

ONE W12

RESIDENCES



Inspired By Iconic Glamour, Infused with Modern Soul

Step into One West Twelve Residences, where every detail is composed with a storied charm and timeless twist. One West Twelve will offer a lively lifestyle with centralized proximity to Miami's most dynamic neighborhoods. From the playful spirit that inspires your soul to the iconic modernity that captivates your senses, One West Twelve invites you to embark on a journey of vibrant living.

PROJECT OVERVIEW

Team

DEVELOPERS
Property Markets Group (PMG)
Lion Development Group
LNDMRK Development

ARCHITECT
CUBE 3

Building Overview

BUILDING FEATURES

- 372 bespoke residences
- Short term rental flexibility
- Elegant lobby design inspired by the glamour and playful spirit of the storied locale
- Atmospheric rooftop garden and pool with lounge areas
- Signature dining and lounge concept by award-winning chef Marcus Samuelsson
- State-of-the-art fitness center
- Features the latest smart building technology
- Curated collection of art installations
- House cruiser bikes available



Tranquil Rooftop Pool and Garden Lounge



ARTIST CONCEPTUAL RENDERING

Elegant Lobby



ARTIST CONCEPTUAL RENDERING

RESIDENCES

Residential Overview

RESIDENCE FEATURES

- Fully furnished and finished studios and 1-bedroom residences
- Captivating views of Miami's iconic skyline and vibrant sunset vistas
- Fully built-out closets bedrooms featuring all shelving and drawers pre-installed for absolute convenience
- Fully-integrated kitchens with custom countertops, backsplashes and a contemporary under-mount sink
- Miele appliance package
- Imported and custom kitchen and bathroom cabinetry by Italkraft
- Modern bathroom fixtures
- Custom bathroom countertops and finished floors and walls in wet areas
- Built in washer and dryer
- All residences come equipped with a contemporary lighting package



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LOCATION


PORT MIAMI
KESAYA CENTER
BAYSIDE
DOWNTOWN MIAMI
BRICKELL
BRIGHTLINE
MIAMICENTRAL STATION
FROST MUSEUM
OF SCIENCE
SIGNATURE BRIDGE
MIAMI WORLD CENTER
E11EVEN RESIDENCES
BEYOND
E11EVEN HOTEL
& RESIDENCES
E11EVEN MIAMI
WEST ELEVENTH
RESIDENCES
ADRIENNE ARSHT CENTER
FOR THE PERFORMING ARTS
THE UNDERDECK

Point of Interest

Other nearby attractions include:

1. The Underdeck
2. E11EVEN® Miami
3. Miami Worldcenter
4. Adrienne Arsht Center for the Performing Arts of Miami-Dade County
5. Pérez Art Museum Miami (PAMM)
6. Phillip & Patricia Frost Museum of Science
7. Museum Park
8. Kesaya Center
9. Freedom Tower at Miami Dade College
10. Port Miami
11. Bayside Marketplace
12. Miami Dade College - Wolfson Campus
13. Bayfront Park
14. Olympia Theater
15. MiamiCentral Station
16. Waldorf Astoria Residences Miami
17. West Eleventh Residences Miami
18. E11EVEN Hotel & Residneces
19. E11EVEN Residences Beyond
20. Red Rooster
21. Block 55 at Sawyer's Walk



