

An aerial night photograph of the Downtown Miami skyline. Several tall skyscrapers are illuminated with lights, reflecting on the water in the foreground. A park area with trees and a walkway is visible in the lower middle ground. The sky is a deep blue with some light clouds.

**DWNTWN**  
MIAMI

# DOWNTOWN MIAMI

For the life of your business

**DOWNTOWN MIAMI** is a city unto itself, defiant in its ambition. A beacon to Miami's other neighborhoods and cities the world over, it is an artful civic melding, a future-connected crossroads, a global finance headquarters, a cultural potpourri, a demographic jackpot, a showcase of commerce, and for Amazon, a most fortuitous sequence of events.

Economic fluctuations aligned Amazon's expansion plans with three immense multi-use developments in Downtown Miami – each one underway or nearing completion, each one fully capable of accommodating your future plans.



Miami – the name is magic. Electric and alive, it is the nation’s only tropical waterfront city where international business intersects with such warmth and diversity. The “Magic City” offers our uniquely open-armed culture to all – and we’ll happily do the same for Amazon.

## A GLOBAL EMBRACE

You’ll welcome how welcome you feel here; prepare to be surprised.

Consider the life of a business and it is clear Downtown Miami has everything a headquarters needs: educated workforce, connected transit, corporate partners, consular offices, logistics infrastructure, and cultural amenities. Global commerce connects international business with the Eastern seaboard, Latin America, the Caribbean, Europe, the Middle East, and beyond. We’re home to 11K businesses employing 175K, including multinational HQ2s or Latin American HQs for Porsche, MasterCard, AON, Korn Ferry, and Holland & Knight. No wonder Forbes cited Miami the happiest place in the US to work.

Roughly 4 square miles, Downtown Miami is framed by Biscayne Bay to the east, I-95 to the west, Rickenbacker Causeway to the south, and I-395 to the north. The Downtown District is managed by the Miami Downtown Development Authority (Miami DDA), an economic development and urban place-making organization.

Downtowners witness cruise ships in Biscayne Bay, financiers on the Metromover, students at Miami Dade College, and dogs walking their humans on Baywalk.

Our Metrorail spine connects Downtown to suburban Miami, the Port of Miami is at our doorstep, and MIA flights are a quick train away.

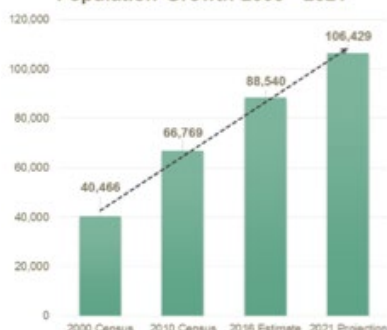
## REPORTING FOR DUTY

Educated, experienced, tech-savvy, multicultural, and local – as in prime.

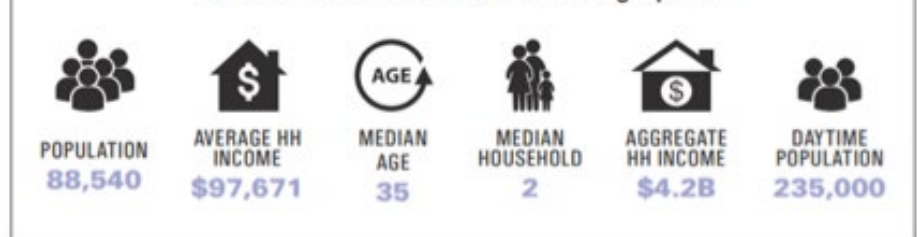
A fluke, Downtown Miami should’ve flopped. Pre-recession overbuilding left skyscrapers dark ‘til the upswing, when reasonably priced units attracted young professionals. Today 90K live here, with many thousands more expected within five years. Over 60% of Downtown has completed some college, half aged 20 to 44.

Our population explosion is attracting new businesses that stay open late and on weekends. Residential development is booming too, with 40,500 condos in Greater Downtown and 20K under construction or planned for delivery. Over 3,600 apartments were just delivered with 3,600 more under construction, and long term, we could add 17,500. Our housing stock can grow to 85K+ units, averaging \$2,200 rent/month.

