



*flow* HOUSE





# *flow* HOUSE

**Flow House** is a collection of studio to two-bedroom condominiums located in the heart of **Miami Worldcenter** — Miami's defining new neighborhood, built around walkability, culture, and design.

Developed by Flow, this is more than residential real estate. It's a thoughtfully designed living experience rooted in wellbeing, connection, and design — for people who care not just about where they live, but how they live.

**Welcome to Flow House**



An aerial photograph of Miami, Florida, taken during the "golden hour" of sunset. The sun is low on the horizon, casting a warm, golden glow across the sky and reflecting off the water. In the background, the dense Miami skyline is visible, with numerous skyscrapers of varying heights. The middle ground shows a large body of water, likely Biscayne Bay, filled with hundreds of sailboats and yachts. A curved highway bridge is visible on the right side of the frame. The foreground shows the water's surface with ripples and the wake of a boat moving towards the bottom center.

# Experience Downtown Miami

Miami has defined itself as an ever-evolving hub for innovation and creativity, and if you zoom in a little closer, you'll find yourself within arm's reach of the best of the city at Miami Worldcenter.





# MIAMI WORLD CENTER

Flow House is located  
in the heart of  
**Miami Worldcenter**,  
Miami's most vibrant new  
neighborhood, where  
walkable streets, top-tier  
retail, and green spaces  
redefine downtown living

- \$6B Master-plan
- 300k sf of retail
- 270k sf of signed retail leases
- 600k sf of offices
- 100k sf of green space



# 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 (5 miles from Flow House)
- 10 Wynwood Walls (1.5 miles from Flow House)
- 11 Lucky Strike Miami

## SHOPPING

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

## DINING

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

## 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 House)

## ESSENTIALS

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

\*COMING SOON





# MIAMI WORLDCENTER

**SPACES FOR LEASE**

- F&B/FAST CASUAL
- RETAIL
- LEASED
- ENTERTAINMENT
- PARKING
- RESIDENTIAL

NE 8TH ST

*You are here*

7TH STREET PROMENADE

flow HOUSE

LAUREL

NE 10TH ST

NE 1ST AVE

WORLD PROMENADE

NE 2ND AVE

WORLD PASEO

CONDO/HOTEL

LUCID

PARAMOUNT MIAMI WORLDCENTER

GO GREEK

blo

posman books

MUSEUM OF ICE CREAM

The Container Store

VILLA ONE TEQUILA

Apple

WORLD SQUARE

60 SIXTY VINES

citizen

Earls

Santander

LUCKY STRIKE

7TH STREET PROMENADE

MAPLE & ASH

SERAFINA

KASEYA CENTER

JUVIA

ROM

## RETAIL, DINING & ENTERTAINMENT

- Apple Store
- Starbucks
- Maple & Ash
- Serafina
- Earl's Kitchen & Bar
- The Container Store
- Sweet Paris
- Posman Books
- Savage x Fenty
- Lululemon
- Lucid Motors
- Sephora
- Ray-Ban
- El Vecino
- Lucky Strike
- Brasserie Laurel
- Sixty Vines
- Museum of Ice Cream
- Free People
- Hyp
- Skin Spirit
- Go Greek

- Coming Soon...**
- Villa One Tequila
  - Club Studio
  - Juvia Restaurant
  - Bijoux Et Montres





## NATURE

### BAYFRONT PARK

10 MIN WALK FROM FLOW HOUSE

Find comfort and clarity in the salty air and views of Biscayne Bay which lies just a short stroll from MWC.

There's no shortage of sculptures to contemplate or yoga classes to flow with.

### FLORIDA EVERGLADES

42 MIN DRIVE FROM FLOW HOUSE

A bit of a drive, but worth every mile. You'll find yourself surrounded by a landscape of cypress trees and herons. One unique to South Florida and its often overlooked natural wonders. Don't feed the gators.



## CULTURE

### PHILLIP & PATRICIA FROST MUSEUM OF SCIENCE

5 MIN DRIVE FROM FLOW HOUSE

A science museum, planetarium, and aquarium all wrapped up in one for the curious mind. Ever wondered how astronauts exercise in space or what creatures call the Everglades home? This learning haven holds the answers.

### PÉREZ ART MUSEUM MIAMI

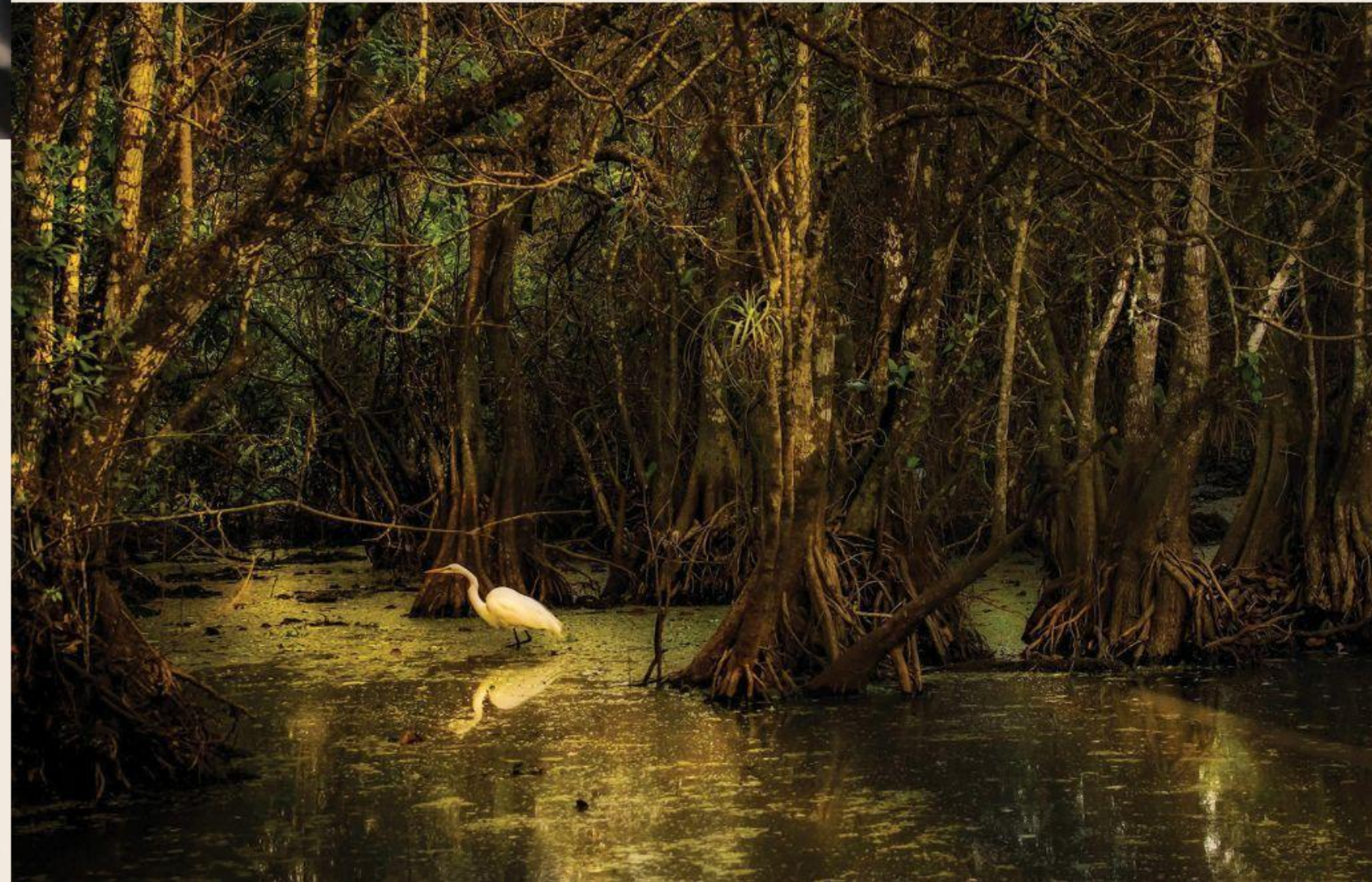
5 MIN DRIVE FROM FLOW HOUSE

Not too far from MWC lies a hidden gem filled with paintings and oeuvres that showcase the vibrant communities and heritage that have been woven into the tapestry of the city's rich blend of culture generation after generation.

