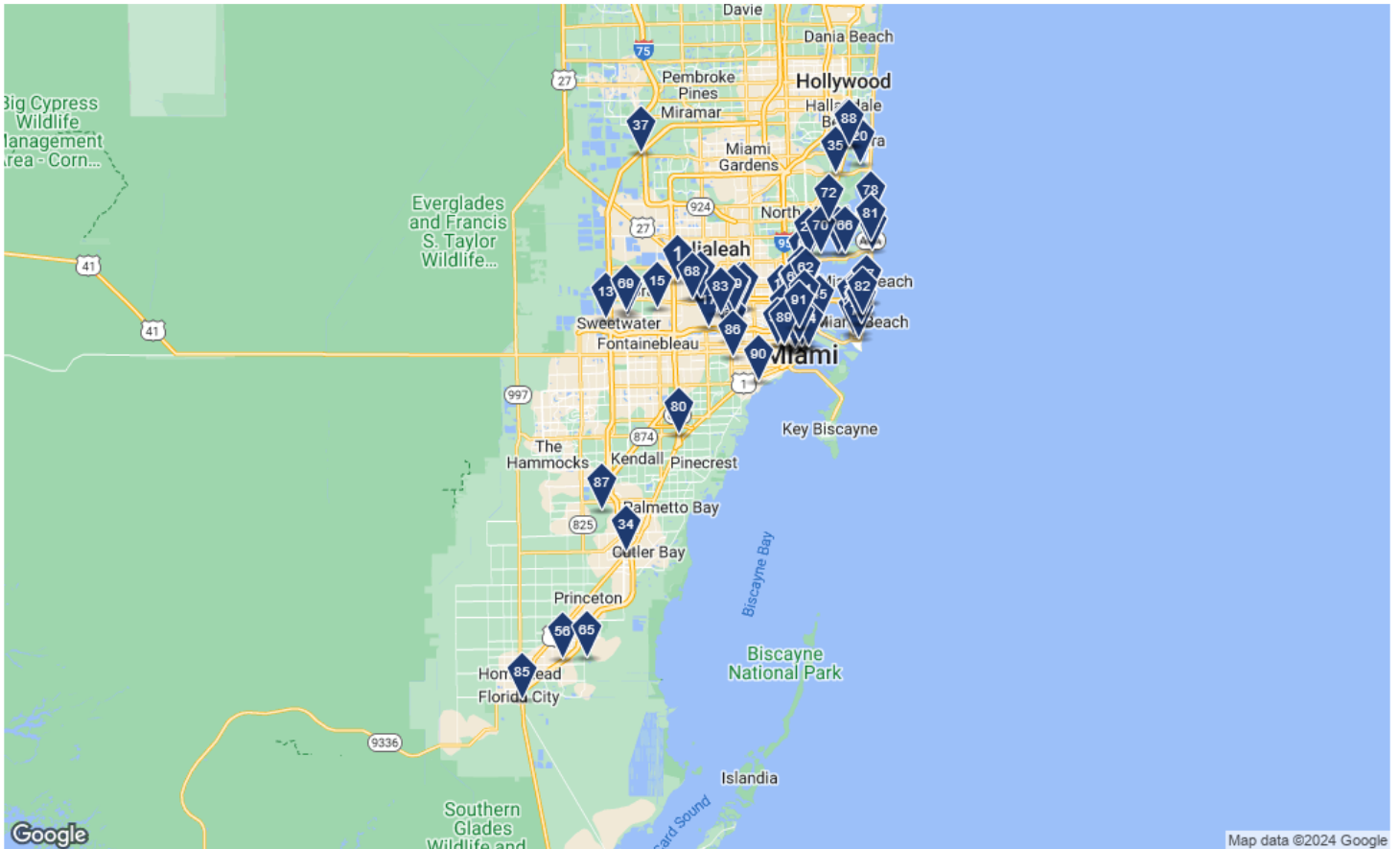


Property Map & List Report

Properties	Avg. Rooms	Avg. SF Available	Avg. Asking Rent/SF
91	202	9,500	-








PROPERTY LOCATIONS














PROPERTY SUMMARY STATISTICS

Property Attributes	Low	Average	Median	High
Rooms	13	202	150	2,000
Floors	3	18	8	100
SF Available	4,000	9,500	9,500	15,000
Avg. Asking Rent/SF	-	-	-	-
Sale Price	\$11,000,000	\$11,000,000	\$11,000,000	\$11,000,000
Cap Rate	-	-	-	-
Year Built	2024	2026	2026	2030


























Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 Say Center  5500 NW 74th Ave Miami, FL 33166	Hospitality	2026	105 Rooms	-	-	-	\$11,000,000	-
 Thompson South...  1685 Washington Ave Miami Beach, FL 33139	Hospitality	2024	150 Rooms	-	4,000	-	-	-
 Gale Miami Hotel and...  601 NE 1st St Miami, FL 33132	Hospitality	2024	160 Rooms	-	-	-	-	-
 Treehouse Brickell  1105-1133 SW 2nd St Miami, FL 33130	Hospitality	2025	191 Rooms	-	-	-	-	-
 Embassy Suites...  1129 SW 3rd Ave Miami, FL 33130	Hospitality	2025	211 Rooms	-	-	-	-	-
 Hotel at Magic City  6300 NE 4th Ave Miami, FL 33137	Hospitality	2027	432 Rooms	-	-	-	-	-
 Galbut Hotel  1030 6th St Miami Beach, FL 33139	Hospitality	2025	76 Rooms	-	-	-	-	-
 Holiday Inn Express...  471 SW 8th St Miami, FL 33130	Hospitality	2025	84 Rooms	-	-	-	-	-
 Legacy Hotel & Res...  36 NE 10th St Miami, FL 33132	Hospitality	2025	219 Rooms	-	-	-	-	-
 Highland Park Miami...  800 NW 14th St Miami, FL 33136	Hospitality	2026	150 Rooms	-	-	-	-	-
 SoBe Park hotel  355 19th St Miami Beach, FL 33139	Hospitality	2026	100 Rooms	-	-	-	Price Not Disclosed	-
 unknown Hotel Miami  1058-1098 NW 21st St Miami, FL 33127	Hospitality	2025	150 Rooms	-	-	-	-	-


























Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 Upland Park Hotel  0 NW 25th St Doral, FL 33182	Hospitality	2026	126 Rooms	-	-	-	-	-
 MOXY Miami Wyn...  255 NW 25th St Miami, FL 33127	Hospitality	2024	120 Rooms	-	-	-	-	-
 Avid Miami-Doral  8825 NW 26th St Miami, FL 33172	Hospitality	2025	82 Rooms	-	-	-	-	-
 Krymwood Hotel  176 NW 28th St Miami, FL 33127	Hospitality	2025	48 Rooms	-	-	-	-	-
 Hilton Garden Inn Mi...  1101 NW 57th Ave Miami, FL 33126	Hospitality	2026	160 Rooms	-	-	-	-	-
 North Bay Village Ho...  1400 79th Street Cswy North Bay Village, FL...	Hospitality	2028	300 Rooms	-	-	-	-	-
 Tru by Hilton Miami...  NW 107th Ave Miami, FL 33172	Hospitality	2030	120 Rooms	-	-	-	-	-
 Dezer Intracoastal...  3501 NE 163rd St Miami, FL 33160	Hospitality	2028	250 Rooms	-	-	-	-	-
 Port Aventura Hotel  2777 NE 183rd St Aventura, FL 33180	Hospitality	2026	170 Rooms	-	-	-	-	-
 Waldorf Astoria Miami  300 Biscayne Blvd Miami, FL 33131	Hospitality	2027	205 Rooms	-	-	-	-	-
 Unnamed Select Ser...  1700 Biscayne Blvd Miami, FL 33132	Hospitality	2026	216 Rooms	-	-	-	-	-
 Courtyard by Marriott...  1775 Biscayne Blvd Miami, FL 33132	Hospitality	2026	131 Rooms	-	-	-	-	-
 Residence Inn...  1775 Biscayne Blvd Miami, FL 33132	Hospitality	2026	150 Rooms	-	-	-	-	-






















Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 Miami Biscayne, Ta...  3047 Biscayne Blvd Miami, FL 33137	Hospitality	2026	137 Rooms	-	-	-	-	-
 32Urbanica Biscayne  3200 Biscayne Blvd Miami, FL 33137	Hospitality	2026	199 Rooms	-	-	-	-	-
 Courtyard Miami...  7880 Biscayne Blvd Miami, FL 33138	Hospitality	2025	138 Rooms	-	-	-	-	-
 Baccarat Hotel & Res...  444 Brickell Ave Miami, FL 33131	Hospitality	2025	249 Rooms	-	-	-	-	-
 Sonder Colonnade  1201 Brickell Ave Miami, FL 33131	Hospitality	2025	95 Rooms	-	-	-	-	-
 Prince Michael Hotel  2618 Collins Ave Miami Beach, FL 33140	Hospitality	2026	107 Rooms	-	-	-	-	-
 Urbanica Beach Hotel  6747 Collins Ave Miami Beach, FL 33141	Hospitality	2026	160 Rooms	-	-	-	-	-
 Grand Hyatt Mia...  1701 Convention Center.. Miami Beach, FL 33139	Hospitality	2026	800 Rooms	-	-	-	-	-
 South Place City Cen...  20505 S Dixie Hwy Cutler Bay, FL 33189	Hospitality	2026	150 Rooms	-	-	-	-	-
 New North Town Cen...  15530 W Dixie Hwy North Miami Beach, FL...	Hospitality	2026	175 Rooms	-	-	-	-	-
 Trademark Collection...  518 W Flagler St Miami, FL 33130	Hospitality	2026	120 Rooms	-	-	-	-	-
 American Dream Mi...  I-75 Miami, FL 33018	Hospitality	2026	2000 Rooms	-	-	-	-	-
 citizenM Miami South...  1212 Lincoln Rd Miami Beach, FL 33139	Hospitality	2024	168 Rooms	-	6,000 - 15,000	-	-	-
























Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 950 MacArthur Cswy  Miami, FL 33132	Hospitality	2026	455 Rooms	-	-	-	-	-
 Hilton Miami Bayfront  555 N Miami Ave Miami, FL 33136	Hospitality	2027	372 Rooms	-	-	-	-	-
 Virgin Hotels Miami  1040 S Miami Ave Miami, FL 33130	Hospitality	2026	250 Rooms	-	-	-	-	-
 Dream Miami at...  114 SW North River Dr Miami, FL 33130	Hospitality	2025	165 Rooms	-	-	-	-	-
 One Eleven Wynwood.  101-111 NW 26th St Miami, FL 33127	Hospitality	2026	72 Rooms	-	-	-	-	-
 Collins Park Hotel Mi...  2000 Park Ave Miami Beach, FL 33139	Hospitality	2024	294 Rooms	-	-	-	-	-
 1111 Parrot Jungle Trl  Miami, FL 33132	Hospitality	2026	300 Rooms	-	-	-	-	-
 Pennsylvania Ave Ho...  666 Pennsylvania Ave Miami Beach, FL 33139	Hospitality	2026	113 Rooms	-	-	-	-	-
 555 River House Hotel  555 River House Miami, FL 33128	Hospitality	2027	175 Rooms	-	-	-	-	-
 Residence Inn By...  SEQ South West 2nd... Miami, FL 33129	Hospitality	2026	204 Rooms	-	-	-	-	-
 URBIN Retreat Miami...  1260 Washington Ave Miami Beach, FL 33139	Hospitality	2025	56 Rooms	-	-	-	-	-
 Bohemian House Ho...  1409-1413 Washington... Miami Beach, FL 33139	Hospitality	2027	50 Rooms	-	-	-	-	-
 The Moore Miami  4040 NE 2nd Ave Miami, FL 33137	Hospitality	2024	13 Rooms	-	-	-	-	-























Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 Habitus Capital...  1511 SW 2nd Ave Miami, FL 33129	Hospitality	2026	40 Rooms	-	-	-	-	-
 Canopy by Hilton Mi...  1129 SW 3rd Ave Miami, FL 33130	Hospitality	2025	135 Rooms	-	-	-	-	-
 Visions at Brickell  1136 SW 3rd Ave Miami, FL 33130	Hospitality	2025	111 Rooms	-	-	-	-	-
 Tryp by Wyndham Mi...  1340 SW 8th St Miami, FL 33135	Hospitality	2026	175 Rooms	-	-	-	-	-
 Homewood Suites by...  2855 NE 9th St Homestead, FL 33033	Hospitality	2026	98 Rooms	-	-	-	-	-
 E11EVEN Hotel &...  20 NE 11th St Miami, FL 33132	Hospitality	2025	416 Rooms	-	-	-	-	-
 Riviera Plaza Hotel  337 20th St Miami Beach, FL 33139	Hospitality	2025	76 Rooms	-	-	-	-	-
 Wyndham Hotels and...  3677 NW 24th St Miami, FL 33142	Hospitality	2026	250 Rooms	-	-	-	-	-
 Tryp by Wyndham Mi...  NW 25th St Miami, FL 33142	Hospitality	2026	170 Rooms	-	-	-	-	-
 Miami Wynwood Hotel  160 NW 28th St Miami, FL 33127	Hospitality	2026	116 Rooms	-	-	-	-	-
 445 NE 36th Street...  445 NE 36th St Miami, FL 33137	Hospitality	2027	180 Rooms	-	-	-	-	-
 Holiday Inn Express...  5911 NW 36th St Miami, FL 33166	Hospitality	2024	133 Rooms	-	-	-	-	-
 Homewood Suites...  SW 42nd Ave Miami, FL 33134	Hospitality	2026	124 Rooms	-	-	-	-	-



Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 WoodSpring Suites...  3 NE 43rd Ave Homestead, FL 33033	Hospitality	2026	122 Rooms	-	-	-	-	-
 North Bay Village Ho...  1819 79th Street Cswy North Bay Village, FL...	Hospitality	2026	273 Rooms	-	-	-	-	-
 Miami Freedom Park...  1400 Northwest 37th... Miami, FL 33125	Hospitality	2030	750 Rooms	-	-	-	-	-
 Doubletree by Hilton...  6555 6595 NW 36th St Virginia Gardens, FL...	Hospitality	2030	260 Rooms	-	-	-	-	-
 EVEN Hotel Miami - ...  10770 NW 25th St Doral, FL 33172	Hospitality	2024	125 Rooms	-	-	-	-	-
 Evvo House Hotel  8001 NE Bayshore Ct Miami, FL 33138	Hospitality	2027	84 Rooms	-	-	-	-	-
 Unnamed Luxury Full...  1700 Biscayne Blvd Miami, FL 33132	Hospitality	2026	289 Rooms	-	-	-	-	-
 Apeiron at the Jockey...  11111 Biscayne Blvd Miami, FL 33181	Hospitality	2027	90 Rooms	-	-	-	-	-
 888 Brickell by Dolce...  888 Brickell Ave Miami, FL 33131	Hospitality	2027	259 Rooms	-	-	-	-	-
 Mandarin Oriental Mi...  Brickell Key Dr Miami, FL 33131	Hospitality	2030	151 Rooms	-	-	-	-	-
 Vonder Hotel Miami  200 Collins Ave Miami Beach, FL 33139	Hospitality	2027	26 Rooms	-	-	-	-	-
 Collins Avenue Hotel  1360 Collins Ave Miami Beach, FL 33139	Hospitality	2026	46 Rooms	-	-	-	-	-
 Miami Beach boutique...  2814 Collins Ave Miami Beach, FL 33140	Hospitality	2026	44 Rooms	-	-	-	-	-

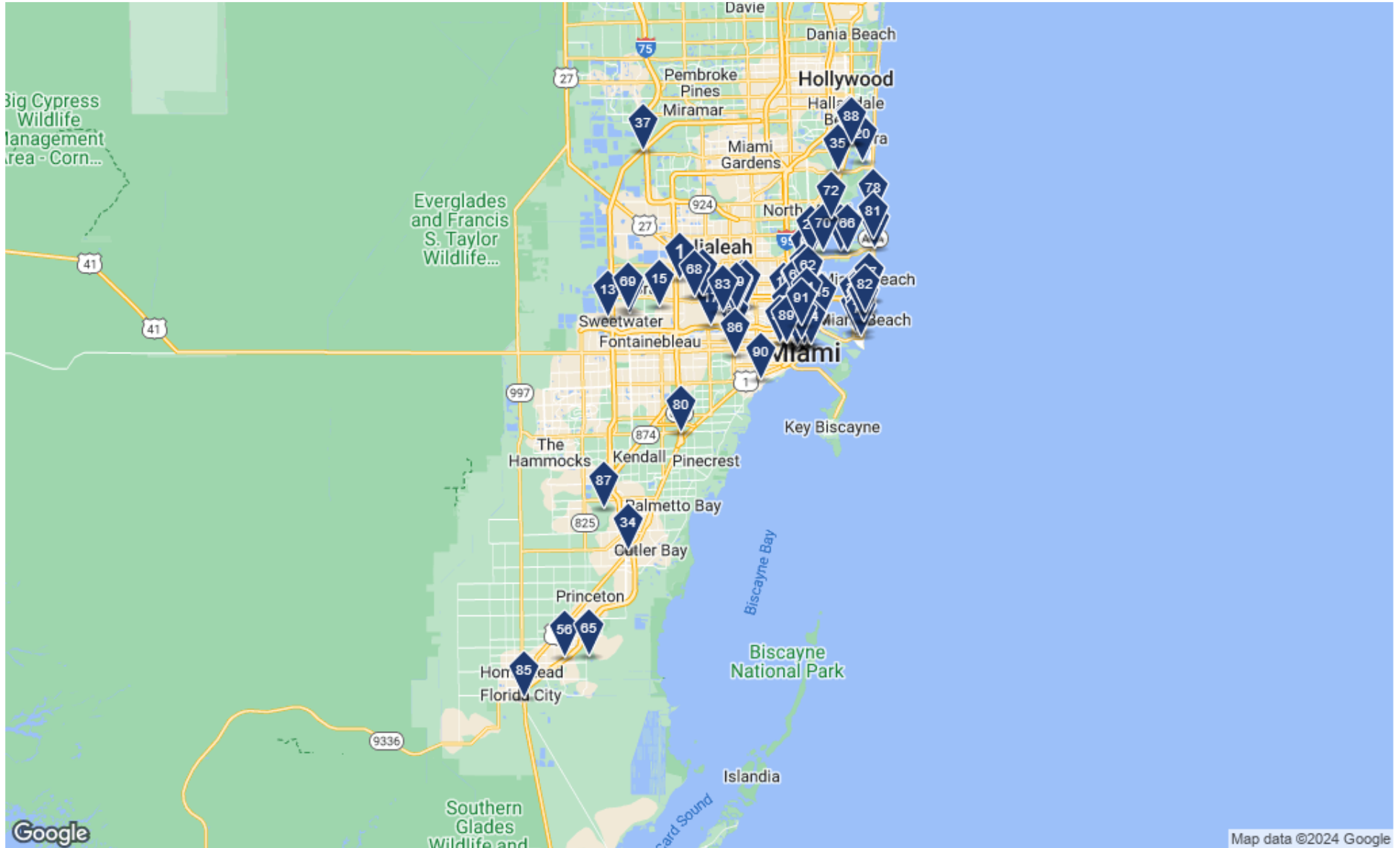
Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 9300 Collins Ave  Surfside, FL 33154	Hospitality	2025	200 Rooms	-	-	-	-	-
 Westin at Concourse...  Concourse D Miami, FL 33142	Hospitality	2027	451 Rooms	-	-	-	-	-
 Dadeland Hyve Hotel  9400 S Dadeland Blvd Miami, FL 33156	Hospitality	2026	100 Rooms	-	-	-	-	-
 7418 Harding Avenue...  7426 Harding Ave Miami Beach, FL 33141	Hospitality	2026	48 Rooms	-	-	-	-	-
 Deco Hotel  1745 James Ave Miami Beach, FL 33139	Hospitality	2026	90 Rooms	-	-	-	-	-
 The Westin Miami Air...  11 Miad Cir Miami, FL 33122	Hospitality	2027	500 Rooms	-	-	-	-	-
 Light Human Hotel...  55 SW Miami Avenue... Miami, FL 33130	Hospitality	2028	180 Rooms	-	-	-	-	-
 Residence Inn by...  NEQ of South Krome... Florida City, FL 33034	Hospitality	2026	110 Rooms	-	-	-	-	-
 Residence Inn By...  NEQ S LeJeune Rd &... Coral Gables, FL 33134	Hospitality	2027	150 Rooms	-	-	-	-	-
 Miami Wilds Hotel  North of Miami Zoo Miami, FL 33177	Hospitality	2028	200 Rooms	-	-	-	-	-
 Autograph Collection...  NWQ NE 185th St & NW.. Aventura, FL 33160	Hospitality	2026	170 Rooms	-	-	-	-	-
 Icon on 8  950 Southwest 8th St Miami, FL 33130	Hospitality	2026	140 Rooms	-	-	-	-	-
 Residence Inn by...  2666 Tigertail Ave Miami, FL 33133	Hospitality	2025	113 Rooms	-	-	-	-	-

Property Map & List Report

Property Name - Address	Type	Yr Built	Size	Vacancy	SF Available	Avg. Asking Rent/SF	Sale Price	Cap Rate
 HOO Miami Legacy  unknown Miami, FL 33136	Hospitality	2026	219 Rooms	-	-	-	-	-

Property Map Overview



Property Summary Report

Say Center

5500 NW 74th Ave
Miami, FL 33166 - Miami Airport Submarket

Upper Midscale
Class



HOSPITALITY

Operation Type	Independent
----------------	-------------

BUILDING

Type	Hotel
Year Built	Oct 2026
Rooms	105
Location	Urban
Stories	6
Primary Corridors	Interior

LAND

Land Acres	1.52 AC
Zoning	BU-2
Parcels	30-3023-001-0231

BUILDING AMENITIES

- Fitness Center
- Restaurant
- Public Access Wifi
- Smoke-Free

SALE

For Sale	\$11,000,000 (\$104,762/Room)
Sale Type	Investment
Status	Active

TRANSPORTATION

Commuter Rail	11 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	11 min drive to Miami International Airport
Walk Score	Car-Dependent (48)

Property Summary Report

Say Center

5500 NW 74th Ave
Miami, FL 33166 - Miami Airport Submarket

Upper Midscale
Class

PROPERTY CONTACTS

Sales Company	Say Group Developers 1200 Brickell Ave Miami, FL 33131 (305) 856-3262 (p)	True Owner	Say Group Developers 1200 Brickell Ave Miami, FL 33131 (305) 856-3262 (p)
Recorded Owner	Galician Enterprises, Inc. 14905 SW 34th St Miami, FL 33185 (305) 406-3960 (p)	Developer	Say Group Developers 1200 Brickell Ave Miami, FL 33131 (305) 856-3262 (p)
Architect	CFM Architects		

SALE HIGHLIGHTS

- Proposed Hotel approved for 105 units
- Minutes Away From I-95
- Existing Building currently producing income from Rent
- Proposed office area approved for approximately 60,000 SQFT and roof top approximately 12,000 SQFT
- Amenities including restaurant / lounge ball room, gym & more

Property Summary Report

Thompson South Beach

1685 Washington Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class



LAND

Land Acres	0.69 AC
Zoning	CD-2
Parcels	02-3234-019-0730

BUILDING AMENITIES

- Fitness Center
- Pool
- Restaurant
- Smoke-Free
- On-Site Bar
- Public Access Wifi
- Room Service

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	4,000	4,000	4,000	Withheld	Sep 2024	Negotiable

TRANSPORTATION

Parking	122 available (Surface);Ratio of 0.81/Room
Airport	30 min drive to Miami International Airport
Walk Score	Walker's Paradise (95)
Transit Score	Good Transit (58)

HOSPITALITY

Brand	Thompson Hotels
Operation Type	Chain Management

BUILDING

Type	Hotel
Year Built	Sep 2024
Rooms	150
Location	Urban
Stories	8
Primary Corridors	Interior

PARKING

Spaces	122 Surface
Ratio	0.81/Room

FOR LEASE

Smallest Space	4,000 SF	Retail Avail	4,000 SF
Max Contiguous	4,000 SF		
# of Spaces	1		
Vacant	0 SF		
Rent	Withheld		

Property Summary Report

Thompson South Beach

1685 Washington Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class

PROPERTY CONTACTS

True Owner



Finvarb Group
1065 Kane Concourse
Bay Harbor Islands, FL 33154
(305) 861-3500 (p)
(305) 866-7515 (f)

Recorded Owner



SoBe Center LLC

Previous True Owner



Finvarb Group
1065 Kane Concourse
Bay Harbor Islands, FL 33154
(305) 861-3500 (p)
(305) 866-7515 (f)

Developer



Finvarb Group
1065 Kane Concourse
Bay Harbor Islands, FL 33154
(305) 861-3500 (p)
(305) 866-7515 (f)

Architect

Rudy Ricciotti
17 Boulevard Victor Hugo
Bandol, VAR 83150
011 33 4 94 29 52 61 (p)
011 33 4 94 32 45 25 (f)

Parent Company

Hyatt Hotels Corporation

Property Summary Report

Gale Miami Hotel and Residences

601 NE 1st St
Miami, FL 33132 - Miami Downtown Submarket

Upper Upscale
Class



HOSPITALITY

Operation Type	Independent
Hotel Grade	4

BUILDING

Type	Hotel
Year Built	Apr 2024
Rooms	160
Location	CBD
Stories	51
Primary Corridors	Interior
Meeting Space	12,436 SF

LAND

Land Acres	1.09 AC
Parcels	01-0105-090-2010, 01-0105-090-2020, 01-0105-090-2030

BUILDING AMENITIES

- Fitness Center
- Pool
- Restaurant
- Spa
- Meeting Event Space
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Transit/Subway	1 min walk to Freedom Tower Transit Stop (Metromover Omni Loop)
Commuter Rail	10 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score	Walker's Paradise (94)
Transit Score	Rider's Paradise (100)





Property Summary Report

Gale Miami Hotel and Residences

601 NE 1st St
Miami, FL 33132 - Miami Downtown Submarket

Upper Upscale
Class

PROPERTY CONTACTS

True Owner	Crescent Heights 2200 Biscayne Blvd Miami, FL 33137 (305) 374-5700 (p) (305) 573-2970 (f)	Recorded Owner	Sixth Street Miami Partners LLC 2200 Biscayne Miami, FL 33137
			
Recorded Owner	M Hotel Management LLC	Developer	Newgard Development Group 1 SE 3rd Ave Miami, FL 33131 (305) 938-5707 (p) (305) 675-3996 (f)
Architect	Arquitectonica International Corporation 2900 Oak Ave Miami, FL 33133 (305) 372-1812 (p)		
		Property Manager	Menin Hospitality 1501 Collins Ave Miami Beach, FL 33139 (305) 704-3615 (p)
			

BUILDING NOTES

The hotel will be part of the Natiivo mixed use development. The property is located eight miles from Miami International Airport and will also be the hotel closest to the port of Miami.