THE UNDERDECK

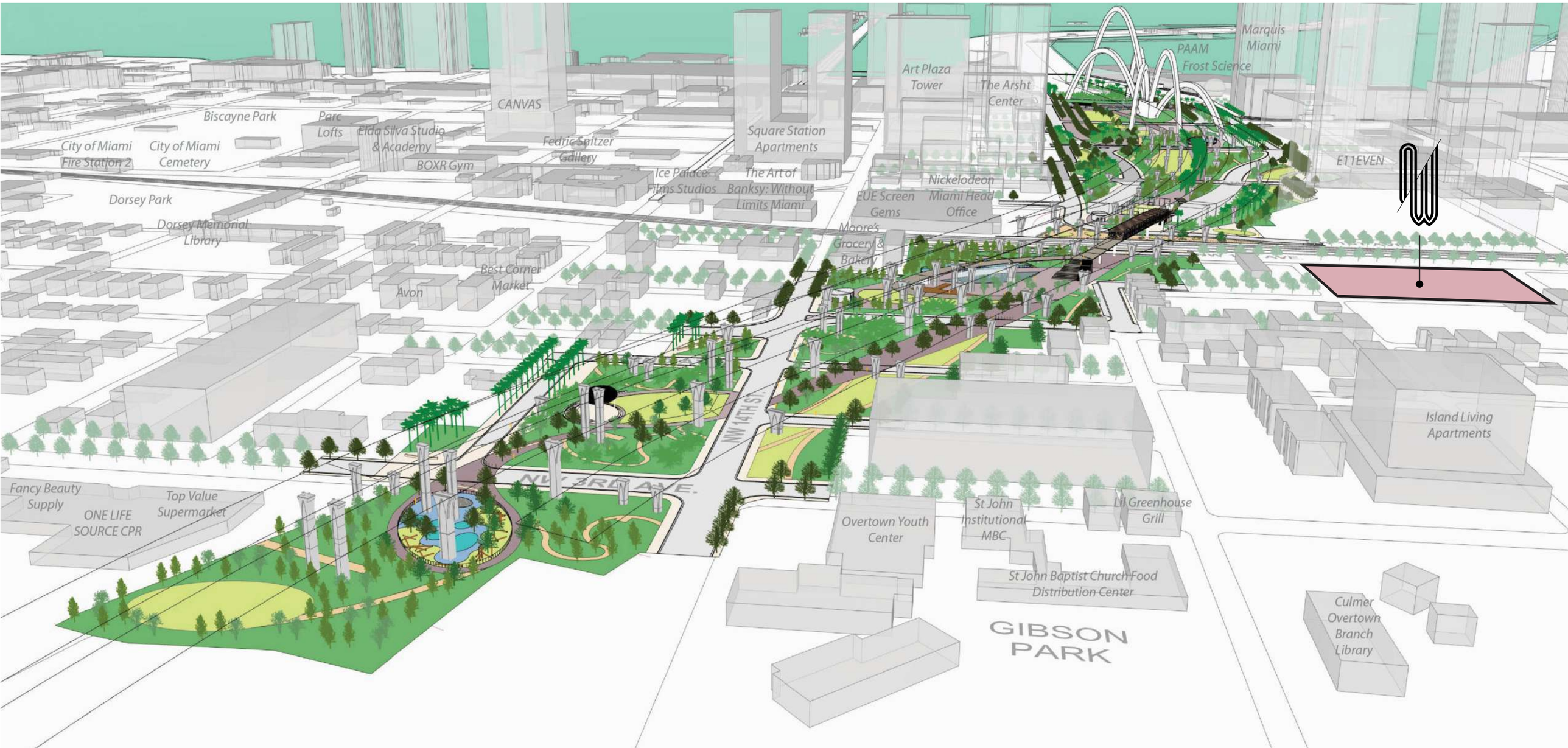
The Underdeck is the 33-acre public open space under the reconstructed I-395, Signature Bridge, which will serve as a multi-purpose green space connecting Overtown in the West to Biscayne Bay in the East.

The Underdeck will offer a variety of outdoor amenities including: an amphitheater, event lawn, community plaza, children's play area, dog play area, multi-use court and water feature. With ample space for public events and cultural activities, programming options for the Underdeck will be as diverse as the neighborhoods that this space connects.

