



MIRAI DESIGN DISTRICT
BY KENGO KUMA



4218 N.E. 2ND AVENUE | MIAMI, FLORIDA

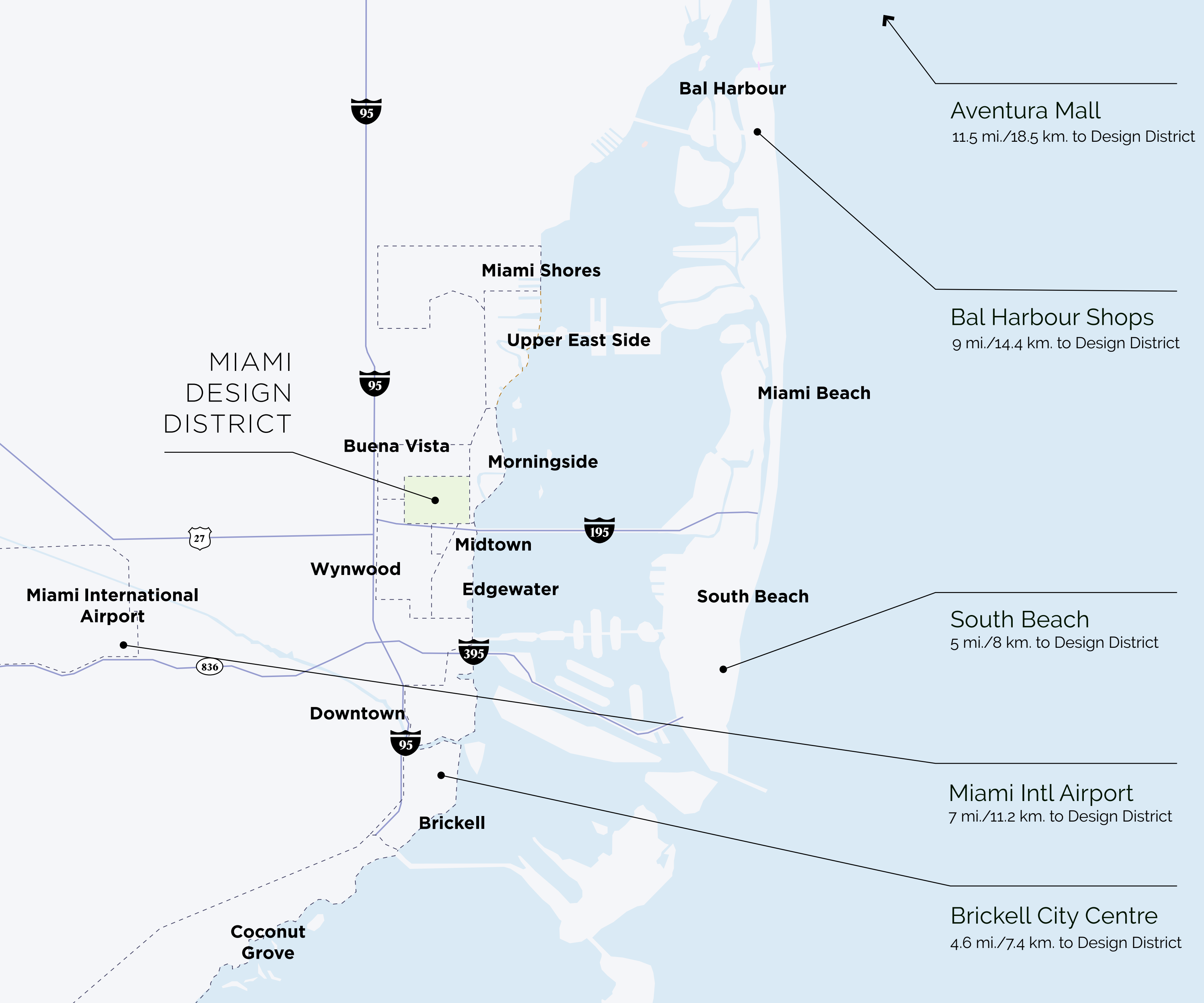
AN ARCHITECTURAL GEM

An elegant new locale for business, boutique shopping, dining, and exploration is being crafted in the Design District. Designed by the world-renowned Kengo Kuma and Associates, this one-of-a-kind architectural gem is set to create a world-class draw for boutique luxury retail and impeccable office space.



