



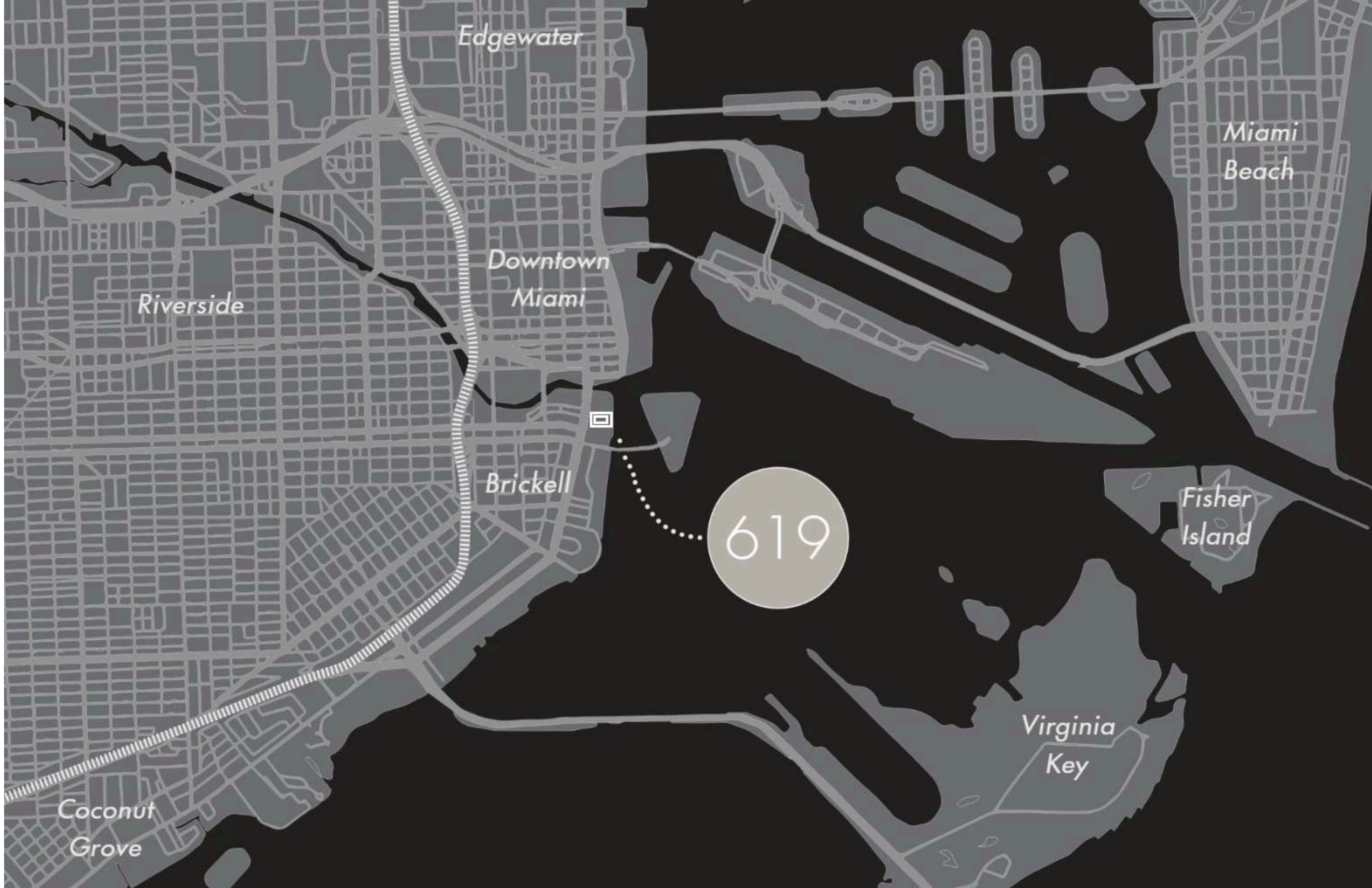
610

NOBU + FOSTER + PARTNERS



619

619



Edgewater

Miami
Beach

Riverside

Downtown
Miami

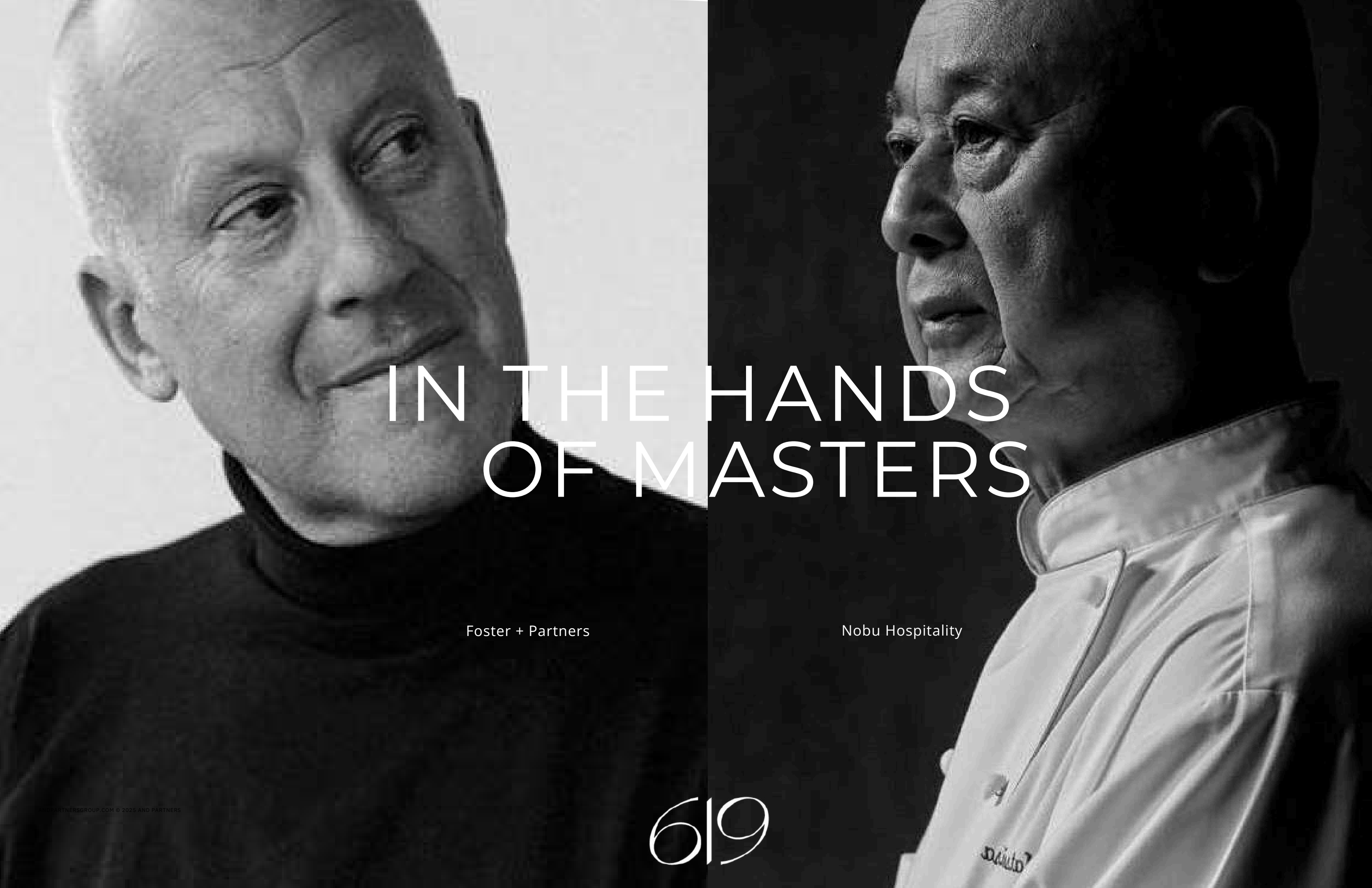
Brickell

Fisher
Island

619

Virginia
Key

Coconut
Grove



IN THE HANDS OF MASTERS

Foster + Partners

Nobu Hospitality

619



619



TOWER 860 FT
75 STORIES