THE UNDERDECK

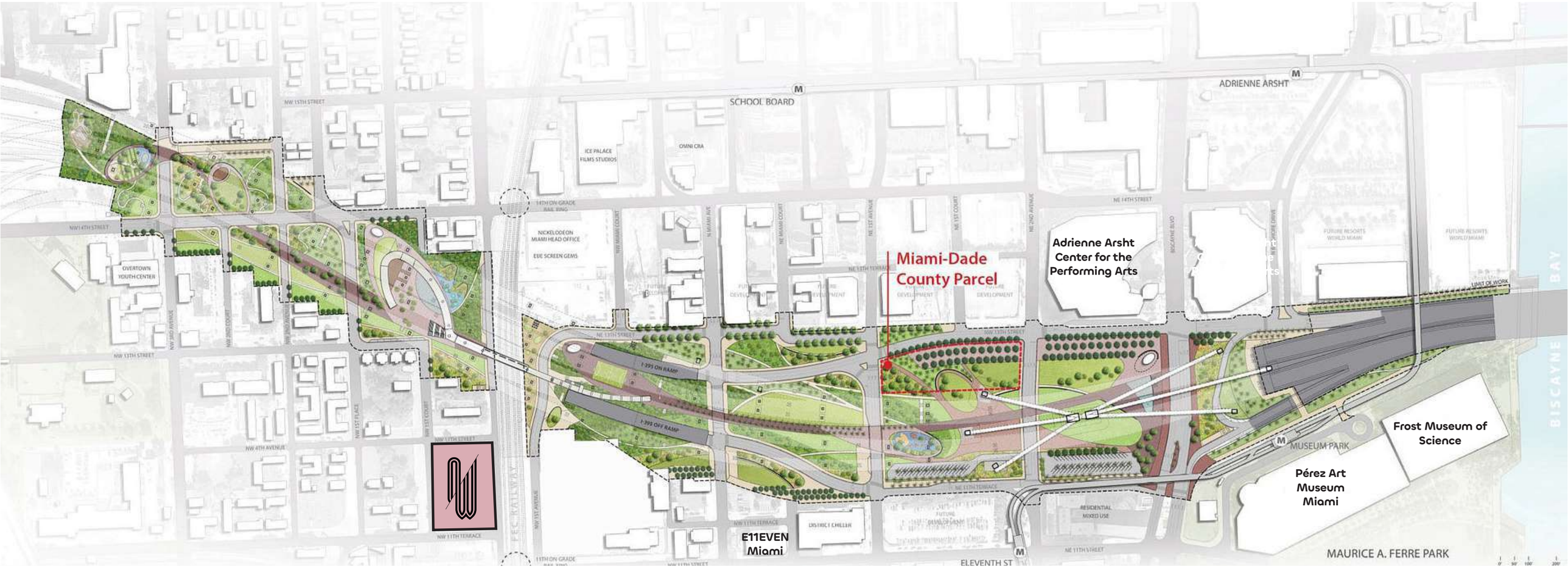
33 Acres
1 Mile Long
Completion: 2026

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THE UNDERDECK

1 MILE / 1.60KM





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MIAMI WORLD CENTER

Miami Worldcenter's lifestyle-driven "high-street" retail component is the centerpiece of the development's 27-acre master plan, featuring approximately 300,000 SF of retail, food and beverage, and entertainment space. An open-air shopping promenade runs North and South from Northeast 10th Street to Northeast 7th Street and between Northeast 1st and 2nd Avenues. A large public plaza will be surrounded by shops and restaurants, creating a central gathering place and outdoor event space.

300,000+ SF

COMPLETED RETAIL CONSTRUCTION

95%

OF RETAIL LEASED



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DINNING & ENTERTAINMENT

- Brasserie Laurel (Michelin Star)
- El Vecino Cigar & Cocktail Bar
- Night Swim Rooftop Bar
- Lucky Strike

COMING SOON

- Museum of Ice Cream
- Chug's Express
- Sweet Paris Creperie & Cafe
- JUVIA
- Villa One Tequila Gardens Rooftop Restaurant
- Serafina
- Maple & Ash
- Sixty Vines
- Anthony's Coal Fired Pizza & Wings
- Earls Kitchen & Bar
- Starbucks







Maple&Ash



BRASSERIE LAUREL



Lucky Strike

Retail

- Sephora
- Lucid Motors
- Lululemon
- Ray-Ban

COMING SOON

- Apple Store
- Luli Fama
- The Container Store
- Savage X Fentry
- Free People
- Sander Bank
- The Barber Shop
- Club Studio
- Posman Books



Savage X Fentry

ARTIST CONCEPTUAL RENDERING

Apple Store



Lululemon



Sephora



Lucid Motors

Public Art Walk

Fitness

Club Studio (affiliated with LA Fitness)
Coming Soon

BLOCK 55

Block 55 is a 1,400,000 SF mixed-use property. Block 55 will offer ±250,000 SF of retail space, approximately 1000 parking spaces, and 578 affordable apartment units. arget will anchor the ground floor with a full-service Starbucks and CVS pharmacy within its space. Additional co-tenants will include a health club, ALDI Grocery, Ross Dress for Less, Burlington Department Store, and multiple apparel concepts and hard goods. The first floor will also feature restaurants with outdoor seating along Sawyer's Walk, a block-long dedicated park on the north side of the project.

