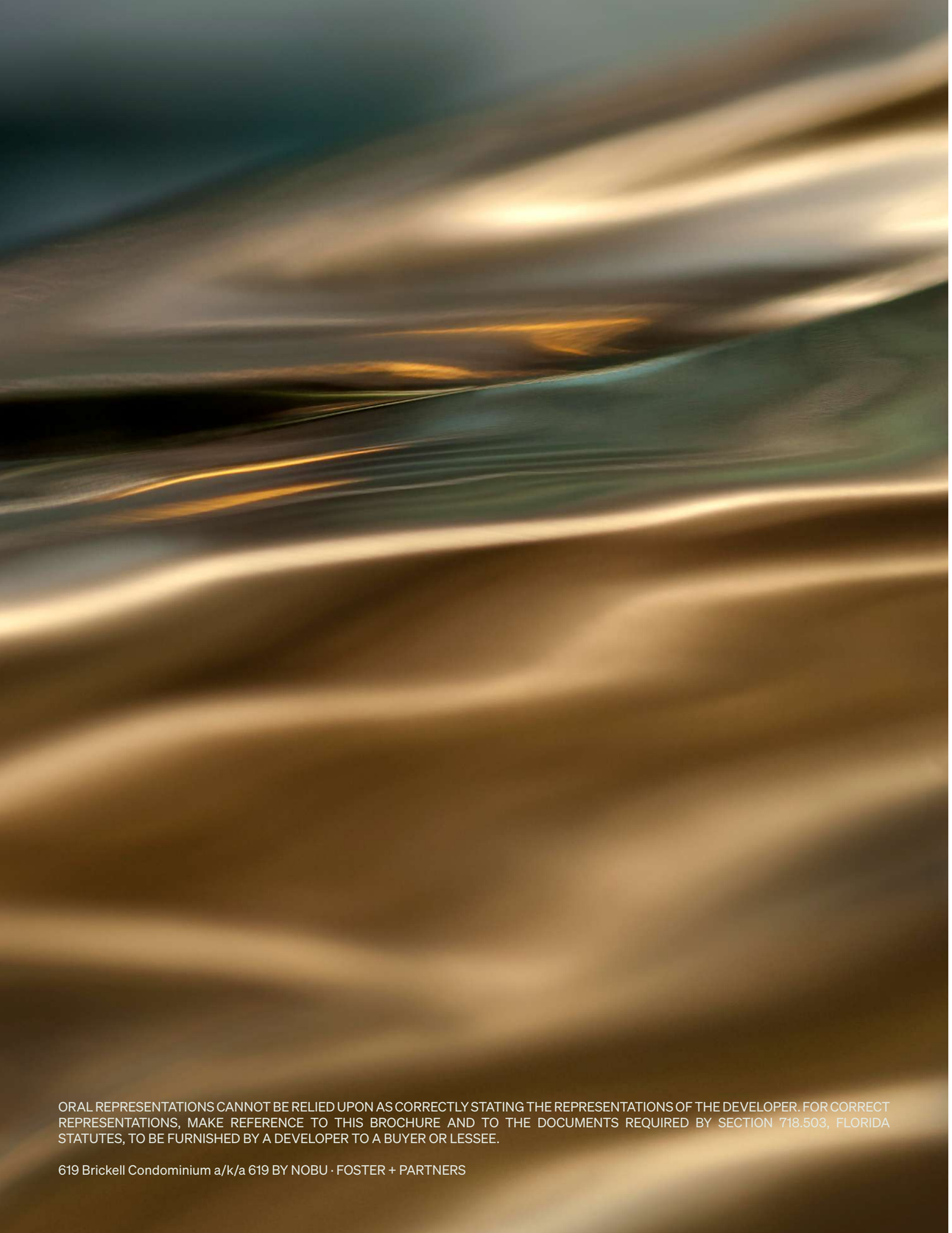
69

BY NOBU • FOSTER + PARTNERS





IN THE HANDS OF MASTERS

619

BRICKELL

BY NOBU • FOSTER + PARTNERS

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 BY NOBU · FOSTER + PARTNERS



ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE

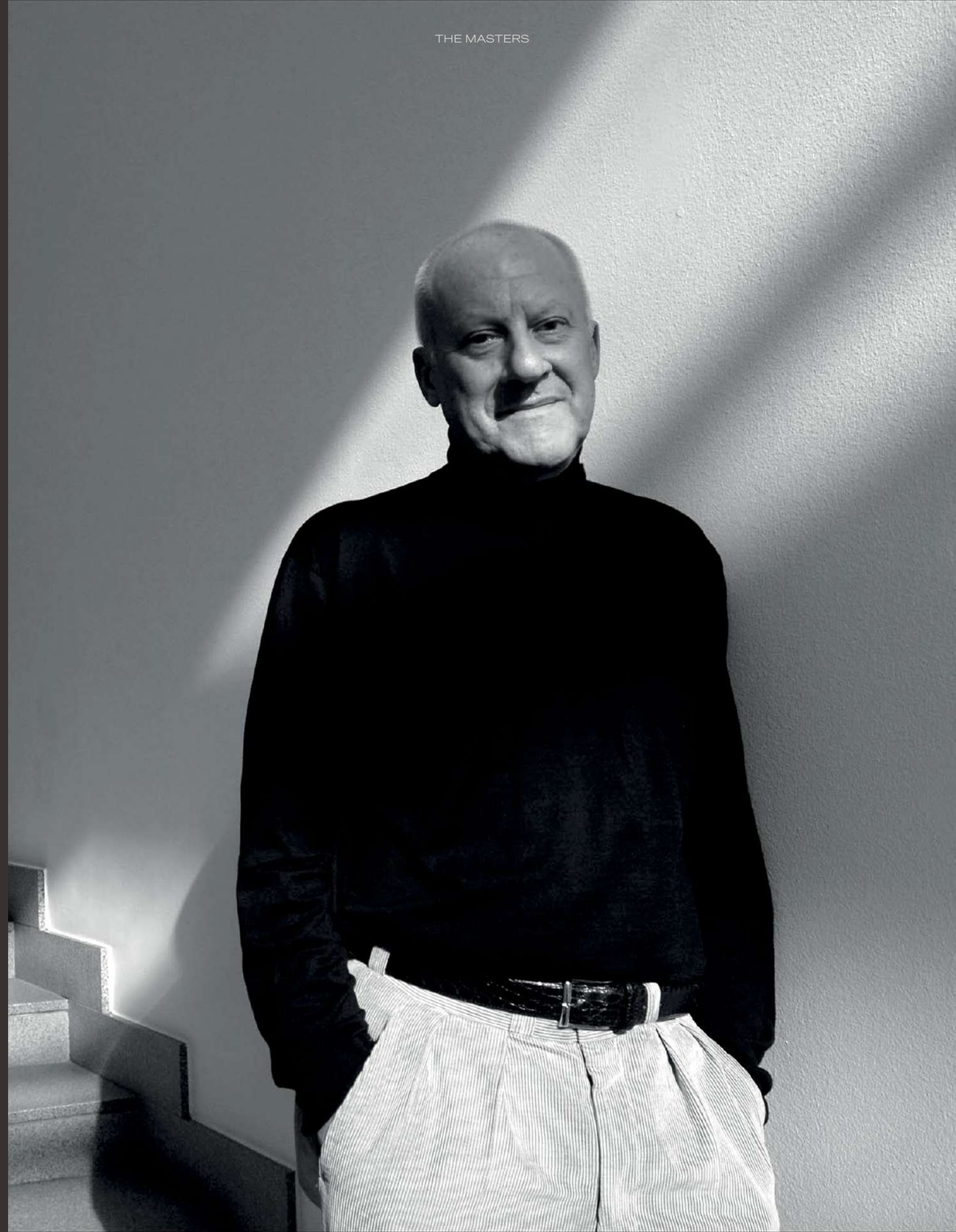
MEET THE MASTERS

Two one-of-a-kind visionaries.
A once-in-a-lifetime collaboration.

“Architecture has the power to shape our feelings and behavior. It’s about creating environments that evoke emotions, inspire, and improve the quality of life.”

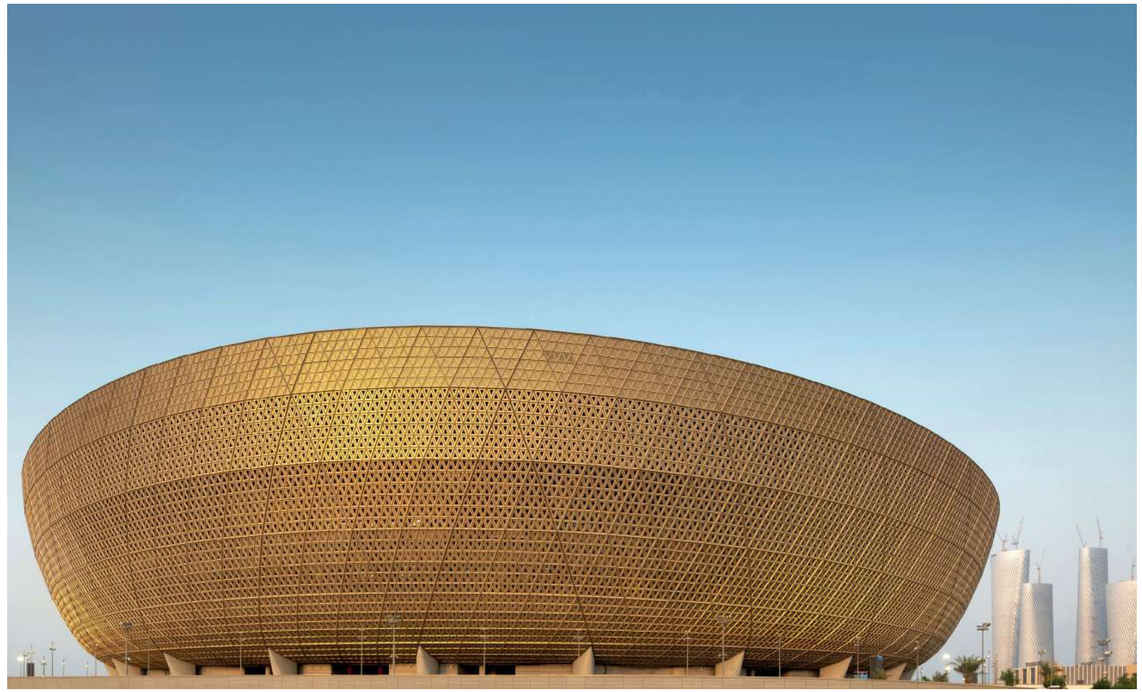
—Sir Norman Foster

Senior Executive Partner, Founder & Executive Chairman



Iconic Architecture by Foster + Partners

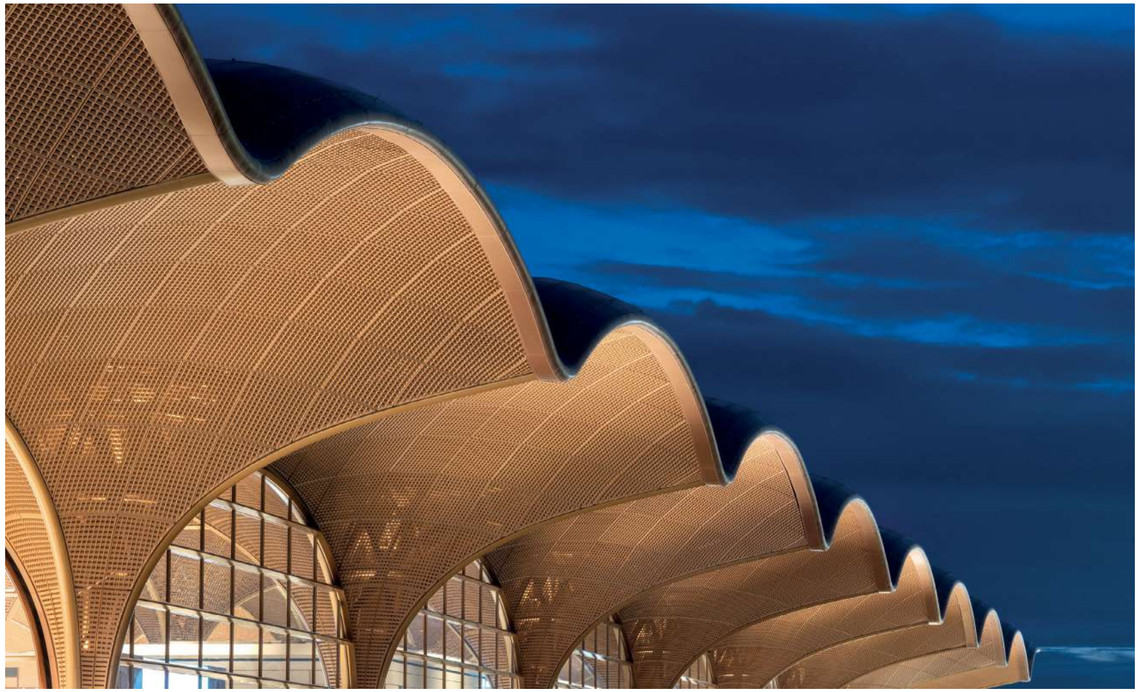
One of the most prestigious international architecture firms in the world, Foster + Partners has elevated the status and stature of global capitals through skyline-defining buildings whose singular silhouettes embody the aspirations of the cities they inhabit. The remarkably deep bench of architects and engineers that create and help realize the company's designs stands behind every aspect of 619 Brickell.



