



MIAMI

River Landing



WHERE IT ALL BEGAN, IT BEGINS AGAIN.

River Landing





LIFE HAPPENS ON THE RIVER: PAST, PRESENT, FUTURE.

People will always converge at the river. It's in our nature — whether to find our fortune, shop and socialize, or just admire the view. And soon, River Landing will reignite Miami's legacy and bring urban living to the Miami River.

Over a century ago, this is where Miami was born and is the next place where it will thrive. Doctors, attorneys, government employees and more, from two counties, already work in the Health District, Downtown Miami and Brickell. But city leaders realized there was uncultivated potential here, from lost commerce to a lost sense of community. So in 2008, the new Miami Riverwalk project was launched to create a place where pedestrians can walk along the river, dine at their choice of cafes and shop at various boutiques.

Beyond its commercial assets, the Miami River is also a beloved Miami icon. When Julia Tuttle, the "Mother of Miami" moved to the area in 1891, she had the foresight to believe this city would one day become the center of trade with South America and a gateway to the Americas.

By the time Henry Flagler's first railroad train entered Miami in 1896, a city was rising on both sides of the Miami River. In fact, a year later, just across from the future site of River Landing, Henry Flagler's Gilded Age masterpiece, the Royal Palm Hotel opened its doors. One of the first hotels in this new city, the Royal Palm Hotel greeted Miami's elite tourists with the city's first electric lights, first elevators, a golf course and a sparkling swimming pool. Flagler welcomed the world to modern Miami on the Miami River. At the heart of the community was a retail district north of the river, in the pines along today's Miami Avenue. Picture the hustle and bustle of 19th century women in long skirts and men in waistcoats shopping and socializing.

History's greatest start-ups began along a riverbank. And Miami was one of them. The Miami River launched the flow of commerce, inspired new technological innovations and shaped the development of society. Continuing this vision for the Miami River and surrounding community, a new destination will emerge.

INTRODUCING RIVER LANDING.



INFINITE POSSIBILITIES



RIVER LANDING: VISIBLE, ACCESSIBLE, UNFORGETTABLE.

CENTRALLY LOCATED AND ATTRACTIVELY DESIGNED, River Landing's vertical presence cannot be missed. And with the vision of HGTV "Design Star" David Bromstad on board, it will never be overlooked.

"The chance to transform something as fantastic as a portion of the Miami River is a chance of a lifetime. I see the Miami River as THE NEXT PLACE IN MIAMI TO LIVE, EAT AND WORK. I foresee the entire river becoming what it should be: one of the most fabulous places in Miami."

About 150,000 drivers pass by the location daily. This prestigious group of professionals includes doctors and nurses on their way to work at Jackson Memorial Hospital, Bascom Palmer Eye Institute, University of Miami's Miller School of Medicine and nationally recognized research institutes. You'll find judges, attorneys and government employees on their way to and from Civic Center. And commuters on the Dolphin Expressway will regularly see this BEACON OF RETAIL, DINING AND ENTERTAINMENT — featuring prominent retail signage.

It's estimated that 190,000 people work in downtown Miami and Brickell. And with 71,000 people year-round residents in Brickell and downtown — as well as close to 200,000 residents living in the immediate area, downtown Miami is one of the most populous downtowns in the United States.

River Landing is strategically located to cater to this underserved clientele. Morning, noon and night, River Landing will be there for retail, recreation and retreat. This is their place to breathe.



A BEACON FOR MIAMI & BEYOND



A RIVER ATTRACTION: AN URBAN DESTINATION

People in Miami love to SHOP, DINE AND LIVE IT UP IN BEAUTIFUL SURROUNDINGS. And River Landing will be a destination that takes full advantage of the landscape and central location of the Miami River district.

This is a place where Miami's natural beauty becomes a design element. Imagine blue skies instead of ceilings and river views instead of walls. Green is everywhere, from the palm trees sprinkled throughout to the lawn filled with locals and tourists waiting to turn a day of shopping into an exciting night out.

From lunch hours to first dates, River Landing creates a relaxing experience for those who want to live and play near their work. It will be the heart of the community and more than a weekday hangout. It's a place they can reconnect with the river, as well as their free time. Walkable and livable, River Landing is their place to work it. Because after the sun goes down and the movie screen lights up, Miami will know it has a new destination to call its own — River Landing.



AS VIBRANT BY NIGHT AS BY DAY

EASY ACCESS
LOCATION

THE WAY TO SHOP. ON THE WAY TO EVERYWHERE.

