



ONE W12  
RESIDENCES





# INSPIRED BY ICONIC GLAMOUR, INFUSED WITH MODERN SOUL

Step into One West Twelve Residences, where every detail is composed with a storied charm and timeless twist. One West Twelve will offer a lively lifestyle with centralized proximity to Miami's most dynamic neighborhoods. From the playful spirit that inspires your soul to the iconic modernity that captivates your senses, One West Twelve invites you to embark on a journey of vibrant living.



The image shows a modern building facade. On the left, there is a tall section with a grid of windows. To the right, there are curved sections with decorative panels. Some panels have a blue and white geometric pattern, while others are solid blue with vertical ridges. The building is set against a clear sky with some palm trees visible in the background.

# PROJECT OVERVIEW







# TEAM

## DEVELOPERS

Property Markets Group (PMG)  
Lion Development Group  
LNDMRK Development

## ARCHITECT

CUBE 3

# BUILDING OVERVIEW

## BUILDING FEATURES

- 372 bespoke residences
- Short term rental flexibility
- Elegant lobby design inspired by the glamour and playful spirit of the storied locale
- Atmospheric rooftop garden and pool with lounge areas
- Signature dining and lounge concept by award-winning chef Marcus Samuelsson
- State-of-the-art fitness center
- Features the latest smart building technology
- Curated collection of art installations
- House cruiser bikes available





# TRANQUIL ROOFTOP POOL AND GARDEN LOUNGE





ELEGANT LOBBY











# RESIDENTIAL OVERVIEW

## RESIDENCE FEATURES

- Fully furnished and finished studios and 1-bedroom residences
- Captivating views of Miami's iconic skyline and vibrant sunset vistas
- Fully built-out closets bedrooms featuring all shelving and drawers pre-installed for absolute convenience
- Fully-integrated kitchens with custom countertops, backsplashes and a contemporary under-mount sink
- Miele appliance package
- Imported and custom kitchen and bathroom cabinetry by Italkraft
- Modern bathroom fixtures
- Custom bathroom countertops and finished floors and walls in wet areas
- Built in washer and dryer
- All residences come equipped with a contemporary lighting package



