



DISTRICT 225

MIAMI



Artist's Conceptual Rendering

DISTRICT 225
MIAMI

Live at District 225.
Host on Airbnb.



A photograph of a modern, multi-story building at night. The building features large glass windows and a dark facade. A tree with autumn-colored leaves stands in the foreground. The text "LIVE. NOW." is overlaid in white, sans-serif font across the middle of the image. The scene is illuminated by interior lights from the building and streetlights, creating a warm, urban atmosphere.

LIVE. NOW.

AN. HOST.

DISTRICT 225
MIAMI

District 225 is Downtown
Miami's new paradigm for
modern living.

Live at District 225.
Host on Airbnb.



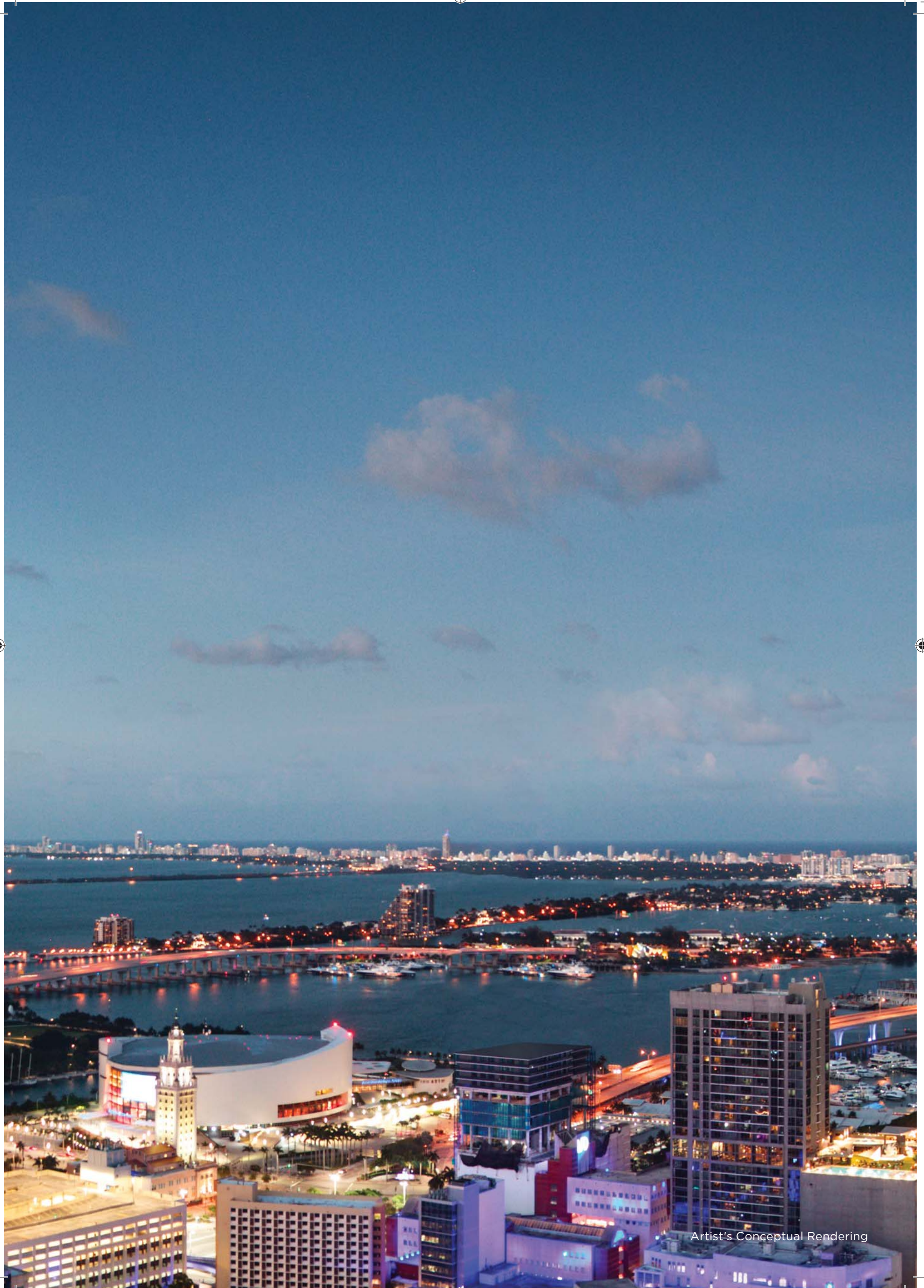
Airbnb was born in 2007 when two Hosts welcomed three guests to their San Francisco home. Today it has grown to a global community where, every day, Hosts offer one-of-a-kind stays and unique experiences that make it possible for guests to experience the world in a more authentic, connected way.

Hosting is subject to applicable laws and restrictions.



Artist's Conceptual Rendering





Artist's Conceptual Rendering

With 343 fully appointed and beautifully furnished studio, one-bedroom, and two-bedroom condominium residences,

District 225 delivers a true turnkey experience, whether you are staying temporarily or living here permanently.

OVERVIEW

With no rental minimum or maximum stays, residences can be immediately leased for both short- and long-term durations (in accordance with applicable laws and restrictions). No other comparable property can offer this combination of flexibility, expertise, and reputation.

Your contemporary urban lifestyle awaits.

RESIDENCES

Inspired by some of the world's leading hospitality properties, District 225's residences have been designed by internationally renowned Sieger Suarez Architects and the award-winning Meshberg Group to create an environment of comfort and indulgence.

Modern apartments with sought-after views and exquisite finishes will delight discerning residents seeking the best that Downtown Miami has to offer.

Contemporary residences feature full gourmet kitchens, premium Italian cabinetry, high-end appliance packages, designer bathroom fixtures, and accessories.

RESIDENCES

All apartments are delivered completely furnished, enabling residents to begin living their ideal Downtown Miami life from the moment they arrive. Contemporary interiors feature warm, inviting neutral palettes highlighted by designer-grade finishes.

Residence Features

Fully finished and furnished studio, 1-bedroom,
and 2-bedroom residences

Gourmet kitchens featuring custom
Italian cabinetry

Bosch appliances, including paneled refrigerator/
freezer and dishwasher, built-in convection oven,
cooktop, and microwave

Fully built-out closets

Rain showers in primary bathrooms and custom
Italian vanities

Contemporary lighting packages, including
recessed lighting, dimmers, and lighting control

9-foot-high ceilings

Full-size washer and dryer

Smart home technology for seamless
personalization with the touch of a button,
including controls for audio, climate, window
treatments, and lighting systems