Property Summary Report

Treehouse Brickell

1105-1133 SW 2nd St
Miami, FL 33130 - Miami Downtown Submarket

Upper Midscale
Class



HOSPITALITY

Operation Type	Independent
----------------	-------------

BUILDING

Type	Hotel
Year Built	Jun 2025
Rooms	191
Location	CBD
Stories	64
Primary Corridors	Interior

LAND

Land Acres	0.18 AC
Zoning	8000
Parcels	01-4138-051-0390, 01-4138-051-0400, 01-4138-051-0410

BUILDING AMENITIES

- Business Center
- Public Access Wifi
- Smoke-Free
- Pool
- Restaurant

TRANSPORTATION


Transit/Subway	1 min drive to Brickell (Metrorail) Transit Stop (Metrorail Green Line)
Commuter Rail	12 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score	Walker's Paradise (97)
Transit Score	Rider's Paradise (91)

PROPERTY CONTACTS


True Owner

 JDS Development Group
100 Fifth Ave
New York, NY 10011
(212) 974-2844 (p)

Developer

 JDS Development Group
100 Fifth Ave
New York, NY 10011
(212) 974-2844 (p)

Architect

 SHoP Architects
233 Broadway
New York, NY 10279
(212) 889-9005 (p)
(212) 889-3686 (f)

Property Summary Report

Embassy Suites by Hilton Miami West Brickell

1129 SW 3rd Ave
Miami, FL 33130 - Miami Downtown Submarket

Upper Upscale
Class



LAND

Land Acres	0.60 AC
Zoning	6402
Parcels	01-4138-051-0260

BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- On-Site Bar
- Public Access Wifi
- Restaurant
- Smoke-Free

HOSPITALITY

Brand	Embassy Suites by Hilton
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Oct 2025
Rooms	211
Location	CBD
Stories	30
Primary Corridors	Interior

PARKING

Spaces	165 Covered
Ratio	0.78/Room

TRANSPORTATION

Parking	165 available (Covered);Ratio of 0.78/Room
Transit/Subway	2 min drive to Brickell (Metrorail) Transit Stop (Metrorail Green Line)
Commuter Rail	12 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score	Walker's Paradise (96)
Transit Score	Excellent Transit (89)

Property Summary Report

Embassy Suites by Hilton Miami West Brickell

1129 SW 3rd Ave
Miami, FL 33130 - Miami Downtown Submarket

Upper Upscale
Class

PROPERTY CONTACTS

True Owner	William Albornoz PA 901 Ponce de Leon Blvd Coral Gables, FL 33134 (305) 444-1741 (p)	Recorded Owner	Valcan Investments Llc 901 Ponce de Leon Blvd Coral Gables, FL 33134
Previous True Owner	William Albornoz PA 901 Ponce de Leon Blvd Coral Gables, FL 33134 (305) 444-1741 (p)	Developer	US Hospitality Group 20900 NE 30th Ave Miami, FL 33180
Architect	IDEA Architect 3323 NE 163rd St North Miami Beach, FL 33160 (305) 792-0015 (p)	Parent Company	Hilton Worldwide

BUILDING NOTES

This hotel is dual branded with Canopy by Hilton Miami Brickell (Property ID 17613190).

Property Summary Report

Hotel at Magic City

6300 NE 4th Ave
Miami, FL 33137 - Miami Downtown Submarket

Upper Upscale
Class



HOSPITALITY

Operation Type	Independent
----------------	-------------

BUILDING

Type	Hotel
Year Built	Jul 2027
Rooms	432
Location	Urban
Stories	25
Primary Corridors	Interior

LAND

Parcels	01-3218-020-0330
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BUILDING AMENITIES

- Business Center
- On-Site Bar
- Public Access Wifi
- Fitness Center
- On-Site Retail
- Restaurant

TRANSPORTATION

Commuter Rail	11 min drive to Tri-Rail and Metro-rail Transfer Station Commuter Rail
Airport	23 min drive to Miami International Airport
Walk Score	Very Walkable (85)
Transit Score	Good Transit (54)

PROPERTY CONTACTS

True Owner	Plaza Equity Partners 1 SE 3rd Ave Miami, FL 33131 (954) 630-8880 (p)
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Architect	Arquitectonica International Corporation 2900 Oak Ave Miami, FL 33133 (305) 372-1812 (p) (305) 372-1175 (f)
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ARQUITECTONICA

Developer	MCD Miami LLC
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Property Summary Report

Galbut Hotel

1030 6th St
Miami Beach, FL 33139 - Miami Beach Submarket

Economy
Class



HOSPITALITY

Operation Type	Independent
----------------	-------------

BUILDING

Type	Hotel
Year Built	Sep 2025
Rooms	76
Location	Urban
Stories	7
Primary Corridors	Interior

LAND

Land Acres	0.34 AC
Zoning	6503
Parcels	02-4203-009-7860

BUILDING AMENITIES

- Pool
- Public Access Wifi
- Restaurant

TRANSPORTATION

Commuter Rail	15 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	27 min drive to Miami International Airport
Walk Score	Walker's Paradise (96)
Transit Score	Good Transit (51)

PROPERTY CONTACTS

True Owner	Crescent Heights 2200 Biscayne Blvd Miami, FL 33137 (305) 374-5700 (p) (305) 573-2970 (f)
Previous True Owner	Fernandez Properties, Inc 762 SW 18th Ave Miami, FL 33135 (786) 443-6768 (p)
Developer	Fernandez Properties, Inc 762 SW 18th Ave Miami, FL 33135 (786) 443-6768 (p)

Recorded Owner	1030 Property Investments LLC Miami Beach, FL 33119
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Previous True Owner	Fernandez Properties Inc PO BOX 191511 MIAMI BEACH, FL 33119 (786) 715-2477 (p)
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Property Summary Report

Holiday Inn Express Miami – Calle Ocho

471 SW 8th St
Miami, FL 33130 - Miami Downtown Submarket

Upper Midscale
Class



HOSPITALITY

Brand	Holiday Inn Express
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Jun 2025
Rooms	84
Location	Urban
Stories	4
Primary Corridors	Interior

LAND

Land Acres	0.33 AC
Zoning	6100
Parcels	01-0204-090-1120

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Transit/Subway	1 min drive to Brickell (Metrorail) Transit Stop (Metrorail Green Line)
Commuter Rail	10 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	22 min drive to Miami International Airport
Walk Score	Walker's Paradise (94)
Transit Score	Excellent Transit (89)

PROPERTY CONTACTS

Recorded Owner	West Brickell Properties LLC 15800 NW 48th Ave Miami Lakes, FL 33014	Previous True Owner	I L Industries Corp 15800 48th Ave Hialeah, FL 33014 (305) 531-3961 (p)
Parent Company	IHG Hotels & Resorts		

Property Summary Report

Legacy Hotel & Residences Miami Worldcenter

36 NE 10th St
Miami, FL 33132 - Miami Downtown Submarket

Economy
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Oct 2025
Rooms	219
Location	CBD
Stories	50
Primary Corridors	Exterior

LAND

Land Acres	1.53 AC
Zoning	6412
Parcels	01-0102-030-1060

BUILDING AMENITIES

- Business Center
- Meeting Event Space
- Pool
- Smoke-Free
- Fitness Center
- On-Site Bar
- Restaurant
- Spa

TRANSPORTATION

Transit/Subway	1 min drive to Eleventh Street Transit Stop (Metromover Omni Loop)
Commuter Rail	9 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score	Walker's Paradise (91)
Transit Score	Rider's Paradise (100)

PROPERTY CONTACTS

True Owner	MWC Block B LLC 100 SE 2nd St Miami, FL 33131
Previous True Owner	Encore Capital Management 1 Town Center Rd Boca Raton, FL 33486 (561) 961-1312 (p)
Architect	Kobi Karp Architecture & Interior Design 571 NW 28th St Miami, FL 33137 (305) 573-1818 (p) (305) 573-3766 (f)

Recorded Owner	Mwc Block B LLC 36 NE 10th St Miami, FL 33101 (561) 961-1000 (p)
Developer	Royal Palm Companies 1010 NE 2nd Ave Miami, FL 33132 (786) 580-4200 (p)

 FALCONE GROUP

 RPC
ROYAL PALM COMPANIES

 ENCORE

 KOBILARP

Property Summary Report

Legacy Hotel & Residences Miami Worldcenter

36 NE 10th St
Miami, FL 33132 - Miami Downtown Submarket

Economy
Class

BUILDING NOTES

Legacy Hotel & Residences is coming to one of the U.S.'s most ambitious and largest private master-planned communities, Miami Worldcenter. The luxury skyscraper will also host ground-floor retail, downtown's largest pool deck set on one acre, the city's first enclosed seven-floor rooftop atrium with a restaurant bar and lounge, the city's first Singapore-inspired cantilevered pool soaring 500 feet in the sky, and a members-only international business lounge. There will also be a 10-floor medical and well-being center, making it Downtown Miami home to the world's first Blue Zones Center.

Property Summary Report

Highland Park Miami Hotel

800 NW 14th St
Miami, FL 33136 - Miami Downtown Submarket

Upper Midscale
Class



BUILDING AMENITIES

- On-Site Bar
- On-Site Retail
- Public Access Wifi
- Restaurant
- Smoke-Free

PROPERTY CONTACTS

True Owner	The Allen Morris Company 121 Alhambra Plz Coral Gables, FL 33134 (305) 443-1000 (p) (305) 443-1462 (f)
Recorded Owner	HPM RESI II LLC
Architect	Arquitectonica 550 Brickell Avenue, Suite 200 Miami, FL 33131 (305) 372-1812 (p) (305) 372-1175 (f)

ARQUITECTONICA

BUILDING

Type	Hotel
Year Built	Oct 2026
Rooms	150
Location	Urban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	0.56 AC
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TRANSPORTATION

Transit/Subway	1 min drive to Culmer Transit Stop (Metrorail Green Line)
Commuter Rail	9 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score	Very Walkable (70)
Transit Score	Good Transit (69)

True Owner	Black Salmon Capital 1200 Ponce De Leon Blvd Coral Gables, FL 33134 (305) 438-1259 (p) (305) 438-1289 (f)
Developer	The Allen Morris Company 121 Alhambra Plz Coral Gables, FL 33134 (305) 443-1000 (p) (305) 443-1462 (f)



Property Summary Report

SoBe Park hotel

355 19th St
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Apr 2026
Rooms	100
Location	Urban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	0.51 AC
Zoning	RM-2
Parcels	02-3226-001-0290

BUILDING AMENITIES

- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Pool
- Restaurant

SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

TRANSPORTATION

Airport	30 min drive to Miami International Airport
Walk Score	Walker's Paradise (92)
Transit Score	Good Transit (58)






Property Summary Report

SoBe Park hotel

355 19th St
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class

PROPERTY CONTACTS

Sales Company	Brown Harris Stevens 2665 S Bayshore Dr Miami, FL 33133 (305) 666-1800 (p) (305) 669-8441 (f)	True Owner	Blue Road 1111 Kane Concourse Bay Harbor Islands, FL 33154 (305) 864-3777 (p) (305) 673-1384 (f)
			
Recorded Owner	Park Hotel LLC 1111 Kane Concourse Bay Harbor Islands, FL 33154	Developer	Blue Road 1111 Kane Concourse Bay Harbor Islands, FL 33154 (305) 864-3777 (p) (305) 673-1384 (f)
			
Architect	Revuelta Architecture 2950 SW 27th Ave Coconut Grove, FL 33133 (305) 461-3801 (p)		
			

SALE HIGHLIGHTS

- Approved Site Plan | Permitted | Shovel Ready
- Approved 116 Keys | Gross Area 61,047.50 SF
- No parking requirement
- Steps away from Miami-Beach Convention Center | Proximity to major thoroughfares; Washington Ave & Collins Ave
- Less than 10 minutes to Interstate 395 and/or State Rd 112 access ramps
- Miami International Airport / 30 min Drive | Fort Lauderdale–Hollywood International Airport / 45 min Drive

Property Summary Report

unknown Hotel Miami

1058-1098 NW 21st St
Miami, FL 33127 - Miami Downtown Submarket

Luxury
Class



BUILDING

Type	Hotel
Year Built	Dec 2025
Rooms	150
Location	Urban
Stories	10
Primary Corridors	Interior

LAND

Land Acres	1.50 AC
Parcels	01-3126-054-0630, 01-3126-054-0631,

BUILDING AMENITIES

- Public Access Wifi

TRANSPORTATION

Transit/Subway	4 min walk to Santa Clara Transit Stop (Metrorail Green Line)
Commuter Rail	9 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score	Very Walkable (84)
Transit Score	Good Transit (66)

PROPERTY CONTACTS

True Owner	Deco Capital Group, LLC 1691 Michigan Ave Miami Beach, FL 33139 (305) 749-0921 (p)
Developer	Deco Capital Group, LLC 1691 Michigan Ave Miami Beach, FL 33139 (305) 749-0921 (p)

Recorded Owner	Allahold 1089 Llc 1691 Michigan Ave Miami Beach, FL 33139
Architect	Arquitectonica International Corporation 801 Brickell Ave Miami, FL 33131 (305) 372-1812 (p) (305) 372-1175 (f)

ARQUITECTONICA

Property Summary Report

Upland Park Hotel

0 NW 25th St
Doral, FL 33182 - North Dade & Doral Submarket

Midscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	126
Location	Suburban
Stories	6
Primary Corridors	Interior

LAND

Land Acres	34.01 AC
Parcels	25-3936-000-0104

BUILDING AMENITIES

- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Airport	18 min drive to Miami International Airport
Walk Score	Car-Dependent (11)

PROPERTY CONTACTS

True Owner	Terra Group 3310 Mary St Coconut Grove, FL 33133 (305) 416-4556 (p) (305) 669-8441 (f)
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Developer	Terra Group 3310 Mary St Coconut Grove, FL 33133 (305) 416-4556 (p) (305) 669-8441 (f)
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Recorded Owner	Upland Park Phase I LLC 3310 Mary St Coconut Grove, FL 33133
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Architect	Arquitectonica 550 Brickell Avenue, Suite 200 Miami, FL 33131 (305) 372-1812 (p) (305) 372-1175 (f)
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Property Summary Report

MOXY Miami Wynwood

255 NW 25th St
Miami, FL 33127 - Miami Downtown Submarket

Upper Midscale
Class



LAND

Land Acres	0.38 AC
Zoning	T5-O
Parcels	01-3125-033-0040

BUILDING AMENITIES

- Business Center
- Meeting Event Space
- On-Site Retail
- Public Access Wifi
- Smoke-Free
- Fitness Center
- On-Site Bar
- Pool
- Restaurant

HOSPITALITY

Brand	MOXY
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Apr 2024
Rooms	120
Location	Urban
Stories	8
Primary Corridors	Interior
Meeting Space	600 SF

PARKING

Spaces	49 Covered
Ratio	0.41/Room

TRANSPORTATION

Parking	49 available (Covered);Ratio of 0.41/Room
Commuter Rail	12 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	22 min drive to Miami International Airport
Walk Score	Walker's Paradise (98)
Transit Score	Good Transit (52)

Property Summary Report

MOXY Miami Wynwood

255 NW 25th St
Miami, FL 33127 - Miami Downtown Submarket

Upper Midscale
Class

PROPERTY CONTACTS

True Owner



Baywood Hotels Inc
9130 Guilford Rd
Columbia, MD 21046
(301) 345-8700 (p)
(301) 345-8701 (f)

Recorded Owner



Wynwood Hospitality Holdings, LLC
3785 NW 82nd Ave
Miami, FL 33166

Previous True Owner



Dolphin Capital Partners
11 Voukourestiou St
Athens, FL 10671
011 30 21 0361 4255 (p)
011 30 21 0361 4243 (f)

Developer



Dolphin Capital Partners
11 Voukourestiou St
Athens, FL 10671
011 30 21 0361 4255 (p)
011 30 21 0361 4243 (f)

Architect



Kobi Karp Architecture & Interior Design, Inc.
2915-2929 Biscayne Blvd
Miami, FL 33137
(305) 573-1818 (p)
(305) 573-3766 (f)

Parent Company

Marriott International

Property Summary Report

Avid Miami-Doral

8825 NW 26th St
Miami, FL 33172 - North Dade & Doral Submarket

Midscale
Class



HOSPITALITY

Brand	Avid
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Dec 2025
Rooms	82
Location	Urban
Stories	4
Primary Corridors	Interior

LAND

Land Acres	1.09 AC
Zoning	7700
Parcels	35-3028-023-0130

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	14 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	10 min drive to Miami International Airport
Walk Score	Somewhat Walkable (52)
Transit Score	Some Transit (40)

PROPERTY CONTACTS

True Owner	Romney Bahhur 8925 NW 26 St Doral, FL 33172 (305) 418-9790 (p)	True Owner	Vitel Mobile Inc 8925 NW 26th St Miami, FL 33172 (305) 418-9790 (p)
Recorded Owner	Vitel Mobile Inc 8925 NW 26th St Miami, FL 33172 (305) 418-9790 (p)	Previous True Owner	Juan Ferraez 12741 SW 38th Ter Miami, FL 33175 (813) 994-5279 (p)
Parent Company	IHG Hotels & Resorts		

Property Summary Report

Krymwood Hotel

176 NW 28th St
Miami, FL 33127 - Miami Downtown Submarket

Upscale
Class



LAND

Land Acres	0.27 AC
Zoning	6101
Parcels	01-3125-029-0500, 01-3125-029-0550,

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- On-Site Retail
- Pool
- Public Access Wifi
- Restaurant
- Smoke-Free

PROPERTY CONTACTS

True Owner	Florida Art Services, LLC 3131 NE 7th Ave Miami, FL 33137
Developer	Florida Art Services, LLC 3131 NE 7th Ave Miami, FL 33137

HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2025
Rooms	48
Location	Urban
Stories	8
Primary Corridors	Interior

PARKING

Spaces	17 Surface
Ratio	0.35/Room

TRANSPORTATION

Parking	17 available (Surface);Ratio of 0.35/Room
Commuter Rail	10 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score	Walker's Paradise (98)
Transit Score	Good Transit (54)

Recorded Owner	Florida Art Services, LLC 3131 NE 7th Ave Miami, FL 33137
Architect	MKDA 2750 NW 3rd Ave Miami, FL 33127 (305) 873-6600 (p)



Property Summary Report

Hilton Garden Inn Miami Airport South Blue Lagoon

Upscale
Class

1101 NW 57th Ave
Miami, FL 33126 - Miami Airport Submarket



HOSPITALITY

Brand	Hilton Garden Inn
Operation Type	Franchise
Hotel Grade	4

BUILDING

Type	Hotel
Year Built	Apr 2026
Rooms	160
Location	Urban
Stories	6
Primary Corridors	Interior

LAND

Land Acres	0.95 AC
Zoning	RU-4A, County, 6400
Parcels	30-3131-015-0015

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	8 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	12 min drive to Miami International Airport
Walk Score	Somewhat Walkable (64)

PROPERTY CONTACTS

True Owner	Oliver Companies Inc 525 S Lake Ave Duluth, MN 55802 (218) 628-2700 (p)	Recorded Owner	Blue Lagoon Mia LLC 525 S Lake Ave Duluth, MN 55802
Architect	DLW Architects 2020 NE 163rd St North Miami Beach, FL 33162 (727) 736-6000 (p)	Parent Company	Hilton Worldwide

Property Summary Report

North Bay Village Hotel

1400 79th Street Cswy
North Bay Village, FL 33141 - Miami Beach Submarket

Upper Midscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2028
Rooms	300
Location	Urban
Stories	15
Primary Corridors	Interior

LAND

Land Acres	4.30 AC
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BUILDING AMENITIES

- On-Site Bar
- Public Access Wifi
- Smoke-Free
- On-Site Retail
- Restaurant

TRANSPORTATION

Commuter Rail	14 min drive to Tri-Rail and Metro-rail Transfer Station Commuter Rail
Airport	29 min drive to Miami International Airport
Walk Score	Somewhat Walkable (60)

PROPERTY CONTACTS

True Owner



Sunbeam Development Corporation
11800 Exit 5 Pky
Fishers, IN 46037
(317) 842-1166 (p)
(317) 577-5100 (f)

Developer



Sunbeam Development Corporation
11800 Exit 5 Pky
Fishers, IN 46037
(317) 842-1166 (p)
(317) 577-5100 (f)

Architect

PlusUrbia Design
2916 SW 27th Ave
Miami, FL 33133
(305) 444-4850 (p)

Property Summary Report

Tru by Hilton Miami Doral

NW 107th Ave
Miami, FL 33172 - North Dade & Doral Submarket

Midscale
Class



HOSPITALITY

Brand	Tru by Hilton
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Jan 2030
Rooms	120
Location	Urban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	0.91 AC
Zoning	7100
Parcels	25-3031-000-0100, 25-3031-000-0131

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	16 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	14 min drive to Miami International Airport
Walk Score	Car-Dependent (47)

PROPERTY CONTACTS

True Owner	MMDD Holdings - 107th Avenue, LLC	Recorded Owner	MMDD Holdings - 107th Avenue, LLC
Previous True Owner	Ocean Bank 780 NW 42nd Ave Miami, FL 33126 (305) 569-5000 (p) (305) 446-3664 (f)	Architect	MODIS Architects 4855 SW 75th Ave Miami, FL 33155
Parent Company	Hilton Worldwide		

OCEAN BANK

Property Summary Report

Dezer Intracoastal Mall - Hotel

3501 NE 163rd St
Miami, FL 33160 - North Beach Submarket

Economy
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Aug 2028
Rooms	250
Location	Urban
Stories	4
Primary Corridors	Interior

LAND

Land Acres	26.89 AC
Parcels	07-2210-002-2640

BUILDING AMENITIES

- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	12 min drive to Golden Glades Com-muter Rail (Tri-County Commuter)
Airport	24 min drive to Fort Lauderdale-Hol-lywood International Airport
Walk Score	Somewhat Walkable (62)
Transit Score	Some Transit (40)

PROPERTY CONTACTS

True Owner	Dezer Development LLC 18001 Collins Ave Sunny Isles Beach, FL 33160 (305) 932-1000 (p)
Developer	Dezer Development LLC 18001 Collins Ave Sunny Isles Beach, FL 33160 (305) 932-1000 (p)

Recorded Owner	Dezer Intracoastal Mall, LLC 18001 Collins Ave Sunny Isles Beach, FL 33160
Architect	Zyscovich Architects 100 N Biscayne Blvd Miami, FL 33132 (305) 372-5222 (p) (305) 577-4521 (f)

Property Summary Report

Port Aventura Hotel

2777 NE 183rd St
Aventura, FL 33180 - North Beach Submarket

Upper Upscale
Class



LAND

Land Acres	1.41 AC
Parcels	28-2203-059-0020

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi
- Smoke-Free

PROPERTY CONTACTS

Recorded Owner	Cabi Aventura Hotel LLLP 19950 W Country Club Dr Aventura, FL 33180 (305) 466-1810 (p)
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HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	170
Location	Urban
Stories	18
Primary Corridors	Interior

PARKING

Spaces	562 Covered
Ratio	3.31/Room

TRANSPORTATION

Parking	562 available (Covered);Ratio of 3.31/Room
Commuter Rail	11 min drive to Golden Glades Commuter Rail (Tri-County Commuter)
Airport	18 min drive to Fort Lauderdale-Hollywood International Airport
Walk Score	Walker's Paradise (92)
Transit Score	Good Transit (55)

Architect	Arquitectonica International Corporation ARQUITECTONICA 818 W 7th St Los Angeles, CA 90017 (213) 895-7800 (p) (213) 895-7808 (f)
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Property Summary Report