LOCATION





THE DISTRICT

Nestled in the Heart of Miami, the Design District is Convenient to Everywhere

18 Square Block Zone in Central Miami

Access to I-95 (200,000 cars per day)

Close to I-195 (200,000 cars per day)

10 Minutes from Downtown and the Beach


A destination in its own right

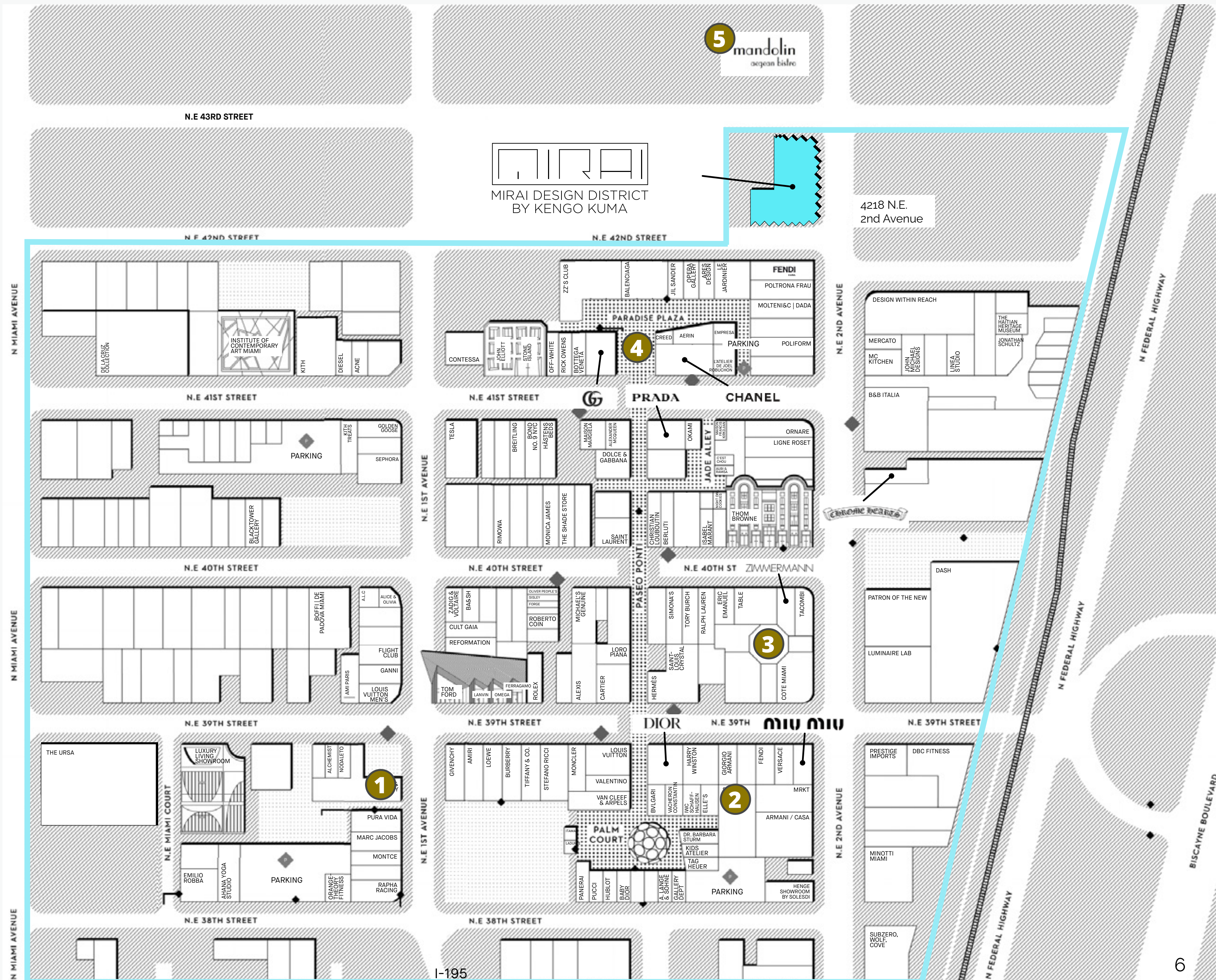
Situated at the dynamic northeast corner of the neighborhood, Mirai Design District seamlessly bridges the commercial scale of the District with the nearby intimate residential areas. This architectural gem is strategically designed to embrace the pedestrian-oriented nature of the area, encouraging social interactions and discovery. At Mirai Design District, each storefront is not just a portal to luxury; it's a curated experience where fashion and lifestyle seamlessly blend.



MIAMI DESIGN DISTRICT MAP

The culinary experience in Design District - a fusion of creativity and flavor.