ARTIST CONCEPTUAL RENDERING





ARTIST CONCEPTUAL RENDERING





ARTIST CONCEPTUAL RENDERING



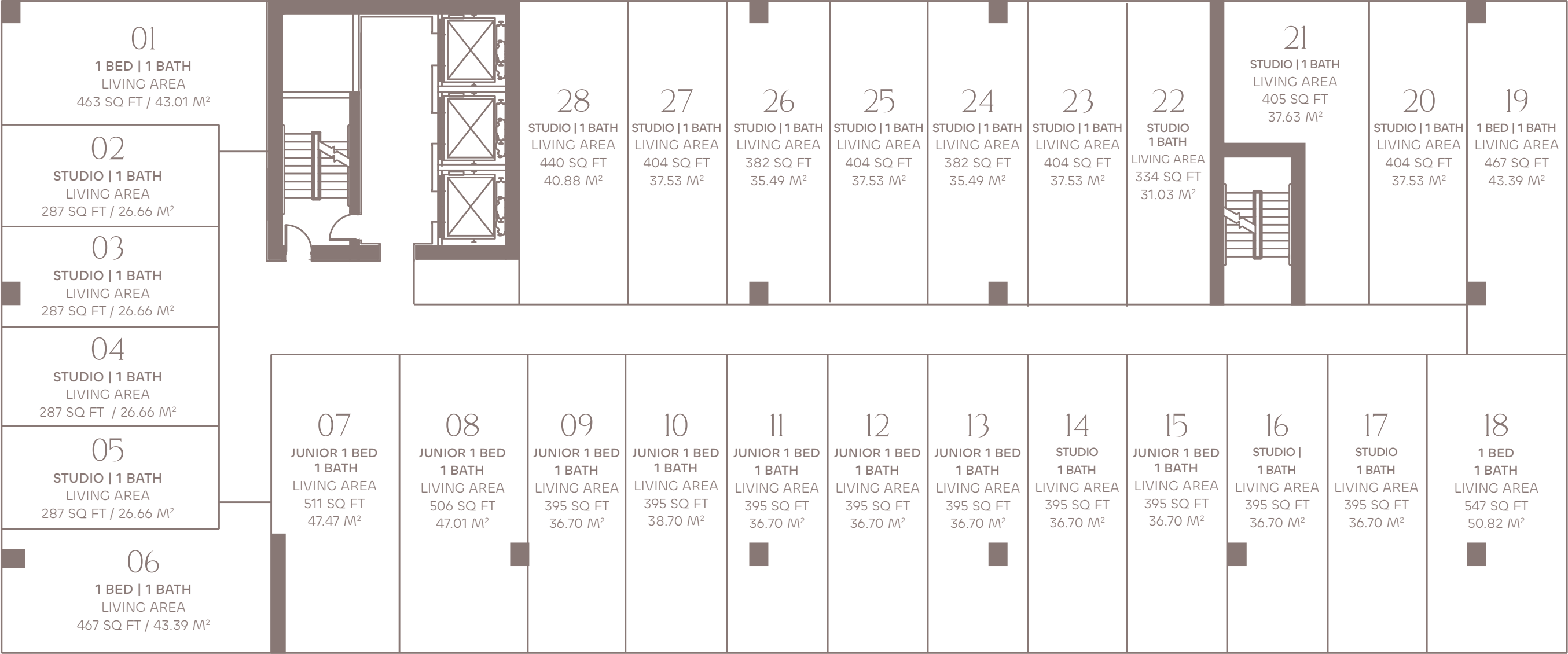






TYPICAL  
RESIDENCES

LEVELS 10-22



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.

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# VIEWS





EAST VIEW



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# NORTHEAST VIEW



NE



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NORTH VIEW



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# NORTHWEST VIEW



NW



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WEST VIEW



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SOUTHWEST VIEW



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SOUTHEAST VIEW



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LOCATION







BRICKELL

DOWNTOWN MIAMI

BRIGHTLINE  
MIAMICENTRAL STATION

MIAMI WORLD CENTER

KESAYA CENTER

BAYSIDE

PORT MIAMI

FROST MUSEUM  
OF SCIENCE

SIGNATURE BRIDGE

E11EVEN RESIDENCES  
BEYOND

E11EVEN MIAMI

E11EVEN HOTEL  
& RESIDENCES

WEST ELEVENTH  
RESIDENCES

ADRIENNE ARSHT CENTER  
FOR THE PERFORMING ARTS

THE UNDERDECK





# POINT OF INTEREST

## Other nearby attractions include:

1. The Underdeck
2. E11EVEN® Miami
3. Miami Worldcenter
4. Adrienne Arsht Center for the Performing Arts of Miami-Dade County
5. Pérez Art Museum Miami (PAMM)
6. Phillip & Patricia Frost Museum of Science
7. Museum Park
8. Kesaya Center
9. Freedom Tower at Miami Dade College
10. Port Miami
11. Bayside Marketplace
12. Miami Dade College - Wolfson Campus
13. Bayfront Park
14. Olympia Theater
15. MiamiCentral Station
16. Waldorf Astoria Residences Miami
17. West Eleventh Residences Miami
18. E11EVEN Hotel & Residences
19. E11EVEN Residences Beyond
20. Red Rooster
21. Block 55 at Sawyer's Walk







# THE UNDERDECK

The Underdeck is the 33-acre public open space under the reconstructed I-395, Signature Bridge, which will serve as a multi-purpose green space connecting Overtown in the West to Biscayne Bay in the East.

The Underdeck will offer a variety of outdoor amenities including: an amphitheater, event lawn, community plaza, children's play area, dog play area, multi-use court and water feature. With ample space for public events and cultural activities, programming options for the Underdeck will be as diverse as the neighborhoods that this space connects.

