# THE ELSER

HOTEL & RESIDENCES MIAMI

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.

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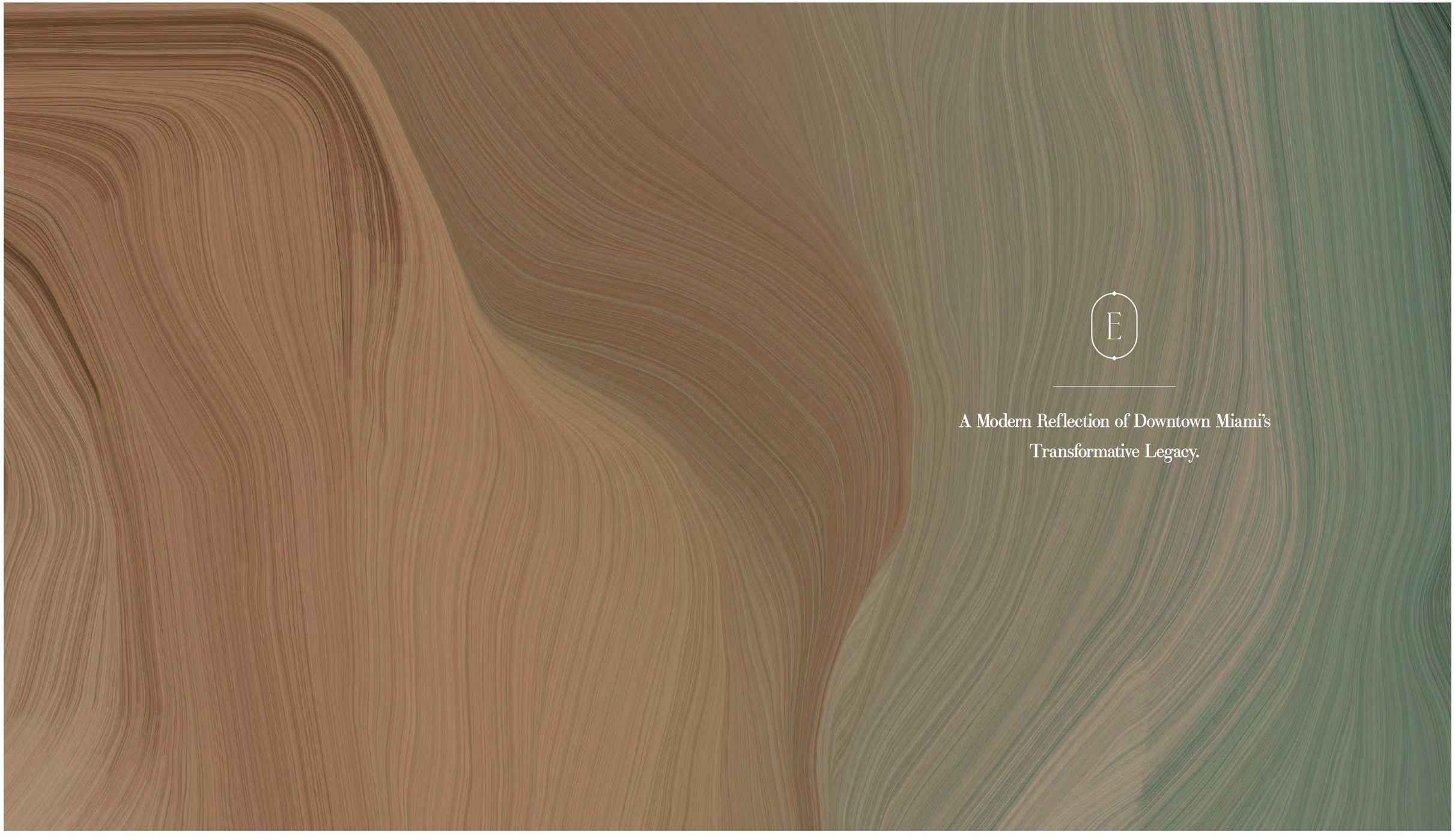

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A Modern Reflection of Downtown Miami's
Transformative Legacy.