90,000 SQ FT

AMENITIES

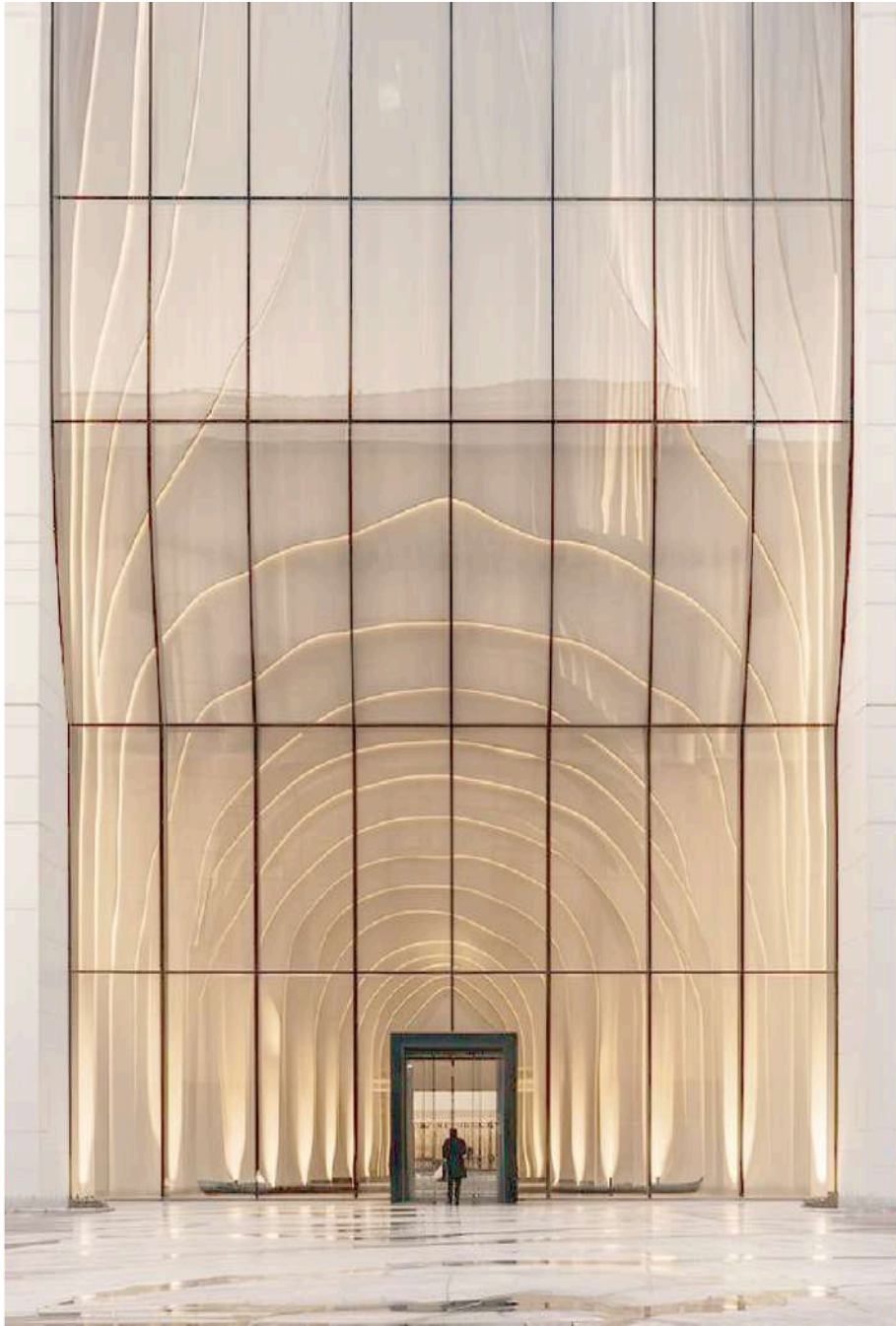
GRAND STATEMENT



EXCLUSIVE



SOPHISTICATED & TIMELESS



QUIET YET POWERFUL



ORGANIC



RECEPTION

PORTE COCHERE

FEATURE STAIRCASE

ORGANIC



‘FUKINSEI’

CELEBRATING ASYMMETRY AND IRREGULARITY, A
BALANCED APPROACH THAT AVOIDS PERFECT SYMMETRY

TEXTURED



‘WABI-SABI’