- 1 SWAN & BAR BEVY
- SOFIA
- 2 MIA MARKET
- B-SIDE
- COTE MIAMI 
- 3 TACOMBI
- TABLÉ BY BACHOUR
- ZZ'S CLUB
- LE JARDINIER 
- 4 CONTESSA
- L'ATELIER DE JOËL ROBUCHON  
- 5 MANDOLIN AEGEAN BISTRO



THE DESIGN DISTRICT

HERMÉS

A Uniquely Art-Driven Luxury Destination

Walkable and thriving, with a steady stream of headline-making events and shows, the Design District (and Miami generally) is one of the hottest office/ retail markets in the world right now. It is packed with ultra-luxury retail, fascinating architecture, art galleries and Michelin-starred restaurants – arguably the only place in the US with this caliber of eye-popping offerings, so densely concentrated.



THE DESIGN DISTRICT

A selection of brands



MIRAI DESIGN DISTRICT



Baccara

St. Claude

FUEGLIA

OLYMPIA LE-TA

ST. CLAUDE

MIRAI DESIGN DISTRICT

A Bold but Sensitive Response to Place

Taking cues from the sculptural verticality of Miami's Art Deco architectural style while pushing forms in a direction entirely their own, Kengo Kuma and Associates (KKAA) have created a visually fascinating and spatially sophisticated piece of architecture that contributes both value and interest to the Design District. Mirai Design District's syncopated form and interesting treatment of surfaces creates a surprising and precious architectural jewel on the northern section of the Design District.



RENDERING LOOKING FROM CORNER OF NE 2ND AVE. AND NE 42ND ST.

MIRAI DESIGN DISTRICT



Mixed Use Development

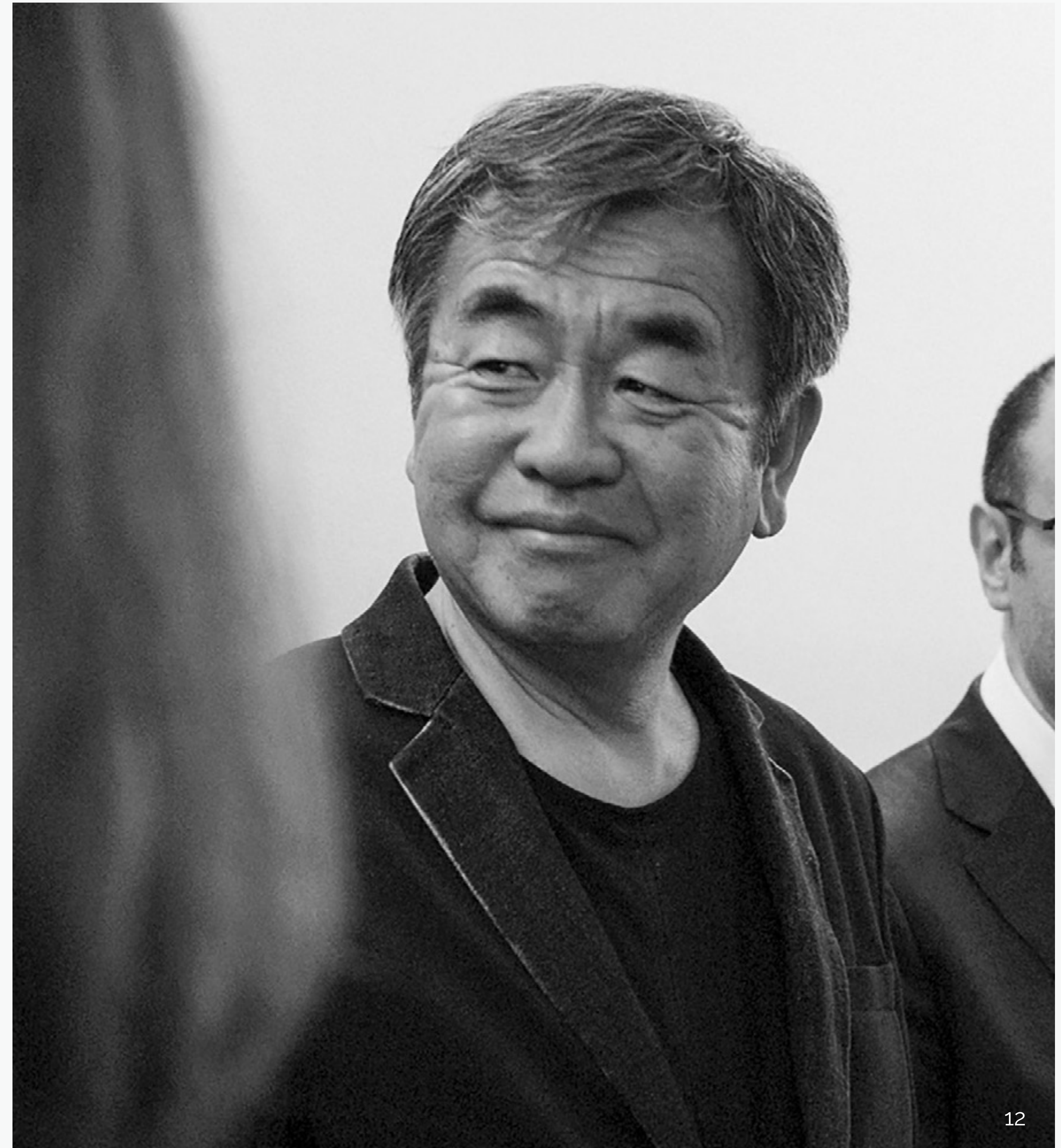
Rentable Retail	15,500 RSF
Rentable Office	41,177 RSF
Parking for Office	96 Spots