LUSAIL STADIUM, LUSAIL, QATAR



ZAYED NATIONAL MUSEUM, ABU DHABI, UAE



TECHO INTERNATIONAL AIRPORT, PHNOM PENH, CAMBODIA



NATIONAL BANK OF KUWAIT TOWER , KUWAIT CITY, KUWAIT



MILLAU VIADUCT , MILLAU, FRANCE



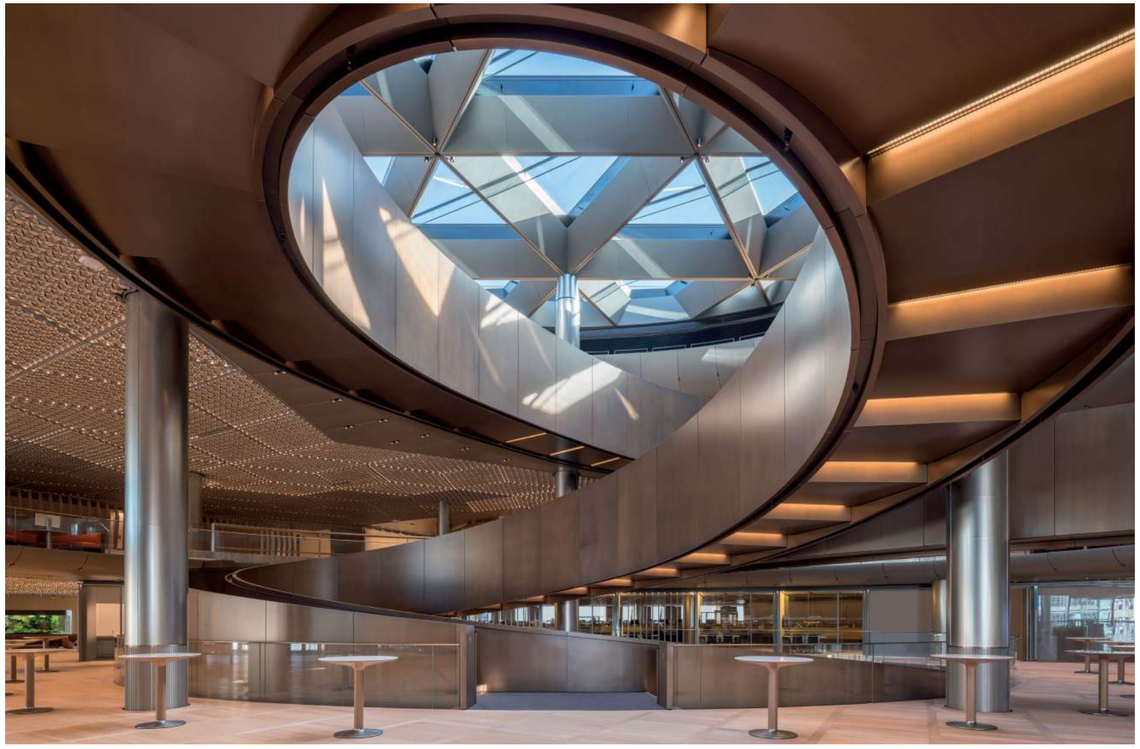
APPLE PARK, CUPERTINO, USA



THE GHERKIN, 30 ST. MARY AXE, LONDON, UK



270 PARK AVENUE (JPMORGAN CHASE), NEW YORK, USA



BLOOMBERG, LONDON, UK

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"All I want is to see my guests smile. For me, the greatest happiness, the highest honor, is to please my guests."

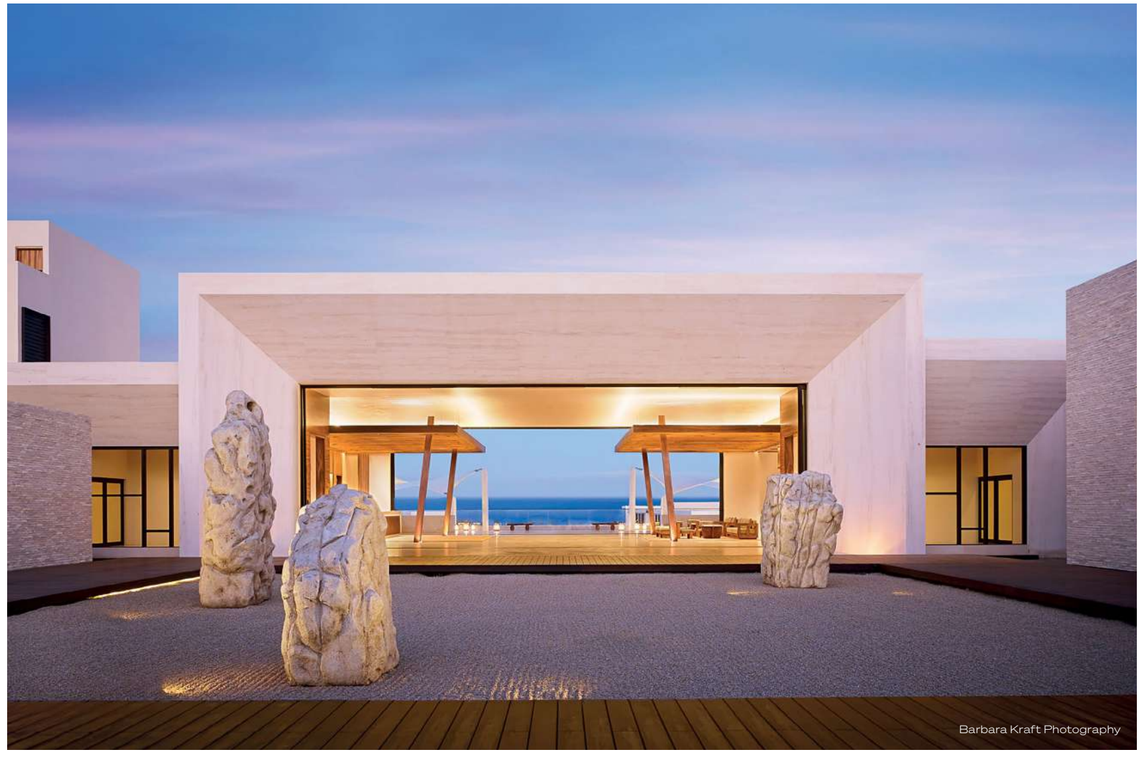
—Nobu Matsuhisa

Chef-Proprietor & Co-Founder

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The Art of Hospitality, Perfected by Nobu Matsuhisa

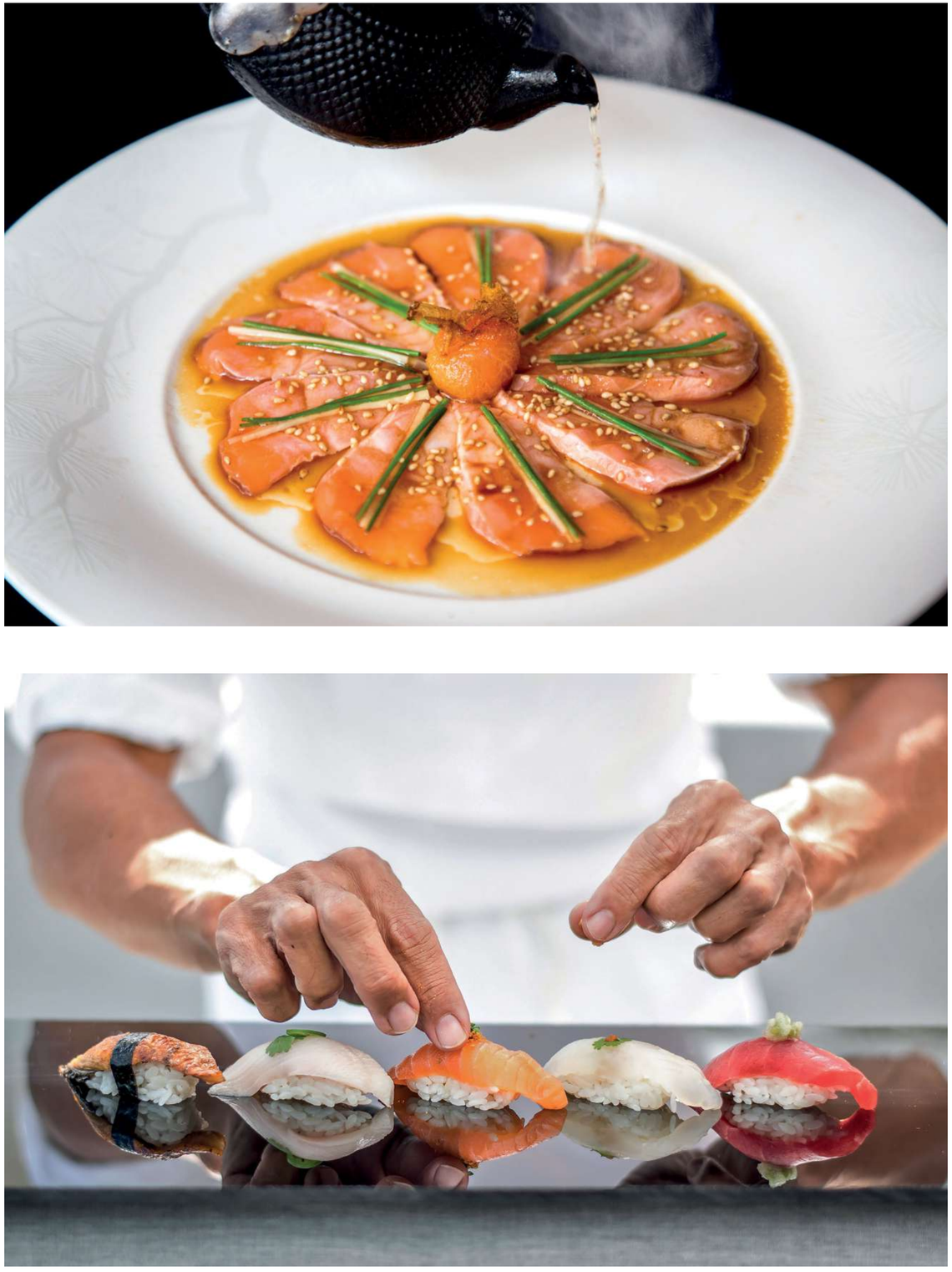
From his first restaurant job as a dishwasher at Matsue Sushi in Shinjuku, Tokyo, where he would eventually become a sushi master, Nobu Matsuhisa has relentlessly pursued a life of artistic excellence, whose ingredients are quality, integrity, family, and service. As a result, his luxury lifestyle brand, Nobu Hospitality, has become a global powerhouse, with restaurants, hotels, and private residences on five continents.