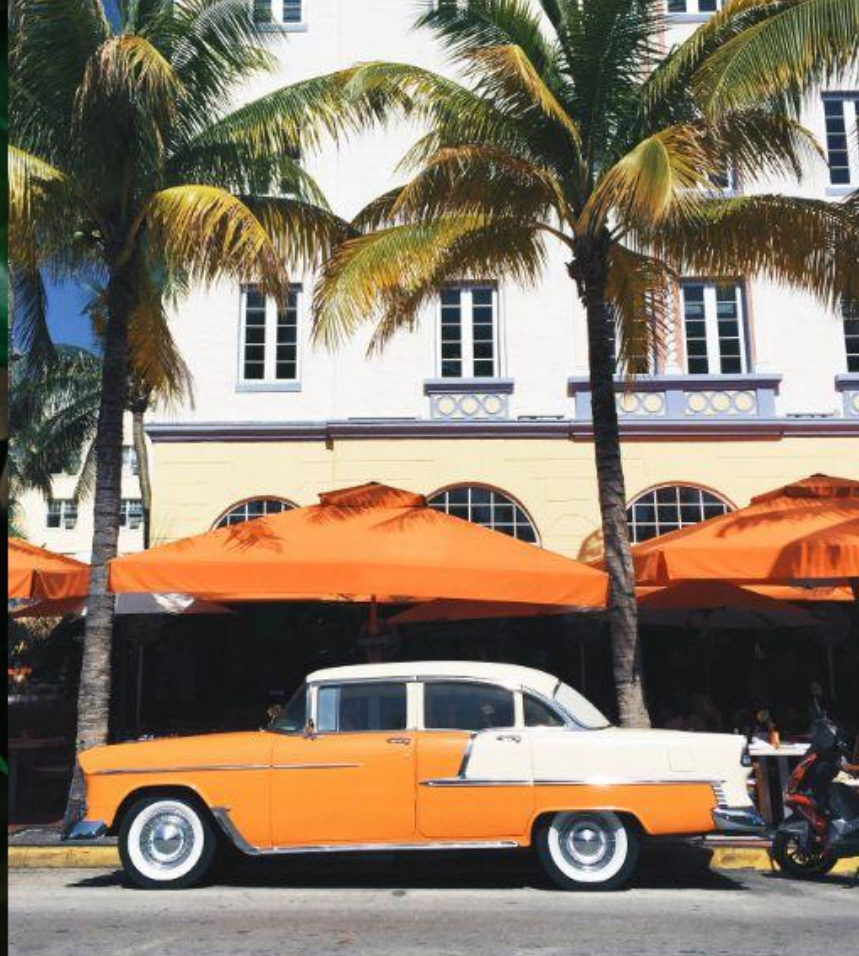
### KASEYA CENTER

10 MIN WALK FROM FLOW HOUSE

Lebron James' old stomping grounds, the Kaseya Center is home of the Miami Heat NBA basketball team. Close enough to MWC that you might even be able to shoot a hoop or two from your living room.







## FOOD

### MAPLE & ASH

1 MIN WALK FROM FLOW HOUSE

A staple Chicago-based steakhouse in the heart of Miami, curated by Michelin-star chef Danny Grant.

### BRASSERIE LAUREL

1 MIN WALK FROM FLOW HOUSE

French cuisine without having to travel across the pond for an upscale dinner or a buttery pastry to go. Votre choix.

### SERAFINA

6 MIN WALK FROM FLOW HOUSE

Known for its truffle pasta and world-famous pizza, it's ideal for any occasion. Enjoy the taste of Italy right here in Miami.

### SAGRADO CAFE

7 MIN WALK FROM FLOW HOUSE

Color and natural light work in harmony here as a nod to Brazilian culture. Atmosphere aside, the designated wellness bar will keep you coming back morning after morning.

### RED ROOSTER

12 MIN WALK FROM FLOW HOUSE

Michelin Bib Gourmand-awarded American comfort food; also celebrates local artists and musicians. Live music and quality food.

### 11TH STREET PIZZA

8 MIN WALK FROM FLOW HOUSE

Bringing New York pizza to Miami — elevated and quality pies with homemade sourdough crusts, all made with organic ingredients.

## STEPS AWAY

### CLUB STUDIO

5 MIN WALK FROM FLOW HOUSE

Inside MWC itself you'll find one of the best places to put in the work and challenge yourself. These folks are well-versed in strengthening not just the body, but the mind and soul alongside it. More than a gym, a lifestyle.

### BOXR GYM

10 MIN WALK FROM FLOW HOUSE

There's no one way you have to take care of your body, and BOXR has taken that notion and run with it. Boxing, Muay Thai, fitness, CrossFit, yoga, Jiu-jitsu, and dancing as well as group or personal training sessions should keep you busy at this jack-of-all-gyms.

### MUSEUM OF ICE CREAM

3 MIN WALK FROM FLOW HOUSE

Ideal for those with a sweet tooth. Unlimited ice cream, exclusive sweet treats, and more than 14 immersions rooms to unleash your inner child.

### APPLE STORE

1 MIN WALK FROM FLOW HOUSE

Access to quick and efficient support for the devices that help connect you to the world lies in MWC's backyard. No need to troubleshoot when the experts are a few short steps away.

### LUCKY STRIKE

3 MIN WALK FROM FLOW HOUSE

Host an event with friends or simply practice getting that turkey. Public and private lanes and arcade nostalgia perfect for gathering with family or friends.



# TRANSPORTATION CONNECTIONS



**MIAMI AIRPORT**

**5 MILES W OF  
DOWNTOWN MIAMI**



**PORTMIAMI**

**6.5M ANNUAL CRUISE  
PASSENGERS**



**SIGNATURE BRIDGE**

**1.4 MILES IN LENGTH**



**METRORAIL**

**2.5M ANNUAL RIDERS**



**METROMOVER**

**4 STOPS IN  
WALKING DISTANCE**



**MIAMI BAYLINK**

**2029 EXPECTED  
COMPLETION DATE**



**BRIGHTLINE**

**10M PROJECTED  
VISITORS**



**TRI-RAIL**

**4M+ PASSENGERS  
ANNUALLY**





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.

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.

