

OFIZZINA

1200 PONCE DE LEON BLVD
CORAL GABLES, FL

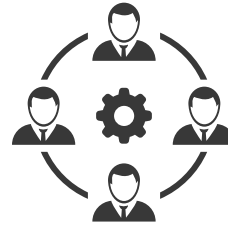
MIAMI, A CITY FOR BUSINESS



Florida's economy exceeded \$1 trillion in July 2018



900 new residents per day move to Florida, 45% of them to the tri-county area



Steady job creation: 27,100 new jobs were added to Miami-Dade County in 2017



MDC is the most populous county in Florida with 2,751,796 residents, and the 7th most populous county in the country



Among all large U.S. metros, Miami ranked 8th in annual business establishment growth between 2010 and 2015

MIAMI: WALL STREET OF THE SOUTH

Edge funds, private equity firms and wealth managers are moving to Miami for:

- Low tax environment
- Proximity to foreign markets
- Surge in international direct investment
- Access to prime office properties
- Quality of life

A VERY FAVORABLE TAX ESTRUCTURE

Metro Areas	Personal Income Tax (%)		Corporate Income Tax (%)		Sales Tax (%)	
	State	Local	State	Local	State	Local
Miami-Dade	0.0	0.0	5.5	0.0	6.0	1.0
New York	4.0–8.82	2.9–3.88	7.1	8.5	4.0	4.875
Chicago	5.0	0.0	9.5	0.0	6.25	3.0
Los Angeles	1.0–1.2.3	0.0	8.84	0.0	7.5	2.0

Sources: The Miami-Dade Beacon Council, Research Department 2016; Miami Report 2018, ISG World; "Report: Florida's economy tops \$1 trillion", The Miami Herald, July 16, 2018; Miami-Dade County, Data USA.



WORLD-CLASS CONNECTIVITY

PORTMIAMI

Cruise Capital of the World

- World Record of 5.3M passengers in 2017 (previously reported 4.9M)
- Annual growth of nearly 5%

Cargo Gateway of the Americas

- Miami-Dade County is one of the world's leading markets for trade & logistics
- Ready for the Post-Panamax vessels: \$1Bn of capital infrastructure improvement completed

MIAMI INTERNATIONAL AIRPORT

- Top US airport for international freight
- #3 in the number of international passengers received
- #10 in total passengers received
- \$33 billion annual financial impact on local tourism, cruise operations, international banking, trade and commerce



BRIGHTLINE

- New high-speed luxury train service in South Florida
- Express service between Miami, Fort Lauderdale and West Palm Beach— with an ongoing expansion to Orlando
- By 2023, Brightline expected to generate \$6.4 billion in economic impact.

METRORAIL

- Investment of \$300M for a new fleet
- Replacement of 136 cars by 2019

THE OFFICE MARKET

MIAMI-DADE COUNTY

- Miami ranked #8 out of the top 50 metros in the U.S. for “Best Places for Job Seekers in 2018” according to CNBC.com.
- While the office market is slightly contracting, Class A assets are still performing well on a year-to-date basis.
- Business services, which includes co-working providers, legal and financial services are the top industries in the market.

LEASING ACTIVITY

- Miami’s rental rates were among the highest in the region, with continued growth and diminished supply during the last quarter.
- Leasing activity totaled approximately 622,300 sq. ft., across 110 transactions.
- The majority of the lease transactions were larger than usual, at 5,000 sq. ft. and greater, and took place in the Downtown, Coconut Grove and Coral Gables submarkets.

Sources: CBRE - 2018 Q2 Miami Office Market View; JLL - 2018 Q2 Miami Office Insight