Greater Downtown Miami  
Population Growth 2000 - 2021



Greater Downtown Miami Demographics



JUST SIGN HERE

Miami is the nation’s second largest international banking hub.



## BUSINESS

Dramatically renewed, Downtown Miami is attracting a sophisticated young urbanite workforce. The finance sector has a significant presence – Miami is the nation’s second largest international banking center, with 60+ international banks and 100 alternative area investment firms, including Banco do Brasil, Banco de Bogotá, Banco Santander, EFG Capital, and HIG Capital, among others.

Tech companies are also taking root. Eyeing our growing tech community, Cambridge Innovation Center Miami believes “Miami...can grow to become the Alexandria of the modern-day Western Hemisphere”; they opened here in 2016. Rokker Labs, LAB Miami, and BUILDING.co also moved to Downtown Miami. Venture Hive, a startup accelerator, hosts a Microsoft Innovation Center alongside 30+ companies. Mostly software engineers, tech-based Boats Group just moved its HQ from Virginia to Miami. Other tech residents include Facebook, Expedia, Twitter, Uber, Spotify, IVY Social, Skyscanner, Instacart, and Google.

Local coding schools Iron Hack Miami and WynCode educate our next technologists. Home to 600 students, Miami Dade Community College’s cutting-edge MAGIC (Miami’s Animation & Gaming International Complex) is a \$5.7MM, 20K SF facility with a motion capture studio, design labs, audio engineering, and suites for color and augmented VR.

Besides tech, Miami is strong in media and advertising. Viacom has an 88K SF content production hub for MTV, Nickelodeon, and Comedy Central. Sony Pictures and Bonomotion video production live here too.

The Cisneros Group is a global enterprise focused on media, entertainment, and digital advertising, managing Venezuela’s leading TV network and cable channels with 25MM subscribers in Latin America. Producing content for 100+ countries in 12 languages, Cisneros Media is a leading digital ad network for mobile, online, and audio serving the US Hispanic market and Latin America through Adsmovil, Redmas, and AudioAd. They too are relocating their HQ Downtown for our amenities.

**TALK ABOUT CONNECTIONS**  
You’ll be fiber-optic linked to NAP (Network Access Point) of the Americas.

One key tech-growth asset is the NAP (Network Access Point) of the Americas. A 750K+ SF data center, this is an Internet exchange point, host for 160 network carriers, and a pathway for data traffic from the Caribbean and South/Central America to 148+ countries.



## COMMERCIAL REAL ESTATE

Real estate and Miami are synonymous. Downtown Miami has 18MM+ SF of office space, mostly Class A+. Tourists love our 8K hotel rooms. We're also a retail draw with 5MM+ SF. We've been the region's most rapidly changing area for 15 years. Our 2002-2008 development cycle brought dramatic increases in residential units (22,785), hotel rooms (1,887), and office space (4.7MM SF). Our current development cycle started in 2009 and has delivered 5,180 condos, 2,675 apartments, 1K hotel rooms, and 500K+ SF of retail. Our under-construction pipeline includes 5,078 condos, 3,568 apartments, 430K SF commercial office, and 760K SF retail.

## RESILIENCY

Over this century, scientists project mean sea levels could rise around an inch every two to three years. Though the challenges seem considerable, climate change issues are being addressed proactively, both by private and public sectors, at city, county, and state levels. Community leaders are developing policies to mitigate effects, plus investing in infrastructure to withstand potential impacts.



**Mitigation**-wise, Miami-Dade County, the City of Miami, and Miami DDA have established independent task forces to better understand potential climate threats and make policy recommendations. Initiatives underway include strengthening codes to withstand potential sea level rise, stricter carbon emissions control programs, reducing large buildings' greenhouse emissions, and implementing resiliency-increasing technology.

**Infrastructure investment**-wise, Miami-Dade County and the City of Miami are developing comprehensive capital plans and have started infrastructure improvements; increasing storm-water management systems' capacity, installing city-wide water pumps, raising roads, and others. Driven by the appetite for climate change resilient properties, developers are focusing on increasingly efficient projects that better withstand potential changes.

