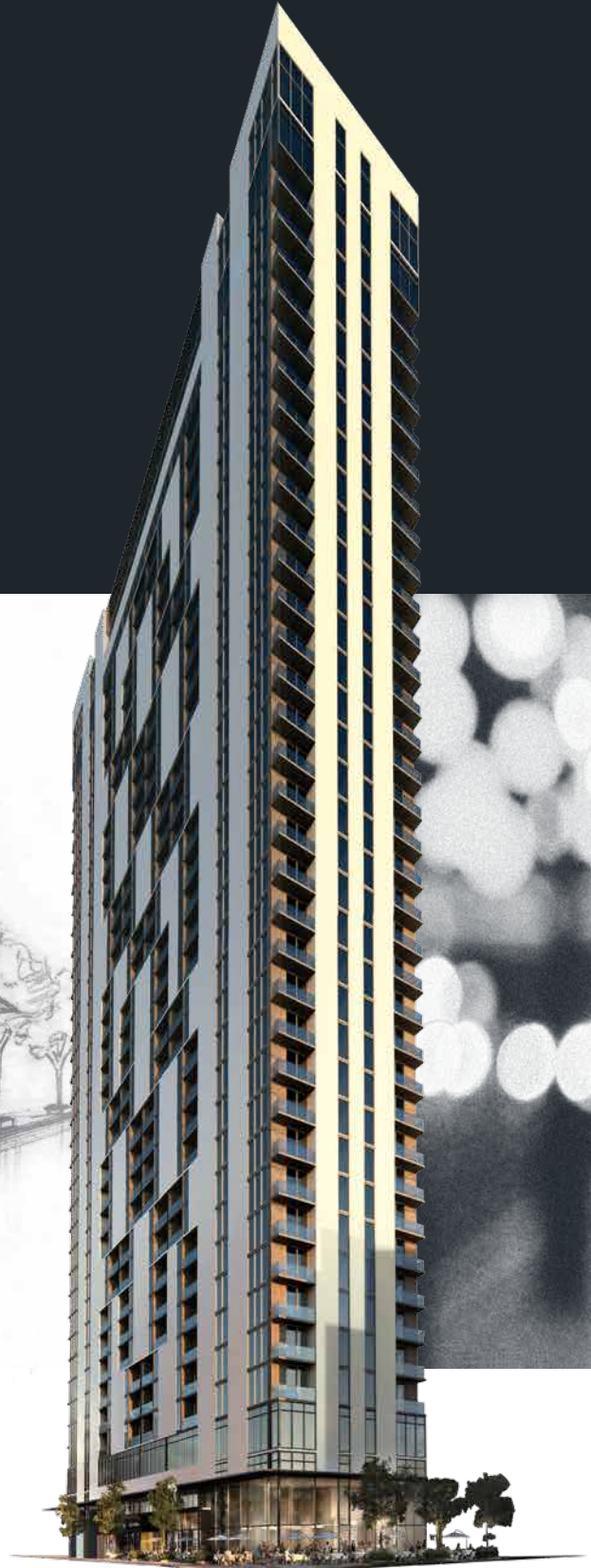
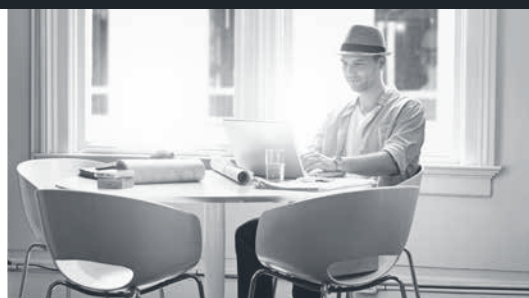