EMBRACING IMPERFECTION AND THE BEAUTY
OF AGED OBJECTS AND MATERIALS

ASYMMETRICAL



‘YUGEN

SUBTLE GRACE AND A SENSE OF MYSTERY,
EVOKING EMOTIONS WITHOUT OVERT DISPLAY

CURVILINEAR



‘SHIZEN’

A SENSE OF NATURALNESS, EMPHASIZING
ORGANIC MATERIALS AND FORMS

NATURAL



‘SEIJAKU’

TRANQUILITY AND STILLNESS, CREATING A
CALM AND PEACEFUL SPACE

PURE



INTIMATE



SERENE



TIMELESS



NATURAL



ORGANIC



RECEPTION

TEXTURED











619



619

619

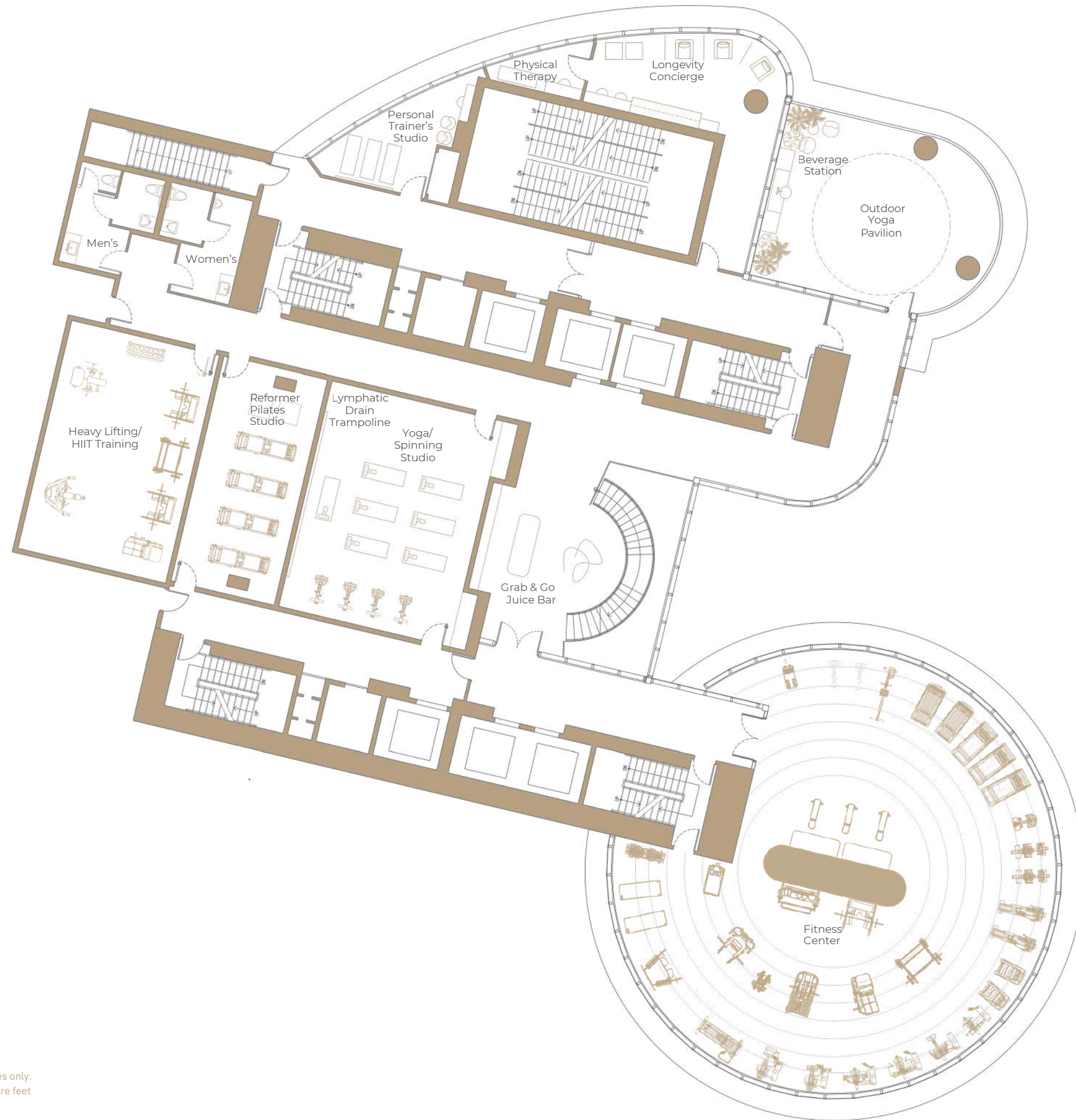
BRICKELL

AMENITY

Gym

LEVEL

4

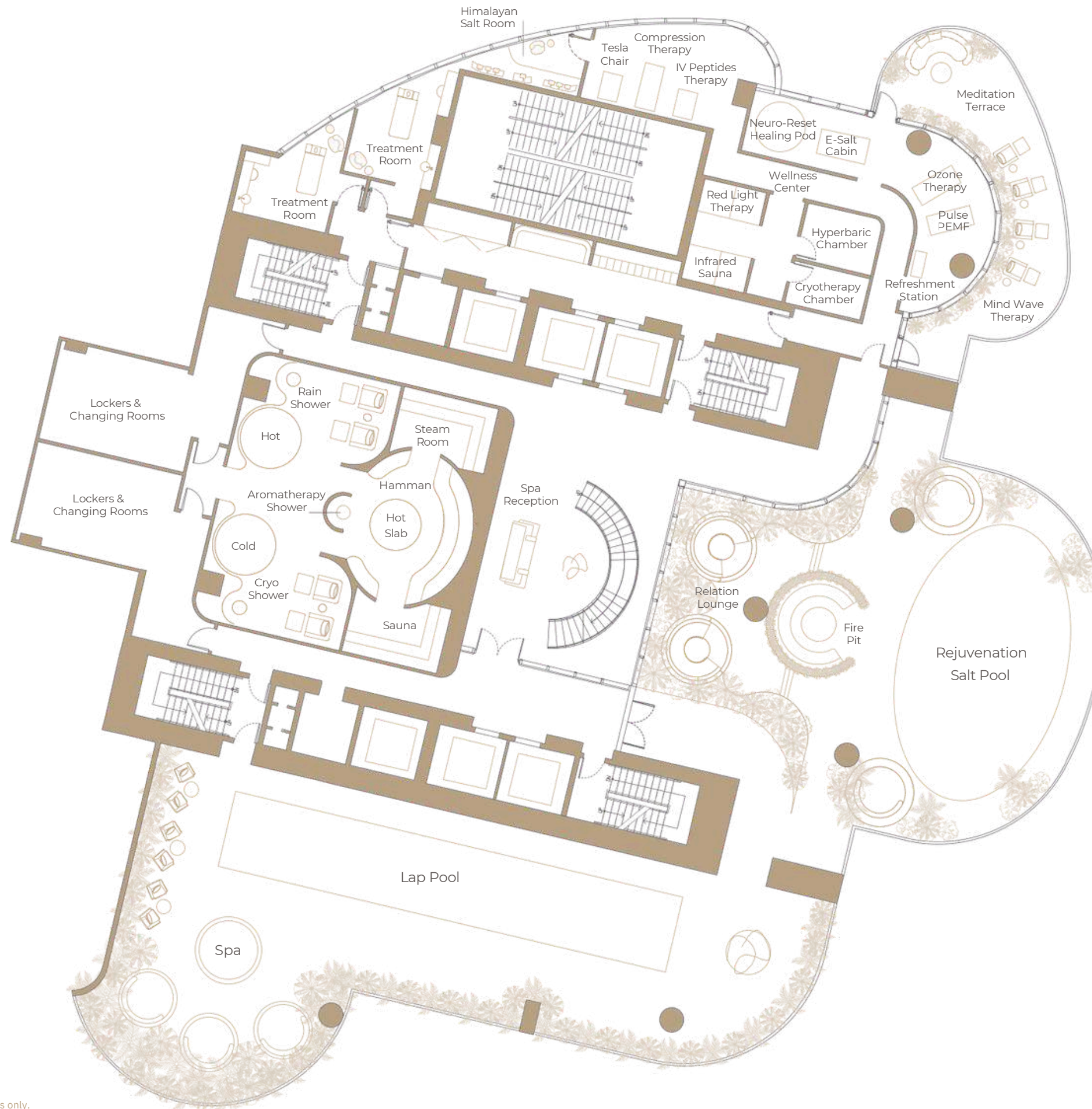


Movement & Performance

Indoor Yoga & Spinning Studio
Lymphatic Rebound Training
On-Site Personal Training Office
Outdoor Yoga Pavilion
Pilates Studio with Reformer,
Mega-Reformer & EXO Chairs
State-of-the-Art Fitness Studio
with Panoramic Views

NOBU HOSPITALITY • FOSTER + PARTNERS

Floor plans are artist's renderings and are shown for illustration purposes only.
Dimensions are subject to construction changes and omissions. All square feet
and dimensions are approximate only.



Longevity Center

Himalayan Salt Room
Tesla Chair
Compression Therapy
IV Peptides Therapy
Ozone Therapy
Red Light Therapy
Infrared Therapy
Pulse PEMF
Hyperbaric Chamber
Cryotherapy Chamber
Neuro-Reset Healing Pod
Meditation Terrace

Nobu Spa

Treatment Rooms
Aromatherapy, Rain
& Cryo Showers
Hammam
Steam & Sauna Rooms
Outdoor Fire Pit
Rejuvenation Salt Pool
Lap Pool



619 by NOBU & FOSTER

ELEVATED LIVING

- Premier Waterfront Brickell site
- Panoramic Bay & City Views 306
- One - to Four - Bedroom Residences:
19 Sky Villas & 4 Penthouses
- Private Porte-Cochère Arrival
- Valet, Self-Parking, & Private Garages
- Full Resort Amenity Experience
- Five-Star Concierge & Lifestyle Services
- Private Wine Cellar & Lounge
- Owner's Lounge with Bay View
- Executive Business Suites & Boardroom