**Residential Mix**

**STUDIO** 307–629 sf, 29 to 59 sm

**JR 1 BEDROOM** 489 to 680 sf, 45 to 63 sm

**1 BEDROOM** 567 to 1005 sf, 53 to 93 sm

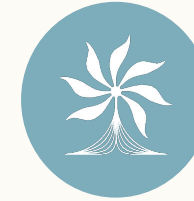
**2 BEDROOM** 959 to 1165 sf, 89 to 108 sm





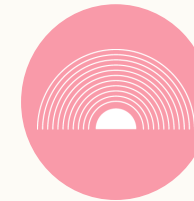
# Flow House

beautiful living for a beautiful life



## Vibrant Community

Connecting a group of peers who inspire and seek community



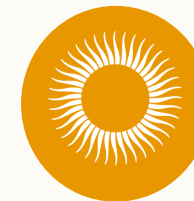
## Experiences & Events

Creating unique & enriching experiences for both our guests & neighbors



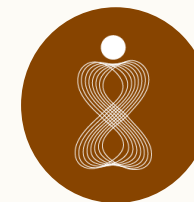
## Wellbeing Programming

Attracting guests who prioritize their health and wellbeing



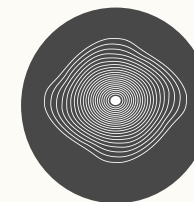
## WorkFlow Amenities

Offering a live / work solution that attracts remote workers & supports our network of corporate housing providers



## Flow Furnishings & Design

Creating custom furniture packages that enable seamless moves and rentals



## Hospitality-focused Staff

Providing passionate, people-focused Resident Experience Managers



# Flow Real Estate Overview

Unlike traditional developers, Flow is redefining real estate by remaining fully involved beyond construction—delivering best-in-class property management and an exceptional living experience.

**We don't just build; we stay, operate, and elevate.**

~5,800

TOTAL  
UNITS

~4.8M

TOTAL SF  
RESIDENTIAL

~884K

TOTAL SF  
COMMERCIAL



FLOW HOUSE

Downtown  
Miami

Condo  
Development

446 Units

330K SF  
Residential

3.4K SF  
Commercial



FLOW MIAMI

Downtown  
Miami

Rental

444 Units

366K SF  
Residential

13.9K SF  
Commercial



FLOW FORT  
LAUDERDALE

Fort  
Lauderdale

Rental

639 Units

450K SF  
Residential

48.8K SF  
Commercial



TRACE  
MIDTOWN

Midtown  
Atlanta

Rental

290 Units

260K SF  
Residential

6.9K SF  
Commercial



FLOW  
AVENTURA

Aventura

Mixed-Use  
Development

675 Units

490K SF  
Residential

286K SF  
Commercial



FLOW  
UPTOWN

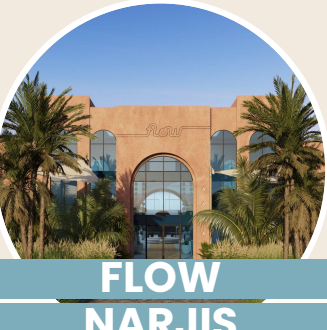
El Portal

Mixed-Use  
Development

2,380 Units

1,666.5K SF  
Residential

525K SF  
Commercial



FLOW  
NARJIS

Riyadh,  
Saudi Arabia

Rental

476 Units

690K SF  
Residential

Plus  
Key Amenities



FLOW  
GRANADA

Riyadh,  
Saudi Arabia

Rental

444 Units

590K SF  
Residential

Plus  
Key Amenities



# Managed by Flow



**\$2.5B**  
Company  
Valuation

**\$2.0B+**  
Real Estate  
Portfolio

**5.8k+**  
Units  
Owned/In  
Development



Full service, turnkey management



30-day minimum stays



Tenant and owner app



Community programming & events



Enterprise sales



Alibaba.com

AutoNation

Humana

## EXTENDED STAY

*Less than 8 months*  
10% flat fee

## LONG TERM STAY

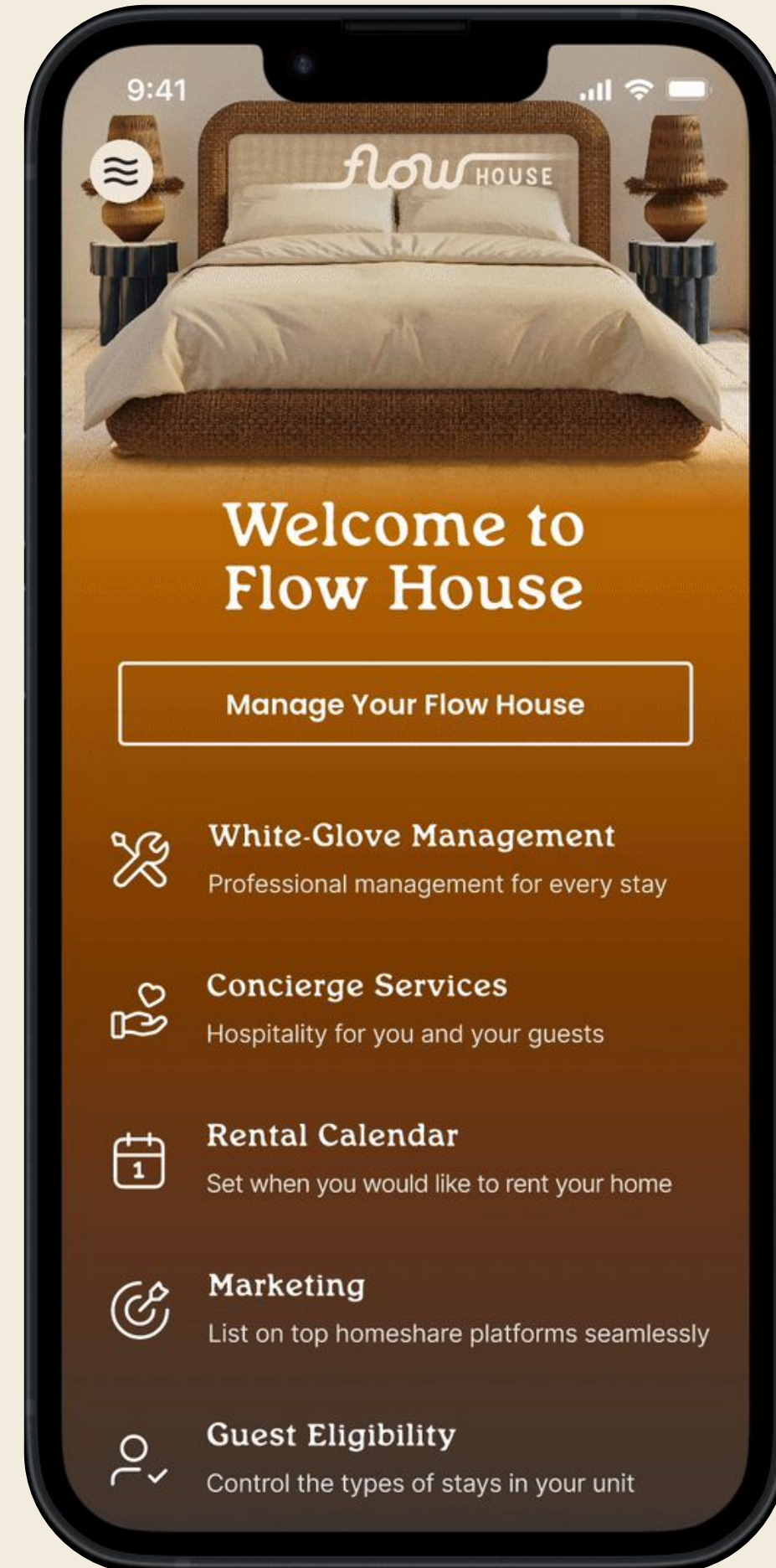
*8+ months*  
8% + broker commission



# Total Control Zero Headaches

Own a space that works for you. The Flow app lets you personalize, track performance, monetize, and streamline your unit experience — all with a few taps.