IC

# Urban Utopia



CENTRO  
LOFT LIVING REDESIGNED



## Feel the Street. *At Your Feet.*

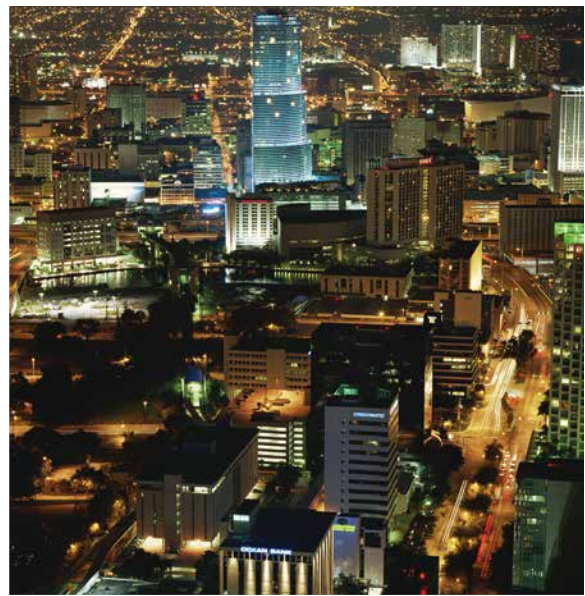
Welcome to the Core of Downtown Life. At the center of all life is a place from which all energy flows. In the heart of downtown Miami's cultural and commercial district, this is **Centro** - the new urban address inspired by today's modern lifestyles. Smart and sleek. Lofty and livable. Inviting and exclusive. The Centro experience takes cosmopolitan city dwelling to street level.

With downtown at your feet, life moves beyond the commute. Drive time is replaced with walk time. When you live at the epicenter of a vibrant downtown, you can walk in any direction and find places to explore, shop, dance, work, lounge, drink, or eat. And, when you do need to leave your urban enclave, public transportation is conveniently nearby, or you can head downstairs to the car2go hub and electric bike rental rack and off you'll go. The sand, surf, and whole of Miami are all just minutes away.

*The Miami downtown lifestyle has evolved.  
The future is Centro.*

# CENTRO

LOFT LIVING REDESIGNED



## Comfort. Convenience. Connection.

Centro stands as proof that you truly can have it all. Location, style, quality, and value are all hallmarks of life in our city center.

Step outside your door and find yourself in Miami's jewelry district, steps from courthouses, and only blocks from the Riverfront, Biscayne Bay, and Arts and Sporting Venues. Inside, explore a world that revolves around your complete convenience. Common spaces are welcoming, with finishes that echo downtown's edge while still delivering Miami's signature atmosphere. Sunbathe alongside the rooftop pool, or interface with your fellow Centro residents at the rooftop E-Lounge.

When the world is placed at your feet, everything else seems effortless. Centro's thoughtful amenities provide upscale appeal while loft-style interiors offer a chance at life without limits. Open-concept floor plans allow you the freedom to arrange your space your own way, with minimal walls between you, your guests, and your views of the city. Floor-to-ceiling windows create a seamless connection with the energy of downtown, while quality materials like Italian cabinetry and fixtures redefine its image.

## Centro Unique Characteristics

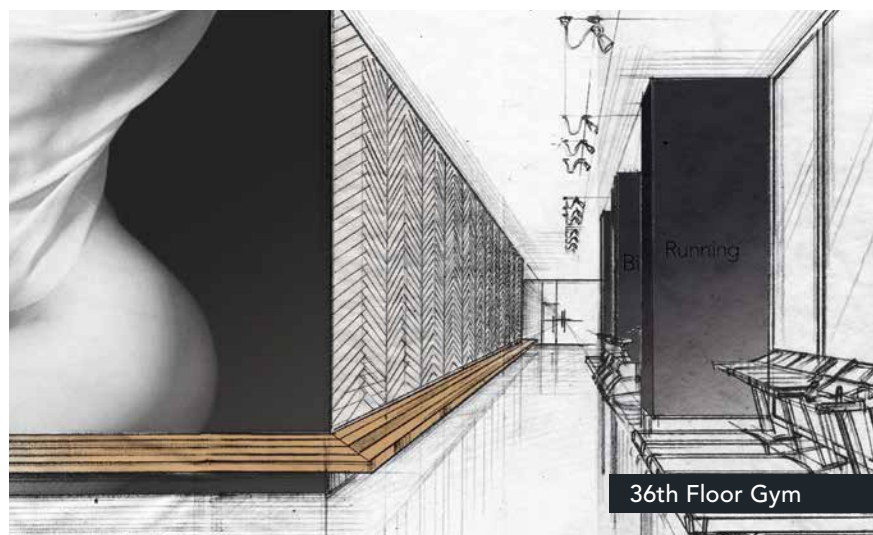
- Inspiration by Yves Behar of fuseproject
- True downtown living
- Sustainable by design
- Anchor restaurant
- First dedicated car2go hub in Miami
- One block away to new Whole Foods Market and movie theater
- Pet friendly