- Tea Lounge & Library Salon
- House Car

THE RESIDENCES

- Panoramic Bay Views
- Expansive Wraparound Terraces & Summer Kitchens
- 10' Ceilings & Full-Height Glass
- Gaggenau Appliance Suite
*with Smart Refrigeration,
Integrated Water Filtration,
and Built-In Culinary Camera Technology*
- Discrete Linear Diffuser Air System
- Keyless Entry & Home Automation
- Cutting Edge Medical-Grade
- HEPA Air Purification
- Ozone-Enhanced Whole-Home Water System
- Circadian Lighting Program
- Grounded, Low-EMF Interior Environment
- Smart Climate & Humidity Control System

NOBU DINING & HOSPITALITY

- In-residence dining by Nobu
- In-residence Nobu Chef Services
- Poolside Nobu Café exclusive for residents
- Food and Beverage Service across:
Amenities Pools and Wellness center
- Signature Nobu dining to-go
- Full-Scale Nobu Restaurant
- Nobu Bar with Bay Views & Boardwalk Access

FIVE-STAR SERVICES

- In-Residence Butler & Staff Support
- Chauffeur & House Car Services
- Dedicated Lifestyle Manager
- Hotel-Style Housekeeping & Turn-Down Services
- Pet Care Services; grooming, feeding, and sitting
- Longevity Concierge
- Electric bikes with climate controlled storage
- Climate Controlled Private Storage
- Private Travel & Aviation bookings
- Exclusive Event & Global Access
- Fine Dining, Spa & Entertainment Reservations
- 24-Hour Concierge & Digital Lifestyle Platform
- International & Multilingual Concierge

- Personal Shopping & Luxury Gifting
- Valet Parking & Vehicle Assistance
- Doorman & Porter Services
- Move-In & Relocation Coordination
- Home Management & Estate Staffing
- Grocery Shopping & Home Stocking
- Gym & Spa Concierge
- Art, Culture & Private Membership Access
- Tailored Relocation & Global Real Estate Support
- Education & Family Advisory
- Personal Lifestyle Assistance
- Home & Vendor Management
- Childcare & Nanny Services