Pre-wired for high-speed communications and
data connection

Smart access using keyless entry



Artist's Conceptual Rendering



ALEXEY BRODICH



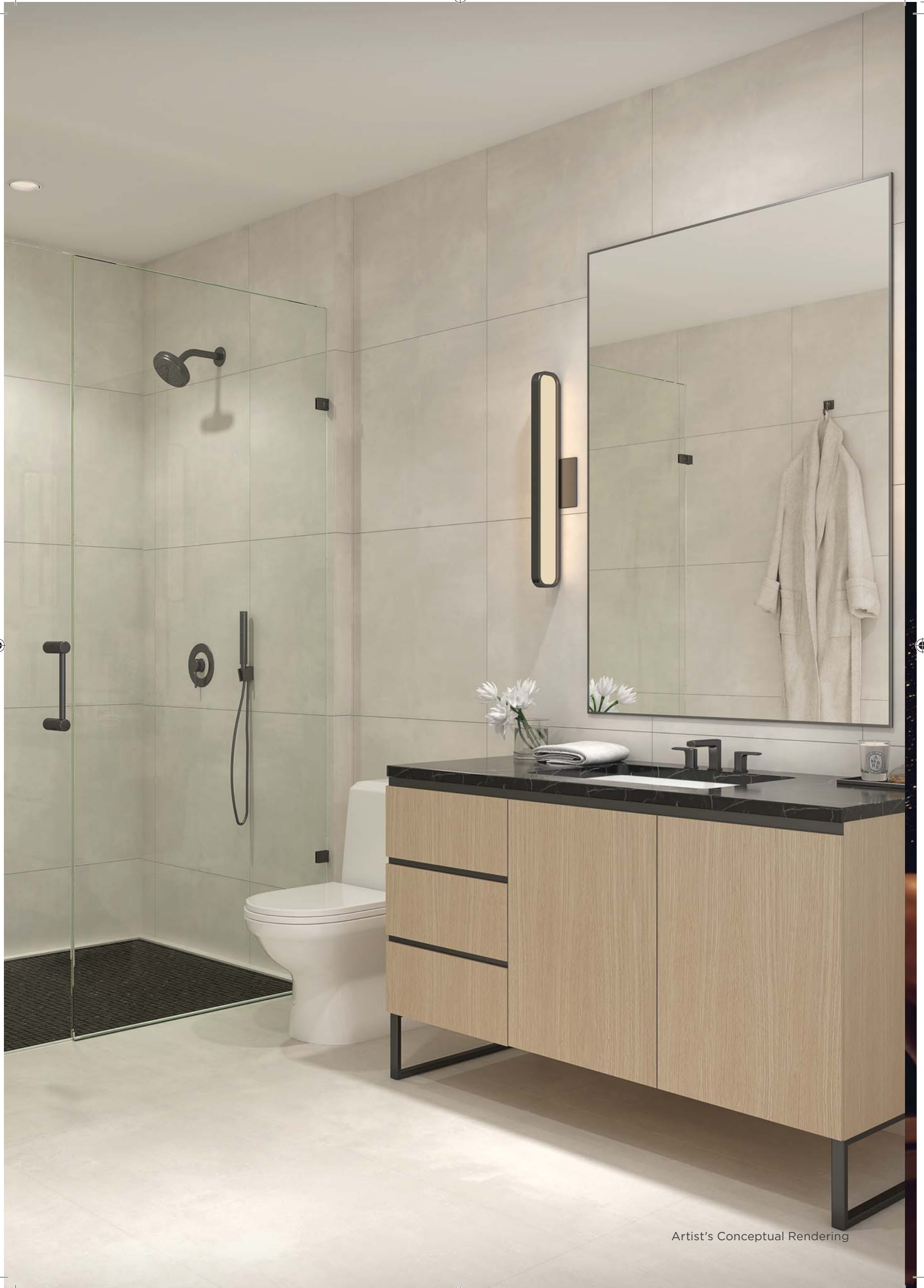


Artist's Conceptual Rendering





Artist's Conceptual Rendering



Artist's Conceptual Rendering

As a benefit of ownership at District 225, the property has been designed for effortless hosting on Airbnb, the service known for one-of-a-kind travel.

RESIDENCES—HOME SHARING

The building has been optimized to support home sharing on Airbnb, and each listing is created with the support of District 225, so you can enjoy the flexibility and benefits while maintaining peace of mind.

Home Sharing Facts and Figures



448+ MILLION PEOPLE WORLDWIDE

are actively engaging in home sharing.



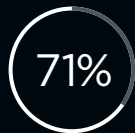
\$88 BILLION TOTAL REVENUE

is projected from vacation rentals in the United States by 2023.



MILLENNIALS CHOOSE RENTALS OVER HOTELS

this is one of the largest age cohorts globally.



71% OF TRAVELERS WITH KIDS

said access to cooking their own meals was a major reason they chose a vacation rental.



1 IN 4 AMERICANS ENGAGE

with short-term rental platforms.

Home Sharing in Miami



\$810 MILLION IN INCOME

was earned by Florida Airbnb Hosts in 2018, who welcomed 4.5 million guests.



TOP 5 MOST-SEARCHED

destination in the United States, alongside Los Angeles, San Diego, New York, and the South Florida Gulf Coast.



TOP 10 MOST-BOOKED

destination in the United States, seeing some of the highest bookings nationwide in the first seven days of a new listing.

SOURCES:
ipropertymanagement.com
mashvisor.com

Host with confidence on Airbnb



MORE THAN 220 COUNTRIES AND REGIONS

around the world with Airbnb listings (as of Sept. 30, 2020).



HOSTS HAVE EARNED \$110 BILLION

all-time (as of Oct. 2020) and welcomed over 900 million guests (as of March 31, 2021).



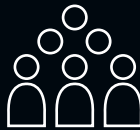
ONE-OF-A-KIND TRAVEL EXPERIENCE

Airbnb has become synonymous with one-of-a-kind travel on a global scale.



5.6 MILLION LISTINGS

are active on Airbnb worldwide (as of Sept. 30, 2020).



54 MILLION ACTIVE BOOKERS

worldwide booked 327 million nights and experiences on Airbnb in 2019.

RESIDENCES—HOME SHARING

Hosting Support

DISTRICT 225

Effortlessly list the availability of your residence on Airbnb with the guidance of our expertly trained concierge, who will assist you in creating your personalized listing, from providing professional photographs of the building and amenities to helping you craft the perfect description.

Both owners and guests can enjoy the thoughtfully designed and furnished residences.



Connect with experienced Airbnb Hosts to get advice when it comes to starting and maintaining a home sharing business.

Airbnb support specialists are available 24/7 via phone, email, and in-product messaging to quickly answer your questions and help you resolve any issues that may come up.

The Airbnb Host Guarantee provides up to \$1,000,000 USD property damage protection on most bookings.

Over 25,000 square feet of amenity spaces offer opportunities to connect with neighbors, stay in shape, take advantage of co-working spaces, or relax in the sun.

District 225 offers the ultimate option for residents with busy lives, good taste, and a love for the vibrancy of Miami.

AMENITIES

Beautifully appointed,
amenity-rich, and as
exciting as the Magic City.



Artist's Conceptual Rendering

Residents' Lounge

For District 225's residents, no detail has been spared. Every property feature has been carefully selected to exceed expectations and add to the experience of this incredible new tower.

Building Features

Double-height lobby featuring professionally curated, museum-quality art

Expansive resort-style pool deck offering towel services, an indoor/outdoor bar area and social lounge with food/beverage service, and entertainment room with gaming tables

Two floors of activity amenities featuring a state-of-the-art, fully equipped fitness center that includes a private yoga/spinning room with virtual trainer, an indoor basketball court, a 28-foot-high rock climbing wall, and a regulation-size racquetball court

Meshberg Group-designed treatment room and spa with separate his-and-hers saunas, steam rooms, and changing rooms

Co-working floor featuring private meeting rooms, conference room, lounge area, high-speed Internet, and a full-service kitchen

Rooftop amenity deck with plunge swim spa, fire pit, summer kitchen, and gorgeous views of Downtown Miami and Biscayne Bay

On-site cafe offering delivery service throughout the building, to residences and to amenity areas

Customized password-protected application for smart-home management, including integrated concierge services

Electric bikes with charging stations for residents on the go

On-demand housekeeping services

Climate-controlled package room

24/7 security services, high-speed elevators, and controlled property access

24/7 valet services and self-parking (valet parking included)