NOBU HOTEL LOS CABOS, MEXICO

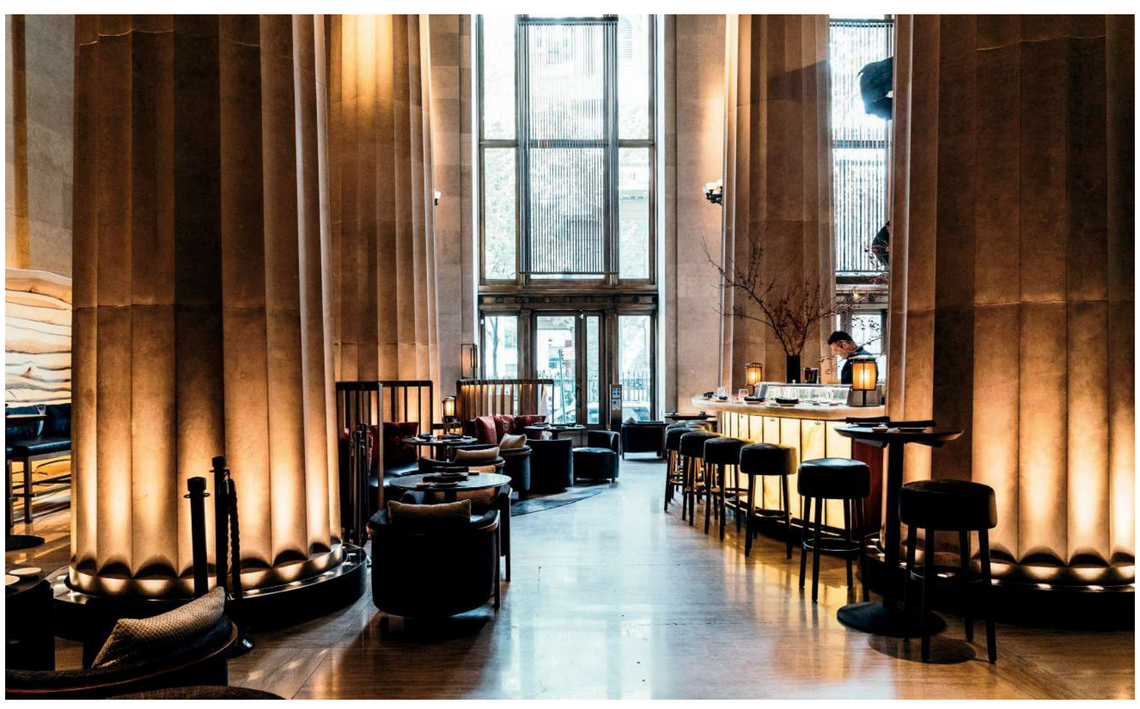


NOBU HOTEL LOS CABOS, MEXICO





NOBU RESTAURANT, MALIBU, CALIFORNIA, USA



NOBU RESTAURANT DOWNTOWN, NEW YORK, USA

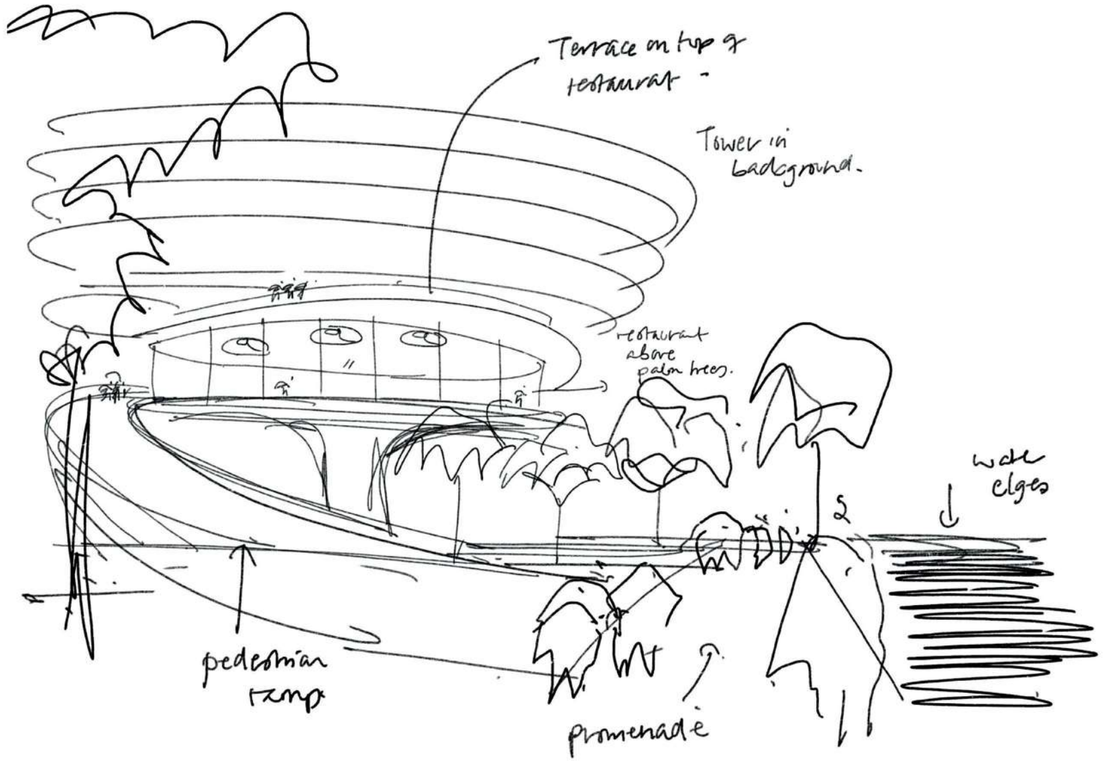
A TOWERING ACHIEVEMENT

An instant icon, 619 Brickell ascends skyward with quiet confidence—a luminous 75-story landmark by the water's edge. Its sculptural form, gently twisting toward the bay, is both striking and intentional, reflecting the vision and precision of Foster + Partners architects. The tower's sensual shape is not the result of a preconceived notion, but an ingenious solution to a simple directive: Every residence must have the best water views possible.

AN INGENIOUS SOLUTION

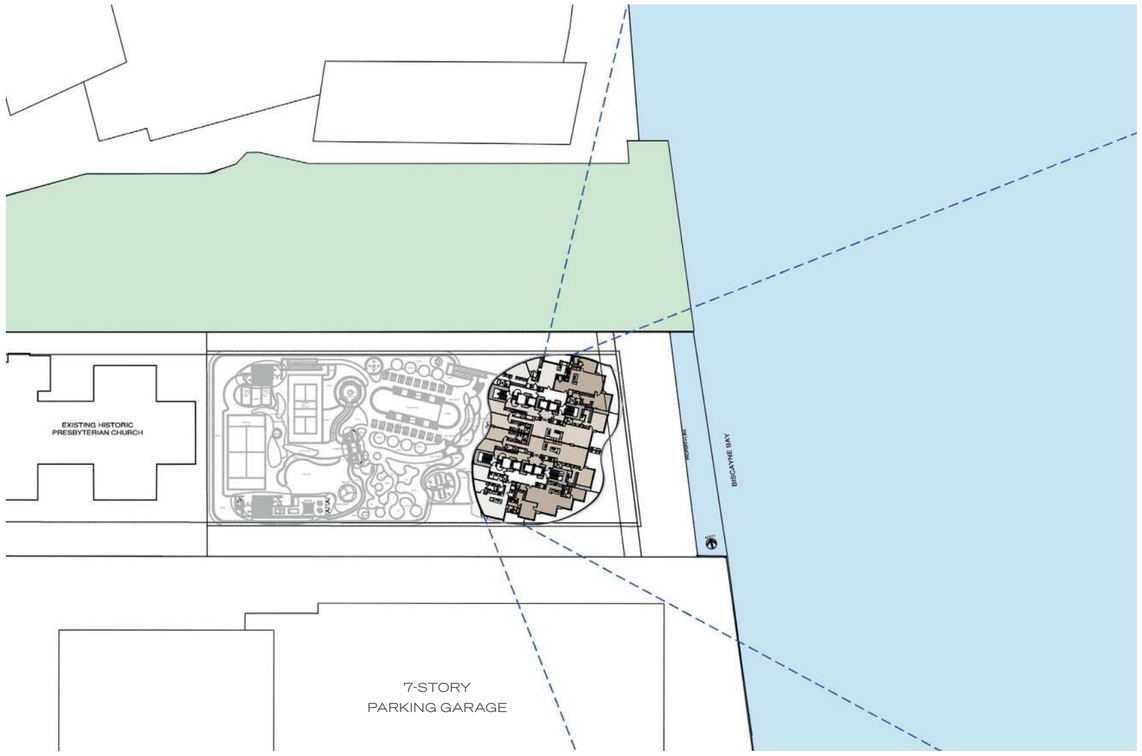
The building's form consists of five "collections" stacked atop a podium, with each residential collection comprising of up to 15 floors. Each of the top four collections is rotated slightly more eastward than the one below, the rotation precisely calculated to align each home with maximum sunlight and expansive waterscape vistas.

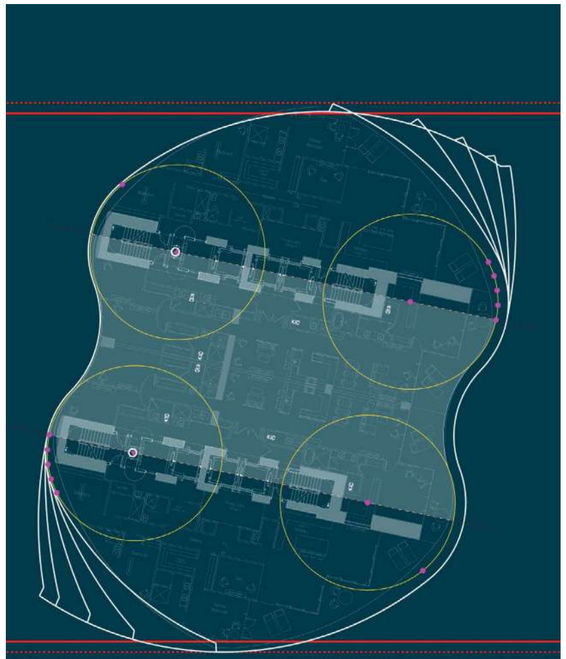
ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE



FROM CONCEPTION TO REALIZATION

The creative process at Foster + Partners begins simply, with putting pencil to paper. This freehand sketch was the first expression of the amenitiy pavilion that would form the lower floors of the building. The undulating glass walls, with a sleek saucer-shaped structure rising up from the third floor, is the type of imaginative architectural concept that could only come from the hand of a master. Facing the bay, these floors house the Nobu restaurant, fitness studio, café, and Wellness and Longevity by Nobu, with an entry that funnels down to the Brickell waterfront walkway.





This aeriel view of the building shows its 12-degree rotation—the perfect measure of rotation required to provide maximum water views for every residence.



Throughout the discovery process, Foster + Partners generated countless models of the rotational cassette concept to determine the best format possible.

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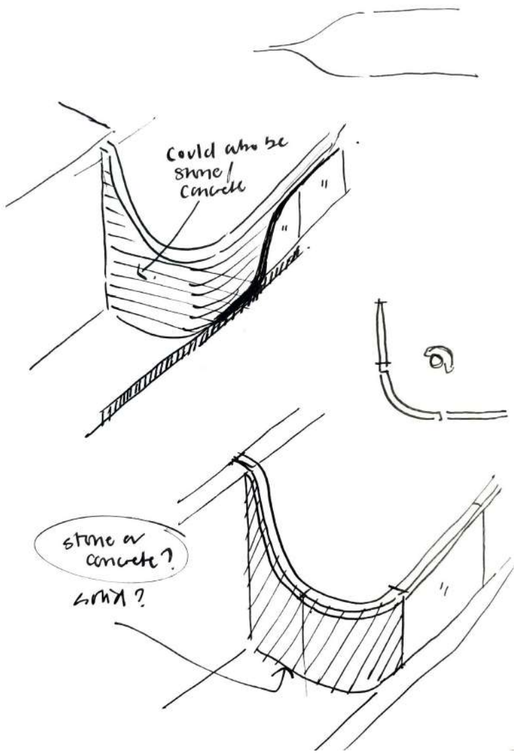
Aaron Holden, Partner, Foster + Partners, studying the building model



Site plan presentation at Foster + Partners, London
From left: Robert De Niro, Nobu Matsuhisa, Rob Harrison, Senior Partner, Foster + Partners



Façade cladding corner articulation studies



AN ICONIC LANDMARK BY FOSTER + PARTNERS

From top to bottom, inside and outside, 619 Brickell is designed to provide an immersive experience where emotional and physical well-being is addressed on every level.