## Building Amenities

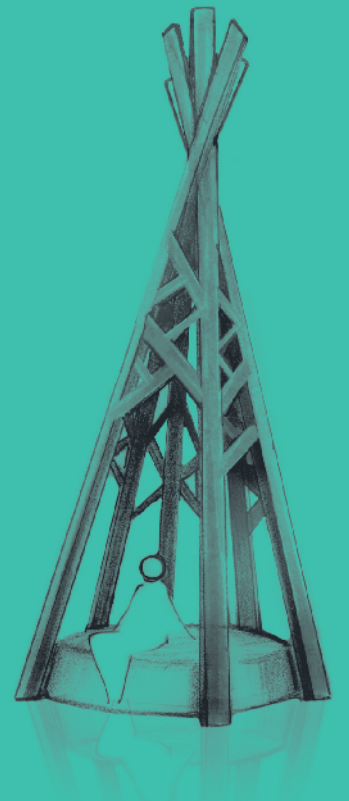
- Triple-height lobby entrance
- 24-Hour reception desk
- Secured key-fob entry access
- Full-service valet parking
- Ground-floor anchor restaurant and retail space
- High-speed controlled elevators
- Exclusive outdoor pet area with secure, access controlled entry and exit
- Two-Story Penthouse Recreation Area
  - Health Club & Spa
  - Residents Lounge and Social Room
  - Pool with 360° Views
  - Skyline Lounge
  - E-Lounge

## Unit Features

- Dramatic 10-foot exposed elevated ceilings in residences
- Energy-efficient, sound-reducing windows
- Oversized closets
- Custom kitchen and bathroom fixtures with modern style
- Stainless-steel, energy-smart appliances
- Italian kitchen & bathroom cabinetry
- Separate showers and soaking tubs in select units
- Modern light fixtures
- High-efficiency air conditioning units
- Floor-to-ceiling windows
- Finished concrete flooring
- Imported stone countertops and backsplashes
- Custom finished floors and walls in wet area



Brought to life by forward-thinking Newgard Development Group to fulfill its vision of a new standard of urban living, Centro is a groundbreaking fusion of raw industrial design, innovative loft spaces and limitless accessibility to everything the city has to offer. In collaboration with Yves Behar the award-winning San Francisco-based creative genius behind fuseproject, Centro will redefine the future of downtown living for a whole new generation. This is Centro.



## Newgard

Newgard Development Group has spent 15 years redefining the South Florida skyline. Founded by Harvey Hernandez, the Newgard team brings more than 40 years of combined experience in the design and development of innovative luxury projects in desirable, centrally located neighborhoods – all centered around a pedestrian-oriented lifestyle and cutting-edge amenities. Newgard's forward-thinking designs reflect a commitment to modern, relevant architecture and the signature attitude and lifestyle of residents. By focusing on the unique qualities of each individual project, Newgard ensures superior quality with exacting attention to detail, exceptional finishes and timely completion, every time.