24/7 concierge services



Social Area



Artist's Conceptual Rendering



Social Area



Artist's Conceptual Rendering



Co-working Space



Artist's Conceptual Rendering



Fitness Center



Artist's Conceptual Rendering



SAUNA

STEAM

Spa Area



Artist's Conceptual Rendering

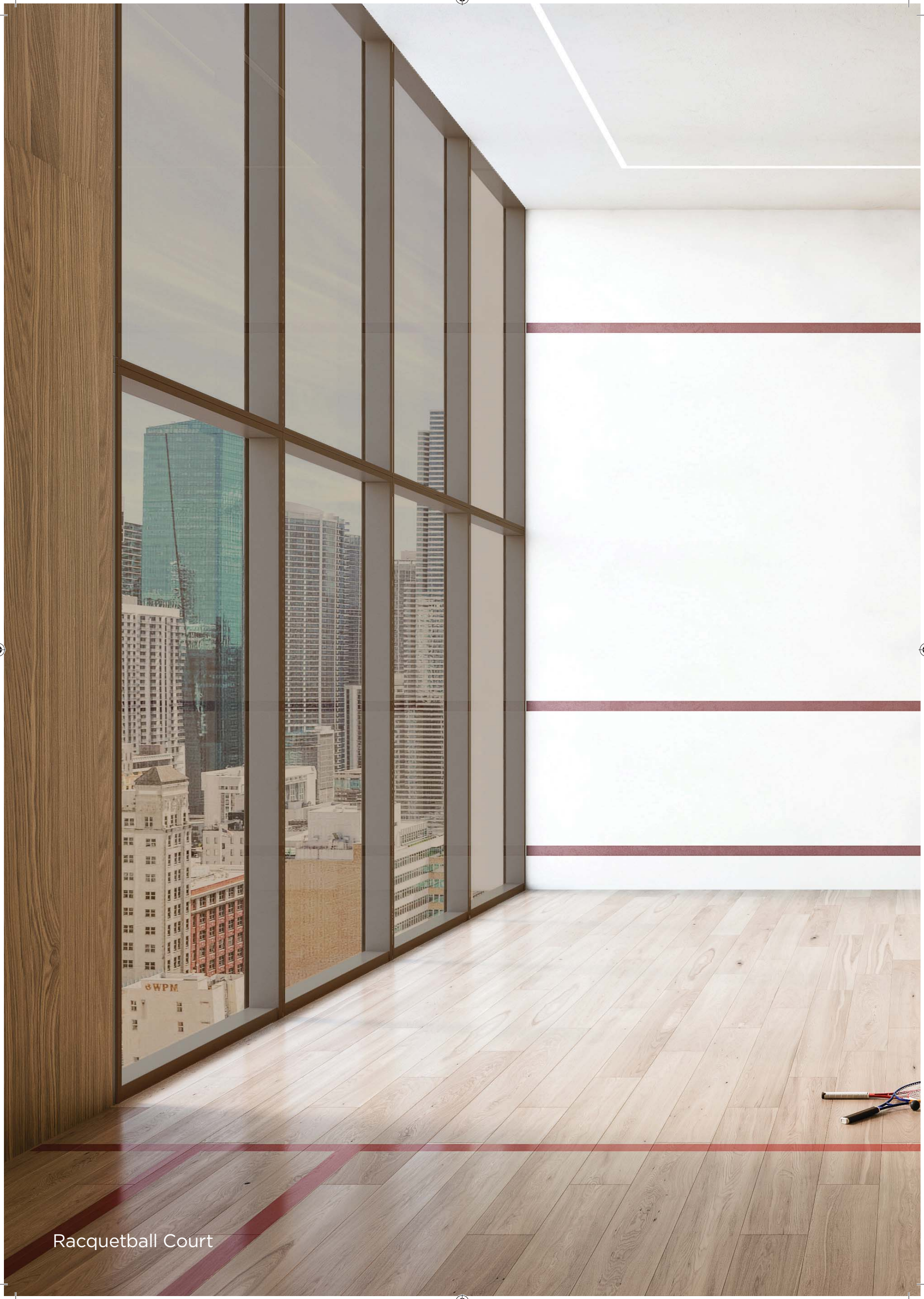


Basketball Court

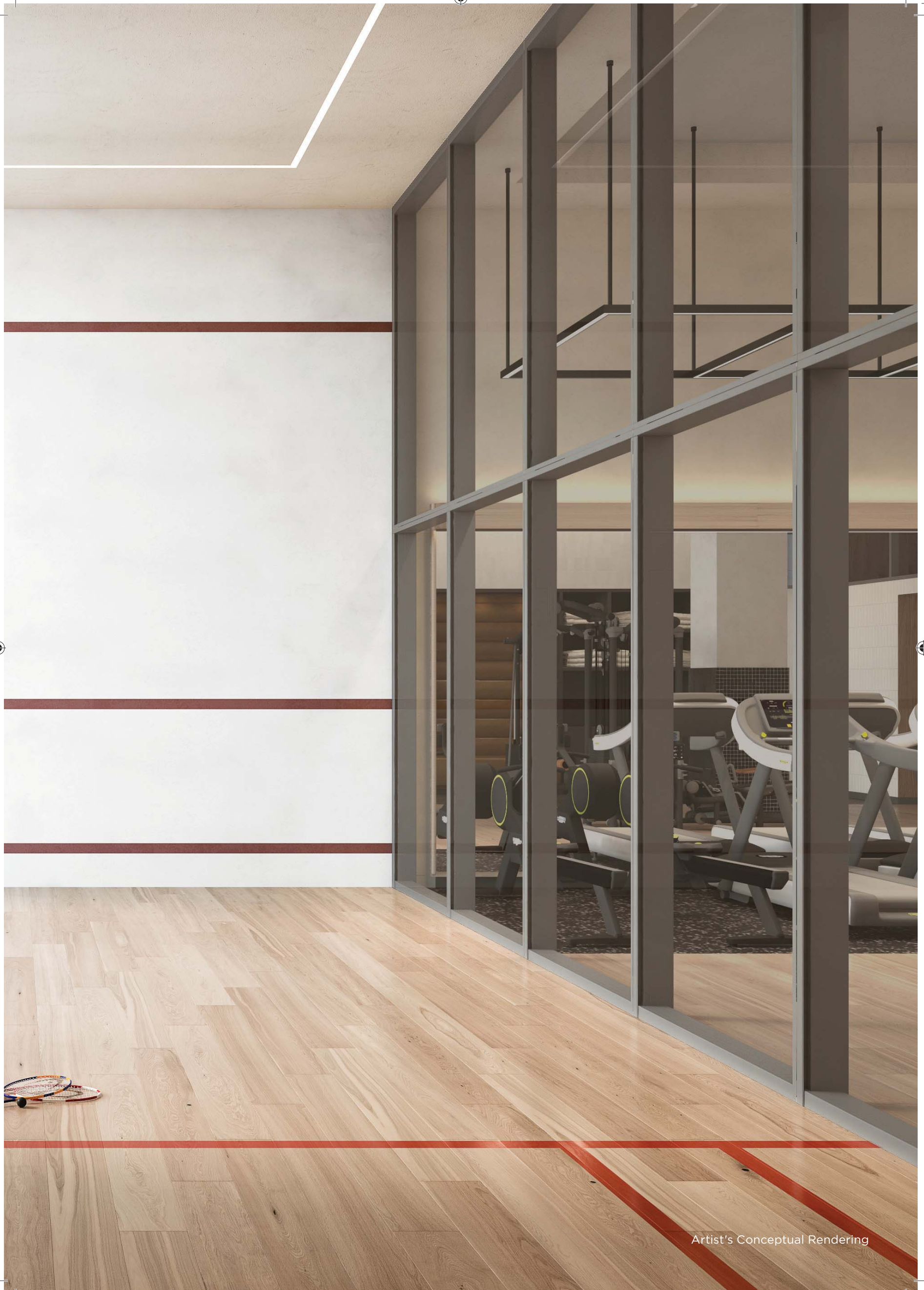