CAPITALIZATION

THE BAUPOST GROUP

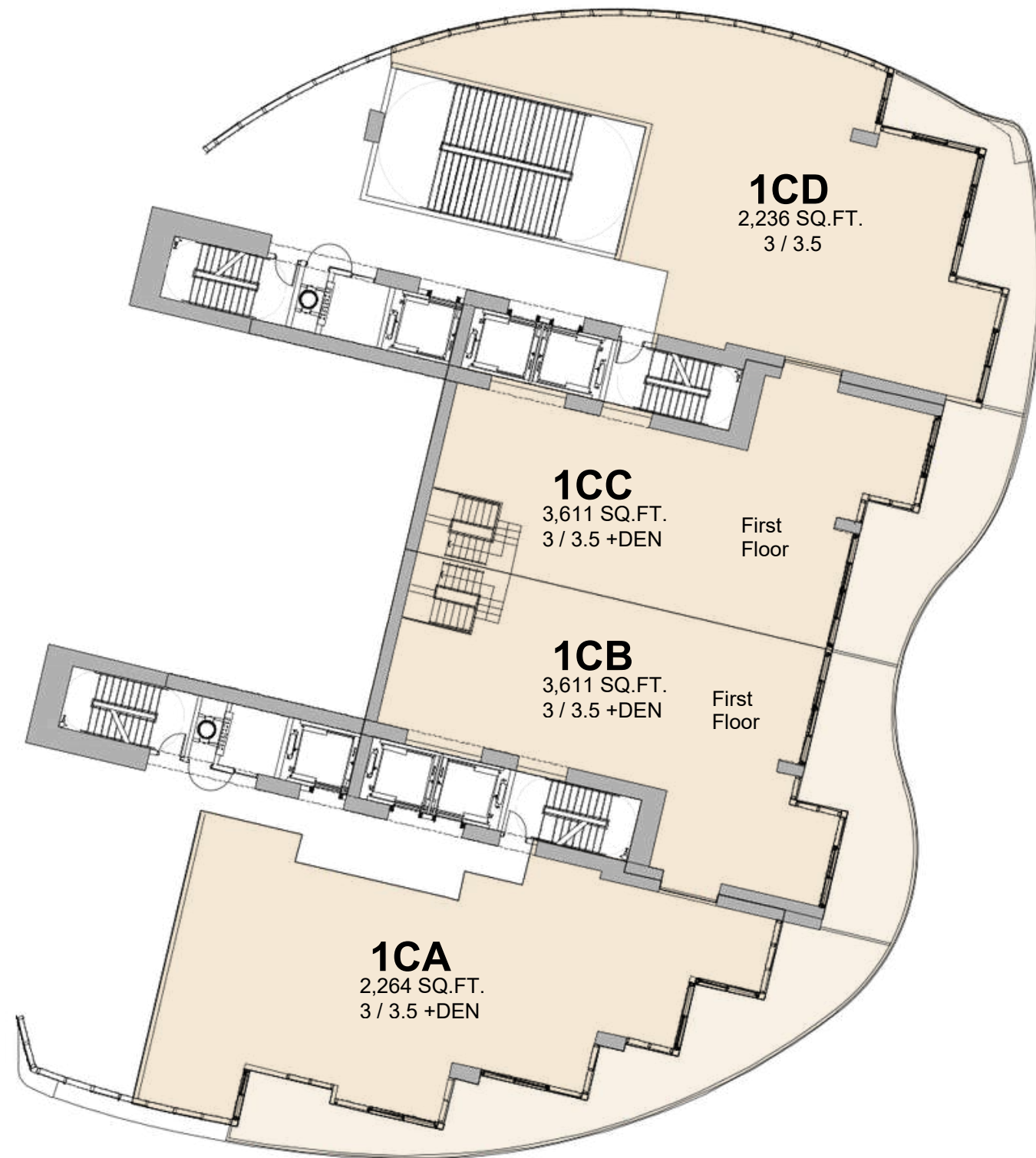
WITH OVER \$28 BILLION ASSETS UNDER MANAGEMENT

KNOWN FOR VERY CONSERVATIVE, DEEP VALUE INVESTING

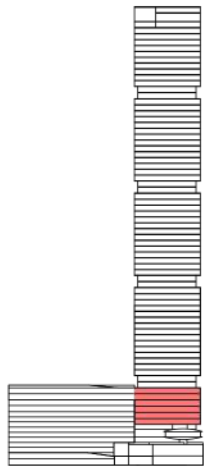
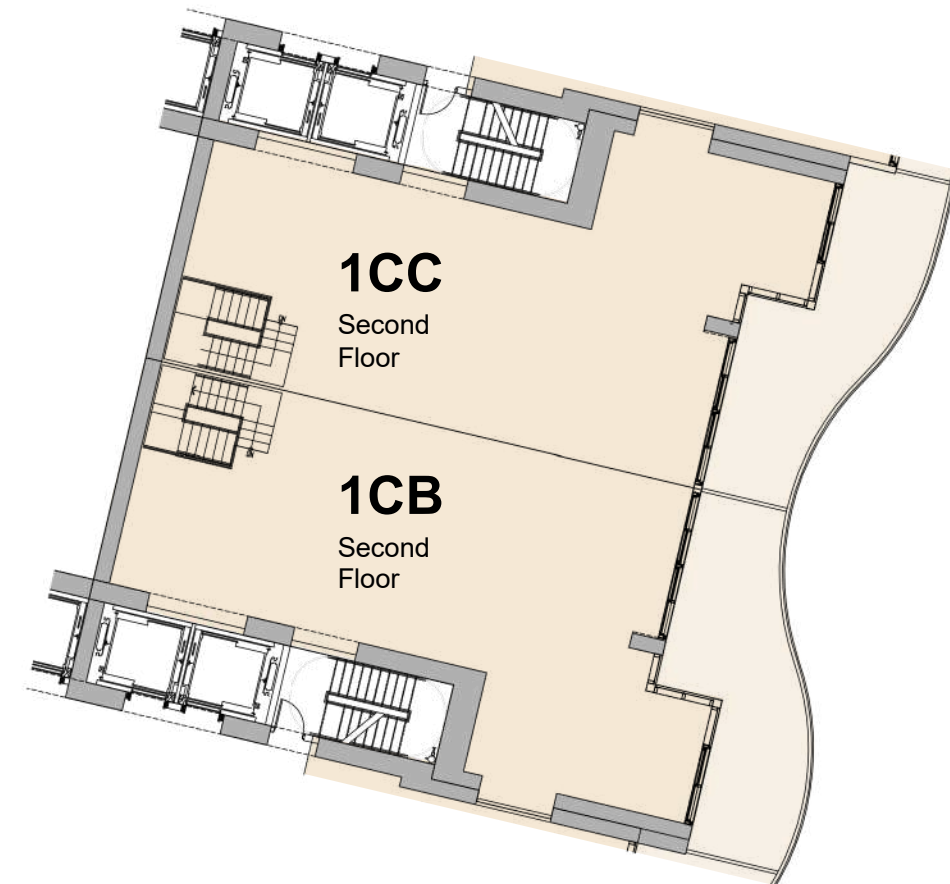
ONE OF THE LARGEST HEDGE FUNDS IN THE WORLD

