HOUSE

FLOW GUIDE TO DOWNTOWN MIAMI

ART, CULTURE + ENTERTAINMENT

- = 5 9 8 7 6 5 4 3 2 -
- 18 19 20 21 22
- 8 Bayside Marketplace
 9 Miami Design District
 20 Apple Store*
 21 Free People
 22 Mary Brickell Village
- SHOPPING
 12 Miami Worlda
 13 Lululemon
 14 Sephora
 15 Ray-Ban
 16 Lucid Motors
 17 Brickell City C 2 Miami Worldcenter 3 Lululemon 4 Sephora 5 Ray-Ban 6 Lucid Motors 7 Brickell City Center

- Brasserie Laurel
 El Vecino
 Joia Beach
 Il Gabbiano
 Ilth Street Pizza
 Verde
 All day Cafe
 Zuma
 Niu Kitchen
 Hell's Kitchen
- 4 Sports & Social*
 5 Maple & Ash*
 6 Etta*
 7 Earl's Kitchen*
 9 Sixty Vines
 0 Villa One Tequila Garden
 1 Sweet Paris Créperie
 & Café*

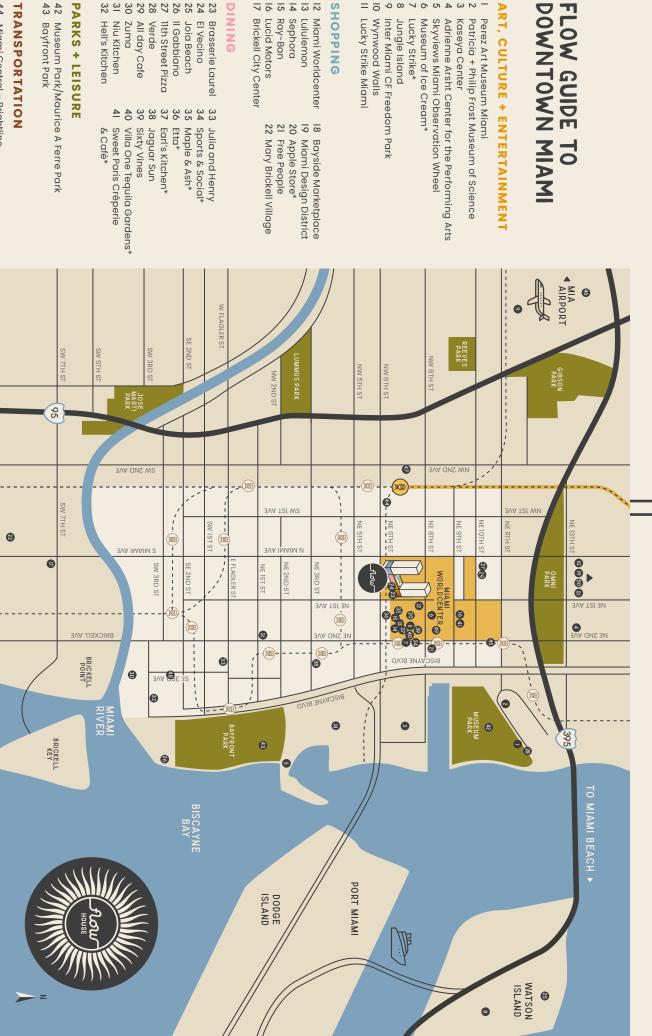
- PARKS + LEISURE
 42 Museum Park/Mauric
 43 Bayfront Park Museum Park/Maurice A Ferre Park Bayfront Park
- TRANSPORTATION
- Miami Central Brightline Miami Metromover Miami International Airport (5 miles

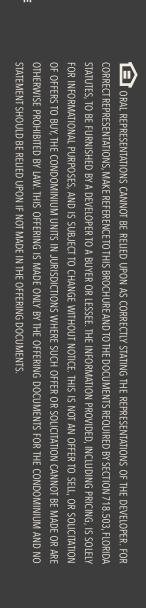
47 Publix 48 Whole Foods 49 Club Studio 50 Trader Joe's (51 Target (2.2 m

*COMING SOON

- Publix
 Whole Foods
 Club Studio
 Trader Joe's (3.4 miles from Flow)
 Target (2.2 miles from Flow)









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