GUEST	8:36	HOME
104	PERIOD 4	129
B	B	B
FOULS	TIME OUTS LEFT	FOULS
10	2	8

Artist's Conceptual Rendering



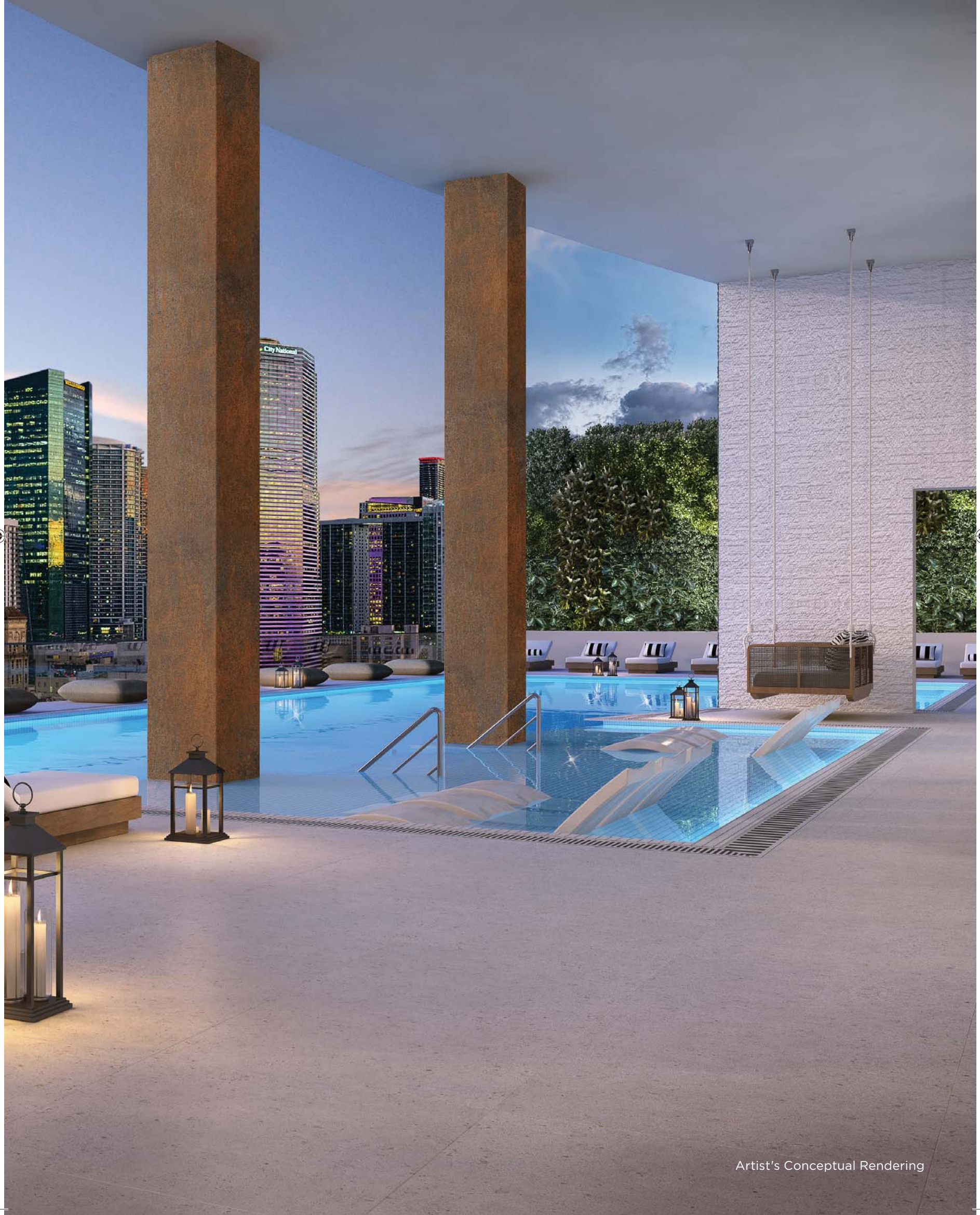
Racquetball Court



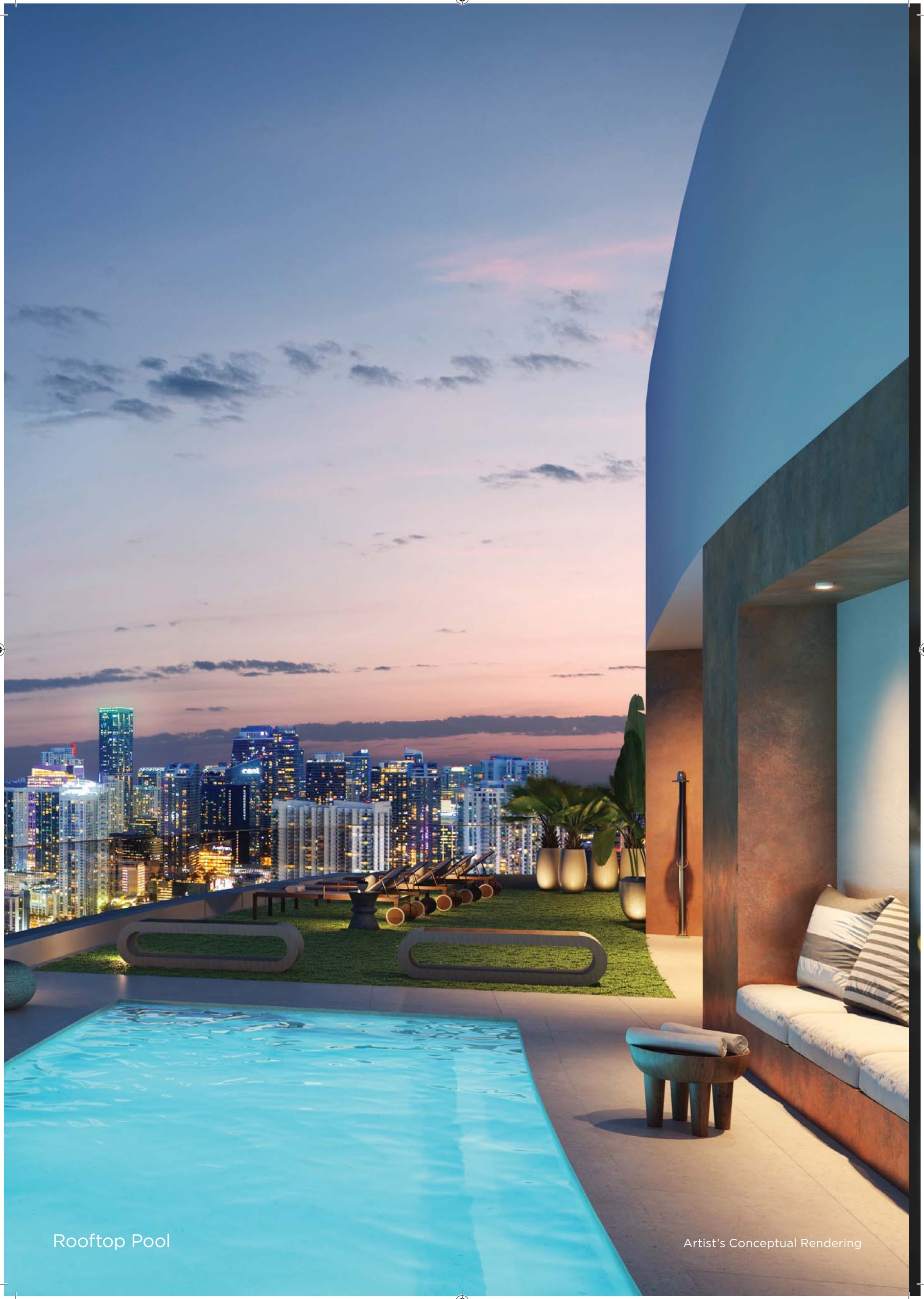
Artist's Conceptual Rendering



Rooftop Amenity Deck

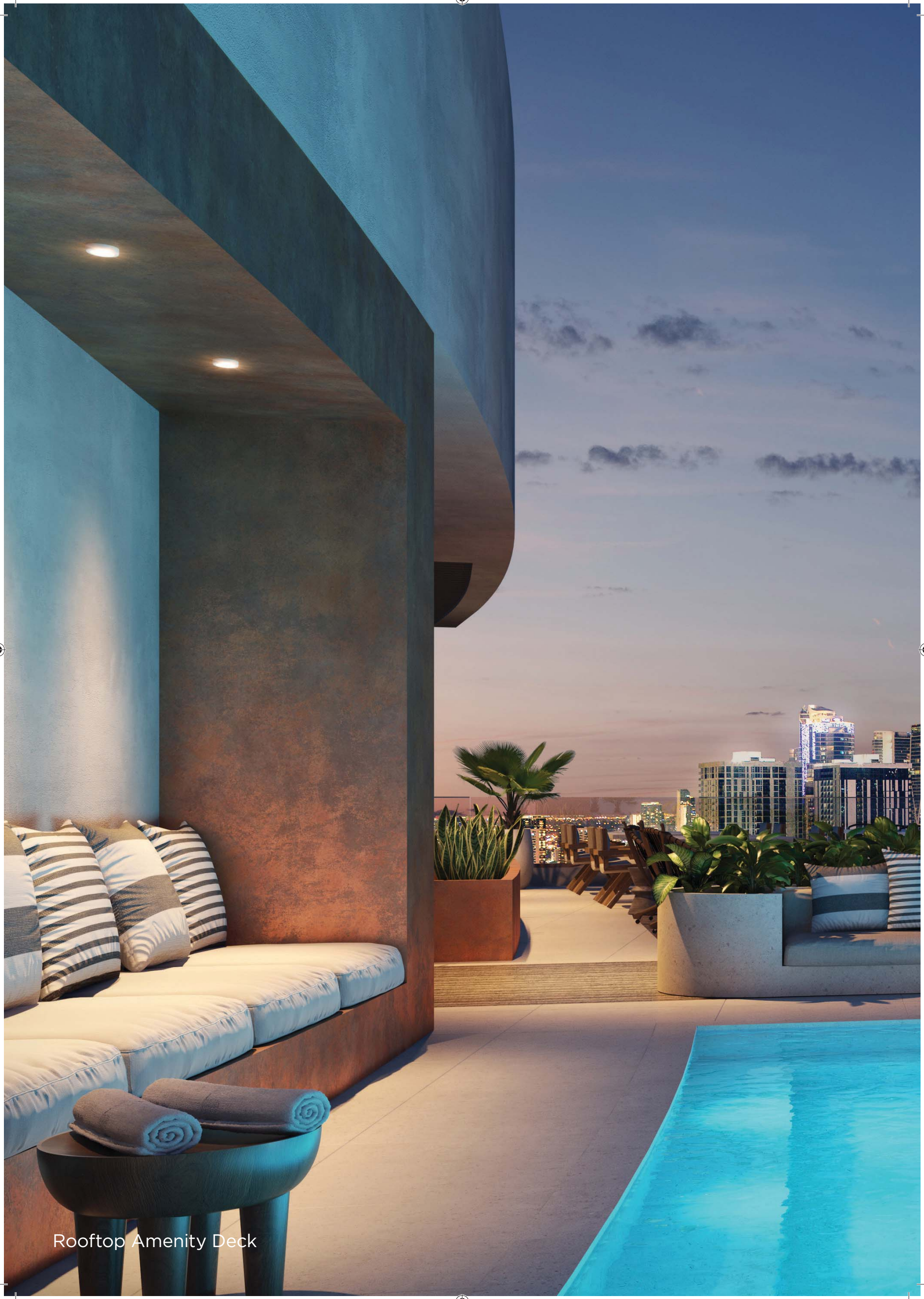


Artist's Conceptual Rendering

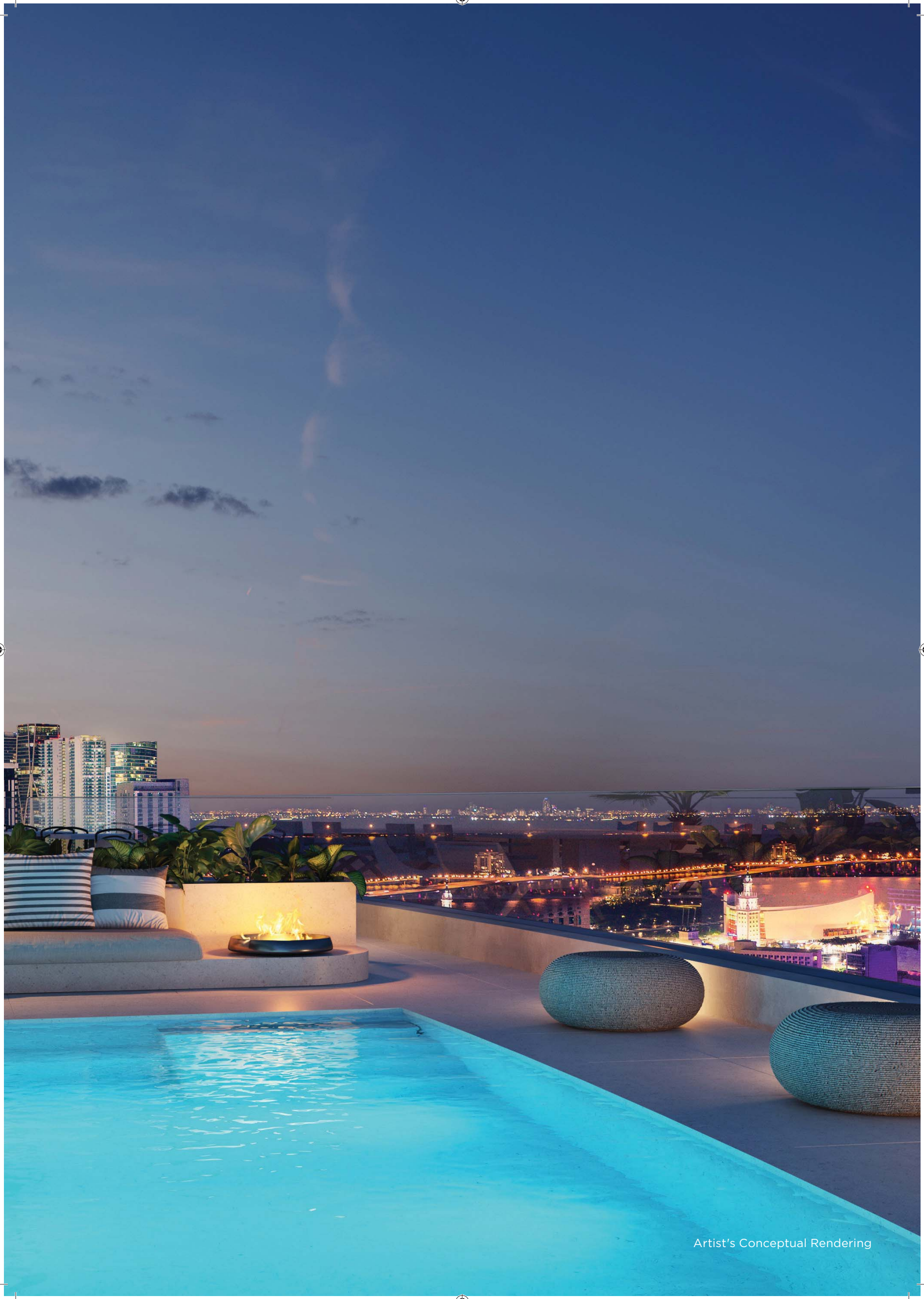