Hurricane Irma glanced Miami, and Downtown withstood the blow. Our office buildings lost no power or connectivity. Residents watched from their balconies as floodwaters receded within a day. Doubtless, the future requires considerable effort from all parties. However, we're hardened for tropical weather with a double-redundant electric grid, multiple fiber cores, and the strictest building codes – informed by years of learning from past storms.

## ACCESS HUB

With a stunning Biscayne Bay setting, we are Florida's most accessible neighborhood. Whether it's by foot, bike, water taxi, Metromover, Metrorail, our 90+ mile free trolley, or FreeBee (free electric car service), access is unmatched. We've earned an impressive 91 Walkscore and 95 on TransitScore. The Metrorail Orange Line links Miami Downtown to MIA: the top airport for international freight; third for international passengers in the US. With direct flights to 160+ worldwide destinations, MIA is in the top 10 busiest airports for overall passenger travel in the country.



## BRIGHTLINE

With over \$1B in private investment, Brightline, the new 235-mile intercity rail service debuts at year-end, connecting Downtown Miami to Downtown Fort Lauderdale and Downtown West Palm Beach. Miami Central, the region's newest transit hub centrally located in Miami's Central Business District, will offer 2MM SF of office/commercial and 1MM SF of residential. This transit project will create robust, walkable communities along the All Aboard Florida corridor with its attention toward Transit-Oriented Development (TOD). Once complete, residents from South Florida will be able to take the train all the way to Orlando.

## TODAY'S COMMUTER SERVICE

Already, TriRail serves 17 communities along the southeast, 90% offering homes with a median value under \$200K – and 100% offering homes with a median under \$325K. TriRail also connects Downtown to FLL and WPB airports, within an hour.

## PORT MIAMI

Downtown is home to the world's cruise capital, where 5MM passengers embark on their vacation every year. Annually, this growing cargo hub imports/exports over 1MM TEUs from Asia, Europe, and Latin America, and ships nearly 9MM tons, generating an \$8B regional impact.



## SMART PLAN FOR 21ST CENTURY

Miami-Dade County is implementing the SMART plan. With six priority corridors, it calls for rapid rail to Miami Beach, and extending Metromover to Midtown and the Design District. By year-end, Miami-Dade Expressway Authority will tackle congestion with a 13-mile express bus service on dedicated lanes connecting western neighborhoods to Downtown.

## CUTTING-EDGE TRANSPORT

Recognizing our limitless potential, Miami is one of 10 target communities of Hyperloop One Global Challenge – a high-speed transit system using pressurized tubes to transport commuters in pods, which would totally revolutionize transportation, taking people from Miami to Orlando in 26 minutes.

## AUTOMATED VEHICLES

Florida is leading the nation in Automated Vehicle technology. In 2012 it was the first state to authorize autonomous vehicle testing. Whether it is rideshare or delivery vehicle, Miami-Dade County is advancing pilot programs to prove automated vehicle technologies can offer increased safety and efficiency.

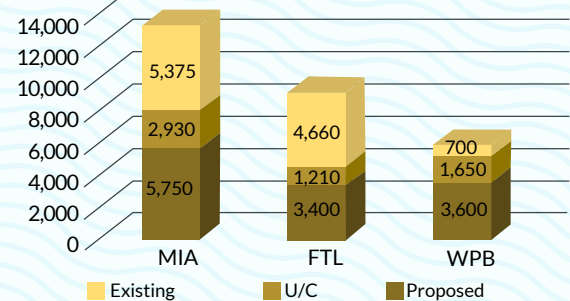


# South Florida is Connected



Metro Miami is connect by our transit system. Transit connects suburban neighborhoods into our emergent Downtowns. A mix of workforce housing exists around our transit nodes ranging from \$800 - \$2,000 a month, reasonable for those whose wages range from \$32,000 - \$88,000 annually.

Our Downtowns Keep Growing - Multifamily Units



Average monthly rental cost for a 1-BR apt.