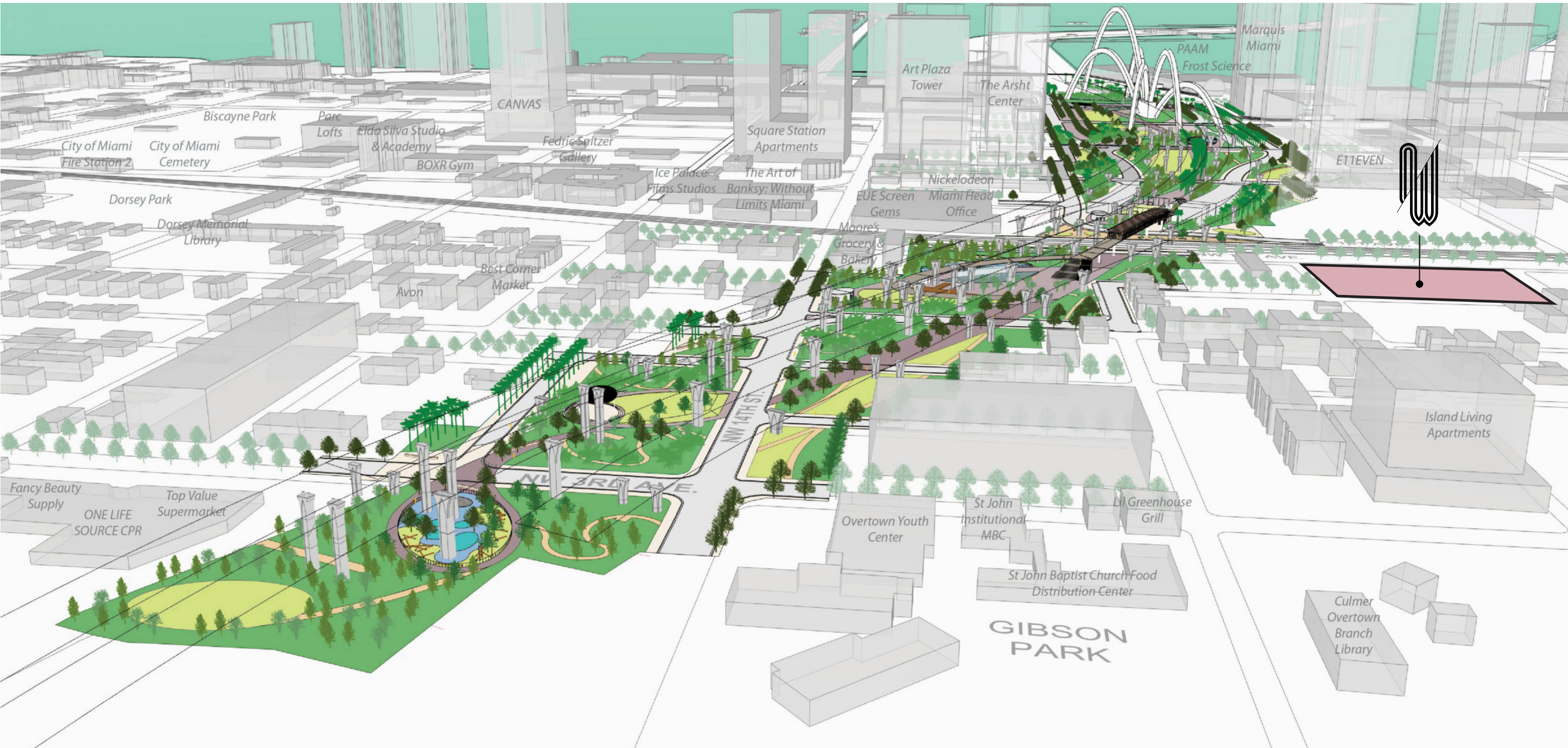




# THE UNDERDECK

**33 Acres**  
**1 Mile Long**  
**Completion: 2026**

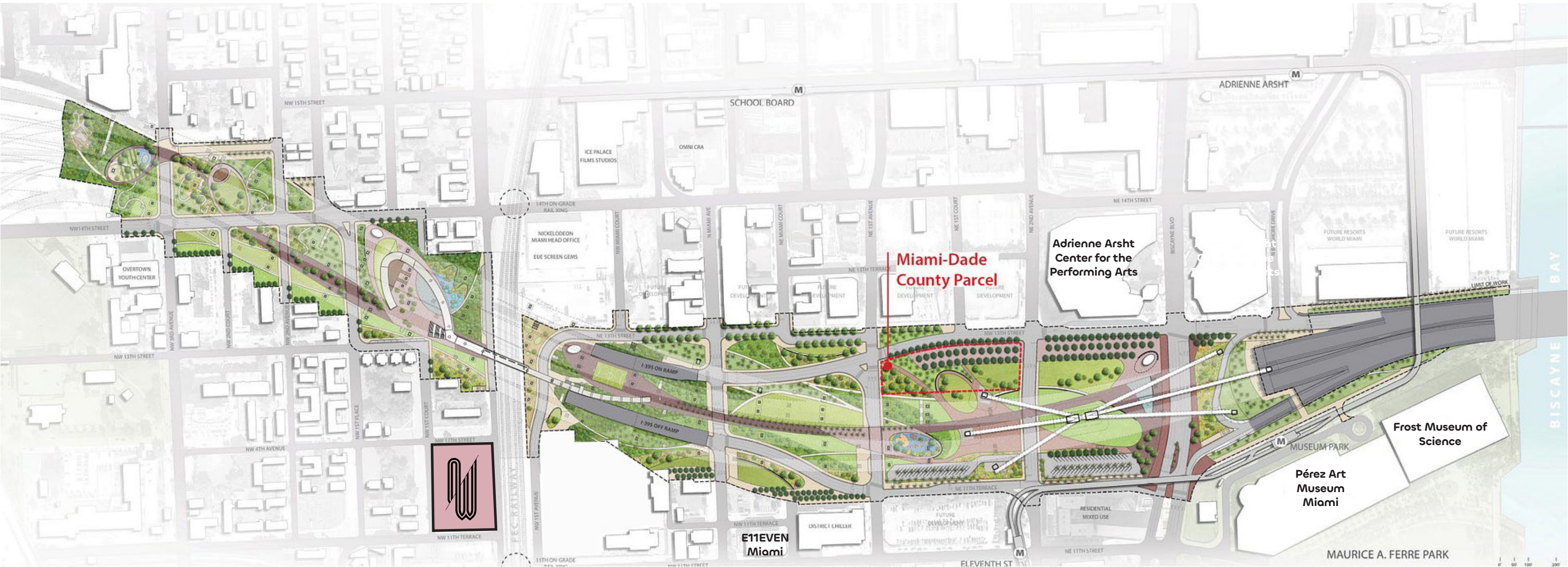
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# THE UNDERDECK

1 MILE / 1.60KM







ARTIST CONCEPTUAL RENDERING





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ARTIST CONCEPTUAL RENDERING

## MIAMI WORLD CENTER

Miami Worldcenter's lifestyle-driven "high-street" retail component is the centerpiece of the development's 27-acre master plan, featuring approximately 300,000 SF of retail, food and beverage, and entertainment space. An open-air shopping promenade runs North and South from Northeast 10th Street to Northeast 7th Street and between Northeast 1st and 2nd Avenues. A large public plaza will be surrounded by shops and restaurants, creating a central gathering place and outdoor event space.

# 300,000+ SF

COMPLETED RETAIL CONSTRUCTION

# 95%

OF RETAIL LEASED





ARTIST CONCEPTUAL RENDERING









ARTIST CONCEPTUAL RENDERING





ARTIST CONCEPTUAL RENDERING





## DINNING & ENTERTAINMENT

- Brasserie Laurel (Michelin Star)
- El Vecino Cigar & Cocktail Bar
- Night Swim Rooftop Bar
- Lucky Strike

### COMING SOON

- Museum of Ice Cream
- Chug's Express
- Sweet Paris Creperie & Cafe
- JUVIA
- Villa One Tequila Gardens Rooftop Restaurant
- Serafina
- Maple & Ash
- Sixty Vines
- Anthony's Coal Fired Pizza & Wings
- Earls Kitchen & Bar
- Starbucks



