



flow HOUSE

An aerial photograph of a large group of people on surfboards, arranged in a heart shape in the ocean. The surfboards are various colors, and the water is a deep teal color. The heart shape is formed by two curved lines of surfboarders meeting at a point at the bottom.

MISSION:
Oneness
Oneness with ourselves
Oneness with our neighbors
Oneness with the natural world

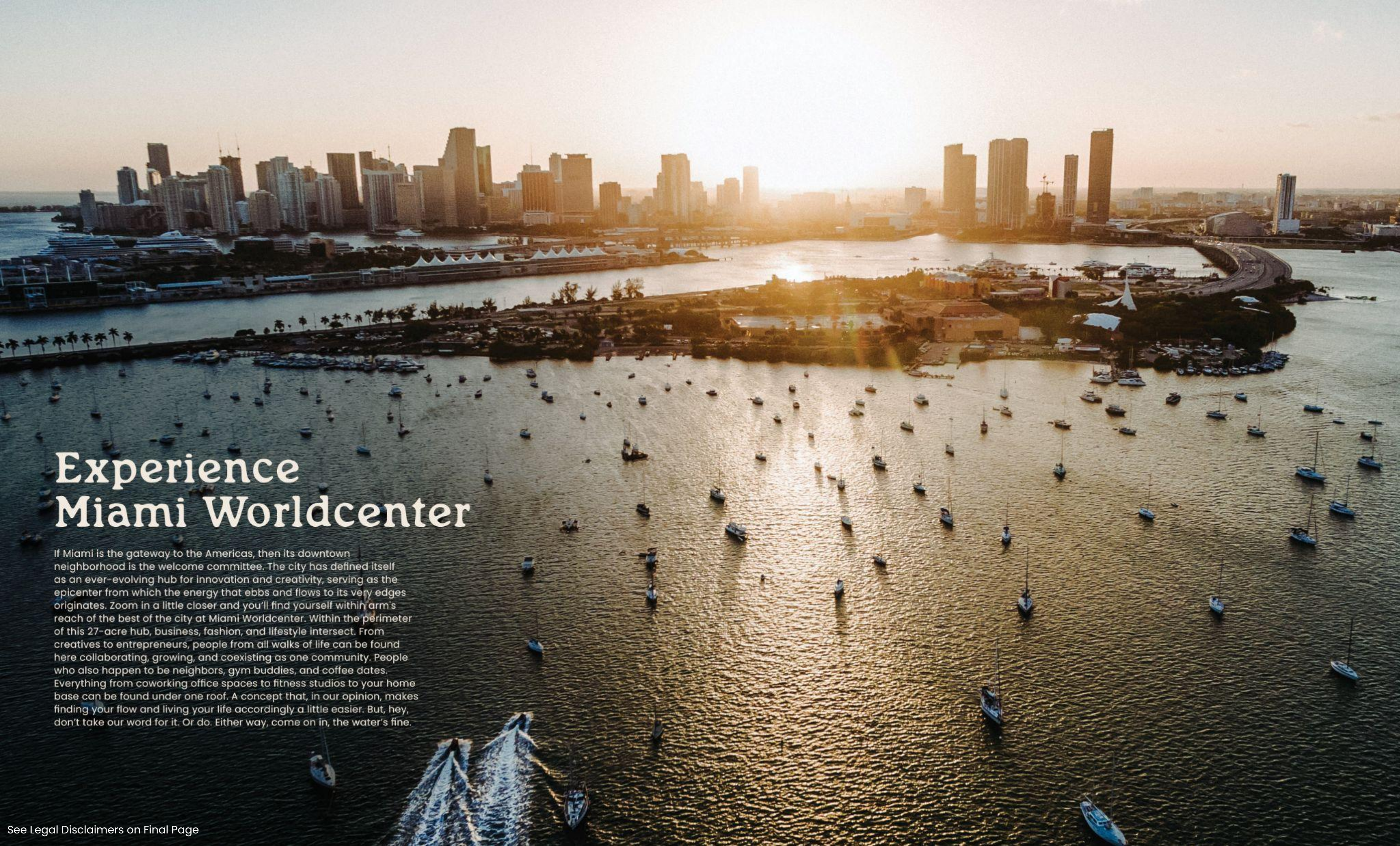


flow HOUSE

A conscious living offering from Flow.
Condominiums are now available to own
from studio to two bedroom.

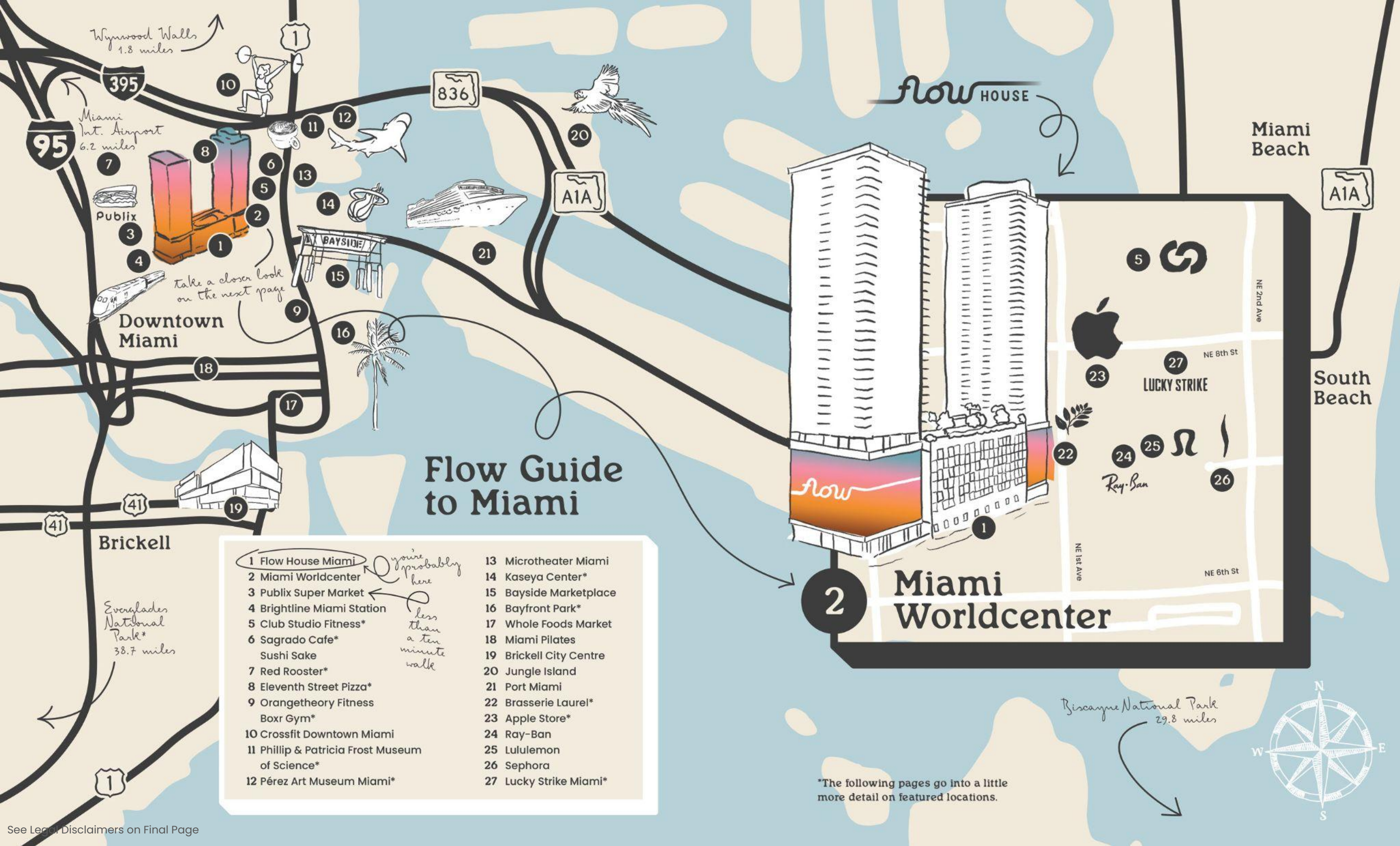
Explore life in Flow—find your workflow,
live compassionately, attend exclusive
Flow experiences, and discover the
meaning of living in a home that inspires
creativity, joy, and wellbeing.