Mangonia Park  
\$1,111

West Palm Beach  
\$1,534

Downtown WPB  
\$1,503

Lake Worth  
\$1,075

Boynton Beach  
\$1,312

Delray Beach  
\$1,398

Boca Raton  
\$1,336

Deerfield Beach  
\$1,168

Pompano Beach  
\$1,089

Cypress Creek  
\$1,092

Fort Lauderdale  
\$1,263

Downtown FTL  
\$1,931

Ft. Lauderdale/Hollywood Airport  
\$1,800

Sheridan Street  
\$1,144

Hollywood  
\$1,144

Golden Glades  
\$1,023

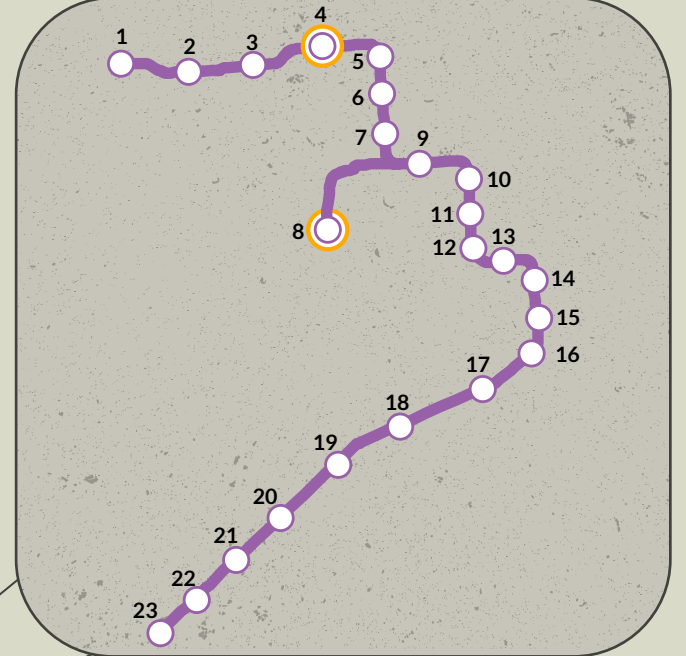
Opa-locka  
\$1,242

Metrorail Transfer  
\$966

Hialeah Market  
\$1,100

Miami Airport  
\$1,400

Downtown MIA  
\$1,984



1. Palmetto	\$810	13. Culmer	\$1,481
2. Okeechobee	\$1,100	14. Historic Overtown/ Lyric Theatre	\$1,434
3. Hialeah	\$1,383	15. Government Center	\$1,984
4. Tri-rail	\$1,352	16. Brickell	\$1,785
5. Northside	\$1,316	17. Vizcaya	\$1,767
6. Dr. Martin Luther King, Jr.	\$1,081	18. Coconut Grove	\$1,674
7. Brownsville	\$1,097	19. Douglas Road	\$1,677
8. Miami Airport	\$1,625	20. University	\$1,640
9. Earlington Heights	\$1,325	21. South Miami	\$1,517
10. Allapattah	\$1,331	22. Dadeland North	\$1,565
11. Santa Clara	\$1,429	23. Dadeland South	\$1,557
12. Civic Center	\$1,451		

WEST PALM  
BEACH

BROWARD

MIAMI-  
DADE

## DYNAMIC, ACTIVE, WELCOMING

Most importantly, through the 2025 Downtown Miami Master Plan, we're cultivating a community where everyone belongs. With our citizen-led 7.5-acre open space using public right of way, Omni Park is the largest temporary park in North America. It offers spaces where people organically gather for a monthly Critical Mass bike ride, mini-library access, or to watch skaters. Since opening, 25K+ people have flocked to the site and it was awarded the most out-of-the-box community project in 2017 by the Florida Redevelopment Association. Furthermore, through pop-up parks like the nationally recognized Biscayne Green, a public space intervention that transformed 101 parking spaces into open space with dozens of community events, 20K+ visitors were engaged over three weeks, creating true community impact.



## SIGNATURE BRIDGE / DOWNTOWN GATEWAY

Florida DOT is embarking in the reconstruction of the MacArthur Causeway interchange and the creation of a signature bridge across Biscayne Blvd., redefining Miami's skyline and creating an iconic Downtown gateway. The signature bridge will reconnect once-divided communities, creating a safe pedestrian environment. This legacy project will transform the under-interstate area into 55 acres of vibrant open space for the enjoyment of Overtown/ Downtown residents, nearby communities, and visitors.