Waldorf Astoria Miami

300 Biscayne Blvd
Miami, FL 33131 - Miami Downtown Submarket

Luxury
Class



HOSPITALITY

Brand	Waldorf Astoria
Operation Type	Chain Management

BUILDING

Type	Hotel
Year Built	Dec 2027
Rooms	205
Location	CBD
Stories	100
Primary Corridors	Interior

LAND

Land Acres	1.04 AC
Zoning	CBD
Parcels	01-0108-030-1160, 01-0108-030-1170, 01-0108-030-1180

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Room Service
- Spa
- Meeting Event Space
- Pool
- Restaurant
- Smoke-Free

TRANSPORTATION

Transit/Subway	2 min walk to College/Bayside Transit Stop (Metromover Brickell Loop,
Commuter Rail	11 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score	Walker's Paradise (98)
Transit Score	Rider's Paradise (100)

Property Summary Report

Waldorf Astoria Miami

300 Biscayne Blvd
Miami, FL 33131 - Miami Downtown Submarket

Luxury
Class

PROPERTY CONTACTS

True Owner	Property Markets Group, Inc. 220 Fifth Ave New York, NY 10001 (305) 917-1070 (p)	True Owner	Greybrook Realty Partners 890 Yonge St Toronto, ON M4W 3P4 1 (416) 322-9700 (p)
Recorded Owner	PMG Downtown Developers, LLC 1435 Brickell Ave Miami, FL 33131 (305) 917-1070 (p)	Previous True Owner	PMG 1441 Brickell Ave Miami, FL 33131 (305) 917-1070 (p)
Developer	Property Markets Group, Inc. 220 Fifth Ave New York, NY 10001 (305) 917-1070 (p)	Architect	Sieger Suarez Architectural 14121-14157 SW 119th Ave Miami, FL 33186 (786) 242-6690 (p)
Parent Company	Hilton Worldwide		

Property Summary Report

Unnamed Select Service Hotel

1700 Biscayne Blvd
Miami, FL 33132 - Miami Downtown Submarket

Upscale
Class



LAND

Land Acres	3.05 AC
Parcels	01-3231-003-0011, 01-3231-003-1050,

BUILDING AMENITIES

- Barber/Hair Salon/Beauty Shop
- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Fitness Center
- Pool
- Restaurant
- Spa

PROPERTY CONTACTS

True Owner	Melo Group 425 NE 22nd St Miami, FL 33137 (305) 438-1001 (p)
Developer	Melo Group 425 NE 22nd St Miami, FL 33137 (305) 438-1001 (p)

HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	216
Location	Urban
Stories	43
Primary Corridors	Interior

PARKING

Spaces	503 Covered
Ratio	2.33/Room

TRANSPORTATION

Parking	503 available (Covered);Ratio of 2.33/Room
Transit/Subway	1 min drive to Adrienne Arsht Center Transit Stop (Metromover Omni)
Commuter Rail	10 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	22 min drive to Miami International Airport
Walk Score	Walker's Paradise (96)
Transit Score	Excellent Transit (81)

Recorded Owner	Omni Bay Corp 425 NE 22nd St Miami, FL 33137
Architect	Zyscovich Architects 100 N Biscayne Blvd Miami, FL 33132 (305) 372-5222 (p) (305) 577-4521 (f)

Property Summary Report

Courtyard by Marriott Miami/Biscayne Bay

1775 Biscayne Blvd
Miami, FL 33132 - Miami Downtown Submarket

Upscale
Class



LAND

Land Acres	1.09 AC
Zoning	C1
Parcels	01-3231-072-0010

BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- Public Access Wifi
- Smoke-Free

HOSPITALITY

Brand	Courtyard
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	131
Location	Urban
Stories	31
Primary Corridors	Interior

PARKING

Spaces	546 Covered
Ratio	4.17/Room

TRANSPORTATION

Parking	546 available (Covered);Ratio of 4.17/Room
Transit/Subway	6 min walk to Adrienne Arsht Center Transit Stop (Metromover Omni)
Commuter Rail	11 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	22 min drive to Miami International Airport
Walk Score	Walker's Paradise (96)
Transit Score	Excellent Transit (81)

Property Summary Report

Courtyard by Marriott Miami/Biscayne Bay

1775 Biscayne Blvd
Miami, FL 33132 - Miami Downtown Submarket

Upscale
Class

PROPERTY CONTACTS

True Owner

LCOR Inc.
PENN 1
New York, NY 10119
(212) 760-0060 (p)
(212) 760-0891 (f)

Recorded Owner

1775 Biscayne L / Cal LLC



Previous True Owner

Silverlane Properties, Inc.
2801 NE 208th Ter
North Miami Beach, FL 33180
(305) 931-7775 (p)

Developer

LCOR Inc.
PENN 1
New York, NY 10119
(212) 760-0060 (p)
(212) 760-0891 (f)



Architect

Kobi Karp Architecture & Interior Design
571 NW 28th St
Miami, FL 33137
(305) 573-1818 (p)
(305) 573-3766 (f)

Parent Company

Marriott International



BUILDING NOTES

This hotel is dual branded with Residence Inn by Marriott Miami/Biscayne Bay (Property ID 10518497).

Property Summary Report

Residence Inn by Marriott Miami/Biscayne Bay

1775 Biscayne Blvd
Miami, FL 33132 - Miami Downtown Submarket

Upscale
Class



LAND

Land Acres	1.09 AC
Zoning	6600
Parcels	01-3231-072-0010

BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- Public Access Wifi
- Smoke-Free

HOSPITALITY

Brand	Residence Inn
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	150
Location	Urban
Stories	31
Primary Corridors	Interior

PARKING

Spaces	546 Covered
Ratio	3.64/Room

TRANSPORTATION

Parking	546 available (Covered);Ratio of 3.64/Room
Transit/Subway	1 min drive to Adrienne Arsht Center Transit Stop (Metromover Omni)
Commuter Rail	11 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score	Walker's Paradise (96)
Transit Score	Excellent Transit (81)

Property Summary Report

Residence Inn by Marriott Miami/Biscayne Bay

1775 Biscayne Blvd
Miami, FL 33132 - Miami Downtown Submarket

Upscale
Class

PROPERTY CONTACTS

True Owner

LCOR Inc.
PENN 1
New York, NY 10119
(212) 760-0060 (p)
(212) 760-0891 (f)

Recorded Owner

1775 Biscayne L / Cal LLC



Previous True Owner

Silverlane Properties, Inc.
2801 NE 208th Ter
North Miami Beach, FL 33180
(305) 931-7775 (p)

Previous True Owner

Orthopedic Care Center
21000 NE 28th Ave
Aventura, FL 33180
(305) 937-1999 (p)
(305) 931-6554 (f)

Developer

LCOR Inc.
PENN 1
New York, NY 10119
(212) 760-0060 (p)
(212) 760-0891 (f)

Architect



Kobi Karp Architecture & Interior Design
571 NW 28th St
Miami, FL 33137
(305) 573-1818 (p)
(305) 573-3766 (f)

Parent Company

Marriott International

BUILDING NOTES

This hotel is dual branded with Courtyard by Marriott Miami/Biscayne Bay (Property ID 11150506).

Property Summary Report

Miami Biscayne, Tapestry Collection by Hilton

3047 Biscayne Blvd
Miami, FL 33137 - Miami Downtown Submarket

Upper Upscale
Class



LAND

Land Acres	0.46 AC
Parcels	01-3230-036-0010

BUILDING AMENITIES

- Fitness Center
- Pool
- Smoke-Free
- On-Site Bar
- Public Access Wifi

PROPERTY CONTACTS

True Owner	3H Group Hotels 505 Riverfront Pky Chattanooga, TN 37402 (423) 499-0497 (p)
Developer	3H Group Hotels 505 Riverfront Pky Chattanooga, TN 37402 (423) 499-0497 (p)
Parent Company	Hilton Worldwide

HOSPITALITY

Brand	Tapestry Collection by Hilton
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	137
Avg Room Size	500 SF
Location	Urban
Stories	13
Primary Corridors	Interior

PARKING

Spaces	133 Surface
Ratio	0.97/Room

TRANSPORTATION

Parking	133 available (Surface);Ratio of 0.97/Room
Commuter Rail	9 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score	Walker's Paradise (90)
Transit Score	Good Transit (57)

Recorded Owner	Biscayne Point Lodging LLLP 505 Riverfront Pky Chattanooga, TN 37402
Architect	Kobi Karp Architecture & Interior Design 571 NW 28th St Miami, FL 33137 (305) 573-1818 (p) (305) 573-3766 (f)

Property Summary Report

Urbanica Biscayne

3200 Biscayne Blvd
Miami, FL 33137 - Miami Downtown Submarket

Upscale
Class



BUILDING

Type	Hotel
Year Built	Apr 2026
Rooms	199
Avg Room Size	500 SF
Location	Urban
Stories	20
Primary Corridors	Interior

LAND

Land Acres	0.91 AC
Zoning	6405
Parcels	01-3230-009-0160, 01-3230-010-0021,

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Meeting Event Space
- Pool
- Restaurant

TRANSPORTATION

Commuter Rail	9 min drive to Hialeah Market Com- muter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score	Walker's Paradise (93)
Transit Score	Good Transit (57)

PROPERTY CONTACTS

True Owner	Urbanica The Hotels 701 Brickell Key Miami, FL 33131 (305) 763-8934 (p)
Developer	Urbanica The Hotels 701 Brickell Key Miami, FL 33131 (305) 763-8934 (p)

Recorded Owner	Green Circle Development Llc 600 NE 36th St Miami, FL 33137
Architect	Studio Mc+G Architecture 7500 NE 4th Ct Miami, FL 33138 (305) 573-2728 (p)

Property Summary Report

Courtyard Miami Northeast

7880 Biscayne Blvd
Miami, FL 33138 - North Dade & Doral Submarket

Upscale
Class



LAND

Land Acres	2.52 AC
Zoning	6100
Parcels	01-3207-040-0010, 01-3207-040-0040,

BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- Public Access Wifi
- Smoke-Free

PROPERTY CONTACTS

True Owner	B Group Capital Management 2937 SW 27th Ave Coconut Grove, FL 33133 (305) 631-6660 (p) (305) 541-7292 (f)
Previous True Owner	Leo Wu 255 Aragon Ave Coral Gables, FL 33134
Parent Company	Marriott International

HOSPITALITY

Brand	Courtyard
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Sep 2025
Rooms	138
Location	Urban
Stories	11
Primary Corridors	Interior

PARKING

Spaces	195 Covered
Ratio	1.41/Room

TRANSPORTATION

Parking	195 available (Covered);Ratio of 1.41/Room
Commuter Rail	10 min drive to Tri-Rail and Metro-rail Transfer Station Commuter Rail
Airport	25 min drive to Miami International Airport
Walk Score	Walker's Paradise (94)
Transit Score	Good Transit (54)

Recorded Owner	Florida Fullview Immigration Building LLC 121 Alhambra Plz Coral Gables, FL 33114
Previous True Owner	Jordan + Pascale Attorneys Counselors 255 Aragon Ave Coral Gables, FL 33134 (305) 501-2836 (p)

Property Summary Report

Baccarat Hotel & Residences

444 Brickell Ave
Miami, FL 33131 - Miami Downtown Submarket

Luxury
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Nov 2025
Rooms	249
Location	CBD
Stories	82
Primary Corridors	Interior

LAND

Land Acres	1.78 AC
Zoning	T6-48A-O
Parcels	01-0210-000-1060

BUILDING AMENITIES

- Business Center
- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Fitness Center
- Pool
- Restaurant
- Spa


TRANSPORTATION

Transit/Subway	2 min walk to Fifth Street Transit Stop (Metromover Brickell Loop)
Commuter Rail	13 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	24 min drive to Miami International Airport
Walk Score	Walker's Paradise (95)
Transit Score	Rider's Paradise (100)

PROPERTY CONTACTS


True Owner	444 Brickell Partners LLC Trust 315 S Biscayne Blvd Miami, FL 33131 (305) 460-9900 (p)
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Developer	Related Development, LLC 2850 Tigertail Ave Coconut Grove, FL 33133 (305) 460-9900 (p) (305) 460-9911 (f)
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Previous True Owner	The Related Companies 30 Hudson Yards New York, NY 10001 (212) 801-1000 (p) (212) 801-3717 (f)
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Architect	Arquitectonica International Corporation 2900 Oak Ave Miami, FL 33133 (305) 372-1812 (p) (305) 372-1175 (f)
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Property Summary Report

Sonder Colonnade

1201 Brickell Ave
Miami, FL 33131 - Miami Downtown Submarket

Upper Midscale
Class



HOSPITALITY

Operation Type	Independent
Hotel Grade	3

BUILDING

Type	Serviced Apartment
Year Built	Jun 2025
Rooms	95
Location	CBD
Stories	4
Primary Corridors	Interior

LAND

Land Acres	0.69 AC
Zoning	T6-48A-O
Parcels	01-0210-050-5010

BUILDING AMENITIES

- Pool
- Public Access Wifi
- Smoke-Free
- Spa

TRANSPORTATION

Transit/Subway	3 min walk to Financial District Transit Stop (Metromover Brickell Loop)
Commuter Rail	13 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	24 min drive to Miami International Airport
Walk Score	Walker's Paradise (99)
Transit Score	Rider's Paradise (92)

PROPERTY CONTACTS

True Owner	Florida East Coast Realty, LLC 1101 Brickell Ave Miami, FL 33131 (305) 358-7710 (p) (305) 358-1619 (f)	Recorded Owner	Brickell Bay Plaza, Inc. 100 S Biscayne Blvd MIAMI, FL 33131
Developer	Florida East Coast Realty, LLC 1101 Brickell Ave Miami, FL 33131 (305) 358-7710 (p) (305) 358-1619 (f)		

Property Summary Report

Prince Michael Hotel

2618 Collins Ave
Miami Beach, FL 33140 - Miami Beach Submarket

Economy
Class



LAND

Land Acres	0.59 AC
Zoning	4000
Parcels	02-3226-001-0760

BUILDING AMENITIES

- Pool
- Smoke-Free
- Public Access Wifi

PROPERTY CONTACTS

True Owner	Holidays Network Group LLC 558 W New England Ave Winter Park, FL 32789 (321) 251-4456 (p)
Previous True Owner	Adar Investments & Management LLC 17000-17098 Collins Ave Sunny Isles Beach, FL 33160 (305) 384-1320 (p)

HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	107
Location	Urban
Stories	5
Primary Corridors	Interior

PARKING

Spaces	12 Surface
Ratio	0.11/Room

TRANSPORTATION

Parking	12 available (Surface);Ratio of 0.11/Room
Commuter Rail	16 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	28 min drive to Miami International Airport
Walk Score	Very Walkable (87)

Recorded Owner	TA Hotel Management Group LLC
Architect	Precision Art Corp 300 NE 75th St Miami, FL 33138 (305) 456-6759 (p)

Property Summary Report

Urbanica Beach Hotel

6747 Collins Ave
Miami Beach, FL 33141 - Miami Beach Submarket

Upscale
Class



LAND

Land Acres	0.98 AC
Zoning	4100
Parcels	02-3211-007-0430, 02-3211-007-0440

BUILDING AMENITIES

- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Pool
- Restaurant

PROPERTY CONTACTS

True Owner	BTL Investments LLC 418 Meridian Ave Miami, FL (305) 763-8934 (p)
Previous True Owner	W.G. Mills, Inc. 3301 Whitfield Ave Sarasota, FL 34243 (941) 371-4534 (p) (941) 753-2235 (f)
Architect	Studio Mc+G 7500 NE 4th Ct Miami, FL 33138

HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Apr 2026
Rooms	160
Location	Urban
Stories	16
Primary Corridors	Interior

PARKING

Spaces	91 Covered
Ratio	0.57/Room

TRANSPORTATION

Parking	91 available (Covered);Ratio of 0.57/Room
Commuter Rail	21 min drive to Tri-Rail and Metro-rail Transfer Station Commuter Rail
Airport	34 min drive to Miami International Airport
Walk Score	Very Walkable (83)
Transit Score	Good Transit (51)

Recorded Owner	BTL Investments, LLC 615 5th St Miami Beach, FL 33139 (305) 763-8934 (p)
Developer	Urbanica The Hotels 701 Brickell Key Miami, FL 33131 (305) 763-8934 (p)



Property Summary Report

Grand Hyatt

1701 Convention Center Dr
Miami Beach, FL 33139 - Miami Beach Submarket

Luxury
Class



LAND

Land Acres	1.89 AC
Zoning	GU
Parcels	02-3227-000-0090

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Pool
- Restaurant
- Smoke-Free
- Meeting Event Space
- On-Site Retail
- Public Access Wifi
- Room Service

PROPERTY CONTACTS

True Owner	City of Miami Beach 1755 Meridian Ave Miami Beach, FL 33139 (305) 673-7000 (p) (786) 394-4223 (f)
Developer	Terra Corp 11817 Garden Warbler Ln Raleigh, NC 27613 (919) 844-2145 (p)
Parent Company	Hyatt Hotels Corporation

HOSPITALITY

Brand	Grand Hyatt
Operation Type	Chain Management
Hotel Grade	5

BUILDING

Type	Hotel
Year Built	Jan 2026
Rooms	800
Location	Urban
Stories	12
Primary Corridors	Interior

PARKING

Spaces	320 Covered
Ratio	0.40/Room

TRANSPORTATION

Parking	320 available (Covered);Ratio of 0.40/Room
Airport	31 min drive to Miami International Airport
Walk Score	Walker's Paradise (97)
Transit Score	Good Transit (58)

Recorded Owner	City of Miami Beach
Architect	Arquitectonica 1225 Eye St NW Washington, DC 20005 (202) 842-2772 (p)

Property Summary Report

South Place City Center Hotel

20505 S Dixie Hwy
Cutler Bay, FL 33189 - South Dade Submarket

Economy
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Aug 2026
Rooms	150
Location	Suburban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	52.67 AC
Parcels	36-6007-020-0020

BUILDING AMENITIES

- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Airport	31 min drive to Miami International Airport
Walk Score	Very Walkable (78)
Transit Score	Some Transit (48)

PROPERTY CONTACTS

True Owner	AKA 580 W Germantown Pike Plymouth Meeting, PA 19462 (484) 351-2000 (p)
Recorded Owner	BH South Dixie SL Mall LLC
Architect	MSA Design 314-316 W 4th St Cincinnati, OH 45202 (513) 241-5666 (p) (513) 241-0978 (f)

True Owner	Electra America Hospitality Group 1331 S Killian Dr Lake Park, FL 33403 (561) 408-3442 (p)
Developer	BH Group 2999 NE 191st St Aventura, FL 33180 (305) 933-4646 (p) (305) 933-4645 (f)

Property Summary Report

New North Town Center Hotel

15530 W Dixie Hwy
North Miami Beach, FL 33162 - North Dade & Doral Submarket

Economy
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jul 2026
Rooms	175
Location	Urban
Stories	7
Primary Corridors	Interior

LAND

Land Acres	17.31 AC
Parcels	07-2216-041-0010, 07-2216-041-0020

BUILDING AMENITIES



- Business Center
- On-Site Bar
- Restaurant
- Fitness Center
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	9 min drive to Golden Glades Commuter Rail (Tri-County Commuter)
Airport	22 min drive to Fort Lauderdale-Hollywood International Airport
Walk Score	Very Walkable (74)
Transit Score	Good Transit (50)

PROPERTY CONTACTS

True Owner	 Resia 12895 SW 132nd St Miami, FL 33186 (305) 255-5527 (p)
Developer	 Resia 12895 SW 132nd St Miami, FL 33186 (305) 255-5527 (p)

Previous True Owner	 Art + Tec Development 1111 Kane Concourse Bay Harbor Islands, FL 33154 (305) 864-9393 (p) (305) 864-8280 (f)
Architect	 Zyscovich Architects 100 N Biscayne Blvd Miami, FL 33132 (305) 372-5222 (p) (305) 577-4521 (f)

Property Summary Report

Trademark Collection by Wyndham Miami

Upper Midscale
Class

518 W Flagler St
Miami, FL 33130 - Miami Downtown Submarket



Flagler Miami River Development Site
518-530 W Flagler Street, Miami, FL 33130

HOSPITALITY

Brand	Trademark Collection by Wyndham
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	120
Location	Urban
Stories	4
Primary Corridors	Exterior

LAND

Land Acres	1.09 AC
Zoning	Commercial
Parcels	01-0201-020-1040, 01-0201-020-1050

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi

TRANSPORTATION

Transit/Subway	3 min drive to Miami Avenue Transit Stop (Metromover Downtown Loop)
Commuter Rail	9 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score	Very Walkable (88)
Transit Score	Rider's Paradise (94)

PROPERTY CONTACTS

True Owner	Ajaypal Saran 2045 Biscayne Blvd Miami, FL 33137	Recorded Owner	Hydrogen Miami LLC 2045 Biscayne Blvd Miami, FL 33137
Parent Company	Wyndham Hotels & Resorts		

Property Summary Report

American Dream Miami Hotel

Economy
Class

I-75

Miami, FL 33018 - North Dade & Doral Submarket



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	2,000
Location	Suburban
Stories	3
Primary Corridors	Interior

LAND

Land Acres	109.65 AC
Zoning	IU-C
Parcels	30-2008-001-0040, 30-2008-001-0310, 30-2009-001-0320





BUILDING AMENITIES

- Meeting Event Space
- On-Site Retail
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Airport	22 min drive to Miami International Airport
Walk Score	Car-Dependent (4)

PROPERTY CONTACTS

True Owner 	Triple Five Group 8882 170th St NW Edmonton, AB T5T 4J2 1 (780) 444-8100 (p)	Recorded Owner 	International Atlantic LLC One Meadowlands Plz East Rutherford, NJ 07073
Previous True Owner 	The Graham Companies 6801-6855 Main St Miami Lakes, FL 33014 (305) 821-1130 (p) (305) 557-0313 (f)	Developer 	Triple Five Group 8882 170th St NW Edmonton, AB T5T 4J2 1 (780) 444-8100 (p)

Property Summary Report

citizenM Miami South Beach

1212 Lincoln Rd
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class



HOSPITALITY

Brand	citizenM
Operation Type	Chain Management
Hotel Grade	3

BUILDING

Type	Hotel
Year Built	Jul 2024
Rooms	168
Location	Urban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	1.19 AC
Zoning	6400
Parcels	02-3234-018-0170, 02-3234-018-0180

PARKING

Spaces	400 Covered
Ratio	2.38/Room

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Pool
- Smoke-Free
- Meeting Event Space
- On-Site Retail
- Public Access Wifi

FOR LEASE

Smallest Space	6,000 SF	Office Avail	6,000 SF
Max Contiguous	9,000 SF	Retail Avail	9,000 SF
# of Spaces	2	Total Avail	15,000 SF
Vacant	0 SF		
Rent	Withheld		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	9,000	9,000	9,000	Withheld	30 Days	5 - 10 Years
P 2nd		Office	Direct	6,000	6,000	6,000	Withheld	30 Days	5 - 10 Years

Property Summary Report

citizenM Miami South Beach





1212 Lincoln Rd
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class

TRANSPORTATION

Parking	400 available (Covered);Ratio of 2.38/Room
Commuter Rail	18 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	29 min drive to Miami International Airport
Walk Score	Walker's Paradise (95)
Transit Score	Good Transit (54)

PROPERTY CONTACTS

True Owner	 citizenM Hotels 148 Madison Ave New York, NY 10016 (212) 461-3638 (p)	Recorded Owner	 OSIB Miami Beach Properties LLC 148 Madison Ave New York, NY 10016
Previous True Owner	Alton Road Investments, LLC. 1668 Alton Rd Miami Beach, FL 33139 (305) 754-2556 (p)	Developer	 Crescent Heights 2200 Biscayne Blvd Miami, FL 33137 (305) 374-5700 (p) (305) 573-2970 (f)
Architect	 Gensler 1700 Broadway New York, NY 10019 (212) 492-1400 (p) (212) 492-1472 (f)	Parent Company	citizenM Operations Holding B.V.

