

FACT SHEET



**UNIVERSITY
BRIDGE**
RESIDENCES • MIAMI

ADDRESS:	University Bridge Residences Miami 740 SW 109th Ave, University City Sweetwater, Miami-Dade, FL 33174
DEVELOPER:	University Developments
ARCHITECT/ INTERIOR DESIGN:	Arquitectonica
# FLOORS:	20
# CONDOS:	492
UNIT TYPES:	Studios, 1 Bed/1 Bath, 1 Bed/+Den/Bath, 2 Bed/2 Bath, 3 Bed/3 Bath, 4 Bed/4 Bath, 3 Bed/3 Bath & 4 Bed/4 Bed Townhouses
COMMERCIAL:	7,200 sf of Ground Floor Commercial Space (retail or restaurants)
AMENITIES:	29,950 sf (indoor) 36,000 sf (outdoor)

CONDOMINIUM OVERVIEW

- Directly connected to Florida International University (FIU) via a new pedestrian bridge to 2nd level bridge lobby
- 30 minutes from Miami's famed beaches, 15 minutes from Miami International Airport and 5 minutes from shopping and dining destination, Doral
- Visually striking premium student condominium designed by famed architects, Arquitectonica, reflecting Miami's ocean setting with a podium-to-sky wave pattern across the exterior elevation
- Premium student focused amenities throughout the building
- Ground level designer lobby
- Unencumbered views to the south overlooking the University
- Upper level interior residences enjoy spectacular views overlooking The Deck pool area and The Rooftop terrace
- Fully finished and furnished residences
- Private bathroom for every bedroom
- Washer and dryer included with each unit

SMART OWNERSHIP

- Finished, furnished rent-ready condos
- Optional unit management by Landmark Properties
- Annual leaseback option available
- Proven international development team
- Content insurance included
- Parking options available

BUILDING AMENITIES

- 2nd level bridge connection lobby
- 24-hour security
- On-hours concierge in main lobby
- WiFi throughout
- Electric car charging stations
- Bike parking spaces available
- Study rooms on residential floors 2-20
- 7,750 sf ground level designer lobby with package center/mail room

THE DECK AND 6TH FLOOR INDOOR AMENITIES

- Stunning amenity deck with landscaped recreational area and expansive terrace
- Outdoor video screen for movies or sports
- Resort-style pool with beach entry and pool volleyball/lap area
- BBQ and dining areas
- Cabanas
- Sun deck with daybeds
- 4,050 sf state-of-the-art fitness room with roll-up door to outdoor terrace
- Yoga lawn
- 5,500 sf indoor lounge/games room
- Business center with 4 fully equipped meeting rooms

STUDY AREAS

- Shared study area on each floor from Level 2 and up

THE ROOFTOP WITH INDOOR SUNSET LOUNGE

- Fabulous 1,700 sf sunset lounge area and 8,000 sf of outdoor terrace will include BBQs, dining tables, yoga green space and performance stage



FLORIDA INTERNATIONAL UNIVERSITY

Founded in 1965, Florida International University (FIU) is the fastest growing University in Florida and the 4th largest in the US. The tier-one research University with two main campuses in Miami offers almost 200 undergraduate, post graduate and professional programs of study, and awards over 3,400 graduate and professional degrees yearly. In 2000, FIU attained the Carnegie Foundation's highest ranking, that of "Doctoral/Research University-Extensive."

KEY FACTS OF FIU

- The adjacent south campus is FIU's largest campus
- 23 colleges and schools
- 191 programs of study, 280 majors
- Graduate programs in architecture, business administration, engineering, law, medicine
- Budget of over \$649 million for expansion
- Endowments of over \$100 million
- Research expenditures approx. \$110 million

STRONG RENTAL DEMAND

The need for student housing at FIU is great, and growing every year:

FIU's Five-Year \$900 million expansion plan includes \$150 million for a new 225,000 sf. engineering building that will add 350 engineering graduates per year, and a new \$25 million Recreation Center opening soon. The need for student housing at FIU will continue to increase yearly as the school expands.

Total 2016 enrollment: 55,112 students, including 8,770 graduate students. BUT only 3,093 beds are currently offered in campus dormitories at FIU's main Modesto Maidique Campus (MMC).

As a result, only 8% of students live in college owned, operated or affiliate housing, with 92% of students living off-campus.*

* Source: FIU

DEVELOPED BY:



PROPERTY MANAGEMENT BY:



ARCHITECTURE BY:

ARQUITECTONICA

These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful.



THE TEAM



UNIVERSITY
DEVELOPMENTS

UNIVERSITY DEVELOPMENTS, PROPERTY DEVELOPMENT

University Developments is a partnership between Global City Development, with headquarters in Miami and over \$2 billion in real estate developed in the USA and internationally; Reichmann International, with a worldwide reputation for excellence in international projects including First Canadian Place (Toronto), World Financial Centre (New York), and Canary Wharf (London); and Podium Developments with over a decade of expertise in student housing and dozens of successful projects completed in the Greater Toronto Area and Southern Ontario, Canada. www.university-developments.com

ARQUITECTONICA, ARCHITECTURE, INTERIOR & LANDSCAPE DESIGN

ARQUITECTONICA

Founded in 1977, Arquitectonica received acclaim from day one, thanks to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. The firm has designed many of Miami's most recognizable buildings and virtually created the city's iconic shorescape. A major presence on the world architectural stage with hundreds of design awards received, Arquitectonica's groundbreaking work has been the subject of exhibitions at numerous museums and institutions. Their own brand of humanistic modern design can be seen in the firm's world renowned projects including Microsoft Europe Headquarters in Paris, Bronx Museum and Westin Times Square in New York, Festival Walk and the Cyberport Technology Campus in Hong Kong, Mall of Asia in Manila, Banco Santander Headquarters and W Torre Plaza in Sao Paulo, US Embassy in Lima, Hilton Americas in Houston and others. www.arquitectonica.com



LANDMARK PROPERTIES, PROPERTY MANAGEMENT

Landmark properties has successfully leased over 20 newly-developed student housing properties to over 97% occupancy, including several in Florida. Focused on maximizing the value of each property while delivering an exceptional resident experience. Landmark will provide efficient operations and maintenance services including site assessments to optimize operational savings, service levels and safety practices, among others.

www.landmark-properties.com