RENOWNED HEDGE FUND THAT DOES BOTH DEBT AND EQUITY FUND

Brickell Avenue

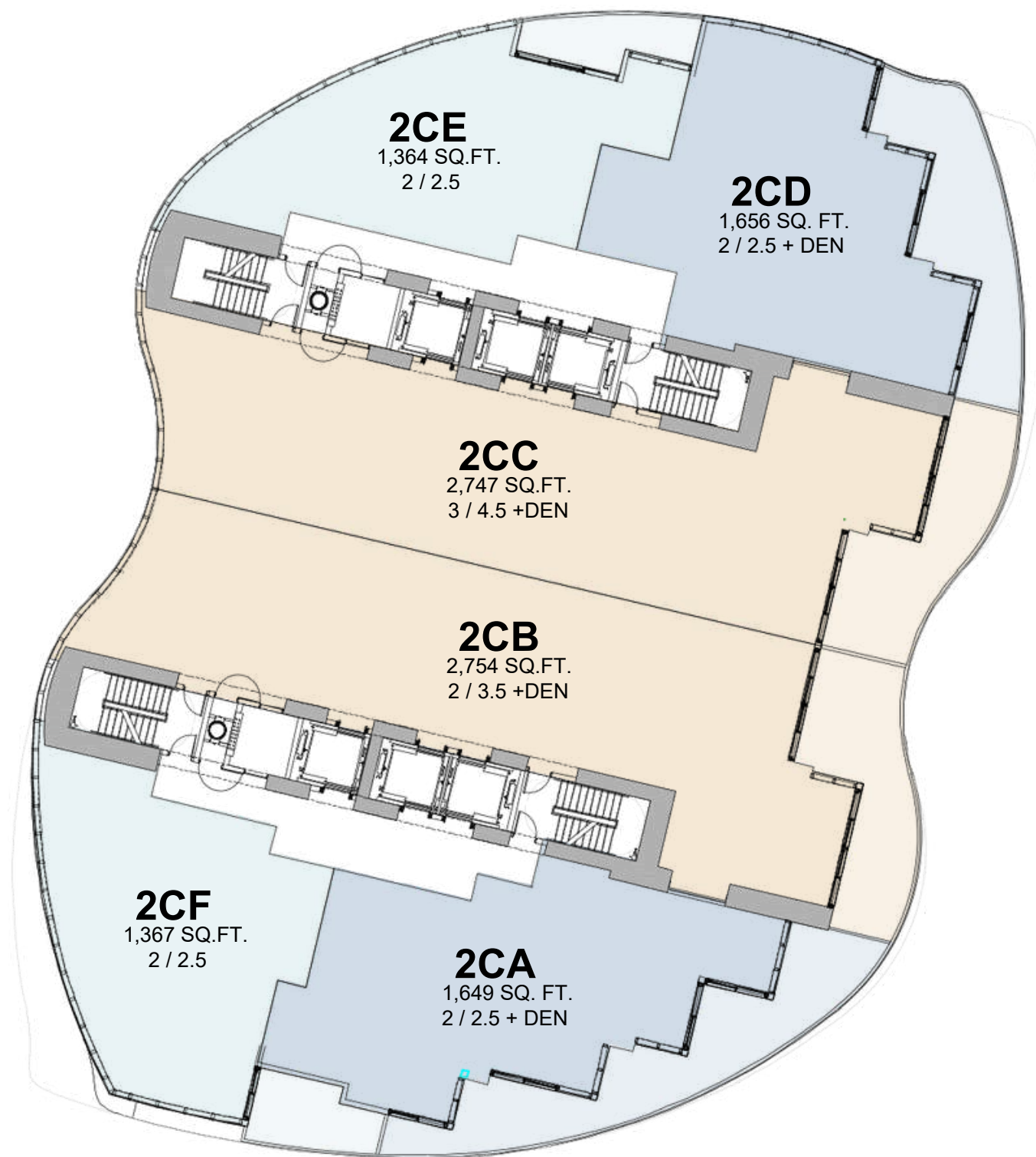


Biscayne Bay

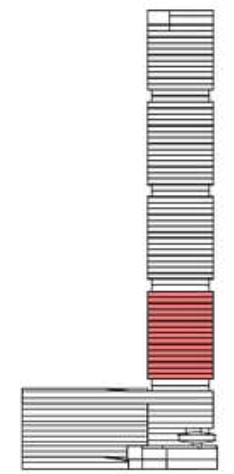


1
COLLECTION
LEVELS 5 - 8

Brickell Avenue

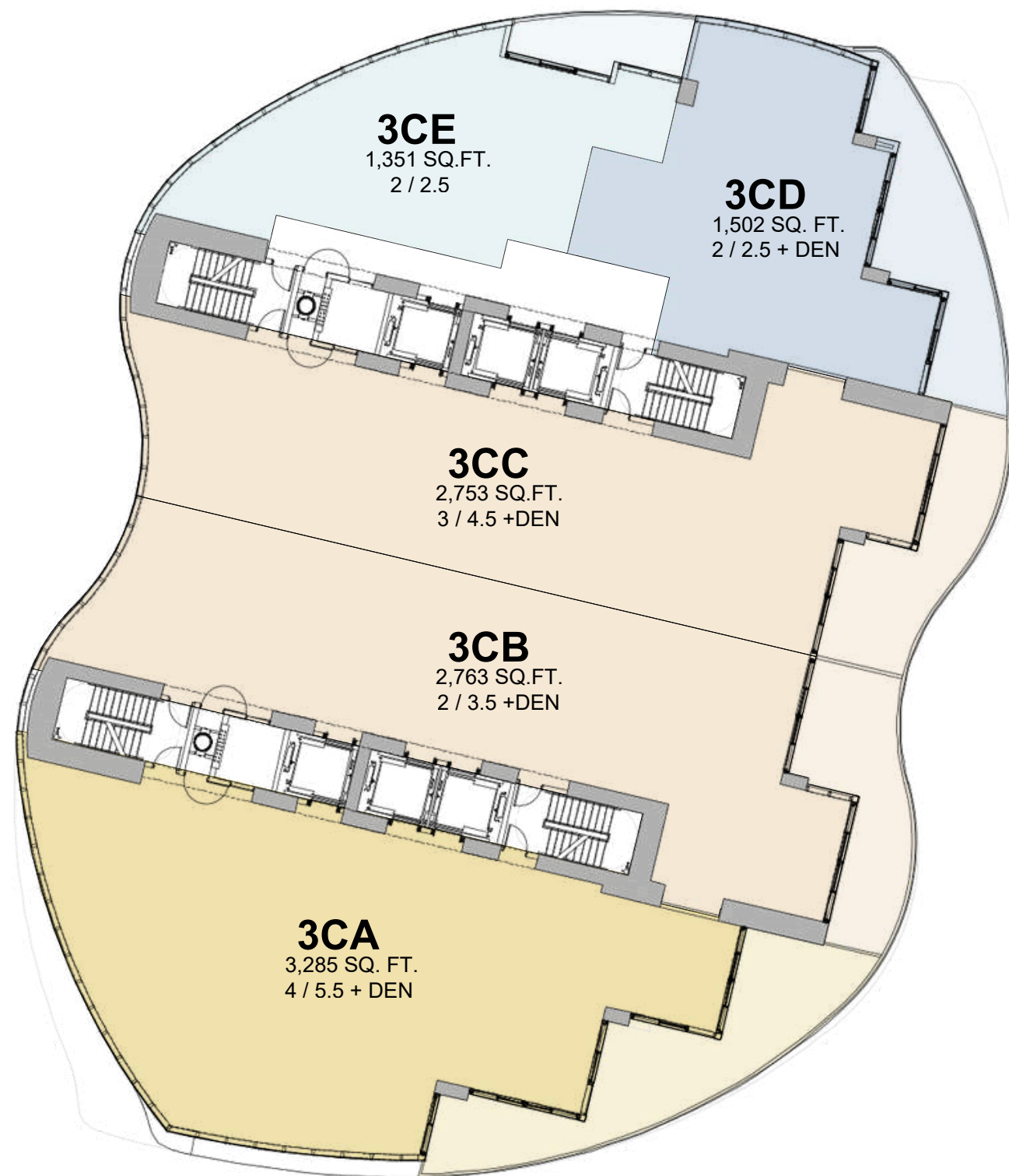


Biscayne Bay

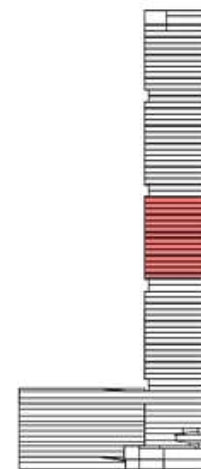


2
COLLECTION
LEVELS 13 - 27

Brickell Avenue

