

Make it  
Seize it  
Dream it  
Build it  
Work it  
Own it



CREATIVE **HQ**™

# Own at Creative HQ in Natiivo Miami, A New Place to Call Work

## **Own the first Class-A Creative Office-Condo:**

- | 127 offices from 431 SF to 2,499 SF
- | Access to 70,000 SF of Natiivo Social amenities
- | Steps away from Miami Metro Mover
- | 2 blocks from Brightline
- | Starting at \$290,000

A new kind of office space in the heart of Downtown Miami. Creative HQ at Natiivo Miami is an ownership opportunity for professionals who are ready to upgrade their work life. The first class-A creative office-condo in Miami for over 15 years, Creative HQ is the ultimate blend of business and pleasure. Prime work space for the creative and entrepreneurial spirit, with access to over 70,000 SF of amenities within the Natiivo Miami building. A walkable location two blocks from the Brightline and steps from the Metro Mover, Creative HQ is conveniently positioned central to major transportation hubs. There has never been a better representation of live, work, play than Creative HQ, where owners are given the very best of Miami within a truly inspired work setting.

**Dream it. Build it.**



NATIVO

CREATIVE  
HQ

# Office-Condo Features:

## **Creative office-condos from 431 to 2,499 SF**

- | Delivered tenant ready
- | Private terraces in select units
- | 3 Office exclusive elevators
- | Select corner units offer wrap-around glass windows
- | 13' high exposed ceilings and concrete floors
- | Sound attenuating impact-resistant laminated glass throughout
- | Advanced technology Smart Building wiring for TV, multiple telephone /data lines and ultra-high-speed internet access
- | Individually controlled energy-efficient central air conditioning and heating system
- | Combinations available for larger office spaces:  
1/4, 1/2 or full floor offices available
- | Private office meeting rooms
- | Next to Metro Mover
- | Blocks away from Brightline
- | Dedicated office lobby
- | 24 hour access control

A unique office space for free thinkers and serious doers.



ARTIST CONCEPT



ARTIST CONCEPT



ARTIST CONCEPT



# Building Features:

- | Creative HQ located in Natiivo Miami is a 51-story landmark building designed by internationally acclaimed architecture firm, Arquitectonica
- | Interior design and landscape architecture masterfully curated by Urban Robot
- | Over 9,000 SF of ground level retail
- | Curated street-front restaurant with outdoor dining terrace
- | Prime downtown location by Miami World Center
- | Spectacular panoramic ocean, Biscayne Bay and Miami skyline views
- | Dedicated double-height lobby with floor to ceiling windows
- | Natiivo Social, three floors with curated amenities
- | 24-hour welcome desk with concierge
- | 24-hour valet parking
- | 24-hour secure access
- | Advanced technology smart-building with high-speed fiber-optic wireless internet access throughout common areas
- | Cutting-edge green building technology
- | 5 high-speed passenger elevators with access control
- | On-site hospitality management (soon to be released Hotel component details)

# Four Floors of Office-Condo Spaces— Four Floors of Endless Possibilities.





# Natiivo Social: Building Amenities

Three floors with 70,000 SF of curated amenities.

## The Work:

- | Co-Working Spaces
- | Private Offices
- | Flexible Office Arrangements
- | Video Capable Conference Rooms
- | Quiet Rooms
- | Phone Booths
- | Cutting Edge Technology & Connectivity
- | Office Host
- | Coffee & Juice Bar
- | Amphitheater
- | Office Supplies

## The Social:

- | Specialty Restaurant & Bar
- | Dining Terrace
- | Cafe & Cocktail Bar
- | Drink, Dine, Work, Lounge Areas
- | Media Lounge
- | Live show & Events Lounge
- | The Porch
- | Speakeasy
- | DJ Booth
- | Programed Events

## The Splash:

- | Resort-Style Pool
- | Lap Pool
- | Pool Cabanas
- | Hammocks Lounge
- | Sun Deck
- | Landscaped Island Swimout
- | Native Tropical Landscaping
- | Live Performance / Event Dune
- | Pool Bar
- | Pool Towel Services

## The Fit:

- | Juice Bar
- | Yoga / Pilates
- | Peloton / Boxing
- | Weight Station
- | Cross-Training
- | Spa / Treatment Rooms
- | Sauna / Steam Rooms
- | Locker Rooms
- | Outdoor Terrace / Training
- | Boutique