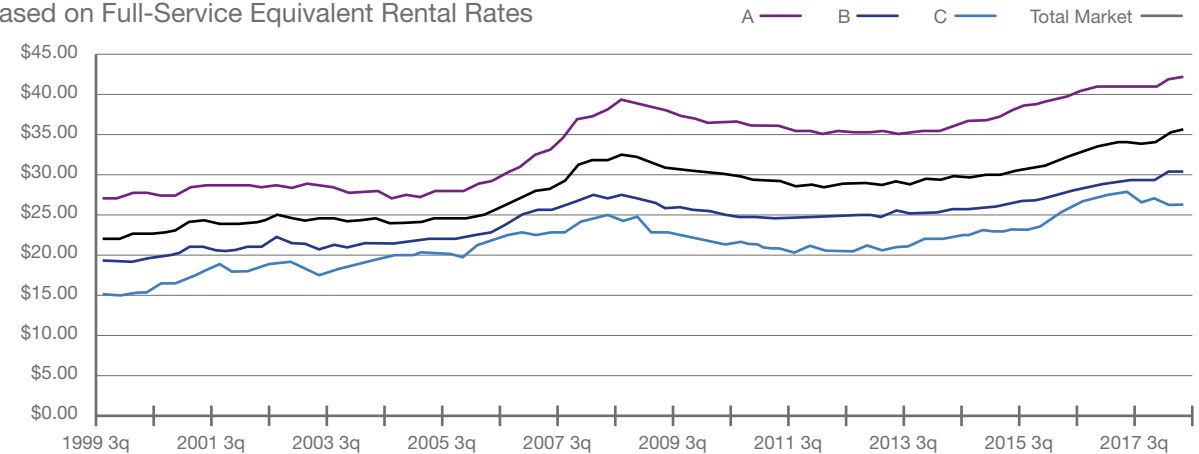
2018 STATUS: MIAMI-DADE COUNTY

MARKET INDICATOR	STATUS
Supply	↗
Vacancy	→
Demand/Absorption	↗
Rental Rates	↗
Office/Condo Sales	↗

Source: Fairchild Partners 2018

HISTORICAL RENTAL RATES

Based on Full-Service Equivalent Rental Rates



Source: CoStar Property, Mid-Year 2018

CORAL GABLES - OFFICE SUBMARKET OVERVIEW

- Coral Gables has a reputation for being one of the most affluent suburbs in the Miami metro.
- The area's primary industries are services, finance, insurance and real estate.
- Fundamentals have improved over the cycle, the vacancy rate is currently below the metro average.
- Coral Gables commands one of the highest rent rates in all of Miami at an avg. of \$41/SF.
- Coral Gables is desirable due to its walkability, attractive residential neighborhoods, and the fact that it has less traffic congestion than downtown Miami and Brickell.

LEASING ACTIVITY

- About 11 new leases over 10,000 SF were signed for premium space in 2017. This is as many as Brickell or Downtown.
- Even with the new supply additions (4% of inventory is under construction), many of which are expected to complete in 2020, the vacancy rate is expected to remain tight to the metro average.
- Miracle Mile, an upscale retail district in the heart of Coral Gables, recently underwent a \$20M facelift. This will help increase the attractiveness of the area to potential office tenants.

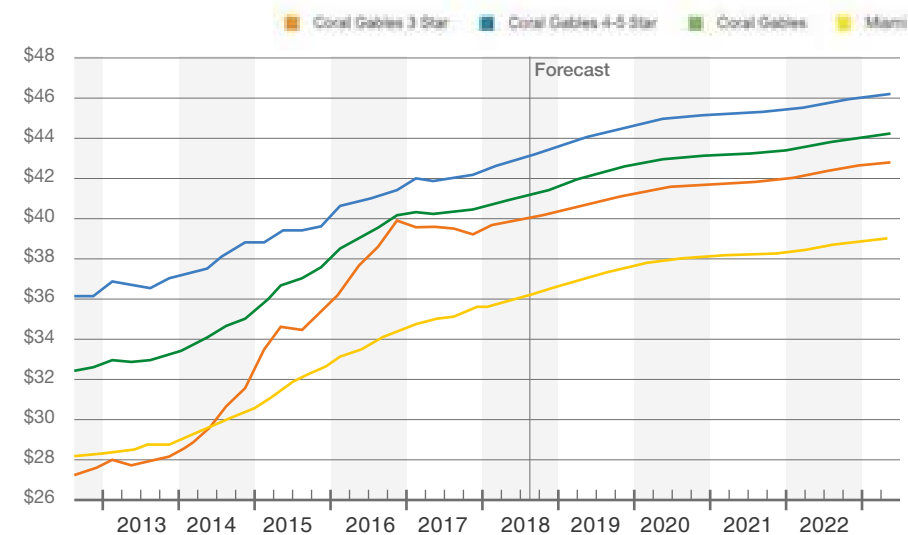
Source: Coral Gables Office Submarket, CoStar, August 2018