THE ARCHITECT

Kengo Kuma

Considered one of the most influential and important architects practicing today, Kuma was named one of Time Magazine's 100 Most Influential People of 2021. His many celebrated projects span the globe, including the currently under-construction Aman Miami Beach. His buildings are intensely rooted in place and carefully interweave craft with sensorial experience, embracing natural and local materials and marrying them with bold and intricately detailed forms.



● Sushi is a good metaphor for my architecture. The importance in sushi is to choose the best material from the place, in season.

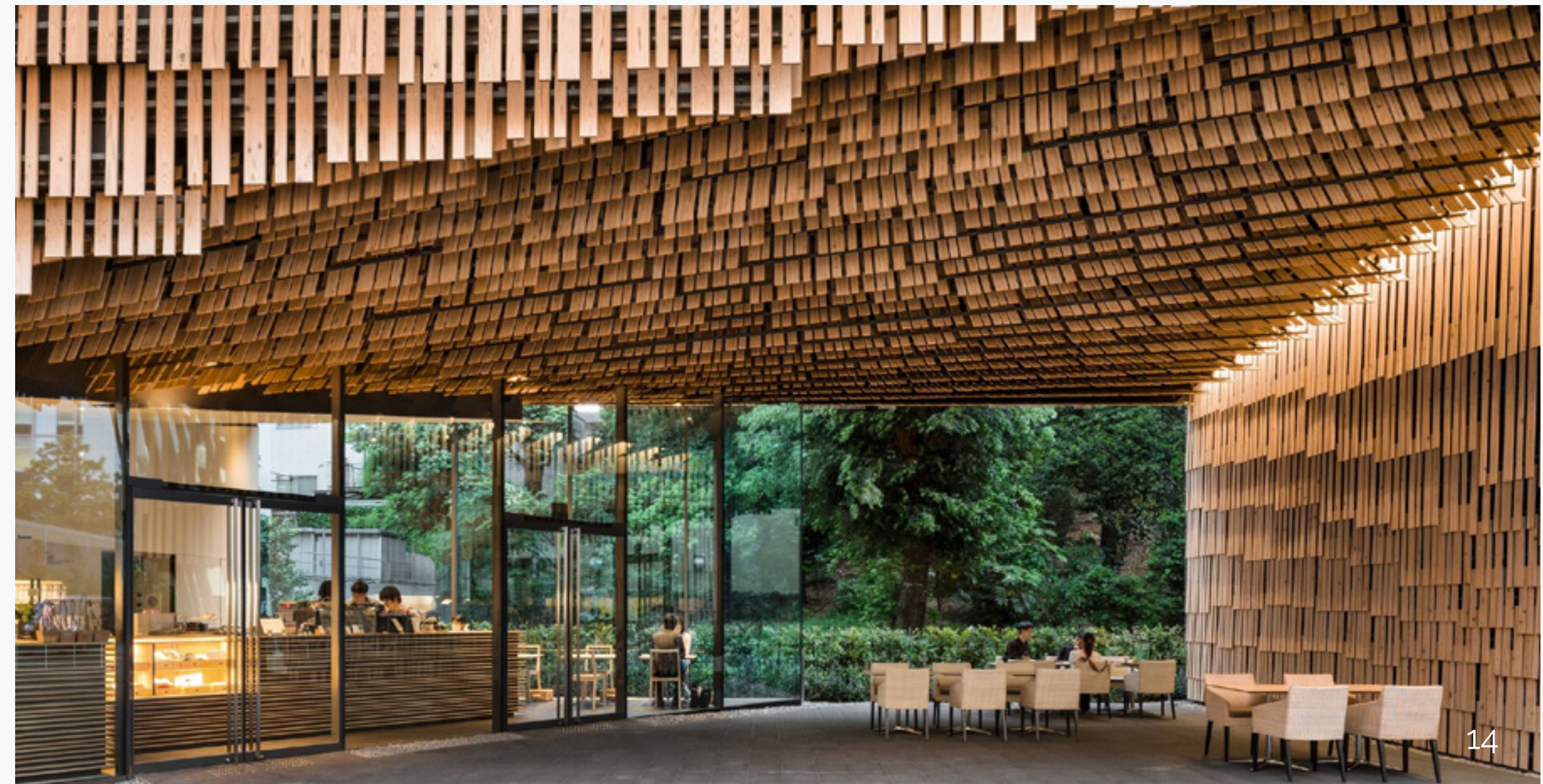
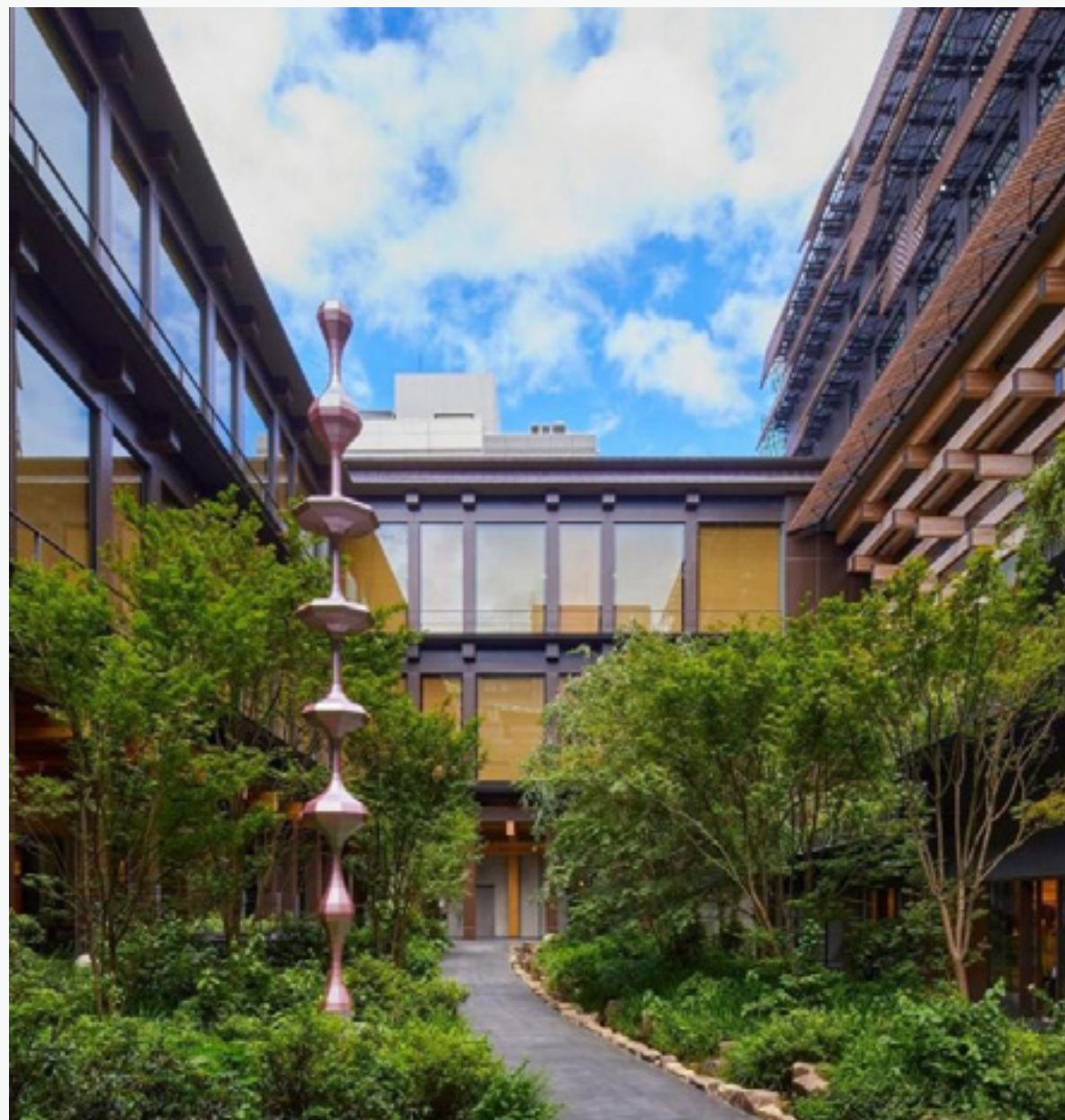
Integrating Green Space and Pedestrian Passages

One of the elements that characterize Kuma's architecture is its response to place and integration of natural elements. Many of his projects are organized around a gardenscape or include a focal point centered on nature. While the outer edge of Mirai Design District faces the street, a softer gardenscape and pedestrian-scaled courtyard create spaces to linger, reflect, and socialize.