## WALKABLE / BIKEABLE / LIVABLE

### FLAGLER STREET

The City of Miami and Miami-Dade County are also investing \$16MM to upgrade Downtown's historic Flagler Street with wider sidewalks and outdoor dining spaces, prompting the creation of Flagler District. Also, Moishe Mana, a NY-based entrepreneur with extensive investments in Wynwood, has spent \$300MM+ for 39 office and retail properties on Flagler Street and the surrounds in the last two years. His team is working on a 5-to-10-year timeline for developing the Flagler District Downtown, ideally making both areas affordable and cool enough for young, urban professionals.

### BAYWALK

Miami DDA is connecting the last pieces of Miami Baywalk. Through a general obligation bond, the City of Miami will invest \$25MM to complete five miles of connected waterfront trails along Downtown's front porch. Soon, people of all ages, socioeconomic backgrounds, ethnicities, and races will have access to Miami's best views.

### BIKE LANE NETWORK

We're growing a network of bike lanes. By year-end, residents of Little Havana, Edgewater, Miami Beach, Wynwood, and other neighborhoods will bike along Downtown streets, some featuring state-of-the-art bike infrastructure. Through the creation of two high profile bike trails: The Underline, a 10-mile linear park beginning construction this year in Brickell through a public/private commitment of \$80MM+; and Plan Z, a 7-mile separated bike facility connecting Downtown to Key Biscayne and all of the beaches in between; bike access will be available to 100K+ residents.

### THRIVING YEAR-ROUND

A salad bowl offering something for everyone, Downtown hosts a diverse array of weekend events. The world's most recognized cultural events gravitate here — the Miami International Book Fair; nine International Film Festivals; and Art Basel, where 30+ galleries and open spaces activate in Downtown alone. Hosted by the Downtown campus of Miami Dade College, and leveraging Downtown's burgeoning entrepreneurial energy, new events like Maker Faire Miami are taking hold, helping everyone explore their inner innovator.

### BAYFRONT PARK

Bayfront Park, a 32-acre urban waterfront park in the heart of Downtown, hosts 60+ community gatherings and large events with an overall annual park attendance of 2MM. Activities range from free yoga classes with 12K+ annual participants, to the New Year's ball drop, a televised New Year's Eve party with 70K+, Christmas celebrations, multicultural concerts, fundraisers, and political rallies. The park holds the city's annual America's Birthday Bash on July 4, attracting 60K+. It's also home to the Mercedes-Benz Corporate Run and Ultra Music Festival, a 3-day spring event attracting 165K.



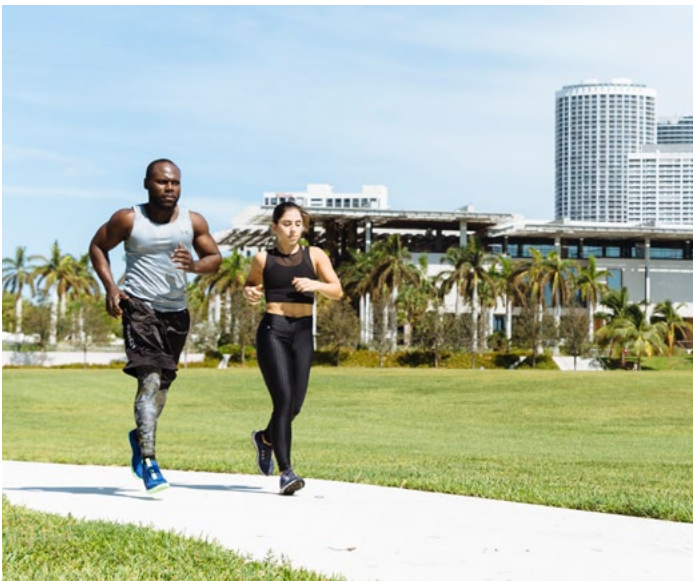


## MUSEUM PARK

Museum Park, a 21-acre waterfront park, provides pedestrian access to American Airlines Arena, the 13-acre waterfront Bayside Marketplace, as well as the newly opened Pérez Art Museum Miami and Patricia and Phillip Frost Museum of Science.