BUILDING FEATURES

90,000 SF of Amenity Space

Wellness and Longevity by Nobu,
Exclusive to Residents

Poolside Nobu Café, Exclusive to Residents

Waterfront Nobu Restaurant

Bespoke Concierge & Lifestyle Services

Collection of One- to Five-Bedroom Residences,
Sky Villas & Penthouses

Executive Business Suites & Boardroom

Expansive Indoor-Outdoor Amenity Deck

86' Swimming Pool

2 Padel Courts

Grand Bayfront Lobby

Panoramic Water & City Views

Premier Waterfront Brickell Location

Private Porte-Cochère Arrival with
Valet & Self-Parking

Zen Gardens by Nobu



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A LIFE OF ABUNDANCE

Arriving at 619 Brickell is breathtaking. A landscaped roundabout and porte-cochère set the stage for an entry experience that unfolds in a procession of spaces and opportunities for discovery. Spanning more than 90,000 square feet, the amenities are the physical and emotional embodiment of Foster's philosophy of living and Nobu's legendary service from the heart. Every aspect of 619 Brickell is designed to deliver a life of abundance and beauty.

BAY WALK

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE



PORTE-COCHÈRE

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE

LOBBY

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE

LOBBY LOUNGE

ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMER PAGE

SAKE LOUNGE & TEA ROOM

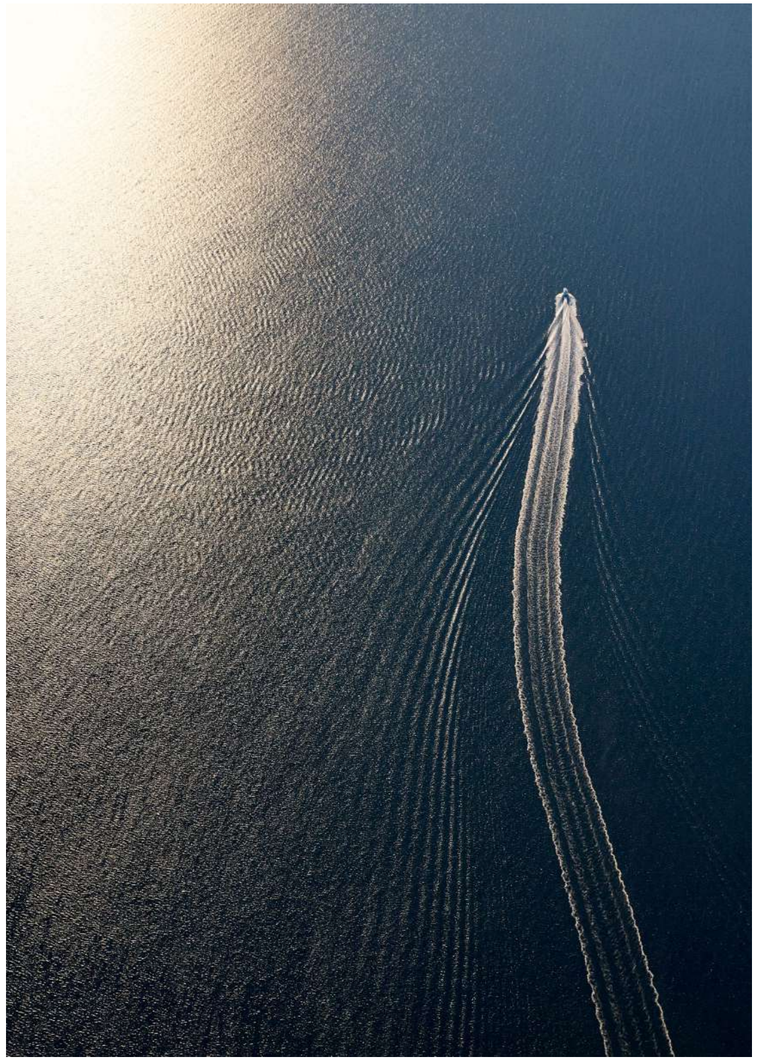


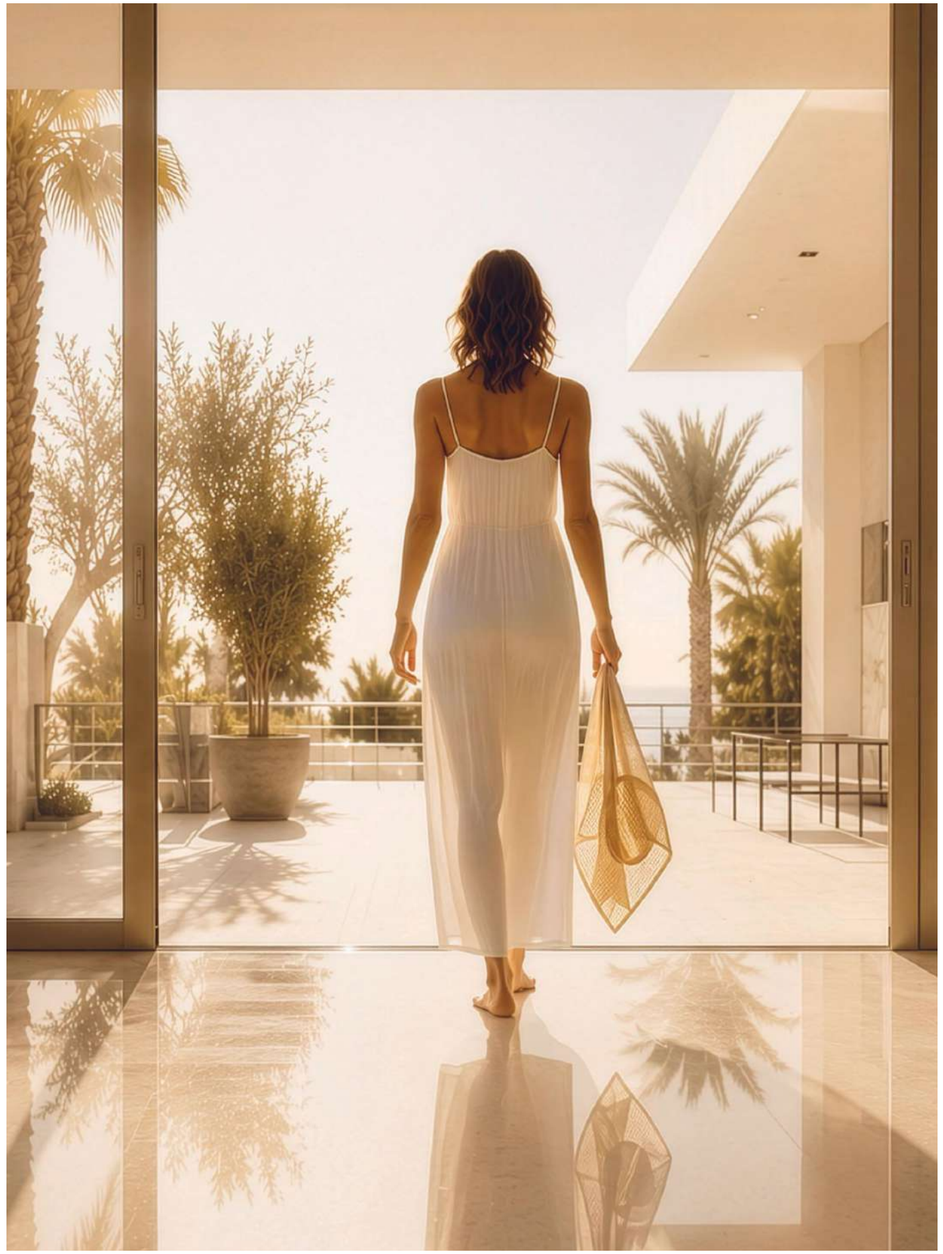




ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE


619
BRICKELL





IN SERVICE OF THE HEART

Rooted in Nobu's philosophy of Kokoro, service here is intuitive and deeply personal. From daily conveniences to global access, each touchpoint is delivered with warmth and intention.

RESIDENCE SERVICES

Concierge & Digital Lifestyle Platform

Art, Culture & Private Membership Access

Chauffeur & House Car Services

Childcare & Nanny Services

Climate-Controlled Storage

Dedicated Lifestyle Manager

Doorkeeper & Porter Services

Education & Family Advisory Services

Electric Bikes with Climate-Controlled Storage & Service Area

Exclusive Event & Global Access

Fine Dining, Spa & Entertainment Reservations

Grocery Shopping & Home Stocking

Gym & Spa Concierge

Home & Vendor Management

Estate Staffing

Hotel-Style Housekeeping & Turndown Services

In-Residence Butler & Staff Support

International & Multilingual Concierge

Move-In & Relocation Coordination

Personal Lifestyle Assistance

Personal Shopping & Luxury Gifting

Pet Care Services, Including Grooming, Feeding & Sitting

Private Travel & Aviation Bookings

Tailored Relocation & Global Real Estate Support

Valet Parking & Vehicle Assistance

Wellness Concierge

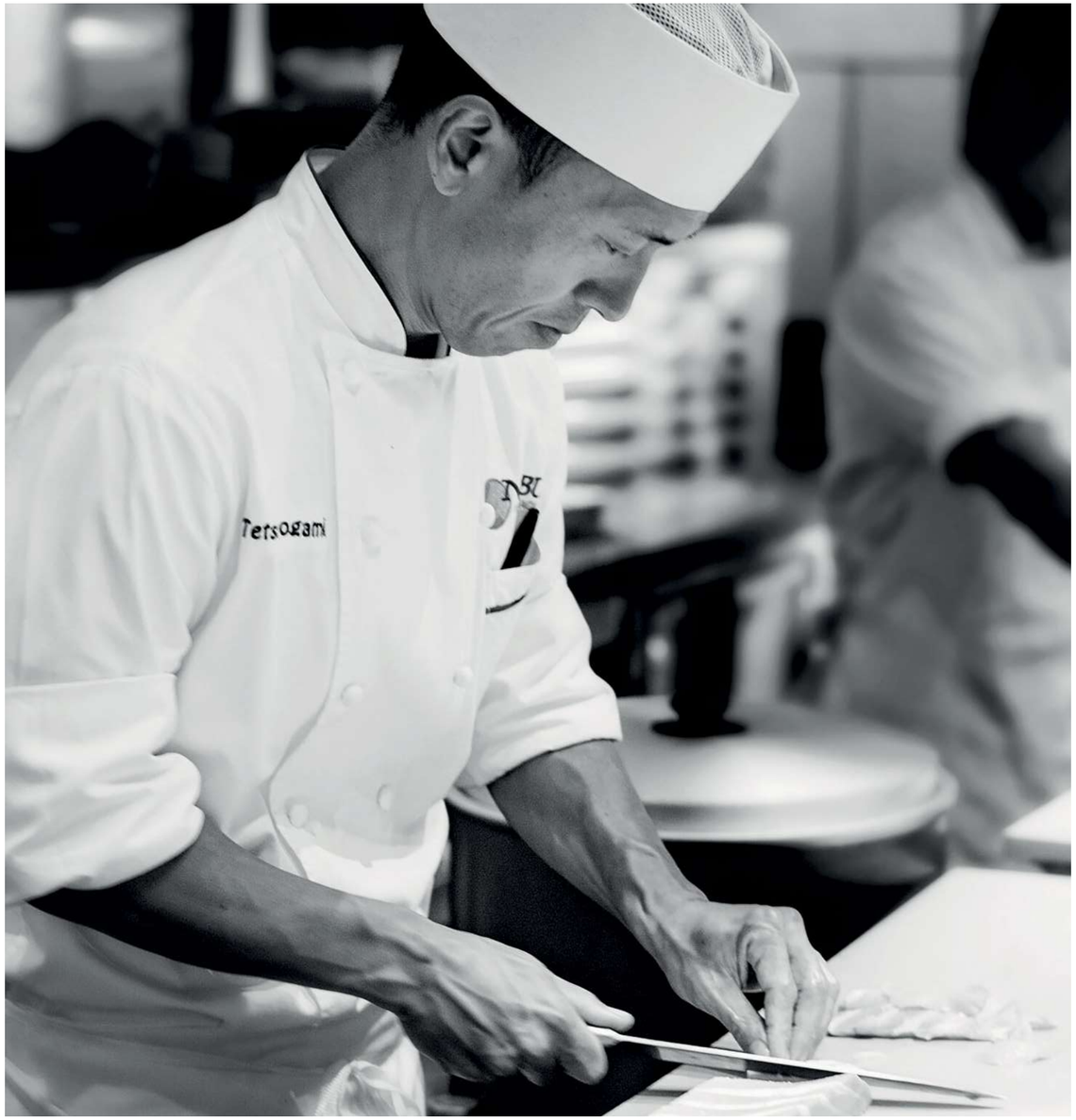
Certain of the above referenced services are available for additional fees and costs and may be offered by third parties.

