



2850 TIGERTAIL  
A LANDMARK ADDRESS IN THE MAKING

FOR VISIONARIES ONLY  
*an exclusive office property of true distinction.*



à toute force de s'en aller libre, a beaucoup à se battre. Mais si un jour il arrive à jeter bas les murs de son cachot, sans se déboucher en pleine lumière, il ne peut accéder à une certaine  
main de sol l'angoisse et la culpabilité. C'est la place à une paix, une force, une foi en la vie qui seront que son corps ira toujours grandissant. Alors sa main dont les doigts étaient comme des pierres toujours prêts à s'enfoncer dans la pierre, sa main se dissipe, disparaît et il comprend  
Il faut à la fois être libre et être libre. C'est la place à une paix, une force, une foi en la vie qui seront que son corps ira toujours grandissant. Alors sa main dont les doigts étaient comme des pierres toujours prêts à s'enfoncer dans la pierre, sa main se dissipe, disparaît et il comprend  
à 12 ans il entre dans une école militaire, dont il ressortira à 20 ans. 3 ans plus tard, il abandonne son corps pour se consacrer à l'écriture. Il vit à Lyon, France.

Artist Credit: ©Barthélemy Toguo, Rwanda, 1994-2014. Oil on canvas. 157.5 x 394 inches. Courtesy of the artist and Galerie Lelong.



# NO INTRODUCTION NEEDED *when you're the first of your kind.*

It's no secret that Coconut Grove is Miami's most idyllic, dynamic and historic neighborhood. For generations, it has provided the best that an upscale life has to offer — yachting, high culture, a vibrant society, commerce, education and so much more. As the 'The Grove' experiences an urban renaissance, it is no coincidence that Related has decided to re-locate its corporate headquarters to this dynamic and iconic area. Our decision to make this move is further affirmation that Coconut Grove is ready to become a true hub for global business.

In partnership with my dear friend, internationally recognized architect Bernardo Fort-Brescia of Arquitectonica, I am pleased and honored to introduce 2850 Tigertail, a mid-century-inspired Class A office building unlike any other. With an aim toward placing a premium on attention to detail, art, culture and community, we will select businesses and leaders that personify and embody these ideals. These tenants will each enjoy their own private floor with professionally curated museum-quality art throughout the building and a prime location just steps away from chef-driven restaurants, stylish boutiques, high-end residences and hotels and Miami's premier schools.



\*Artists conceptual rendering

# AN EXCITING BLUEPRINT *for a new way of doing business.*

With a feel that is vibrant, exclusive and flawless down to the final detail, 2850 Tigertail represents a new approach to implementing visions for the future. This is a space that will define, drive and inspire an exciting and unprecedented way of conducting business.

Curated to perfection. Private floors with prestigious neighbors. World-class art. Spectacular bay views. An energy for making great things happen. A sought-after address available only to a select few.

Occupancy at 2850 Tigertail is by invitation only.



Artist Credit: ©Chamberlain, John. Buoy Crazy.



\*Artists conceptual rendering





# OUR VISION: *to be exceptional, to demonstrate excellence, to model the ideal.*

Related will occupy the top two floors of the eight-story building, and the remaining five floors will be available for other organizations. All tenants will enjoy their own spacious private floor with direct elevator access and floor-to-ceiling glass windows. Museum-quality art from the private art collection of Related's Jorge Pérez will be a defining part of the overall Tigertail experience. The building will feature exclusive courtyards, terraces with glass railings and state-of-the-art conveniences with gorgeous views of Biscayne Bay.



IT'S ALL HERE,  
*including these high-end,  
efficient and  
convenient amenities:*

- Reserved parking with same-floor direct office access
- Floor-to-ceiling glass windows
- State-of-the-art building security and technology
- LEED-certified with high-end energy efficiency
- Above-standard ceiling heights with 13' between floors
- Cellular booster system to enhance wireless signals and prevent dropped calls
- Private terraces on select office floors
- Curated museum-quality art throughout common areas
- Valet service
- Electric car charging stations
- Bicycle stations
- Ground-level retail
- Proximity to local parks and popular restaurants





Artist Credits (left to right): \*©Barthélémy Toguo, Rwanda, 1994 \*\*©Stanley Whitney, Swingtime in Honolulu, 2018 \*\*\*©Gene Davis, Monte's Garden, 1980

\*Artists conceptual rendering



Southeast View of Biscayne Bay

\*Artists conceptual rendering

## LOCATION ALWAYS MATTERS *when forging your own path.*

Coconut Grove is truly a study in creativity and comfort, sophistication and simplicity. Offering sustainable abundance, historic elegance and lush natural surroundings, The Grove offers privacy to those who crave it, visibility to those who seek it and exclusivity to those who demand it.



# FULFILL YOUR VISION HERE

*a magnetic place to work, live and thrive.*

Close enough to the action but far enough to remain exclusive and private, Coconut Grove is an area that surpasses expectations and fulfills grand visions. Its latest gem, 2850 Tigertail, represents the most exclusive business address in Miami for those who seek a working environment inspired by the art and culture of business.

This centrally located office property proves that moving to The Grove is a business move that makes perfect sense.