RELAXED
BY ROAD OR WATER
CENTER OF IT ALL
URBAN
EXCELLENT VISIBILITY



River Landing

publix

LAIFITNESS

BJ's

publix

TJ-maxx

OLD NAVY

Michaels

OLD NAVY

DICK'S
SPORTING GOODS

ROSS
ROSS FOR LESS

ULTA

River Landing

TENANT

DEMOGRAPHICS:

	DAYTIME POPULATION
1 Mile	68,112
3 Mile	350,570
5 Mile	593,196

	AVERAGE HOUSEHOLD INCOME
3 Mile	\$45,481
5 Mile	\$54,270

HWY. DAILY TRAFFIC COUNTS:

	CARS / DAY
836	134,000
I-95	265,000





LOCATION & CIRCULATION MAP | N.T.S.



VIEW FROM
EASTBOUND 836



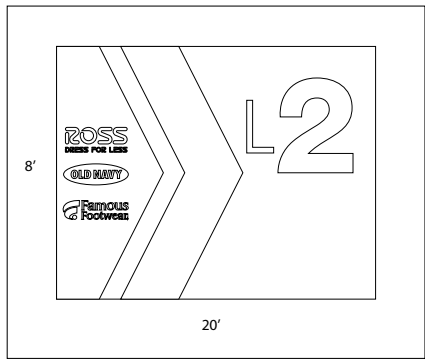
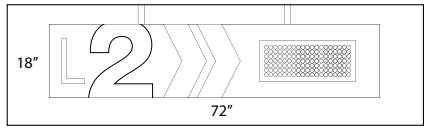


VIEW FROM
WESTBOUND 836





A SHOPPING DESTINATION



PROPOSED WAYFINDING & SIGNAGE



River Landing

SHOPS AND RESIDENCES

PROPERTY HIGHLIGHTS:

- Vertical Power Center on +/-8 acres with state of the art parking facility, signage and residential uses
- Located at the NW 14 Street exit off I-836 with east and west access
- I-836 Dolphin Expressway frontage with excellent visibility
- Just minutes from: Downtown Miami, Coral Gables, Marlins' Stadium, Jackson Memorial Hospital, & Judicial District.
- Easy access speed ramps with multilevel covered walkways and signature pedestrian landscape court
- Access to the Miami Riverwalk with views and lights from the River
- +590,000 daytime population within a 5 mile radius





LIFE ON THE WATER



LEVEL ORANGE
Retail : 102,960
Parking Spaces: 385
Parking Ratio 3.74:1000



LEVEL YELLOW
Retail : 85,090
Parking Spaces: 370
Parking Ratio 4.35:1000



LEVEL PURPLE
Retail : 83,340 SF
Parking Spaces: 352
Parking Ratio 4.22:1000



LEVEL BLUE
Retail : 74,480 SF
Parking Spaces: 352
Parking Ratio 4.73:1000

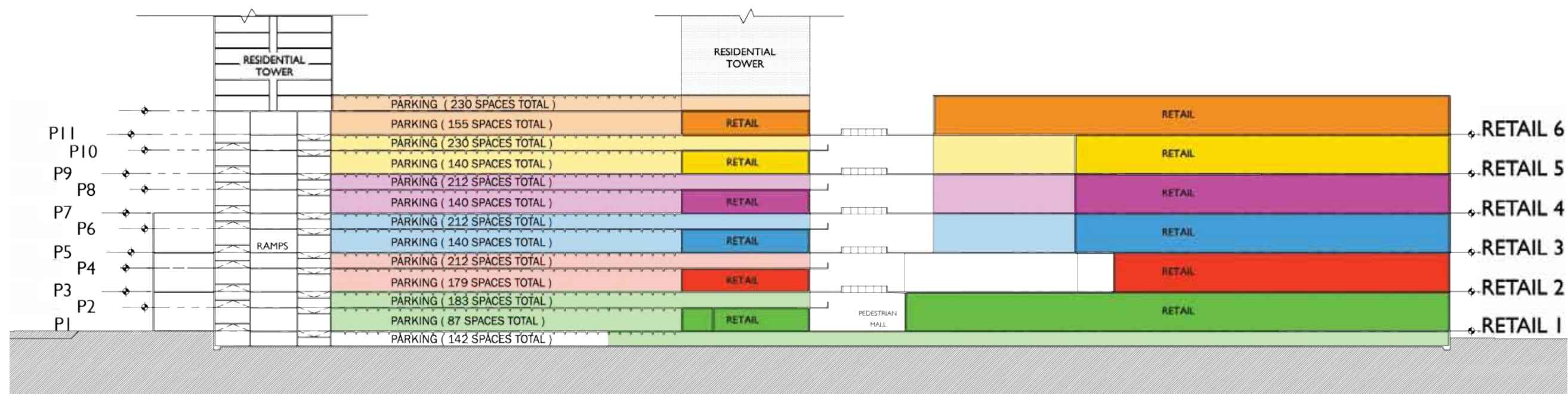


LEVEL RED
Retail : 90,400 SF
Parking Spaces: 391
Parking Ratio 4.33:1000



LEVEL GREEN
Retail : 102,035 SF
Parking Spaces: 412
Parking Ratio 4.04:1000

**Total Retail:
538,305 SF**



LEVEL GREEN

USE	AREA
Retail	102,035 SF

PROPOSED PARKING:

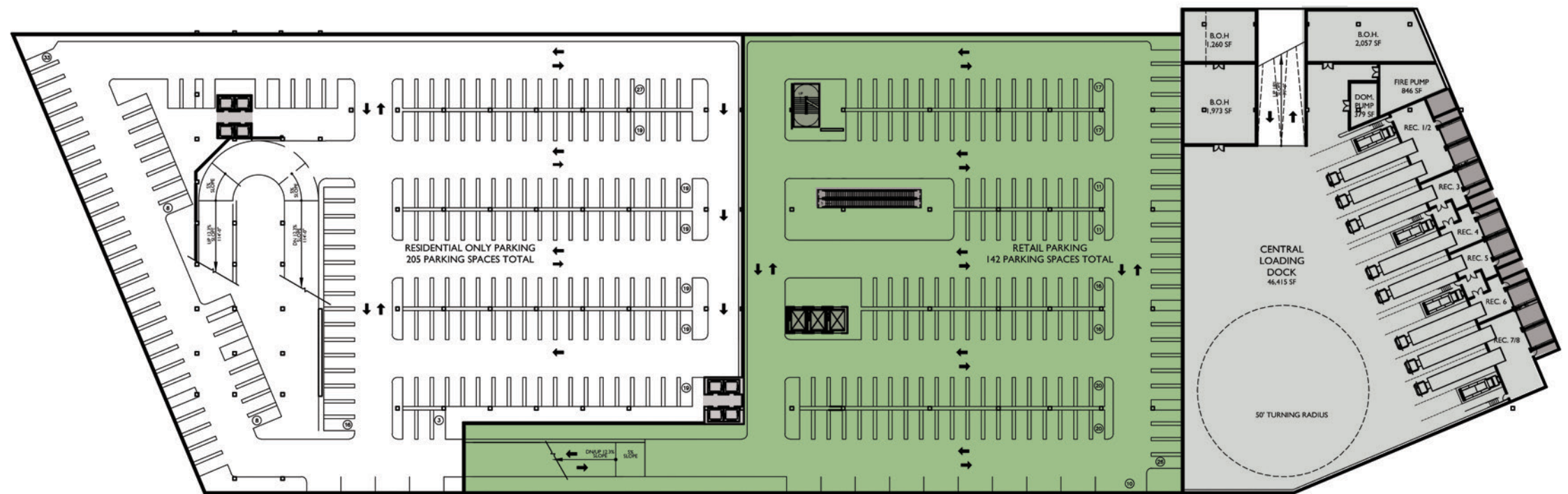
(SUB LEVEL):
142 SPACES

(RETAIL LEVEL):
87 SPACES

(MEZZANINE LEVEL):
183 SPACES

TOTAL 412 SPACES

*ACTUAL parking ratio 4.04:1000



SUB GROUND | Floor Plan



LEVEL GREEN

USE	AREA
Retail	102,034 SF

PROPOSED PARKING:

(SUB LEVEL):
142 SPACES

(RETAIL LEVEL):
87 SPACES

(MEZZANINE LEVEL):
183 SPACES

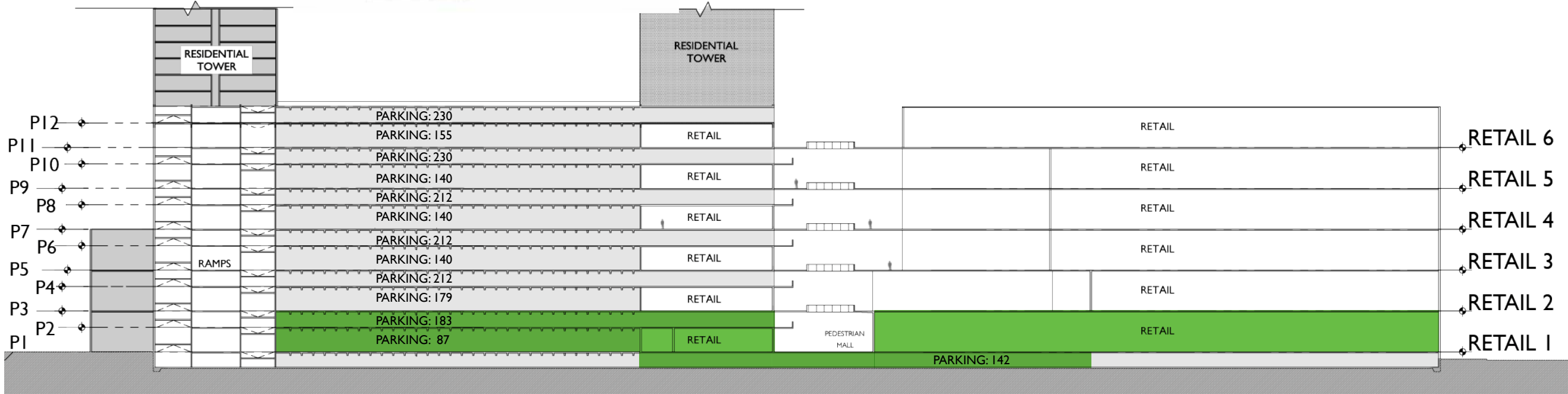
TOTAL 412 SPACES

*ACTUAL parking ratio 4.04:1000



LEVEL GREEN MEZZANINE
Floor Plan

LEVEL GREEN | Floor Plan



LEVEL RED

USE	AREA
Retail	90,400 SF

PROPOSED PARKING:

Garage

(RETAIL LEVEL):
179 SPACES

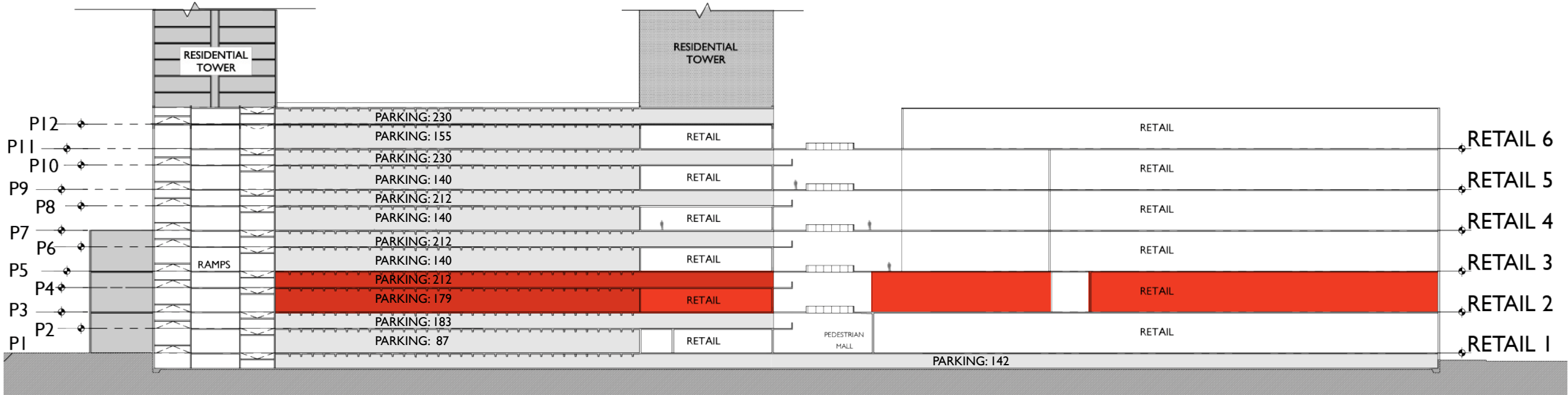
(MEZZANINE LEVEL):
212 SPACES

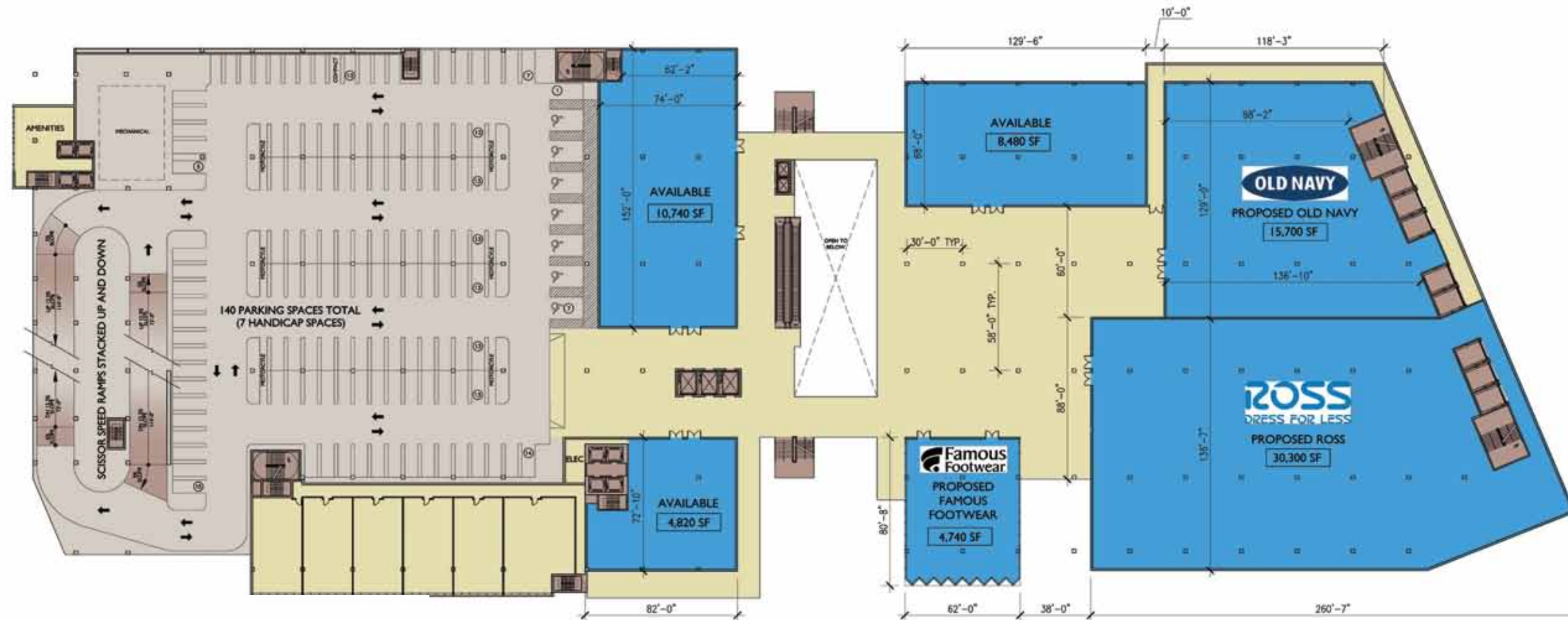
TOTAL 391 SPACES

*ACTUAL parking ratio 4.33:1 000



LEVEL RED | Floor Plan





LEVEL BLUE MEZZANINE
Floor Plan

LEVEL BLUE | Floor Plan

LEVEL BLUE

USE	AREA
Retail	74,480 SF

PROPOSED PARKING:

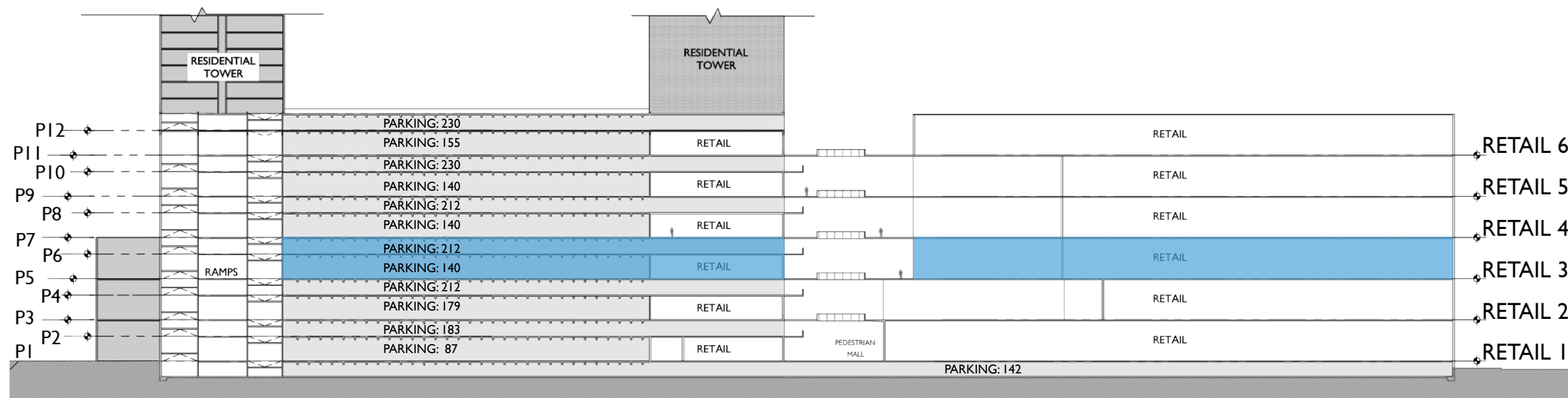
Garage

(RETAIL LEVEL):
140 SPACES

(MEZZANINE LEVEL):
212 SPACES

TOTAL 352 SPACES

*ACTUAL parking ratio 4.73:1000



LEVEL PURPLE

USE	AREA
Retail	83,340 SF

PROPOSED PARKING:

Garage

(RETAIL LEVEL):
140 SPACES

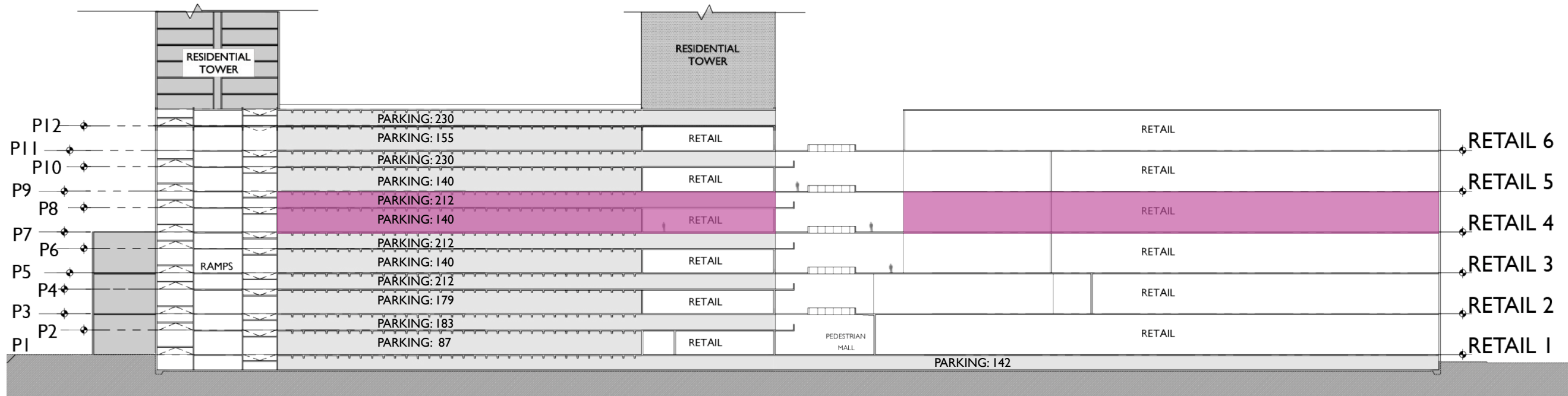
(MEZZANINE LEVEL):
212 SPACES

TOTAL	352 SPACES
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*ACTUAL parking ratio 4.22:1000



LEVEL PURPLE | Floor Plan



LEVEL YELLOW

USE	AREA
Retail	85,090 SF

PROPOSED PARKING:

Garage

(RETAIL LEVEL):
140 SPACES

(MEZZANINE LEVEL):
230 SPACES

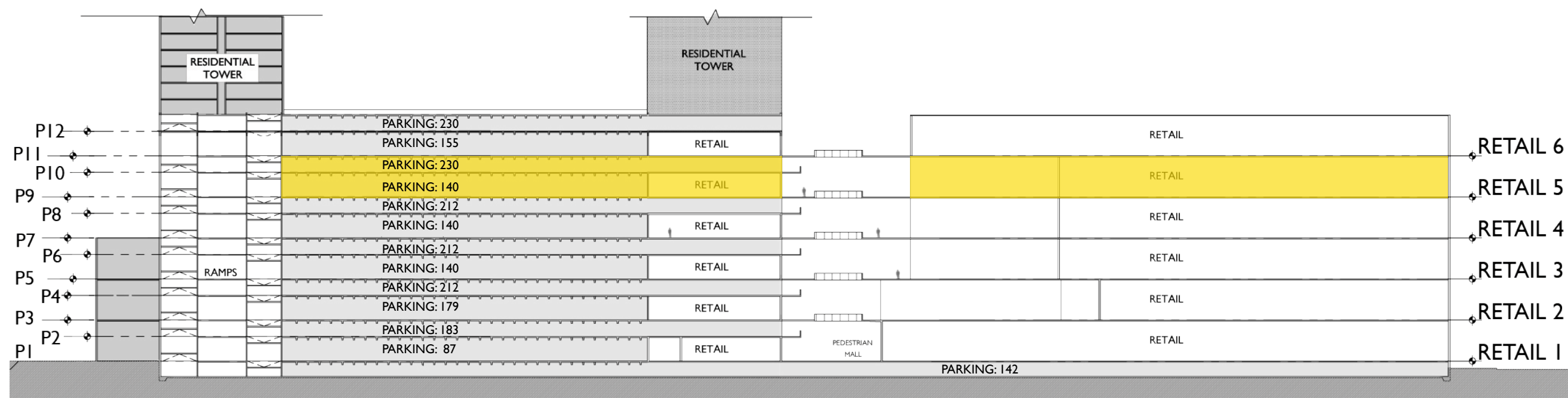
TOTAL 370 SPACES

*ACTUAL parking ratio 4.35:1000



LEVEL YELLOW | Floor Plan

LEVEL YELLOW MEZZANINE
Floor Plan



LEVEL ORANGE

USE	AREA
Retail	102,960 SF

PROPOSED PARKING:

Garage

(RETAIL LEVEL):
155 SPACES

(MEZZANINE LEVEL):
230 SPACES

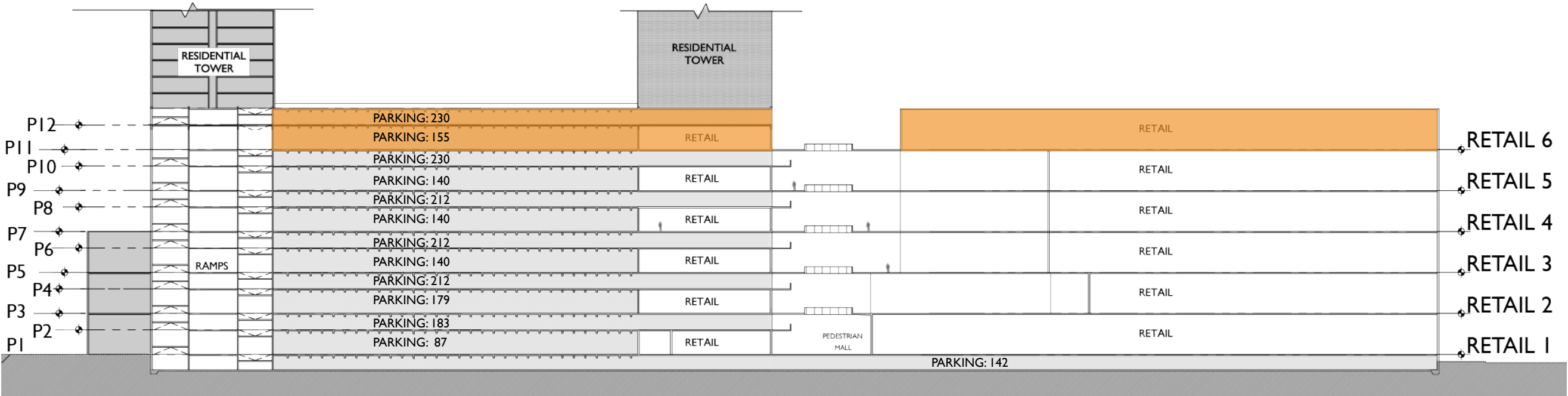
TOTAL 385 SPACES

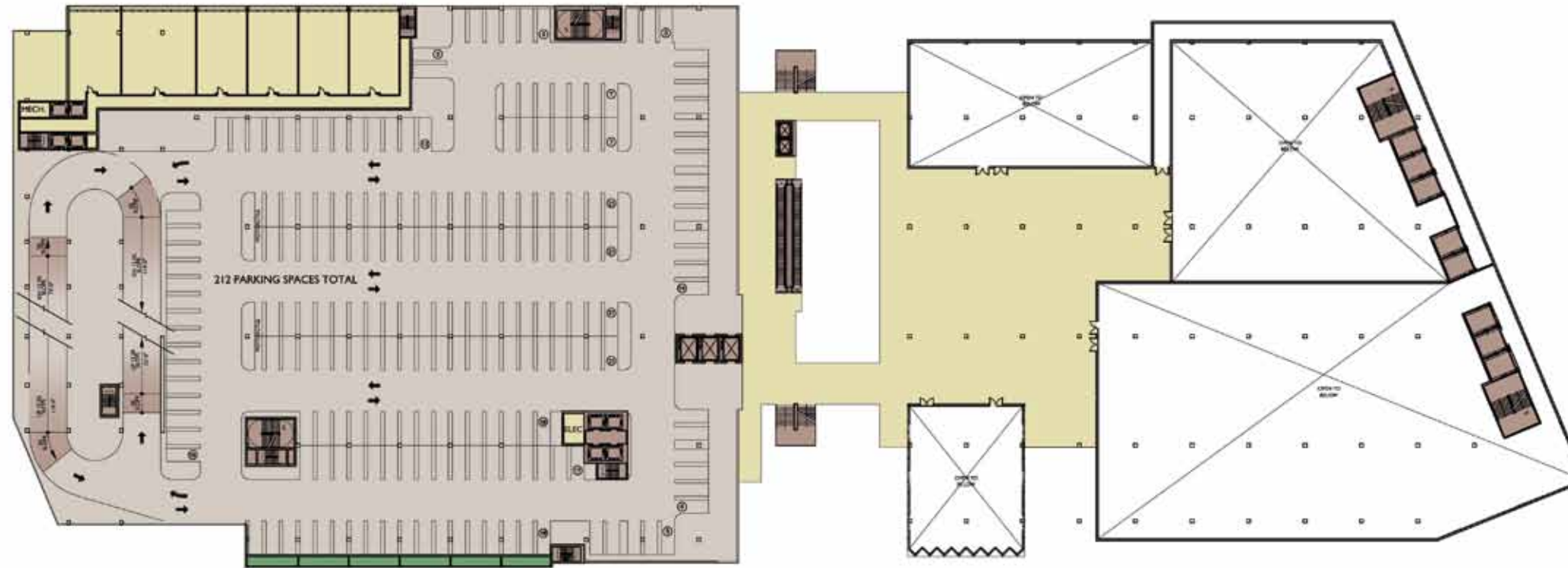
*ACTUAL parking ratio 3.74:1000



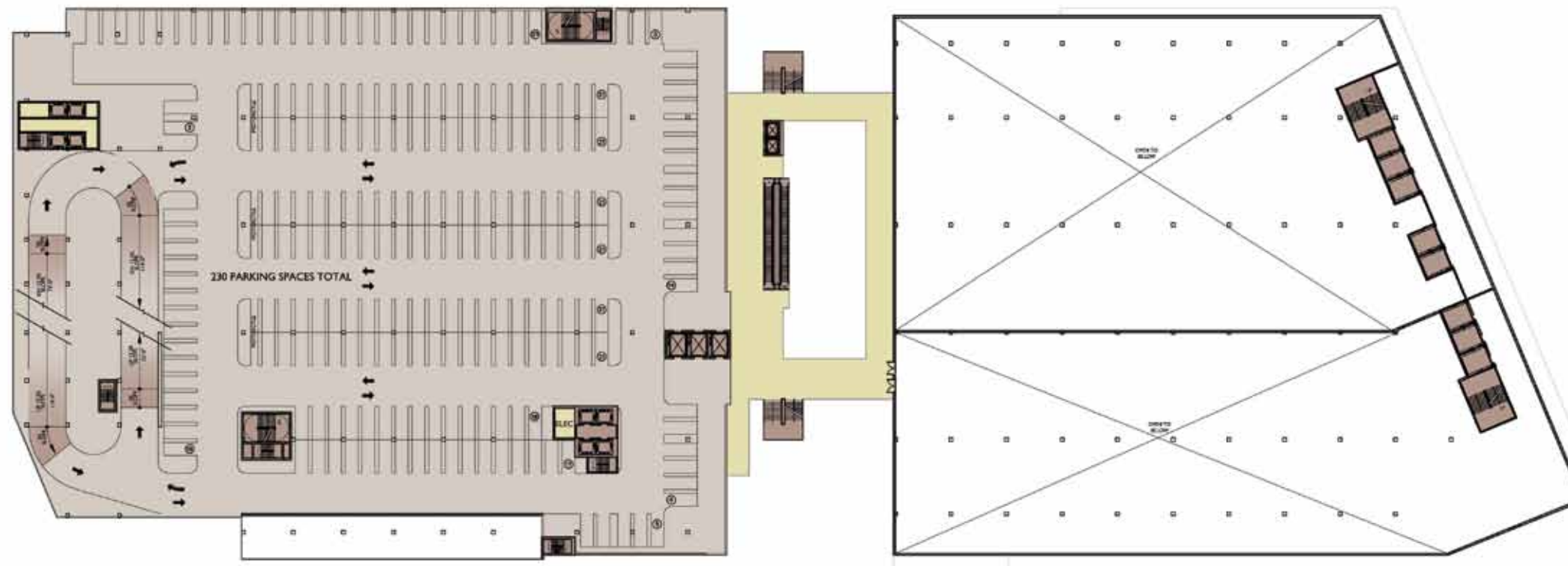
LEVEL ORANGE MEZZANINE
Floor Plan

LEVEL ORANGE | Floor Plan





TYP. MEZZANINE (Flrs. 1-4) | Floor Plan



TYP. MEZZANINE (Flrs. 5-6) | Floor Plan



LIFE IN THE FLOW



River Landing

RESIDENCES



**RETAIL REALTY
ASSOCIATES**

ADD Inc ARCHITECTURE + DESIGN

USE	AREA
Residential Tower - East	18,375 SF (x 12 floors) 220,500 SF
Residential Tower - West	17,320 SF (x 12 floors) 207,840 SF
TOTAL	428,340 SF

TOWER EAST:

12 floors residential
18 units / floor

TOTAL 216 UNITS

220,500 SF / 216 units =
1,020 GSF

TOWER WEST:

12 floors residential
15 units / floor

TOTAL 180 UNITS

207,840 SF / 180 units =
1,155 GSF

TOTAL UNITS: 432 UNITS



TYPICAL RESIDENTIAL | Floor Plan



The information provided herein is for informational purposes only. All dimensions, square footage, features, specifications and layouts are approximate and are subject to change without notice and may vary with actual construction. Developer reserves the right to modify, revise, change, or withdraw these floor plans, plan layouts, specifications, dimensions and elevations without prior notice at the Developer's discretion. The graphic material, 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. Pictures and renderings are an Artist's representation and are not necessarily an accurate depiction.



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