SEE LEGAL DISCLOSURES ON BACK COVER





ARTIST CONCEPTUAL RENDERING

# The Center of Downtown

The Elser Hotel and Residences shares the same bustling locale and glimmering views of Biscayne Bay previously enjoyed in the early 1900's at Elser Pier.

Elser Pier's idyllic positioning in the booming downtown corridor facilitated it's position as Miami's premier venue for entertainment and conventions.

Elser Pier's legacy and astounding success reshaped the vision for the corridor's future and set the stage for the thriving bayfront metropolis we know today.

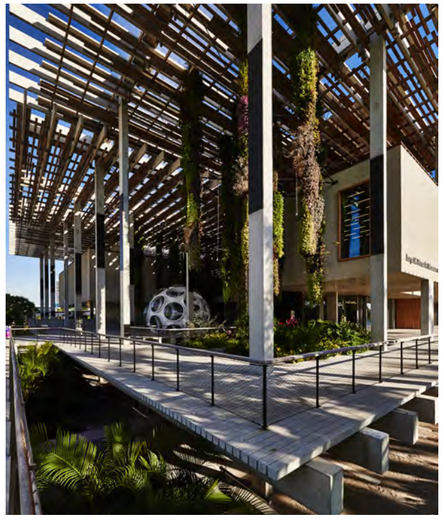
*Flagler Street, Circa 1912*

*Circa 1918*

# Today's Miami

Downtown Miami's transformative past has given way to an equally significant and even more captivating present.

Offering a lively composition of culture, entertainment, and commerce, the area attracts tastemakers of every stripe. This cosmopolitan convergence is the foundation of the neighborhood's coveted scene within Miami.