Maple&Ash





BRASSERIE LAUREL



Lucky Strike





## RETAIL

- Sephora
- Lucid Motors
- Lululemon
- Ray-Ban

## COMING SOON

- Apple Store
- Luli Fama
- The Container Store
- Savage X Fentry
- Free People
- Sander Bank
- The Barber Shop
- Club Studio
- Posman Books



Savage X Fentry





Apple Store





Lululemon



Sephora





Lucid Motors





Public Art Walk



Fitness

Club Studio (affiliated with LA Fitness)  
Coming Soon



# BLOCK 55

Block 55 is a 1,400,000 SF mixed-use property. Block 55 will offer ±250,000 SF of retail space, approximately 1000 parking spaces, and 578 affordable apartment units. Target will anchor the ground floor with a full-service Starbucks and CVS pharmacy within its space. Additional co-tenants will include a health club, ALDI Grocery, Ross Dress for Less, Burlington Department Store, and multiple apparel concepts and hard goods. The first floor will also feature restaurants with outdoor seating along Sawyer's Walk, a block-long dedicated park on the north side of the project.

**250,000 SF**  
OF RETAIL SPACE



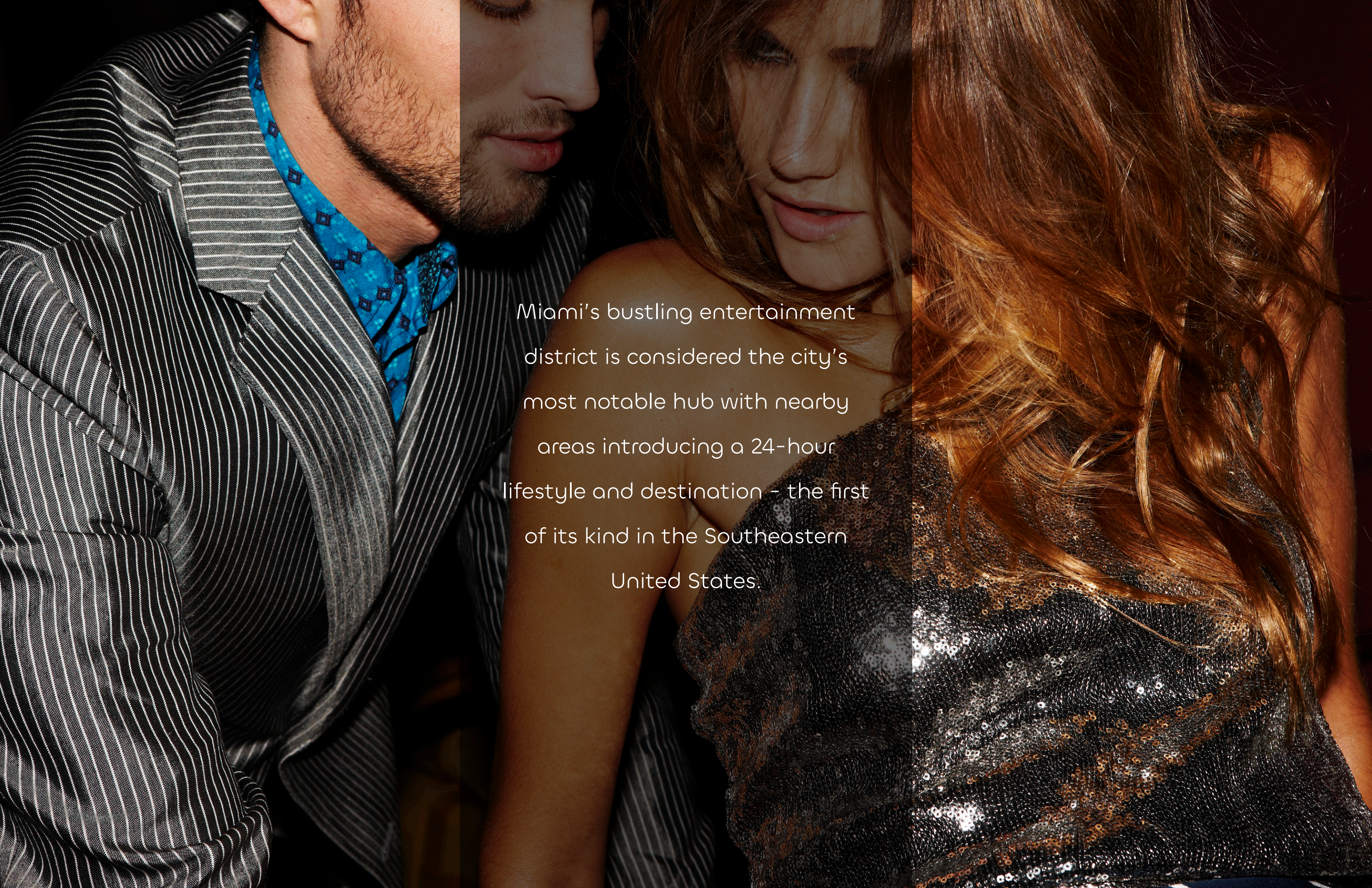
ARTIST CONCEPTUAL RENDERING






ARTIST CONCEPTUAL RENDERING





Miami's bustling entertainment district is considered the city's most notable hub with nearby areas introducing a 24-hour lifestyle and destination - the first of its kind in the Southeastern United States.



A smiling chef, Marcus Samuelsson, stands in a restaurant kitchen. He is wearing a dark blue button-down shirt, a colorful patterned tie, and a green and brown camouflage apron. He is leaning on a wooden table with his hands. The table is set with white plates, glasses of water, and wine glasses. In the background, there is a stainless steel kitchen with various equipment, including a pizza oven and a large metal pot. A chalkboard menu is visible on the right, listing items like 'HABES', 'Fanny & Co', 'pickles', 'honey', 'peanuts', 'Hartman', and 'special'. The lighting is warm and focused on the chef.

One West Twelve Residences will be home to a signature dining and lounge concept by eight-time James Beard Foundation award-winning chef Marcus Samuelsson.





