

FLOW GUIDE TO DOWNTOWN MIAMI

ART, CULTURE + ENTERTAINMENT

- 1 Perez Art Museum Miami
- 2 Patricia + Philip Frost Museum of Science
- 3 Kaseya Center
- 4 Adrienne Arsht Center for the Performing Arts
- 5 Skyviews Miami Observation Wheel
- 6 Museum of Ice Cream\*
- 7 Lucky Strike\*
- 8 Jungle Island
- 9 Inter Miami CF Freedom Park
- 10 Wynwood Walls
- 11 Lucky Strike Miami

SHOPPING

- 12 Miami Worldcenter
- 13 Lululemon
- 14 Sephora
- 15 Roy-Bon
- 16 Lucid Motors
- 17 Brickell City Center
- 18 Bayside Marketplace
- 19 Miami Design District
- 20 Apple Store\*
- 21 Free People
- 22 Mary Brickell Village

DINING

- 23 Brasserie Laurent
- 24 El Vecino
- 25 Joia Beach
- 26 Il Gabbiano
- 27 11th Street Pizza
- 28 Verde
- 29 All day Café
- 30 Zuma
- 31 Niu Kitchen
- 32 Hell's Kitchen
- 33 Joia and Henry
- 34 Sports & Social\*
- 35 Maple & Ash\*
- 36 Etta\*
- 37 Earl's Kitchen\*
- 38 Jaguar Sun
- 39 Sixty Vines
- 40 Villa One Tequila Gardens\*
- 41 Sweet Paris Crêperie & Café\*

PARKS + LEISURE

- 42 Museum Park/Maurice A Ferre Park
- 43 Bayfront Park

TRANSPORTATION

- 44 Miami Central – Brightline
- 45 Miami Metromover
- 46 Miami International Airport (5 miles from Flow)

ESSENTIALS

- 47 Publix
- 48 Whole Foods
- 49 Club Studio
- 50 Trader Joe's (3.4 miles from Flow)
- 51 Target (2.2 miles from Flow)

\*COMING SOON



FLOWHOUSE.LIFE

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### 41 STORIES

filled with community spaces and humans for you to connect, collaborate, and flow with on elevator rides or the pool deck. The more you know, the more you grow.

### 36,900 SQ FT OF RETAIL SPACE

right by your home — with everything from shopping to dining to experiences. An easy way to spend an afternoon.

### 466 FULLY FURNISHED RESIDENCES

crafted and cultivated for living by Cola Blanca and Flow Furnishings. Not too shabby if we do say so ourselves. Quite the opposite, in fact.

### RESIDENCE FEATURES

- › Finished and furnished residences
- › Custom lighting packages
- › Private balconies with views in select units
- › European style cabinetry
- › Luxury bath fixtures
- › Full appliances with washer and dryer
- › Pet friendly building
- › Parking spaces available for rent



### RESIDENTIAL MIX

|               |                                  |            |                                    |
|---------------|----------------------------------|------------|------------------------------------|
| STUDIO        | 307 to 629 sq ft   29 to 59 sq m | 1 BEDROOM  | 567 to 1005 sq ft   53 to 93 sq m  |
| JR. 1 BEDROOM | 489 to 680 sq ft   45 to 63 sq m | 2 BEDROOMS | 959 to 1165 sq ft   89 to 108 sq m |

# Find Your Flow

### 46,100 SQ FT OF AMENITIES

with your wellbeing in mind, there's a little something for everyone. You can take a dip in the pool, pick a weekly fitness class, or start a podcast. And plenty in between.

#### WELLBEING

- Practice Room
- Pilates Studio
- Meditation Room
- Spa, Sauna, & Steam Room
- Cold Plunge
- Zen Garden
- 126 ft Lap Pool
- Day Beds & Cabanas
- Premier Fitness Technogym

#### WORKFLOW

- Coworking Space
- Resident Lounge
- Private Offices
- Conference Rooms
- Phone Booths
- Board Room
- Podcast Room

#### EXPERIENCE

- Flow Social Club
- Game Room
- Media Screening Room
- Cafe
- Flow Truck & Picnic Area
- Grill Area