

100 FIRST
M i a m i



The Historic Post Office
Development Site

OFFERING MEMORANDUM





The Development Site Overview

The buyer may utilize the existing plans for a hotel and residential building but may also decide to take a different path by maximizing the site's T6-80 zoning, the most liberal in Miami, to create their own vertical aspirations.

The site has egress to NE 2nd Street, where it nestles on a tree-lined street between an art school and college campus. This exceptional site will offer residents the convenience of walkable access to Miami World Center, Flagler Street, Brickell, and an array of nearby restaurants and bars. It is also minutes to the MiamiCentral Brightline station, which is the first major hub of public transportation in a refined setting.

100 FIRST - DEVELOPMENT SITE

Address	54 NE 2nd Street, Miami, FL 33132
Folio	01-0110-050-1030
Lot Size	15,000 SF
Zoning	T6-80-O
Permit Density	344 Units / 688 Hotel Keys
Permitted Max Height	80 Stories



Proposed Plans

The seller has existing plans with Stambul Construction for a 100 unit residential building with 125 hotel suites and 4,900 SF of retail over 26 stories. The proposed development is summarized in the table below and following plans and rendering. The purchaser of the site can elect to proceed with attaining entitlements to the site plan or start over with a new plan.

Proposed	Zoned	
Stories	26	80 by right - higher with bonuses
Residential Units	100	344 by right; ±516 with TDD's
Hotel Suites	125	688 by right; ±1,033 with TDD's
Gross SF	209,305	N/A
Retail SF	4,900	N/A
Parking Spaces	N/A	Not required by zoning
Total FLR	N/A	360,000 SF 24 x lot size (unlimited with bonus)



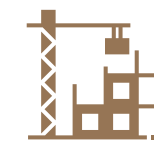
RESIDENTIAL UNITS
100



HOTEL UNITS
125



RETAIL SF
4,900



STORIES
26



TOTAL SF
209,305

PROPOSED PLANS

DOWNTOWN MIAMI



Loan Depot Park
Home of the Miami Marlins
100+ Events Annually

Miami Central/Brightline Station
Brightline Train, Metromover, Trolley, Tri-Rail, Metrostation
285,000 SF Office and 165,000 SF Retail & Food Hall

Miami World Center
\$4B Mixed-Use Project, 28 acres, 300k SF High Street Retail,
2,300+ Hotel Rooms, 700k+ SF Office, 2,100+ Residential Units

Wynwood
400+ Businesses, 50+ Bars & Restaurants
70 Art Galleries, 4 Art Museums
200+ Street Murals



100 FIRST

Adrienne Arsht Center
200+ Events Annually

Museum Park
Frost Museum & Perez Art Museum

Kaseya Center
Home of the Miami Heat
200+ Events Annually

Port of Miami
Cruise Capital of the World
Busiest Port in the U.S.

Flagler Street Beautification
\$30M Streetscape project
Under Construction

Bayfront Park
32 Acre public park, 100+ Events Annually
Home to Ultra Music Festival

Bayside Marketplace
99 year ground lease 140,000+ SF of Retail
25M Annual Tourists

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Colliers

URBAN CORE
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