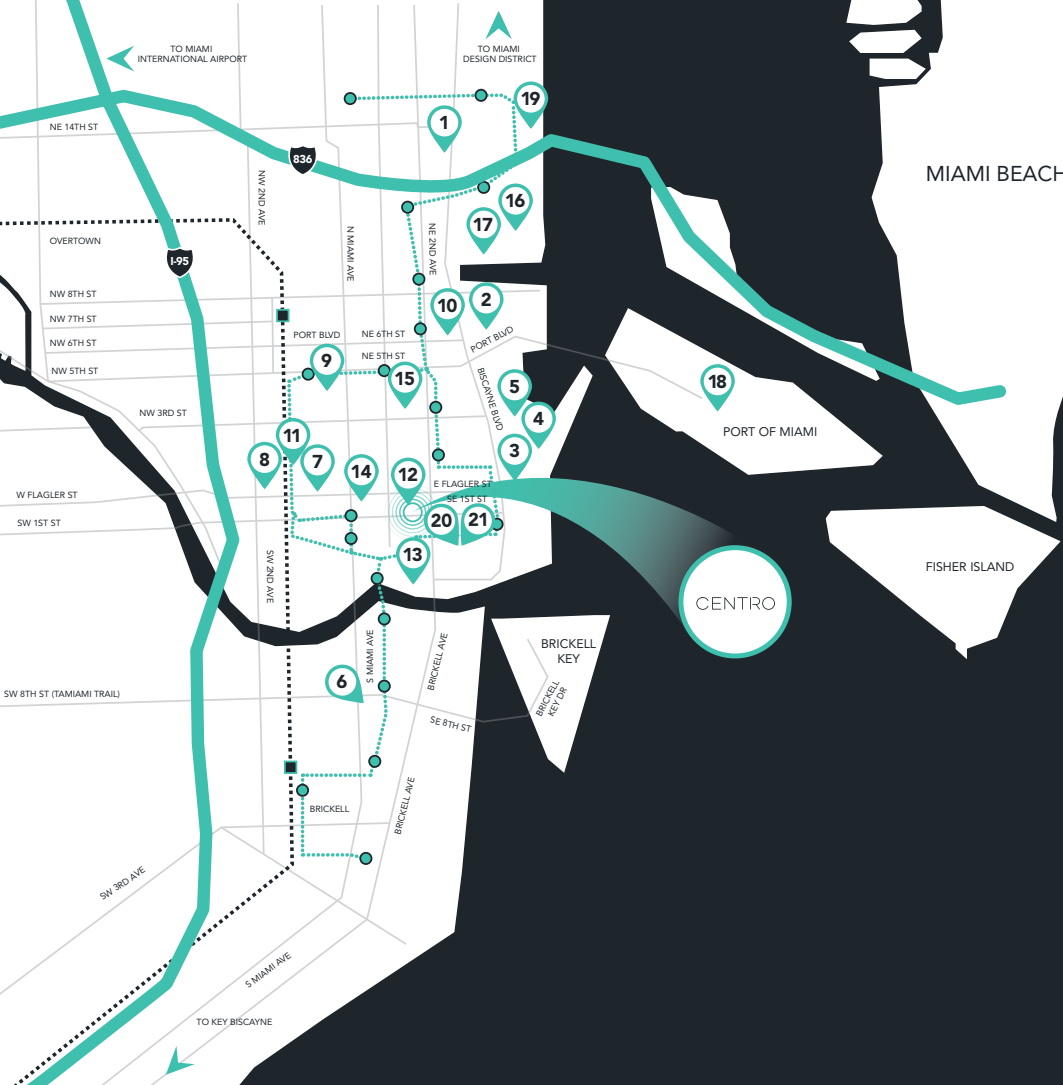
Newgard's recent projects of note include BrickellHouse and Solaris in Brickell, Gallery Art in the Miami Arts District and City Palms in Downtown West Palm Beach.

