



2850 TIGERTAIL A LANDMARK ADDRESS IN THE MAKING

FOR VISIONARIES ONLY an exclusive office property of true distinction.



Artist Credit: ©Barthelemy 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 museumquality 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.

Any J==



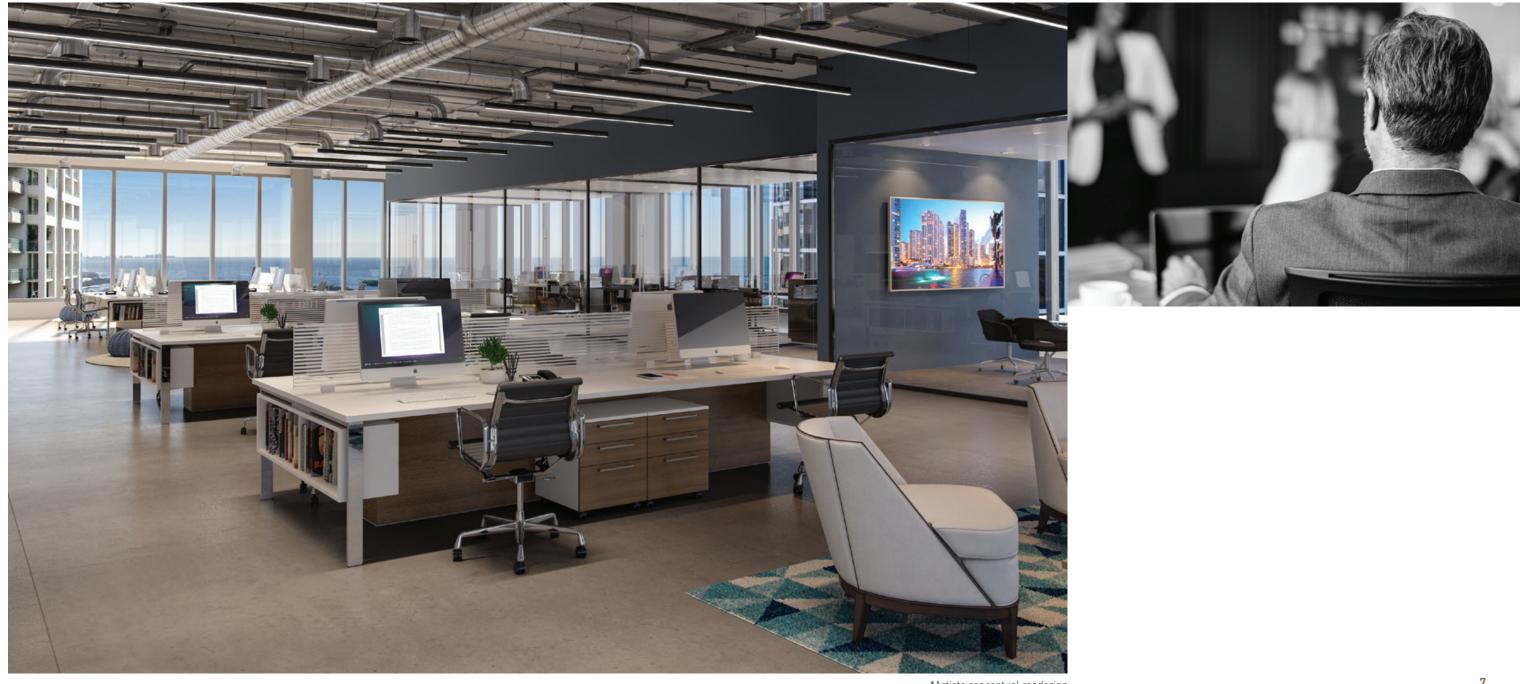
AN EXCITING BLUEPRINT for a new way of doing business.

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.