Rooftop Pool

Artist's Conceptual Rendering

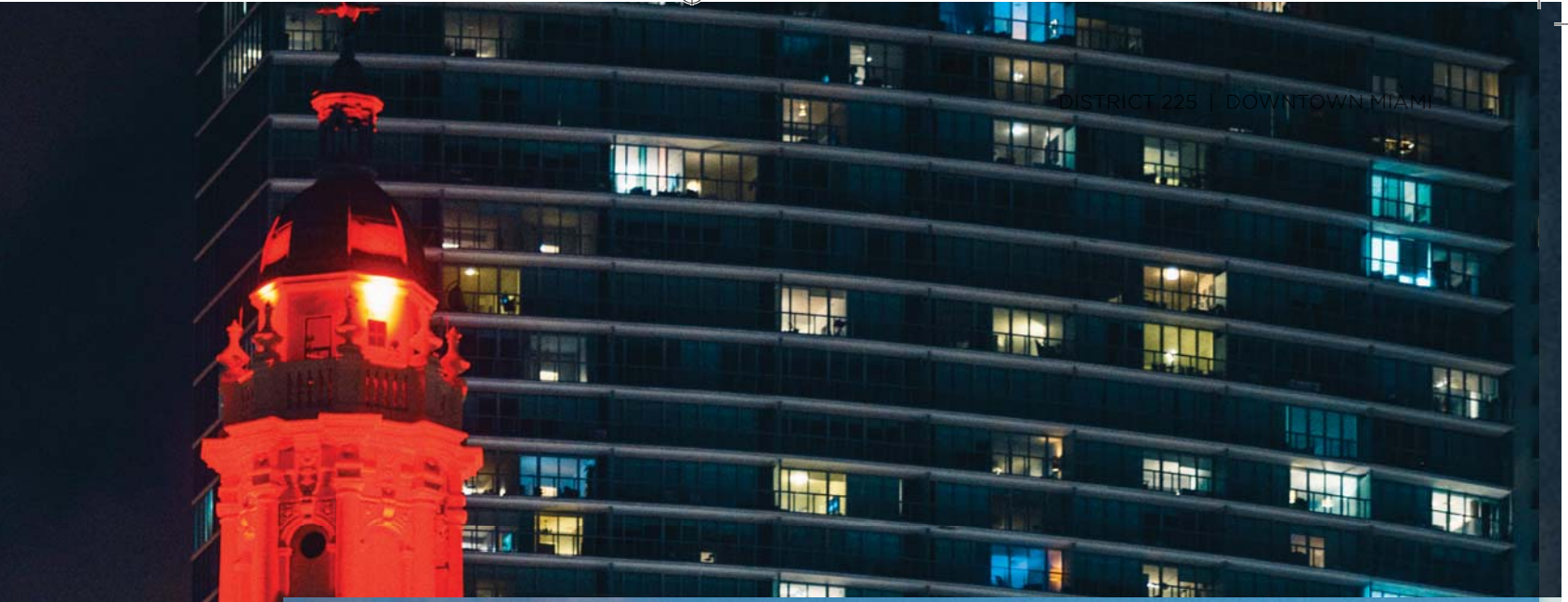


Rooftop Amenity Deck



Artist's Conceptual Rendering

LOCATION



A magnificent city right
outside your door.

Downtown Miami is home to some of the city's finest cultural institutions, corporate offices, retail destinations, and restaurants, all easily accessible by car or rail.