## DISTANCE FROM 2850 TIGERTAIL

Airports	Miles	Minutes
MIA	5.4 miles	20 min
FLL	24.4 miles	34 min
OPF	12.5 miles	31 min
Brickell	3.8 miles	13 min
Bal Harbour	18 miles	37 min
Coral Gables	2.9 miles	14 min
Downtown Miami	4.8 miles	11 min
Fisher Island	11.2 miles	32 min
Key Biscayne	9.2 miles	20 min
Palm Island	8.5 miles	25 min
Pinecrest	8.0 miles	25 min
South Beach	8.0 miles	28 min
Star Island	9.4 miles	27 min
Wynwood	7.5 miles	19 min

**RESTAURANTS**

- Ariete
- Atchana's Homegrown Thai
- Bellini
- Bianco Gelato
- Bombay Darbar
- Chug's
- Farinelli 1937
- Fireman Derek's Bake Shop
- Glass & Vine
- GreenStreet Cafe Lounge & Restaurant
- Happy Wine in the Grove
- Harry's Pizzeria
- Isabelle's Grill Room and Garden
- Jaguar Latin-American Kitchen
- La Rue Bistronomie
- Le Bouchon Du Grove
- Le Pain Quotidien
- LoKal
- Lulu in the Grove
- Peacock Garden Bistro
- Sapore di Mare
- Strada in the Grove
- Taurus Beer & Whisk(e)ly House
- The Spillover
- Tigertail + Mary

**CONDOMINIUMS**

- Grove At Grand Bay
- Grove Hill Condominium
- Grovenor House
- Park Grove

**HOTELS**

- Commodore Inn The Grove
- Mayfair Hotel & Spa
- Mr. C
- Mutiny Hotel
- Ritz Carlton
- Hotel Aria Coconut Grove

**SCHOOLS**

- Carrollton School of the Sacred Heart
- La Salle High School
- Coconut Grove Elementary
- Plymouth Preschool
- Ransom Everglades Middle School
- Ransom Everglades Upper Campus
- St. Stephen's Episcopal Day School

**SHOPPING**

- Aesop
- Allie & Chica
- The Bazaar Project
- Bonobos
- Books and Books bookstore + kitchen
- Coconut Grove Organic Market
- CocoWalk
- Commodore Plaza
- The Fashionista Consignment Boutique
- Fresh Market
- The Griffin
- Market
- Mayfair in the Grove
- Milam's Market
- Ramona La Rue by Arianne
- Unika
- Warby Parker

**MARINA / SAILING**

- Coconut Grove Sailing Club
- Coral Reef Yacht Club
- Dinner Key Marina
- Shake-A-Leg Miami
- US Sailing Club

**CULTURE / RECREATION**

- The Barnacle
- Cinepolis Movie Theater
- Coconut Grove Arts Festival
- Coconut Grove Library
- The Kampong National Tropical Botanical Garden
- Women's Club of Coconut Grove

**PARKS**

- Alice Wainwright Park
- Dinner Key Picnic Islands Park
- The Barnacle Historic State Park
- David T. Kennedy Park
- Merrie Christmas Park
- Peacock Park
- West Islands Park

**PLACES OF WORSHIP**

- Chabad of South Dade
- Christ Episcopal Church
- Plymouth Congregational Church
- St. Stephen's Episcopal Church



**THE LEGEND**

- Food & Beverage
- Retail
- Institutional
- Offices
- Hotel & Residences
- Public Parking



Restaurants



Luxury Shopping



Cycling



Biscayne Bay



Vizcaya



Friendly neighborhood



Grove Key Marina



Scenic Neighborhood

# WORLD-CLASS *attracts world-class.*

## ABOUT RELATED

Established in 1979, The Related Group is Florida's leading developer of sophisticated metropolitan living and one of the country's largest real estate conglomerates. Since its inception, the privately held company has built, rehabilitated and managed over 100,000 condominium, rental and commercial units. The firm is one of the largest Hispanic-owned businesses in the United States with a development portfolio in excess of \$40 billion over 40 years.

The Related Group has earned international status for its visionary designs and development of luxury condominiums, market-rate rentals, mixed-use centers and affordable properties – often in emerging neighborhoods that impact the lives of all demographics. The Related Group has redefined real estate by diversifying both its products and buyers, expanding internationally while also sponsoring public art installations that enhance cities' global culture and streetscapes.

TIME Magazine named Founder, Chairman and CEO of The Related Group, Jorge Pérez, one of top 25 most influential Hispanics in the United States. Currently, The Related Group has over 70 projects in varying phases of development.



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**You can't be  
a human being  
without ART.  
It's a world  
that expresses  
feeling, love  
and beauty.**

JORGE M. PÉREZ  
CEO & CHAIRMAN  
RELATED

## ABOUT ARQUITECTONICA

Arquitectonica is an international architecture, landscape architecture, interior design and urban planning corporation headquartered in Miami's Coconut Grove neighborhood. Arquitectonica began in 1977 as an experimental studio founded by Peruvian architect Bernardo Fort-Brescia, Laurinda Hope Spear, Andrés Duany, Elizabeth Plater-Zyberk and Hervin Romney. Today, the firm continues to be led by Bernardo Fort-Brescia and Laurinda Hope Spear, and has designed such famous buildings as the Banco de Crédito Headquarters, in Lima, Peru; Atlantis Condominium, The Pink House and the American Airlines Arena in Miami and the Westin Hotel and entertainment complex in New York, amongst many others.



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**We see the  
big picture  
by focusing  
on the details.**

BERNARDO FORT-BRESCIA  
PRINCIPAL  
ARQUITECTONICA





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