**Welcome to Flow House
Miami Worldcenter**



Experience Miami Worldcenter

If Miami is the gateway to the Americas, then its downtown neighborhood is the welcome committee. The city has defined itself as an ever-evolving hub for innovation and creativity, serving as the epicenter from which the energy that ebbs and flows to its very edges originates. Zoom in a little closer and you'll find yourself within arm's reach of the best of the city at Miami Worldcenter. Within the perimeter of this 27-acre hub, business, fashion, and lifestyle intersect. From creatives to entrepreneurs, people from all walks of life can be found here collaborating, growing, and coexisting as one community. People who also happen to be neighbors, gym buddies, and coffee dates. Everything from coworking office spaces to fitness studios to your home base can be found under one roof. A concept that, in our opinion, makes finding your flow and living your life accordingly a little easier. But, hey, don't take our word for it. Or do. Either way, come on in, the water's fine.



Wynwood Walls
1.8 miles

Miami
Int. Airport
6.2 miles

Publix

Downtown
Miami

Brickell

Everglades
National
Park*
38.7 miles

836

A1A

flow HOUSE

Miami
Beach

A1A

South
Beach

Flow Guide to Miami

1 Flow House Miami

2 Miami Worldcenter

3 Publix Super Market

4 Brightline Miami Station

5 Club Studio Fitness*

6 Sagrado Cafe*

Sushi Sake

7 Red Rooster*

8 Eleventh Street Pizza*

9 Orangetheory Fitness

Boxr Gym*

10 Crossfit Downtown Miami

11 Phillip & Patricia Frost Museum
of Science*

12 Pérez Art Museum Miami*

13 Microtheater Miami

14 Kaseya Center*

15 Bayside Marketplace

16 Bayfront Park*

17 Whole Foods Market

18 Miami Pilates

19 Brickell City Centre

20 Jungle Island

21 Port Miami

22 Brasserie Laurel*

23 Apple Store*

24 Ray-Ban

25 Lululemon

26 Sephora

27 Lucky Strike Miami*

Miami
Worldcenter

Biscayne National Park
29.8 miles



*The following pages go into a little
more detail on featured locations.