250,000 SF

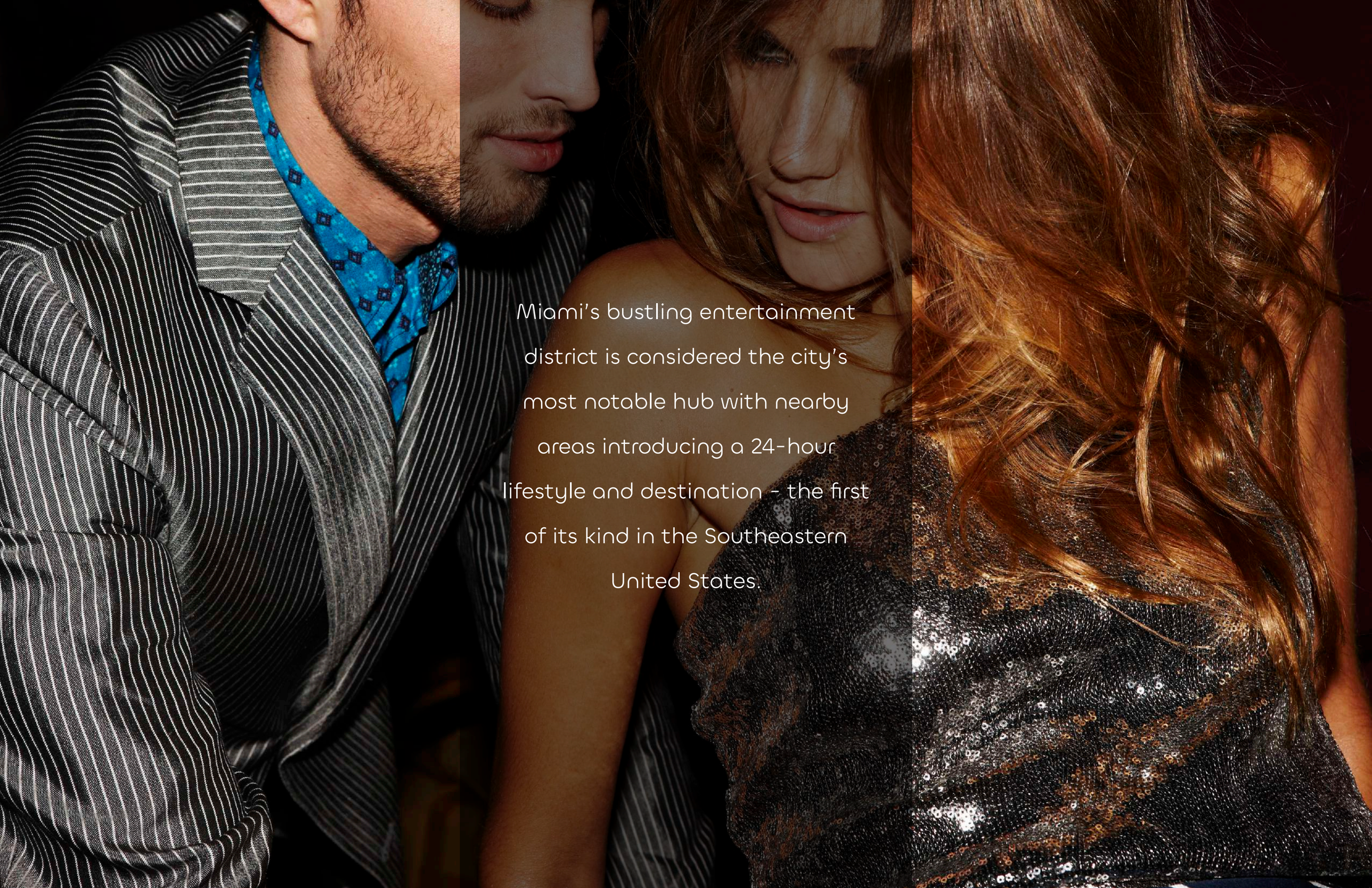
OF RETAIL SPACE



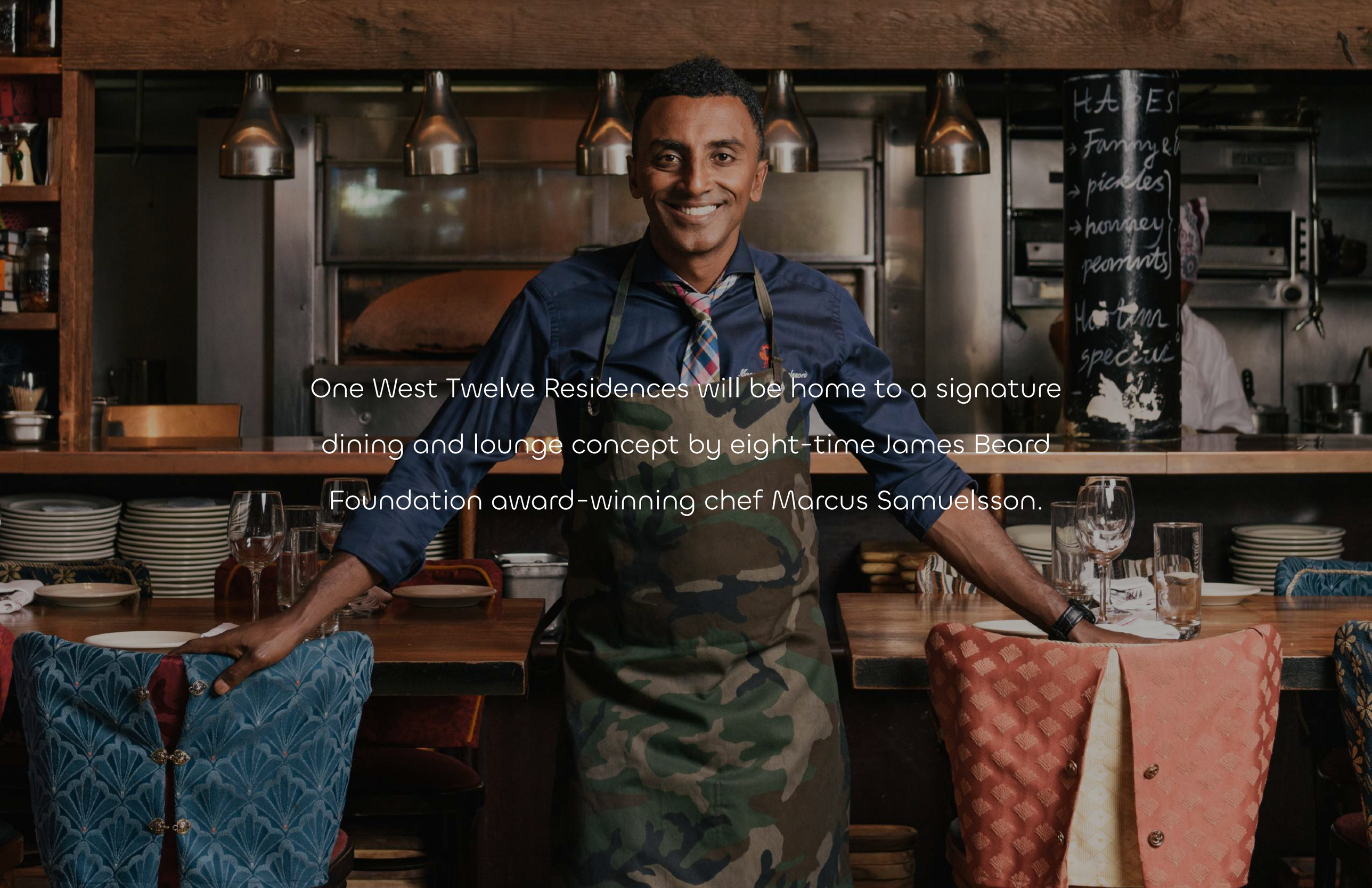
ARTIST CONCEPTUAL RENDERING



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Miami's bustling entertainment district is considered the city's most notable hub with nearby areas introducing a 24-hour lifestyle and destination – the first of its kind in the Southeastern United States.