Property Summary Report

950 MacArthur Cswy

Miami, FL 33132 - Miami Beach Submarket

Economy
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Apr 2026
Rooms	455
Location	Urban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	9.28 AC
Zoning	6405
Parcels	01-3231-061-0010, 01-3231-061-0030

BUILDING AMENITIES

- Business Center
- Marina
- On-Site Bar
- Pool
- Restaurant
- Fitness Center
- Meeting Event Space
- On-Site Retail
- Public Access Wifi

TRANSPORTATION

Transit/Subway	4 min drive to Adrienne Arsht Center Transit Stop (Metromover Omni)
Commuter Rail	12 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	24 min drive to Miami International Airport
Walk Score	Car-Dependent (39)
Transit Score	Excellent Transit (70)

Property Summary Report

950 MacArthur Cswy

Miami, FL 33132 - Miami Beach Submarket

Economy
Class

PROPERTY CONTACTS

True Owner



City of Miami Dept. of Real Estate & Asset Mgmt.
444 SW 2nd Ave
Miami, FL 33130
(305) 416-1471 (p)
(305) 416-2156 (f)

Recorded Owner

City Of Miami Dept Of P & D
444 SW 2nd Ave
Miami, FL 33130

Previous True Owner

City of Miami
3500 Pan American Dr
Miami, FL 33130
(305) 468-5900 (p)

Developer



Merrimac Ventures
2434-2438 E Las Olas Blvd
Fort Lauderdale, FL 33301
(954) 240-3248 (p)

Architect



Kobi Karp Architecture & Interior Design
571 NW 28th St
Miami, FL 33137
(305) 573-1818 (p)
(305) 573-3766 (f)

Property Summary Report

Hilton Miami Bayfront

555 N Miami Ave
Miami, FL 33136 - Miami Downtown Submarket

Upper Upscale
Class



HOSPITALITY

Brand	Hilton
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Jan 2027
Rooms	372
Location	CBD
Stories	70
Primary Corridors	Interior

LAND

Land Acres	0.83 AC
Zoning	Commercial
Parcels	01-0106-030-1060

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Room Service
- Spa
- Meeting Event Space
- Pool
- Restaurant
- Smoke-Free

TRANSPORTATION

Transit/Subway	1 min drive to College North Transit Stop (Metromover Brickell Loop)
Commuter Rail	10 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	22 min drive to Miami International Airport
Walk Score	Walker's Paradise (93)
Transit Score	Rider's Paradise (100)

Property Summary Report

Hilton Miami Bayfront

555 N Miami Ave
Miami, FL 33136 - Miami Downtown Submarket

Upper Upscale
Class

PROPERTY CONTACTS

True Owner	Okan Group 225-255 E Dania Beach Blvd Dania Beach, FL 33004 (305) 600-1000 (p)	Recorded Owner	Miami 6th Street LLC 225 E Dania Beach Blvd Dania Beach, FL 33004
Previous True Owner	Okan Group 225-255 E Dania Beach Blvd Dania Beach, FL 33004 (305) 600-1000 (p)	Developer	Okan Group Arrow Plaza, Ankara Asphalt No: 2/A Istanbul, 34718 011 90 216 325 20 21 (p)
Architect	Behar Font & Partners, P.A. 4533 Ponce de Leon Blvd Coral Gables, FL 33146 (305) 740-5442 (p) (305) 740-5443 (f)	Parent Company	Hilton Worldwide



Property Summary Report

Virgin Hotels Miami

1040 S Miami Ave
Miami, FL 33130 - Miami Downtown Submarket

Luxury
Class



HOSPITALITY

Brand	Virgin Hotels
Operation Type	Chain Management

BUILDING

Type	Hotel
Year Built	Jun 2026
Rooms	250
Location	CBD
Stories	40
Primary Corridors	Interior
Meeting Space	15,000 SF

LAND

Land Acres	0.57 AC
Zoning	6408
Parcels	01-0207-040-1270

BUILDING AMENITIES

- Meeting Event Space
- Pool
- Restaurant
- Spa
- On-Site Bar
- Public Access Wifi
- Room Service

TRANSPORTATION

Transit/Subway	1 min walk to Tenth Street/Promenade Transit Stop (Metromover)
Commuter Rail	13 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	24 min drive to Miami International Airport
Walk Score	Walker's Paradise (99)
Transit Score	Rider's Paradise (95)

PROPERTY CONTACTS

True Owner	FX South Miami LLC 1425 Brickell Ave Miami, FL 33131 (305) 372-1336 (p)	Recorded Owner	FX South Miami LLC 1425 Brickell Ave Miami, FL 33131 (305) 372-1336 (p)
Developer	Blue Jay Capital 240 Crandon Blvd Key Biscayne, FL 33149 (786) 360-5149 (p)	Architect	BLUR Workshop 621 North Ave NE Atlanta, GA 30308 (404) 600-1166 (p) (404) 600-1177 (f)
Parent Company	Virgin Management Ltd.		

Property Summary Report

Virgin Hotels Miami

1040 S Miami Ave
Miami, FL 33130 - Miami Downtown Submarket

Luxury
Class

BUILDING NOTES

In the heart of Downtown Miami's Financial District, the hotel will be located at 1040 S. Miami Avenue in the Brickell neighborhood – a hotspot for locals and visitors alike. Virgin Hotels Miami will be in the center of this urban oasis and steps away from Brickell City Centre, a \$1.05 billion shopping and mixed-use project in development.

The 40-story new-build hotel will feature close to 250 chambers; a spa; over 15,000 square-feet of meeting and event space; and multiple dining and drinking outlets, including the brand's signature culinary experience Commons Club a restaurant, bar and modern social club; a beer garden live music venue; and Funny Library Coffee Shop a communal work space that will house an assortment of whimsical and funny books and games. Funny Library Coffee Shop will pour coffee by Laughing Man, the brand co-founded by actor Hugh Jackman.

The hotel will also feature a three-story terraced rooftop complete with pool, lounge, and event space all designed to feel like a rooftop conservatory. Virgin Hotels Miami will take to heart the brand wide celebrated "No Nickel and Diming" policy, which includes street-priced minibars, free WIFI, and zero resort fees, urban fees or amenity fees. The hotel is slated to break ground in 2020.

Property Summary Report

Dream Miami at Riverside Wharf

114 SW North River Dr
Miami, FL 33130 - Miami Downtown Submarket

Upper Upscale
Class



HOSPITALITY

Brand	Dream Hotels
Operation Type	Chain Management

BUILDING

Type	Hotel
Year Built	Oct 2025
Rooms	165
Location	Urban
Stories	10
Primary Corridors	Interior
Meeting Space	10,000 SF

LAND

Land Acres	0.56 AC
Parcels	01-0113-090-1160, 01-0113-090-1280, 01-0114-000-1090

BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- Pool
- Restaurant
- Marina
- On-Site Bar
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Transit/Subway	1 min drive to Third Street Transit Stop (Metromover Brickell Loop)
Commuter Rail	11 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	22 min drive to Miami International Airport
Walk Score	Very Walkable (84)
Transit Score	Rider's Paradise (100)

PROPERTY CONTACTS

True Owner	Driftwood Capital 255 Alhambra Cir Coral Gables, FL 33134 (305) 500-9998 (p)	True Owner	MV Real Estate Holdings, LLC 123 SW North River Dr Miami, FL 33130 (786) 260-1400 (p)
Recorded Owner	Riverside Wharf LLC 123 SW North River Dr Miami, FL 33130	Developer	MV Real Estate Holdings, LLC 123 SW North River Dr Miami, FL 33130 (786) 260-1400 (p)
Architect	Cube3 111 SW 3rd St Miami, FL 33130 (305) 925-7700 (p)	Parent Company	Hyatt Hotels Corporation

Property Summary Report

One Eleven Wynwood Hotel by Sonder

101-111 NW 26th St
Miami, FL 33127 - Miami Downtown Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Aug 2026
Rooms	72
Location	Urban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	0.24 AC
Zoning	6107
Parcels	01-3125-029-0400

BUILDING AMENITIES

- On-Site Bar
- Pool
- Restaurant
- On-Site Retail
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	9 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score	Walker's Paradise (98)
Transit Score	Good Transit (54)

PROPERTY CONTACTS

True Owner	BH Investment Group 150 SE 2nd Ave Miami, FL 33131 (646) 801-4088 (p)
Recorded Owner	BH Wynwood Hotel LLC 150 SE 2nd Ave Miami, FL 33131 (917) 338-6114 (p)
Architect	ARB Architect Inc 3400 Coral Way Miami, FL 33145

True Owner	Wynwood Inc 22 N 6th St Brooklyn, NY 11249
Developer	BH Investment Group 150 SE 2nd Ave Miami, FL 33131 (646) 801-4088 (p)

Property Summary Report

Collins Park Hotel

2000 Park Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
Hotel Grade	4

BUILDING

Type	Hotel
Year Built	Apr 2024
Year Renov	2020
Rooms	294
Location	Urban
Stories	6
Primary Corridors	Interior

LAND

Land Acres	1.65 AC
Zoning	RM-2
Parcels	02-3234-016-0010, 02-3234-016-0030, 02-3234-016-0040

BUILDING AMENITIES

- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Pool
- Restaurant

SALE

Sold Price	\$5,176,490 (\$17,607/Room) - Part of Portfolio
Date	Apr 2012
Sale Type	Investment
Properties	3

TRANSPORTATION

Airport	30 min drive to Miami International Airport
Walk Score	Walker's Paradise (92)
Transit Score	Good Transit (58)

Property Summary Report

Collins Park Hotel

2000 Park Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class

PROPERTY CONTACTS

True Owner

The Chetrit Group
512 Fashion Ave
New York, NY 10018
(646) 230-9360 (p)
(646) 230-9371 (f)

CHETRIT GROUP

Previous True Owner

JJ Plaza Realty. LLC
1 N Ocean Blvd
Pompano Beach, FL 33062

Developer

The Chetrit Group
512 Fashion Ave
New York, NY 10018
(646) 230-9360 (p)
(646) 230-9371 (f)

CHETRIT GROUP

Recorded Owner

Cg Sunny Isles Llc
512 Fashion Ave
New York, NY 10018

CHETRIT GROUP

Previous True Owner

C Shane Rolls
(305) 491-2388 (p)

Architect



Kobi Karp Architecture & Interior Design
571 NW 28th St
Miami, FL 33137
(305) 573-1818 (p)
(305) 573-3766 (f)

Property Summary Report

Jungle Island Hotel

1111 Parrot Jungle Trl
Miami, FL 33132 - Miami Beach Submarket

Upper Upscale
Class



LAND

Land Acres	17.77 AC
Zoning	8002
Parcels	01-3231-000-0014

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Meeting Event Space
- Pool
- Restaurant

HOSPITALITY

Operation Type	Independent
----------------	-------------

BUILDING

Type	Hotel
Year Built	Apr 2026
Rooms	300
Location	Urban
Stories	12
Primary Corridors	Interior

PARKING

Spaces	965 Covered
Ratio	3.22/Room

TRANSPORTATION

Parking	965 available (Covered);Ratio of 3.22/Room
Transit/Subway	3 min drive to Adrienne Arsht Center Transit Stop (Metromover Omni
Commuter Rail	11 min drive to Miami Airport Com-muter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score	Car-Dependent (39)
Transit Score	Good Transit (58)

Property Summary Report

Jungle Island Hotel

1111 Parrot Jungle Trl
Miami, FL 33132 - Miami Beach Submarket

Upper Upscale
Class

PROPERTY CONTACTS

True Owner	ESJ Capital Partners 19950 W Country Club Dr Aventura, FL 33180 (305) 600-5001 (p) (305) 402-8069 (f)	Recorded Owner	ESJ JI Leasehold, LLC 19950 W Country Club Dr Aventura, FL 33180
Previous True Owner	ESJ Capital Partners 19950 W Country Club Dr Aventura, FL 33180 (305) 600-5001 (p) (305) 402-8069 (f)	Developer	ESJ Capital Partners 19950 W Country Club Dr Aventura, FL 33180 (305) 600-5001 (p) (305) 402-8069 (f)
Architect	EOA 1929-1931 Ponce De Leon Coral Gables, FL 33134 (305) 444-0990 (p)		

Property Summary Report

Pennsylvania Ave Hotel Miami Beach

666 Pennsylvania Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class



BUILDING AMENITIES

- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Pool
- Restaurant

BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	113
Location	Urban
Stories	6
Primary Corridors	Interior

LAND

Land Acres	0.36 AC
Zoning	4700
Parcels	02-4203-208-0090

TRANSPORTATION

Parking	24 available (Surface);Ratio of 0.21/Room
Commuter Rail	16 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	28 min drive to Miami International Airport
Walk Score	Walker's Paradise (96)
Transit Score	Good Transit (50)

Property Summary Report

555 River House Hotel

555 River House
Miami, FL 33128 - Miami Downtown Submarket

Upscale
Class



LAND

Land Acres	0.84 AC
Parcels	01-4138-004-0010

BUILDING AMENITIES

- Meeting Event Space
- Pool
- Smoke-Free
- On-Site Bar
- Public Access Wifi

PROPERTY CONTACTS

True Owner	The Vagabond Group 7272 NE 6th Ct Miami, FL 33138
Developer	Vella Group 250 Bowery New York, NY 10012 (212) 686-2500 (p)

HOSPITALITY

Operation Type	Independent
----------------	-------------

BUILDING

Type	Hotel
Year Built	Dec 2027
Rooms	175
Location	Urban
Stories	12
Primary Corridors	Interior

PARKING

Spaces	376 Covered
Ratio	2.15/Room

TRANSPORTATION

Parking	376 available (Covered);Ratio of 2.15/Room
Transit/Subway	2 min drive to Culmer Transit Stop (Metrorail Green Line)
Commuter Rail	8 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	19 min drive to Miami International Airport
Walk Score	Very Walkable (75)
Transit Score	Excellent Transit (75)

Recorded Owner	555 Srd Llc 7272 NE 6th Ct Miami, FL 33138
Architect	Carlos Zapata Studio 88 Prince St New York, NY 10012 (212) 966-9292 (p)

Property Summary Report

555 River House Hotel

555 River House
Miami, FL 33128 - Miami Downtown Submarket

Upscale
Class

BUILDING NOTES

555 River House is proposed to include:

- Three distinct buildings
- 175 hotel rooms
- 39 residential units
- 120,000 square feet of office
- 376 parking spaces
- 600-foot public riverwalk
- Ten boat slips

Property Summary Report

Residence Inn By Marriott Miami Downtown

SEQ South West 2nd Avenue and South West 17th Road
Miami, FL 33129 - Downtown South Submarket

Upscale
Class



HOSPITALITY

Brand	Residence Inn
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	204
Location	CBD
Stories	6
Primary Corridors	Interior

LAND

Land Acres	0.51 AC
Zoning	6100
Parcels	01-4139-008-0060, 01-4139-008-0070, 01-4139-008-0080

BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Transit/Subway	2 min drive to Brickell (Metromover) Transit Stop (Metromover Brickell)
Commuter Rail	12 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	24 min drive to Miami International Airport
Walk Score	Walker's Paradise (94)
Transit Score	Excellent Transit (82)

PROPERTY CONTACTS

True Owner	HS Brickell Lodging 505 Riverfront Pky Chattanooga, TN 37402 (423) 499-0497 (p)	Recorded Owner	HS Brickell Lodging, LLLP 505 Riverfront Pky Chattanooga, TN 37402
Previous True Owner	3H Group Hotels 505 Riverfront Pky Chattanooga, TN 37402 (423) 499-0497 (p)	Developer	HS Brickell Lodging 505 Riverfront Pky Chattanooga, TN 37402
Architect	Behar Peteranecz Architecture 2430 Terminal Dr S Saint Petersburg, FL 33712	Parent Company	Marriott International

Property Summary Report

URBIN Retreat Miami Beach

1260 Washington Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upper Midscale
Class



LAND

Land Acres	0.77 AC
Zoning	CD-2
Parcels	02-4203-009-0040

BUILDING AMENITIES

- Fitness Center
- Pool
- Restaurant
- Smoke-Free
- On-Site Bar
- Public Access Wifi
- Room Service

HOSPITALITY

Operation Type	Independent
----------------	-------------

BUILDING

Type	Hotel
Year Built	Nov 2025
Rooms	56
Location	Urban
Stories	7
Primary Corridors	Interior

PARKING

Spaces	16 Surface
Ratio	0.29/Room

TRANSPORTATION

Parking	16 available (Surface);Ratio of 0.29/Room
Commuter Rail	17 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	29 min drive to Miami International Airport
Walk Score	Walker's Paradise (98)
Transit Score	Good Transit (55)

Property Summary Report

URBIN Retreat Miami Beach

1260 Washington Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upper Midscale
Class

PROPERTY CONTACTS

True Owner	Location Ventures 275 Alhambra Cir Coral Gables, FL 33134 (786) 701-6724 (p)	Recorded Owner	Urbn Miami Beach Owner, LLC 299 Alhambra Cir Coral Gables, FL 33134
Previous True Owner	1234 Partners LTD 523 Michigan Ave Miami Beach, FL 33139 (305) 673-2948 (p)	Previous True Owner	Fryd Properties 521-523 Michigan Ave Miami Beach, FL 33139 (305) 673-2948 (p) (305) 673-2950 (f)
Developer	Location Ventures 275 Alhambra Cir Coral Gables, FL 33134 (786) 701-6724 (p)	Architect	Touzet Studio 75 NW 24th St Miami, FL 33127 (305) 789-2870 (p) (305) 789-2872 (f)

BUILDING NOTES

URBIN Retreat Miami Beach, a boutique mixed-use project located in the heart of the world-renown South Beach neighborhood. URBIN provides residents a unique turnkey experience including fully designed and furnished vacation homes that deliver a flexible lifestyle to live, work, play and seek wellness delivering a truly unique experience. URBIN Retreat Miami Beach features turnkey residences from studios to four-bedroom condominiums. While away, the residence, will generate revenue which defrays holding costs while your residence simultaneously appreciates in value further optimizing the benefits of ownership.

Property Summary Report

Bohemian House Hotel

1409-1413 Washington Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
----------------	-------------

BUILDING

Type	Hotel
Year Built	Dec 2027
Rooms	50
Location	Urban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	0.30 AC
Zoning	C
Parcels	02-3234-008-0820, 02-3234-008-0830

BUILDING AMENITIES

- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Pool
- Restaurant

TRANSPORTATION

Airport	30 min drive to Miami International Airport
Walk Score	Walker's Paradise (97)
Transit Score	Good Transit (58)

PROPERTY CONTACTS

True Owner	Acastar Miami LLC 1414 Collins Ave Miami Beach, FL 33139 (305) 494-0230 (p)	Recorded Owner	Acastar Miami LLC 1414 Collins Ave Miami Beach, FL 33139 (305) 494-0230 (p)
Developer	Acastar Miami LLC 1414 Collins Ave Miami Beach, FL 33139 (305) 494-0230 (p)	Architect	DN'A Design and Architecture 1333 S Miami Ave Miami, FL 33130

Property Summary Report

The Moore Miami

4040 NE 2nd Ave
Miami, FL 33137 - Miami Downtown Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
----------------	-------------

BUILDING

Type	Hotel
Year Built	May 2024
Rooms	13
Location	Urban
Stories	4
Primary Corridors	Interior

LAND

Land Acres	0.80 AC
Parcels	01-3124-048-0040

BUILDING AMENITIES

- Meeting Event Space
- Public Access Wifi
- Room Service
- On-Site Bar
- Restaurant
- Smoke-Free

TRANSPORTATION


Commuter Rail	8 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	20 min drive to Miami International Airport
Walk Score	Walker's Paradise (97)
Transit Score	Good Transit (58)

TENANTS

Ornare	9,000 SF	Ligne Roset	8,800 SF
Jonathan Adler	4,000 SF		


PROPERTY CONTACTS

True Owner

 ASHKENAZY ACQUISITION

Ashkenazy Acquisition Corp
600 Madison Ave
New York, NY 10022
(212) 213-4444 (p)
(212) 213-5713 (f)

Recorded Owner

 ASHKENAZY ACQUISITION

PARADISE PLAZA ASSOCIATES LLC

Architect

 ZHA

Zaha Hadid Architects
10 Bowling Green Lane, Studio 9 Ln
London, EC1R 0BQ
011 44 20 7253 5147 (p)
011 44 20 7251 8322 (f)

Property Summary Report

Habitus Capital Boutique Hotel Miami Brickell



1511 SW 2nd Ave
Miami, FL 33129 - Downtown South Submarket



LAND

Land Acres	0.12 AC
Zoning	6100
Parcels	01-4138-001-3950

BUILDING AMENITIES

- Fitness Center
- Pool
- Public Access Wifi

PROPERTY CONTACTS

True Owner	Habitus Capital 1111 Brickell Ave Miami, FL 33131 (478) 397-4105 (p)
Developer	Habitus Capital 1111 Brickell Ave Miami, FL 33131 (478) 397-4105 (p)

HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	40
Location	CBD
Stories	8
Primary Corridors	Interior

PARKING

Spaces	7 Surface
Ratio	0.18/Room

TRANSPORTATION

Parking	7 available (Surface);Ratio of 0.18/Room
Transit/Subway	2 min drive to Brickell (Metromover) Transit Stop (Metromover Brickell)
Commuter Rail	12 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	24 min drive to Miami International Airport
Walk Score	Walker's Paradise (95)
Transit Score	Excellent Transit (84)

Recorded Owner	Habitus Brickell Off-a Llc 1511 Sw 2nd Av Miami, FL 33129
Architect	MKDA 902 Broadway New York, NY 10010 (212) 532-9800 (p)



Property Summary Report

Canopy by Hilton Miami Brickell

1129 SW 3rd Ave
Miami, FL 33130 - Miami Downtown Submarket

Upper Upscale
Class



HOSPITALITY

Brand	Canopy by Hilton
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Oct 2025
Rooms	135
Location	CBD
Stories	10
Primary Corridors	Interior

LAND

Land Acres	0.61 AC
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BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Restaurant
- Smoke-Free
- Meeting Event Space
- Public Access Wifi
- Room Service

TRANSPORTATION

Transit/Subway	2 min drive to Brickell (Metrorail) Transit Stop (Metrorail Green Line)
Commuter Rail	12 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score	Walker's Paradise (96)
Transit Score	Excellent Transit (89)

PROPERTY CONTACTS

True Owner	William Albornoz PA 901 Ponce de Leon Blvd Coral Gables, FL 33134 (305) 444-1741 (p)	Recorded Owner	Valcan Investments Llc 901 Ponce de Leon Blvd Coral Gables, FL 33134
Developer	US Hospitality Group 20900 NE 30th Ave Miami, FL 33180	Architect	IDEA Architect 3323 NE 163rd St North Miami Beach, FL 33160 (305) 792-0015 (p)
Parent Company	Hilton Worldwide		

BUILDING NOTES

This hotel is dual branded with Embassy Suites by Hilton Miami West Brickell (Property ID 11148583).