KEY METRICS

AVAILABILITY	SUBMARKET	MARKET
Market Rent/SF	\$40.96 ↑	\$35.97 ↑
Vacancy Rate	7.8% ↑	8.6% ↑
Vacant SF	867 K ↑	9 M ↑
Availability Rate	13.9% ↑	12.8% ↑
Available SF	1.6 M ↑	13.8 M ↑
Sublet	128 K ↑	902 K ↑
Months on Market	8.5 ↓	9.0 ↓

Source: CoStar, August 2018

MARKET RENT PER SQUARE FOOT



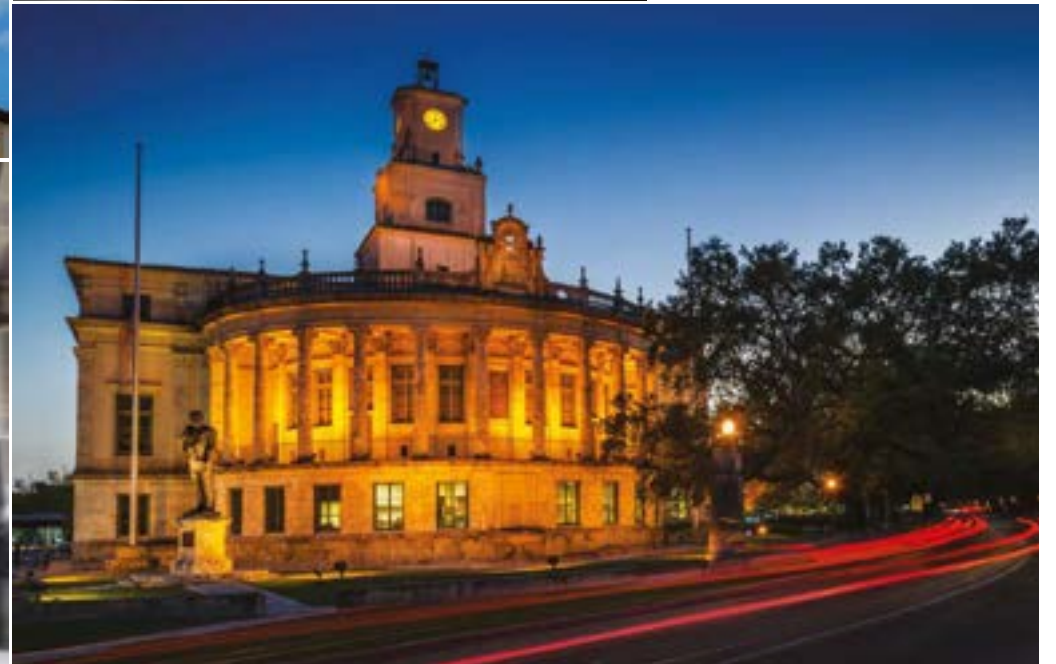
Source: CoStar, August 2018



CORAL GABLES

A BUSINESS FRIENDLY ENVIRONMENT

- One of only three cities in Florida with three 'AAA' bond ratings by Fitch Ratings
- Home to more than 150 multinational corporations
- 20 consulates and foreign governments located in the city
- World-renowned University of Miami
- Prestigious Kellogg School: #3 in the America's Best Business School
- Proximity to Miami International Airport, PortMiami, and Downtown/Brickell
- Best schools in Miami Dade County: 25 of its schools have placed in the top 100 in the state
- One of the premium office markets in South Florida
- Top 10 City to Live Well in America (Forbes)



GLOBAL CORPORATE HUB

Multinational Companies in Coral Gables

AMERICAN AIRLINES

PRUDENTIAL

BACARDI

YAHOO

TIFFANY & CO.

ADOBE

AECOM

WARNER BROTHERS

ABC NEWS

CISCO

APPLE

WELLS FARGO

MASTEC

WALT DISNEY TV

AT&T

KRAFT

CARGILL

INTELSAT

METLIFE

FOX

CHARLES SCHWAB

BANK OF AMERICA

BATANGA

CITRIX

CAMPBELLS

CH2MHILL

STARCOM

DIAGEO

DEL MONTE

FIDELITY INVESTMENTS

JP MORGAN CHASE

UBS

HYATT

MERRILL LYNCH

ODEBRECHT

CHOPARD

MONEYGRAM

MOVADO

ASTRAZENECA

OGILVY

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NORTH PONCE CORRIDOR; ONE OF THE CITY'S MOST PROMISING NEIGHBORHOODS

The City of Coral Gables is collaborating with North Ponce stakeholders to encourage high-quality development along the Ponce de Leon corridor. The City's Action Steps include:

1.

