BISCAYNE BAY

N

# TEAM

## NOBU
HOSPITALITY

## FOSTER + PARTNERS
DESIGN ARCHITECT

## 13TH FLOOR INVESTMENTS
VISIONARY

## KEY INTERNATIONAL
VISIONARY

## SIEGER SUAREZ
DESIGN ARCHITECT
& ARCHITECT OF RECORD

## STUDIO MUNGE
DESIGN

## DESIGN AGENCY
INTERIOR DESIGN

## KEY SALES
SALES AND MARKETING

## ONE SOTHEBY'S INTERNATIONAL REALTY
SALES

## AND PARTNERS
BRANDING & ADVERTISING


**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 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.**

619 Brickell Condominium a/k/a 619 BRICKELL BY NOBU · FOSTER + PARTNERS

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. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Neither Key International nor 13th Floor Investments is the project Developer. This Condominium is being developed by 13K-BP Brickell Owner, LLC, a Delaware limited liability company ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by any other party and any purchaser agrees to look solely to Developer (and not to any other party and/or any of Developer's affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

THE CONDOMINIUM IS NOT OWNED, DEVELOPED, OR SOLD BY NH DOWNTOWN MIAMI LLC, NOBU HOSPITALITY LLC, OR ANY OF THEIR AFFILIATES (COLLECTIVELY, "NOBU"). THE DEVELOPER USES THE NOBU NAME, TRADEMARKS, AND TRADE NAMES UNDER A LIMITED, NON-TRANSFERABLE LICENSE FROM NH DOWNTOWN MIAMI LLC, WHICH LICENSE PERMITS THE CONDOMINIUM TO BE KNOWN AS **619 Brickell BY NOBU · FOSTER + PARTNERS**. NOBU HAS NOT CONFIRMED OR VERIFIED THE ACCURACY OF ANY OF THE STATEMENTS, REPRESENTATIONS, OR INFORMATION CONTAINED HEREIN AND EXPRESSLY DISCLAIMS ANY LIABILITY IN CONNECTION WITH THE SAME. There is no guarantee that the Condominium will be known, or always known, as a Nobu branded Condominium and no representations are made in that regard. In deciding to purchase a Unit in the Condominium, purchaser expressly agrees that it has not relied on any particular brand affiliation or the maintenance of any particular brand affiliation. Restaurants, poolside cafes and other culinary experiences are anticipated to be operated from the commercial components of the Condominium which will be offered for sale to third parties. Determination regarding use of the commercial components will be in the discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. Restaurants and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Ongoing use of the Nobu logos and concepts, including, without limitation, Nobu branded food and beverage services and amenities within the condominium common element amenities are subject to a license agreement with Nobu and/or its affiliates being entered into and maintained by the Association. There is no guarantee that any such agreement will be entered into or if entered into, that same will remain in perpetuity. There is no guarantee of any proposed brand and/or branded amenities (even if a brand agreement is entered into and maintained), artwork, designers, contributing artists, interior designers, fitness facilities, or restaurants.

These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. Consult the Condominium Documents and your purchase agreement for a description of those features/items which are to be included in the units. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. Dimensions and square footages and ceiling heights are approximate and may vary based on final permitting and actual construction. Additionally, ceiling heights are measured from top of slab to top of slab and exclude areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. The wellness amenities described herein, including but not limited to any hyperbaric chambers or cryotherapy equipment, are intended solely for general wellness and recreational purposes and are not intended to diagnose, treat, cure, or prevent any disease or medical condition. You are advised to consult with a qualified healthcare provider prior to use. Any references to potential health, recovery, or longevity benefits are general in nature and not guaranteed. Individual experiences may vary. Access may be limited, subject to reservation systems, additional fees, or operational restrictions. Use of wellness equipment is voluntary and at the user's sole risk. Users are responsible for complying with all posted guidelines, manufacturer instructions, and eligibility requirements, including consultation with a healthcare provider where appropriate. Consult your doctor or other appropriate healthcare professional for matters regarding health, wellness and medical advice.



619 Brickell Avenue
Miami, FL 33131

619Brickell.com
305.377.1002


13TH FLOOR INVESTMENTS · KEY INTERNATIONAL · NOBU · Foster + Partners