WEST ELEVENTH

RESIDENCES MIAMI

The first centrally managed luxury condo residences to grant owners the option to host 365 days on Airbnb.

Hosting is subject to rules and local laws. The ability to host 365 days a year is subject to the City of Miami's (the "City") Determination No. 2019-01 (the "Determination"). Any change in the Determination or the City's interpretation of the Determination may cause the ability to host 365 days a year to be limited and/or restricted as mandated by the City.

West Eleventh Residences

This 44-story luxury tower, was designed by internationally renowned architecture firm Sieger Suarez Architects and infused with a artistic attention throughout. From the high design lobby and state-of-the-art fitness and wellness center to the 20,000 square foot amenity level with a resort style pool and private lounges.

ARTIST CONCEPTUAL RENDERING

SEE LEGAL DISCLOSURES ON BACK COVER

CENTER YOUR WORLD

District 11

Your home should feel like the center of the world. Located in Miami's bustling District 11, The West Eleventh Residences have breathtaking views of the Miami skyline, Biscayne Bay and the Atlantic Ocean. This towering building exudes an "on top of the world" feeling while still providing a welcoming home-like undertone within each residence. Choose a day of relaxation and let the spa focused amenities lead you, indulge in a experience of international culinary expertise, or head out an let the night take you on it's own adventure. It's all easy to do when everything is only steps from the building - situated at the heart of the city in District 11, considered one of Miami's newest and most coveted entertainment destinations.

SEE LEGAL DISCLOSURES ON BACK COVER

YOUR VIEW

08

09

VIEWS VARY DEPENDING ON RESIDENCE
ARTIST CONCEPTUAL RENDERING

SEE LEGAL DISCLOSURES ON BACK COVER

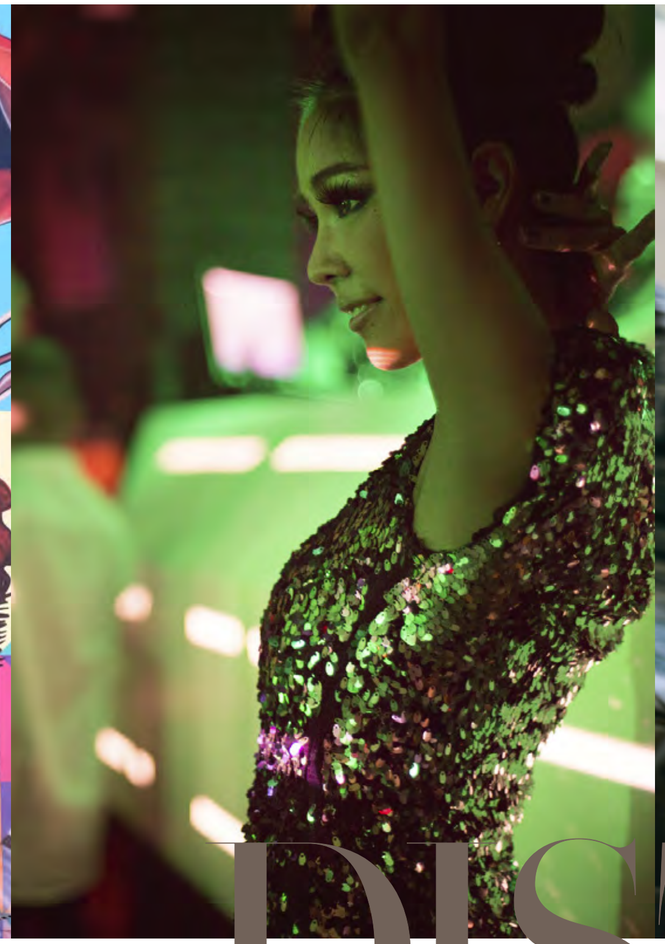
DISTRICT 11

Entertainment

Located in the heart of Miami's thriving creative district, a world of art, nightlife, and culture is mere steps away from West Eleventh. Enjoy access to unlimited options for entertainment.

Shopping / Dining

West Eleventh offers proximity to the best of everything, only minutes away. Shopping options range from flagship global brands to local favorites. Nearby world-class dining includes food and beverage concepts by Michelin-Star chefs.