Planning & Zoning Strategies:

- Additional Permitted Uses for Designated Historic Buildings
- Economic Incentives for New Developments
- Shaping large-scale Developments

2.

Capital Improvement Projects:

- Landscaping & Open Spaces
- Bicycle Lanes & Pedestrian Mobility Improvements
- Public Parking

3.

Community Amenities:

- Create Civic Places
- Enhance Social Services
- Partnerships with Schools



Existing Street Design

Proposed Street Design



Sources: Coral Gables City Commission Meeting North Ponce Planning and Zoning Strategies, April 2016; North Ponce Commission Workshop, April 2016.

OFIZZINA:
A NEW CORPORATE EXPERIENCE



97,668 SELLABLE SQUARE-FEET

54 OFFICE SUITES

3 RETAIL SPACES

16 FLOORS

2 ROOFTOP TERRACES

331 PARKING SPACES

360° VIEW

ELECTRIC VEHICLE CHARGING STATIONS

FITNESS ROOM

MKDA INTERIORS

CONCIERGE

VALET PARKING



- 1. OFIZZINA
- 2. BILTMORE GOLF COURSE
- 3. MIAMI INTERNATIONAL AIRPORT
- 4. FINANCIAL DISTRICT
- 5. VIZCAYA GARDENS
- 6. AMERICAN AIRLINES ARENA
- 7. PAMM (Perez Art Museum Miami)