Property Summary Report

Visions at Brickell

1136 SW 3rd Ave
Miami, FL 33130 - Miami Downtown Submarket

Luxury
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2025
Rooms	111
Location	CBD
Stories	8
Primary Corridors	Interior

LAND

Land Acres	0.30 AC
Parcels	01-4138-051-0140, 01-4138-051-0150, 01-4138-051-0160




BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Room Service
- Spa
- Meeting Event Space
- Pool
- Restaurant
- Smoke-Free

TRANSPORTATION

Transit/Subway	2 min drive to Brickell (Metrorail) Transit Stop (Metrorail Green Line)
Commuter Rail	12 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score	Walker's Paradise (96)
Transit Score	Excellent Transit (89)

PROPERTY CONTACTS

<p>True Owner</p> 	<p>Urban Network Capital Group 2124 NE 123rd St Miami, FL 33181 (305) 496-2535 (p)</p>	<p>Developer</p> 	<p>Urban Network Capital Group 2124 NE 123rd St Miami, FL 33181 (305) 496-2535 (p)</p>
<p>Architect</p> 	<p>Design Tech International Associates 14125 NW 80th Ave Miami Lakes, FL 33016 (786) 235-9097 (p) (305) 362-4420 (f)</p>		

Property Summary Report

Tryp by Wyndham Miami, FL

1340 SW 8th St
Miami, FL 33135 - Miami Downtown Submarket

Upper Midscale
Class



HOSPITALITY

Brand	Tryp by Wyndham
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	175
Location	Urban
Stories	10
Primary Corridors	Interior

LAND

Land Acres	0.37 AC
Parcels	01-4111-013-0510

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Restaurant

TRANSPORTATION

Commuter Rail	10 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score	Walker's Paradise (94)
Transit Score	Some Transit (49)

PROPERTY CONTACTS

True Owner	Lopez Optical Inc 1340 SW 8th St Miami, FL 33135 (305) 865-2388 (p)	Recorded Owner	Lopez Optical Inc 1340 SW 8th St Miami, FL 33135 (305) 865-2388 (p)
Parent Company	Wyndham Hotels & Resorts		

Property Summary Report

Homewood Suites by Hilton Homestead Miami South

Upscale
Class

2855 NE 9th St
Homestead, FL 33033 - South Dade Submarket



HOSPITALITY

Brand	Homewood Suites by Hilton
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Oct 2026
Rooms	98
Location	Suburban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	2.46 AC
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PARKING

Spaces	126 Surface
Ratio	1.29/Room

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Parking	126 available (Surface);Ratio of 1.29/Room
Airport	42 min drive to Miami International Airport
Walk Score	Somewhat Walkable (54)
Transit Score	Some Transit (27)

PROPERTY CONTACTS

True Owner	Prime Group 4651 Sheridan St Hollywood, FL 33021 (954) 392-8788 (p) (954) 392-8748 (f)
Parent Company	Hilton Worldwide

Recorded Owner	Prime Hotel Group At Homestead LLC 4651 Sheridan St Hollywood, FL 33021
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BUILDING NOTES

This hotel is dual branded with Hampton Inn & Suites Homestead Miami South (Property ID 10340646)

Property Summary Report

E11EVEN Hotel & Residences

20 NE 11th St
Miami, FL 33132 - Miami Downtown Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Serviced Apartment
Year Built	Dec 2025
Rooms	416
Location	CBD
Stories	65
Primary Corridors	Interior

LAND

Land Acres	0.46 AC
Parcels	01-0101-080-1060

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Meeting Event Space
- Pool
- Restaurant
- Spa

TRANSPORTATION

Transit/Subway	2 min drive to Eleventh Street Transit Stop (Metromover Omni Loop)
Commuter Rail	10 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score	Walker's Paradise (91)
Transit Score	Rider's Paradise (99)

PROPERTY CONTACTS

True Owner	Property Markets Group, Inc. 220 Fifth Ave New York, NY 10001 (305) 917-1070 (p)
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Developer	PMG 11th Street Developers Group LLC
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Recorded Owner	11th Street Land Trust 1441 Brickell Ave Miami, FL 33131
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Architect	The Sieger Suarez Architectural Partnership 14121-14157 SW 119th Ave Miami, FL 33186 (305) 274-2702 (p)
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Property Summary Report

Riviera Plaza Hotel

337 20th St
Miami Beach, FL 33139 - Miami Beach Submarket

Economy
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2025
Rooms	76
Location	Urban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	0.43 AC
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BUILDING AMENITIES

- Pool
- Smoke-Free
- Public Access Wifi

TRANSPORTATION

Airport	29 min drive to Miami International Airport
Walk Score	Walker's Paradise (92)
Transit Score	Good Transit (58)

PROPERTY CONTACTS

True Owner 	Landmark Companies 3050 Biscayne Blvd Miami, FL 33137 (305) 538-9552 (p) (305) 538-9553 (f)
Developer 	Dr. Rüger Holding GmbH & Co. KG 6A Spichernstrasse Cologne, 50672 011 45 492219776120 (p)

Recorded Owner	Riviera Plaza Apartments, LLC 1133 E 33rd Pl Tulsa, OK 74105 (316) 263-5343 (p)
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Property Summary Report

Wyndham Hotels and Resorts Miami

3677 NW 24th St
Miami, FL 33142 - Miami Airport Submarket

Upscale
Class



LAND

Land Acres	1.60 AC
Zoning	6119
Parcels	30-3128-022-0091

BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- On-Site Bar
- Public Access Wifi
- Restaurant
- Room Service

PROPERTY CONTACTS

True Owner	AG Miami Palmer Lake LLC 1320 S Dixie Hwy Coral Gables, FL 33146
Previous True Owner	Anthony Abraham Enterprises 6150 SW 76th St Miami, FL 33143 (305) 665-2222 (p) (305) 666-8905 (f)
Architect	Arquitectonica International Corporation 2900 Oak Ave Miami, FL 33133 (305) 372-1812 (p) (305) 372-1175 (f)

ABRAHAM GROUP

ARQUITECTONICA

HOSPITALITY

Brand	Wyndham
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	250
Location	Urban
Stories	10
Primary Corridors	Interior

PARKING

Spaces	219 Surface
Ratio	0.88/Room

TRANSPORTATION

Parking	219 available (Surface);Ratio of 0.88/Room
Commuter Rail	2 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	15 min drive to Miami International Airport
Walk Score	Car-Dependent (32)

Recorded Owner	Ag Miami Palmer Lake LLC 1320 S Dixie Hwy Coral Gables, FL 33146
Developer	AG Miami Palmer Lake LLC 1320 S Dixie Hwy Miami, FL 33146
Parent Company	Wyndham Hotels & Resorts

Property Summary Report

Tryp by Wyndham Miami

NW 25th St
Miami, FL 33142 - Miami Airport Submarket

Upper Midscale
Class



LAND

Land Acres	0.94 AC
Zoning	6118
Parcels	30-3128-035-0030

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Restaurant

PROPERTY CONTACTS

True Owner	Riviera Point Development Group 2750 SW 145 Ave Miramar, FL 33027 (305) 433-2397 (p) (305) 677-2786 (f)
Developer	Riviera Point Development Group 2750 SW 145th Ave Miramar, FL 33027 (305) 433-2397 (p) (305) 677-2786 (f)
Parent Company	Wyndham Hotels & Resorts

HOSPITALITY

Brand	Tryp by Wyndham
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Oct 2026
Rooms	170
Location	Urban
Stories	6
Primary Corridors	Interior

PARKING

Spaces	44 Covered
Ratio	0.26/Room

TRANSPORTATION

Parking	44 available (Covered);Ratio of 0.26/Room
Commuter Rail	3 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	15 min drive to Miami International Airport
Walk Score	Car-Dependent (33)

Recorded Owner	Riviera Miami Airport LLC
Architect	Behar Font & Partners, P.A. 4533 Ponce de Leon Blvd Coral Gables, FL 33146 (305) 740-5442 (p) (305) 740-5443 (f)

Property Summary Report

Miami Wynwood Hotel

160 NW 28th St
Miami, FL 33127 - Miami Downtown Submarket

Midscale
Class



BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	116
Location	Urban
Stories	8
Primary Corridors	Interior

LAND

Land Acres	0.25 AC
Parcels	01-3125-029-0580

BUILDING AMENITIES

- Fitness Center
- Pool
- Restaurant
- On-Site Bar
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Parking	24 available (Covered);Ratio of 0.21/Room
Commuter Rail	10 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score	Walker's Paradise (98)
Transit Score	Good Transit (54)

PROPERTY CONTACTS

True Owner	Hidrock Realty 40 Wall St New York, NY 10005 (212) 563-9200 (p)
Recorded Owner	160 NW ST Associates LLC 2999 NE 191st St Miami, FL 33180
Architect	MKDA 2750 NW 3rd Ave Miami, FL 33127 (305) 873-6600 (p)

True Owner	Robert Finvarb Companies 2999 NE 191st St Aventura, FL 33180 (305) 866-7555 (p) (305) 866-7515 (f)
Developer	Robert Finvarb Companies 2999 NE 191st St Aventura, FL 33180 (305) 866-7555 (p) (305) 866-7515 (f)

Property Summary Report

445 NE 36th Street Condo Hotel

445 NE 36th St
Miami, FL 33137 - Miami Downtown Submarket

Upscale
Class



LAND

Land Acres 0.46 AC

BUILDING AMENITIES

- On-Site Retail
- Public Access Wifi
- Pool

PROPERTY CONTACTS

True Owner	Urban Network Capital Group 2124 NE 123rd St Miami, FL 33181 (305) 496-2535 (p)
Recorded Owner	Residence At 5th Avenue LLC 333 Ponce De Leon Blvd Coral Gables, FL 33134
Architect	Kobi Karp Architecture & Interior Design 571 NW 28th St Miami, FL 33137 (305) 573-1818 (p) (305) 573-3766 (f)

HOSPITALITY

Operation Type Independent

BUILDING

Type Hotel
Year Built Jun 2027
Rooms 180
Location Urban
Stories 27
Primary Corridors Interior

PARKING

Spaces 121 Covered
Ratio 0.67/Room

TRANSPORTATION

Parking 121 available (Covered);Ratio of 0.67/Room
Commuter Rail 8 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport 20 min drive to Miami International Airport
Walk Score Walker's Paradise (92)
Transit Score Good Transit (57)

True Owner	Vertical Developments 2333 Ponce de Leon Blvd Coral Gables, FL 33134 (630) 724-1159 (p)
Developer	Vertical Developments 2333 Ponce de Leon Blvd Coral Gables, FL 33134 (630) 724-1159 (p)

Property Summary Report

Holiday Inn Express Miami Intl Airport - 36th St

5911 NW 36th St
Miami, FL 33166 - Miami Airport Submarket

Upper Midscale
Class



HOSPITALITY

Brand	Holiday Inn Express
Operation Type	Franchise
Hotel Grade	3

BUILDING

Type	Hotel
Year Built	Oct 2024
Rooms	133
Location	Urban
Stories	6
Primary Corridors	Interior

LAND

Land Acres	1.85 AC
Zoning	BU-3
Parcels	26-3025-032-0001

PARKING

Spaces	138 Surface
Ratio	1.04/Room

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Parking	138 available (Surface); Ratio of 1.04/Room
Commuter Rail	7 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	9 min drive to Miami International Airport
Walk Score	Car-Dependent (45)

PROPERTY CONTACTS

True Owner	Waterstone Capital LLC 1124 Kane Concourse Bay Harbor Islands, FL 33154 (305) 874-7000 (p)	Recorded Owner	Waterstone Capital LLC 1124 Kane Concourse Bay Harbor Islands, FL 33154 (305) 874-7000 (p)
Developer	Genesis Investments & Financial Services 8914 La Stella Ave Fountain Valley, CA 92708	Parent Company	IHG Hotels & Resorts

BUILDING NOTES

This hotel is dual branded with Candlewood Suites Miami Intl Airport - 36th St (Property ID 10097945)

Property Summary Report

Homewood Suites by Hilton Coral Gables Miami Airport

Upscale
Class

SW 42nd Ave
Miami, FL 33134 - Downtown South Submarket



HOSPITALITY

Brand	Homewood Suites by Hilton
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Apr 2026
Rooms	124
Location	Suburban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	0.29 AC
Parcels	01-4105-029-0270

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	10 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score	Very Walkable (79)
Transit Score	Some Transit (49)

PROPERTY CONTACTS

True Owner	IRAS Group 3905 NW 107th Ave Doral, FL 33178 (305) 593-6366 (p)	Recorded Owner	Le Jeune Hospitality LLC 3805 NW 107th Ave Doral, FL 33178
Developer	IRAS Group 3905 NW 107th Ave Doral, FL 33178 (305) 593-6366 (p)	Parent Company	Hilton Worldwide

Property Summary Report

WoodSpring Suites Homestead Air Reserve Base

Economy
Class

3 NE 43rd Ave
Homestead, FL 33033 - South Dade Submarket



HOSPITALITY

Brand	WoodSpring Suites
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	122
Location	Suburban
Stories	4
Primary Corridors	Interior

LAND

Land Acres	18.32 AC
Parcels	10-7911-000-0030

BUILDING AMENITIES

- Fitness Center

TRANSPORTATION

Airport	41 min drive to Miami International Airport
Walk Score	Car-Dependent (20)

PROPERTY CONTACTS

True Owner	Daniel & Grisel Abreu 14011 SW 20th St Miami, FL 33175 (305) 308-2076 (p)	Recorded Owner	HOMESTEAD COMMERCE CENTER LLC 1401 SW 20th St Miami, FL 33145
Developer	Abreu Development LLC 5480 N State Rd 7 North Lauderdale, FL 33319 (305) 345-7475 (p)	Architect	BRR Architecture, Inc. 8139 Metcalf Ave Overland Park, KS 66204 (913) 262-9095 (p) (913) 262-9044 (f)
Parent Company	Choice Hotels International, Inc.		



Property Summary Report

North Bay Village Hotel

1819 79th Street Cswy
North Bay Village, FL 33141 - Miami Beach Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
Hotel Grade	4

BUILDING

Type	Hotel
Year Built	Jun 2026
Rooms	273
Location	Urban
Stories	30
Primary Corridors	Interior
Meeting Space	7,500 SF

LAND

Land Acres	1.23 AC
Parcels	23-3209-000-0120, 23-3209-000-0131

BUILDING AMENITIES

- Meeting Event Space
- On-Site Bar
- Public Access Wifi
- Restaurant

TRANSPORTATION

Commuter Rail	16 min drive to Tri-Rail and Metro-rail Transfer Station Commuter Rail
Airport	31 min drive to Miami International Airport
Walk Score	Somewhat Walkable (64)

PROPERTY CONTACTS

True Owner	Jesta Group
Developer	Jesta I.S. Inc. 8 Place Du Commerce Verdun, QC 1 (514) 925-5100 (p)



Recorded Owner	Inn On The Bay Ltd, The 1819 79th Street Cswy North Bay Village, FL 33141
Architect	Kobi Karp Architecture & Interior Design 571 NW 28th St Miami, FL 33137 (305) 573-1818 (p) (305) 573-3766 (f)



Property Summary Report

Miami Freedom Park Hotel

1400 Northwest 37th Avenue
Miami, FL 33125 - Miami Downtown Submarket

Midscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Apr 2030
Rooms	750
Location	Urban
Stories	7
Primary Corridors	Interior

LAND

Land Acres	115.31 AC
Parcels	01-3132-000-0080

BUILDING AMENITIES

- Business Center
- On-Site Retail
- Public Access Wifi
- Fitness Center
- Pool
- Smoke-Free

TRANSPORTATION

Commuter Rail	3 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	15 min drive to Miami International Airport
Walk Score	Car-Dependent (23)
Transit Score	Some Transit (36)

PROPERTY CONTACTS

True Owner	Ares Management Corp 2000 Avenue of the Stars Los Angeles, CA 90067 (310) 201-4100 (p) (310) 201-4170 (f)
Recorded Owner	Miami Freedom Park LLC 1400 NW 37th St Miami, FL 33125

True Owner	Inter Miami CF 1350 NW 55th St Fort Lauderdale, FL 33309 (305) 428-0611 (p)
Architect	Arquitectonica 2900 Oak Ave Miami, FL 33133 (305) 372-1812 (p)

Property Summary Report

Doubletree by Hilton Miami Airport North

6555 6595 NW 36th St
Virginia Gardens, FL 33166 - Miami Airport Submarket

Upscale
Class



LAND

Land Acres	3.61 AC
Zoning	CBD
Parcels	26-3025-001-0291

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Restaurant
- Smoke-Free
- Meeting Event Space
- Public Access Wifi
- Room Service

PROPERTY CONTACTS

True Owner	A3M Investment, LLC 2020 NE 163rd St North Miami Beach, FL 33162
Previous True Owner	Afin Developer Group Llc 2020 NE 163rd St North Miami Beach, FL 33162 (786) 274-1414 (p) (305) 949-0002 (f)
Parent Company	Hilton Worldwide



HOSPITALITY

Brand	DoubleTree by Hilton
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Jan 2030
Rooms	260
Location	Urban
Stories	4
Primary Corridors	Interior

PARKING

Spaces	160 Surface
Ratio	0.62/Room

TRANSPORTATION

Parking	160 available (Surface);Ratio of 0.62/Room
Commuter Rail	8 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	8 min drive to Miami International Airport
Walk Score	Car-Dependent (34)

Recorded Owner	A3M Investment, LLC 2020 NE 163rd St North Miami Beach, FL 33162
Developer	AFIN Developer Group 2020 NE 163rd St North Miami Beach, FL 33162



Property Summary Report

EVEN Hotel Miami - Doral

10770 NW 25th St
Doral, FL 33172 - North Dade & Doral Submarket

Upscale
Class



HOSPITALITY

Brand	EVEN Hotels
Operation Type	Franchise
Hotel Grade	4

BUILDING

Type	Hotel
Year Built	Aug 2024
Rooms	125
Location	Urban
Stories	4
Primary Corridors	Interior

LAND

Land Acres	0.42 AC
Zoning	7600
Parcels	25-3031-001-0010, 25-3031-001-0020, 25-3031-001-0030

BUILDING AMENITIES

- Fitness Center
- Public Access Wifi
- On-Site Bar
- Smoke-Free

TRANSPORTATION

Commuter Rail	17 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	13 min drive to Miami International Airport
Walk Score	Somewhat Walkable (54)

PROPERTY CONTACTS

True Owner	Arturo Hierro 1401 Cecilia Ave Coral Gables, FL 33146 (305) 921-9331 (p)	Recorded Owner	Asi Diaz Doral Hotel Inv Grp L 240 Crandon Blvd Key Biscayne, FL 33149
Previous True Owner	Robert Lechter 1150 Hallandale Beach Blvd Hallandale Beach, FL 33009 (954) 455-3660 (p)	Developer	ASI Global 175 SW 7th St Miami, FL 33130
Architect	Rodtell Group 2441 NW 93rd Ave Doral, FL 33172 (786) 260-4264 (p)	Parent Company	IHG Hotels & Resorts

Property Summary Report

Evvo House Hotel

8001 NE Bayshore Ct
Miami, FL 33138 - North Dade & Doral Submarket

Upscale
Class



LAND

Land Acres	0.28 AC
Zoning	6106
Parcels	01-3208-011-0030

BUILDING AMENITIES

- Business Center
- Meeting Event Space
- On-Site Retail
- Public Access Wifi
- Smoke-Free
- Fitness Center
- On-Site Bar
- Pool
- Restaurant
- Spa

PROPERTY CONTACTS

True Owner	Standard Partners 78 SW 7th St Miami, FL 33130
Developer	Standard Partners 78 SW 7th St Miami, FL 33130

HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2027
Rooms	84
Location	Urban
Stories	12
Primary Corridors	Interior

PARKING

Spaces	44 Surface
Ratio	0.52/Room

TRANSPORTATION

Parking	44 available (Surface);Ratio of 0.52/Room
Commuter Rail	12 min drive to Tri-Rail and Metro-rail Transfer Station Commuter Rail
Airport	27 min drive to Miami International Airport
Walk Score	Somewhat Walkable (60)

Recorded Owner	8001 Bayshore Group Llc 2750 NE 185th St Aventura, FL 33180
Architect	RAD Architecture 117 NW 42nd Ave Miami, FL 33126 (305) 643-4771 (p)

BUILDING NOTES

12 story hotel will include a rooftop pool, ground-floor retail, a mezzanine level with a gym, and a penthouse suite.

Property Summary Report

Unnamed Luxury Full Service Hotel

1700 Biscayne Blvd
Miami, FL 33132 - Miami Downtown Submarket

Luxury
Class



LAND

Land Acres	3.06 AC
Parcels	01-3231-003-0011, 01-3231-003-1050,

BUILDING AMENITIES

- Barber/Hair Salon/Beauty Shop
- On-Site Bar
- Public Access Wifi
- Smoke-Free
- Fitness Center
- Pool
- Restaurant
- Spa

PROPERTY CONTACTS

True Owner	Melo Group 425 NE 22nd St Miami, FL 33137 (305) 438-1001 (p)
Developer	Melo Group 425 NE 22nd St Miami, FL 33137 (305) 438-1001 (p)

HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	289
Location	Urban
Stories	43
Primary Corridors	Interior

PARKING

Spaces	502 Covered
Ratio	1.74/Room

TRANSPORTATION

Parking	502 available (Covered);Ratio of 1.74/Room
Transit/Subway	1 min drive to Adrienne Arsht Center Transit Stop (Metromover Omni)
Commuter Rail	10 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	22 min drive to Miami International Airport
Walk Score	Walker's Paradise (96)
Transit Score	Excellent Transit (81)

Recorded Owner	Omni Bay Corp 425 NE 22nd St Miami, FL 33137
Architect	Zyscovich Architects 100 N Biscayne Blvd Miami, FL 33132 (305) 372-5222 (p) (305) 577-4521 (f)

Property Summary Report

Apeiron at the Jockey Club-Miami

11111 Biscayne Blvd
Miami, FL 33181 - North Dade & Doral Submarket

Economy
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jan 2027
Rooms	90
Location	Urban
Stories	40
Primary Corridors	Interior

LAND

Parcels	30-2232-008-0031
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BUILDING AMENITIES

- Public Access Wifi

TRANSPORTATION

Commuter Rail	15 min drive to Golden Glades Commuter Rail (Tri-County Commuter)
Airport	31 min drive to Miami International Airport
Walk Score	Somewhat Walkable (62)

PROPERTY CONTACTS

True Owner	PNZ Investments LLC 2600 Island Blvd Aventura, FL 33160 (305) 610-6157 (p)
Developer	Apeiron Miami, LLC 340-350 Lincoln Rd Miami Beach, FL 33139



Recorded Owner	Jockey Segal Llc 2600 Island Blvd Aventura, FL 33160
Architect	Rafael Moneo 5 Del Cinca Calle Madrid, MAD 28002 011 34 915 64 22 57 (p)

Property Summary Report

888 Brickell by Dolce & Gabbana

888 Brickell Ave
Miami, FL 33131 - Miami Downtown Submarket

Luxury
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2027
Rooms	259
Location	CBD
Stories	90
Primary Corridors	Interior

LAND

Land Acres	0.48 AC
Parcels	01-0209-090-1570

BUILDING AMENITIES

- Fitness Center
- On-Site Retail
- Public Access Wifi
- Smoke-Free
- On-Site Bar
- Pool
- Restaurant
- Spa

TRANSPORTATION

Transit/Subway	1 min walk to Tenth Street/Promenade Transit Stop (Metromover)
Commuter Rail	12 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	24 min drive to Miami International Airport
Walk Score	Walker's Paradise (100)
Transit Score	Rider's Paradise (95)

PROPERTY CONTACTS

True Owner	La Primera International Corp. 888 Brickell Ave Miami, FL 33131 (305) 371-3002 (p) (305) 381-8489 (f)
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Recorded Owner	888 Brickell Owner LLC 104 5th Ave New York, NY 10011
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Developer	JDS Development Group 100 Fifth Ave New York, NY 10011 (212) 974-2844 (p)
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Architect	ODP Architects 4601 Sheridan St Hollywood, FL 33021 (954) 518-0833 (p)
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Property Summary Report

Mandarin Oriental Miami Brickell Key

Brickell Key Dr
Miami, FL 33131 - Miami Downtown Submarket

Luxury
Class



HOSPITALITY

Brand	Mandarin Oriental
Operation Type	Chain Management

BUILDING

Type	Hotel
Year Built	Jun 2030
Rooms	151
Location	CBD
Stories	40
Primary Corridors	Interior

LAND

Land Acres	2.29 AC
Parcels	01-4207-003-0020

BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- Public Access Wifi
- Room Service
- Spa
- Hot Tub
- On-Site Bar
- Restaurant
- Smoke-Free
- Wedding Venue

TRANSPORTATION

Transit/Subway	3 min drive to Eighth Street Transit Stop (Metromover Brickell Loop)
Commuter Rail	14 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	26 min drive to Miami International Airport
Walk Score	Somewhat Walkable (55)

PROPERTY CONTACTS

True Owner	Swire Properties 98 SE 7th St Miami, FL 33131 (305) 371-3877 (p) (305) 371-9324 (f)	Recorded Owner	Swire Jadeco LLC 501 Brickell Key Dr Miami, FL 33131
Developer	Swire Properties 98 SE 7th St Miami, FL 33131 (305) 371-3877 (p) (305) 371-9324 (f)	Architect	Kohn Pedersen Fox Associates 11 W 42nd St New York, NY 10036 (212) 977-6500 (p) (212) 956-2526 (f)
Parent Company	Mandarin Oriental Hotel Group Limited		

Property Summary Report

Vonder Hotel Miami

200 Collins Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upper Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jun 2027
Rooms	26
Location	Urban
Stories	5
Primary Corridors	Interior

LAND

Land Acres	0.13 AC
Parcels	02-4203-003-1050

BUILDING AMENITIES

- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	17 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	28 min drive to Miami International Airport
Walk Score	Walker's Paradise (95)
Transit Score	Good Transit (50)

PROPERTY CONTACTS

True Owner	Chris Dimitriadis 1111 Brickell Ave Miami, FL 33131 (989) 448-8637 (p)	Recorded Owner	200 Collins LLC 1111 Brickell Ave Miami, FL 33131
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Property Summary Report

Collins Avenue Hotel

1360 Collins Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jun 2026
Rooms	46
Location	Urban
Stories	3
Primary Corridors	Interior

LAND

Land Acres	0.47 AC
Parcels	02-3234-008-0890

BUILDING AMENITIES

- Pool
- Smoke-Free
- Public Access Wifi

TRANSPORTATION

Commuter Rail	18 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	30 min drive to Miami International Airport
Walk Score	Walker's Paradise (98)
Transit Score	Good Transit (57)

PROPERTY CONTACTS

True Owner	Cavanaugh Properties Management 1330 Collins Ave Miami Beach, FL 33139 (305) 674-9650 (p)
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Recorded Owner	1360 Commodore LLC 1330 Collins Ave Miami Beach, FL 33139
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Architect	Beilinson Gomez Architects PA 8101 Biscayne Blvd Miami, FL 33138 (305) 559-1250 (p)
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Property Summary Report

Miami Beach boutique hotel

2814 Collins Ave
Miami Beach, FL 33140 - Miami Beach Submarket

Midscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2026
Rooms	44
Location	Urban
Stories	4
Primary Corridors	Interior

LAND

Land Acres	0.32 AC
Zoning	4000
Parcels	02-3226-001-0940

BUILDING AMENITIES

- Public Access Wifi
- Restaurant
- Smoke-Free

TRANSPORTATION

Commuter Rail	16 min drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport	28 min drive to Miami International Airport
Walk Score	Very Walkable (87)
Transit Score	Good Transit (59)

PROPERTY CONTACTS

True Owner	Ferrari Group Trust Holdings, LLC 3550 SW 121st Ave Davie, FL 33330 (954) 370-5931 (p)	Recorded Owner	2814 Collins Ave Development Group LLC 3550 SW 121st Ave Davie, FL 33330
Developer	DaVinci Hospitality Group		

Property Summary Report

9300 Collins Ave



Surfside, FL 33154 - North Beach Submarket



BUILDING

Type	Hotel
Year Built	Jun 2025
Rooms	200
Location	Urban
Stories	3
Primary Corridors	Interior

LAND

Land Acres	2.20 AC
Parcels	14-2235-006-0220

TRANSPORTATION

Commuter Rail	20 min drive to Golden Glades Commuter Rail (Tri-County Commuter)
Airport	31 min drive to Fort Lauderdale–Hollywood International Airport
Walk Score	Very Walkable (81)

PROPERTY CONTACTS

True Owner	Boymelgreen Developers 40 Fulton St New York, NY 10038 (718) 398-3200 (p)	Recorded Owner	Eden Surfside Llc 1000 Hallandale Beach Blvd Hallandale Beach, FL 33009
Developer	Boymelgreen Developers 40 Fulton St New York, NY 10038 (718) 398-3200 (p)		

Property Summary Report

Westin at Concourse D Miami International Airport

Upper Upscale
Class

Concourse D
Miami, FL 33142 - Miami Airport Submarket



HOSPITALITY

Brand	Westin
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Jun 2027
Rooms	451
Location	Urban
Stories	10
Primary Corridors	Interior

BUILDING AMENITIES

- Airport Terminal Landside Access
- Meeting Event Space
- Pool
- Restaurant
- Spa
- Fitness Center
- On-Site Bar
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	6 min walk to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	20 min drive to Miami International Airport
Walk Score	Car-Dependent (26)

PROPERTY CONTACTS

True Owner	Fontainebleau Development 19950 W Country Club Dr Aventura, FL 33180 (305) 937-6262 (p)
Architect	Arquitectonica 2900 Oak Ave Miami, FL 33133 (305) 372-1812 (p)

Developer	FDR Miami Hotel LLC
Parent Company	Marriott International



Property Summary Report

Dadeland Hyve Hotel

9400 S Dadeland Blvd
Miami, FL 33156 - Central Dade Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jul 2026
Rooms	100
Location	Suburban
Stories	6
Primary Corridors	Interior

LAND

Land Acres	3.52 AC
Parcels	30-5002-042-0040

BUILDING AMENITIES


- Fitness Center
- On-Site Retail
- Public Access Wifi
- Smoke-Free
- On-Site Bar
- Pool
- Restaurant

TRANSPORTATION

Transit/Subway	1 min drive to Dadeland South Transit Stop (Metrorail Green Line)
Commuter Rail	20 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	20 min drive to Miami International Airport
Walk Score	Somewhat Walkable (53)
Transit Score	Good Transit (63)

PROPERTY CONTACTS

True Owner




Keystone Development & Investment
100 Four Falls Corporate Ctr
Conshohocken, PA 19428
(610) 980-7000 (p)
(610) 980-7009 (f)

Recorded Owner




Dade Metro, LLC
125 E Elm St
Conshohocken, PA 19428

Developer



Keystone Development & Investment
100 Four Falls Corporate Ctr
Conshohocken, PA 19428
(610) 980-7000 (p)
(610) 980-7009 (f)

Architect



Nelson (Architecture)
1201 Marquette South Ave
Minneapolis, MN 55403
(612) 822-1211 (p)

BUILDING NOTES

Property Summary Report

Dadeland Hyve Hotel

9400 S Dadeland Blvd
Miami, FL 33156 - Central Dade Submarket

Upscale
Class

HYVE envisions a phased development with a new 25-story office tower, a hotel, and two, 25-story condominium towers, supported by parking, retail, and restaurants, and featuring uninterrupted views of Key Biscayne and the Atlantic Ocean to the east, and south to the Florida Keys.