DISTRICT 11

SEE LEGAL DISCLOSURES ON BACK COVER

In the Center of it All

Other nearby attractions include:

1. E11EVEN® Hotel & Residences
2. E11EVEN® Residences Miami Beyond
3. Miami Worldcenter

   Featuring 300,000 SF of retail, food and beverage, and entertainment space.

   - Maple & Ash
   - El Vecino
   - Bowlero
   - ETTA
   - Brasserie Laurel
   - SEPHORA
   - Lucid Motors
   - Posman Books
   - Savage X Fenty
   - Lululemon
   - Ray-Ban
   - Club Studio
   - Earl's Kitchen & Bar

4. Adrienne Arsht Center for the Performing Arts
5. Pérez Art Museum Miami (PAMM)
6. Phillip & Patricia Frost Museum of Science
7. Museum Park
8. Miami Arena
9. Freedom Tower at Miami Dade College
10. Port Miami
11. Bayside Marketplace
12. Miami Dade College - Wolfson Campus
13. Bayfront Park
14. Olympia Theater
15. MiamiCentral Station
16. Waldorf Astoria Residences Miami

SEE LEGAL DISCLOSURES ON BACK COVER

LIFE IN MOTION

Modern life is in perpetual motion. We're always on the move. The residences at West Eleventh were created with that notion in mind. An ownership experience with true living flexibility.

SEE LEGAL DISCLOSURES ON BACK COVER

A NEW DIRECTION

Take living to a new direction never before imagined. West Eleventh takes every detail into account and every convenience is considered to offer residents a tailored and unique experience.

BUILDING FEATURES

- 44-story tower located in Miami's District 11
- Designed by internationally renowned architecture firm Sieger Suarez Architects
- 659 luxury residences
- Fully centralized management of the property and services for hosting on Airbnb
- Views of the Miami skyline, Biscayne Bay and Atlantic Ocean
- 30,000 SF Tri-Level Experiential Entertainment and Culinary Hall
- Vibrant amenity level featuring a resort style pool with private lounge areas
- Signature Restaurant
- State-of-the-art fitness and wellness center
- Modern and high design residential lobby space
- Features the latest "smart building" technology

ARTIST CONCEPTUAL RENDERING

SEE LEGAL DISCLOSURES ON BACK COVER

West Eleventh Residences

Every convenience is considered and at your fingertips such as smart building tech to the endless indulgences available in the tri-level experiential entertainment and culinary hall. All of this, anchored by a street presence that naturally emanates the energy of the building's exciting surrounding neighborhood.

SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING

SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING

SEE LEGAL DISCLOSURES ON BACK COVER

SEE LEGAL DISCLOSURES ON BACK COVER

A

Each fully finished and furnished studio and 1-bedroom residence has been thoughtfully curated. Move with seamless efficiency through the fully-integrated, custom kitchens. Customize the ambiance with the ‘touch of a button” using PMG’s smart home technology. Make getting ready a complete art of its own as you move between your built-out closets in the master bedroom to the pristinely appointed, immaculately designed bathroom with custom imported cabinetry and glass-enclosed showers. Top of the line is only the beginning in these quarters of complete and total comfort, where any detail and customization is in your hands.

RESIDENCE FEATURES

- Fully furnished and finished residences
- Fully built-out closets in the master bedrooms featuring all shelving and drawers pre-installed for absolute convenience
- Custom shades
- Built in top-of-the-line washer and dryer
- Unprecedented efficiency through a PMG smart home technology experience for seamless personalization with the touch of a button. Includes integrated audio, video and lighting systems
- All residences come equipped with a contemporary lighting package, including recessed lighting, dimmers, and lighting control
- Pre-wired for high-speed communications, multiple telephone lines, and cable
- French balconies in select residences