# RED ROOSTER

Delight in exquisite flavors and indulge in a culinary journey close to home at Red Rooster, the signature restaurant and bar of eight-time James Beard Foundation award-winning chef, Marcus Samuelsson.





Adrienne Arsht Center for  
the Performing Arts



PHILLIP & PATRICIA FROST MUSEUM  
OF SCIENCE



Miami World Center





CONNECTIVITY

BRIGHTLINE  
\$10MIL

Projected Visitors

Metrorail  
2.5MIL

Annual Passengers

Metromover  
3 STOPS

at Miami Worldcenter











## DEVELOPERS



Founded in 1991 by Kevin Maloney, Property Markets Group (“PMG”) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate.

A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its 25-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in New York City, Miami and Chicago.

ARTIST CONCEPTUAL RENDERINGS



The Elser Hotel & Residences Miami



Waldorf Astoria Residences Miami



E11EVEN® Hotel & Residences Miami



One Park Sarasota



111 W 57th Street Nueva York





# DEVELOPERS



Lion Development Group was founded by business leader Michael Simkins. The company specializes in world-class development and redevelopment projects in urban settings and emerging neighborhoods focused on the intersection of technology, culture, and the arts. Since launching the firm in 2009, Lion has successfully developed some of Miami's most notable destinations. As a champion of placemaking and revitalizing Miami neighborhoods, Lion Development Group is continuing to add to its track record of excellence in urban regeneration through projects like the Overtown Culture and Entertainment redevelopment and District 11 in Downtown Miami. Additionally, Lion has been a pioneer in neighborhoods like Allapattah, Hialeah, Miami Beach, and Mimo District. Outside of Miami, Lion is active in Tampa and Orlando and remains focused on investing and developing throughout the state of Florida.

ARTIST CONCEPTUAL RENDERINGS







## DEVELOPERS



LNDMRK Development, lead by Alex Karakhanian, is a principal driven boutique investment firm concentrated on mixed use urban development and opportunistic value based acquisitions.



ARTIST CONCEPTUAL RENDERINGS