Property Summary Report

7418 Harding Avenue Hotel

7426 Harding Ave
Miami Beach, FL 33141 - Miami Beach Submarket

Economy
Class



HOSPITALITY

Operation Type Independent

BUILDING

Type Hotel
Year Built Sep 2026
Rooms 48
Location Urban
Stories 5
Primary Corridors Exterior

LAND

Land Acres 0.34 AC
Parcels 02-3202-003-0270

BUILDING AMENITIES

- Pool
- Smoke-Free
- Public Access Wifi


TRANSPORTATION

Airport 34 min drive to Miami International Airport
Walk Score Walker's Paradise (94)
Transit Score Good Transit (51)

PROPERTY CONTACTS

True Owner

Art + Tec Development
1111 Kane Concourse
Bay Harbor Islands, FL 33154
(305) 864-9393 (p)
(305) 864-8280 (f)

Recorded Owner

7418 Harding Ave Llc
1111 Kane Concourse
Bay Harbor Islands, FL 33154

Developer

Art + Tec Development
1111 Kane Concourse
Bay Harbor Islands, FL 33154
(305) 864-9393 (p)
(305) 864-8280 (f)

Architect

Mtr Mgmt
212 NW 73rd St
Miami, FL 33150

Property Summary Report

Deco Hotel

1745 James Ave
Miami Beach, FL 33139 - Miami Beach Submarket

Upscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Jun 2026
Rooms	90
Location	Urban
Stories	6
Primary Corridors	Interior

LAND

Land Acres	0.34 AC
Parcels	02-3234-019-0400

BUILDING AMENITIES

- Meeting Event Space
- Pool
- Restaurant
- On-Site Bar
- Public Access Wifi

TRANSPORTATION

Airport	30 min drive to Miami International Airport
Walk Score	Walker's Paradise (94)
Transit Score	Good Transit (58)

PROPERTY CONTACTS

True Owner	Blue Road 1111 Kane Concourse Bay Harbor Islands, FL 33154 (305) 864-3777 (p) (305) 673-1384 (f)
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Recorded Owner	1745 James LLC / Termination Trs 111 Kane Concourse Bay Harbor Islands, FL 33154
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Developer	Blue Road 1111 Kane Concourse Bay Harbor Islands, FL 33154 (305) 864-3777 (p) (305) 673-1384 (f)
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Property Summary Report

The Westin Miami Airport

11 Miad Cir
Miami, FL 33122 - Miami Airport Submarket

Upper Upscale
Class



LAND

Land Acres	665.34 AC
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BUILDING AMENITIES

- Airport Terminal Landside Access
- Meeting Event Space
- Pool
- Restaurant
- Smoke-Free
- Fitness Center
- On-Site Bar
- Public Access Wifi
- Room Service
- Spa

HOSPITALITY

Brand	Westin
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Jan 2027
Rooms	500
Location	Urban
Stories	25
Primary Corridors	Interior

PARKING

Spaces	100 Covered, 100 Surface
Ratio	0.40/Room

TRANSPORTATION

Parking	100 available (Covered);100 available (Surface);Ratio of 0.40/Room
Commuter Rail	3 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	17 min drive to Miami International Airport
Walk Score	Car-Dependent (34)

Property Summary Report

The Westin Miami Airport

11 Miad Cir
Miami, FL 33122 - Miami Airport Submarket

Upper Upscale
Class

PROPERTY CONTACTS

True Owner



The Related Companies
30 Hudson Yards
New York, NY 10001
(212) 801-1000 (p)
(212) 801-3717 (f)

Recorded Owner



FDR Miami Hotel LLC

Architect



Arquitectonica International Corporation
2900 Oak Ave
Miami, FL 33133
(305) 372-1812 (p)
(305) 372-1175 (f)

True Owner



Fontainebleau Development
19950 W Country Club Dr
Aventura, FL 33180
(305) 937-6262 (p)

Developer



Fontainebleau Development
19950 W Country Club Dr
Aventura, FL 33180
(305) 937-6262 (p)

Parent Company

Marriott International

Property Summary Report

Light Human Hotel Miami

55 SW Miami Avenue Rd
Miami, FL 33130 - Miami Downtown Submarket

Upper Midscale
Class



HOSPITALITY

Hotel Grade	4
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BUILDING

Type	Hotel
Year Built	Dec 2028
Rooms	180
Location	CBD
Stories	59
Primary Corridors	Interior

LAND

Land Acres	0.33 AC
Parcels	01-0200-000-0020

BUILDING AMENITIES

- Fitness Center
- On-Site Bar
- Public Access Wifi
- Spa
- Meeting Event Space
- Pool
- Restaurant

TRANSPORTATION

Transit/Subway	3 min walk to Fifth Street Transit Stop (Metromover Brickell Loop)
Commuter Rail	12 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score	Walker's Paradise (99)
Transit Score	Rider's Paradise (100)

PROPERTY CONTACTS

Recorded Owner	Brickway Investments Corp. 900 Biscayne Blvd Miami, FL 33132 (305) 896-3733 (p)
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Property Summary Report

Residence Inn by Marriott Homestead

NEQ of South Krome Avenue and Southwest 352nd St
Florida City, FL 33034 - South Dade Submarket

Upscale
Class



HOSPITALITY

Brand	Residence Inn
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	110
Location	Suburban
Stories	4
Primary Corridors	Interior

LAND

Land Acres	3.23 AC
Parcels	16-7930-001-0290


BUILDING AMENITIES


- Fitness Center
- Meeting Event Space
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Airport	46 min drive to Miami International Airport
Walk Score	Somewhat Walkable (55)

PROPERTY CONTACTS

True Owner

Cerberus Capital Management, L.P.
875 Third Ave
New York, NY 10022
(212) 891-2100 (p)
(212) 891-6565 (f)

Recorded Owner

60 SW 352 Street Owner LP
60 SW 352 St
Florida City, FL 33034

Parent Company
Marriott International

Property Summary Report

Residence Inn By Marriott Miami Coral Gables

NEQ S LeJeune Rd & Minorca Ave
Coral Gables, FL 33134 - Downtown South Submarket

Upscale
Class



HOSPITALITY

Brand	Residence Inn
Operation Type	Franchise
Hotel Grade	4

BUILDING

Type	Hotel
Year Built	Nov 2027
Rooms	150
Location	Urban
Stories	13
Primary Corridors	Interior

LAND

Land Acres	0.37 AC
Zoning	6400


BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Commuter Rail	7 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	18 min drive to Miami International Airport
Walk Score	Walker's Paradise (93)
Transit Score	Some Transit (42)

PROPERTY CONTACTS

True Owner	 Auro Hotels 60 Pointe Cir Greenville, SC 29615 (864) 232-9944 (p)	Recorded Owner	Coral Gables Downtown Hotel Ltd 60 Pointe Cir Greenville, SC 29615
Previous True Owner	JHM Hotels	Parent Company	Marriott International

Property Summary Report

Miami Wilds Hotel

North of Miami Zoo
Miami, FL 33177 - South Dade Submarket

Midscale
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Dec 2028
Rooms	200
Location	Suburban
Stories	8
Primary Corridors	Interior

LAND

Land Acres	726.84 AC
Parcels	30-5936-000-0050

BUILDING AMENITIES

- On-Site Retail
- Restaurant
- Waterpark
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Airport	30 min drive to Miami International Airport
Walk Score	Car-Dependent (9)

PROPERTY CONTACTS

True Owner	Miami-Dade County 111 NW 1st St Miami, FL 33128 (305) 375-4580 (p) (305) 375-4460 (f)
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Recorded Owner	Miami-Dade County 111 NW 1st St Miami, FL 33128 (305) 375-4580 (p) (305) 375-4460 (f)
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Developer	Bernard Zyscovich 100 N Biscayne Blvd Miami, FL 33132 (305) 372-5222 (p)
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Property Summary Report

Autograph Collection Aventura

NWQ NE 185th St & NW 28th Ct
Aventura, FL 33160 - North Beach Submarket

Upper Upscale
Class



HOSPITALITY

Brand	Autograph Collection
Operation Type	Franchise

BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	170
Location	Urban
Stories	10
Primary Corridors	Interior

LAND

Land Acres	1.93 AC
Parcels	28-2203-082-0630

BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- On-Site Bar
- Public Access Wifi
- Restaurant
- Smoke-Free

TRANSPORTATION

Commuter Rail	10 min drive to Golden Glades Commuter Rail (Tri-County Commuter)
Airport	18 min drive to Fort Lauderdale-Hollywood International Airport
Walk Score	Very Walkable (89)
Transit Score	Good Transit (53)

PROPERTY CONTACTS

True Owner	G. Holdings Corporation 214 W 39th St New York, NY 10018 (212) 221-3200 (p)	Recorded Owner	Granite Aventura LLC 214 W 39th St New York, NY 10018
Parent Company	Marriott International		

Property Summary Report

Icon on 8

950 Southwest 8th St
Miami, FL 33130 - Miami Downtown Submarket

Economy
Class



HOSPITALITY

Operation Type	Independent
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BUILDING

Type	Hotel
Year Built	Feb 2026
Rooms	140
Location	Urban
Stories	12
Primary Corridors	Interior

LAND

Land Acres	0.44 AC
Parcels	01-4138-011-0020, 01-4138-011-0040

BUILDING AMENITIES

- Meeting Event Space
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Transit/Subway	3 min drive to Brickell (Metrorail) Transit Stop (Metrorail Green Line)
Commuter Rail	11 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score	Walker's Paradise (91)
Transit Score	Good Transit (57)

PROPERTY CONTACTS

True Owner	David Herskowitz 454 Tamarind Dr Hallandale Beach, FL 33009 (310) 356-3956 (p)
Developer	David Herskowitz 454 Tamarind Dr Hallandale Beach, FL 33009 (310) 356-3956 (p)

Recorded Owner	Icon on 8 LLC 615 Cape Coral Pky W Cape Coral, FL 33914
Architect	MODIS Architects 4955 SW 75th Ave Miami, FL 33155 (786) 879-8882 (p)

Property Summary Report

Residence Inn by Marriott Coconut Grove

2666 Tigertail Ave
Miami, FL 33133 - Downtown South Submarket

Upscale
Class



HOSPITALITY

Brand	Residence Inn
Operation Type	Franchise
Hotel Grade	3

BUILDING

Type	Hotel
Year Built	Sep 2025
Rooms	113
Location	Suburban
Stories	3
Primary Corridors	Interior

LAND

Land Acres	0.60 AC
Parcels	01-4122-005-0001

BUILDING AMENITIES

- Fitness Center
- Meeting Event Space
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Transit/Subway	2 min drive to Coconut Grove Transit Stop (Metrorail Green Line)
Commuter Rail	12 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	23 min drive to Miami International Airport
Walk Score	Walker's Paradise (92)
Transit Score	Good Transit (51)

PROPERTY CONTACTS

Parent Company	Marriott International
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Property Summary Report

HOO Miami Legacy

unknown
Miami, FL 33136 - Miami Downtown Submarket

Upper Upscale
Class



HOSPITALITY

Brand	Morgans Originals
Operation Type	Chain Management

BUILDING

Type	Hotel
Year Built	Mar 2026
Rooms	219
Location	CBD
Stories	55
Primary Corridors	Interior

LAND

Land Acres	4.65 AC
Parcels	01-3137-025-0011

BUILDING AMENITIES

- Fitness Center
- Pool
- Restaurant
- On-Site Bar
- Public Access Wifi
- Smoke-Free

TRANSPORTATION

Transit/Subway	3 min walk to Historic Overtown/Lyric Theatre Transit Stop (Metrorail Green)
Commuter Rail	9 min drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport	21 min drive to Miami International Airport
Walk Score	Walker's Paradise (91)
Transit Score	Rider's Paradise (100)

PROPERTY CONTACTS

True Owner	Witkoff 40 W 57th St New York, NY 10019 (212) 672-4700 (p) (212) 672-4725 (f)
Developer	Royal Palm Companies 333 SE 2nd Ave Miami, FL 33131 (786) 580-4200 (p)
Parent Company	Accor

Recorded Owner	WG 700 NORTH MIAMI LLC 233 Broadway New York, NY 10279
Architect	Kobi Karp Architecture & Interior Design 571 NW 28th St Miami, FL 33137 (305) 573-1818 (p) (305) 573-3766 (f)

601 NE 1st St - Gale Miami Hotel and Residences - Natiivo



Location: **Gale Miami Hotel and Residences**
AKA 190 NE 6th St
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33132

Developer: **Newgard Development Group**
Management: **Menin Hospitality**
Recorded Owner: **Sixth Street Miami Partners LLC**

Building Type: **Hospitality/Hotel (Neighborhood Center)**

Status: **Under Construction, delivers Apr 2024**

Stories: **51**

RBA: **120,000 SF**

Typical Floor: **2,353 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Expenses: **2021 Tax @ \$0.16/sf**

Parcel Number: **01-0105-090-2010, 01-0105-090-2020, 01-0105-090-2030, 01-0105-090-2040, 01-0105-090-2050, 01-0105-090-2060, 01-0105-090-2070, 01-0105-090-2080**

Amenities: **Balcony, Fitness Center, Fully-Equipped Kitchen, High Speed Internet Access, Meeting Event Space, Multi-Room Suites, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free, Spa**

4040 NE 2nd Ave - The Moore Miami



Location: **The Moore Miami**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33137

Building Type: **Hospitality/Hotel**

Status: **Under Construction, delivers May 2024**

Stories: **4**

RBA: **99,402 SF**

Typical Floor: **24,851 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -

Management: -

Recorded Owner: **PARADISE PLAZA ASSOCIATES LLC**

Parcel Number: **01-3124-048-0040**

Amenities: **Boutique/Lifestyle Hotel, High Speed Internet Access, Meeting Event Space, On-Site Bar, Public Access Wifi, Restaurant, Room Service, Smoke-Free**

1511 SW 2nd Ave - Habitus Capital Boutique Hotel Miami Brickell



Location: **Habitus Capital Boutique Hotel Miami Brickell**
Miami/Hialeah FL HOS Cluster
Downtown South HOS Submarket
Miami/Dade County
Miami, FL 33129

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Jun 2025**

Stories: **8**

RBA: **35,497 SF**

Typical Floor: **4,437 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Habitus Capital**

Management: **-**

Recorded Owner: **Habitus Brickell Off-a Llc**

Parcel Number: **01-4138-001-3950**

Parking: **7 Surface Spaces are available; Ratio of 0.20/1,000 SF**

Amenities: **Boutique/Lifestyle Hotel, Fitness Center, High Speed Internet Access, Patio, Pool, Public Access Wifi**

1105-1133 SW 2nd St - Treehouse Brickell - 1 Southside Park



Location: **Treehouse Brickell**
AKA 140 SW 11th St
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33130

Developer: **JDS Development Group**
Management: -
Recorded Owner: -

Building Type: **Hospitality/Hotel (Neighborhood Center)**

Status: **Under Construction, delivers Jun 2025**
Stories: **64**
RBA: **143,250 SF**
Typical Floor: **2,238 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Expenses: **2021 Tax @ \$0.02/sf**
Parcel Number: **01-4138-051-0390, 01-4138-051-0400, 01-4138-051-0410, 01-4138-051-0420**
Amenities: **Business Center, High Speed Internet Access, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free**

1129 SW 3rd Ave - Embassy Suites by Hilton Miami West Brickell



Location: **Embassy Suites by Hilton Miami West Brickell**
AKA 1129 SW 3rd Ave
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33130

Developer: **US Hospitality Group**
Management: **-**
Recorded Owner: **Valcan Investments Llc**

Building Type: **Hospitality/Hotel**

Status: **Final Planning**
Stories: **30**
RBA: **144,000 SF**
Typical Floor: **4,800 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Expenses: **2021 Tax @ \$1.19/sf**
Parcel Number: **01-4138-051-0260**
Parking: **165 Covered Spaces are available; Ratio of 1.15/1,000 SF**
Amenities: **Digital key, Fitness Center, High Speed Internet Access, Meeting Event Space, On-Site Bar, Public Access Wifi, Restaurant, Smoke-Free**

1129 SW 3rd Ave - Canopy by Hilton Miami Brickell



Location: **Canopy by Hilton Miami Brickell**
AKA 270 SW 11th St
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33130

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **10**

RBA: **144,000 SF**

Typical Floor: **14,400 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **US Hospitality Group**
Management: **-**
Recorded Owner: **Valcan Investments Llc**

Amenities: **Digital key, Fitness Center, High Speed Internet Access, Meeting Event Space, On-Site Bar, Public Access Wifi, Restaurant, Room Service, Smoke-Free**

1136 SW 3rd Ave - Visions at Brickell



Location: **Visions at Brickell**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33130

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **8**

RBA: **83,250 SF**

Typical Floor: **10,406 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Urban Network Capital Group**

Management: -

Recorded Owner: -

Parcel Number: **01-4138-051-0140, 01-4138-051-0150, 01-4138-051-0160**

Amenities: **Fitness Center, Fully-Equipped Kitchen, High Speed Internet Access, Meeting Event Space, Multi-Room Suites, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Room Service, Shuttle Service, Smoke-Free, Spa**

6300 NE 4th Ave - Hotel at Magic City - The Magic City



Location: **Hotel at Magic City**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33137

Developer: **MCD Miami LLC**
Management: -
Recorded Owner: -

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Dec 2024**
Stories: **25**
RBA: **324,000 SF**
Typical Floor: **12,960 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Parcel Number: **01-3218-020-0330**

Amenities: **Business Center, Fitness Center, High Speed Internet Access, On-Site Bar, On-Site Retail, Public Access Wifi, Restaurant**

1030 6th St - Galbut Hotel



Location: **Galbut Hotel**
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33139

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **7**

RBA: **38,000 SF**

Typical Floor: **5,429 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Fernandez Properties, Inc**
Management: **-**
Recorded Owner: **1030 Property Investments LLC**

Expenses: **2021 Tax @ \$1.04/sf**

Parcel Number: **02-4203-009-7860**

Amenities: **High Speed Internet Access, Pool, Public Access Wifi, Restaurant**

471 SW 8th St - Holiday Inn Express Miami – Calle Ocho



Location: **Holiday Inn Express Miami – Calle Ocho**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33130

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **4**

RBA: **42,000 SF**

Typical Floor: **10,500 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **West Brickell Properties Llc**

Expenses: **2021 Tax @ \$0.86/sf**
Parcel Number: **01-0204-090-1120**
Amenities: **Fitness Center, High Speed Internet Access, Public Access Wifi, Smoke-Free**

1340 SW 8th St - Tryp by Wyndham Miami, FL



Location: **Tryp by Wyndham Miami, FL**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33135

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Jun 2025**

Stories: **10**

RBA: **87,500 SF**

Typical Floor: **8,750 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **Lopez Optical Inc**

Expenses: **2021 Tax @ \$0.41/sf**

Parcel Number: **01-4111-013-0510**

Amenities: **Fitness Center, High Speed Internet Access, On-Site Bar, Public Access Wifi, Restaurant**

2855 NE 9th St - Homewood Suites by Hilton Homestead Miami



Location: **Homewood Suites by Hilton Homestead Miami**
Miami/Hialeah FL HOS Cluster
South Dade HOS Submarket
Miami/Dade County
Homestead, FL 33033

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Oct 2024**

Stories: **5**

RBA: **84,752 SF**

Typical Floor: **16,950 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -

Management: -

Recorded Owner: **Prime Hotel Group At Homestead LLC**

Parking: **126 Surface Spaces are available**

Amenities: **Digital key, Fitness Center, Fully-Equipped Kitchen, High Speed Internet Access, Patio, Public Access Wifi, Smoke-Free**

36 NE 10th St - Legacy Hotel & Residences Miami Worldcenter - Miami Worldcenter



Location: **Legacy Hotel & Residences Miami Worldcenter**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33132

Building Type: **Hospitality/Hotel**

Status: **Under Construction, delivers Oct 2025**

Stories: **50**

RBA: **150,000 SF**

Typical Floor: **3,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Royal Palm Companies**
Management: **-**
Recorded Owner: **Mwc Block B LLC**

Expenses: **2021 Tax @ \$0.55/sf**
Parcel Number: **01-0102-030-1060**

Amenities: **Boutique/Lifestyle Hotel, Business Center, Digital key, Fitness Center, Meeting Event Space, On-Site Bar, Patio, Pool, Restaurant, Smoke-Free, Spa**

800 NW 14th St - Highland Park Miami Hotel



Location: Highland Park Miami Hotel
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33136

Developer: The Allen Morris Company
Management: -
Recorded Owner: HPM RESI II LLC

Building Type: Hospitality/Hotel
Status: Final Planning
Stories: 5
RBA: 75,000 SF
Typical Floor: 15,000 SF
Total Avail: No Spaces Currently Available
% Leased: 0%

Amenities: High Speed Internet Access, On-Site Bar, On-Site Retail, Public Access Wifi, Restaurant, Smoke-Free

355 19th St - SoBe Park hotel



Location: **SoBe Park hotel**
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33139

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Oct 2024**

Stories: **5**

RBA: **61,048 SF**

Typical Floor: **12,210 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Blue Road**
Management: **-**
Recorded Owner: **Park Hotel LLC**

Expenses: **2021 Tax @ \$1.39/sf**
Parcel Number: **02-3226-001-0290**
Parking: **Ratio of 0.00/1,000 SF**
Amenities: **Boutique/Lifestyle Hotel, High Speed Internet Access, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free**

20 NE 11th St - E11EVEN Hotel & Residences



Location: **E11EVEN Hotel & Residences**
AKA 29 NE 11th St
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33132

Building Type: **Hospitality/Service Apartment**

Status: **Final Planning**

Stories: **65**

RBA: **689,885 SF**

Typical Floor: **10,614 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **PMG 11th Street Developers Group LLC**

Management: **-**

Recorded Owner: **11th Street Land Trust**

Parcel Number: **01-0101-080-1060**

Amenities: **Balcony, Fitness Center, Fully-Equipped Kitchen, High Speed Internet Access, Meeting Event Space, Multi-Room Suites, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Shuttle Service, Smoke-Free, Spa**

337 20th St - Riviera Plaza Hotel



Location: **Riviera Plaza Hotel**
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33139

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **5**

RBA: **30,000 SF**

Typical Floor: **6,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Dr. Rüger Holding GmbH & Co. KG**
Management: **-**
Recorded Owner: **Riviera Plaza Apartments, LLC**

Amenities: **High Speed Internet Access, Patio, Pool, Public Access Wifi, Smoke-Free**

1058-1098 NW 21st St - unknown Hotel Miami



Location: **unknown Hotel Miami**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33127

Developer: **Deco Capital Group, LLC**
Management: -
Recorded Owner: **Allahold 1089 Llc**