PROMENADE

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE

HOSPITALITY FROM THE HEART

Much of the heart and soul of 619 Brickell rests in the caring hands of Nobu. The building is home to a 6,500-square-foot Nobu restaurant and a residents-only Nobu café servicing the pool and select amenity areas. Like every Nobu offering, the restaurant and café are guided by three core principles: meticulous attention to detail, foreseeing the needs of others, and surpassing expectations to ensure a heartfelt experience.





SEE DISCLAIMER PAGE

THE NOBU HOSPITALITY EXECUTIVE TEAM

From left: Trevor Horwell, Chief Executive Officer; Struan McKenzie, Chief Operating Officer; Robert De Niro, Co-Founder; Nobu Matsuhisa, Executive Chef & Co-Founder; Meir Teper, Co-Founder; Hiro Tahara, Chief Operating Officer, Nobu Restaurant Group

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EXCLUSIVE NOBU OWNERS' BENEFITS

The Nobu Resident Exclusive Program offers owners preferred access to select Nobu Hotels worldwide, with thoughtfully extended benefits designed to enhance each stay. Residents enjoy preferred rates, curated amenities, and the possibility of room upgrades, along with VIP recognition that reflects a sense of familiarity and belonging. Each experience is shaped with Omotenashi, creating a seamless extension of the Nobu lifestyle for owners, wherever they travel.

Owners' Benefits are subject to change from time to time and no representation of same may be relied on

WELLNESS AND LONGEVITY BY NOBU

Residents can immerse themselves in Nobu's holistic approach to well-being, where Japanese rituals meet cutting-edge therapies. Wellness and Longevity by Nobu offers restorative experiences, from cryotherapy to aromatherapy sauna and steam rooms.

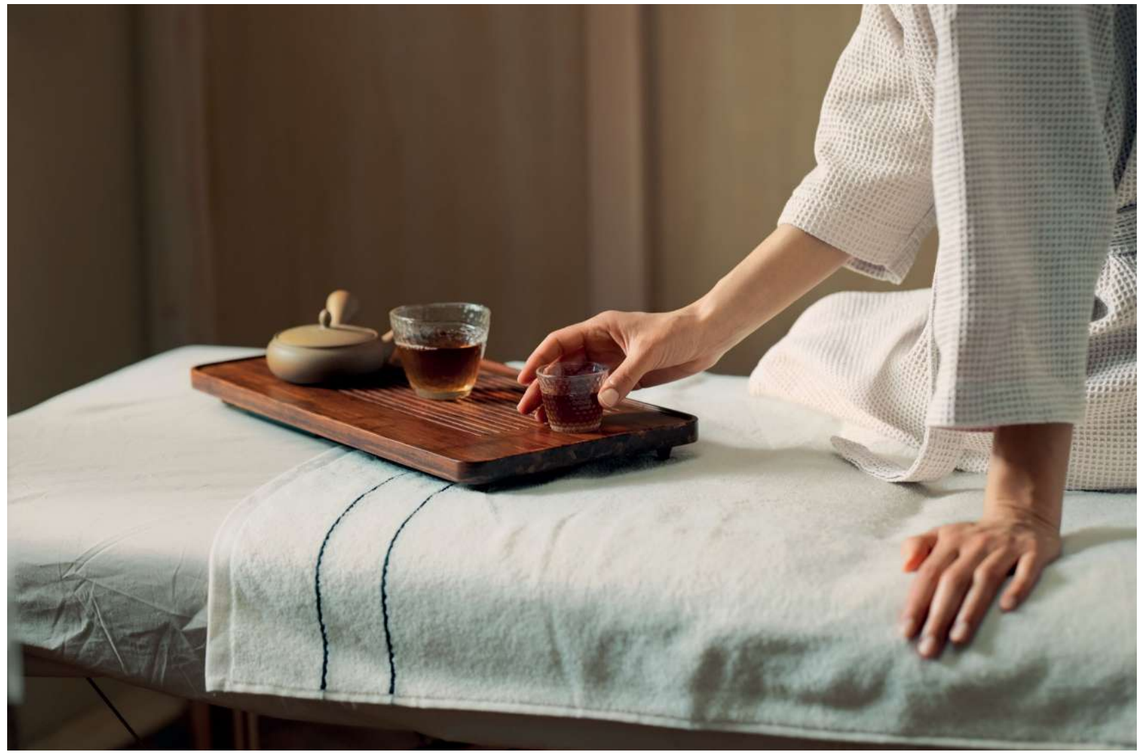
REJUVENATION SALT POOL
Relaxes muscles, reduces inflammation, rejuvenates skin.

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INDOOR SPA

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE







ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE

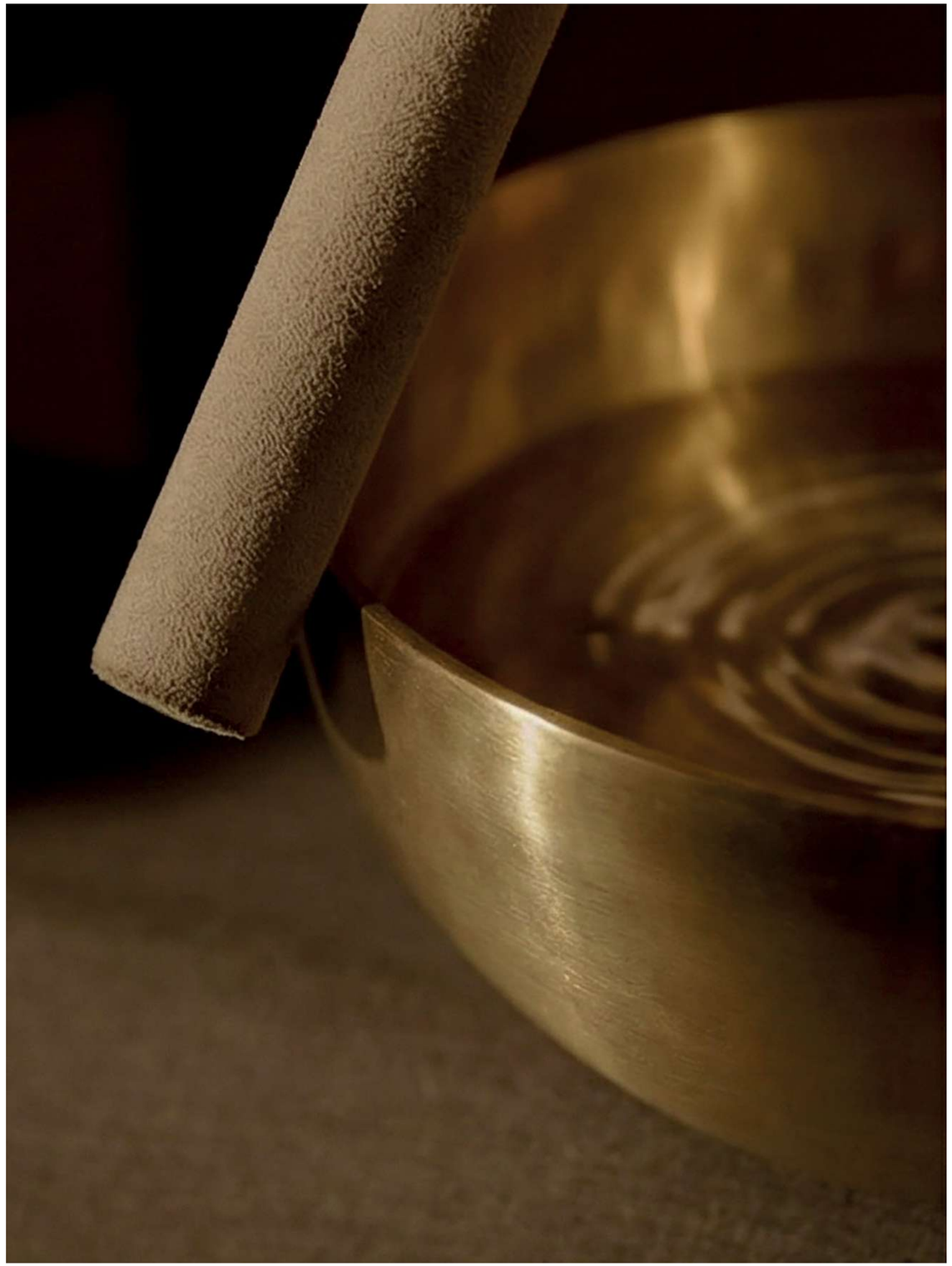
HAMMAM

YOGA PAVILION

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SEE DISCLAIMER PAGE





LAP POOL

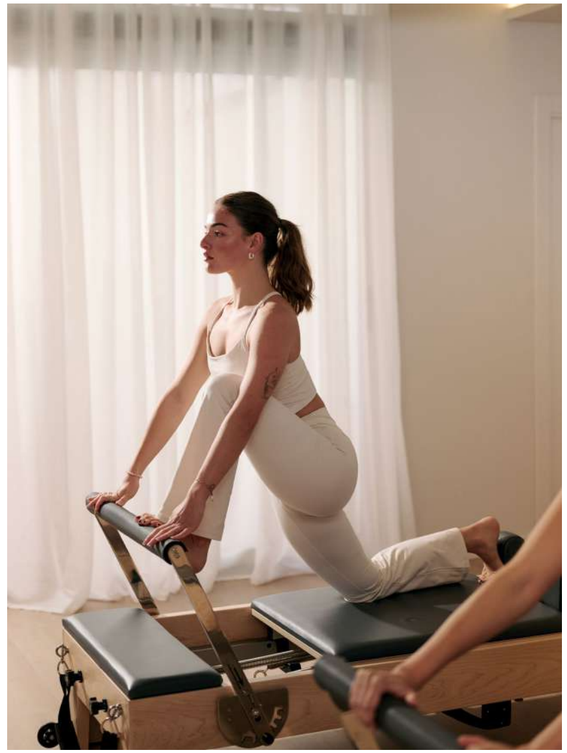
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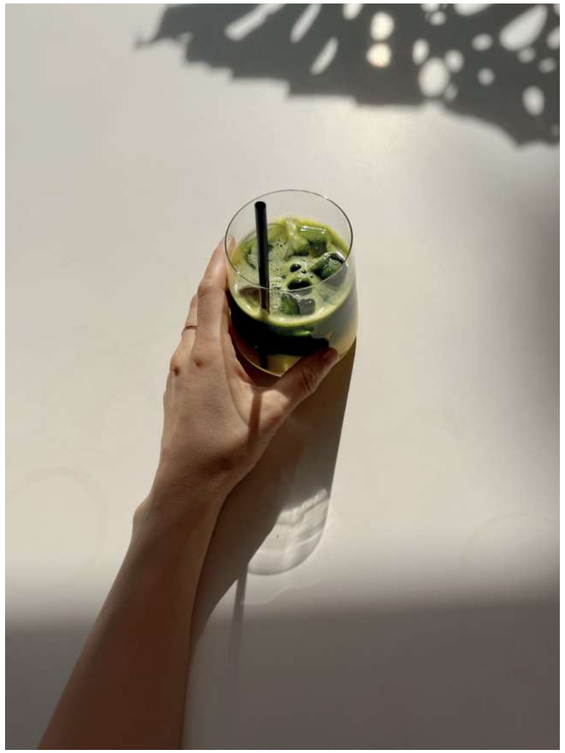


FITNESS STUDIO

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ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE









RED LIGHT THERAPY

Deep red wavelengths energize, boosting collagen, reducing inflammation, and accelerating long-term cellular rejuvenation.



INFRARED SUITE

Deep infrared heat detoxifies tissues, relaxes muscles, and supports metabolic and nervous system balance.



NEURO-HEALING MEDITATION POOL

Lowers stress hormones, calms the nervous system, improves cognitive function, and supports better sleep.



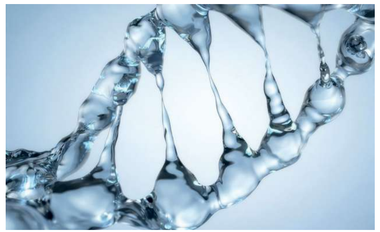
MIND WAVE THERAPY

Uses targeted sound or frequency stimulation to calm the nervous system, reduce stress hormones, and improve cognitive function.