LOCATION

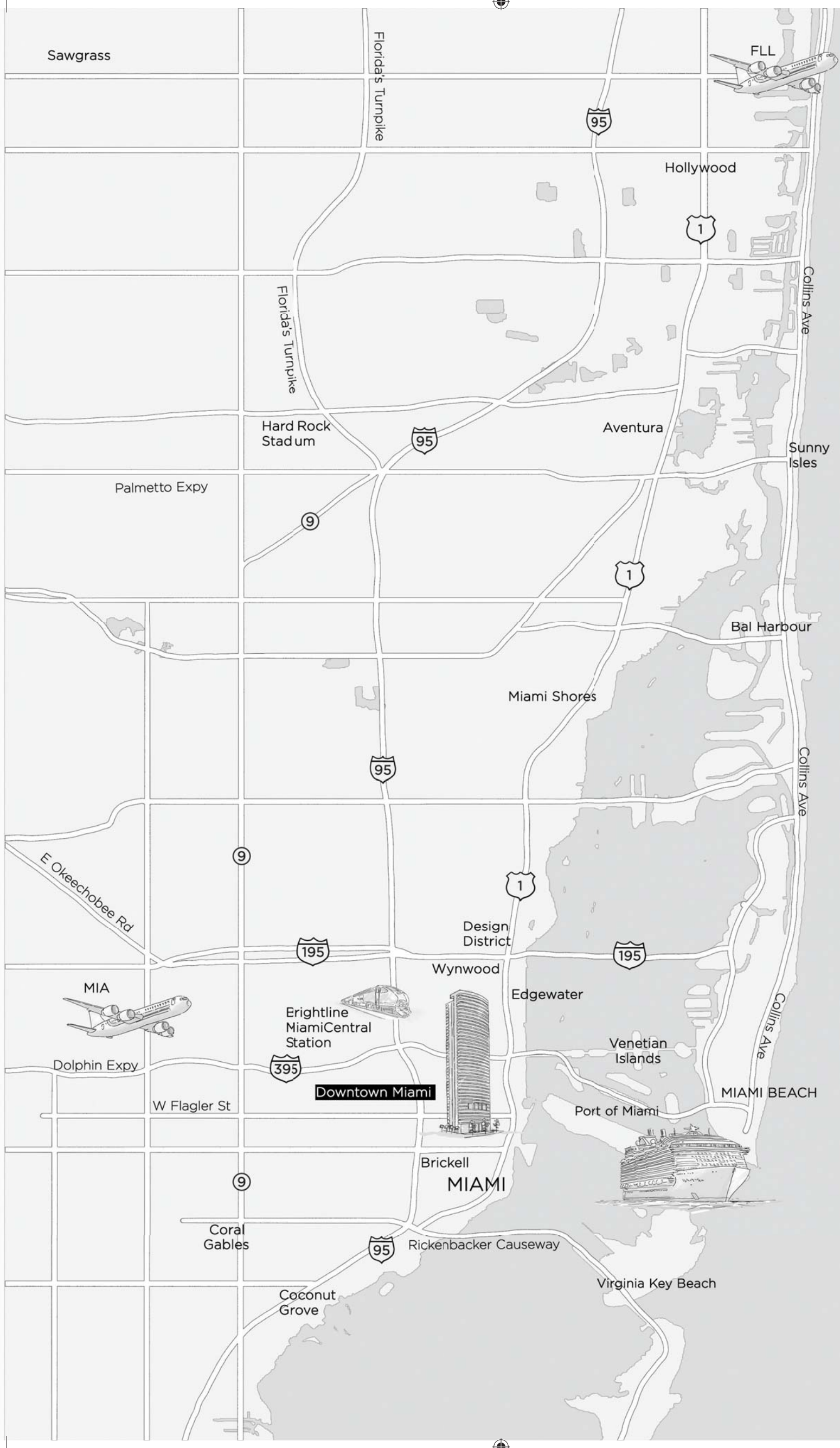
DISTRICT 225

MIAMI



A stunning new tower in Downtown Miami.





Sawgrass

Florida's Turnpike

FLL

Hollywood

Florida's Turnpike

Collins Ave

Hard Rock Stadium

Aventura

Sunny Isles

Palmetto Expy

Bal Harbour

Miami Shores

Collins Ave

E Okeechobee Rd

Design District

Wynwood

Edgewater

Venetian Islands

MIAMI BEACH

MIA

Brightline MiamiCentral Station

Downtown Miami

Port of Miami

Dolphin Expy

W Flagler St

Brickell

MIAMI

Coral Gables

Rickenbacker Causeway

Virginia Key Beach

Coconut Grove

With everything nearby, anything is possible.

DOWNTOWN DINING

- Novikov Miami
- Il Gabbiano
- Toro Toro
- Jar + Fork
- NIU Kitchen
- Motek Café
- Soya e Pomodoro
- Ristorante Fratelli Milano
- Ceviche 105
- Seaspice
- Kiki on the River
- Casablanca Seafood Bar and Grill
- Starbucks
- Juan Valdez Café

BRICKELL DINING

- Zuma
- Cipriani
- The Capital Grille
- Fleming's Prime Steakhouse and Wine Bar
- The River Oyster Bar
- Hutong Miami
- Tacology
- Pubbelly Sushi
- Trulucks
- Ojo de Agua
- Komodo
- LPM Restaurant and Bar
- Cantina La Veinte
- Casa Tua
- Sugar Rooftop Bar and Lounge
- Area 31
- Quinta La Huella

CULTURAL/RECREATIONAL

- Adrienne Arsht Center for the Performing Arts
- Phillip and Patricia Frost Museum of Science
- Pérez Art Museum Miami
- American Airlines Arena

WYNWOOD/DESIGN DISTRICT DINING

- Uchi
- KYU Miami
- Bakan
- The Salty Donut
- Salt and Straw
- Swan
- Itamae
- Mandolin Aegean Bistro
- ZZ Sushi Bar
- Harry's Pizzeria
- COTE Miami
- Pura Vida
- Michael's Genuine Food and Drink
- L'Atelier de Joël Robuchon
- Le Jardinier
- Baccarat Boutique BBar and Lounge

SHOPPING

- Bayside Marketplace
- Brickell City Centre
- Mary Brickell Village

SUPERMARKETS/PHARMACIES

- Whole Foods
- Publix
- CVS
- Walgreens

PARKS

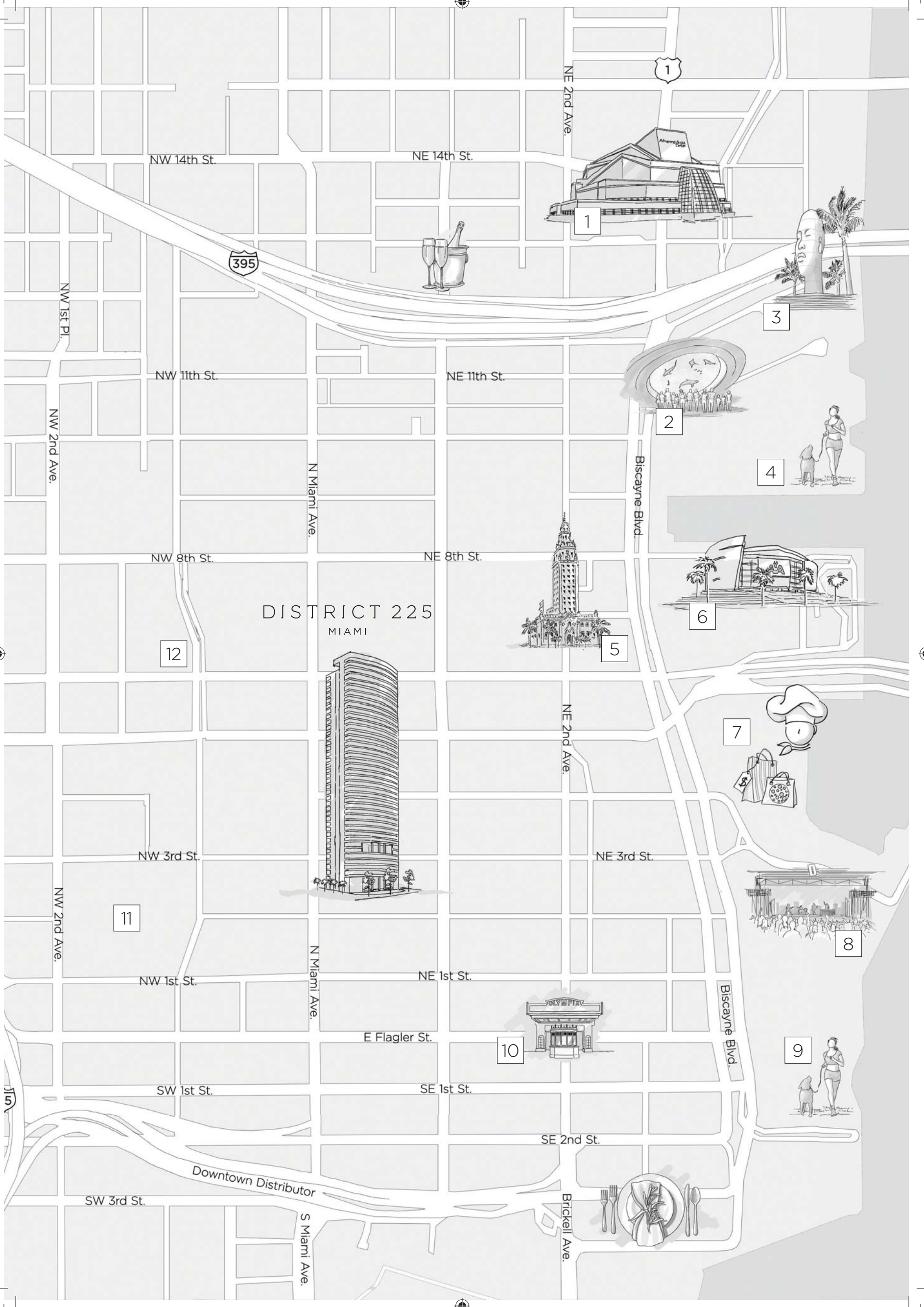
- Maurice A. Ferré Park
- Bayfront Park
- Miami Circle