Expenses: **2021 Tax @ \$0.55/sf**
Parcel Number: **01-3126-054-0630, 01-3126-054-0631, 01-3126-054-0640, 01-3126-054-0650, 01-3126-054-0750**
Amenities: **High Speed Internet Access, Public Access Wifi**

Building Type: **Hospitality/Hotel**

Status: **Deferred**
Stories: **10**
RBA: **150,000 SF**
Typical Floor: **15,000 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

3677 NW 24th St - Wyndham Hotels and Resorts Miami



Location: **Wyndham Hotels and Resorts Miami**
Miami/Hialeah FL HOS Cluster
Miami Airport HOS Submarket
Miami/Dade County
Miami, FL 33142

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **10**

RBA: **187,500 SF**

Typical Floor: **18,750 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **AG Miami Palmer Lake LLC**
Management: **-**
Recorded Owner: **Ag Miami Palmer Lake LLC**

Expenses: **2021 Tax @ \$0.37/sf**

Parcel Number: **30-3128-022-0091**

Parking: **219 Surface Spaces are available; Ratio of 1.17/1,000 SF**

Amenities: **Fitness Center, High Speed Internet Access, Meeting Event Space, On-Site Bar, Public Access Wifi, Restaurant, Room Service**

NW 25th St - Tryp by Wyndham Miami



Location: **Tryp by Wyndham Miami**
AKA 2400 NW 34th Ave
Miami/Hialeah FL HOS Cluster
Miami Airport HOS Submarket
Miami/Dade County
Miami, FL 33142

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Apr 2025**

Stories: **6**

RBA: **85,000 SF**

Typical Floor: **14,167 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Riviera Point Development Group**

Management: **-**

Recorded Owner: **Riviera Miami Airport LLC**

Expenses: **2021 Tax @ \$0.54/sf**

Parcel Number: **30-3128-035-0030**

Parking: **44 Covered Spaces are available; Ratio of 0.52/1,000 SF**

Amenities: **Fitness Center, High Speed Internet Access, On-Site Bar, Public Access Wifi, Restaurant**

0 NW 25th St - Upland Park Hotel



Location: **Upland Park Hotel**
Miami/Hialeah FL HOS Cluster
North Dade & Doral HOS Submarket
Miami/Dade County
Doral, FL 33182

Developer: **Terra Group**
Management: -
Recorded Owner: **Upland Park Phase I LLC**

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Jun 2025**
Stories: **6**
RBA: **63,000 SF**
Typical Floor: **10,500 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Parcel Number: **25-3936-000-0104**

Amenities: **High Speed Internet Access, Patio, Public Access Wifi, Smoke-Free**

255 NW 25th St - MOXY Miami Wynwood



Location: **MOXY Miami Wynwood**
AKA 255-281 NW 25th St
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33127

Developer: **Dolphin Capital Partners**
Management: -
Recorded Owner: **Wynwood Hospitality Holdings, LLC**

Building Type: **Hospitality/Hotel**

Status: **Under Construction, delivers Apr 2024**
Stories: **8**
RBA: **98,189 SF**
Typical Floor: **12,274 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Expenses: **2021 Tax @ \$0.29/sf**

Parcel Number: **01-3125-033-0040**

Parking: **49 Covered Spaces are available; Ratio of 0.49/1,000 SF**

Amenities: **Business Center, Digital key, Fitness Center, High Speed Internet Access, Meeting Event Space, On-Site Bar, On-Site Retail, Pool, Public Access Wifi, Restaurant, Smoke-Free**

8825 NW 26th St - Avid Miami-Doral



Location: **Avid Miami-Doral**
Miami/Hialeah FL HOS Cluster
North Dade & Doral HOS Submarket
Miami/Dade County
Miami, FL 33172

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **4**

RBA: **41,000 SF**

Typical Floor: **10,250 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **Vitel Mobile Inc**

Expenses: **2021 Tax @ \$0.71/sf**
Parcel Number: **35-3028-023-0130**
Amenities: **Fitness Center, High Speed Internet Access, Public Access Wifi, Smoke-Free**

160 NW 28th St - Miami Wynwood Hotel



Location: **Miami Wynwood Hotel**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33127

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **8**

RBA: **45,770 SF**

Typical Floor: **5,721 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Robert Finvarb Companies**
Management: **-**
Recorded Owner: **160 NW ST Associates LLC**

Parcel Number: **01-3125-029-0580**

Parking: **24 Covered Spaces are available; Ratio of 0.52/1,000 SF**

Amenities: **Fitness Center, High Speed Internet Access, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free**

176 NW 28th St - Krymwood Hotel



Location: **Krymwood Hotel**
AKA 172 NW 26th St
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33127

Developer: **Florida Art Services, LLC**
Management: **-**
Recorded Owner: **Florida Art Services, LLC**

Building Type: **Hospitality/Hotel**

Status: **Final Planning**
Stories: **8**
RBA: **72,369 SF**
Typical Floor: **9,046 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Expenses: **2021 Tax @ \$0.24/sf**
Parcel Number: **01-3125-029-0500, 01-3125-029-0550, 01-3125-029-0560**
Parking: **17 Surface Spaces are available; Ratio of 0.23/1,000 SF**
Amenities: **Balcony, Fitness Center, High Speed Internet Access, On-Site Bar, On-Site Retail, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free**

445 NE 36th St - 445 NE 36th Street Condo Hotel



Location: **445 NE 36th Street Condo Hotel**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33137

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Jul 2025**

Stories: **27**

RBA: **175,557 SF**

Typical Floor: **6,502 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Vertical Developments**

Management: **-**

Recorded Owner: **Residence At 5th Avenue LLC**

Parking: **121 Covered Spaces are available; Ratio of 0.69/1,000 SF**

Amenities: **Balcony, High Speed Internet Access, On-Site Retail, Patio, Pool, Public Access Wifi**

5911 NW 36th St - Holiday Inn Express Miami Intl Airport - 36th



Location: **Holiday Inn Express Miami Intl Airport - 36th**
Miami/Hialeah FL HOS Cluster
Miami Airport HOS Submarket
Miami/Dade County
Miami, FL 33166

Building Type: **Hospitality/Hotel**

Status: **Under Construction, delivers Oct 2024**

Stories: **6**

RBA: **66,500 SF**

Typical Floor: **11,083 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Genesis Investments & Financial Services**

Management: **-**

Recorded Owner: **Waterstone Capital LLC**

Parcel Number: **26-3025-032-0001**

Parking: **138 Surface Spaces are available; Ratio of 1.76/1,000 SF**

Amenities: **Fitness Center, High Speed Internet Access, Public Access Wifi, Smoke-Free**

SW 42nd Ave @ SW 3rd Street - Homewood Suites by Hilton Coral Gables M



Location: **Homewood Suites by Hilton Coral Gables Miami**
AKA 42nd Avenue (Le Jeune) an
Miami/Hialeah FL HOS Cluster
Downtown South HOS Submarket
Miami/Dade County
Miami, FL 33134

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **5**

RBA: **93,000 SF**

Typical Floor: **18,600 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **IRAS Group**

Management: **-**

Recorded Owner: **Le Jeune Hospitality LLC**

Parcel Number: **01-4105-029-0270**

Amenities: **Digital key, Fitness Center, Fully-Equipped Kitchen, High Speed Internet Access, Patio, Public Access Wifi, Smoke-Free**

3 NE 43rd Ave - WoodSpring Suites Homestead Air Reserve Base - Homeste



Location: **WoodSpring Suites Homestead Air Reserve Base**
Miami/Hialeah FL HOS Cluster
South Dade HOS Submarket
Miami/Dade County
Homestead, FL 33033

Building Type: **Hospitality/Hotel (Strip Center)**

Status: **Final Planning**

Stories: **4**

RBA: **61,000 SF**

Typical Floor: **15,250 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Abreu Development LLC**

Management: **-**

Recorded Owner: **HOMESTEAD COMMERCE CENTER LLC**

Expenses: **2021 Tax @ \$2.08/sf**

Parcel Number: **10-7911-000-0030**

Amenities: **Fitness Center, Fully-Equipped Kitchen, High Speed Internet Access**

1101 NW 57th Ave - Hilton Garden Inn Miami Airport South Blue



Location: **Hilton Garden Inn Miami Airport South Blue**
Miami/Hialeah FL HOS Cluster
Miami Airport HOS Submarket
Miami/Dade County
Miami, FL 33126

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **6**

RBA: **120,000 SF**

Typical Floor: **20,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **Blue Lagoon Mia LLC**

Expenses: **2021 Tax @ \$0.19/sf**

Parcel Number: **30-3131-015-0015**

Amenities: **Digital key, Fitness Center, High Speed Internet Access, Public Access Wifi, Smoke-Free**

5500 NW 74th Ave - Say Center



Location: **Say Center**
AKA 0 NW 74th Ave
Miami/Hialeah FL HOS Cluster
Miami Airport HOS Submarket
Miami/Dade County
Miami, FL 33166

Developer: **Say Group Developers**
Management: **-**
Recorded Owner: **Galician Enterprises, Inc.**

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Oct 2024**
Stories: **6**
RBA: **78,750 SF**
Typical Floor: **13,125 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Expenses: **2021 Tax @ \$0.62/sf**
Parcel Number: **30-3023-001-0231**
Amenities: **Fitness Center, High Speed Internet Access, Patio, Public Access Wifi, Restaurant, Smoke-Free**

1400 79th Street Cswy - North Bay Village Hotel



Location: **North Bay Village Hotel**
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
North Bay Village, FL 33141

Developer: **Sunbeam Development Corporation**
Management: -
Recorded Owner: -

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Dec 2026**
Stories: **15**
RBA: **225,000 SF**
Typical Floor: **15,000 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Amenities: **High Speed Internet Access, On-Site Bar, On-Site Retail, Public Access Wifi, Restaurant, Smoke-Free**

1819 79th Street Cswy - North Bay Village Hotel



Location: **North Bay Village Hotel**
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
North Bay Village, FL 33141

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Jul 2024**

Stories: **30**

RBA: **400,000 SF**

Typical Floor: **13,333 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Jesta I.S. Inc.**

Management: **-**

Recorded Owner: **Inn On The Bay Ltd, The**

Parcel Number: **23-3209-000-0120, 23-3209-000-0131**

Amenities: **High Speed Internet Access, Meeting Event Space, On-Site Bar, Public Access Wifi, Restaurant**

NW 107th Ave @ NW 19th St - Tru by Hilton Miami Doral



Location: **Tru by Hilton Miami Doral**
AKA 10765 NW 19th Ave
Miami/Hialeah FL HOS Cluster
North Dade & Doral HOS Submarket
Miami/Dade County
Miami, FL 33172

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Jun 2028**

Stories: **5**

RBA: **60,000 SF**

Typical Floor: **12,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **MMDD Holdings - 107th Avenue, LLC**

Expenses: **2021 Tax @ \$0.36/sf**
Parcel Number: **25-3031-000-0100, 25-3031-000-0131**
Amenities: **Digital key, Fitness Center, High Speed Internet Access, Public Access Wifi, Smoke-Free**

3501 NE 163rd St - Dezer Intracoastal Mall - Hotel - Dezer Intracoastal Mall



Location: **Dezer Intracoastal Mall - Hotel**
Miami/Hialeah FL HOS Cluster
North Beach HOS Submarket
Miami/Dade County
Miami, FL 33160

Developer: **Dezer Development LLC**
 Management: -
 Recorded Owner: **Dezer Intracoastal Mall, LLC**

Expenses: **2021 Tax @ \$7.35/sf**
 Parcel Number: **07-2210-002-2640**
 Amenities: **High Speed Internet Access, Public Access Wifi, Smoke-Free**

Building Type: **Hospitality/Hotel (Community Center)**

Status: **Proposed, breaks ground Aug 2026**
 Stories: **4**
 RBA: **175,000 SF**
 Typical Floor: **43,750 SF**
 Total Avail: **No Spaces Currently Available**
 % Leased: **0%**

2777 NE 183rd St - Port Aventura Hotel



Location: **Port Aventura Hotel**
AKA 2777 NE 185th St
Miami/Hialeah FL HOS Cluster
North Beach HOS Submarket
Miami/Dade County
Aventura, FL 33180

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **18**

RBA: **127,500 SF**

Typical Floor: **7,083 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **Cabi Aventura Hotel LLLP**

Parcel Number: **28-2203-059-0020**

Parking: **562 Covered Spaces are available; Ratio of 4.41/1,000 SF**

Amenities: **Balcony, Fitness Center, High Speed Internet Access, Patio, Public Access Wifi, Smoke-Free**

1400 Northwest 37th Avenue - Miami Freedom Park Hotel



Location: **Miami Freedom Park Hotel**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33125

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Oct 2028**

Stories: **7**

RBA: **562,500 SF**

Typical Floor: **80,357 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **Miami Freedom Park LLC**

Parcel Number: **01-3132-000-0080**

Amenities: **Business Center, Fitness Center, High Speed Internet Access, On-Site Retail, Patio, Pool, Public Access Wifi, Smoke-Free**

6555 6595 NW 36th St - Doubletree by Hilton Miami Airport North



Location: **Doubletree by Hilton Miami Airport North**
AKA 6575 NW 36th St
Miami/Hialeah FL HOS Cluster
Miami Airport HOS Submarket
Miami/Dade County
Virginia Gardens, FL 33166

Developer: **AFIN Developer Group**
Management: **-**
Recorded Owner: **A3M Investment, LLC**

Building Type: **Hospitality/Hotel**
Status: **Proposed, breaks ground Jan 2028**
Stories: **4**
RBA: **195,000 SF**
Typical Floor: **48,750 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Expenses: **2021 Tax @ \$0.75/sf**
Parcel Number: **26-3025-001-0291**
Parking: **160 Surface Spaces are available; Ratio of 0.82/1,000 SF**
Amenities: **Digital key, Fitness Center, High Speed Internet Access, Meeting Event Space, On-Site Bar, Public Access Wifi, Restaurant, Room Service, Smoke-Free**

10770 NW 25th St - EVEN Hotel Miami - Doral



Location: **EVEN Hotel Miami - Doral**
AKA 8855 NW 27th St
Miami/Hialeah FL HOS Cluster
North Dade & Doral HOS Submarket
Miami/Dade County
Doral, FL 33172

Building Type: **Hospitality/Hotel**

Status: **Under Construction, delivers Aug 2024**

Stories: **4**

RBA: **93,750 SF**

Typical Floor: **23,438 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **ASI Global**

Management: **-**

Recorded Owner: **Asi Diaz Doral Hotel Inv Grp L**

Expenses: **2021 Tax @ \$0.04/sf**

Parcel Number: **25-3031-001-0010, 25-3031-001-0020, 25-3031-001-0030**

Amenities: **Fitness Center, High Speed Internet Access, On-Site Bar, Public Access Wifi, Smoke-Free**

8001 NE Bayshore Ct - Evvo House Hotel



Location: **Evvo House Hotel**
Miami/Hialeah FL HOS Cluster
North Dade & Doral HOS Submarket
Miami/Dade County
Miami, FL 33138

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Dec 2025**

Stories: **12**

RBA: **80,409 SF**

Typical Floor: **6,701 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Standard Partners**

Management: **-**

Recorded Owner: **8001 Bayshore Group Llc**

Expenses: **2021 Tax @ \$0.67/sf**

Parcel Number: **01-3208-011-0030**

Parking: **44 Surface Spaces are available; Ratio of 0.55/1,000 SF**

Amenities: **Business Center, Fitness Center, High Speed Internet Access, Meeting Event Space, On-Site Bar, On-Site Retail, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free, Spa**

300 Biscayne Blvd - Waldorf Astoria Miami - The Waldorf



Location: **Waldorf Astoria Miami**
AKA 300 S Biscayne Blvd
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33131

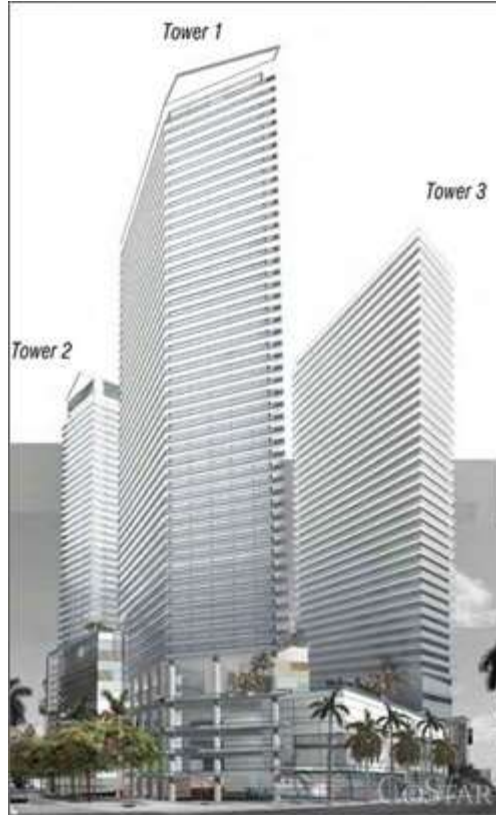
Developer: **Property Markets Group, Inc.**
Management: -
Recorded Owner: **PMG Downtown Developers, LLC**

Building Type: **Hospitality/Hotel**

Status: **Under Construction, delivers Dec 2027**
Stories: **100**
RBA: **153,750 SF**
Typical Floor: **1,538 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Expenses: **2021 Tax @ \$0.48/sf**
Parcel Number: **01-0108-030-1160, 01-0108-030-1170, 01-0108-030-1180, 01-0108-030-1190**
Amenities: **Balcony, Digital key, Fitness Center, High Speed Internet Access, Meeting Event Space, On-Site Bar, Pool, Public Access Wifi, Restaurant, Room Service, Smoke-Free, Spa**

1700 Biscayne Blvd - Unnamed Select Service Hotel



Location: **Unnamed Select Service Hotel**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33132

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Dec 2024**

Stories: **43**

RBA: **378,750 SF**

Typical Floor: **8,808 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Melo Group**

Management: **-**

Recorded Owner: **Omni Bay Corp**

Expenses: **2021 Tax @ \$0.39/sf**

Parcel Number: **01-3231-003-0011, 01-3231-003-1050, 01-3231-003-1060, 01-3231-003-1090, 01-3231-003-1120, 01-3231-005-0100, 01-3231-005-0110, 01-3231-005-0120, 01-3231-005-0130, 01-3231-005-0140, 01-3231-005-0150**

Parking: **503 Covered Spaces are available; Ratio of 1.33/1,000 SF**

Amenities: **Barber/Hair Salon/Beauty Shop, Fitness Center, High Speed Internet Access, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free, Spa**

1700 Biscayne Blvd - Unnamed Luxury Full Service Hotel



Location: **Unnamed Luxury Full Service Hotel**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33132

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Dec 2024**

Stories: **43**

RBA: **378,750 SF**

Typical Floor: **8,808 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Melo Group**

Management: **-**

Recorded Owner: **Omni Bay Corp**

Parcel Number: **01-3231-003-0011, 01-3231-003-1050, 01-3231-003-1060, 01-3231-003-1090, 01-3231-003-1120, 01-3231-005-0100, 01-3231-005-0110, 01-3231-005-0120, 01-3231-005-0130, 01-3231-005-0140, 01-3231-005-0150**

Parking: **502 Covered Spaces are available; Ratio of 1.33/1,000 SF**

Amenities: **Barber/Hair Salon/Beauty Shop, Fitness Center, High Speed Internet Access, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free, Spa**

1775 Biscayne Blvd - Residence Inn by Marriott Miami/Biscayne Bay



Location: **Residence Inn by Marriott Miami/Biscayne Bay**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33132

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Jun 2025**

Stories: **31**

RBA: **112,500 SF**

Typical Floor: **3,629 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **LCOR Inc.**

Management: **-**

Recorded Owner: **1775 Biscayne L / Cal LLC**

Expenses: **2021 Tax @ \$1.86/sf**

Parcel Number: **01-3231-072-0010**

Parking: **546 Covered Spaces are available; Ratio of 4.85/1,000 SF**

Amenities: **Fitness Center, Fully-Equipped Kitchen, High Speed Internet Access, Meeting Event Space, Public Access Wifi, Smoke-Free**

1775 Biscayne Blvd - Courtyard by Marriott Miami/Biscayne Bay



Location: **Courtyard by Marriott Miami/Biscayne Bay**
AKA 511 NE 15th St
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33132

Developer: **LCOR Inc.**
Management: **-**
Recorded Owner: **1775 Biscayne L / Cal LLC**

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Jun 2025**
Stories: **31**
RBA: **168,000 SF**
Typical Floor: **5,419 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Expenses: **2021 Tax @ \$0.45/sf**
Parcel Number: **01-3231-072-0010**
Parking: **546 Covered Spaces are available; Ratio of 3.25/1,000 SF**
Amenities: **Fitness Center, High Speed Internet Access, Meeting Event Space, Public Access Wifi, Smoke-Free**

3047 Biscayne Blvd - Miami Biscayne, Tapestry Collection by Hilton - Prime



Location: **Miami Biscayne, Tapestry Collection by Hilton**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33137

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **13**

RBA: **147,363 SF**

Typical Floor: **11,336 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **3H Group Hotels**

Management: **-**

Recorded Owner: **Biscayne Point Lodging LLLP**

Expenses: **2021 Tax @ \$0.73/sf**

Parcel Number: **01-3230-036-0010**

Parking: **133 Surface Spaces are available; Ratio of 0.90/1,000 SF**

Amenities: **Boutique/Lifestyle Hotel, Digital key, Fitness Center, High Speed Internet Access, On-Site Bar, Patio, Pool, Public Access Wifi, Smoke-Free**

3200 Biscayne Blvd - 32Urbanica Biscayne



Location: **32Urbanica Biscayne**
AKA 3023 Biscayne Blvd
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33137

Developer: **Urbanica The Hotels**
Management: **-**
Recorded Owner: **Green Circle Development Llc**

Building Type: **Hospitality/Hotel**

Status: **Final Planning**
Stories: **20**
RBA: **148,000 SF**
Typical Floor: **7,400 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Expenses: **2021 Tax @ \$0.29/sf**
Parcel Number: **01-3230-009-0160, 01-3230-010-0021, 01-3230-010-0030, 01-3230-010-0050**
Amenities: **Balcony, Fitness Center, High Speed Internet Access, Meeting Event Space, On-Site Bar, Patio, Pool, Public Access**
Wifi, Restaurant, Smoke-Free

7880 Biscayne Blvd - Courtyard Miami Northeast



Location: **Courtyard Miami Northeast**
Miami/Hialeah FL HOS Cluster
North Dade & Doral HOS Submarket
Miami/Dade County
Miami, FL 33138

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **11**

RBA: **123,590 SF**

Typical Floor: **11,235 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **Florida Fullview Immigration Building LLC**

Expenses: **2021 Tax @ \$0.25/sf**

Parcel Number: **01-3207-040-0010, 01-3207-040-0040, 01-3207-040-0080, 01-3207-040-0090**

Parking: **195 Covered Spaces are available; Ratio of 1.58/1,000 SF**

Amenities: **Fitness Center, High Speed Internet Access, Meeting Event Space, Public Access Wifi, Smoke-Free**

11111 Biscayne Blvd - Apeiron at the Jockey Club-Miami



Location: **Apeiron at the Jockey Club-Miami**
Miami/Hialeah FL HOS Cluster
North Dade & Doral HOS Submarket
Miami/Dade County
Miami, FL 33181

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Jan 2025**

Stories: **40**

RBA: **67,500 SF**

Typical Floor: **1,688 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Apeiron Miami, LLC**
Management: **-**
Recorded Owner: **Jockey Segal Llc**

Parcel Number: **30-2232-008-0031**

Amenities: **High Speed Internet Access, Public Access Wifi**

444 Brickell Ave - Baccarat Hotel & Residences - One Brickell



Location: **Baccarat Hotel & Residences**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33131

Building Type: **Hospitality/Hotel**

Status: **Under Construction, delivers Nov 2025**

Stories: **82**

RBA: **186,750 SF**

Typical Floor: **2,277 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Related Development, LLC**
Management: -
Recorded Owner: -

Expenses: **2021 Tax @ \$3.97/sf**
Parcel Number: **01-0210-000-1060**

Amenities: **Business Center, Fitness Center, High Speed Internet Access, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free, Spa**

888 Brickell Ave - 888 Brickell by Dolce & Gabbana



Location: **888 Brickell by Dolce & Gabbana**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33131

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Dec 2025**

Stories: **90**

RBA: **194,250 SF**

Typical Floor: **2,158 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **JDS Development Group**

Management: **-**

Recorded Owner: **888 Brickell Owner LLC**

Parcel Number: **01-0209-090-1570**

Amenities: **Fitness Center, High Speed Internet Access, On-Site Bar, On-Site Retail, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free, Spa**

1201 Brickell Ave - Sonder Colonnade



Location: **Sonder Colonnade**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33131

Developer: **Florida East Coast Realty, LLC**
Management: -
Recorded Owner: **Brickell Bay Plaza, Inc.**

Expenses: **2021 Tax @ \$8.09/sf**
Parcel Number: **01-0210-050-5010**
Amenities: **High Speed Internet Access, Pool, Public Access Wifi, Smoke-Free, Spa**

Building Type: **Hospitality/Service Apartment**

Status: **Final Planning**
Stories: **4**
RBA: **43,411 SF**
Typical Floor: **10,853 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Brickell Key Dr - Mandarin Oriental Miami Brickell Key