REFLECTION OF YOU

SEE LEGAL DISCLOSURES ON PAGE 32

ARTIST CONCEPTUAL RENDERING

SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING

SAVOR

KITCHEN & BATHS

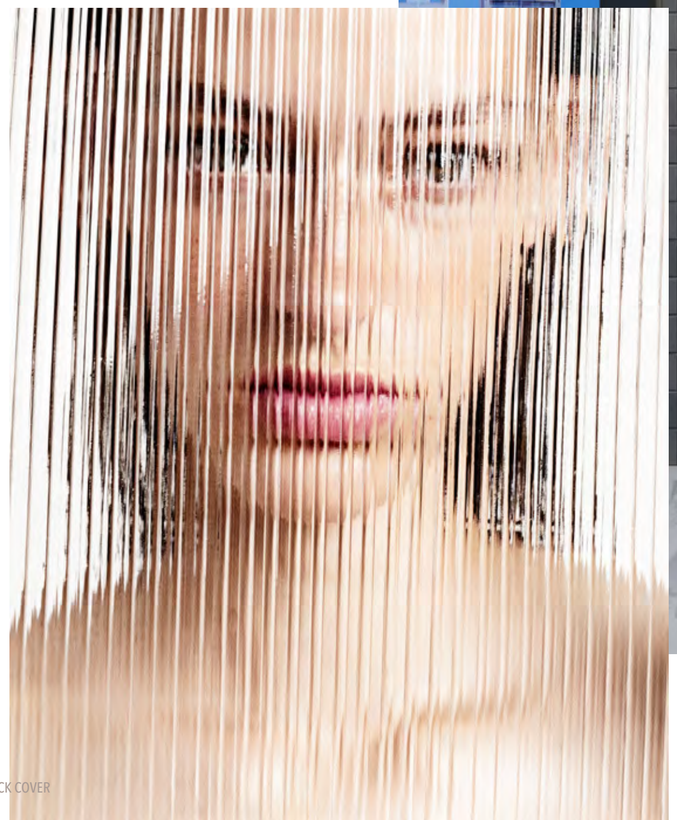
- Fully-integrated kitchens with custom countertops, backsplashes and a contemporary under-mount sink
- Top-of-the-line appliance package includes microwave, dishwasher, built-in convection oven and refrigerator
- Imported and custom kitchen and bathroom cabinetry by Italkraft
- WaterWorks bathroom fixtures, features & accessories
- Custom bathroom countertops and finished floors and walls in wet areas
- Glass-enclosed showers