**ACE HOTEL
KYOTO**

**SHARED HOUSE
OJI JAPAN**

**DAIWA RESEARCH BUILDING
TOKYO UNIVERSITY**



MIRAI DESIGN DISTRICT

Maximizing Office Corner Conditions

The offices have been thoughtfully designed with a dynamic modular grid, offering a contemporary twist to the traditional office layout. This innovative approach ensures that nearly every office suite boasts one or more distinguished corner views, providing abundant natural light and expansive city views. Elevated sections of the structure create inviting shaded areas and seamless pedestrian pathways, leading to a serene interior courtyard oasis. This design philosophy not only maximizes the desirability of corner offices but also fosters a collaborative and inspiring environment that modern companies seek.



Integrating Green Space and Pedestrian Passages

The Paseo Ponti, a thriving Design District pedestrian artery, runs through the courtyard. The configuration of Mirai Design District will not only facilitate pedestrian flow, but will draw visitors as a fascinating destination in its own right.



PEDESTRIAN PASSAGE AND GREENSPACE ON THE GROUND FLOOR



Interiors
interior design
interior architecture
interior spaces
interior design
interior architecture
interior spaces

OFFICE SPACES ON UPPER LEVELS HAVE DEDICATED ELEVATOR ACCESS



INDOOR / OUTDOOR CONNECTIONS ARE EMBRACED



UPPER-LEVEL OFFICE SPACES FEATURE OUTDOOR EGRESS / BALCONIES

FLOOR PLANS



Second Floor

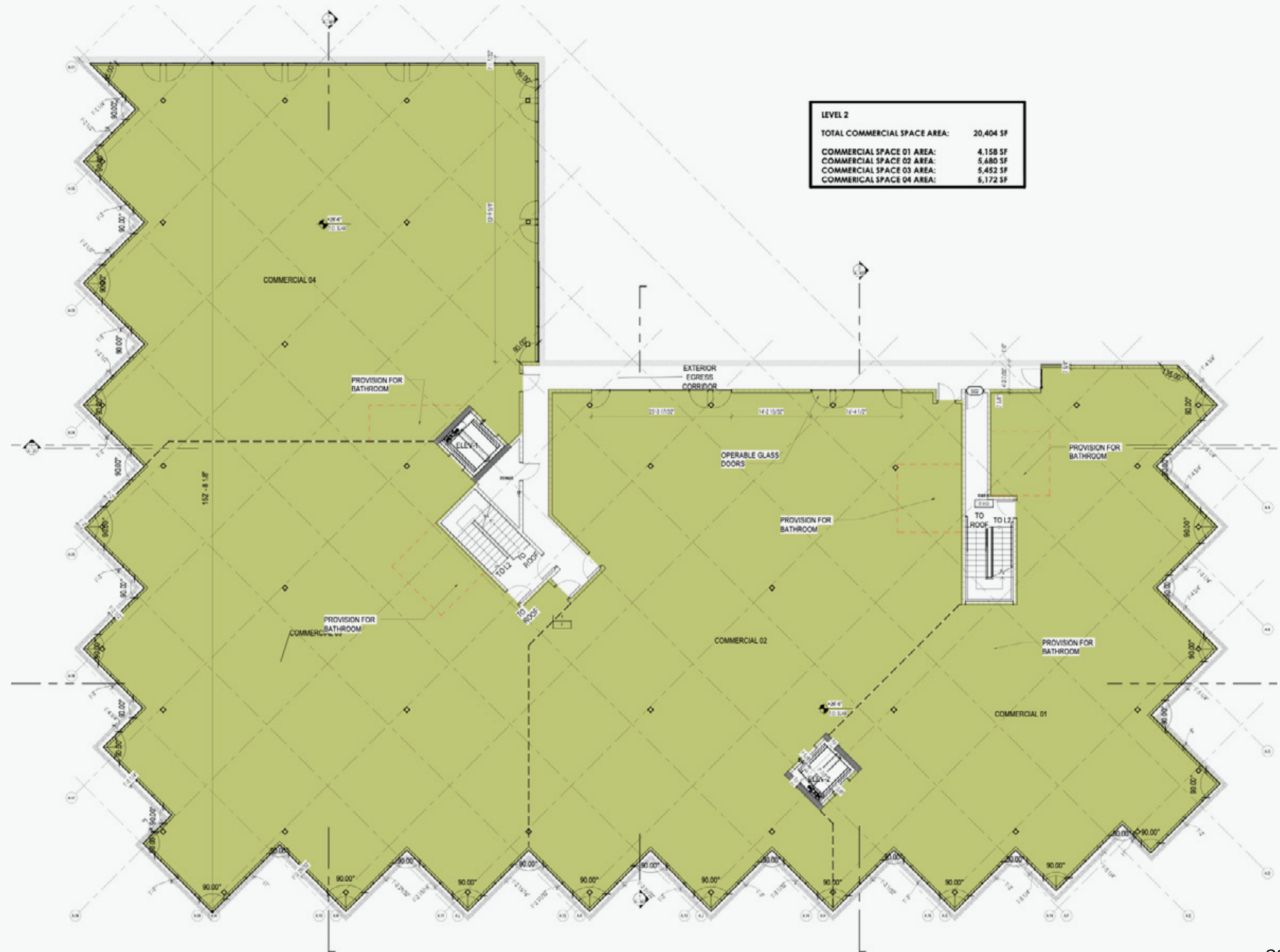
No. of Units	4+	Units
Type	Office / Retail	100%
Rentable Square Footage	20,469 up to 41,177	RSF