FROM NY TO MIAMI

Interiors by





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OFIZZINA MAIN LOBBY

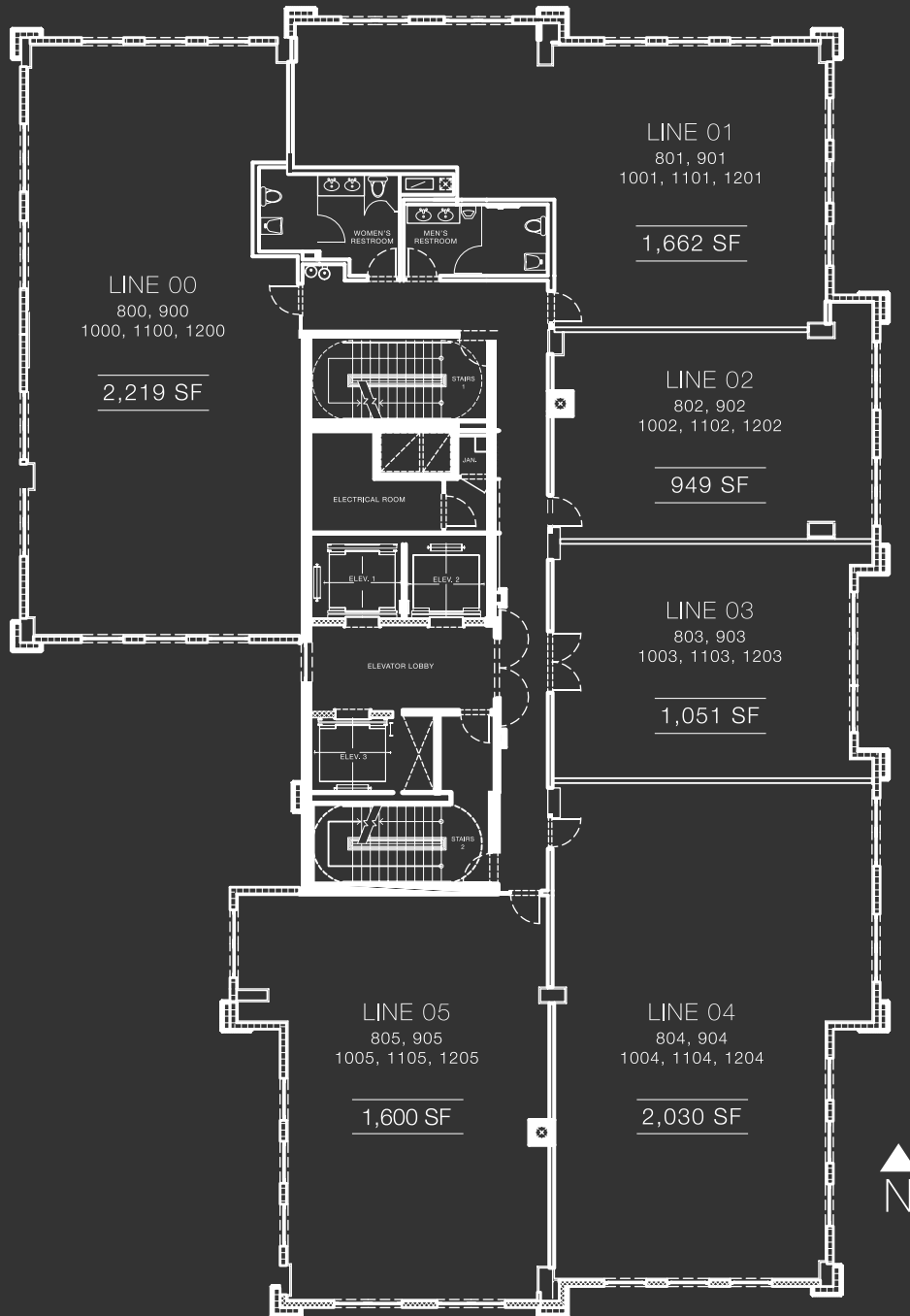


OFIZZINA ELEVATOR LOBBY

BEYOND NINE TO FIVE

AMENITIES

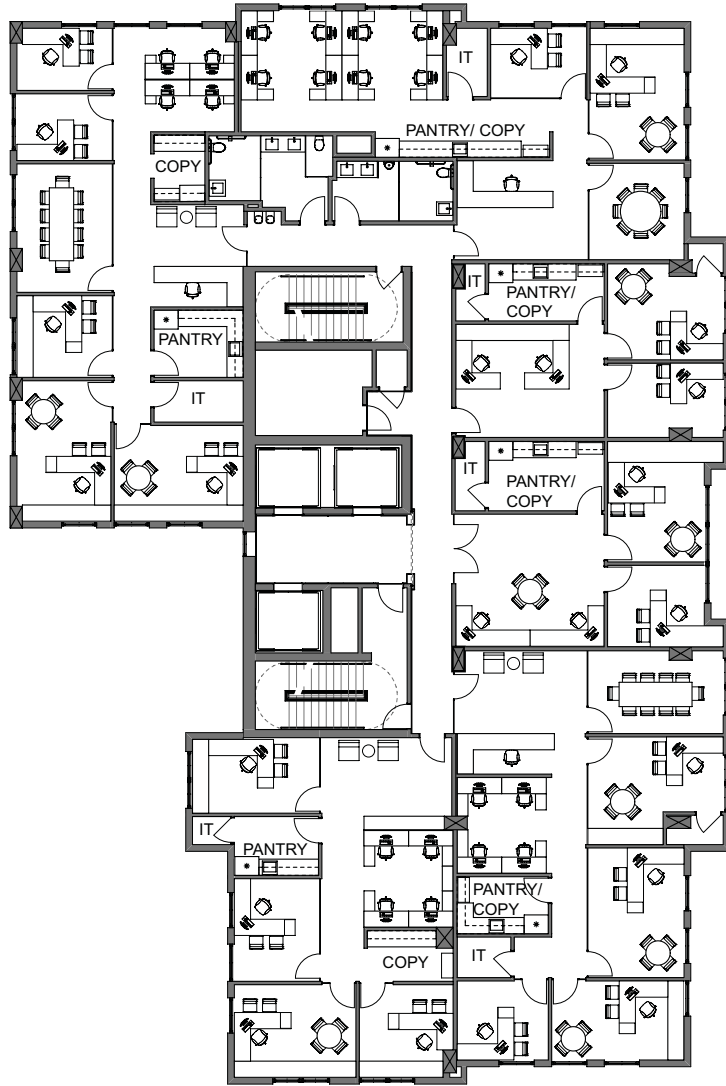




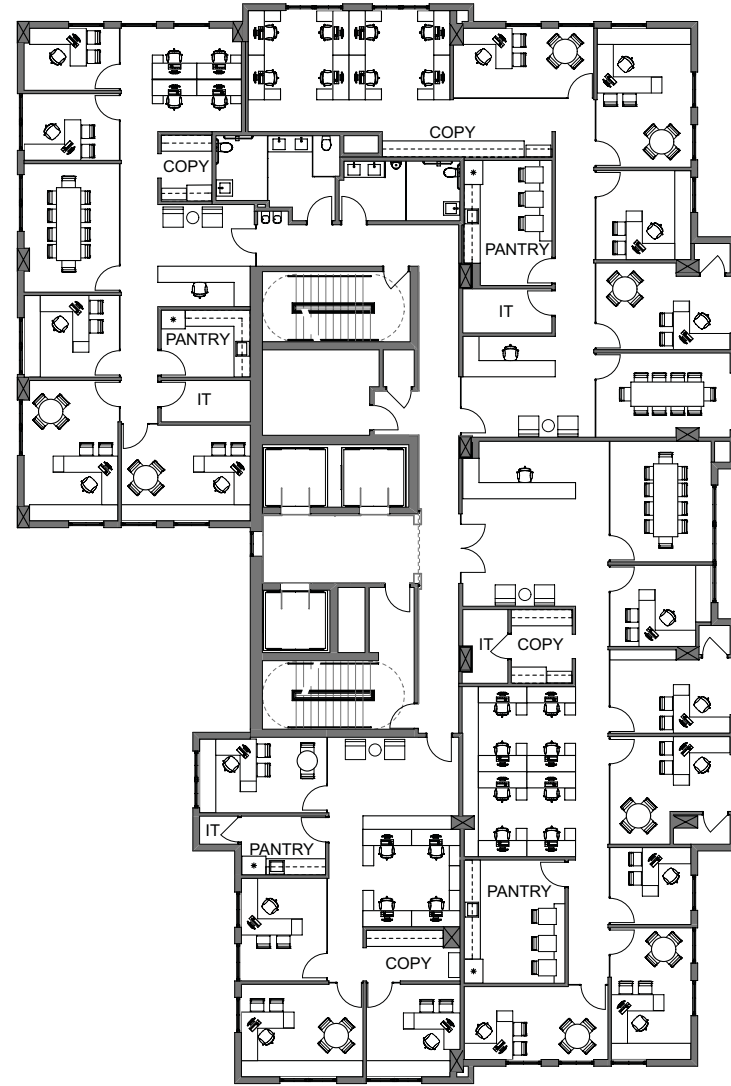
Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Refer to the Declaration for a description of the boundary of Units. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. 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.

TEST FITS

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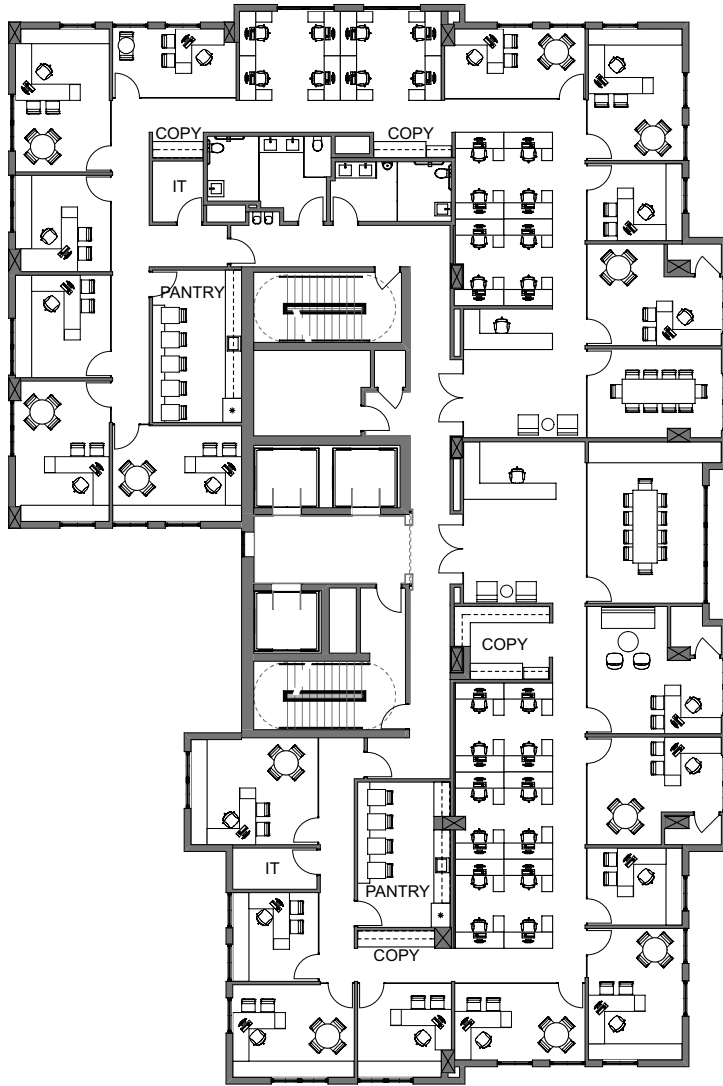
6 SUITES