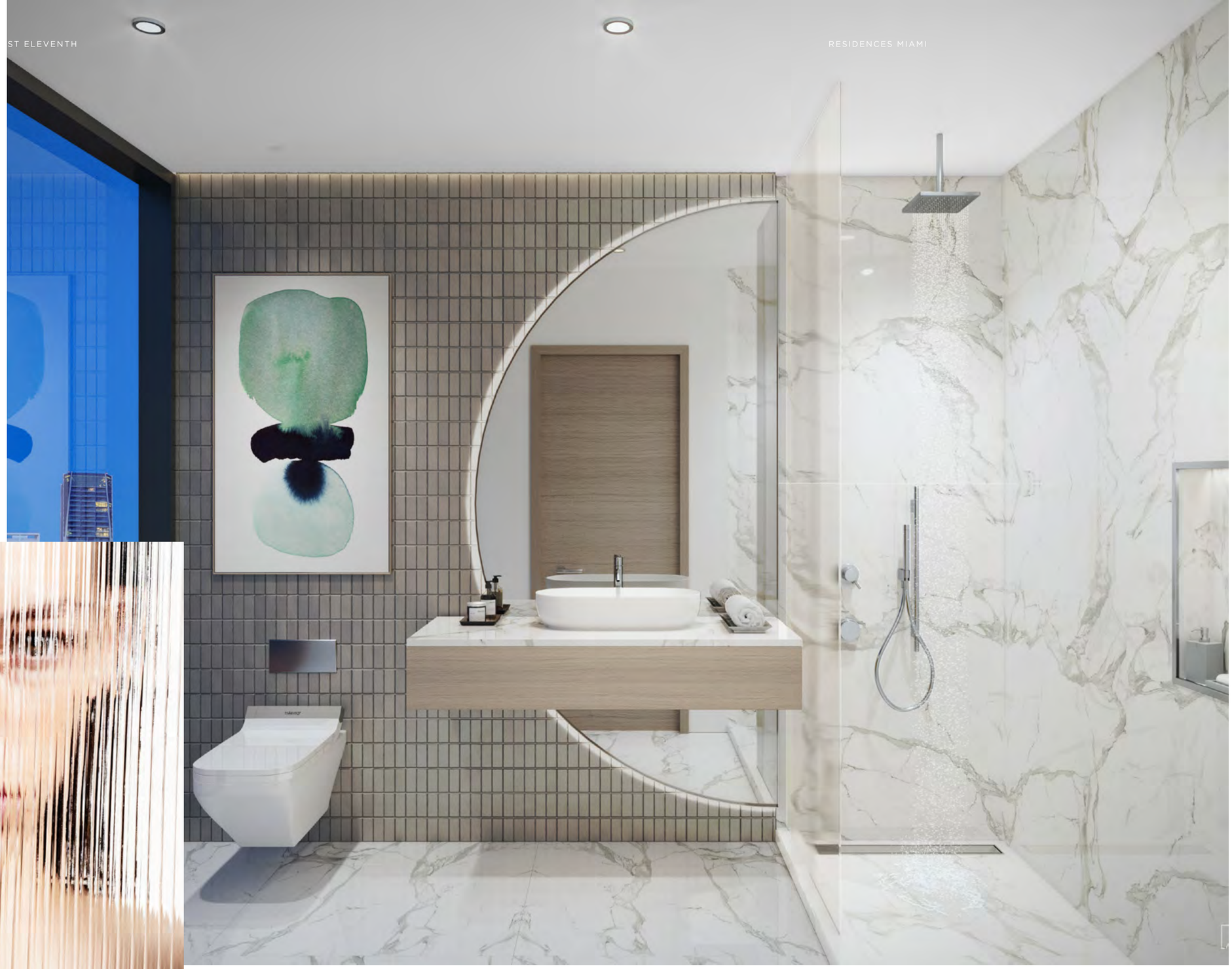
EVERY MOMENT

SEE LEGAL DISCLOSURES ON BACK COVER

ARTIST CONCEPTUAL RENDERING

SEE LEGAL DISCLOSURES ON BACK COVER





ARTIST CONCEPTUAL RENDERING

SEE LEGAL DISCLOSURES ON BACK COVER

DEVELOPER

Founded in 1991 by Kevin Maloney, Property Markets Group (PMG) has evolved from a local real estate operator based in New York City to a national investment, development and asset management firm focused on exceptional for-sale condominiums and large-scale multifamily residential product, as well as select high-performing commercial holdings.

Today PMG is run by Managing Partners Ryan Shear and Dan Kaplan, currently operating projects across Florida, New York, Colorado, Arizona, Tennessee, and Georgia. Their vertically integrated team has departments specializing in acquisitions and land use, design and architecture, construction management, capital markets, asset management, sales and marketing, as well as significant in-house legal and accounting capabilities.

PMG's current multi-billion dollar nationwide portfolio includes assets across pre-development, construction, lease-up, and sell out, totaling more than 8,500 residential units and over 16 million square feet of development. Ground up rental projects under PMG's rapidly expanding Society Living brand platform include locations in Denver, Nashville, Atlanta, Brooklyn, Fort Lauderdale and Miami. Additionally, PMG is growing its Affordable Housing division nationally.

SEE LEGAL DISCLOSURES ON BACK COVER

DEVELOPER

Lion Development Group was founded by business leaders and brothers Michael Simkins and Ron Simkins. The company specializes in world-class development and redevelopment projects in urban settings and emerging neighborhoods focused on the intersection of technology, culture, and the arts. Since launching the firm in 2009, the firm has successfully developed some of Miami's most notable destinations. As a champion of placemaking and revitalizing Miami neighborhoods, Lion Development Group is continuing to add to its track record of excellence in urban regeneration through projects that create global, connected live-work-play ecosystems for innovation and entrepreneurship that complement and enhance the local communities and strengthen Miami's positioning as a world-class city.

DEVELOPER

Led by CEO Marc Roberts, who began his entrepreneurial career as the youngest person to promote a professional boxing match and first person to take a sports management company public on the National NASDAQ, Marc Roberts Companies is a real estate-focused investment firm with a diverse portfolio and upward of $2 billion in investments. The firm has been assembling prime residential and commercial properties throughout Miami for over 20 years, and is a founding partner of Miami Worldcenter, the largest mixed use project currently in development in the United States. Now focused on Miami's District 11 and the adjacent Park West District of Miami, the Company holds over 10 acres of prime real estate that it is beginning to develop with PMG and Michael Simkins. Currently, Mr. Roberts, working with PMG and Michael Simkins, has achieved over $1 billion in luxury condominium sales at successful pre-construction developments located within District 11.

WEST ELEVENTH

THE RESIDENCES

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