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

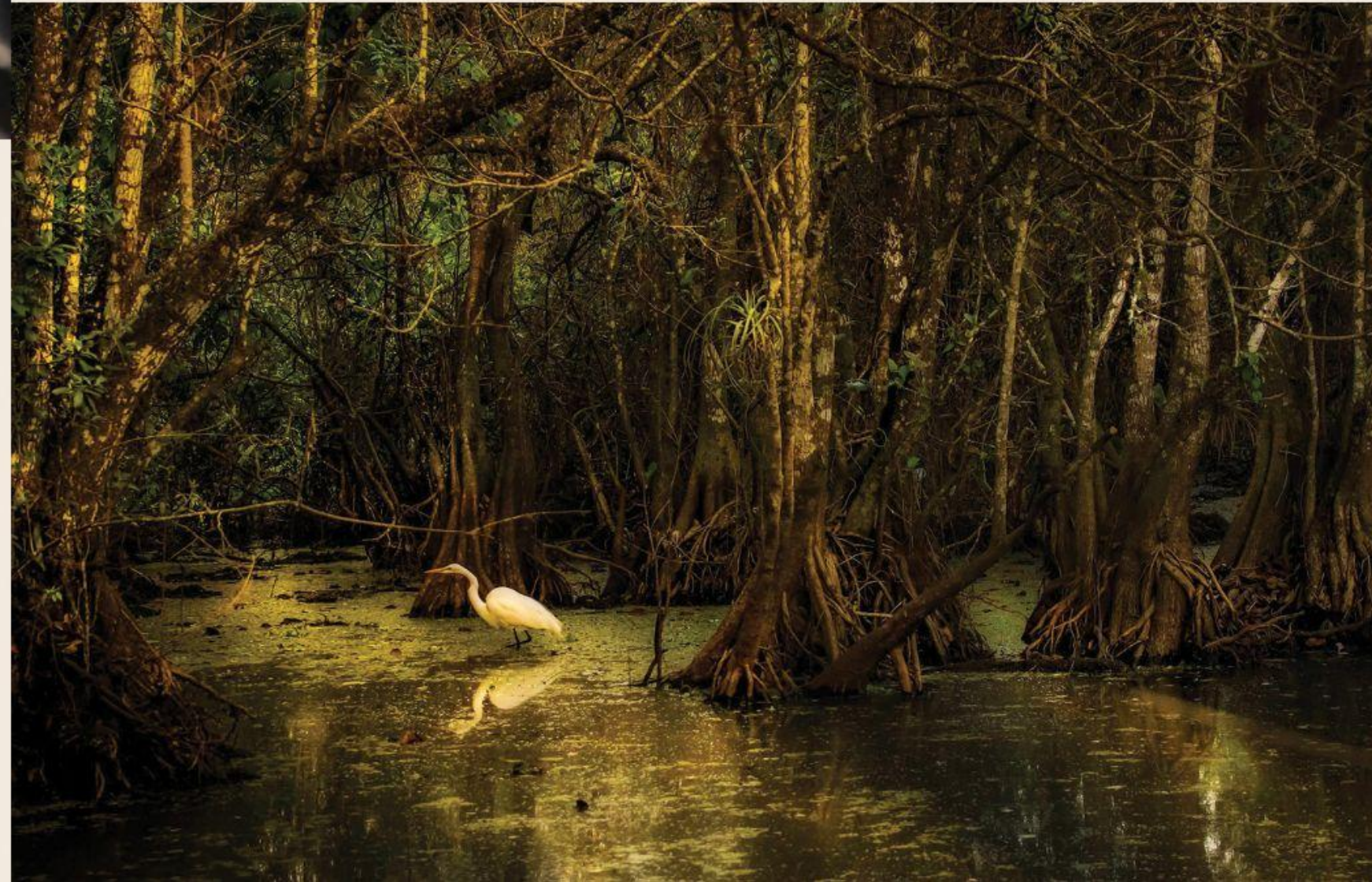
5 MIN DRIVE FROM FLOW HOUSE

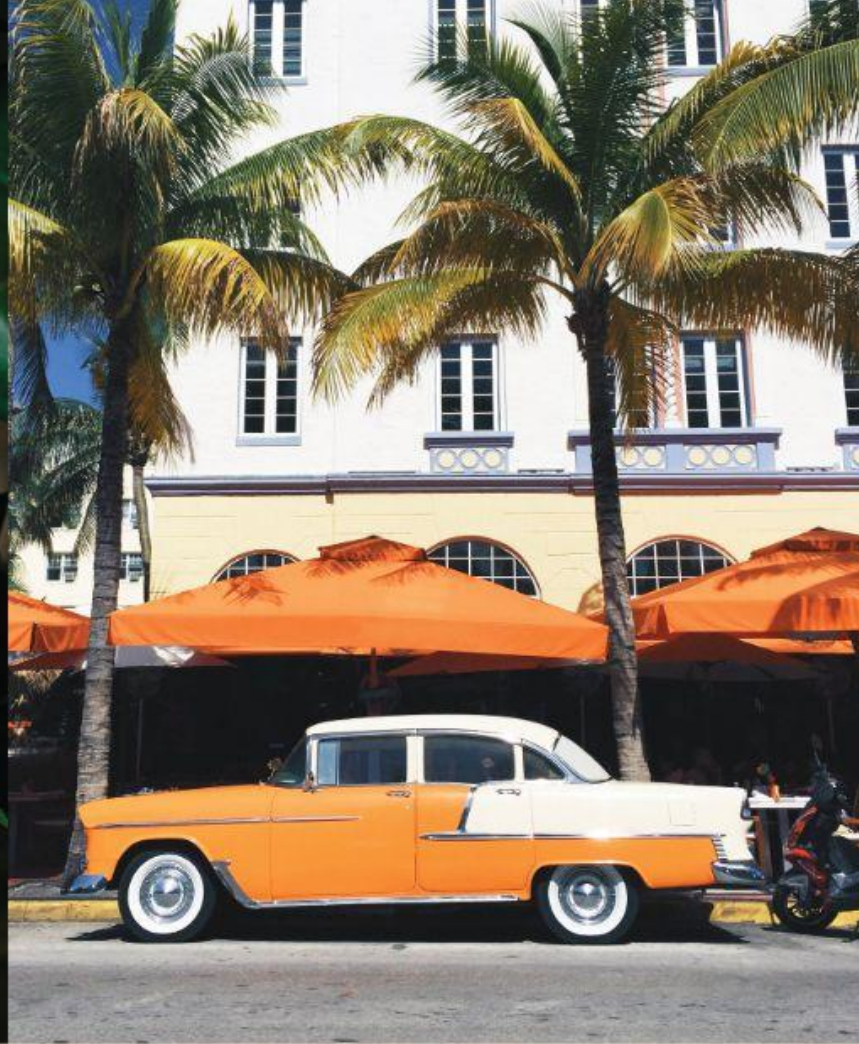
Not too far from MWC lies a hidden gem filled with paintings and oeuvres that showcase the vibrant communities and heritage that have been woven into the tapestry of the city's rich blend of culture generation after generation.

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

SIXTY VINES

6 MIN WALK FROM FLOW HOUSE

A better way to enjoy wine — 60 wines on tap paired with vineyard-inspired cuisine. A perfect place to taste and share with friends.

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.

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.

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**



MIAMI WORLD CENTER

Flow House is located
in the heart of
Miami Worldcenter,
a dynamic, urban
destination

- \$6B Master-plan
- 300k sf of retail
- 139k sf of signed retail leases
- 600k sf of offices
- 100k sf of green space



MIAMI WORLD CENTER

RETAIL, DINING & ENTERTAINMENT

Lululemon
Lucid Motors
Sephora
Ray-Ban
El Vecino
Lucky Strike
Brasserie Laurel
Sixty Vines
Museum of Ice Cream
Free People

Coming Soon...

Apple Store
Starbucks
Villa One Tequila
Maple & Ash
Bowlero
Serafina
Club Studio
Earl's Kitchen and Bar
Juvia Restaurant
Anthony's Coal Fire Pizza
BurgerFi
The Container Store
Sweet Paris
Sports+Social
Luli Fama
Posman Books
Savage x Fenty



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 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

Move Ins Starting Q2 2025



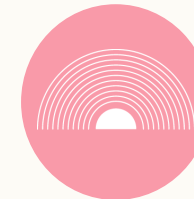
Flow House

beautiful living for a beautiful life



Vibrant Community

Connecting a group of peers who inspire and seek community



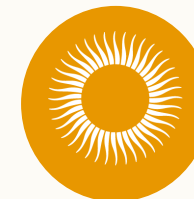
Experiences & Events

Creating unique & enriching experiences for both our guests & neighbors



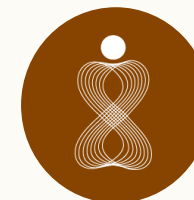
Wellbeing Programming

Attracting guests who prioritize their health and wellbeing



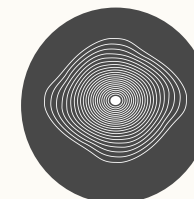
WorkFlow Amenities

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

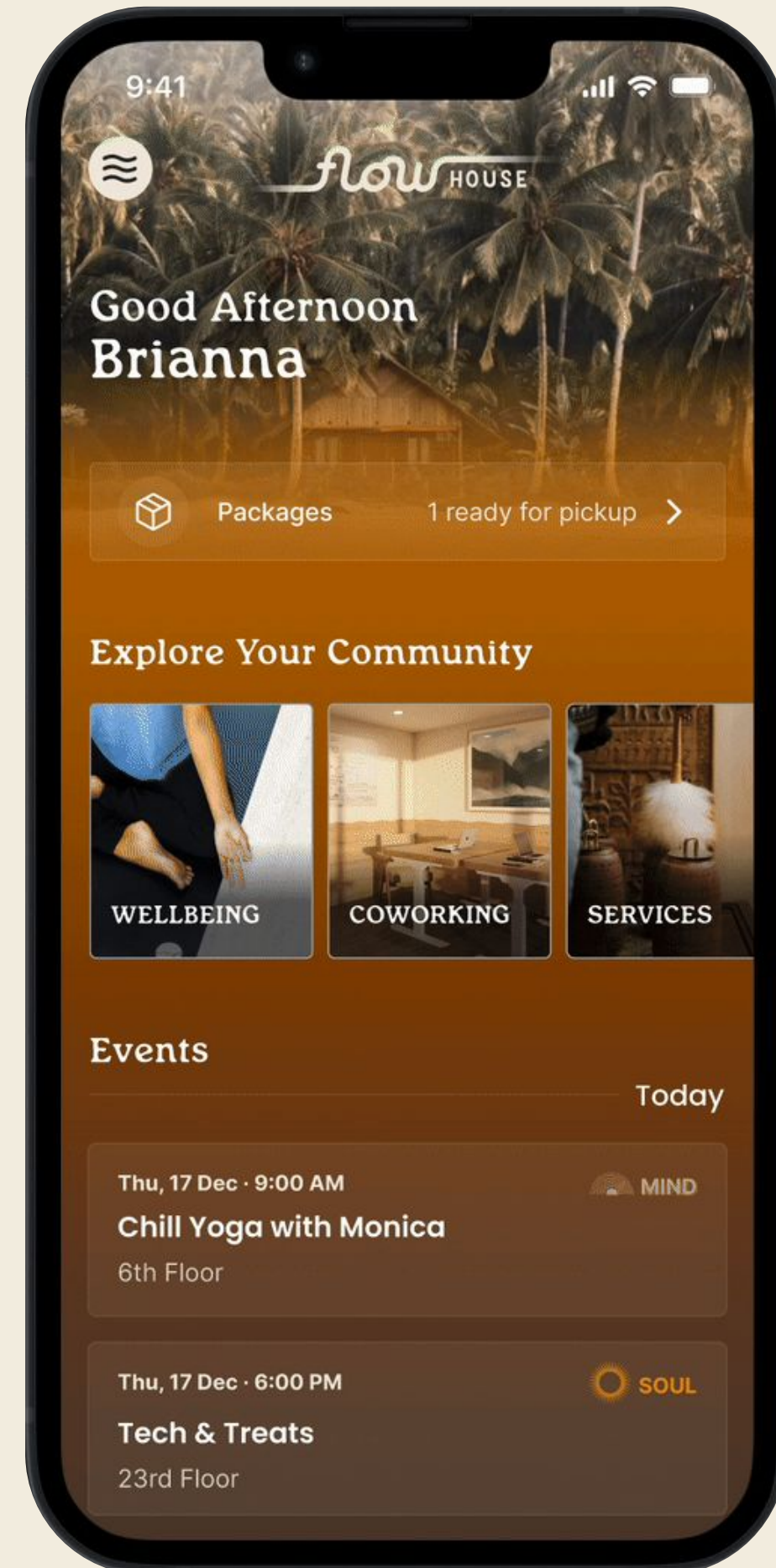
Providing passionate, people-focused Resident Experience Managers

Experience Life in Flow



Elevated Experiences in Flow

Reserve exclusive amenities, browse a calendar of connective events, receive AI-powered chat support, and more.