With early interest in the above-grade spaces from restaurant and boutique retail tenants, these flexible open-plan spaces, initially designed for commercial use, can be tailored to tenants large and small. The zig-zag façade profile increases light penetration, meaning these spaces are bright and airy.

Third Floor

No. of Units	4+	Units
Type	Office / Retail	100%
Rentable Square Footage	20,708 up to 41,177	RSF



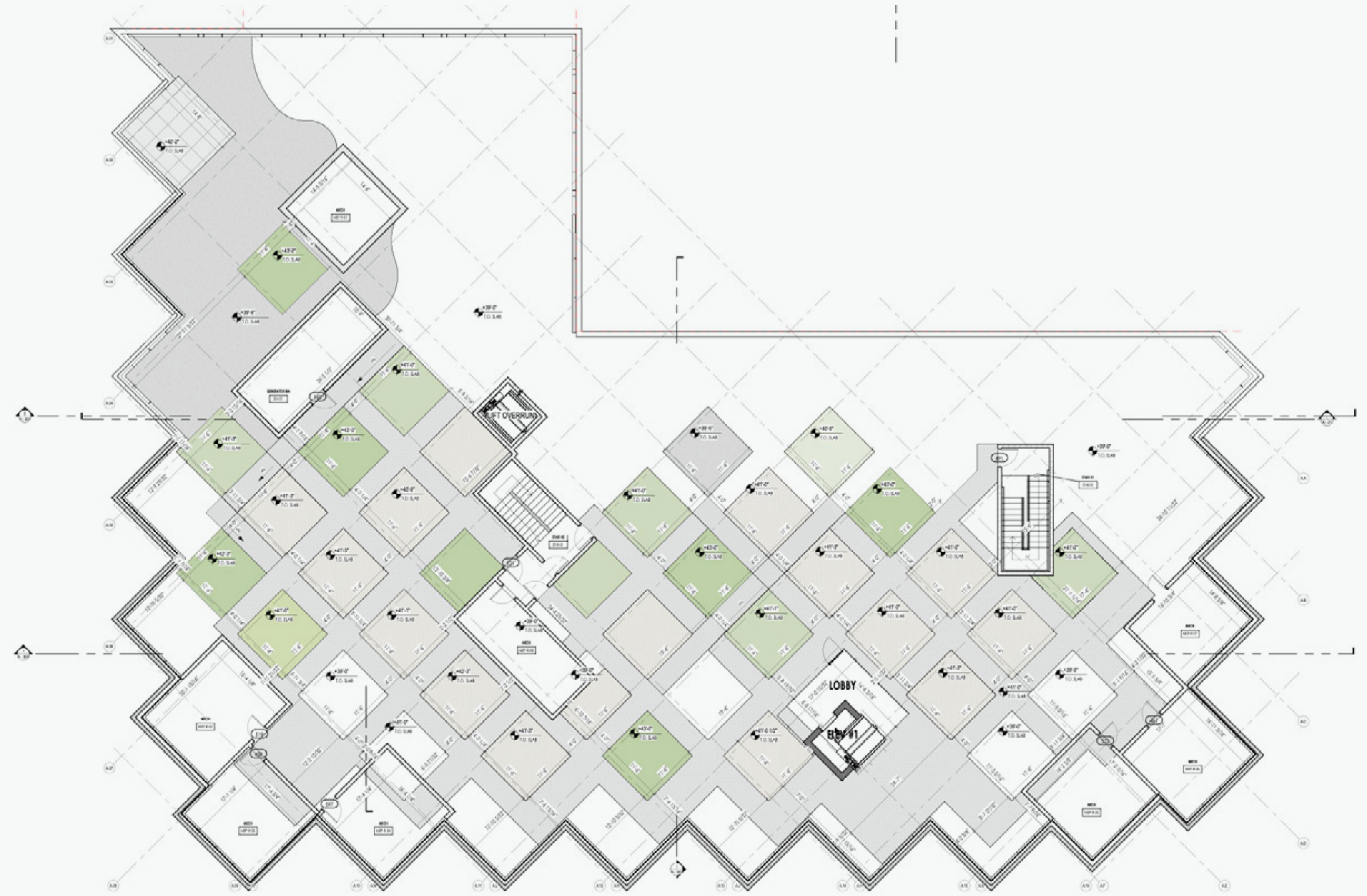
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Office #OF-08 has been leased.