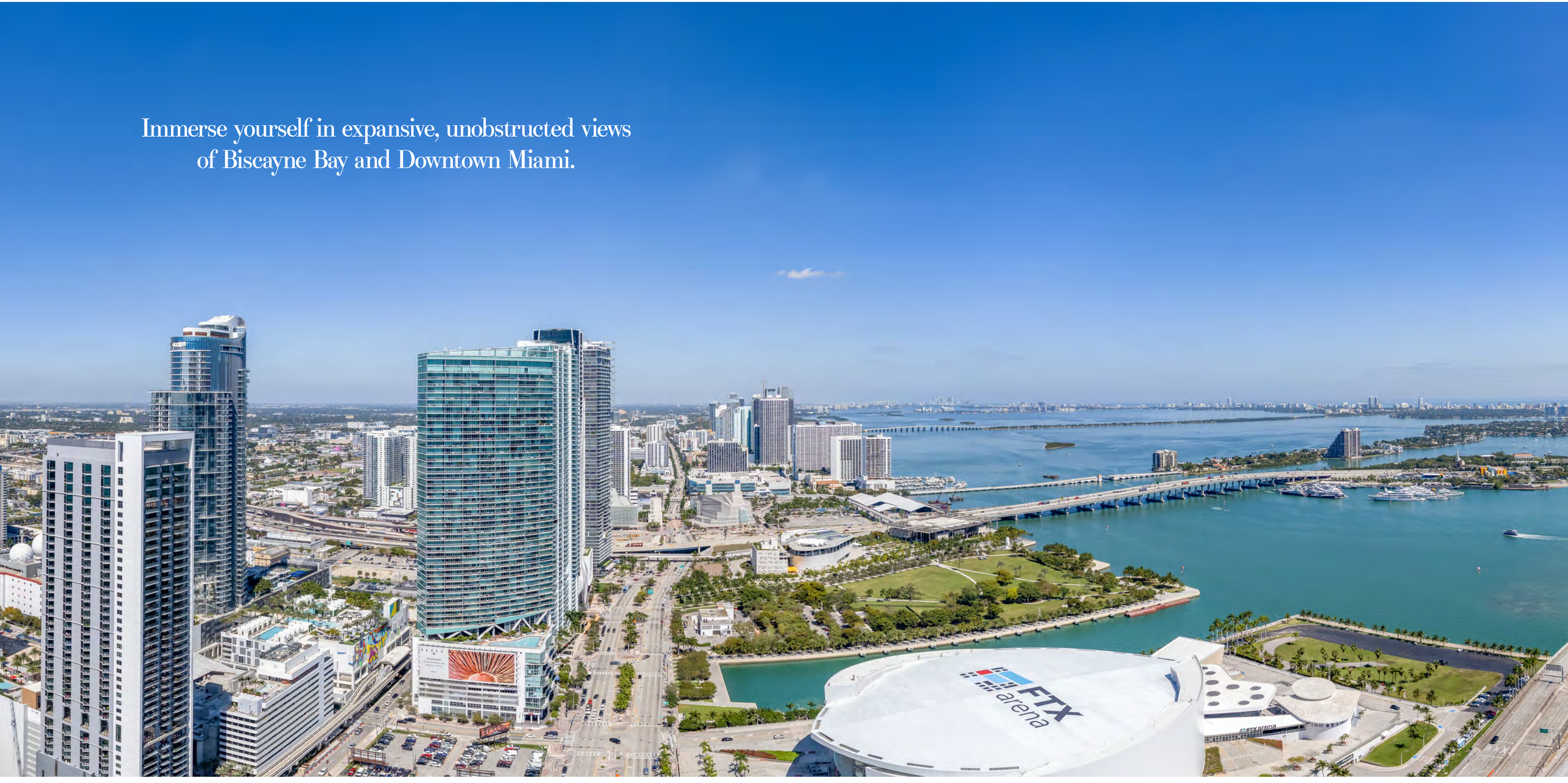
IN-
SPIRED

ARTIST CONCEPTUAL RENDERING

## BUILDING FEATURES

- 49-story tower located in Downtown Miami
- Designed by internationally renowned architecture firm Sieger Suarez Architects
- 646 luxury residences
- Immediate occupancy
- Approved for short term rental
- On-site hospitality management
- Views of the Miami skyline, unobstructed views of Biscayne Bay and the Atlantic Ocean
- Modern residential lobby with 24/7 concierge
- Electric vehicle charging stations
- Features the latest smart building technology
- Destination controlled elevator dispatch
- Smart package lockers
- Custom The Elser Hotel & Residences app, linking residents to concierge services and building amenities
  - Digital key
  - Guest access
  - Package deliveries
  - Messages from Management
- Dry cleaning & laundry service lockers
- Access-controlled entry points throughout
- Valet parking

# EX-PANSE




Immerse yourself in expansive, unobstructed views of Biscayne Bay and Downtown Miami.