MANAGED BY FLOW

- ✓ Full service, turnkey management
- ✓ 30-day minimum stays
- ✓ Tenant and owner app
- ✓ Community programming and events
- ✓ Enterprise sales

FLOW PORTFOLIO HIGHLIGHT **FLOW MIAMI**



444
RESIDENTIAL
UNITS

97%
BUILDING
OCCUPANCY*

14k
SQ FT
RETAIL

* As reported by Costar, September 2024



Flow by the Numbers

\$1+ BILLION

Company Valuation

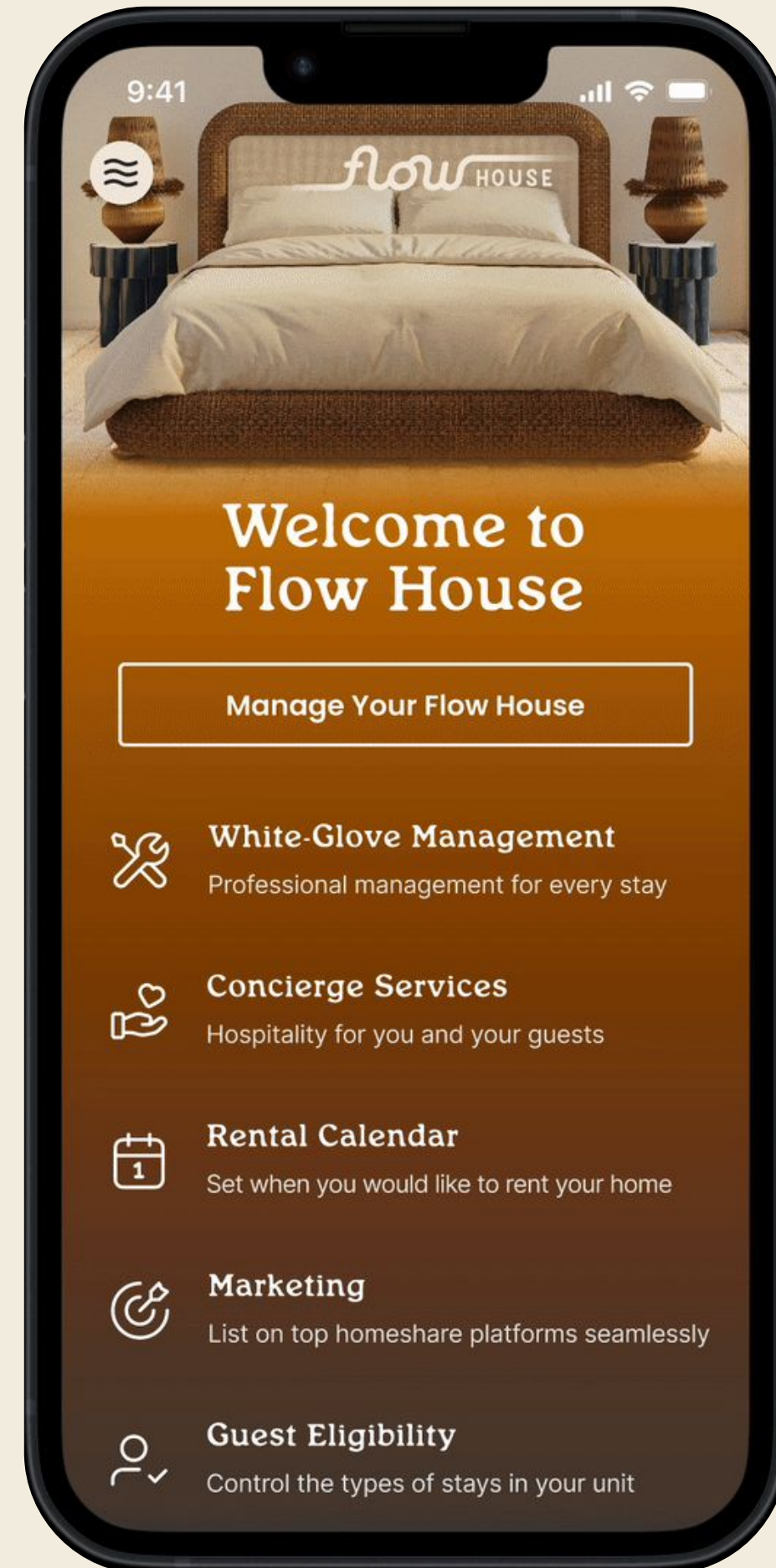
\$1.5 BILLION

Real Estate Portfolio

4,000+ UNITS

Own Seamlessly in Flow

Book concierge services, manage your unit, create an availability calendar, set guest eligibility guidelines, and more.





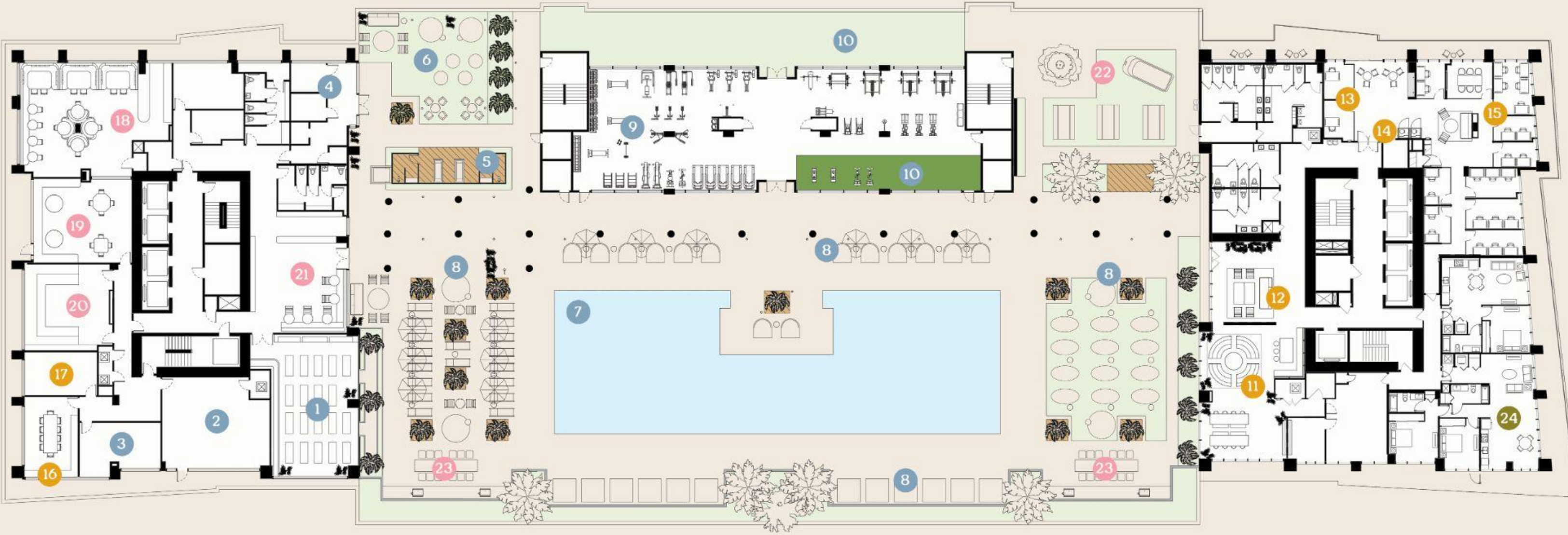
What if
it all
goes
right?

flow HOUSE

flow HOUSE

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. Pilates Studio*
- 3. Meditation Room*
- 4. Spa, Sauna, & Steam Room*
- 5. Cold Plunge
- 6. Zen Garden
- 7. 126 ft Lap Pool
- 8. Day Beds & Cabanas
- 9. Premier Fitness Technogym Center
- 10. CrossFit

WORKFLOW

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

EXPERIENCE

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

HOME THAT INSPIRES

- 24. Furnished, Bookable Member Units

* Flow House Owner Exclusive



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.