One West Twelve Residences will be home to a signature dining and lounge concept by eight-time James Beard Foundation award-winning chef Marcus Samuelsson.

RED ROOSTER

Delight in exquisite flavors and indulge in a culinary journey close to home at Red Rooster, the signature restaurant and bar of eight-time James Beard Foundation award-winning chef, Marcus Samuelsson.



Adrienne Arsht Center for
the Performing Arts



PHILLIP & PATRICIA FROST MUSEUM
OF SCIENCE



Miami World Center

Connectivity

BRIGHTLINE

$10MIL

Projected Visitors

Metrorail

2.5MIL

Annual Passengers

Metromover

3 STOPS

at Miami Worldcenter

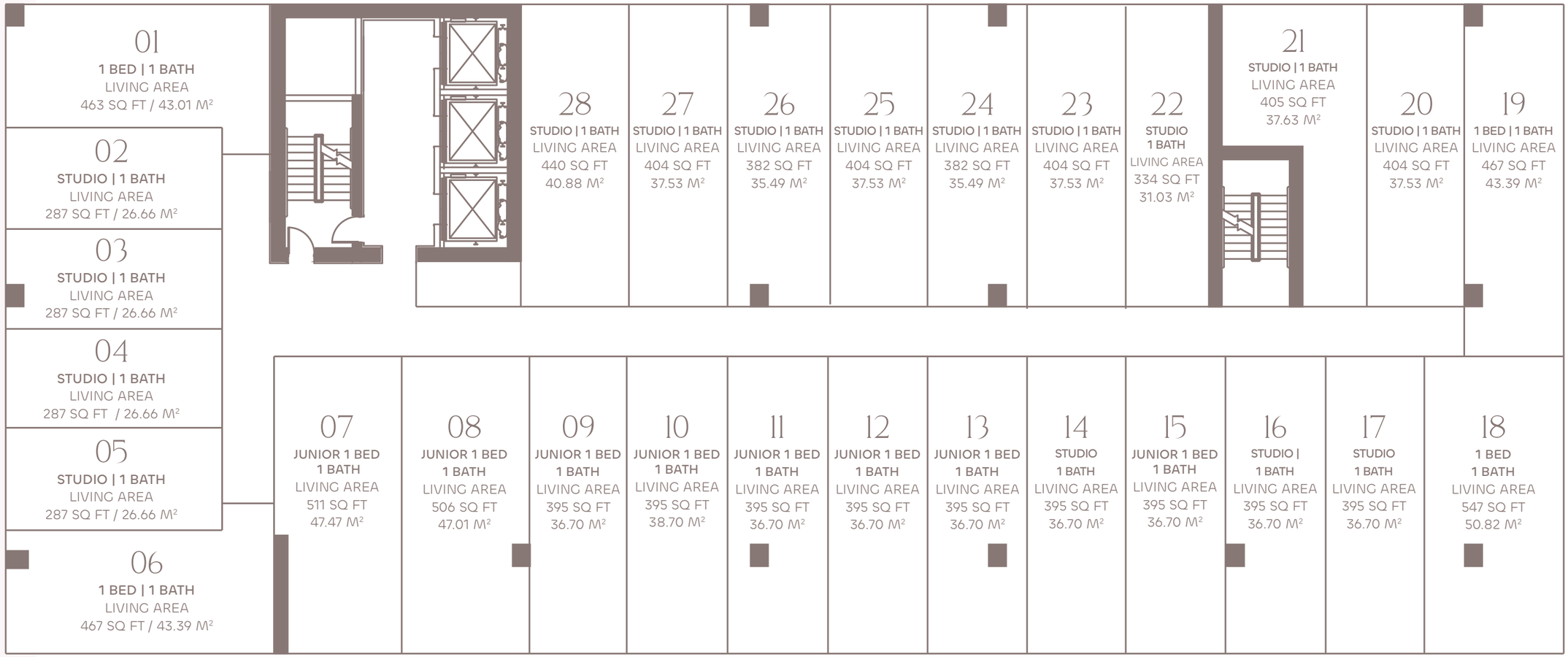






TYPICAL RESIDENCES

LEVELS 10-22



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VIEWS



EAST VIEW



E

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NORTHEAST VIEW



NE

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NORTH VIEW



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NORTHWEST VIEW



NW

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WEST VIEW



W

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SOUTHWEST VIEW



SW

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SOUTH VIEW



S

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SOUTHEAST VIEW



SE

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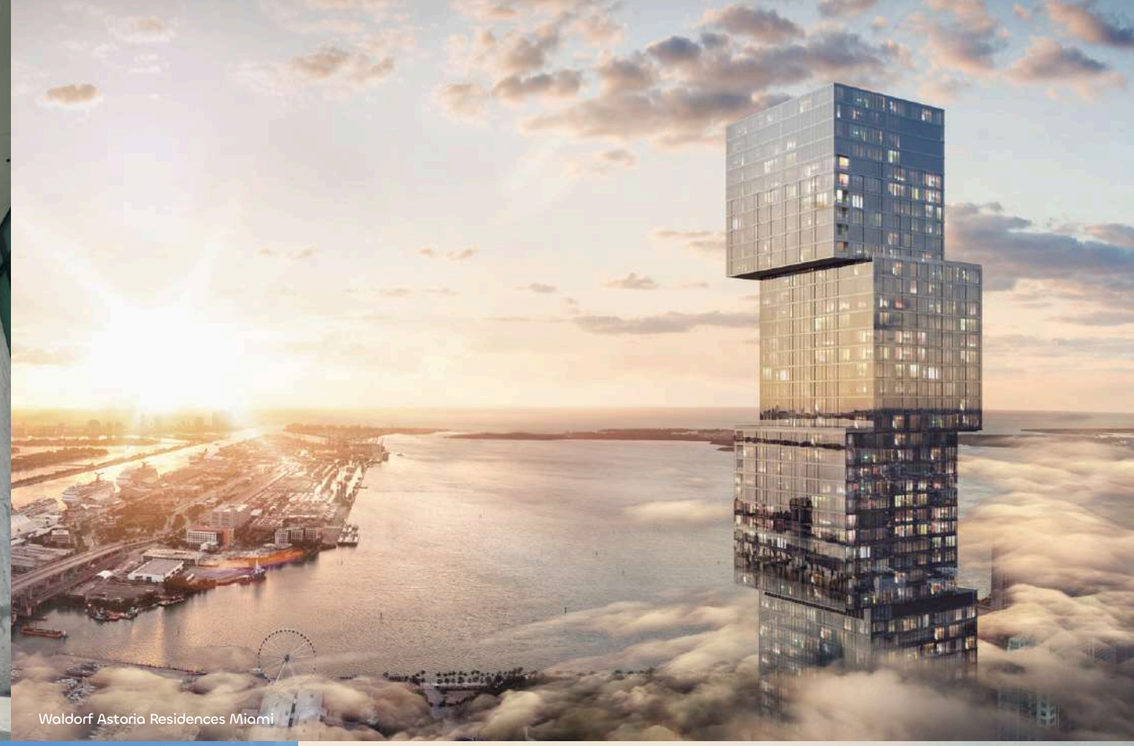
TEAM

Developers

Founded in 1991 by Kevin Maloney, Property Markets Group (“PMG”) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate.
A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its 25-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in New York City, Miami and Chicago.

ARTIST CONCEPTUAL RENDERINGS


The Elser Hotel & Residences Miami


Waldorf Astoria Residences Miami


E11EVEN® Hotel & Residences Miami


One Park Sarasota


111 W 57th Street Nueva York

Developers

LION
DEVELOPMENT
GROUP

Lion Development Group was founded by business leader Michael Simkins. The company specializes in world-class development and redevelopment projects in urban settings and emerging neighborhoods focused on the intersection of technology, culture, and the arts. Since launching the firm in 2009, Lion has successfully developed some of Miami's most notable destinations. As a champion of placemaking and revitalizing Miami neighborhoods, Lion Development Group is continuing to add to its track record of excellence in urban regeneration through projects like the Overtown Culture and Entertainment redevelopment and District 11 in Downtown Miami. Additionally, Lion has been a pioneer in neighborhoods like Allapattah, Hialeah, Miami Beach, and Mimo District. Outside of Miami, Lion is active in Tampa and Orlando and remains focused on investing and developing throughout the state of Florida.