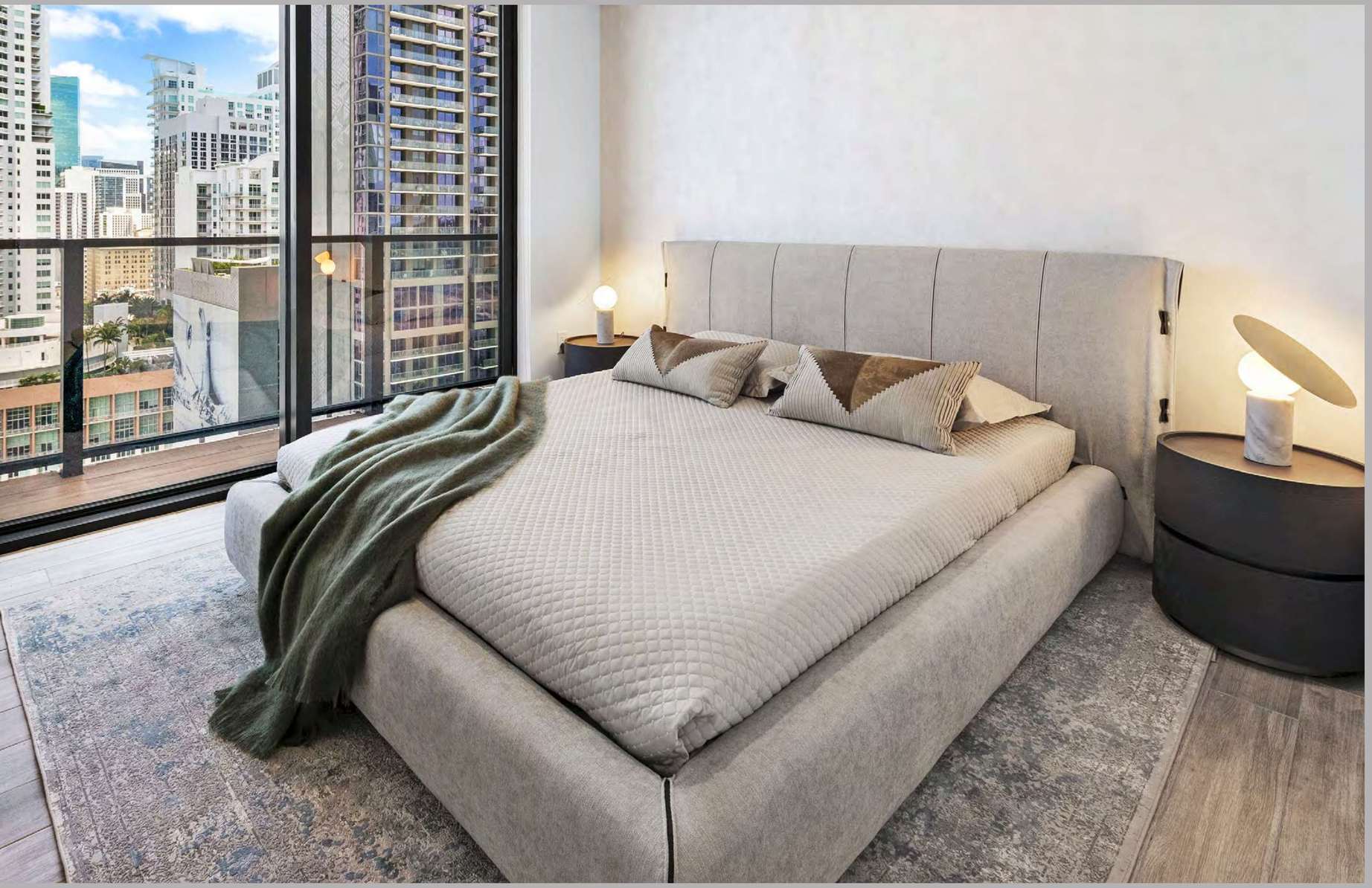
SAIL THE VIRGIN WAY
FTX arena

MODERN

Discover a collection of cultivated residences, each created for exceptional vibrant living. Mindful and sophisticated designs pair perfectly with floor-to-ceiling views of Biscayne Bay and Downtown Miami.