This is Flow life.

Where you can watch a movie with neighbors or meet over a cup of coffee — your choice of experience is right down the hall. Maybe your night consists of a game of chess and dinner or a little nightcap. Our food and drink offerings keep you in mind with natural, organic, and plant-based options that are good for the world. And the world is pretty important — this is why single-use plastic isn't on the menu.

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.



EXPERIENCE: Poolside VW





FLOW SOCIAL CLUB
Made just for connecting with your
fellow humans. This rich and tonal
environment elevates socializing.

EXPERIENCE: Social Club



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.



LAP POOL

Arguably one of the better rooftop 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.



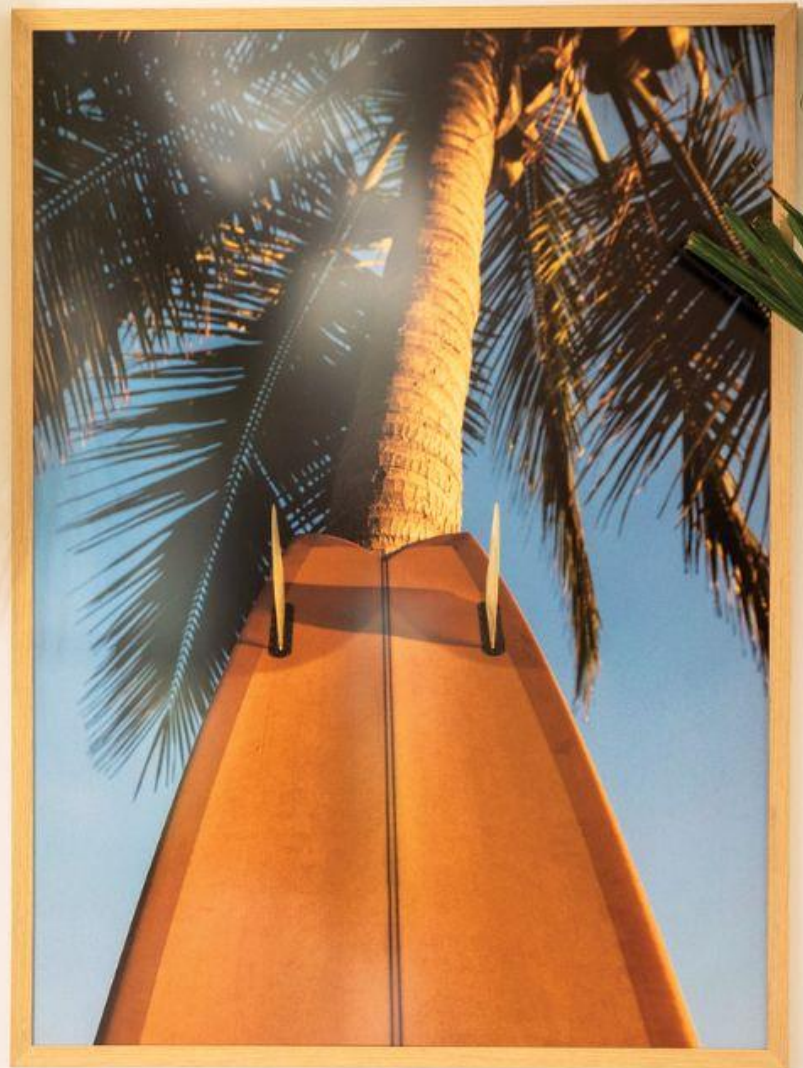
Workflow





PODCAST ROOM

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



Providing neighbors with space, opportunities, and connections for meaningful work.

COWORKING SPACES

No commute. Even better when that cowork space is designed to cultivate your productivity, wellness, and flow.

CONFERENCE ROOMS

Whether it's virtual or in-person, bookable conference rooms and Zoom rooms are available.

PRIVATE OFFICES

A space to focus. Private offices, seating up to four people, are available to lease to neighbors and non-neighbors on a monthly basis.

COMMUNITY COMMERCE

Speaking of that passion project, Flow offers what we like to call our Community Commerce Marketplace — a platform for our neighbors to connect with other entrepreneurs and creators in the community as well as promote their work.

PRIVATE OFFICES START AT \$900 PER MONTH

A Home That Inspires



Residence Features

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



IN-HOME VIEWS

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





IN-HOME LIVING ROOM

Flow has the honor of tapping into a network of artists and photographers whose talents create some of the more beautiful and epic images out there.

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.





Flow Furnishings

FLOW DESIGNED

Custom-crafted furniture for each furnished home meant to cultivate joy, wellbeing, and creativity

STANDARD FURNISHED OFFERING

All custom pieces for your unique layout, including

- Bedroom and great room furniture, designed by Flow
- Custom lighting package, designed by Flow
- Rugs for the great room and bedroom







Kitchen Upgrades

Available for purchase

- Upgraded Cabinets
- Backsplash Option 1 or 2
- Island Tile
- Brass Faucet



CABINETS: OAK WOOD



BACKSPLASH 1: PICKET UNDULATED ZELLIGE



BACKSPLASH 2: PICKET ZELLIGE



ISLAND TILE: BEIGE TRAVERTINE



FAUCET: BRONZE BRASS



FLOORS 11 through 41

Units Counts:

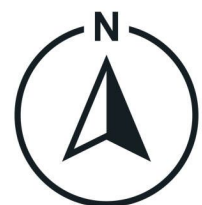
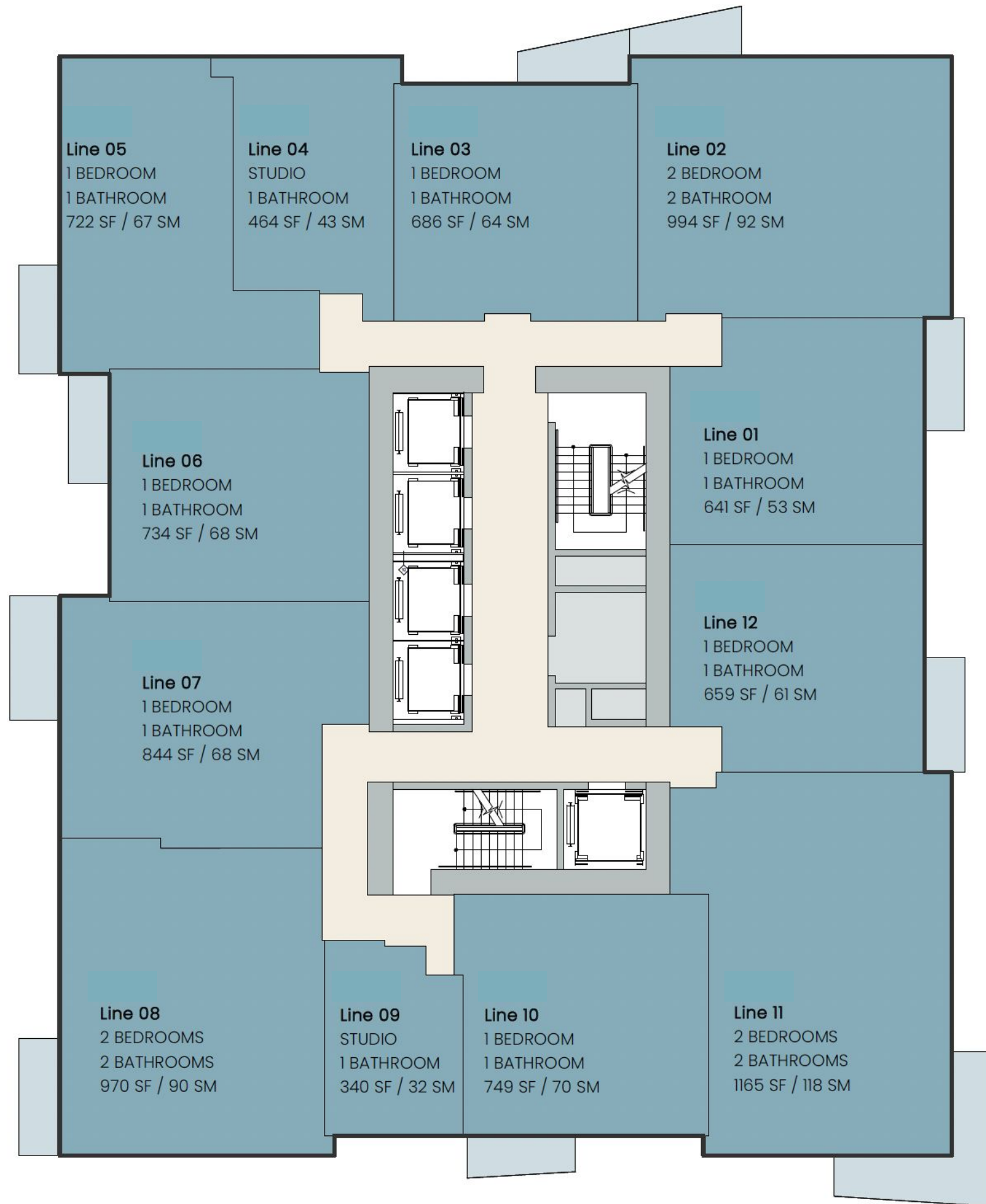
(2) Studios

(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.





FLOORS 11 - 41

Conversions

Units Counts:

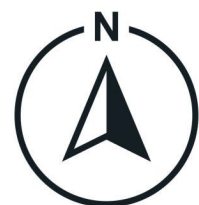
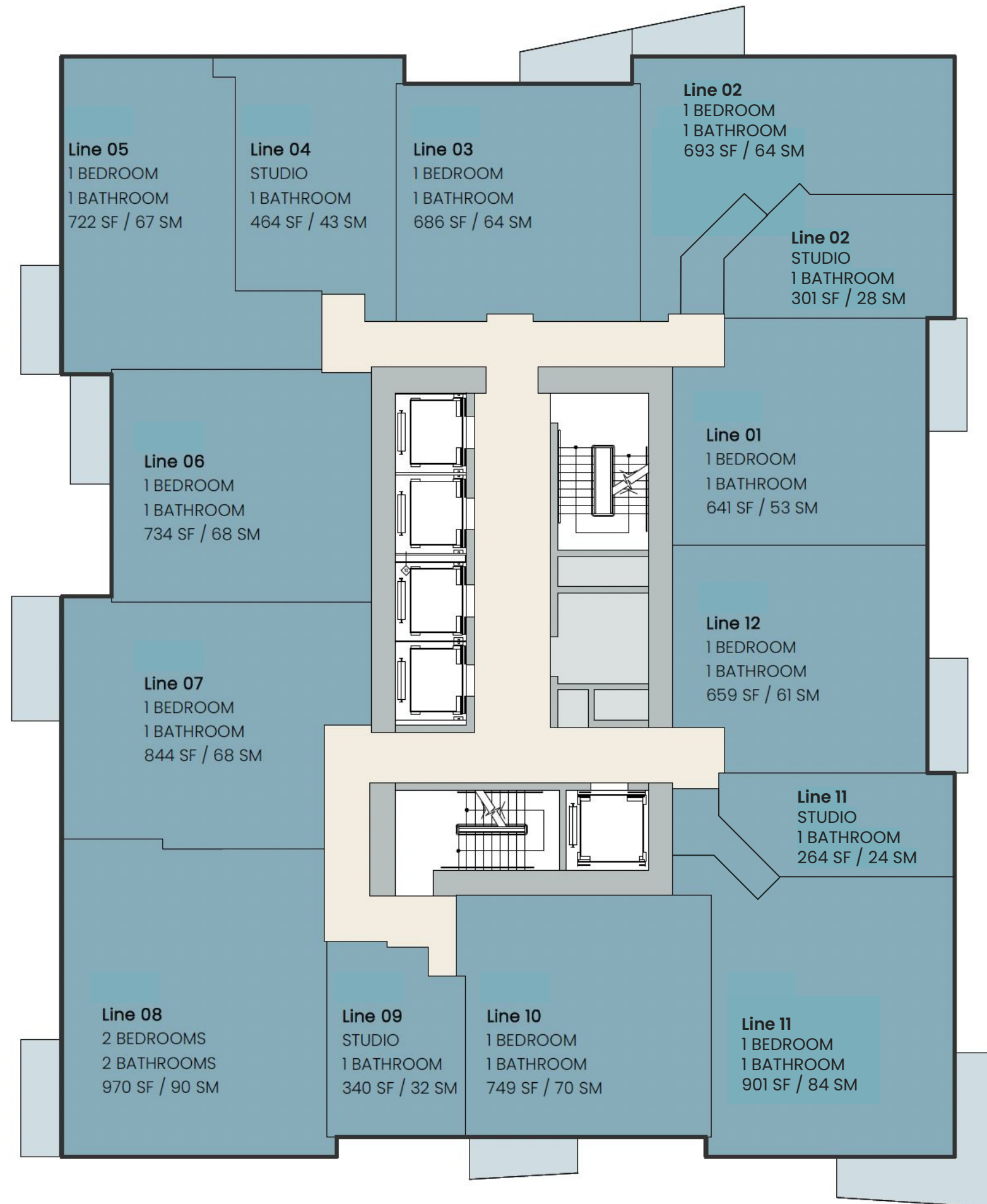
(2) Studios