Parking Garage

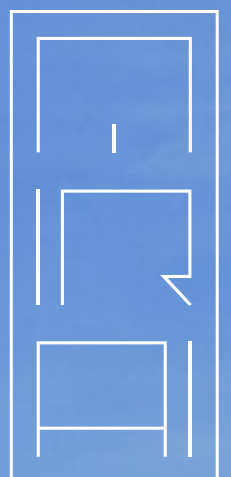
No. of Spaces	96	Spaces
Type	Office / Retail	100%
Bicycle Spaces	10	Spaces







DEVELOPMENT



DEVELOPMENT TEAM

Lionheart Capital
Leviathan Development
WellDuō

A Strong Partnership of Experience and Time-Tested Leadership

A consortium of three developers is collaborating on this special project. The group is composed of Lionheart Capital, Leviathan Development, and WellDuō, a trio with decades of experience.

Longtime collaborators Lionheart Capital and Leviathan Development have been involved in the successful acquisition, development, repositioning, and disposition of real estate for almost 30 years.

They have successfully transacted in all major asset classes including office, industrial, retail, hospitality, AND ultra-luxury residential condominiums.

WellDuō was founded in 2020 by partners Eduardo Pelaez and Alvaro Cardenas. Their passion is to invest and co-develop South Florida real estate assets in all classes.



PORTFOLIO

Development Team

**THE RITZ-CARLTON
MIAMI BEACH**



**THE RITZ-CARLTON
VILLA COLLECTION**



**THE RITZ-CARLTON RESIDENCES
SINGER ISLAND, PALM BEACH**



**MOUNTAINSIDE LUXURY
HOTEL/CONDO DEVELOPMENT
BRECKENRIDGE, COLORADO**



NOTES

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LAURE GUILBAULT

"Turning up the heat: Is Miami the new luxury capital of the US?"

Vogue Business
March 15, 2023

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UNKNOWN

"Growth and Economic Impact"

MiamiAndBeaches.com
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SHARON EDELSON

"Aventura Mall and the Design District in Miami are Flourishing Post-Pandemic"

Forbes
July 12, 2021

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ANNA JEAN KAISER

"Key tourism report shows Miami in top 5 U.S. visitor markets for local economic boost."

Miami Herald
February 04, 2023

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MARCUS & MILLICHAP

"Investment Forecast: Retail, Miami-Dade Metro Area 2023"

MarcusMillichap.com
Q1 2023

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DWNTWN REALTY ADVISORS

Q1 2023 Greater Miami Area: A 5-Year Analysis"

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CHAVIE LIEBER

"The Two Hottest Cities in America"

Business of Fashion
January 26, 2022

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MELEA VANOSTRAND

"Miami Retail Spending Has Slightly Slowed, But Demand for Retail Space Remains Strong"

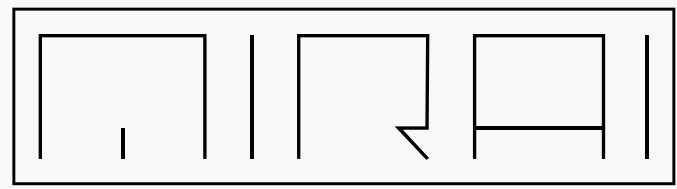
December 28, 2022

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PLACER AI

Q2 2023





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