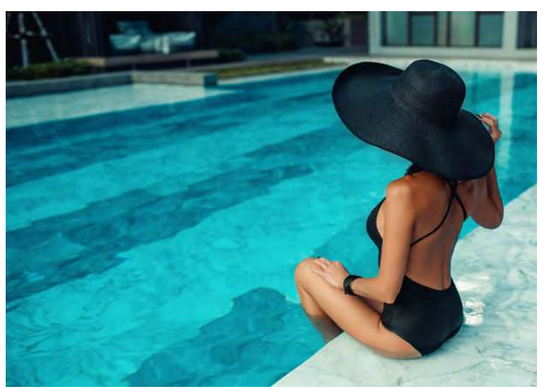
## RESIDENCE FEATURES

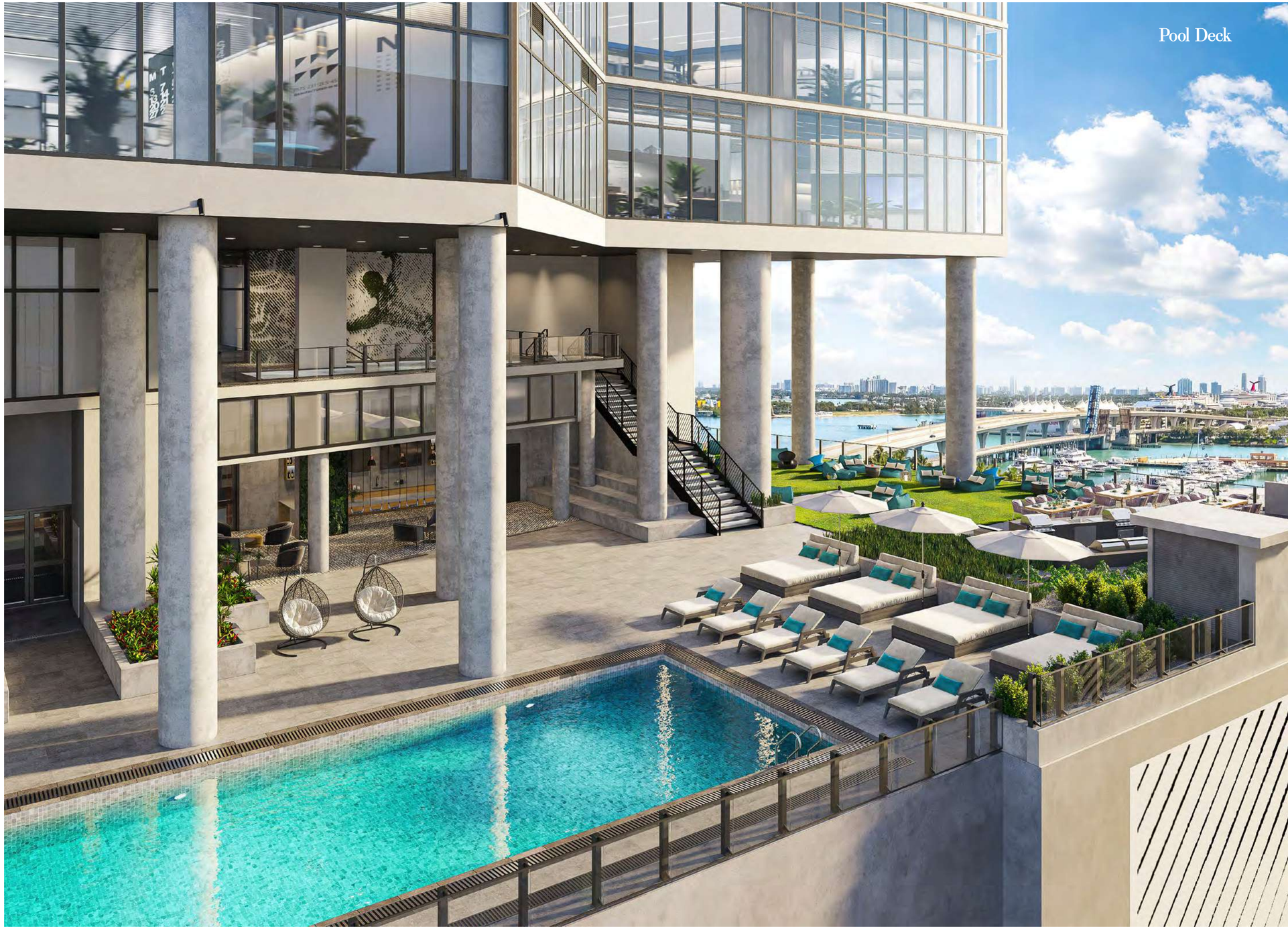
- Fully-furnished studios, 1, 2 and 3-bedroom residences
- 9'2" ceiling height with floor-to-ceiling windows
- Balconies with stunning views of Biscayne Bay and Downtown Miami
- Porcelain wood grain tile flooring throughout
- Built-in full-size washer and dryer *(in select residences)*
- Ecobee smart thermostat
- Smart keyless entry
- Custom kitchen cabinetry by Italian design house, Italkraft
- Quartz kitchen countertops
- Frigidaire stainless-steel appliances including microwave, dishwasher, freestanding range oven and refrigerator
- Glass-enclosed showers
- Custom Italian vanities by Italkraft
- Modern matte black kitchen and bathroom fixtures
- Fully built-out California-style closets
- Pre-wired for high-speed communications, multiple telephone lines, and cable



IN-
DULGE

With access to an abundance of well-appointed amenities and direct proximity to world-class entertainment, arts, and dining, The Elser Hotel and Residences offers a lively, dynamic lifestyle.








ARTIST CONCEPTUAL RENDERING

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Designed for modern living, The Elser Hotel & Residences Miami offers a choice for every need. Discover a wealth of curated amenities meant for recreation, relaxation, and inspiration.