## DOWNTOWN SOCCER

International soccer superstar David Beckham is bringing a \$300MM, 25K-seat stadium just north of the Miami River in a once dormant Downtown neighborhood. The Miami-Dade County Commission approved Beckham's stadium plan and terms under which Beckham's group will spend \$175MM+ building a soccer stadium to open in 2020, employ 50 full-time employees, and host dozens of events.



## AWARD-WINNING ZONING CODE

Unlike most metropolitan cities, Miami is a paint-ready canvas, with plenty of space for commercial development. Our zoning code, Miami 21, is state-of-the-art, allowing for easy creation of large innovative projects, ensuring walkable, welcoming, livable spaces.

Miami 21 was enacted in 2010 and immediately became a groundbreaking form-based code that set up walkable urbanism as a citywide default development pattern. It's considered the most sophisticated application of the form-based code to date. It has all the provisions found in a typical zoning ordinance but also addresses sustainability, historic preservation, view corridors, and solar access. A public benefits program gives developers additional density for affordable housing, meeting green building standards, or contributing to an open space trust fund.

Downtown benefits, with the most favorable densities, no height limitations, waived parking requirements, 10' front setbacks, 50' waterfront setbacks, mandatory public space enhancements for all buildings, and vast flexibility in creation of rooftop amenities.

### Parking Requirements

Miami 21 allows for 100% waiver of parking requirements for residential buildings and 50% waiver of parking requirements for all commercial structures within half a mile of a public transportation station. With numerous modes of public transport, Downtown provides an opportunity to build residential units with no parking and to construct commercial buildings with 50% of generally required parking spaces. Such flexibility significantly cuts construction costs, encourages walkability, creates more affordable housing, and reduces auto usage.



### Waterfront Public Spaces, Walkable Streets, and Building Frontages

Miami 21 mandates a 10' minimum front setback and public space/sidewalk improvements for all construction, in addition to requiring provision of habitable space on any ground floor. The code embodies a well-known crime prevention principal through environmental design; eyes on the ground as a default requirement. This allows Miami to grow while becoming more walkable, safe, and attractive, creating a true live, work, and play environment, lined with sidewalk cafes along truly mixed-use buildings.

Also, Miami 21 requires provision of a 50' setback for waterfront construction in Downtown Miami, with a 25' dedicated pedestrian right-of-way, including public improvements, known as the Baywalk and the Riverwalk. This ensures the quality linear public park the entire length of Downtown Miami and the Miami River.

### Special Area Plans

Another valuable aspect of Miami 21 is developers' ability to designate a group of properties, under same or different ownership, as a Special Area Plan (SAP). This allows large areas to be redefined in terms of zoning entitlements, creating flexibility in design, function, atmosphere, and new urbanism perspectives needed for innovative large mixed-use projects. SAP districts integrate the highest levels of building form and architectural design with significant public and civic spaces, together with enhanced infrastructure, utilizing horizontal and vertical development connectivity.



## WE'VE BEEN EXPECTING YOU

Three options nearing completion – it's like we drew your bull's-eye.

## BRICKELL CITY CENTRE SAP

A SAP helped Brickell City Centre, a 5.4MM SF complex (offices, luxury condos, hotel, and 500K SF of retail) come to fruition in the southern portion of Downtown. Phase II will include an 80-story mixed-use tower.

The Brickell City Centre SAP is a mixed-use development occupying 11.5 acres in the heart of Brickell, Miami's Financial District. City Centre supports approximately 725K SF of open-air destination- and neighborhood-serving retail on four levels. City Centre includes 1,400 residential units in four towers, three of which are approximately 40 floors, one reaching 80. A 300-key hotel and service apartment building is also on site. City Centre boasts approximately 1.635MM SF of office space with tenants such as Akerman, WeWork, and Bloomberg. Phase I is built out. Future phases expect 1.4MM SF more capacity; at build-out, City Centre will occupy five city blocks.

## HOPE YOU LIKE GREEN

Freshly built, LEED-certified, and Mother Nature-approved.

City Centre is not just big, it's innovative. The award-winning Climate Ribbon runs through the structures for several city blocks above the third story, providing protection from the elements, generating electricity with solar panels, and collecting rainwater for reuse in an on-site water feature. The Climate Ribbon runs over the 8th Street Metromover Station to the front door of Brickell Avenue.