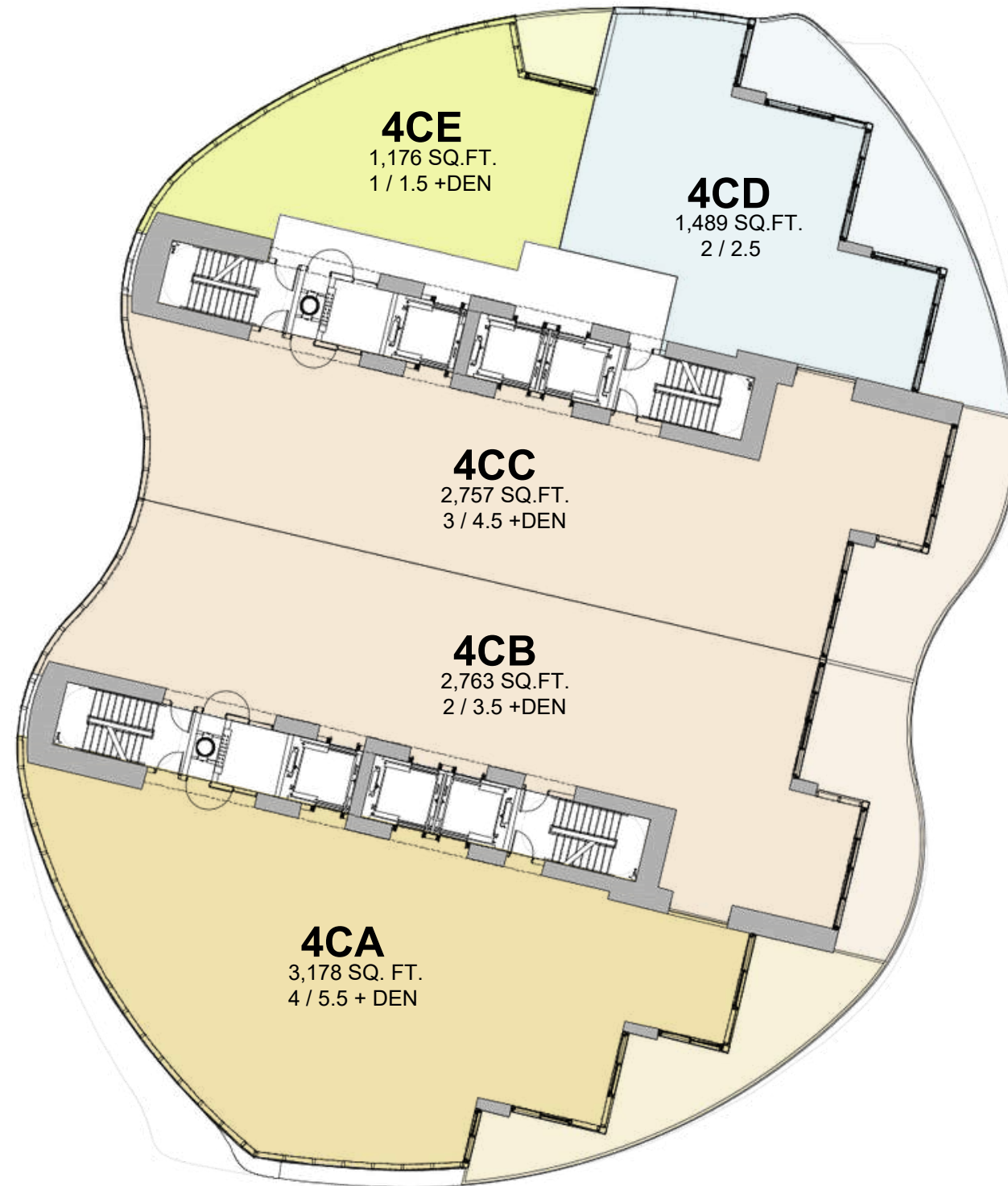


Biscayne Bay

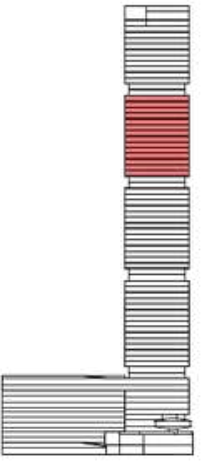


3
COLLECTION
LEVELS 30 - 43

Brickell Avenue

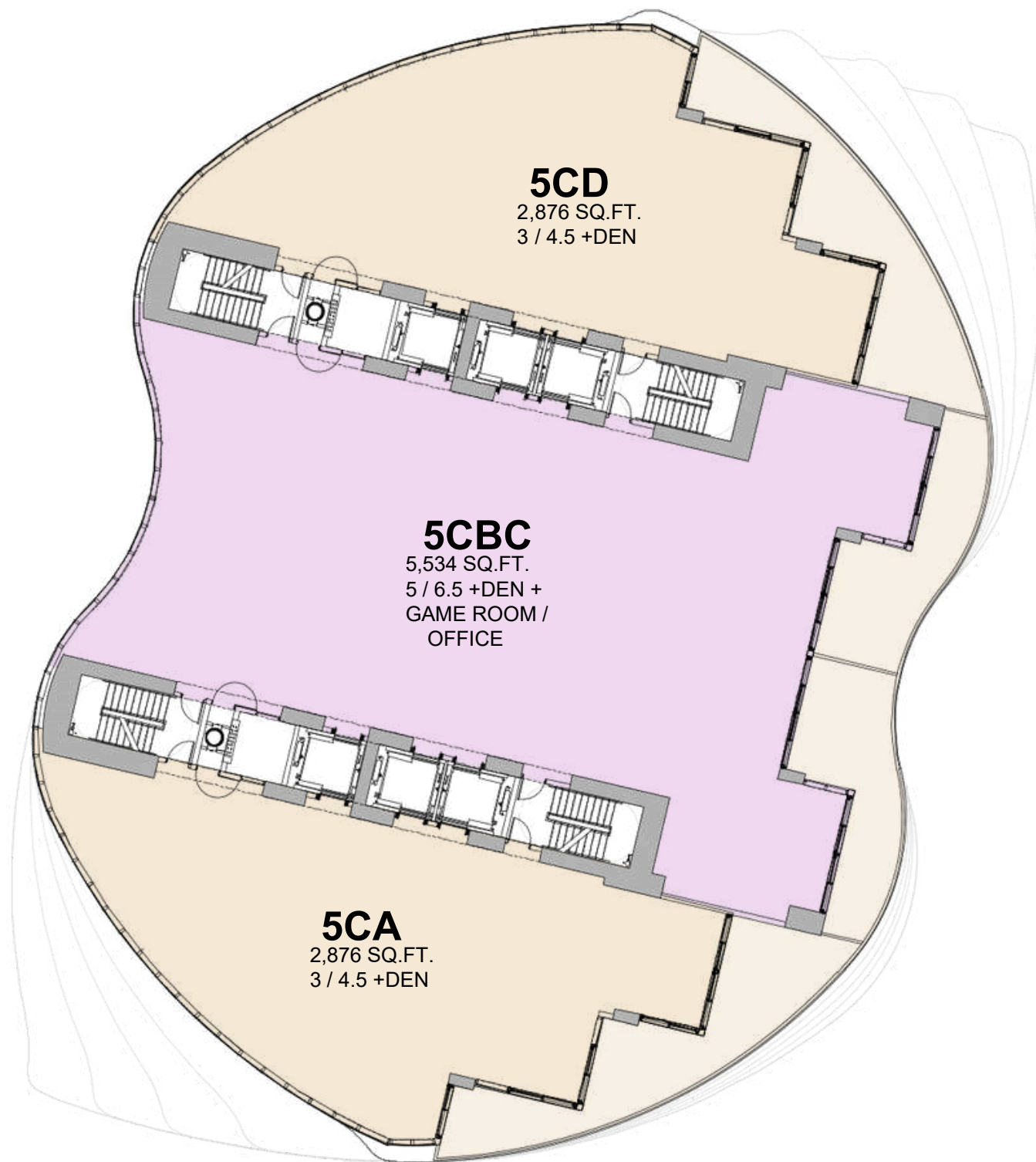


Biscayne Bay



4
COLLECTION
LEVELS 46 - 59

Brickell Avenue



RELEASE PRICES		
COMMUNITY	SF	AVERAGE PRICE
1 BED/DEN	1,176	\$2,815,000
2 BED	1,400.	\$3,708,117
2 BED/DEN	1,676	\$4,878,854
3 BED	2,614	\$8,183,000
3 BED/DEN	2,799	\$7,213,592
4 BED/DEN	3,232	\$9,500,143
4 BED/DEN SKYVILLA	4,054	\$18,750,333
5 BED/DEN SKYVILLA	4,826	\$16,875,000
5 BED/DEN SKYFLAT	5,534	\$16,500,000

PAYMENT DATES					
	AT CONTRACT	90 DAYS AFTER CONTRACT	GROUND BREAKING	TOP OFF	BALANCE AT CLOSING
	10%	5%	15%	10%	60%
Date Aprox.	April 2026	July 2026	April 2027	December 2028	September 2030