**AMENITIES**

- Lobby with Cocktail Bar and Restaurant by Jaguar Sun®
- Over 19,000 square foot double height amenity deck overlooking Biscayne Bay and Downtown Miami
- Curated art and green walls throughout all common areas
- 132 ft Resort-style pool with private lounge areas
- 16 ft poolside screening LED wall
- Lawn with theater
- Sky entertainment lounge & grilling terrace featuring eight grills
- Temperature controlled oversized swim spa
- Owners lounge with catering kitchen
- Two-level coworking lab featuring reserverable conference rooms
- Coffee lounge by Cafe Domino®
- Complimentary Wi-Fi in common areas

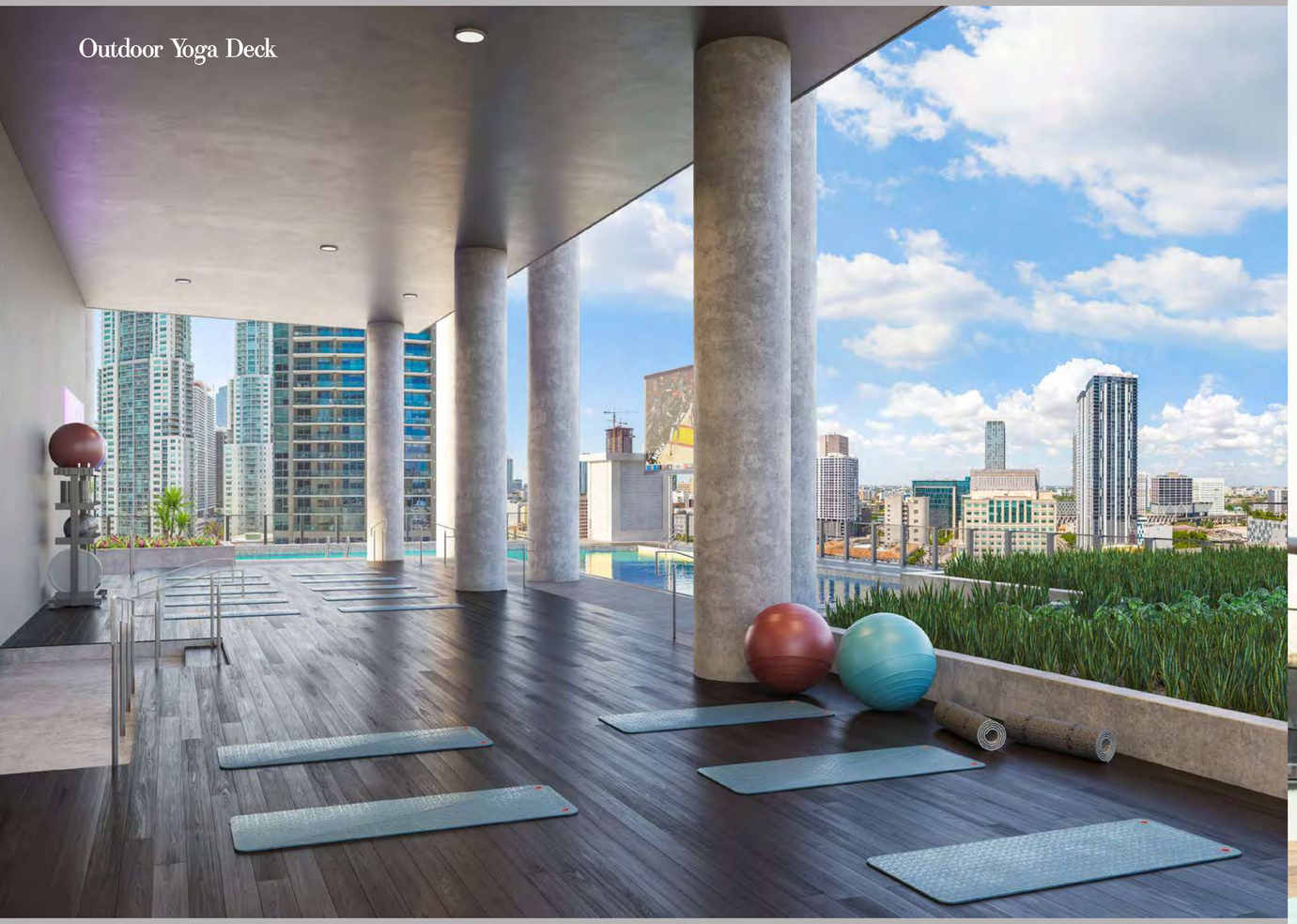
CAFÉ DOMINO

Gym & Fitness Studio

ARTIST CONCEPTUAL RENDERING

**WELLNESS & FITNESS**

- Two-level modern gym & fitness studio
- Fitness classes & community events
- Expansive outdoor yoga deck
- Sauna

