THE BUILDING
690 SW 1st Avenue
Miami, Florida 33130

The Standard
RESIDENCES

BRICKELL MIAMI

THE SALES GALLERY
115 SW 8th Street (Unit 6)
Miami, Florida 33130

thestandardresidencesbrickell.com

305 200 4044

THE LOCATION

Nestled in a residential corner of Brickell by the river, The Standard Residences offers unparalleled access to Miami's vibrant urban lifestyle. Located in the heart of Brickell, a hub known for its energy and sophistication, you're just steps away from premier shopping, dining, and entertainment, with Brickell City Centre and South Miami Avenue offering top-tier options. The nearby Underline Park, with its green spaces, provides a retreat for relaxation and enjoyment.

Convenience is paramount, with easy connections to Metrorail, Metromover, and Brightline ensuring effortless commuting. Miami International Airport is a quick 15-minute drive. Discover nearby attractions such as Wynwood, the Design District, Kaseya Arena, and a variety of museums, all adding to Brickell's appeal as one of Miami's most sought-after neighborhoods.

PROJECT STATUS
Currently under construction. Opening in 2027.

THE BRAND

Created in 1999, The Standard hotels are known for their pioneering design, taste-making clientele, and unrelenting unstandard-ness. Originally launched in Hollywood, The Standard now has properties worldwide. Each project—whether a city hotel, seaside resort, or rooftop bar—aims to defy conventions and deliver a unique experience. Expect stylish, cozy rooms, effortless design, and impeccable service. The Standard Residences extend this essence to luxury homes globally, showcasing the brand's vibrant energy and distinctive style in sought-after locations with culture-rich amenities.

THE TEAM

DEVELOPER
– Newgard Development Group
– Two Roads Development

ARCHITECT
– Arquitectonica

INTERIOR DESIGNER
– Goodrich in collaboration with The Standard's In-House Design Studio

SALES AND MARKETING
– One Sotheby's International Realty

DEPOSIT STRUCTURE

10%	At reservation
10%	At contract
5%	90 days from contract
10%	Top off
65%	Closing

THE STANDARD RESIDENCES

Floors: 45
Total Units: 407

RESIDENCE CONFIGURATIONS

Floors: 11-41
Total Units: 375

Studios:
491 SF / 46 M²

1 Bedroom, 1 Bath
548 – 727 SF / 12M² - 16M²

2 Bedrooms, 2 Baths
960 SF - 965 SF / 89 M² - 90 M²

2 Bedrooms, 2 Baths + Den
1099 SF - 1198 SF /
102 M² - 111 M²

PENTHOUSE CONFIGURATIONS

Floors: 42-45
Total Units: 32

2 Bedrooms, 2 Baths
965 SF - 1192 SF / 90 M² - 111 M²

2 Bedrooms, 2 Baths + Den
1088 SF - 1107 SF / 101 M²
- 103 M²

3 Bedrooms, 3 Baths
1248 SF - 1317 SF / 116 M²
- 122 M²

RESIDENTIAL FEATURES AND SERVICES

The residences provide stunning views of the Miami River, Biscayne Bay, and the iconic Brickell skyline. Each unit features 9-foot ceilings, creating an open and airy ambiance. Interiors are finished with imported porcelain flooring, adding an elegant, modern touch throughout. Residents will also enjoy the convenience of a keyless entry system and a premium Miele appliance package.

The en-suite bathrooms are designed with sleek, Italian-designed Italkraft cabinetry, adding a touch of modern elegance to the space. Primary bedrooms feature generous walk-in closets.* The kitchens are equally impressive, featuring the same Italian-crafted Italkraft cabinetry, along with integrated paneled refrigerators for ample cold storage. A quiet, built-in dishwasher ensures a peaceful kitchen environment, while the ceramic glass stovetop and built-in speed oven deliver a seamless cooking experience. The oversized stainless steel zero-radius sink adds a modern, functional touch to complete the space.

THE STANDARD PENTHOUSE COLLECTION

The development boasts 32 expansive penthouses, including 8 exclusive upper penthouses with expansive 10-foot ceilings.*

24/7 SERVICES

– 24HR Security
– 24HR Valet Parking
– Electric Vehicle Charging
– Maintenance Staff
– Multilingual On-Site Team
– Bike Storage

CONCIERGE SERVICES

The Standard Residences provides exclusive on-demand concierge services, expertly managed by The Standard Hotels team.
Enjoy renowned hospitality, tailored to your needs, right in the comfort of your home.

– Boat Charters
– Car Service
– Courier Services
– Dry Cleaning and Laundry
– Housekeeping
– Personal IT Support
– Pet Care
– Preferred Event Tickets
– While You're Away Assistance
– Personalized Spa Treatment Scheduling

FRIENDS WITH BENEFITS MEMBERSHIP

As a resident, you'll automatically be enrolled in The Standard's Friends With Benefits program, giving you up to 25% off room rates at The Standard hotels worldwide.

*In select units

BUILDING AMENITIES

45TH FLOOR ROOFTOP

Experience breathtaking, panoramic views of Biscayne Bay and the Brickell skyline from the 45th-floor rooftop. The poolside lounge provides a serene space for residents to relax, complete with towel service, a sun-care kiosk, and poolside beverage service for a refreshing and luxurious day in the sun.

For a vibrant social atmosphere, The Standard Club Lounge and Café offers a stylish setting for dining and relaxation. Residents can also enjoy outdoor dining with private summer kitchens, perfect for entertaining or unwinding with friends.

For those balancing work and play, the dedicated co-working lounge provides an ideal space for productivity. Equipped with a meeting room and private Zoom rooms, it's designed to meet the needs of remote professionals while offering a sophisticated and functional environment.

10TH FLOOR

The Standard Wellness Spa offers a comprehensive rejuvenation experience with a Hamam room, cold and hot soaking tubs, a steam room, sauna, and experience showers.

Stay active in the state-of-the-art fitness center, featuring top-of-the-line Technogym equipment. The versatile space for yoga, Pilates, and dance accommodates a wide range of fitness activities.

Enjoy leisure and socializing at the bowling alley and the adjacent club lounge, ideal for hosting events and gatherings. Pamper your pet at the dedicated pet spa, and unwind with a movie night in the cozy screening room.

DINING

Savor exceptional dining experiences at our Signature Restaurant and Bar on the 9th floor, offering outdoor seating with stunning views. For a memorable riverfront meal, indulge in the renowned cuisine at Avra Estiatorio, located on the ground floor.

Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee.

This project is being developed by Lofty Brickell LLC (the "Developer"), which was formed solely for such purpose. Any other parties described herein are not the Developer of this project. This Condominium and project are being developed by Lofty Brickell LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Standard International Management, LLC pursuant to a license and marketing agreement with Standard International Management, LLC. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Standard International Management, LLC and you agree to look solely to Developer (and not to Standard International Management, LLC and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and project and with respect to the sales of units in the Condominium and project. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer.

Another Development by:

Newgard

TWO ROADS
DEVELOPMENT

Sales and Marketing by:

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