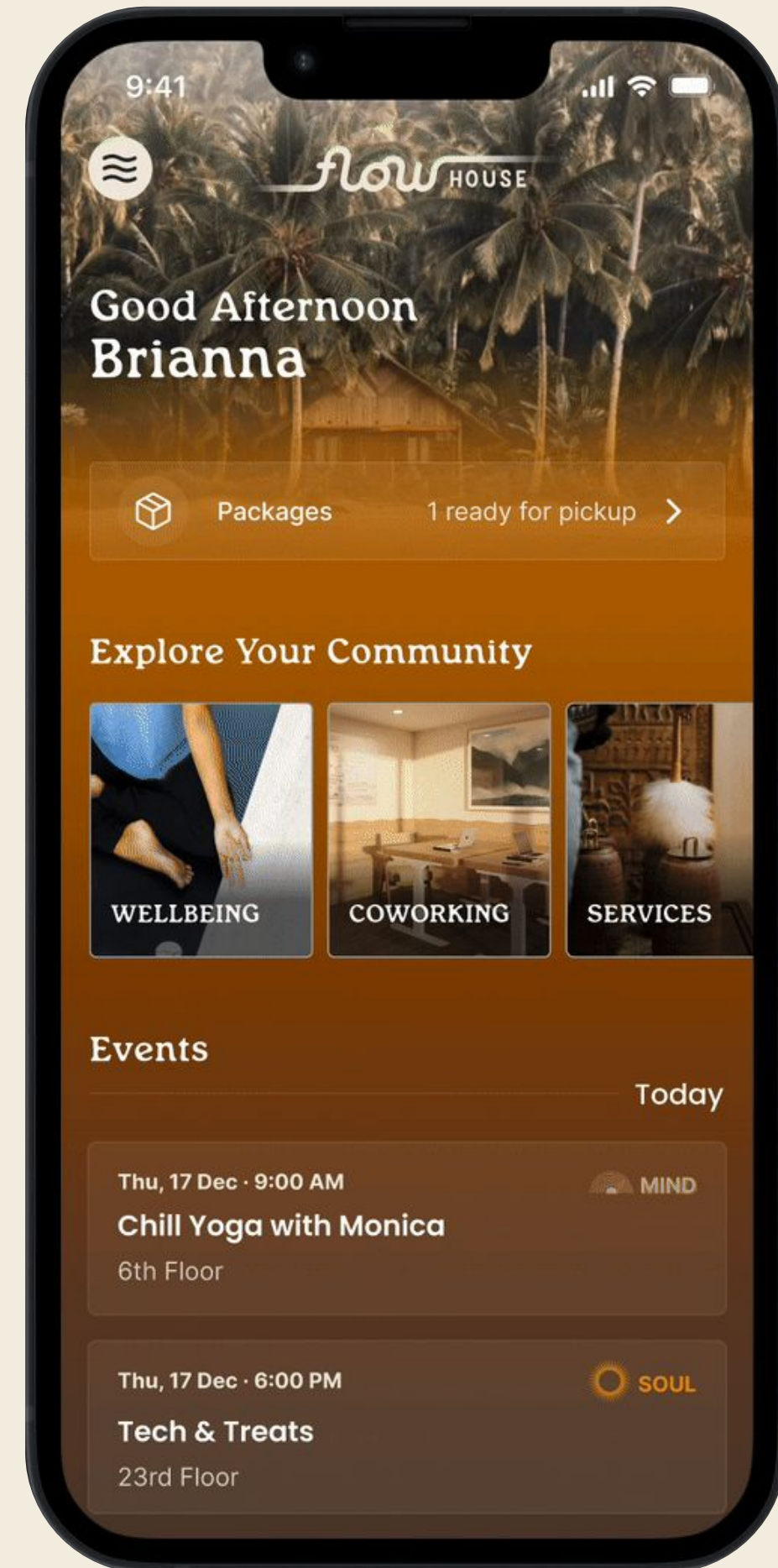
Welcome to ownership on your terms.





# Elevated Living, Effortlessly Delivered

Live in it or rent it out — either way, every stay feels five-star. The Flow app makes it easy for anyone in your unit to book amenities, join events, and get instant, AI-powered support. No calls. No waiting. Premium living, on autopilot.





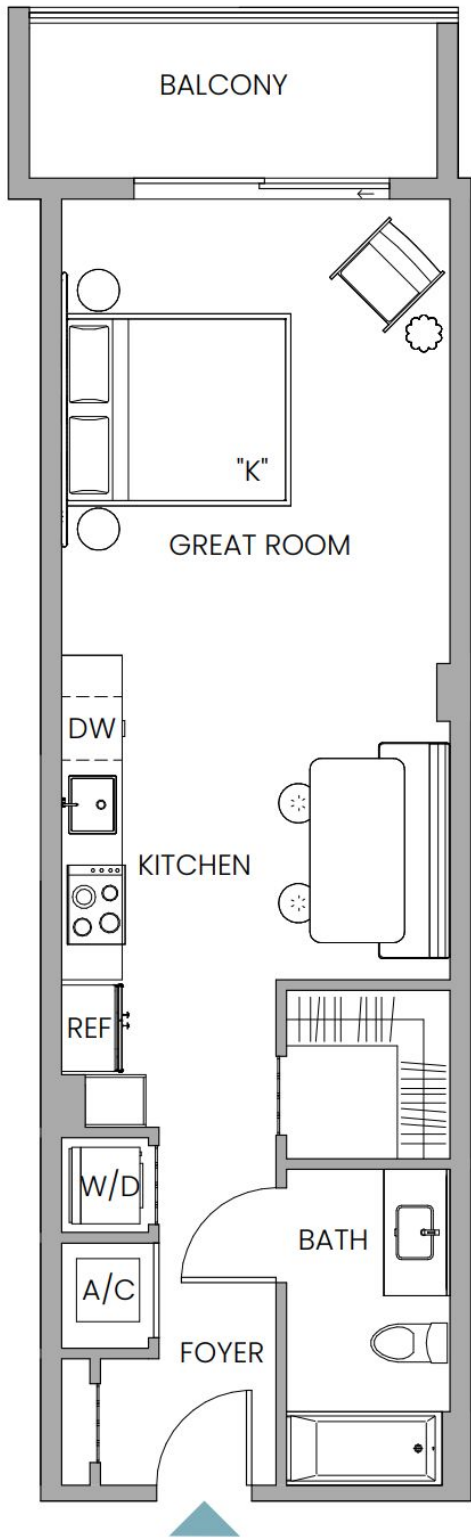




UNIT W13

Line 02

Studio | 1 Bathroom  
INTERIOR 536 SF / 50 SM  
EXTERIOR 76 SF / 7 SM  
TOTAL 612 SF / 57 SM



Note  
\*Furniture Subject to Change\*

ⓘ Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and includes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 536 SF / 50 SM. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



Illustrative Lease Back

UNIT 302 (Studio) – 536 sq ft

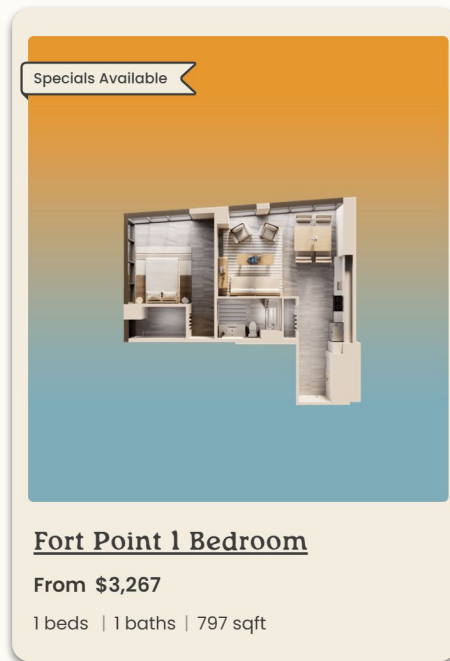
Purchase Price:

\$501,000

Annual Gross Rent Amount:

\$43,200

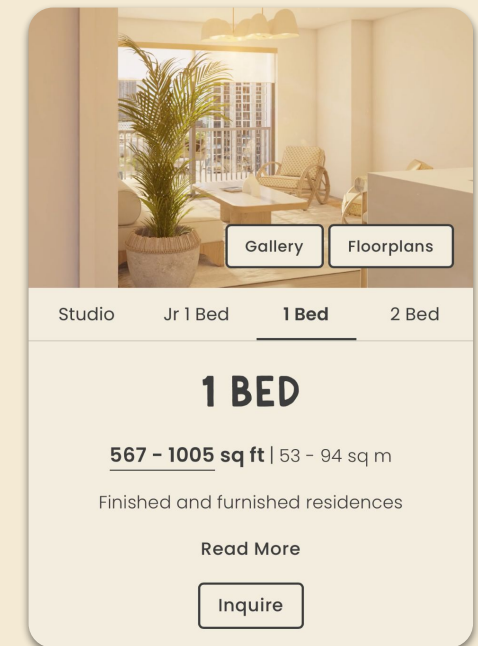




Rent Prices Dated 5.6.2025



Rent Prices Dated 5.6.2025



## YEAR BUILT: 2021

### FEATURED AMENITIES:

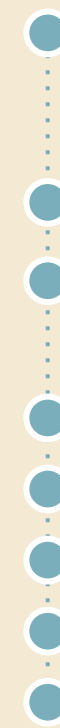
- Swimming Pool & Grilling Terrace
- Poolside Testaurant
- Fitness Center & Yoga Lawn
- Sauna & Cold Plunge
- Coworking, Private Offices, & Conference Rooms
- Resident Clubhouse & Gameroom
- Dog Run and Play Area



## YEAR BUILT: 2021

### FEATURED AMENITIES:

- Swimming Pool
- Fitness Center
- Steam Room
- Boxing Area
- Social Lounge Spaces
- Custom Kitchen Finishes
- Bay and Ocean Views



## YEAR BUILT: 2025

### FEATURED AMENITIES:

- Access to Flow Miami Amenities
- Plus Member-exclusive amenities including Flow's Social Club,
- Yoga & Wellness Studios
- Media & Podcast Rooms
- Cafe & Lobby Bar
- Fully Furnished Units
- Custom Furniture & Lighting





What if  
it all  
goes  
right?

*flow* HOUSE

*flow* HOUSE



# Experience





#### LOBBY CAFE & BAR

Relax in full natural light with views of outside. Like you're sitting in a piece of art, our chairs add a natural and tranquil sculptural aesthetic.



EXPERIENCE: Lobby Cafe and Bar



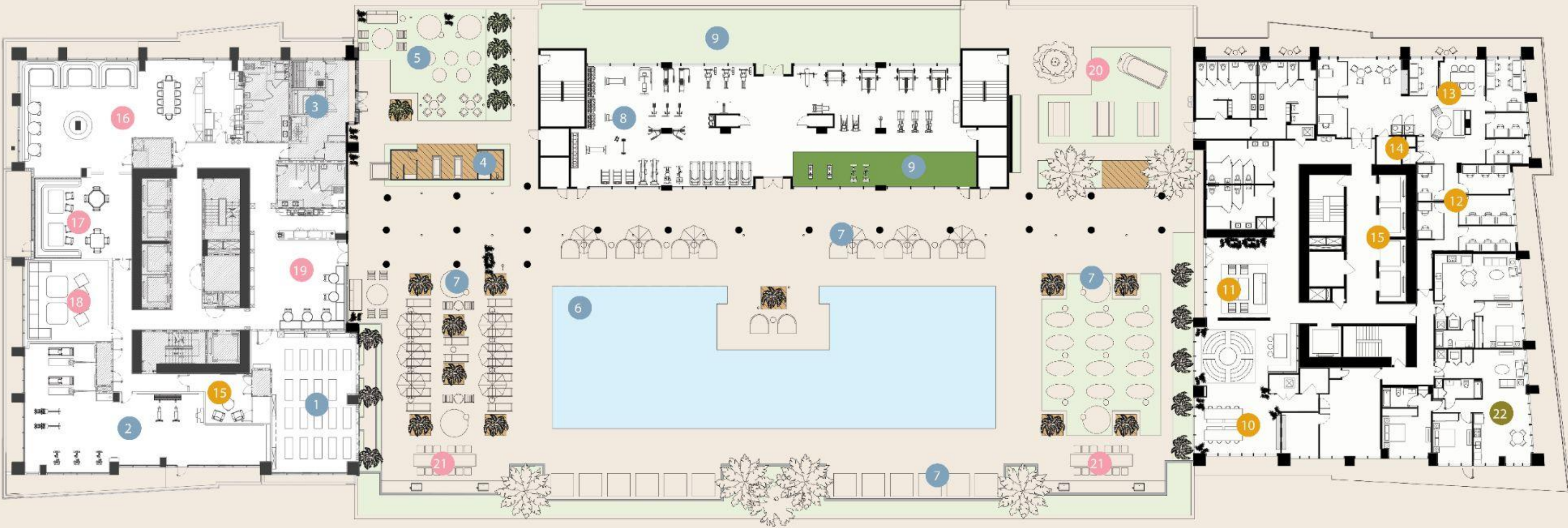
**LOBBY CAFE & BAR**  
Flow's semi-private niches are perfect for small gatherings, deep conversations, and enjoying a beverage with neighbors.





# Elevate to Level 10

Flow House offers a variety of spaces and ways to elevate your living experience. And for the most part, these can be found on Level 10. To provide the full Flow experience for condo owners, we put some of our best features all in one place, keeping everything you need to live life in flow at the center of your home.



## Amenities

### WELLBEING

- 1. Practice Room
- 2. Renewal & Balance Room\*
- 3. Spa, Sauna, & Steam Room
- 4. Cold Plunge
- 5. Zen Garden
- 6. 126 ft Lap Pool
- 7. Day Beds & Cabanas
- 8. Premier Fitness Technogym Center
- 9. CrossFit

### WORKFLOW

- 10. Coworking Space
- 11. Resident Lounge
- 12. Private Offices
- 13. Conference Rooms
- 14. Phone Booths
- 15. Podcast Room\*

### EXPERIENCE

- 16. Flow Social Club\*
- 17. Game Room\*
- 18. Media Screening Room\*
- 19. Cafe
- 20. Flow Truck & Picnic Area
- 21. Grill Area

### HOME THAT INSPIRES

- 22. Furnished, Bookable Member Units

\*Flow House Owner Exclusive









## LAP POOL

Arguably one of the better pools in South Florida. Open early morning to late evening to relax or swim laps.











#### ZEN GARDEN

A serene retreat with a variety of lounge furniture, showers, and cold plunges, fostering relaxation and rejuvenation



#### COLD PLUNGE

Chill out. Up your focus, ease sore muscles, and get better sleep with a cold plunge.