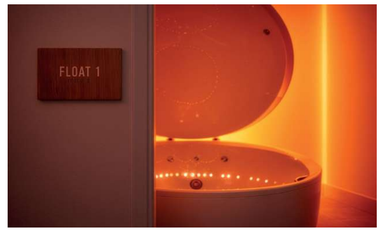
TESLA CHAIR

Uses high-intensity electromagnetic pulses to strengthen pelvic floor muscles, improve bladder control, and enhance stability.



IV PEPTIDE THERAPY

Targeted hydration and nutrients elevate energy while improving mental clarity and immune resilience. Precision peptides activate repair, optimize metabolism, and support youthful biological function.



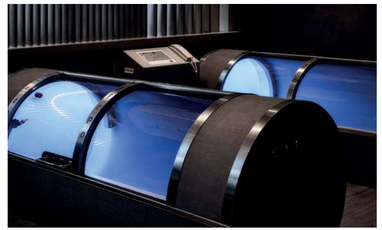
OZONE THERAPY

Increases oxygen delivery, supports immune function, and enhances cellular vitality.



HIMALAYAN SALT ROOM

Eases breathing and reduces inflammation by detoxing tissues.



CRYOTHERAPY CHAMBER

Cold therapy rapidly reduces inflammation, elevates metabolism, and resets the body's recovery systems.



HYPERBARIC OXYGEN CHAMBER

Pressurized oxygen accelerates healing, sharpens cognition, and boosts cellular longevity.



COMPRESSION THERAPY

Dynamic pressure enhances lymphatic flow, reduces swelling, and restores lightness and circulation.



PEMF THERAPY

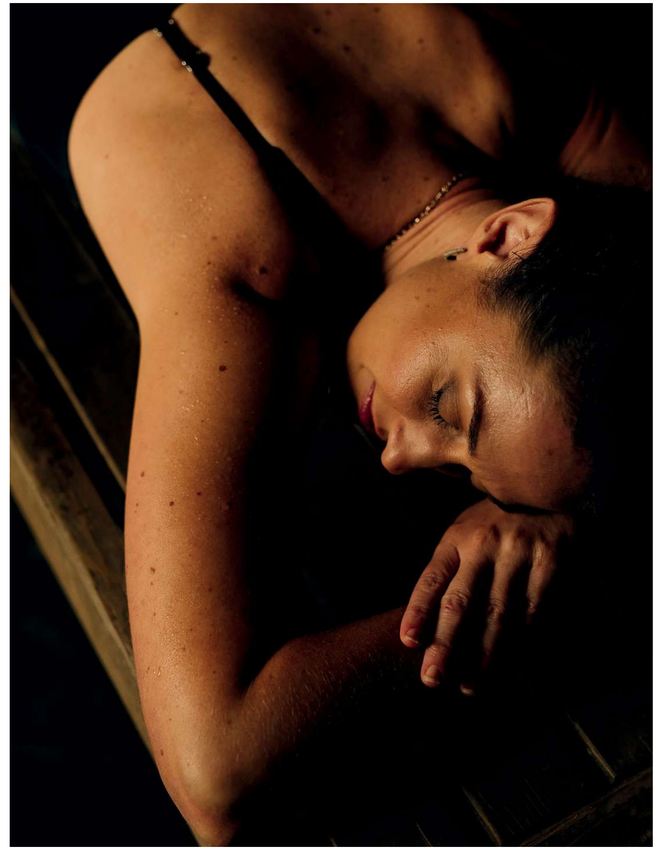
Supports the body's natural electromagnetic field, boosting cellular communication, energy, nutrient flow, and detox.

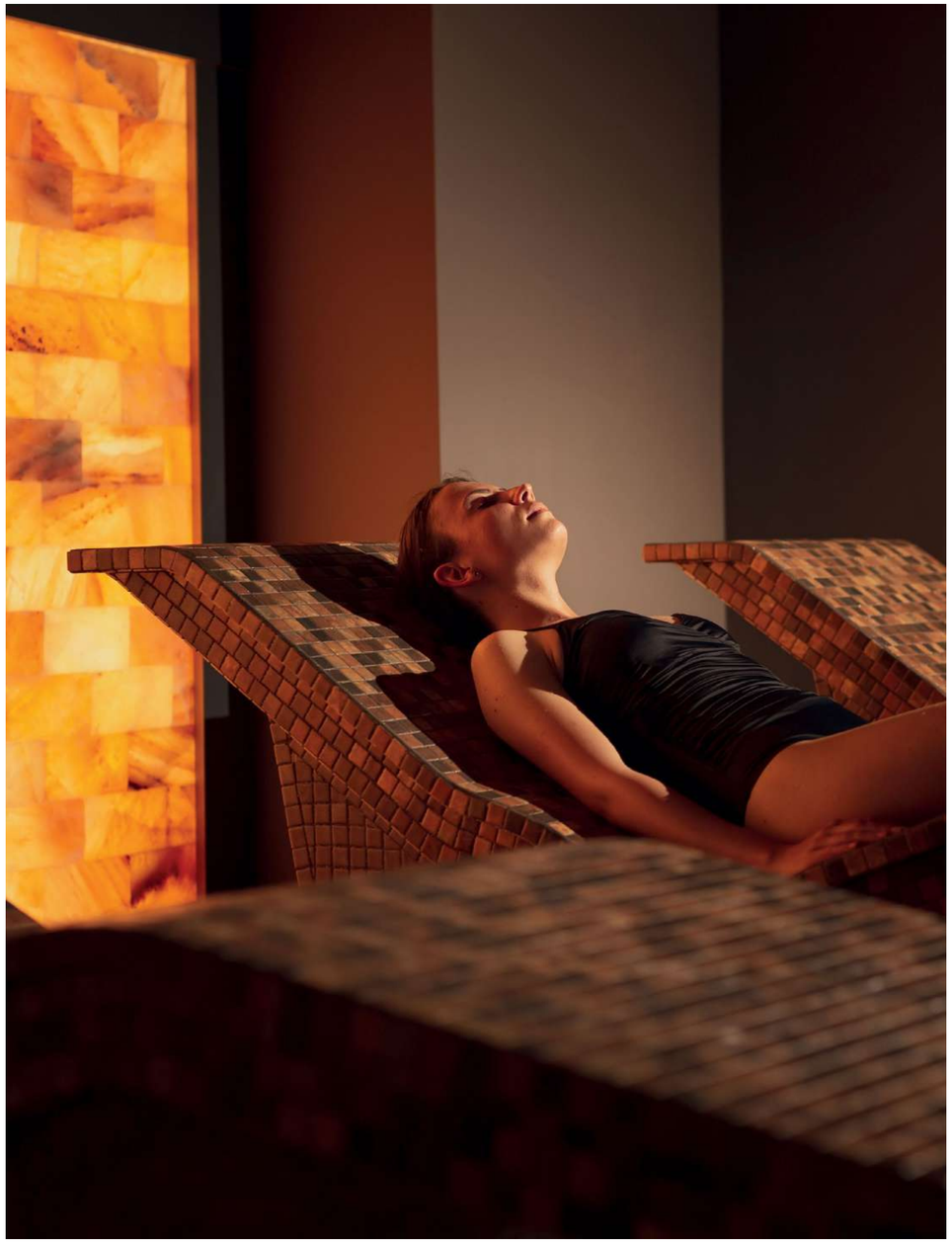
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True longevity is not measured in years alone, but in the life lived within them—approached through mindful luxury, proactive nervous system support, and a holistic philosophy that favors sustained vitality over quick fixes.



SEE DISCLAIMER PAGE





WELLNESS AND LONGEVITY BY NOBU

Hammam

Hot & Cold Plunge Pools

Steam Room & Sauna

Aromatherapy Shower

Rain Shower

Cryotherapy Shower

Cryotherapy Chamber

Men's & Women's Lockers & Changing Rooms

Lap Pool

Rejuvenation Salt Pool

Outdoor Fire Pit Lounge

Outdoor Sunrise Relaxation Lounge

Infrared Sauna

Red Light Therapy

Neural Reset Therapy Pod

E-Salt Cabin

Ozone Therapy

PEMF Therapy

Mind Wave Therapy

Meditation Terrace

Tesla Chair

Compression Therapy

IV Peptide Therapy

Himalayan Salt Room

Treatment Rooms

MOVEMENT AND PERFORMANCE

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

Indoor Yoga & Spinning Studio

Lymphatic Rebound Training

Pilates Studio with Reformer,
Megaformer & EXO Chairs

Heavy Lifting & HIIT Training Studio

Outdoor Yoga Pavilion & Sound Healing Pavilion

On-Site Wellness Concierge

On-Site Personal Training Office

Physical Therapy Suite

Sports Recovery Modalities

Wellness Juice Bar

Use of amenities referenced above may require payment of additional fees and costs.