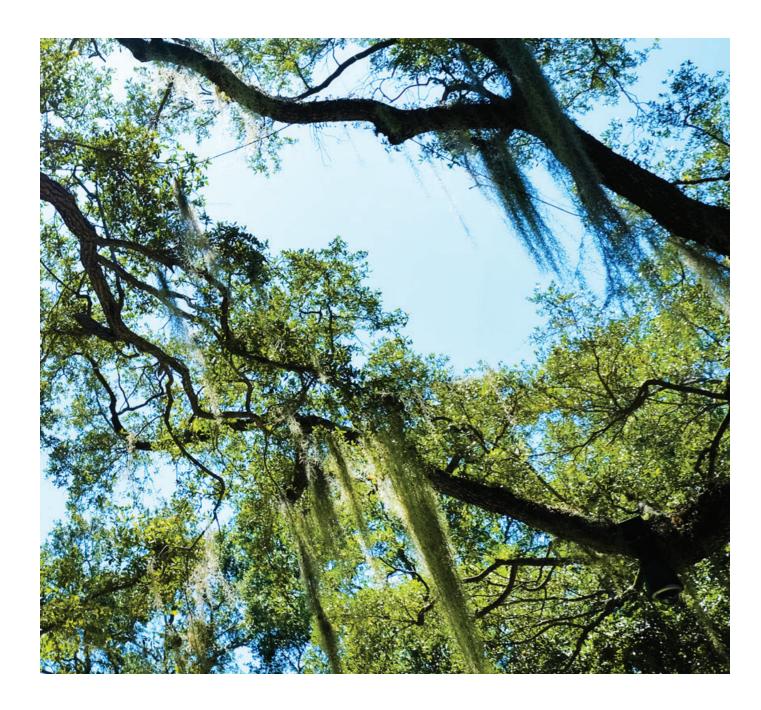
*Artists conceptual rendering

2850 TIGERTAIL



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

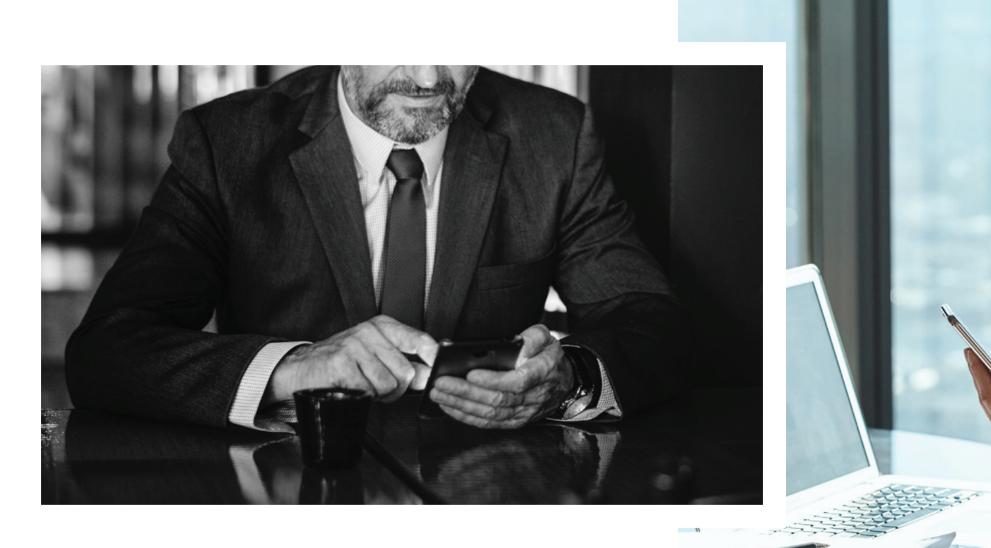
Related will occupy the top two floors of the eight-story building, and the remaining five floors will be available for other organizations. All tenants will enjoy their own spacious private floor with direct elevator access and floor-to-ceiling glass windows. Museum-quality art from the private art 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:

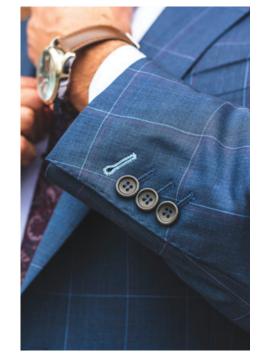
- Reserved parking with same-floor direct office access
- Floor-to-ceiling glass windows
- State-of-the-art building security and technology
- LEED-certified with high-end energy efficiency
- Above-standard ceiling heights with 13' between floors
- Cellular booster system to enhance wireless signals 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		
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)y 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

The Barnacle Cinepolis Movie Theater Coconut Grove Arts Festival Coconut Grove Library

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

CULTURE / RECREATION

- The Kampong National Tropical Botanical Garden
- Women's Club of Coconut Grove





Restaurants





Luxury Shopping



Friendly neighborhood



Cycling



Grove Key Marina



Biscayne Bay



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.