CAFE

Fresh out of yoga or from the pool, you'll enter the cafe area. Serving food and beverages, this space is a central point for connection.







**CAFE**

Lining the walls of the cafe, you'll find bookshelves filled with Flow goods and books for perusing.







# Wellbeing







**PREMIER FITNESS TECHNOGYM CENTER**

We know everyone has a gym preference, so Flow brought in new Technogym and Rogue equipment, creating a gym people would pay a premium membership for directly in the building. With multiple surrounding turf areas and studios, there is space to host a number of wellness classes from spin, to yoga, to tai chi.





# Workflow





**PODCAST ROOM**

Flow extends beyond basic amenities, in touch with the generational mediums to help expand your audience.



### IN-HOME VIEWS

Floor-to-ceiling windows pouring in natural light will make anyone feel more connected to the world around them







#### IN-HOME

The in-home experience uses neutral tones in a playful, elevated way to cultivate life in flow. Featuring oak wood and artisanal rattan.









# FLOORS 11 through 41

Units Counts:

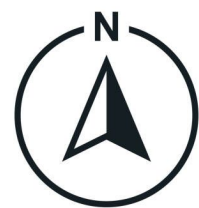
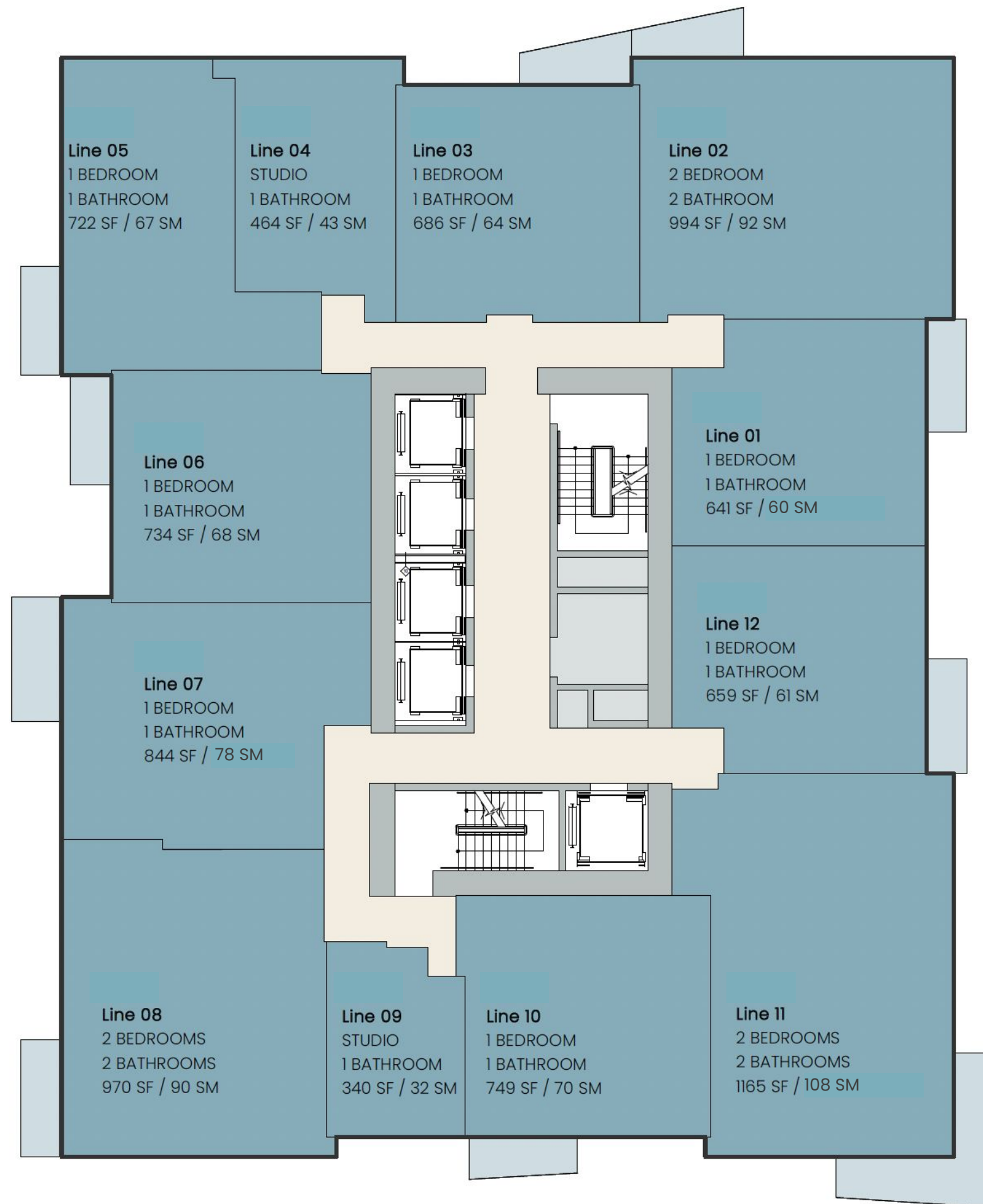
(2) Studios

(7) 1-Bedroom

(3) 2-Bedroom



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and includes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is as noted. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.