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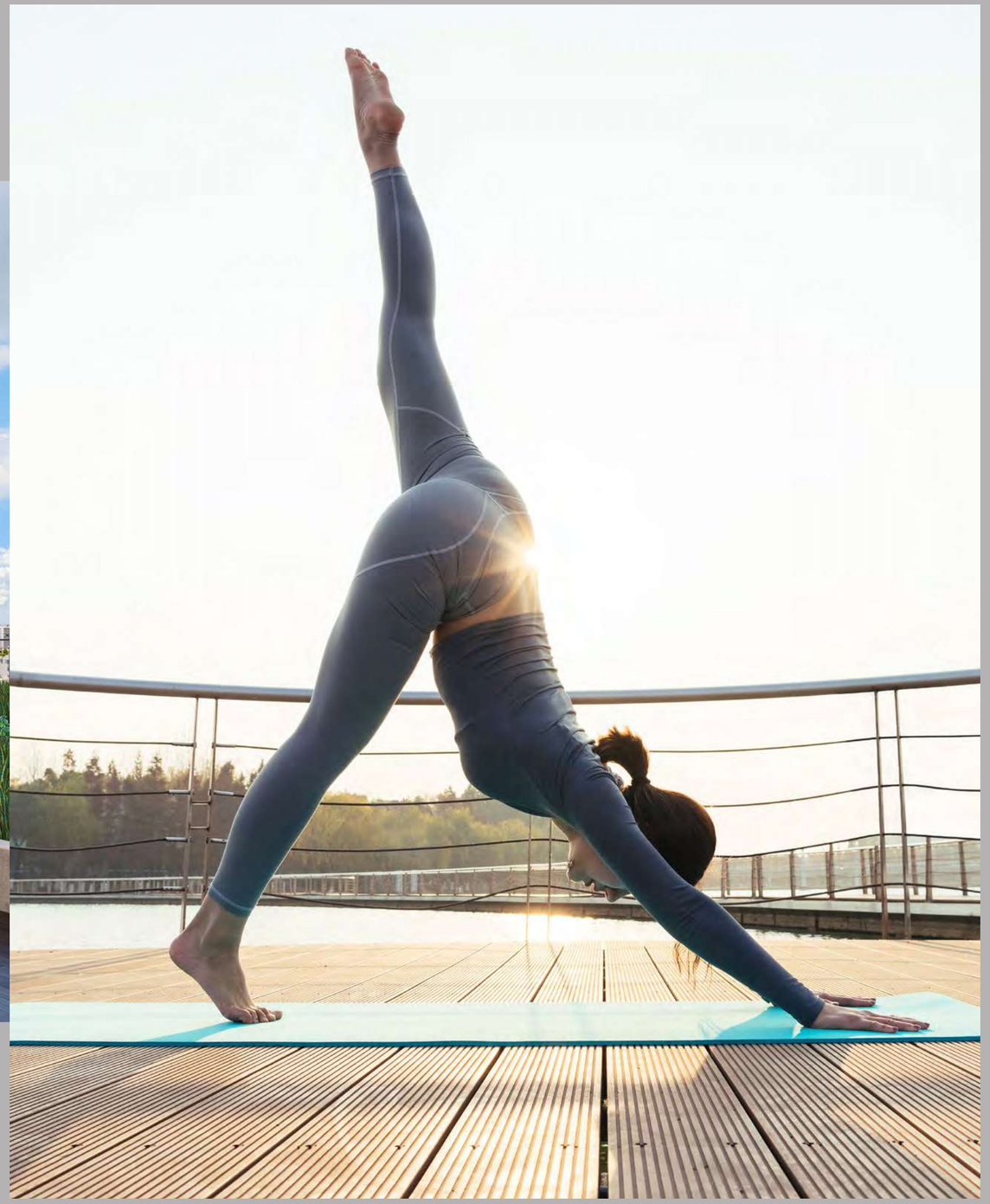


