

PURCHASER'S GUIDE

619

BRICKELL

BY NOBU • FOSTER + PARTNERS



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

619 Brickell Condominium a/k/a 619 BRICKELL BY NOBU · FOSTER + PARTNERS

ARTIST'S CONCEPTUAL RENDERING, SEE DISCLAIMER PAGE

IN THE HANDS OF MASTERS

619 Brickell is a rare collaboration of visionaries, where architecture, hospitality, and design converge at the highest level. A luminous silhouette by Foster + Partners. The soulful service of Nobu.

Light, air, water, and sky define the rhythm of each residence. Thoughtful amenities create worlds within worlds: a collection of spaces for wellness, gathering, and reflection. Service is personal, intuitive, and sincere, embodying the Nobu philosophy of living with heart.

A singular living experience authored by masters, with every element orchestrated to elevate daily life.



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AN ICONIC LANDMARK BY FOSTER + PARTNERS

From top to bottom, inside and outside, 619 Brickell is designed to provide an immersive experience where emotional and physical well-being is addressed on every level.

Animated by the light and defined by a sense of harmony, the residences of 619 Brickell are crafted with clarity and care: cinematic views framed by floor-to-ceiling glass, generous terraces that extend living outdoors, and sophisticated interiors composed of natural materials and refined details. The tower's sculptural form works hand in glove with the interior design, balancing elegance with ease, and modernity with warmth. These are homes that elevate the everyday, crafted for those who see beauty in proportion, meaning in restraint, and legacy in detail.

619 BRICKELL

306 Residences

75 Stories

Collection of One- to Five- Bedroom Residences, Sky Villas, and Penthouses

Residences Ranging From 1,160 SF to 6,450 SF

90,000 SF of Amenity Space

Poolside Nobu Café Exclusive to Residents

Waterfront Nobu Restaurant

Private Porte-Cochère Arrival with Valet & Self-Parking

Private Garage in Select Residences

Bespoke Concierge & Lifestyle Services

Executive Business Suites & Boardroom

Wellness and Longevity by Nobu Exclusive to Residents

Expansive Indoor-Outdoor Amenity Deck

86' Swimming Pool

2 Padel Courts

Grand Bayfront Lobby

Panoramic Water & City Views

Premier Waterfront Brickell Location

Zen Gardens by Nobu

Well Building Certified

THE RESIDENCES

Panoramic Water Views from All Living Rooms & Primary Bedrooms

10' Ceilings & Full-Height Glass

Expansive Wraparound Terraces

Private Outdoor Summer Kitchens in Select Residences

Fine Italian Cabinetry

Gaggenau Appliance Suite with Smart Refrigeration & Integrated Water Filtration

RadioRA 3 Processor by Lutron for Smart Lighting Controls

Discrete Linear Air Diffusers for Living Areas & Primary Bedrooms

Electrical System Wired with MC Cable for Low EMF Environment

HEPA Air Purification

Kitchen Multi-Stage Reverse Osmosis System

Smart Climate & Humidity Control System

Smart, Keyless Entry & Home Automation

Sauna in Select Units

A LIFE OF ABUNDANCE

From sunrise workouts to sunset gatherings, every space is designed for connection, movement, and ease. Terraces and verdant gardens bring nature into view, while the poolside café infuses the day with Nobu's signature spirit of hospitality. Moments of play, discovery, and retreat coexist throughout, creating a lifestyle that reflects Miami's vibrant spirit, reimagined through the artful calm of Nobu living.

PARADISE ATOP THE PODIUM

Indoor & Outdoor Nobu Café with
Poolside Service

86' Sunset Pool

Private Poolside Cabanas

Firepit Lounge

Dining & Grilling Enclaves

Poolside Water Features

Zen Gardens

Private Dip Pools Around Zen Gardens

619 SPORTS CLUB

2 Padel Courts

Paddock Social Area

Recovery Area with Cold Plunge Pool &
Stretching Machines

Bike Storage & Bike Workshop

619 KIDS' DISCOVERY ZONE

Indoor Kids' Discovery Area & Play Suite

Kids' Outdoor Play Terrace & Climbing Net

619 SOCIAL & GAME LOUNGES

Social Lounge with Bay View

Sunrise Terrace

Private Wine Cellar & Lounge

Billiards & Game Salon

Curated Gaming Tables

VR Suite with Golf, Ski & F1 Simulators

NOBU

Residents can immerse themselves in Nobu's holistic approach to wellbeing, where Japanese rituals meet cutting-edge therapies. Wellness and Longevity by Nobu offers restorative experiences from cryotherapy to aromatherapy sauna and steam rooms.