RELATED

66

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.

ARQUITECTONICA



66

We see the big picture by focusing on the details.

BERNARDO FORT-BRESCIA PRINCIPAL ARQUITECTONICA



TO LEARN MORE CONTACT

RELATED

Related 315 S Biscayne Blvd Miami, FL 33131 305.460.9900

FOR LEASING CONTACT



Cushman & Wakefield 333 SE 2nd Ave Suite 3900 Miami, FL 33131 305.371.4411

The Related Group[®] is a trade name for a group of companies and partnerships that develop distinctive real estate projects. Each particular real estate development project that uses the name or logo of "Related Group" or "The Related Group" or "Related" is developed by a separate, single purpose entity each of which uses the Related Group trade name and logo by license agreement and each of which is solely responsible for its own separate development project, contracts, obligations, duties, sales, marketing, and responsibilities. This exclusive office development is developed by 2850 Tigertail Investments, LLC ("Developer"). The Related Group's corporate offices will occupy certain floors with this development, but the landlord is not The Related Group.

Oral representations cannot be relied upon as correctly stating representations of the Developer. For correct representations, refer to the written lease furnished by Developer. Representations of any broker are not binding on Developer or landlord.

This is not an offer, nor a solicitation directed to any person where such an offer or solicitation is prohibited by law. The Developer is not incorporated in, located in, nor a resident of, New York. This offering is not directed to any person or entity in New York by, or on behalf of, the Developer or anyone acting with the Developer's knowledge.

Sketches, renderings, or photographs depicting lifestyle, amenities, nearby food and lodging services, finishes, designs, materials, furnishings, plans, specifications, and art contained in this brochure are proposed only, and the Developer reserves the right to modify, revise, or withdraw all the same in its sole discretion and without prior notice. Dimensions and square footage are approximate and may vary depending on how measured and based upon actual construction and the build out plan agreed upon between the landlord and tenant. The landlord will use the BOMA method of premises measurement for determining the size and dimension of space within this development and that methodology may result in a measurement that is smaller than approximate representations of size contained in marketing materials. The locations and layouts of windows, doors, closets, plumbing fixtures, lighting fixtures, restrooms, and structural and architectural design elements may vary from concept to actual construction and all depictions of the same are subject to change. Water views may be available from certain areas within the development, but water views are not guaranteed. The artist's conceptual renderings shown in this brochure are conceptual and shall not be relied upon as final depictions of either the interior common areas, the exterior, or the offices available for lease. Photographs of the premises and those depicting community and lifestyle as shown in this brochure are derived from stock photography and are not images of the actual development. No statements or representations have been made by Developer, or any of its agents, employees, or representatives with respect to any potential for future profit, future appreciation in value, investment opportunity potential, rental income potential, tax consequences or benefits or other benefits to be derived from having a leasehold or any other interest in this development. Nearby attractions, shopping venues, restaurants, and activities referenced, identified, or illustrated in this brochure on are off-site and may not be controlled by the Developer. And so, all information regarding off-site attractions, developments, and venues, whether existing at the time of this publication or proposed, has been obtained from public records and other sources of public information available at the time of this publication. There is no guarantee by Developer or its broker that any such off-site attractions, shopping venues, restaurants, and activities will exist as depicted at the time of occupancy, or that there would not be changes or substitutions of the attractions and venues nearby by the time of occupancy or thereafter.

The art depicted or described may be exchanged for comparable art at the Developer's discretion. Art may be loaned to the landlord and exchanged from time to time at landlord's discretion. Art installed at the time of occupancy may thereafter change from time to time. No real estate broker or sales agent (whether engaged by Developer or not) is authorized to make any representations or other statements (verbal or written) regarding this development that are binding on Developer or landlord. Valet parking and on-site garage parking may require additional fees that will be specified in each lease. The project graphics, renderings, photographs, and text provided herein are copyrighted works owned by the Developer unless otherwise credited. Reproduction of any brochure content for private or commercial use is not authorized. 2019© 2850 Tigertail Investments, LLC with all rights reserved.