TRANSPORTATION

- Brightline MiamiCentral Station
- Metrorail and Metromover Government Center Station

LOCATION

DISTRICT 225
MIAMI



1

3

2

4

5

6

12

7

11

8

10

9

15th

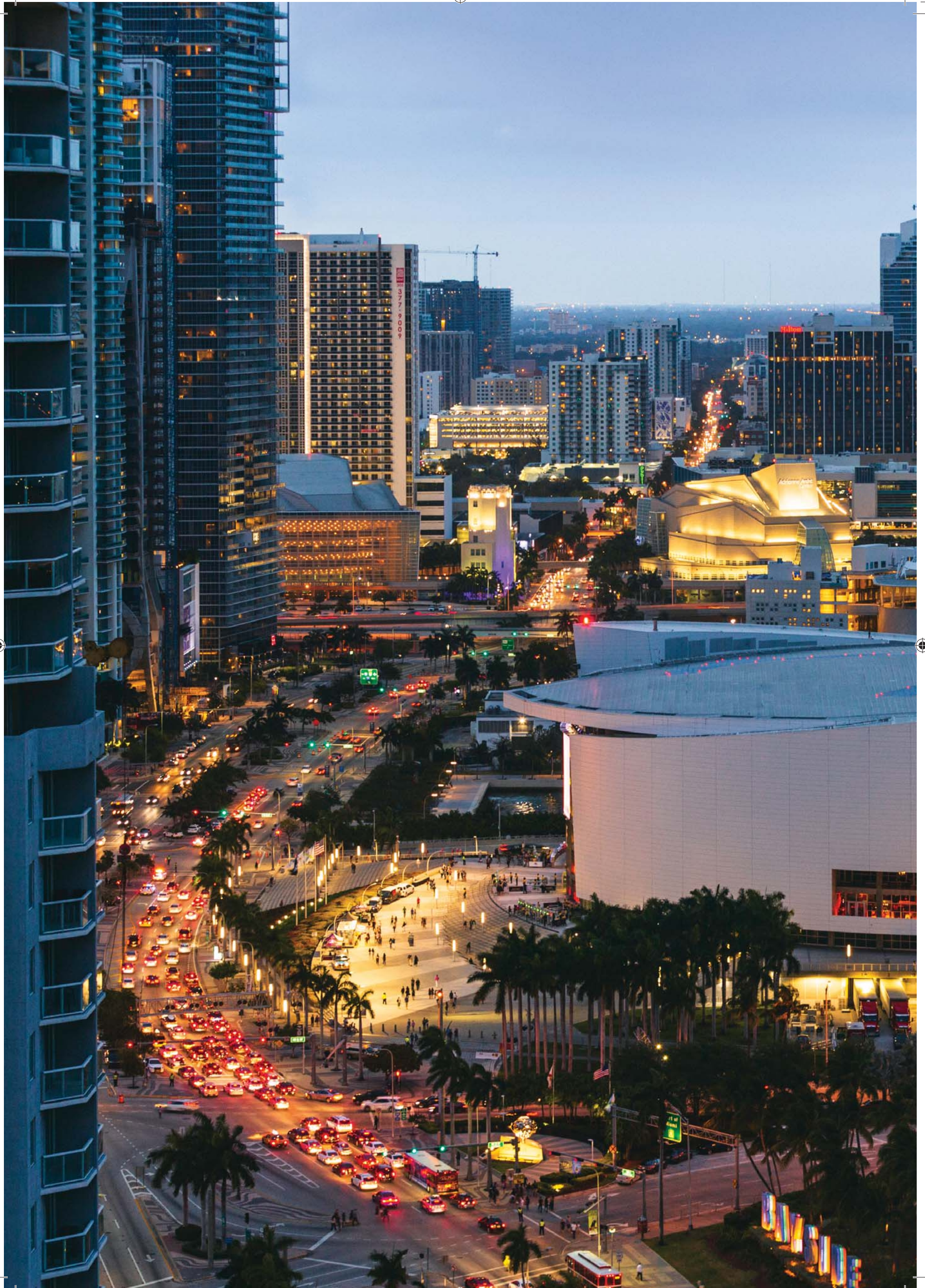


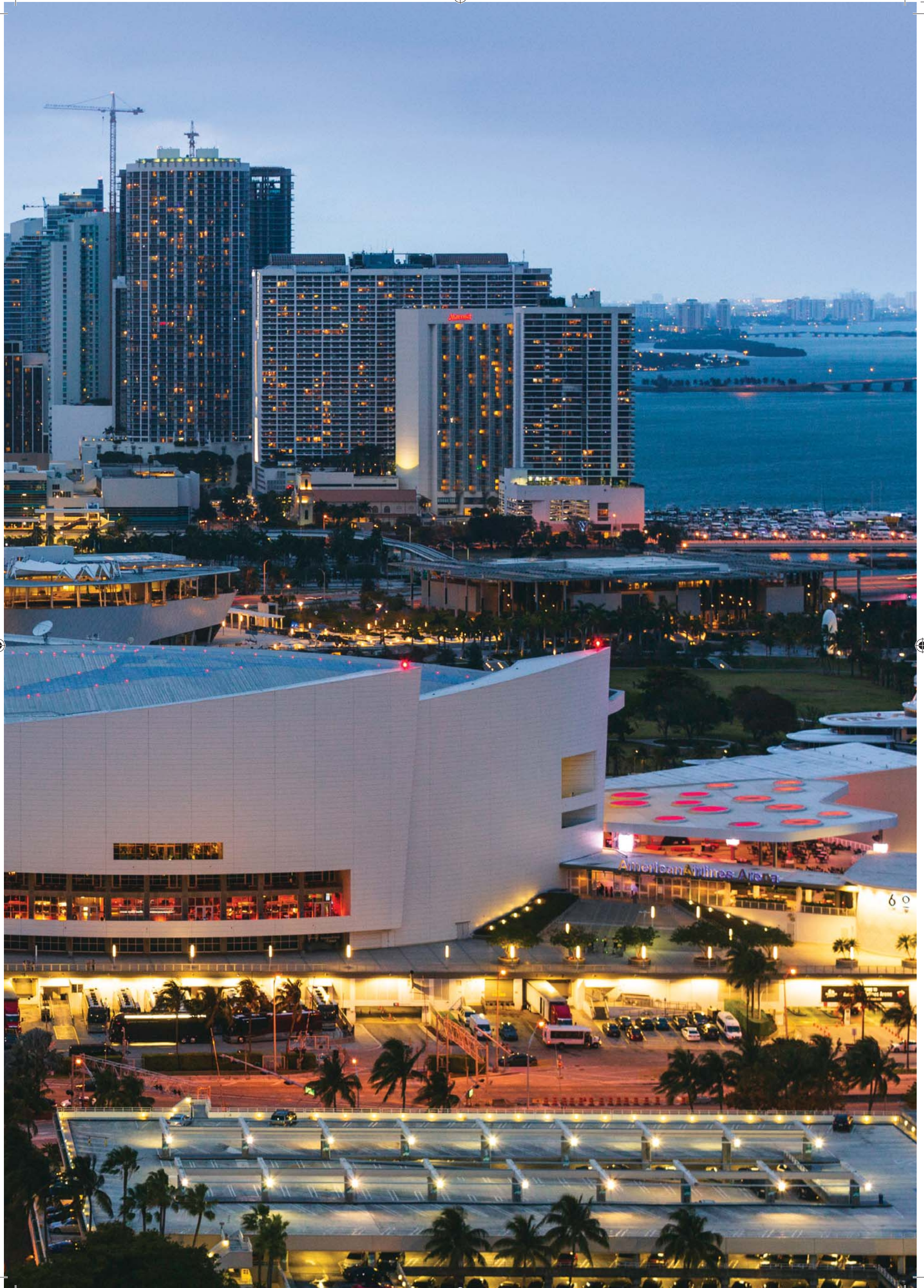


LOCATION



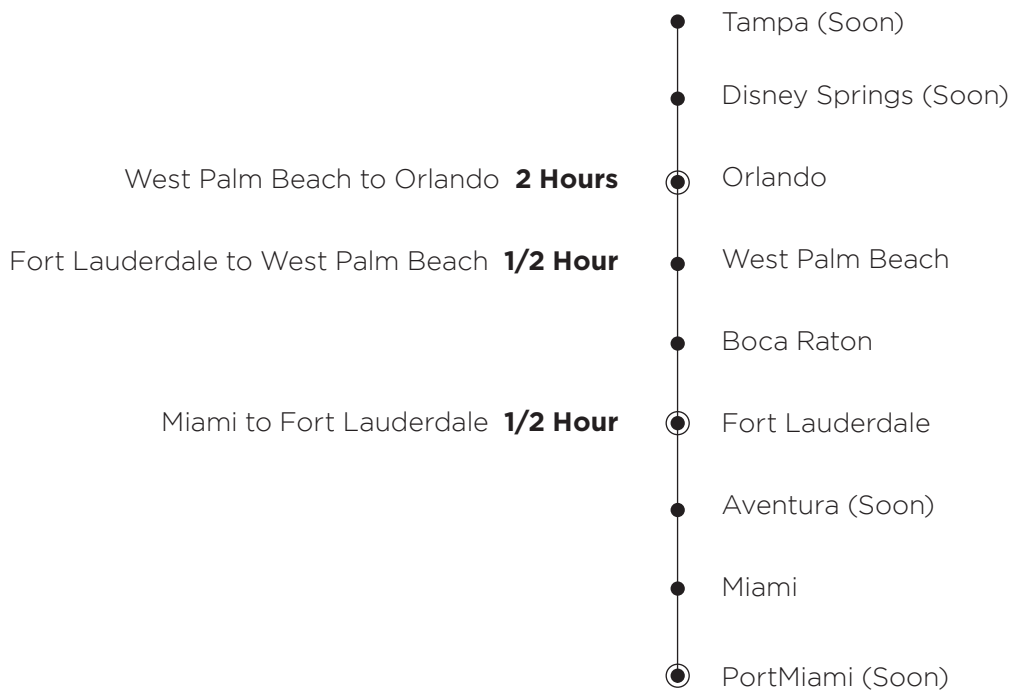
- 1. Adrienne Arsht Center for the Performing Arts **7 min.** 🚗
- 2. Phillip and Patricia Frost Museum of Science **5 min.** 🚗
- 3. Pérez Art Museum Miami **5 min.** 🚗
- 4. Maurice A. Ferré Park **15 min.** 🚶
- 5. Freedom Tower at Miami-Dade College **7 min.** 🚶
- 6. American Airlines Arena **10 min.** 🚶
- 7. Bayside Marketplace **10 min.** 🚶
- 8. Bayfront Park Amphitheatre **10 min.** 🚶
- 9. Bayfront Park **10 min.** 🚶
- 10. Olympia Theater **5 min.** 🚶
- 11. Government Center Metromover Station **12 min.** 🚶
- 12. Brightline MiamiCentral Station **8 min.** 🚶





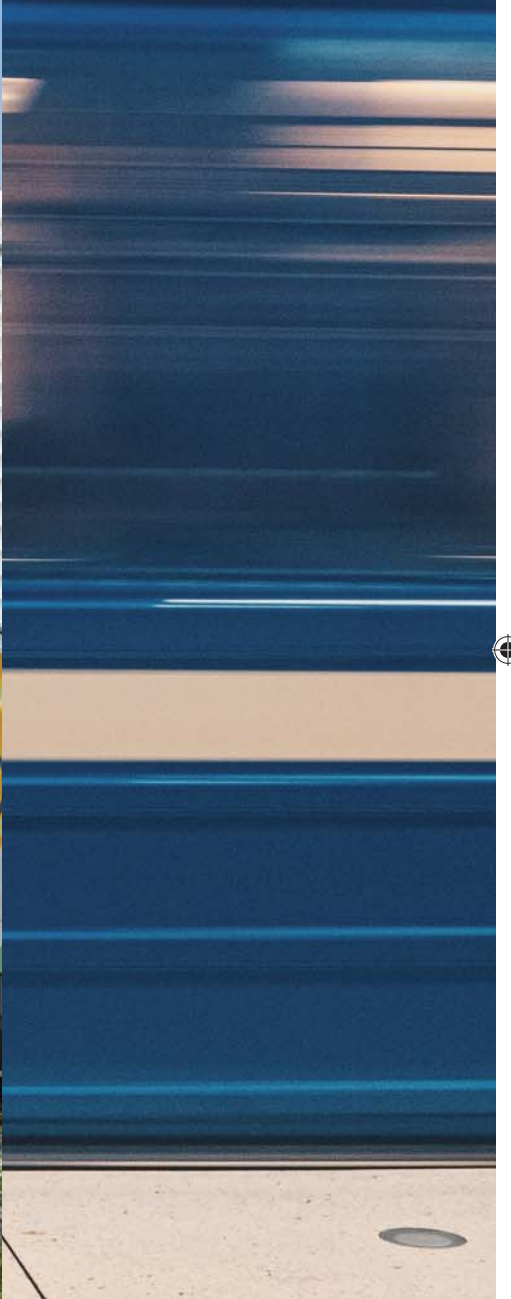
Brightline will take you where you need to go with ease—and it's economically and environmentally friendly.

LOCATION



Currently under expansion and set to reopen in 2022, Brightline is actively constructing a new high-speed rail line to connect passengers from Miami, Fort Lauderdale, and West Palm Beach to Orlando. The MiamiCentral Brightline Station is just a few blocks from District 225. Designed to take cars off the road and offer millions of travelers an eco-friendly way to move between some of the nation's most visited cities, Brightline is redefining train travel.

Brightline





DISTRICT 225

MIAMI



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

