

# flowHOUSE

## FLOW GUIDE TO DOWNTOWN MIAMI

### ART, CULTURE + ENTERTAINMENT

- |    |   |
|----|---|
| 1  | Perez Art Museum Miami                        |
| 2  | Patricia + Philip Frost Museum of Science     |
| 3  | Kaseya Center                                 |
| 4  | Adrienne Arsht Center for the Performing Arts |
| 5  | Skyviews Miami Observation Wheel              |
| 6  | Museum of Ice Cream*                          |
| 7  | Lucky Strike*                                 |
| 8  | Jungle Island                                 |
| 9  | Inter Miami CF Freedom Park                   |
| 10 | Wynwood Walls                                 |
| 11 | Lucky Strike Miami                            |

### SHOPPING

- |    |                      |    |                       |
|----|----------------------|----|-----------------------|
| 12 | Miami Worldcenter    | 18 | Bayside Marketplace   |
| 13 | Lululemon            | 19 | Miami Design District |
| 14 | Sephora              | 20 | Apple Store*          |
| 15 | Roy-Ban              | 21 | Free People           |
| 16 | Lucid Motors         | 22 | Mary Brickell Village |
| 17 | Brickell City Center |    |                       |

### DINING

- |    |                   |    |                              |
|----|-------------------|----|------------------------------|
| 23 | Brasserie Laurel  | 33 | Julia and Henry              |
| 24 | El Vecino         | 34 | Sports & Social*             |
| 25 | Joia Beach        | 35 | Maple & Ash*                 |
| 26 | Il Gabbiano       | 36 | Etta*                        |
| 27 | 11th Street Pizza | 37 | Earl's Kitchen*              |
| 28 | Verde             | 38 | Jaguar Sun                   |
| 29 | All day Café      | 39 | Sixty Vines                  |
| 30 | Zuma              | 40 | Villa One Tequila Gardens*   |
| 31 | Niu Kitchen       | 41 | Sweet Paris Creperie & Café* |
| 32 | Hell's Kitchen    |    |                              |

### PARKS + LEISURE

- |    |                                  |
|----|----------------------------------|
| 42 | Museum Park/Maurice A Ferre Park |
| 43 | Bayfront Park                    |

### TRANSPORTATION

- |    |   |
|----|---|
| 44 | Miami Central – Brightline                      |
| 45 | Miami Metromover                                |
| 46 | Miami International Airport (5 miles from Flow) |


### ESSENTIALS

- |    |                                    |
|----|------------------------------------|
| 47 | Publix                             |
| 48 | Whole Foods                        |
| 49 | Club Studio                        |
| 50 | Trader Joe's (3.4 miles from Flow) |
| 51 | Target (2.2 miles from Flow)       |

\*COMING SOON



FLOWHOUSE.LIFE

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# Find Your Flow

## 46,100 SQ FT OF AMENITIES

with your wellbeing in mind, there's a little something for everyone. You can take a dip in the pool, pick a weekly fitness class, or start a podcast. And plenty in between.

### WELLBEING

Practice Room  
Pilates Studio  
Meditation Room  
Spa, Sauna, & Steam Room  
Cold Plunge  
Zen Garden  
126 ft Lap Pool  
Day Beds & Cabanas  
Premier Fitness Technogym

### WORKFLOW

Coworking Space  
Resident Lounge  
Private Offices  
Conference Rooms  
Phone Booths  
Board Room  
Podcast Room

### EXPERIENCE

Flow Social Club  
Game Room  
Media Screening Room  
Cafe  
Flow Truck & Picnic Area  
Grill Area



## 41 STORIES

filled with community spaces and humans for you to connect, collaborate, and flow with on elevator rides or the pool deck. The more you know, the more you grow.

## 36,900 SQ FT OF RETAIL SPACE

right by your home — with everything from shopping to dining to experiences. An easy way to spend an afternoon.

## 466 FULLY FURNISHED RESIDENCES

crafted and cultivated for living by Cola Blanca and Flow Furnishings. Not too shabby if we do say so ourselves. Quite the opposite, in fact.

## RESIDENCE FEATURES

- › Finished and furnished residences
- › Custom lighting packages
- › Private balconies with views in select units
- › European style cabinetry
- › Luxury bath fixtures
- › Full appliances with washer and dryer
- › Pet friendly building
- › Parking spaces available for rent



## RESIDENTIAL MIX

**STUDIO** 307 to 629 sq ft | 29 to 59 sq m  
**JR. 1 BEDROOM** 489 to 680 sq ft | 45 to 63 sq m

**1 BEDROOM** 567 to 1005 sq ft | 53 to 93 sq m  
**2 BEDROOMS** 959 to 1165 sq ft | 89 to 108 sq m