Lawn with Theater

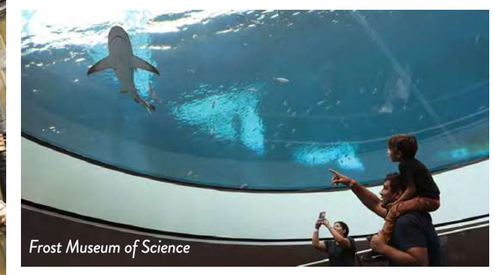
WEST PALM BEACH
FORT LAUDERDALE
MIAMI
gobrightline.com
SIEMENS

CONTENT

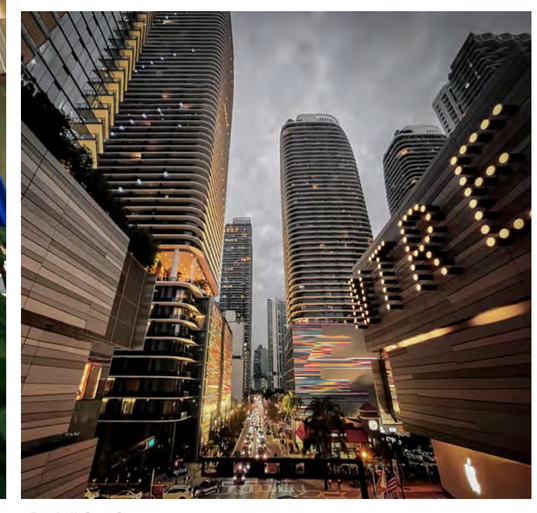
*Miami Design District*

*Adrienne Arsht Center for the Performing Arts*

*Miami Beach*



*Frost Museum of Science*



*Brickell City Centre*

*Pérez Art Museum Miami*

Located at the center of Downtown Miami, The Elser Hotel & Residences provides an effortlessly cosmopolitan lifestyle with convenient access to the variety of experiences this exciting metropolis has to offer. Residents will enjoy close proximity to fine dining, art, nightlife, culture, and Biscayne Bay.

## ATTRACTIONS WITHIN 1 MILE

1. Phillip & Patricia Frost Museum of Science
2. Pérez Art Museum Miami (PAMM)
3. The Adrienne Arsht Center for the Performing Arts
4. Park West District
5. Miami Worldcenter
6. FTX Arena
7. Bayside Marketplace
8. Miamarina at Bayside
9. Waldorf Astoria Residences Miami
10. Bayfront Park
11. MiamiCentral Station - Brightline Trains
12. Miami River District

## OTHER NEARBY ATTRACTIONS

13. Yacht Haven Grande Miami at Island Gardens
14. Miami Children's Museum
15. Brickell City Centre
16. Brickell Financial District
17. Miami Design District
18. Wynwood Art District
19. Miami International Airport

Founded in 1991 by Kevin Maloney, Property Markets Group (PMG) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate. A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its 30-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments across the United States.

Greybrook is a leading Toronto-based real estate private equity firm focused on investments in residential development and value-add assets. The firm offers investors the unique opportunity to partner with leading North American real estate developers and share in value creation activities. Greybrook, through its affiliates, has invested over $1.8 billion of equity in more than 90 real estate projects across Canada and the United States. In aggregate, its real estate investment portfolio is expected to result in the development of over 50 million square feet of residential and commercial density, with an estimated completion value of $20 billion.

sieger suarez

Sieger Suarez Architects is a distinguished leader of luxury high-rise residential design and development. Premier front-runners in the Southeastern United States, Sieger Suarez have been producing buildings of prominence and a legacy of excellence for four decades.

With masterpieces which range among the most prestigious residential buildings in South Florida, innovative design along with the use of groundbreaking technology have set Sieger Suarez apart, and raised expectations within luxury residential development.

HIGHGATE

Highgate is a leading real estate investment and hospitality management company widely recognized as an innovator in the industry. Highgate has a proven record of developing its diverse portfolio of bespoke lifestyle hotel brands, legacy brands, and independent hotels and resorts with contemporary programming and digital acumen.

The company utilizes industry-leading revenue management tools that efficiently identify and predict evolving market dynamics to drive outperformance and maximize asset value.

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THEELSERMIAMI.COM

Greybrook

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