ARTIST CONCEPTUAL RENDERINGS













Developers

LNDMRK DEVELOPMENT

LNDMRK Development, lead by Alex Karakhanian, is a principal driven boutique investment firm concentrated on mixed use urban development and opportunistic value based acquisitions.

ARTIST CONCEPTUAL RENDERINGS



The Dorsey



2900 Terrace Edgewater





ONE W12

RESIDENCES

LION DEVELOPMENT GROUP

LNDMRK DEVELOPMENT

RESIDENTIAL

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This project has been filed in the State of Florida and no other state. This is not an offer to sell or solicitation of offers to buy the condominium units in states where such offer or solicitation cannot be made. Prices, square footage and availability are subject to change at any time without notice. This is a limited time offer. Developer may withdraw offering at any time. Equal Housing Opportunity. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. THIS IS NOT AN OFFER TO SELL, OR SOLICITATION OF OFFERS TO BUY, THE CONDOMINIUM UNITS IN STATES WHERE SUCH OFFER OR SOLICITATION CANNOT BE MADE. THESE DRAWINGS ARE CONCEPTUAL ONLY AND ARE FOR THE CONVENIENCE OF REFERENCE. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAIL OF THE RESIDENCES. UNITS SHOWN ARE EXAMPLES OF UNIT TYPES AND MAY NOT DEPICT ACTUAL UNITS. STATED SQUARE FOOTAGES ARE RANGES FOR A PARTICULAR UNIT TYPE AND ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT ARE LARGER THAN THE AREA THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION OF CONDOMINIUM (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AN EXCLUDES INTERIOR STRUCTURAL COMPONENTS). THE AREA OF THE UNIT AS DEFINED IN THE DECLARATION IS LESS THAN THE SQUARE FOOTAGE REFLECTED HERE. ALL DEPICTIONS OF APPLIANCES, PLUMBING FIXTURES, EQUIPMENT, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THE FURNISHINGS AND DECOR ILLUSTRATED OR DEPICTED ARE NOT INCLUDED WITH THE PURCHASE OF THE UNIT. CONSULT YOUR PURCHASE AGREEMENT AND ANY ADDENDA THERETO FOR THE ITEMS INCLUDED WITH THE UNIT. DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE, WILL VARY WITH SPECIFIC UNIT TYPE AND MAY VARY WITH ACTUAL CONSTRUCTION. ADDITIONALLY, MEASUREMENTS OF ROOMS SET FORTH ON ANY FLOOR PLAN ARE NOMINAL AND GENERALLY TAKEN AT THE GREATEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS. UNIT ORIENTATION AND WINDOWS (INCLUDING NUMBER, SIZE, ORIENTATION AND AWNINGS), BALCONY/LANAIS (INCLUDING CONFIGURATION, SIZE AND RAILING/BALUSTRADE), STRUCTURE AND MECHANICAL CHASES MAY VARY. THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS, REVISIONS AND CHANGES IT DEEMS DESIRABLE IN ITS SOLE AND ABSOLUTE DISCRETION AND WITHOUT NOTICE. ALL DRAWINGS ARE CONCEPTUAL RENDERINGS AND THE DEVELOPER EXPRESSLY RESERVES THE RIGHT TO MAKE MODIFICATIONS. ACTUAL VIEWS MAY VARY AND CANNOT BE GUARANTEED. VIEWS SHOWN CANNOT BE RELIED UPON AS THE ACTUAL VIEW FROM ANY PARTICULAR UNIT WITHIN THE CONDOMINIUM. IMPROVEMENTS, LANDSCAPING AND AMENITIES DEPICTED MAY NOT EXIST. PRICES, PLANS, ARCHITECTURAL INTERPRETATIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION PRESENTED WITHIN THIS DOCUMENT IS CONCEPTUAL. THE IMAGES AND FEATURES CONTAINED HEREIN ARE NOT TO BE RELIED UPON OR USED AS A REFERENCE FOR SPECIFICATIONS. THE FOREGOING MATTERS ARE FURTHER ADDRESSED IN THE PURCHASE AGREEMENT AND ANY ADDENDA THERETO AND THE CONDOMINIUM DOCUMENTS.