District 225 (the "Condominium") is developed by Parcel C, LLC ("Developer") and this offering is made only by the Developer's Prospectus for the Condominium. No statement should be relied upon if not made in the Developer's Prospectus. Sketches, renderings, or photographs depicting lifestyle, amenities, food services, club services, rental services, hosting services, finishes, designs, materials, furnishings, fixtures, appliances, cabinetry, soffits, lighting, countertops, floor plans, specifications, or art are proposed only, and the Developer reserves the right to modify, revise, or withdraw any or all of the same in its sole discretion. No specific view is guaranteed. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction. Any art installed will be selected by the Developer at the Developer's sole discretion and shall be owned by the Developer and not owned by the Condominium Association. Nearby attractions, shopping venues, restaurants, and activities referenced or depicted are off-site, are not controlled by the Developer, and are not guaranteed to exist upon completion of the Condominium. All statistics referenced are based on public information available as of the date of initial marketing of the Condominium. Pursuant to a license agreement Developer has a right to use the trade names, marks, and logos of The Related Group and ROVR. Some features of ownership may require the payment of fees in addition to regular Unit assessments. Consult the Prospectus for the proposed budget, all terms, conditions, specifications, fees, Unit dimensions, and to learn what is included with your Unit purchase. The Developer is not incorporated in, located in, nor a resident of, New York. This is not intended to be an offer to sell, or solicitation of an offer to buy, condominium units in New York or to residents of New York, or any other jurisdiction where prohibited by law unless the condominium is registered if required or exempt. Reproduction for private or commercial use is not authorized. 2021 © Parcel C, LLC unless otherwise noted, with all rights reserved.