[newgardgroup.com](http://newgardgroup.com)

## fuseproject

Fuseproject is an award-winning San Francisco based design agency. Founded by Yves Behar in 1999, the studio provides the full scope of ground-breaking design services including industrial design, branding, UI and UX across a wide array of industries. They are renowned for work with for-profit as well as non-profit partners in fields as diverse as technology, fashion, furniture and consumer goods. Behar believes that design should be a force for positive social and environmental change and from this unique vantage point the studio takes a long-term strategic approach to developing and enhancing brands. The studio's work has been internationally recognized by museums and is in the permanent collections of the MoMA, SFMoMA, Art Institute of Chicago, Victoria & Albert Museum, Cooper Hewitt and Centre Pompidou amongst others.

[fuseproject.com](http://fuseproject.com)



# Points of Interest

1. Adrienne Arsht Performing Arts Center
  2. American Airlines Arena
  3. Bayfront Park
  4. Bayfront Amphitheater
  5. Bayside Marketplace
  6. Brickell CityCentre (Under Construction, 2015)
  7. Dade County Courthouse
  8. Dade County Main Library
  9. Federal Courthouse
  10. Freedom Tower
  11. Government Center
  12. Gusman Theatre
  13. James L. Knight Center
  14. Macy's
  15. Miami Dade Community College
  16. Museum Park/Frost Museum of Science
  17. Perez Art Museum (Under Construction, 2013)
  18. Port of Miami
  19. Resorts World (Coming Soon)
  20. Silverspot Cinema (Coming Soon)
  21. Whole Foods Market (Under Construction; 2014)
- Inner/Outer Metro Mover lines  
 □ Metro Rail lines



A leading voice in Downtown Miami's renaissance, the Tilia Family of Companies have been an active presence in Miami's Central Business District since 1979, when Tilia Real Estate was formed (as ABC Management Services, Inc.) to handle day-to-day operations of American Business Center, now the location of Centro Condominium.

TILIA strives to create synergistic opportunities to enhance the quality of life and the sense of community for people living and working in Downtown Miami.

[tiliaventure.com](http://tiliaventure.com)

The Sieger Suarez Architectural Partnership has built a distinguished 30-year reputation for award-winning, design-forward architecture with a distinct eye for innovation. Among its wide spectrum of project experience, encompassing over ten billion dollars' worth of residential real estate, Sieger Suarez has been responsible for the design of many of South Florida's most prestigious, successful and award-winning projects –including BrickellHouse, The St. Regis Bal Harbour, Apogee in South Beach and Trump International Sonesta Beach Resort in Sunny Isles.

[siegersuarez.com](http://siegersuarez.com)

John Moriarty & Associates (JMA) was founded in 1985 with a commitment to providing best-in-class management services for the development and construction industry. Since then, the Firm has grown into one of the industry's most respected construction management firms, with a proven track record of delivering superior results, over a wide spectrum of projects. The Hollywood-based South Florida office has overseen some of the most prominent residential towers in Miami, including BrickellHouse, ICON Brickell, Apogee South Beach, 50 Biscayne and ICON Miami Beach.

[jm-a.com](http://jm-a.com)



## CENTRO

151 SE 1<sup>ST</sup> Street, Miami, FL 33131

A Forward-Thinking Development by **Newgard** In Collaboration with **CAR 2GO**

WE ARE PLEDGED TO THE LETTER AND SPIRIT OF THE U.S. POLICY FOR ACHIEVEMENT OF EQUAL HOUSING OPPORTUNITY THROUGHOUT THE NATION. WE ENCOURAGE AND SUPPORT AN AFFIRMATIVE ADVERTISING AND MARKETING PROGRAM IN WHICH THERE ARE NO BARRIERS TO OBTAINING HOUSING BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN. 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. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. 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. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. Any and all references to, and/or renderings of, Brickell CityCentre, Resorts World, Pérez Art Museum, Whole Foods Market and Silverspot Cinema and/or other proposed projects hereon are proposed only, are not constructed, and are not being developed by the Developer of Centro. As such, the Developer has no control over those projects and there is no guarantee that they will be developed, or if so, when and what they will consist of. The information provided herein regarding these proposed projects was obtained from public information and no representation is made regarding same.