Location: **Mandarin Oriental Miami Brickell Key**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33131

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Jun 2028**

Stories: **40**

RBA: **180,000 SF**

Typical Floor: **4,500 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Swire Properties**

Management: **-**

Recorded Owner: **Swire Jadeco Llc**

Parcel Number: **01-4207-003-0020**

Amenities: **Fitness Center, High Speed Internet Access, Hot Tub, Meeting Event Space, Multi-Room Suites, On-Site Bar, Public Access Wifi, Restaurant, Room Service, Smoke-Free, Spa, Wedding Venue**

200 Collins Ave - Vonder Hotel Miami



Location: **Vonder Hotel Miami**
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33139

Building Type: **Hospitality/Hotel**

Status: **Deferred**

Stories: **5**

RBA: **13,000 SF**

Typical Floor: **2,600 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -

Management: -

Recorded Owner: **200 Collins LLC**

Expenses: **2021 Tax @ \$4.80/sf**

Parcel Number: **02-4203-003-1050**

Amenities: **Boutique/Lifestyle Hotel, Fully-Equipped Kitchen, High Speed Internet Access, Multi-Room Suites, Public Access Wifi, Smoke-Free**

1360 Collins Ave - Collins Avenue Hotel



Location: **Collins Avenue Hotel**
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33139

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **3**

RBA: **14,615 SF**

Typical Floor: **4,872 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -

Management: -

Recorded Owner: **1360 Commodore LLC**

Parcel Number: **02-3234-008-0890**

Amenities: **Boutique/Lifestyle Hotel, High Speed Internet Access, Patio, Pool, Public Access Wifi, Smoke-Free**

2618 Collins Ave - Prince Michael Hotel



Location: **Prince Michael Hotel**
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33140

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **5**

RBA: **46,173 SF**

Typical Floor: **9,235 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **TA Hotel Management Group LLC**

Expenses: **2021 Tax @ \$3.55/sf**

Parcel Number: **02-3226-001-0760**

Parking: **12 Surface Spaces are available; Ratio of 0.26/1,000 SF**

Amenities: **High Speed Internet Access, Patio, Pool, Public Access Wifi, Smoke-Free**

2814 Collins Ave - Miami Beach boutique hotel



Location: **Miami Beach boutique hotel**
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33140

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Jun 2025**

Stories: **4**

RBA: **28,606 SF**

Typical Floor: **7,152 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **DaVinci Hospitality Group**

Management: **-**

Recorded Owner: **2814 Collins Ave Development Group LLC**

Parcel Number: **02-3226-001-0940**

Amenities: **Boutique/Lifestyle Hotel, High Speed Internet Access, Public Access Wifi, Restaurant, Smoke-Free**

6747 Collins Ave - Urbanica Beach Hotel



Location: **Urbanica Beach Hotel**
AKA 6747-6757 Collins Ave
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33141

Developer: **Urbanica The Hotels**
Management: **-**
Recorded Owner: **BTL Investments, LLC**

Building Type: **Hospitality/Hotel**

Status: **Final Planning**
Stories: **16**
RBA: **120,000 SF**
Typical Floor: **7,500 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Expenses: **2021 Tax @ \$3.01/sf**
Parcel Number: **02-3211-007-0430, 02-3211-007-0440**
Parking: **91 Covered Spaces are available; Ratio of 0.76/1,000 SF**
Amenities: **Balcony, High Speed Internet Access, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free**

9300 Collins Ave



Location: **Miami/Hialeah FL HOS Cluster**
North Beach HOS Submarket
Miami/Dade County
Surfside, FL 33154

Building Type: **Hospitality/Hotel**

Status: **Deferred**

Stories: **3**

RBA: **50,000 SF**

Typical Floor: **16,667 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Boymelgreen Developers**

Management: **-**

Recorded Owner: **Eden Surfside Llc**

Expenses: **2021 Tax @ \$7.39/sf**

Parcel Number: **14-2235-006-0220**

Concourse D - Westin at Concourse D Miami International



Location: **Westin at Concourse D Miami International**
Miami/Hialeah FL HOS Cluster
Miami Airport HOS Submarket
Miami/Dade County
Miami, FL 33142

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Jun 2025**

Stories: **10**

RBA: **225,500 SF**

Typical Floor: **22,550 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **FDR Miami Hotel LLC**
Management: -
Recorded Owner: -

Amenities: **Airport Terminal Landside Access, Fitness Center, High Speed Internet Access, Meeting Event Space, On-Site Bar, Pool, Public Access Wifi, Restaurant, Smoke-Free, Spa**

1701 Convention Center Dr - Grand Hyatt Miami Beach Convention Center



Location: **Grand Hyatt Miami Beach Convention Center**
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33139

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **12**

RBA: **600,000 SF**

Typical Floor: **50,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Terra Corp**
Management: **-**
Recorded Owner: **City of Miami Beach**

Parcel Number: **02-3227-000-0090**

Parking: **320 Covered Spaces are available; Ratio of 0.53/1,000 SF**

Amenities: **Fitness Center, High Speed Internet Access, Meeting Event Space, On-Site Bar, On-Site Retail, Patio, Pool, Public Access Wifi, Restaurant, Room Service, Smoke-Free**

9400 S Dadeland Blvd - Dadeland Hyve Hotel



Location: **Dadeland Hyve Hotel**
Miami/Hialeah FL HOS Cluster
Central Dade HOS Submarket
Miami/Dade County
Miami, FL 33156

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **6**

RBA: **75,000 SF**

Typical Floor: **12,500 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Keystone Development & Investment**

Management: **-**

Recorded Owner: **Dade Metro, LLC**

Expenses: **2021 Tax @ \$7.86/sf**

Parcel Number: **30-5002-042-0040**

Amenities: **Balcony, Fitness Center, High Speed Internet Access, On-Site Bar, On-Site Retail, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free**

20505 S Dixie Hwy - South Place City Center Hotel



Location: **South Place City Center Hotel**
AKA 11755 Cutler Ridge Blvd
Miami/Hialeah FL HOS Cluster
South Dade HOS Submarket
Miami/Dade County
Cutler Bay, FL 33189

Developer: **BH Group**
Management: **-**
Recorded Owner: **BH South Dixie SL Mall LLC**

Building Type: **Hospitality/Hotel (Regional Mall)**

Status: **Final Planning**
Stories: **5**
RBA: **100,000 SF**
Typical Floor: **20,000 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Parcel Number: **36-6007-020-0020**

Amenities: **High Speed Internet Access, Public Access Wifi, Smoke-Free**

15530 W Dixie Hwy - New North Town Center Hotel - New North Town Center



Location: **New North Town Center Hotel**
Miami/Hialeah FL HOS Cluster
North Dade & Doral HOS Submarket
Miami/Dade County
North Miami Beach, FL 33162

Building Type: **Hospitality/Hotel (Community Center)**

Status: **Proposed, breaks ground Jan 2025**

Stories: **7**

RBA: **87,500 SF**

Typical Floor: **12,500 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Resia**
Management: -
Recorded Owner: -

Expenses: **2021 Tax @ \$0.07/sf**

Parcel Number: **07-2216-041-0010, 07-2216-041-0020**

Amenities: **Business Center, Fitness Center, High Speed Internet Access, On-Site Bar, Patio, Public Access Wifi, Restaurant, Smoke-Free**

518 W Flagler St - Trademark Collection by Wyndham Miami



Location: **Trademark Collection by Wyndham Miami**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33130

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Aug 2024**

Stories: **4**

RBA: **60,000 SF**

Typical Floor: **15,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -
 Management: -
 Recorded Owner: **Hydrogen Miami LLC**

Expenses: **2021 Tax @ \$0.49/sf**
 Parcel Number: **01-0201-020-1040, 01-0201-020-1050**
 Amenities: **Boutique/Lifestyle Hotel, Fitness Center, High Speed Internet Access, Public Access Wifi**

7426 Harding Ave - 7418 Harding Avenue Hotel



Location: **7418 Harding Avenue Hotel**
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33141

Building Type: **Hospitality/Hotel**

Status: **Deferred**

Stories: **5**

RBA: **39,462 SF**

Typical Floor: **7,892 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Art + Tec Development**

Management: **-**

Recorded Owner: **7418 Harding Ave Llc**

Expenses: **2021 Tax @ \$1.33/sf**

Parcel Number: **02-3202-003-0270**

Amenities: **Balcony, High Speed Internet Access, Patio, Pool, Public Access Wifi, Smoke-Free**

I-75 - American Dream Miami Hotel - American Dream Miami



Location: **American Dream Miami Hotel**
Miami/Hialeah FL HOS Cluster
North Dade & Doral HOS Submarket
Miami/Dade County
Miami, FL 33018

Developer: **Triple Five Group**
Management: **-**
Recorded Owner: **International Atlantic LLC**

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Dec 2024**
Stories: **3**
RBA: **150,000 SF**
Typical Floor: **50,000 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Expenses: **2021 Tax @ \$0.00/sf**
Parcel Number: **30-2008-001-0040, 30-2008-001-0310, 30-2009-001-0320**
Amenities: **High Speed Internet Access, Meeting Event Space, On-Site Retail, Patio, Public Access Wifi, Smoke-Free**

1745 James Ave - Deco Hotel



Location: **Deco Hotel**
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33139

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Jan 2025**

Stories: **6**

RBA: **30,000 SF**

Typical Floor: **5,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Blue Road**

Management: **-**

Recorded Owner: **1745 James LLC / Termination Trs**

Expenses: **2021 Tax @ \$3.28/sf**

Parcel Number: **02-3234-019-0400**

Amenities: **Boutique/Lifestyle Hotel, High Speed Internet Access, Meeting Event Space, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant**

1212 Lincoln Rd - citizenM Miami South Beach - 1212 Lincoln Road



Location: **citizenM Miami South Beach**
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33139

Building Type: **Hospitality/Hotel (Neighborhood Center)**

Status: **Under Construction, delivers Jul 2024**

Stories: **5**

RBA: **126,000 SF**

Typical Floor: **25,200 SF**

Total Avail: **15,000 SF**

% Leased: **0%**

Developer: **Crescent Heights**

Management: **-**

Recorded Owner: **OSIB Miami Beach Properties LLC**

Expenses: **2021 Tax @ \$0.86/sf**

Parcel Number: **02-3234-018-0170, 02-3234-018-0180**

Parking: **400 Covered Spaces are available; Ratio of 3.17/1,000 SF**

Amenities: **Fitness Center, High Speed Internet Access, Meeting Event Space, On-Site Bar, On-Site Retail, Patio, Pool, Public Access Wifi, Smoke-Free**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	9,000	9,000	9,000	Withheld	30 Days	5-10 yrs	Direct
P 2nd	6,000	6,000	6,000	Withheld	30 Days	5-10 yrs	Direct

950 MacArthur Cswy - Island Gardens



Location: **Miami/Hialeah FL HOS Cluster**
Miami Beach HOS Submarket
Miami/Dade County
Miami, FL 33132

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **5**

RBA: **341,250 SF**

Typical Floor: **68,250 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Merrimac Ventures**
Management: **-**
Recorded Owner: **City Of Miami Dept Of P & D**

Expenses: **2021 Tax @ \$2.62/sf**
Parcel Number: **01-3231-061-0010, 01-3231-061-0030**

Amenities: **Business Center, Fitness Center, High Speed Internet Access, Marina, Meeting Event Space, On-Site Bar, On-Site Retail, Patio, Pool, Public Access Wifi, Restaurant**

11 Miad Cir - The Westin Miami Airport



Location: **The Westin Miami Airport**
Miami/Hialeah FL HOS Cluster
Miami Airport HOS Submarket
Miami/Dade County
Miami, FL 33122

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **25**

RBA: **375,000 SF**

Typical Floor: **15,000 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Fontainebleau Development**
Management: **-**
Recorded Owner: **FDR Miami Hotel LLC**

Parking: **100 Surface Spaces are available; 100 Covered Spaces are available; Ratio of 0.53/1,000 SF**
Amenities: **Airport Terminal Landside Access, Fitness Center, High Speed Internet Access, Meeting Event Space, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Room Service, Smoke-Free, Spa**

555 N Miami Ave - Hilton Miami Bayfront - Okan Tower



Location: **Hilton Miami Bayfront**
AKA 501 N Miami Ave
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33136

Developer: **Okan Group**
Management: **-**
Recorded Owner: **Miami 6th Street LLC**

Building Type: **Hospitality/Hotel**
Status: **Proposed, breaks ground Jan 2025**
Stories: **70**
RBA: **279,000 SF**
Typical Floor: **3,986 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Expenses: **2021 Tax @ \$1.30/sf**
Parcel Number: **01-0106-030-1060**
Amenities: **Digital key, Fitness Center, High Speed Internet Access, Meeting Event Space, On-Site Bar, Pool, Public Access Wifi, Restaurant, Room Service, Smoke-Free, Spa**

1040 S Miami Ave - Virgin Hotels Miami



Location: **Virgin Hotels Miami**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33130

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **40**

RBA: **187,500 SF**

Typical Floor: **4,688 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Blue Jay Capital**
Management: **-**
Recorded Owner: **FX South Miami LLC**

Expenses: **2021 Tax @ \$1.48/sf**

Parcel Number: **01-0207-040-1270**

Amenities: **High Speed Internet Access, Meeting Event Space, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Room Service, Spa**

55 SW Miami Avenue Rd - Light Human Hotel Miami



Location: **Light Human Hotel Miami**
AKA 55 Southwest Miami Avenue
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33130

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Dec 2025**

Stories: **59**

RBA: **135,000 SF**

Typical Floor: **2,288 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -

Management: -

Recorded Owner: **Brickway Investments Corp.**

Parcel Number: **01-0200-000-0020**

Amenities: **Balcony, Fitness Center, Meeting Event Space, On-Site Bar, Pool, Public Access Wifi, Restaurant, Spa**

NEQ of South Krome Avenue St - Residence Inn by Marriott Homestead



Location: **Residence Inn by Marriott Homestead**
AKA SW 352 St
Miami/Hialeah FL HOS Cluster
South Dade HOS Submarket
Miami/Dade County
Florida City, FL 33034

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **4**

RBA: **82,500 SF**

Typical Floor: **20,625 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -

Management: -

Recorded Owner: **60 SW 352 Street Owner LP**

Expenses: **2021 Tax @ \$0.00/sf**

Parcel Number: **16-7930-001-0290**

Amenities: **Fitness Center, Fully-Equipped Kitchen, High Speed Internet Access, Meeting Event Space, Patio, Public Access Wifi, Smoke-Free**

NEQ S LeJeune Rd & Minorc Ave - Residence Inn By Marriott Miami Coral G



Location: **Residence Inn By Marriott Miami Coral Gables**
AKA 317 Minorca Ave
Miami/Hialeah FL HOS Cluster
Downtown South HOS Submarket
Miami/Dade County
Coral Gables, FL 33134

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Feb 2026**

Stories: **13**

RBA: **112,500 SF**

Typical Floor: **8,654 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -

Management: -

Recorded Owner: **Coral Gables Downtown Hotel Ltd**

Expenses: **2021 Tax @ \$0.25/sf**

Amenities: **Fitness Center, Fully-Equipped Kitchen, High Speed Internet Access, Meeting Event Space, Public Access Wifi, Smoke-Free**

North of Miami Zoo - Miami Wilds Hotel



Location: **Miami Wilds Hotel**
Miami/Hialeah FL HOS Cluster
South Dade HOS Submarket
Miami/Dade County
Miami, FL 33177

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Dec 2026**

Stories: **8**

RBA: **100,000 SF**

Typical Floor: **12,500 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Bernard Zyscovich**

Management: **-**

Recorded Owner: **Miami-Dade County**

Parcel Number: **30-5936-000-0050**

Amenities: **High Speed Internet Access, On-Site Retail, Public Access Wifi, Restaurant, Smoke-Free, Waterpark**

114 SW North River Dr - Dream Miami at Riverside Wharf - Riverside Wharf



Location: **Dream Miami at Riverside Wharf**
AKA 123 SW North River Dr
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33130

Building Type: **Hospitality/Hotel (Neighborhood Center)**

Status: **Under Construction, delivers Oct 2025**

Stories: **10**

RBA: **123,750 SF**

Typical Floor: **12,375 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **MV Real Estate Holdings, LLC**
Management: **-**
Recorded Owner: **Riverside Wharf LLC**

Parcel Number: **01-0113-090-1160, 01-0113-090-1280, 01-0114-000-1090**

Amenities: **Fitness Center, High Speed Internet Access, Marina, Meeting Event Space, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free**

101-111 NW 26th St - One Eleven Wynwood Hotel by Sonder



Location: **One Eleven Wynwood Hotel by Sonder**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33127

Developer: **BH Investment Group**
Management: **-**
Recorded Owner: **BH Wynwood Hotel LLC**

Expenses: **2021 Tax @ \$0.73/sf**
Parcel Number: **01-3125-029-0400**

Amenities: **Boutique/Lifestyle Hotel, High Speed Internet Access, On-Site Bar, On-Site Retail, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free**

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Aug 2024**
Stories: **5**
RBA: **46,000 SF**
Typical Floor: **9,200 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

NWQ NE 185th St & NW 28th Ct - Autograph Collection Aventura



Location: **Autograph Collection Aventura
Miami/Hialeah FL HOS Cluster
North Beach HOS Submarket
Miami/Dade County
Aventura, FL 33160**

Building Type: **Hospitality/Hotel**
Status: **Proposed, breaks ground Mar 2025**
Stories: **10**
RBA: **127,500 SF**
Typical Floor: **12,750 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Developer: -
Management: -
Recorded Owner: **Granite Aventura LLC**

Parcel Number: **28-2203-082-0630**
Amenities: **Boutique/Lifestyle Hotel, Fitness Center, High Speed Internet Access, Meeting Event Space, On-Site Bar, Public Access Wifi, Restaurant, Smoke-Free**

2000 Park Ave - Collins Park Hotel Miami



Location: **Collins Park Hotel Miami**
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33139

Developer: **The Chetrit Group**
Management: **-**
Recorded Owner: **Cg Sunny Isles Llc**

Building Type: **Hospitality/Hotel**

Status: **Under Construction, delivers Apr 2024**
Stories: **6**
RBA: **172,000 SF**
Typical Floor: **28,667 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Expenses: **2021 Tax @ \$0.44/sf**
Parcel Number: **02-3234-016-0010, 02-3234-016-0030, 02-3234-016-0040, 02-3234-016-0050, 02-3234-016-0060, 02-3234-016-0070**
Amenities: **Balcony, Destination Resort, High Speed Internet Access, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free**

1111 Parrot Jungle Trl - Jungle Island



Location: **Miami/Hialeah FL HOS Cluster**
Miami Beach HOS Submarket
Miami/Dade County
Miami, FL 33132

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **12**

RBA: **225,000 SF**

Typical Floor: **18,750 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **ESJ Capital Partners**

Management: **-**

Recorded Owner: **ESJ JI Leasehold, LLC**

Expenses: **2021 Tax @ \$1.91/sf**

Parcel Number: **01-3231-000-0014**

Parking: **965 Covered Spaces are available; Ratio of 4.29/1,000 SF**

Amenities: **Balcony, Fitness Center, High Speed Internet Access, Meeting Event Space, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free**

666 Pennsylvania Ave - Pennsylvania Ave Hotel Miami Beach



Location: **Pennsylvania Ave Hotel Miami Beach**
AKA 666 Pennsylvania
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33139

Developer: -
Management: -
Recorded Owner: -

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Dec 2024**
Stories: **6**
RBA: **84,750 SF**
Typical Floor: **28,250 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Parcel Number: **02-4203-208-0090**

Parking: **24 Surface Spaces are available; Ratio of 0.28/1,000 SF**

Amenities: **High Speed Internet Access, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free**

555 River House - 555 River House Hotel - 555 River House



Location: **555 River House Hotel**
AKA 603 NW S River Dr
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33128

Developer: **Vella Group**
Management: -
Recorded Owner: **555 Srd Llc**

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Dec 2025**
Stories: **12**
RBA: **131,250 SF**
Typical Floor: **10,938 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Parcel Number: **01-4138-004-0010**

Parking: **376 Covered Spaces are available; Ratio of 2.86/1,000 SF**

Amenities: **Balcony, High Speed Internet Access, Meeting Event Space, On-Site Bar, Patio, Pool, Public Access Wifi, Smoke-Free**

SEQ South West 2nd Avenue - Residence Inn By Marriott Miami Downtown



Location: **Residence Inn By Marriott Miami Downtown**
AKA 1741 SW 2nd Ave
Miami/Hialeah FL HOS Cluster
Downtown South HOS Submarket
Miami/Dade County
Miami, FL 33129

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **6**

RBA: **153,000 SF**

Typical Floor: **25,500 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **HS Brickell Lodging**

Management: **-**

Recorded Owner: **HS Brickell Lodging, LLLP**

Expenses: **2021 Tax @ \$0.72/sf**

Parcel Number: **01-4139-008-0060, 01-4139-008-0070, 01-4139-008-0080**

Amenities: **Fitness Center, Fully-Equipped Kitchen, High Speed Internet Access, Meeting Event Space, Public Access Wifi, Smoke-Free**

950 Southwest 8th St - Icon on 8



Location: **Icon on 8**
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33130

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **12**

RBA: **105,000 SF**

Typical Floor: **8,750 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **David Herskowitz**

Management: **-**

Recorded Owner: **Icon on 8 LLC**

Parcel Number: **01-4138-011-0020, 01-4138-011-0040**

Amenities: **Balcony, High Speed Internet Access, Meeting Event Space, Patio, Public Access Wifi, Smoke-Free**

2666 Tigertail Ave - Residence Inn by Marriott Coconut Grove



Location: **Residence Inn by Marriott Coconut Grove**
Miami/Hialeah FL HOS Cluster
Downtown South HOS Submarket
Miami/Dade County
Miami, FL 33133

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **3**

RBA: **100,500 SF**

Typical Floor: **33,500 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: -
Management: -
Recorded Owner: -

Parcel Number: **01-4122-005-0001**

Amenities: **Fitness Center, Fully-Equipped Kitchen, High Speed Internet Access, Meeting Event Space, Public Access Wifi, Smoke-Free**

unknown - HOO Miami Legacy



Location: **HOO Miami Legacy**
AKA Brickell Bay DR
Miami/Hialeah FL HOS Cluster
Miami Downtown HOS Submarket
Miami/Dade County
Miami, FL 33136

Building Type: **Hospitality/Hotel**

Status: **Final Planning**

Stories: **55**

RBA: **164,250 SF**

Typical Floor: **2,986 SF**

Total Avail: **No Spaces Currently Available**

% Leased: **0%**

Developer: **Royal Palm Companies**
Management: **-**
Recorded Owner: **WG 700 NORTH MIAMI LLC**

Expenses: **2021 Tax @ \$13.68/sf**
Parcel Number: **01-3137-025-0011**

Amenities: **Boutique/Lifestyle Hotel, Fitness Center, High Speed Internet Access, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free**

1260 Washington Ave - URBIN Retreat Miami Beach



Location: **URBIN Retreat Miami Beach**
AKA 1240-1260 Washington Ave
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33139

Developer: **Location Ventures**
Management: -
Recorded Owner: **Urbin Miami Beach Owner, LLC**

Building Type: **Hospitality/Hotel**

Status: **Deferred**
Stories: **7**
RBA: **48,000 SF**
Typical Floor: **6,857 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Expenses: **2021 Tax @ \$3.74/sf**
Parcel Number: **02-4203-009-0040**

Parking: **16 Surface Spaces are available; Ratio of 0.33/1,000 SF**

Amenities: **Fitness Center, High Speed Internet Access, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Room Service, Smoke-Free**

1409-1413 Washington Ave - Bohemian House Hotel



Location: **Bohemian House Hotel**
AKA 1413 Washington Ave
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33139

Developer: **Acastar Miami LLC**
Management: -
Recorded Owner: **Acastar Miami LLC**

Building Type: **Hospitality/Hotel**

Status: **Proposed, breaks ground Dec 2025**
Stories: **5**
RBA: **37,500 SF**
Typical Floor: **7,500 SF**
Total Avail: **No Spaces Currently Available**
% Leased: **0%**

Expenses: **2021 Tax @ \$2.01/sf**
Parcel Number: **02-3234-008-0820, 02-3234-008-0830**
Amenities: **Boutique/Lifestyle Hotel, High Speed Internet Access, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Smoke-Free**

1685 Washington Ave - Thompson South Beach



Location: **Thompson South Beach**
Miami/Hialeah FL HOS Cluster
Miami Beach HOS Submarket
Miami/Dade County
Miami Beach, FL 33139

Building Type: **Hospitality/Hotel**

Status: **Under Construction, delivers Sep 2024**

Stories: **8**

RBA: **112,500 SF**

Typical Floor: **14,063 SF**

Total Avail: **4,000 SF**

% Leased: **0%**

Developer: **Finvarb Group**
 Management: **-**
 Recorded Owner: **SoBe Center LLC**

Expenses: **2021 Tax @ \$2.06/sf**

Parcel Number: **02-3234-019-0730**

Parking: **122 Surface Spaces are available; Ratio of 1.08/1,000 SF**

Amenities: **Fitness Center, High Speed Internet Access, On-Site Bar, Patio, Pool, Public Access Wifi, Restaurant, Room Service, Smoke-Free**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,000	4,000	4,000	Withheld	09/2024	Negotiable	Direct