# LINE 02 2 Bedroom

INTERIOR 994 SF / 92 SM

EXTERIOR 52 SF / 5 SM

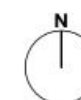
TOTAL 1046 SF / 97 SM



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FLOORS 16-41





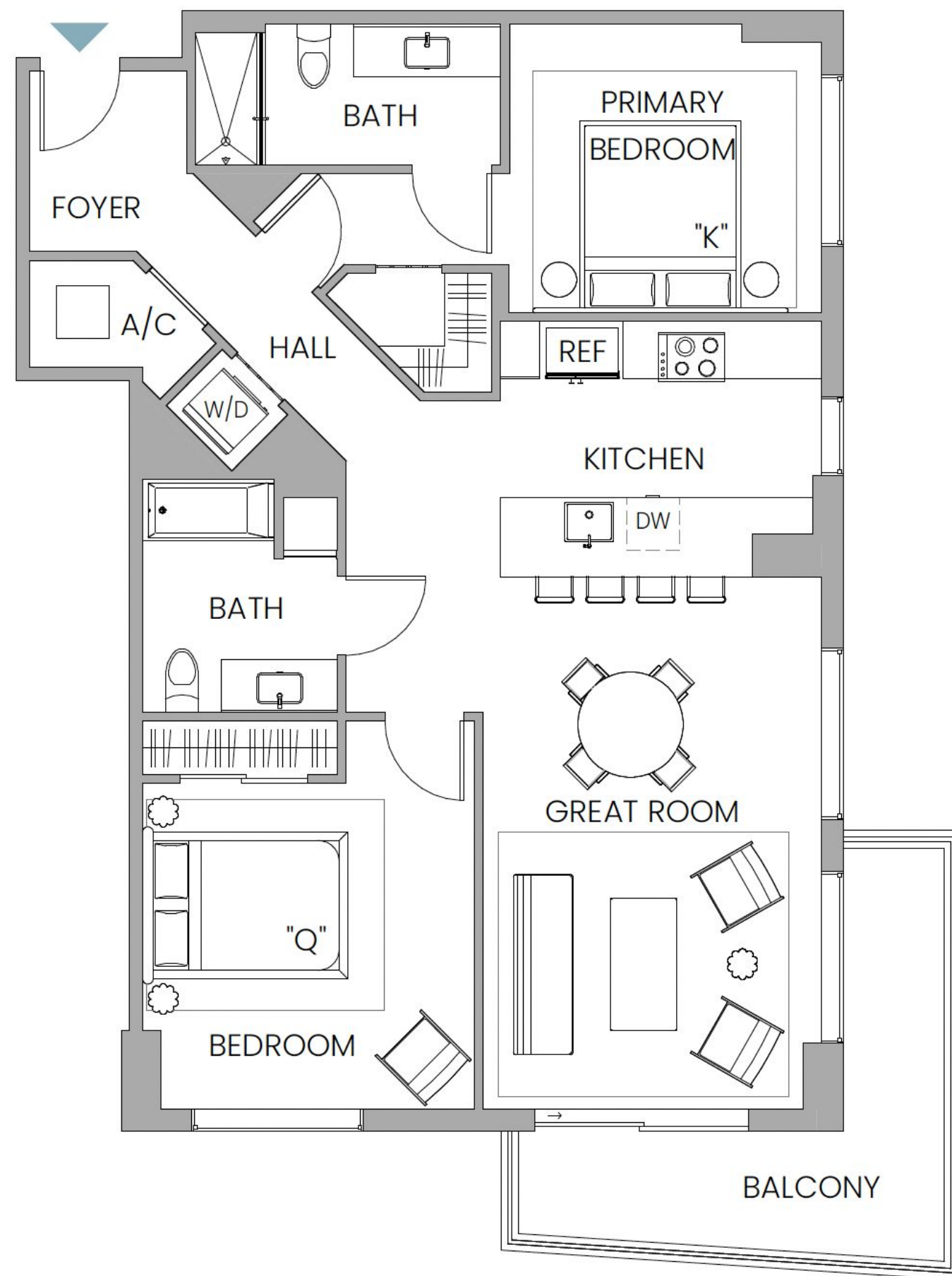


## LINE 11 2 Bedroom

INTERIOR 1165 SF / 118 SM  
EXTERIOR 140 SF / 13 SM  
TOTAL 1305 SF / 131 SM



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FLOORS 16-41







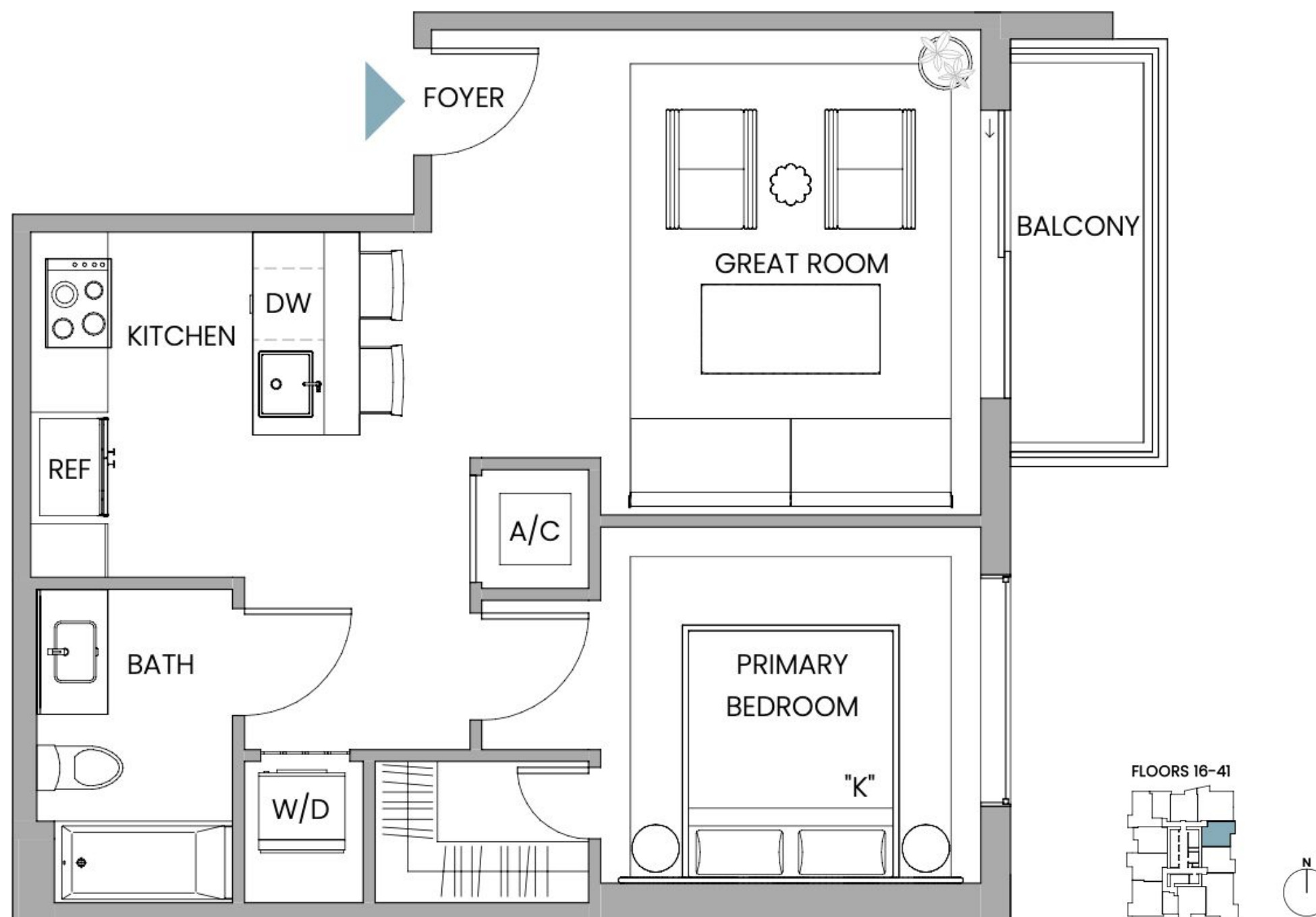
# LINE 01

## 1 Bedroom

INTERIOR 641 SF / 60 SM

EXTERIOR 53 SF / 5 SM

TOTAL 694 SF / 65 SM



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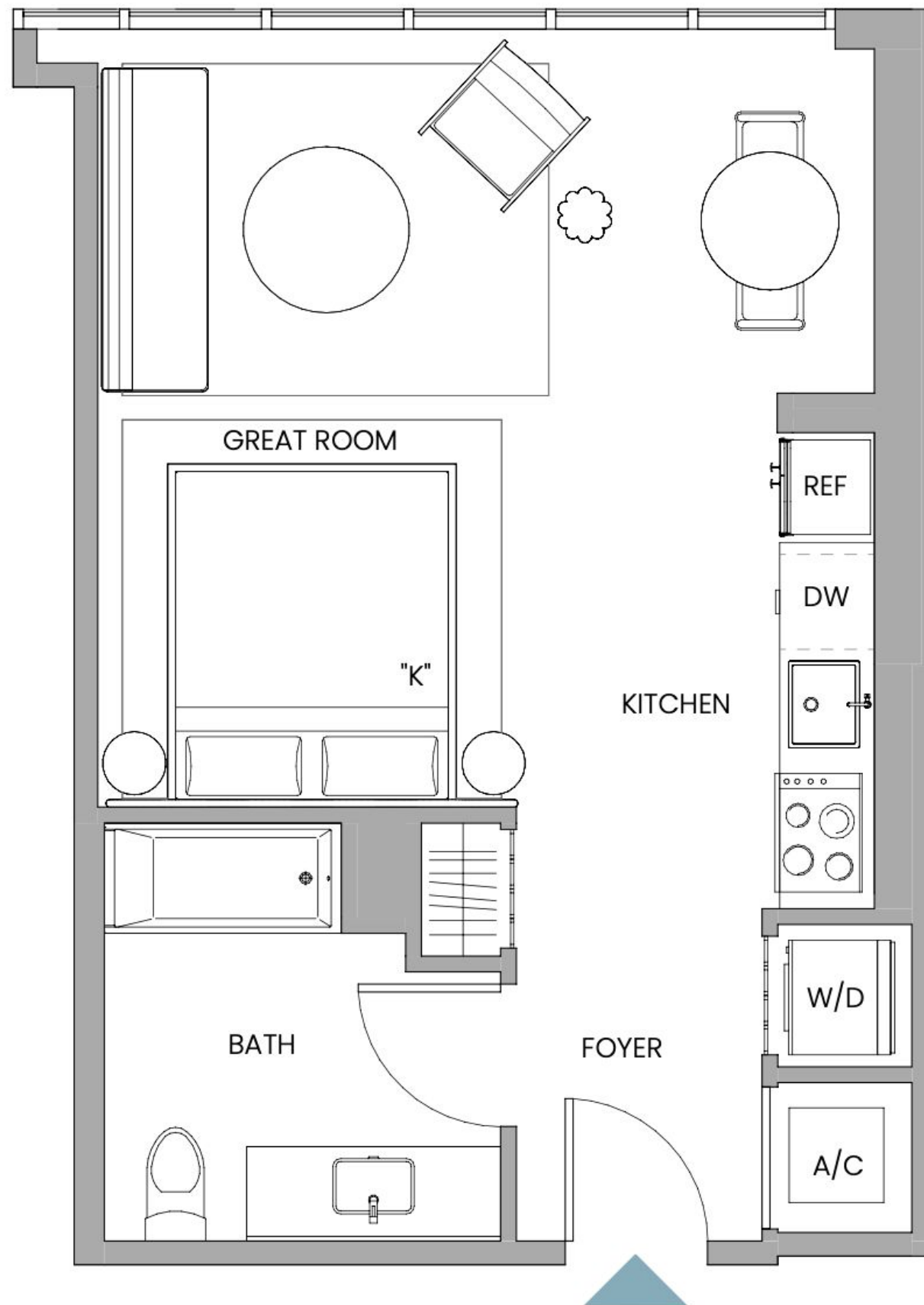


# LINE 04 Studio

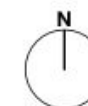
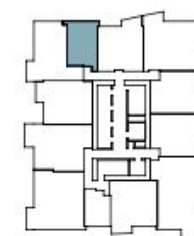
INTERIOR 465 SF / 43 SM



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally only includes the interior airspace between the perimeter walls and includes interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is as noted. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change.



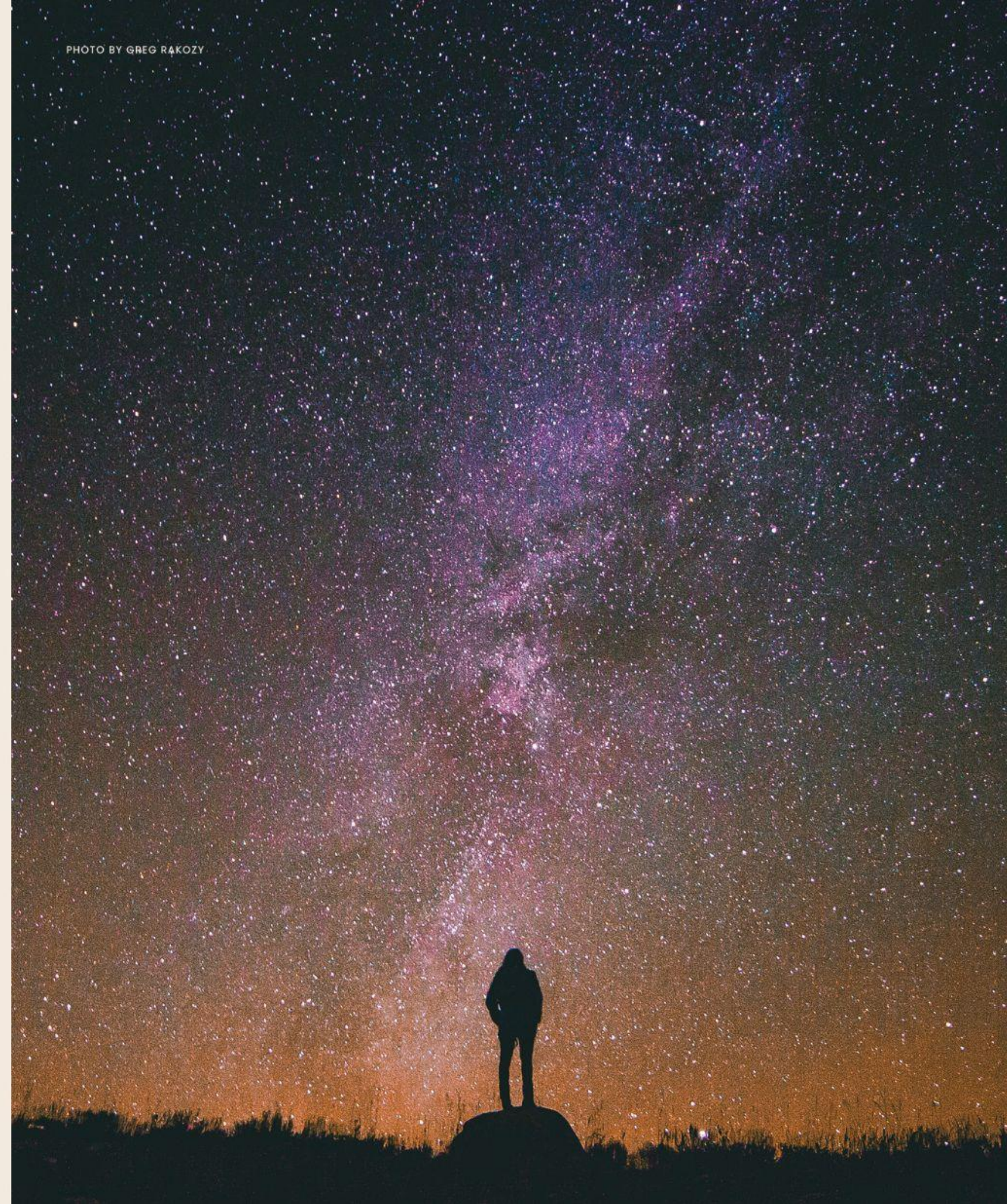
FLOORS 16-41





**Flow is a  
frequency...  
tune in**

PHOTO BY GREG RAKOZY







ONEWORLD  
PROPERTIES

**ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING 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.**

This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency.

This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same.

These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion.

All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit.

The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein.

Consult your Agreement and the Prospectus for the items included with the Unit.

Dimensions and square footage are approximate and may vary with actual construction.

Flow ("Named Party") is not the project Developer. This Condominium is being developed by BLOCK G PHASE 2, LLC, a Delaware limited liability company ("Developer"). Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Named Party and any purchaser agrees to look solely to Developer (and not to Named Party and/or any of its affiliates or principals) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium.

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No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer.

All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing.

Certain businesses and food and beverage outlets described herein are owned by third parties and are subject to change from time to time. Additional fees may be required to obtain services from such outlets.

The complete offering terms are in a CPS-12 application available from the offeror. File No. CP24-0081