Planning and Zoning and the City Centre SAP  
To help translate City Centre from vision to reality, Miami's Department of Planning and Zoning turned to the SAP process in Miami 21, helping the developer maximize flexibility. In return, the City was able to garner public benefits. As a result, City Centre has culminated in a unique, context-sensitive project. Highlights of the development agreement include:

- Some relaxation of building standards that are typical of Miami 21, such as building setbacks;
- \$1.6MM rebate in development of regional impact fees for the developer's fulfillment of agreements, including the construction of public infrastructure improvements.

## HIT THE GROUND RUNNING

We're wrapping up construction now.

Plus, we know a company that delivers almost everything – overnight.

# MIAMI WORLD CENTER

Downtown Miami will soon welcome the completion of its second large-scale multi-acre project – Miami World Center (MWC). Miami World Center is an under construction mixed-use project covering 17MM square feet of commercial development. Hines recently announced its plans to develop a 500,000 SF state-of-the-art Class A office building to be delivered in the coming years. The Miami World Center site is conveniently accessible by air, land, and sea. MWC is 5 miles from Miami International Airport. The 27-acre complex sits one block from the soon-to-be completed Brightline rail station. Miami World Center also features major highway entry/exit ramps and includes three MetroMover stations on site. The Port of Miami is minutes away. Many cultural institutions are in walking distance of the site including the American Airlines Arena, Pérez Art Museum, Frost Museum of Science, and the Adrienne Arsht Center for the Performing Arts. The MWC site is at the center of the urban core of Miami with a location that bridges between the Central Business District and the Arts and Entertainment District. With a new 500,000sf Class A office building coming online and immediate growth available for future phases MWC is ideally positioned to deliver over 8 million square feet of flexible office space over a variable timeline. Surrounding infrastructure improvements are ongoing – fixed transit, landscaping, sidewalks, water, sewer, electric, and fiber optic cable.

## **Overtown**

Overtown is a historically rich area next to Downtown Miami. In the 1940s and 1950s, Overtown accommodated Count Basie, Ella Fitzgerald, Cab Calloway, Nat King Cole,

and more. Overtown is being reborn, helped by redevelopment efforts of the Southeast Overtown Park West Community Redevelopment Agency (CRA). They finance redevelopment efforts with Tax Increment Financing (TIF), a public finance tool through which local government can freeze the tax base of a specific area at a given time and use appreciation in tax revenues and used toward redevelopment. Project in the near area, such as Miami World Center, can take advantage of the redevelopment benefits provided by the CRA and its TIF.

Miami World Center's zoning designation, created under the previous zoning code, known as Special District-16.3, Miami World Center Area was designed to provide flexibility to accommodate this area's particular development needs. While the previous code was use-based (Euclidean), the Special District zoning was form-based and created a code for the parcels used by Miami World Center that was and remains unique to this project. The Special District designation is not a static designation; rather, it is dynamic and flexible even under Miami 21: through zoning permitting processes, known as warrants, added flexibility is introduced into Miami World Center's Special District zoning to accommodate various design needs and modifications as needed.

## **Miami Innovation District**

The Miami Innovation District is a thriving, global, connected live-work-play ecosystem for innovation and entrepreneurship that enhances the Park West/Overtown community by bringing significant financial benefits, thousands of jobs for local residents, and sustainable economic growth, while building Miami's global positioning as a world-class city. The development site covers +10 acres with programming of 7MM square feet of commercial space.





## SOCIAL JUSTICE

The Miami DDA applies its mission over the entire income spectrum. Our work with corporate clients is complemented by our community outreach and engagement. Notably, the Miami DDA has been a strong player in legislative, social, and policy advocacy as it relates to homelessness and education.

### DOWNTOWN ENHANCEMENT TEAM

As a partnership between the Miami DDA and local nonprofit homeless shelter, Camillus House Inc., the Downtown Enhancement Team (DET) tackles litter, graffiti removal, and beautification. In evenings, they return to Camillus House for continuing education opportunities, single/group counseling, addiction recovery, legal aid, résumé building, and job readiness. This second-chance program strives to ensure all community members can achieve self-sufficiency, leading each person to a positive, successful future. Since its inception in 2007, the partnership has provided life-changing opportunities to nearly 500 individuals. Over 40% have completed full training, taking full-time jobs or pursuing higher education. The Miami DDA fully funds this program at \$400K annually.