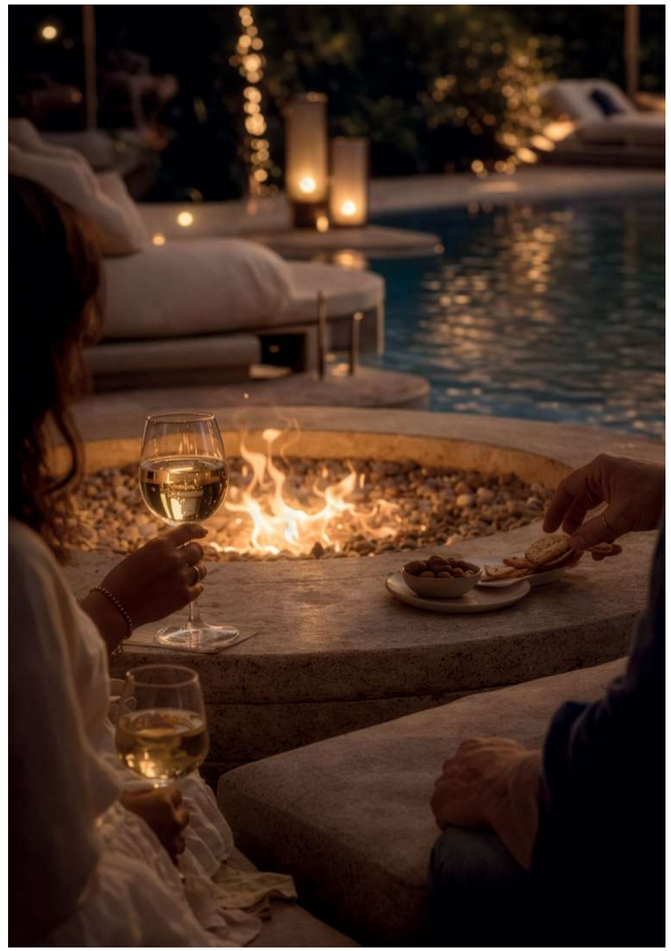
PODIUM DECK

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SUNSET POOL

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE





ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE

SUNSET POOL

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE





NOBU CAFÉ

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SOCIAL LOUNGE & BAR

ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMER PAGE



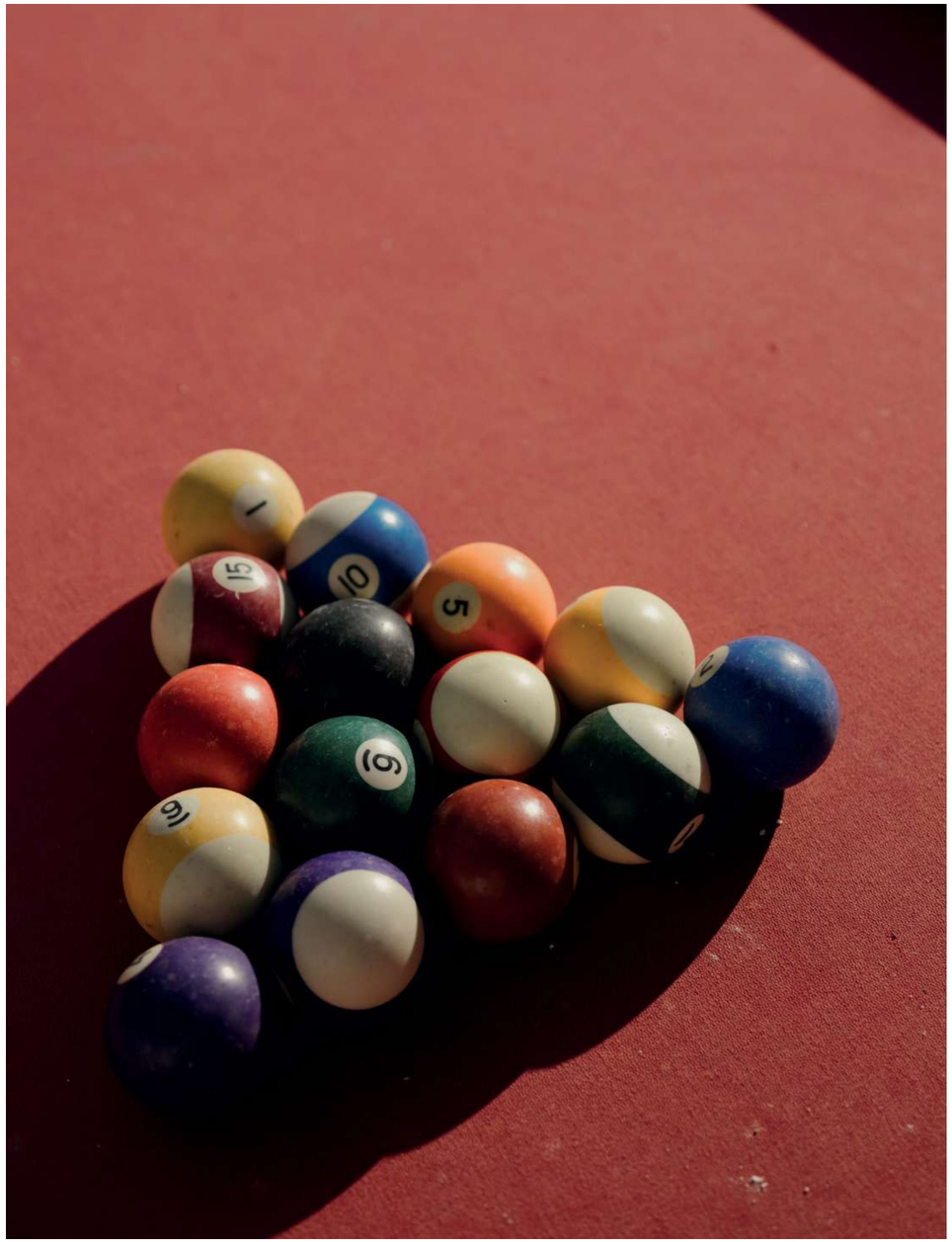
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PRIVATE DINING

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE





GAME LOUNGE

AMENITIES CONCEPTUAL RENDERINGS ARE ARTIST'S

CHILDREN'S DISCOVERY GARDEN

ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMER PAGE


P3 21
02 RAIKONEN
03 ALONSO
04 HAMILTON
GAP
PIRELLI
PZERO
BEST
LAP LAP SECTOS STSTOR
1 1ast -42.544 -13.284
2 2nd -47.584 -13.744
3 3rd -47.774 -13.884



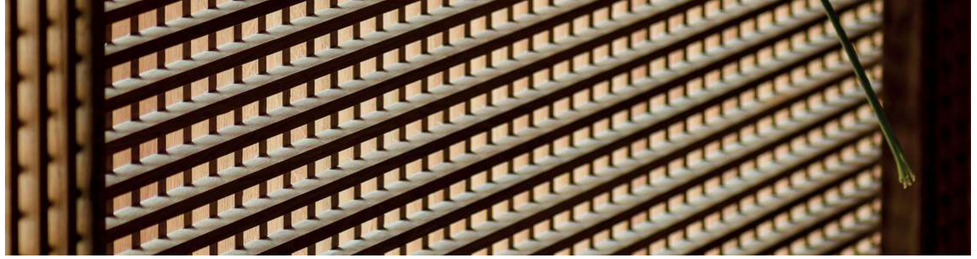
PADEL COURTS

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SEE DISCLAIMER PAGE

OUTDOOR BARBECUE

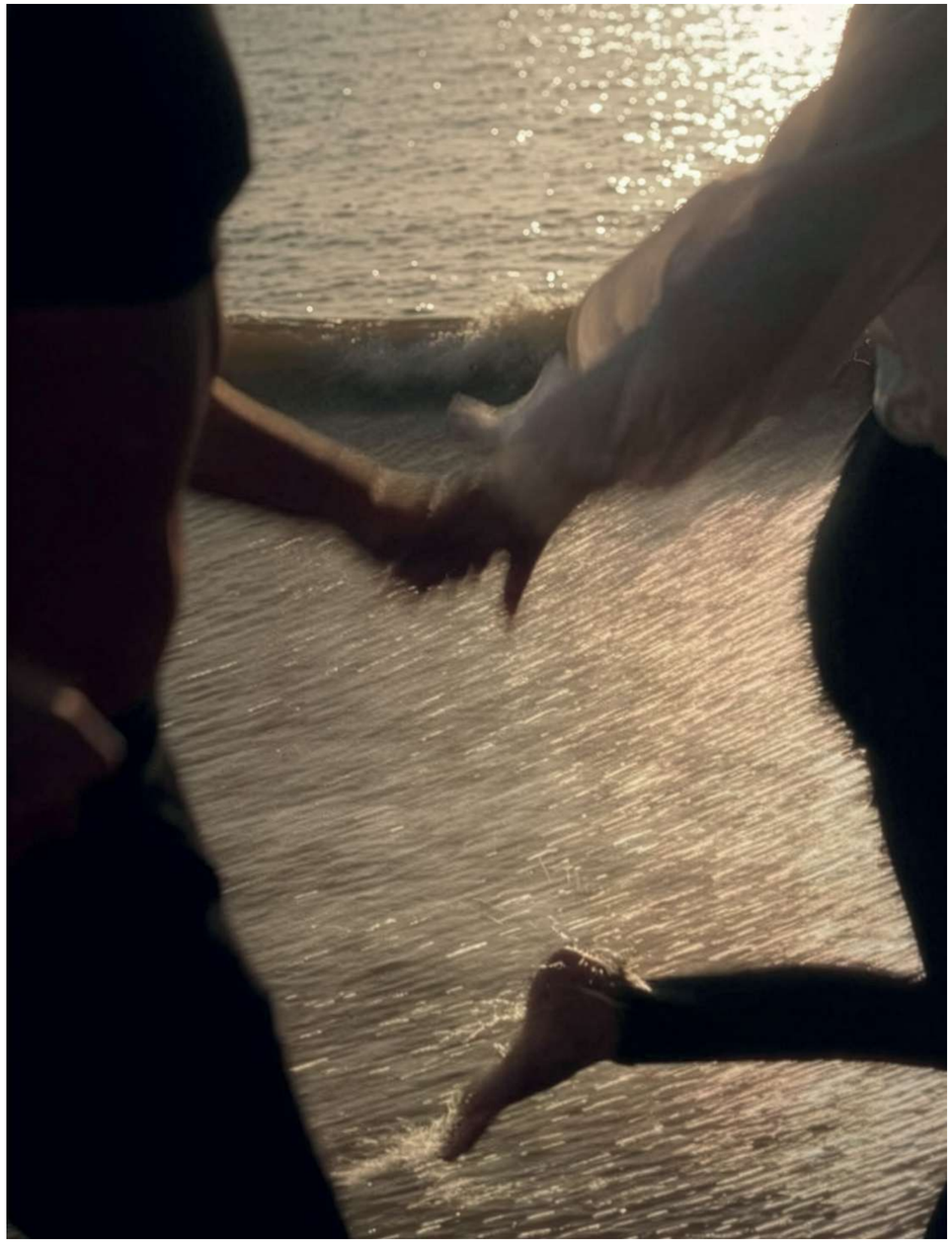
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SEE DISCLAIMER PAGE

PRIVATE DIP POOL

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE



A 360-DEGREE EXPERIENCE

From sunrise workouts to sunset gatherings, every space is designed for connection, movement, and ease. Terraces and verdant gardens bring nature into view, while the poolside café infuses the day with Nobu's signature spirit of hospitality. Moments of play, discovery, and retreat coexist throughout, creating a lifestyle that reflects Miami's vibrant spirit, reimagined through the artful calm of Nobu living.

PARADISE ATOP THE PODIUM

Indoor & Outdoor Nobu Café
with Poolside Service

86' Sunset Pool

Private Poolside Cabanas

Fire Pit Lounge

Dining & Grilling Enclaves

Poolside Water Features

Zen Gardens

Private Dip Pools Around Zen Gardens

619 SOCIAL & GAME LOUNGES

Social Lounge with Bay View

Sunrise Terrace

Private Wine Cellar & Lounge

Billiards & Game Salon

Curated Gaming Tables

VR Suite with Golf, Ski & F1 Simulators

619 SPORTS CLUB

2 Padel Courts

Paddock Social Area

Recovery Area with Cold Plunge Pool &
Stretching Machines

Bike Storage & Bike Workshop

619 KIDS' DISCOVERY ZONE

Indoor Kids' Discovery Area & Play Suite

Kids' Outdoor Play Terrace & Climbing Net

THE AMENITIES AT A GLANCE

LEVEL 1*

Full-Scale Nobu Restaurant with Dedicated Valet Area

Nobu Bar & Dining Terrace with Bay Views & Boardwalk Access

Nobu In-Residence Dining & Chef Services

Private Residents' Pedestrian Entrances (North & South)

LEVEL 2

Private Porte-Cochère Arrival with Valet & Self-Parking

Grand Bayfront Lobby

Bespoke Concierge & Lifestyle Services

Executive Business Suites & Boardroom

Sake Lounge & Tea Room

LEVEL 3

Wellness and Longevity by Nobu

Hammam

Hot & Cold Plunge Pools

Steam Room & Sauna

Aromatherapy Shower

Rain Shower

Cryotherapy Shower

Cryotherapy Chamber

Men's & Women's Lockers & Changing Rooms

Lap Pool

Rejuvenation Salt Pool

Outdoor Sunrise Relaxation Lounge

Infrared Sauna

Red Light Therapy

Neural Reset Therapy Pod

E-Salt Cabin

Ozone Therapy

PEMF Therapy

Mind Wave Therapy

Meditation Terrace

Tesla Chair

Compression Therapy

IV Peptide Therapy

Himalayan Salt Room

Treatment Rooms

LEVEL 4

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

Indoor Yoga & Spinning Studio

Lymphatic Rebound Training

Pilates Studio with Reformer, Megaformer & EXO Chairs

Heavy Lifting & HIIT Training Studio

Outdoor Yoga Pavilion & Sound Healing Pavilion

On-Site Wellness Concierge

On-Site Personal Training Office

Physical Therapy Suite

Sports Recovery Modalities

Wellness Juice Bar

LEVEL 11

Expansive Indoor & Outdoor Amenity Deck

Indoor & Outdoor Nobu Café with Poolside Service

86' Sunset Pool

Private Poolside Cabanas

Fire Pit Lounge

Dining & Grilling Enclaves

Poolside Water Features

2 Padel Courts

Paddock Social Area

Recovery Area with Cold Plunge Pool & Stretching Machines

Zen Gardens

Private Dip Pools Around Zen Gardens

Social Lounge with Bay View

Sunrise Terrace

Private Wine Cellar & Lounge

Billiards & Game Salon

Curated Gaming Tables

Indoor Kids' Discovery Area & Play Suite

Kids' Outdoor Play Terrace & Climbing Net

VR Suite with Golf, Ski & F1 Simulators

Bike Storage & Bike Workshop

*Experiences and offerings referenced above 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.

Services and use may require payment of additional fees and costs.

SEE DISCLAIMER PAGE

SANCTUARIES IN THE SKY

Animated by the light and defined by a sense of harmony, the residences of 619 Brickell are crafted with clarity and care: cinematic views framed by floor-to-ceiling glass, generous terraces that extend living outdoors, and sophisticated interiors composed of natural materials and refined details. The tower's sculptural form works hand in glove with the interior design, balancing elegance with ease, and modernity with warmth. These are homes that elevate the everyday, crafted for those who see beauty in proportion, meaning in restraint, and legacy in detail.