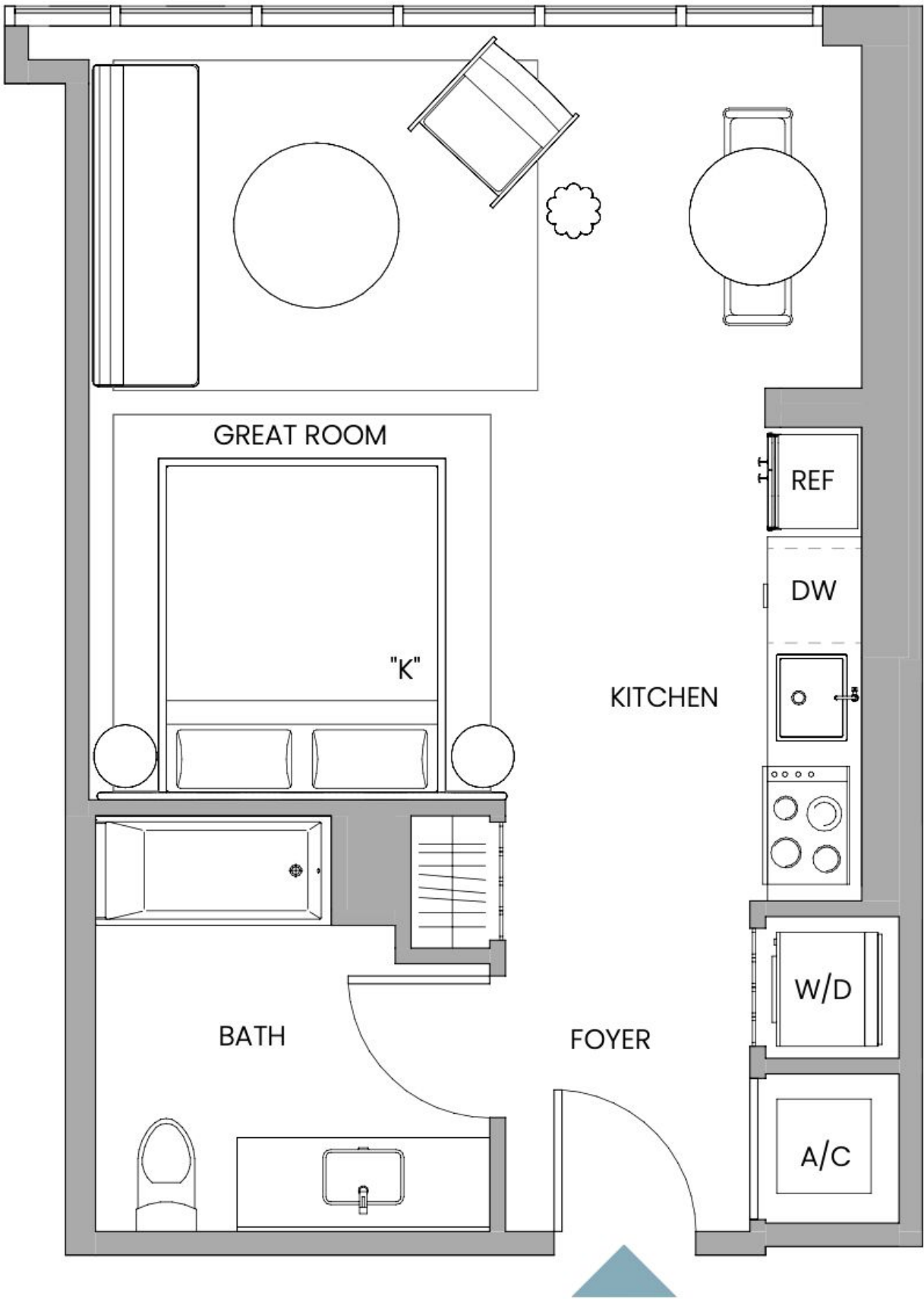
(7) 1-Bedroom

(3) 2-Bedroom



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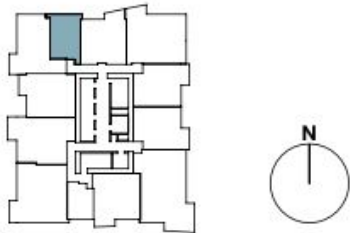
LINE 04
Studio