WELLNESS AND LONGEVITY BY NOBU

Hamam

Hot & Cold Plunge Pools

Steam Room & Sauna

Aromatherapy Shower

Rain Shower

Cryotherapy Shower

Cryotherapy Chamber

Men's & Women's Lockers
& Changing Rooms

Lap Pool

Rejuvenation Salt Pool

Outdoor Sunrise Relaxation Lounge

Infrared Sauna

Red Light Therapy

Neural Reset Therapy Pod

E-Salt Cabin

Ozone Therapy

PEMF Therapy

Mind Wave Therapy

Meditation Terrace

Tesla Chair

Compression Therapy

IV Peptide Therapy

Himalayan Salt Room

Treatment Rooms

Acupuncture

MOVEMENT AND PERFORMANCE

State-of-the-Art Fitness Studio with
Panoramic Views

Indoor Yoga & Spinning Studio

Lymphatic Rebound Training

Pilates Studio with Reformer, Megaformer
& EXO Chairs

Heavy Lifting & HIIT Training Studio

Outdoor Yoga Pavilion & Sound Healing Pavilion

On-Site Wellness Concierge

On-Site Personal Training Office

Physical Therapy Suite

Sports Recovery Modalities

Wellness Juice Bar



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TEAM

Nobu
HOSPITALITY

13th Floor Investment
VISIONARY

Foster + Partners
DESIGN ARCHITECT

Key International
VISIONARY,
SALES AND MARKETING

Sieger Suarez
DESIGN ARCHITECT &
ARCHITECT OF RECORD

Design Agency
INTERIOR DESIGN

Studio Munge
DESIGN

And Partners
BRANDING AND ADVERTISING

One Sotheby's International Realty
SALES

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619 Brickell Condominium a/k/a 619 BRICKELL BY NOBU · FOSTER + PARTNERS

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⚠ This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. This Condominium is being developed by **13K-BP Brickell Owner, LLC, a Delaware limited liability company** ("Developer"), which has a limited right to use the trade names, marks, and logos of: (1) 13th Floor Investments (13th Floor) and (2) Key International ("Key"); Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by 13th Floor, Key or any of its or their affiliates and any purchaser agrees to look solely to Developer with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. The Condominium views will vary depending on the Unit purchased. No view is guaranteed. All residence features and building amenities are subject to change, including, without limitation, changes in manufacturers, brands, amenities, services and/or the design team. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. Consult the Condominium Documents and your purchase agreement for a description of those features/items which are to be included in the units. Dimensions and square footages and ceiling heights are approximate and may vary based on final permitting and actual construction. Additionally, ceiling heights are measured from top of slab to top of slab and exclude areas where any soffits, moldings, drop and/or suspended ceilings and/or light fixtures may be installed. As such, the referenced ceiling height may not represent actual ceiling clearance. Neighborhood attractions, and/or venues referenced and/or identified in this publication are off-site and not controlled by the Developer. They are accurate as of the date of this publication, however there is no guarantee that they will continue to exist or that there won't be changes and/or substitutions of same. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. 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Consult your doctor or other appropriate healthcare professional for matters regarding health, wellness and medical advice. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. The purchase of real estate is a significant decision. Developer makes no representations concerning any potential for future profit, any future appreciation in value, any income potential, tax advantages, depreciation or investment potential regarding acquiring a unit, nor any monetary or financial advantages related to the same. No statements or representations are made regarding the economic or tax benefits to be derived, if any, by the buyer from acquiring and/or owning a unit. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. The Developer taking part in the public offering or sale of units in the offering of 619 BRICKELL CONDOMINIUM (the "Condominium") are not incorporated in, nor do they currently maintain an office within, the State of New York. Unless the offering of any cooperative interest in real estate is otherwise qualified under applicable New York law as described below, The offering of a unit the CONDOMINIUM IS neither made in the State of New York nor made to the residents of the State of New York. Until such time as all registration and filing requirements under the Martin Act and the Attorney General's regulations are complied with; a written exemption is obtained pursuant to an application and such is granted pursuant to and in accordance with the Cooperative Policy Statements #1, #7, or #12; or a "No-Action" request is granted (i.e., the offering has been "qualified" under New York law), no offering for sale of a unit in the Condominium will be directed to any person or entity in or from the State of New York by or on behalf of the Developer or anyone acting on behalf of the Developer or anyone acting with the Developer's knowledge, nor will any activities by the Developer under such circumstances target New York State residents. These disclosures have been made to ensure that the Developer has taken adequate measures to notify residents of the State of New York that it will not offer property that has not been previously qualified for sales in New York in or from the State of New York.

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