### HOMELESSNESS:

- Miami DDA funded advocacy efforts to introduce and support mental health/substance abuse policy reform and appropriation of funds through the state legislature. Miami DDA worked with Judge Steve Liefman to secure funding for his innovative Criminal Mental Health Program. The groundbreaking initiative was designed to assist mentally ill individuals who get swept into the criminal justice system, which often exacerbates their condition rather than addressing it appropriately, humanely, and with a goal of rehabilitation. With assistance of law enforcement, mental health providers, and community leaders including the Miami DDA, the Criminal Mental Health Program diverts people with mental health disorders from the criminal justice system into treatment.
- Miami DDA and Judge Liefman are working on opening the Mental Health Diversion Facility, a first-of-its-kind comprehensive coordinated system of care for individuals with serious mental illnesses who are frequent, costly recidivists to the criminal justice system, homeless continuum of care, and mental health treatment systems. The project will house an on-site booking facility, courtroom, and a comprehensive array of treatment and support services including: screening and assessment, crisis stabilization and detox services, various levels of residential treatment, substance use and trauma-related treatment services, outpatient behavioral health and primary care treatment, crisis respite services, and employment/vocational training services.

A *Homeless* taskforce was created by Miami DDA. They hold regular meetings allowing the community to address homeless issues and initiatives.

## ENTERTAINMENT

Downtown Miami is a South Florida jewel where the city's bright lights and skyscrapers meet cool breezes and sandy shores. This paradisiacal gem offers its commuters, residents, and workforce three unique districts, each with its own personality.

The Arts and Entertainment District is home to most of our cultural institutions that serve as springboards to the imagination and further the culture of Miami's diverse heritage. The Central Business District is our geographic and literal heartbeat. Here, most events take place and many attraction-based businesses have made their home. On any given night, one can attend a Miami Heat game, dine atop a skyscraper, and catch a midnight cruise. Most of our beautiful restaurants and bars adorn this district, with options from nearly every culture. Downtown Miami takes pride in its diverse offerings with 400+ selections, growing 38% in the past five years alone.

### MODERN-DAY PANGAEA

Melting pot, variety pack, salad bowl; we prove daily that yes, everybody can get along.

Miami's Brickell District boasts the most eclectic restaurants and bars and serves as the area's affluent neighborhood. Posh hotels, covert bars, and nightclubs sprinkle gift patrons with an unadulterated taste of the good life. Chefs, international DJs, mixologists, and artists from the world over flock here to provide unique offerings, transforming Brickell into a premier destination for Miamians and visitors.

## ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY

### CULTURAL ANCHOR FOR A CHANGING SKYLINE

Opening in 2006 in our emerging Arts & Entertainment District, the Adrienne Arsht Center is one of the world's largest performing arts centers. Its 570K SF campus straddles historic Biscayne Blvd., and was designed by renowned Argentine-American architect César Pelli.

It includes a 2,400-seat opera house, a 2,200-seat concert hall, a black-box theater for up to 300, an outdoor plaza, and a restored historic tower that is Miami's oldest Art Deco building. Five award-winning public art installations are incorporated in the two-block campus, as well as a restaurant helmed by James Beard semi-finalist chef Brad Kilgore, plus a beloved bookstore café. The Arsht Center offers 500+ performances by 2K artists every year, drawing an annual audience of 500K.



A wide-angle, nighttime aerial photograph of Miami, Florida. The city's skyline is illuminated with various lights, including purple, blue, and yellow. The lights reflect on the water in the foreground. A bridge with blue-lit supports spans the water. A small boat is visible on the right side of the water.

## IN TOTO

Put all of this together and Downtown Miami is ideal for Amazon's HQ2, and the life and vitality of the people that build your business. Visit and you'll note an energy, a contagious joie de vivre, a can-do positivity all translating into enviable momentum. You'll see that from here, all things are possible.



[miamidda.com](http://miamidda.com)