SEE DISCLAIMER PAGE

PENTHOUSE

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE

SKY VILLAS

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE

OUTDOOR TERRACE

ARTIST'S CONCEPTUAL RENDERING. SEE DISCLAIMER PAGE

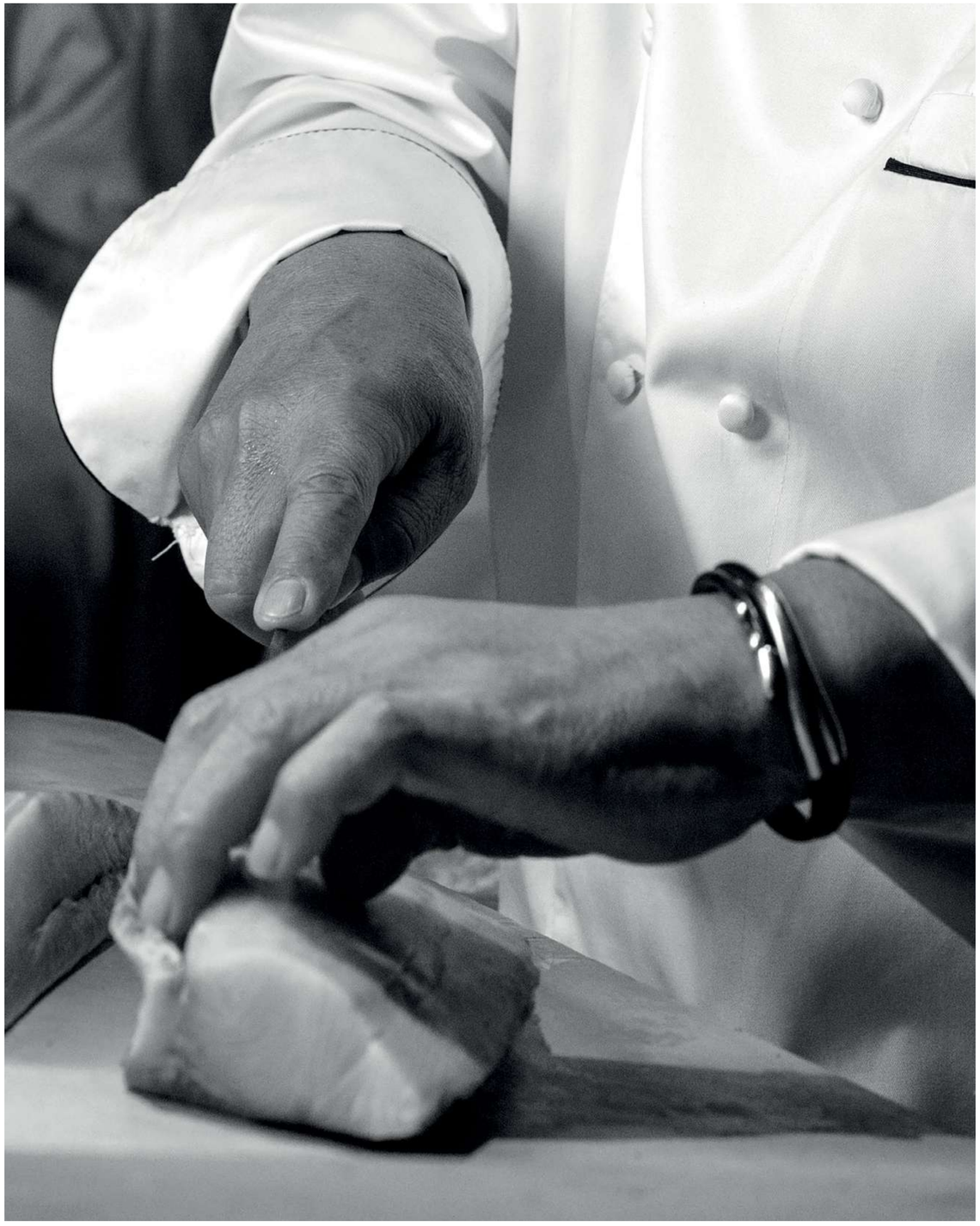
LIVING ROOM

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE



KITCHEN

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE











High-performance Gaggenau appliances raise everyday moments to the level of art, with leading-edge technology and sleek, modern design.

PRIMARY BEDROOM

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE



PRIMARY BATHROOM




CHANEL

SUMMER KITCHEN

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE

TRANQUILITY AND WELL-BEING

619 Brickell stands as a timeless testament to the enabling power of design. From the inspired mix of natural materials—stones, metals, and timbers—with treated glass, tactile fabrics, and evocative lighting, the common spaces and residences are purposefully crafted to generate calm and encourage well-being. Top to bottom, inside and outside, 619 Brickell is a singular place shaped by masters for those who live with intention.

RESIDENCE FEATURES

Panoramic Water Views from All Living Rooms & Primary Bedrooms

10' Ceilings & Full-Height Glass

Expansive Wraparound Terraces

Private Outdoor Summer Kitchen in Select Residences

Gaggenau Appliance Suite with Smart Refrigeration & Integrated Water Filtration

RadioRA 3 Processor by Lutron for Smart Lighting Controls

Discreet Linear Air Diffusers for Living Areas & Primary Bedrooms

Electrical System Wired with MC Cable for Low EMF Environment

HEPA Air Purification

Kitchen Multi-Stage Reverse Osmosis System

Smart Climate & Humidity Control System

Smart, Keyless Entry & Home Automation

Sauna in Select Units

BY THE BAY.
IN THE CENTER.

With the pulse of downtown at its doorstep, the energy and excitement of Brickell have garnered it the nickname, the Manhattan of Miami. There are very few addresses in the city that offer the attributes of 619 Brickell: walkability, centrality, and connectivity. Whether by car, foot, bike, or public transit, everything is within easy reach. The nearby Metrorail and Metromover make navigating the city seamless, while major expressways provide quick access to the airports, beaches, and beyond. The neighborhood's seamless integration of work, play, and leisure makes it one of the city's most sought-after and self-contained destinations.

SEE DISCLAIMER PAGE



ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE



SEE DISCLAIMER PAGE

TEAM

NOBU

HOSPITALITY

Named one of luxury's 25 Most Innovative Brands by Robb Report, Nobu Hospitality is a global luxury lifestyle brand founded by Chef Nobu Matsuhisa, Robert De Niro, and Meir Teper. The brand has evolved from its iconic restaurants into a collection of hotels, residences, and experiences that span five continents, each reflecting a distinctive blend of modern luxury and Japanese nuance. Nobu continues to captivate guests globally with its timeless ambiance, ongoing reinvention of genre-defining cuisine, and signature approach to hospitality.

Built on a foundation of service, image, and reputation, Nobu Hospitality is recognized for its elevated design, exceptional dining, and a commitment to Omotenashi—thoughtful, intuitive hospitality delivered with Kokoro. The portfolio continues to grow through long-term partnerships and a highly curated development approach.

As one of the world's most influential luxury lifestyle brands, Nobu Hospitality continues to shape modern luxury through creativity and cultural authenticity.

13TH FLOOR INVESTMENTS

VISIONARY

Founded in 2008, 13th Floor Investments is a visionary real estate investment and development firm shaping the future of living across South Florida. With more than 60 transformative projects completed and over 5.7 million square feet and 4,700 homes delivered to date, the firm continues to expand through a strong pipeline within best-in-class South Florida locations. Renowned for creative dealmaking, strategic partnerships, and design-forward development, 13th Floor pairs disciplined investment with a human-centered approach to community building. The result is a portfolio defined by thoughtful placemaking, enduring value, and elevated living experiences.

FOSTER + PARTNERS

DESIGN ARCHITECT

Foster + Partners is a global studio for sustainable architecture, urbanism, and design, founded by Norman Foster in 1967. Since then, he and the team around him have established an international practice with a worldwide reputation. With offices across the globe, we work as a single studio that is both ethnically and culturally diverse. Sustainability is at the heart of everything the practice undertakes. All projects are evaluated against global standards, and the business develops bespoke strategies that drive our environmental agenda. To build sustainably requires us to design holistically, and our unique integrated design approach involving engineering, urban, and landscape designers working alongside the architectural team enables us to develop innovative strategies that have a firm focus on the future of the environment. All our projects start with fresh thinking, leading to a solution that is tailor-made to both site and user. Design is typically undertaken by a small, close-knit integrated team that starts the project and sees it through to completion, providing continuity throughout and applying a truly holistic approach.

KEY INTERNATIONAL

VISIONARY

Founded in 1970, Key International is a global real estate development and investment firm with a transformative impact on the South Florida market, having executed over $8 billion of diversified transactions across residential, hospitality, office, commercial, and mixed-use projects. The firm's portfolio spans more than 10 million square feet of developed property, including 6,000+ residential units and 3,300+ hotel keys, with marquee projects such as the Eden Roc Resort Miami Beach, 1010 Brickell, and the Marriott Stanton South Beach. A family-run enterprise built across more than five decades, Key International pairs institutional discipline with long-term ownership, building communities designed to endure beyond the development cycle.

SIEGER SUAREZ

DESIGN ARCHITECT & ARCHITECT OF RECORD

Sieger Suarez Architects celebrated its 50th anniversary in 2022 as a premier firm specializing in the field of luxury high-rise residential design and development. They are considered to be one of the most innovative, design-forward, comprehensive architectural firms in the United States and has received multiple awards and community recognition for their outstanding work throughout the decades.

The firm's innovations—such as the "floor through" unit design, private elevators, robotic parking, and individual swimming pools—have raised expectations in the luxury residential market.

Sieger Suarez Architects has designed the most prestigious and successful luxury developments in South Florida, including notable new projects such as the 100-story Waldorf Astoria in Miami, and the Bentley Residences on Sunny Isles Beach. Other well-known buildings include the Porsche Design Tower, Muse, Armani Casa, St. Regis Hotel and Residences in Bal Harbour; Apogee, Murano and Icon in Miami Beach; Brickell, and 50 Biscayne in Miami, along with other mixed-use projects.

KEY SALES

SALES AND MARKETING

Key Sales is a dedicated sales and marketing firm specializing in luxury residential development. Aligned with Key International, it shapes curated residential offerings with the end user in mind—from conception to sellout. This integration of sales expertise and development vision informs each project from inception, guiding unit mix, layouts, finishes, and market positioning before a single residence comes to market. Its leadership has been involved in over $6 billion of residential real estate sales across South Florida's most sought-after submarkets, with established relationships spanning domestic and international buyers, brokerage networks, and institutional capital partners.

ONE SOTHEBY'S INTERNATIONAL REALITY

SALES

ONE Sotheby's is the premier source for luxury real estate and new development opportunities along Florida's East Coast, with offices from Miami and Key Biscayne to Vero Beach and Jacksonville. Founded in 2008, the firm delivers exceptional service, market expertise, and the global prestige of the Sotheby's International Realty brand, with an international network spanning 81+ countries and territories. The firm's Development Division is a leader in luxury pre-construction sales and marketing, representing some of the region's most prestigious projects from conception to sellout.

STUDIO MUNGE

DESIGN

Studio Munge is a multidisciplinary design studio with over two decades of experience guided by the belief that thoughtfully crafted environments shape how people feel, move, and connect. Led by Alessandro Munge, the studio works across architecture, interiors, landscapes, and bespoke furnishings to shape environments that feel immersive, considered, and emotionally engaging. Balancing precision with imagination, Studio Munge creates distinctive spaces that elevate contemporary luxury, translating global perspective and a strong sense of place into meaningful, lasting experiences.

DESIGN AGENCY

INTERIOR DESIGN

DesignAgency is an international interior design studio that unites interior design, architectural concepting, strategic branding, and visual communications to shape environments of distinction. Founded in 1998, the studio has established itself as a global leader in the creation of transformative brands and spaces renowned for thoughtful design, rich materiality, and enduring luxury. With a lead studio in Toronto, and offices in Barcelona and Washington, D.C., DesignAgency works with leading hotels and resorts, restaurateurs, entrepreneurs, and developers worldwide to design award-winning lifestyle and luxury projects. The studio's approach is defined by a holistic, hospitality-led perspective that balances passion and creative excellence with commercial insights to deliver experiences that resonate deeply with communities and create lasting value for clients.

AND PARTNERS

BRANDING AND ADVERTISING

And Partners is a branding and design agency based in New York City, Los Angeles, and Miami. And Partners collaborates with premium brands and creates innovative methods to effectively communicate with discerning consumers—on every platform, in every format, worldwide. Since 1999, the firm has helped its clients build and differentiate their brands, drive sales, and command a premium in the marketplace.

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

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.

This offering is made only by the prospectus (offering circular) for the Condominium and no statement should be relied upon if not made in the prospectus. 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 sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. 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. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. 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. Balconies depicted may vary by floor and are not included in the Unit boundaries. 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.

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