# The Work

DESIGN INSPIRATION



# The Social



# The Splash



# The Fit



# Own in the heart of Downtown Miami.

**0 Miles** Downtown Miami

**0 Miles** Metro Mover

**0.3 Miles** Brightline - Miami Central

**1 Mile** Brickell Financial District

**3 Miles** Design District & Wynwood

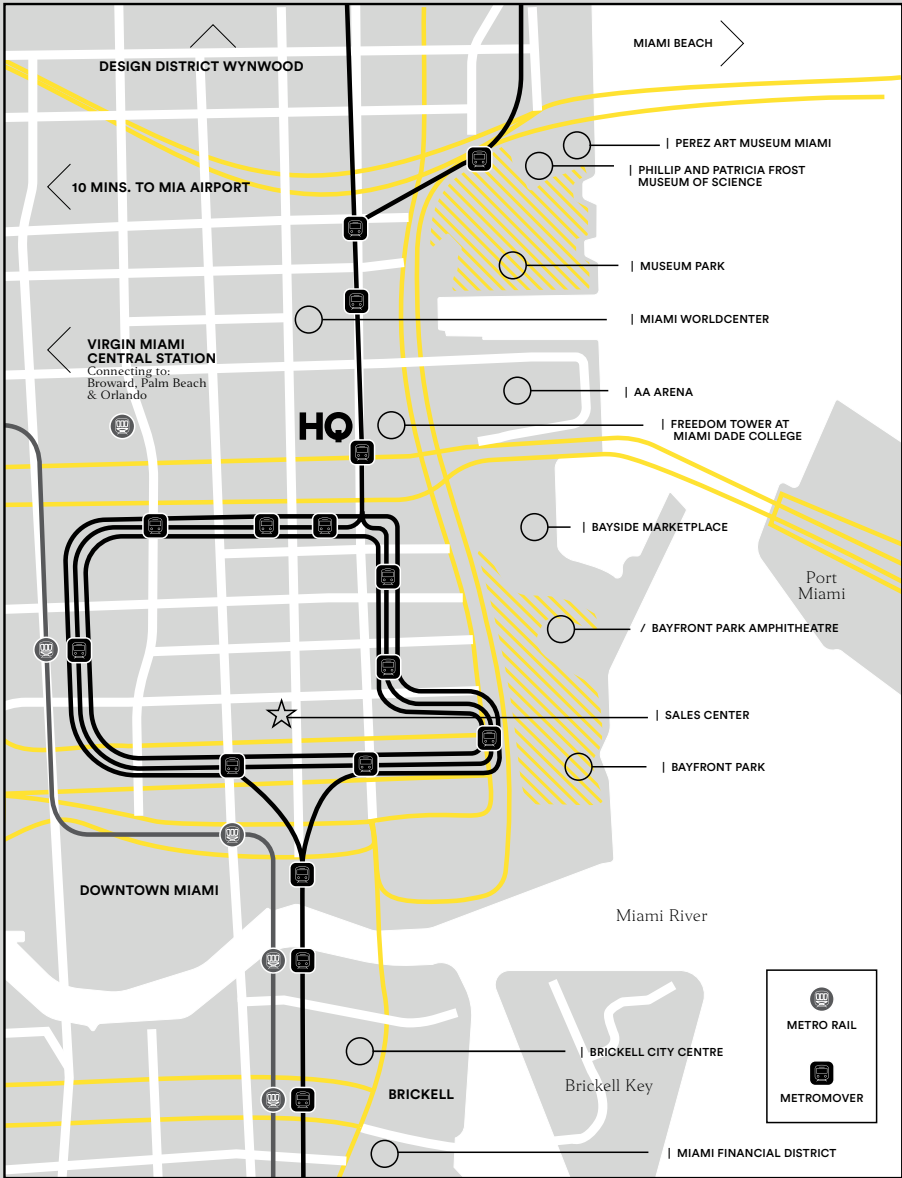
**3 Miles** Port of Miami

**6 Miles** Miami Beach

**8 Miles** Miami International Airport

# Own it. Work it.

CREATIVE **HQ**<sup>™</sup>



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 ONE COMMERCIAL      **SIXTH STREET**  
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