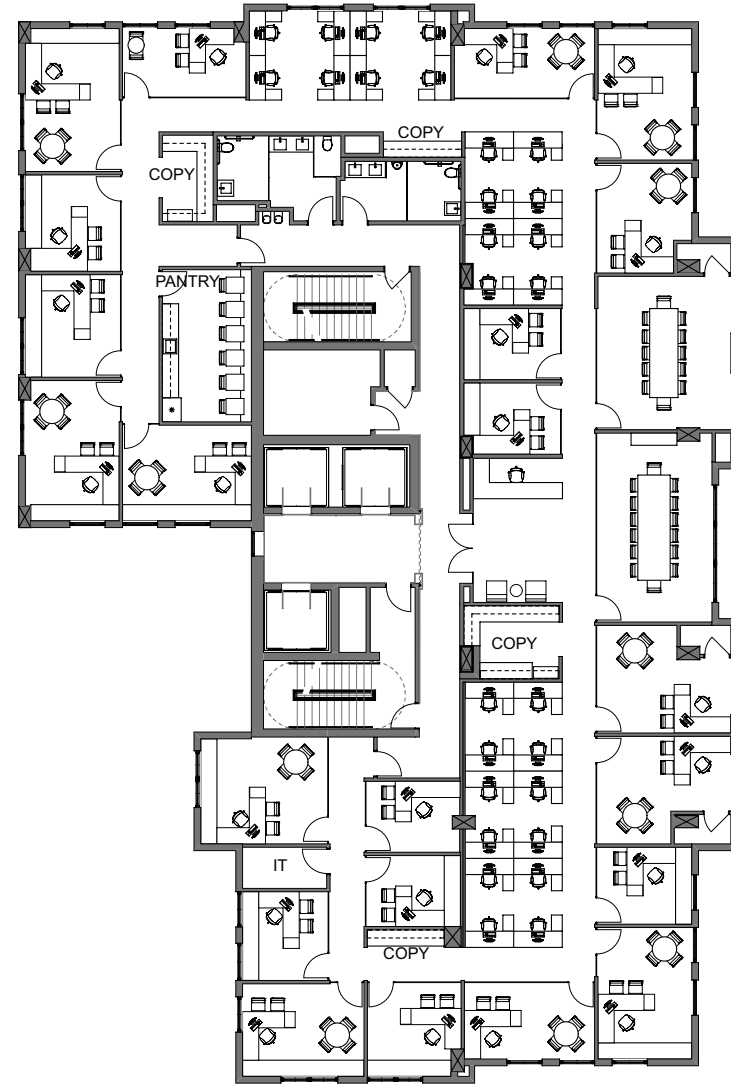
4 SUITES

TEST FITS

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2 SUITES



1 SUITES

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Gaps often appear between boards during colder periods and tighten in warmer temperatures. Minimizing heat and humidity fluctuations is required to preserve the condition of the wood. Even under ideal conditions, wood is subject to warping, bowing and cupping. Ceiling heights are measured from top of slab to top of slab. As a result, actual clearance between the top of the finished floor coverings and the underside of the finished ceiling, drop ceiling or soffits will be less. All ceiling heights are approximate and subject to change. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded units. Price changes may occur that are not yet reflected on this brochure. Buyers should check with the sales center for the most current pricing. 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