INTERIOR 465 SF / 43 SM



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FLOORS 16-41





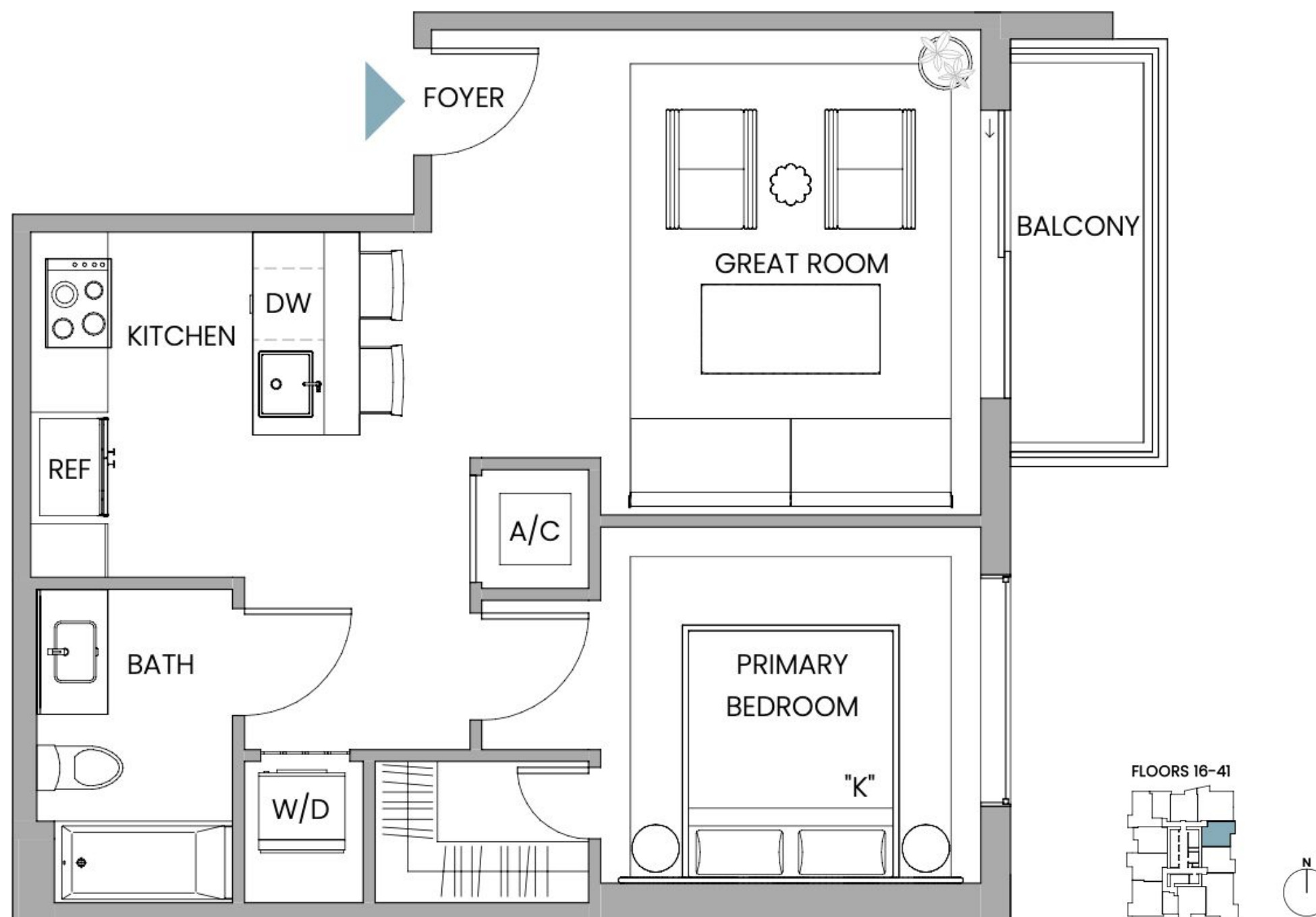
LINE 01

1 Bedroom

INTERIOR 641 SF / 60 SM

EXTERIOR 53 SF / 5 SM

TOTAL 694 SF / 65 SM



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LINE 02 2 Bedroom

INTERIOR 994 SF / 92 SM

EXTERIOR 52 SF / 5 SM

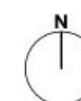
TOTAL 1046 SF / 97 SM



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FLOORS 16-41





LINE 02 2 Bedroom Conversion Option

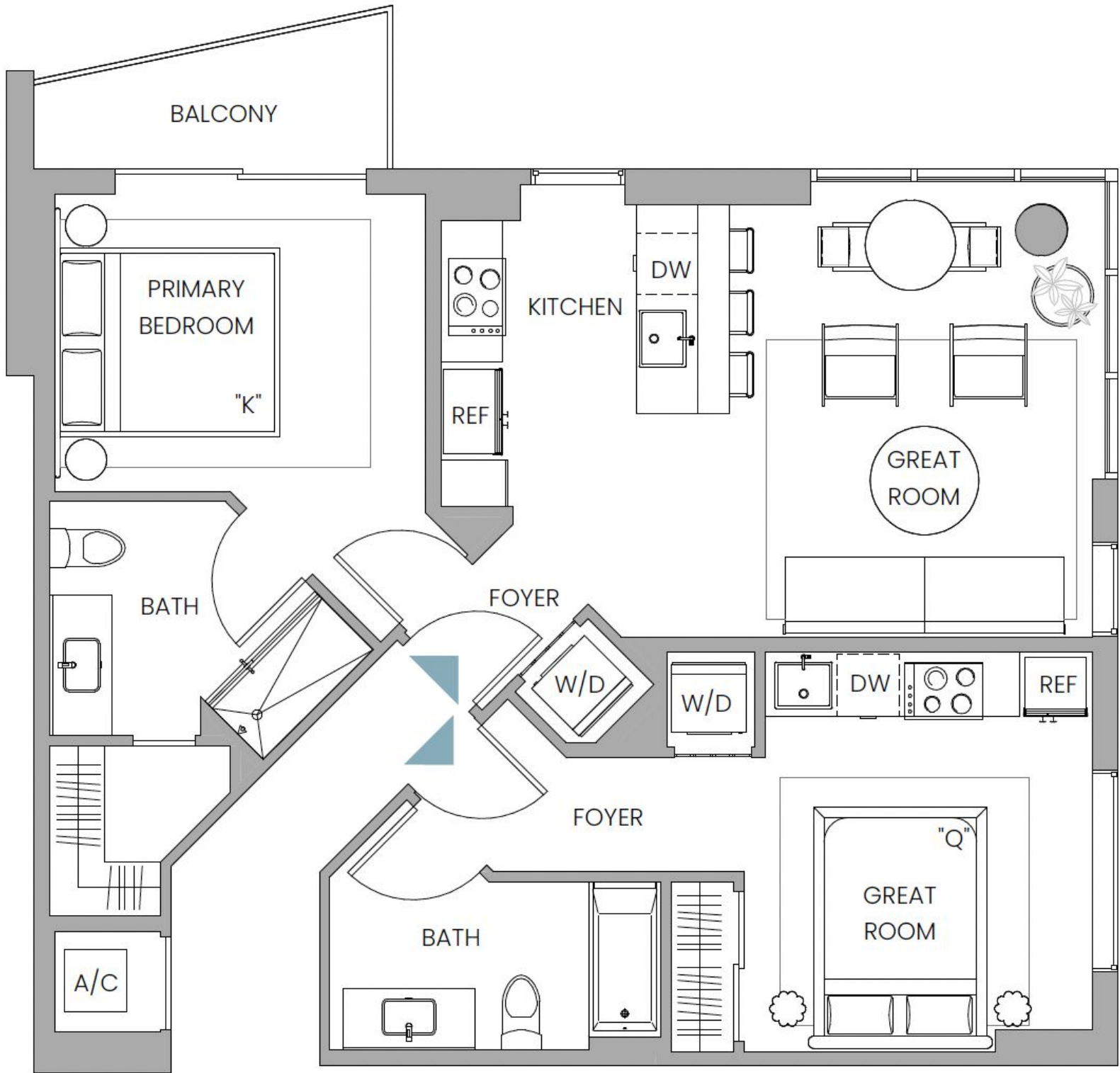
INTERIOR 994 SF / 92 SM

EXTERIOR 52 SF / 5 SM

TOTAL 1046 SF / 97 SM



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FLOORS 16-41





LINE 02

2 Bedroom Conversion Option

INTERIOR 994 SF / 92 SM

EXTERIOR 52 SF / 5 SM

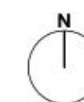
TOTAL 1046 SF / 97 SM



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FLOORS 16-41





LINE 11 2 Bedroom

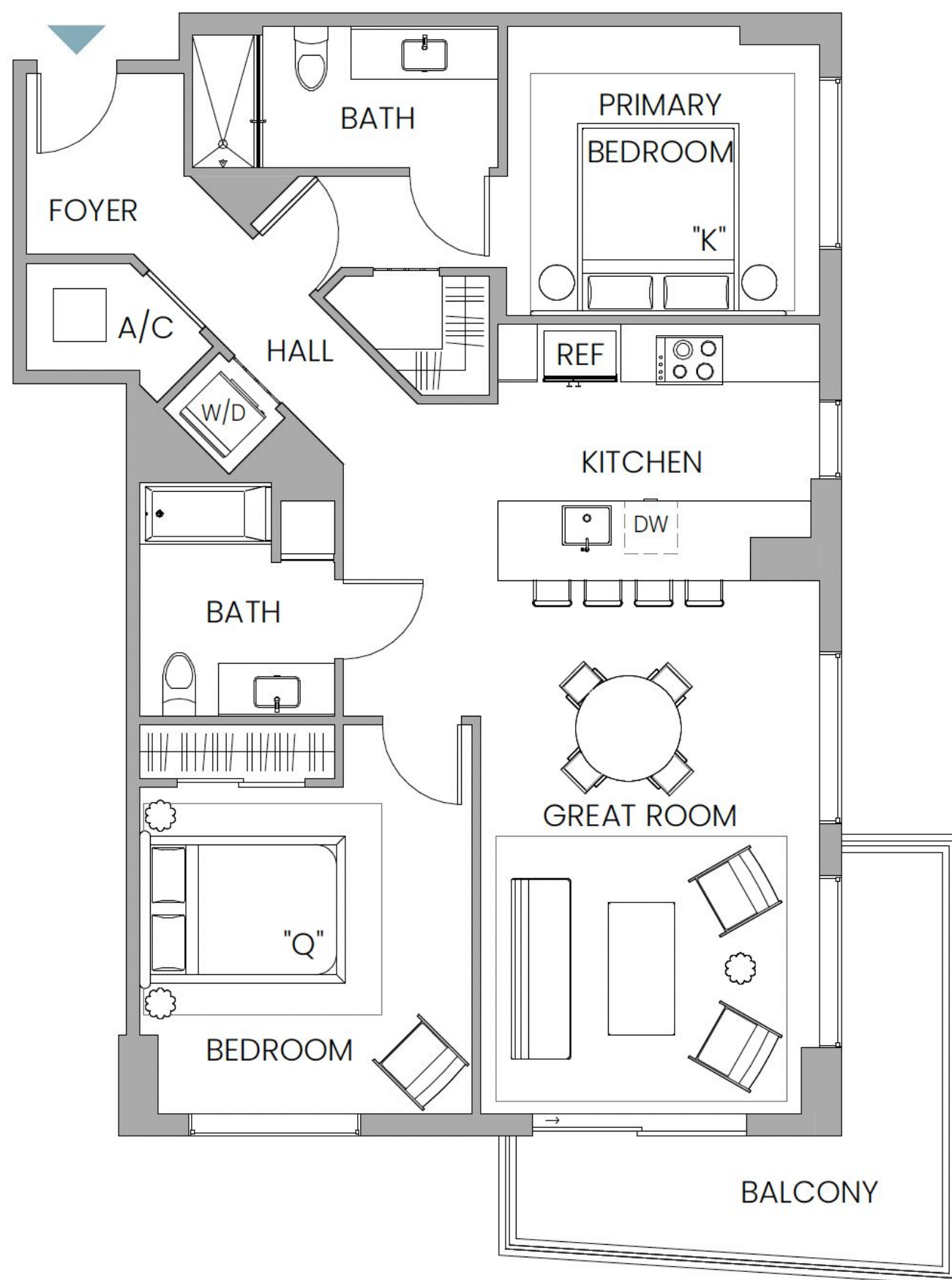
INTERIOR 1165 SF / 118 SM

EXTERIOR 140 SF / 13 SM

TOTAL 1305 SF / 131 SM



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FLOORS 16-41





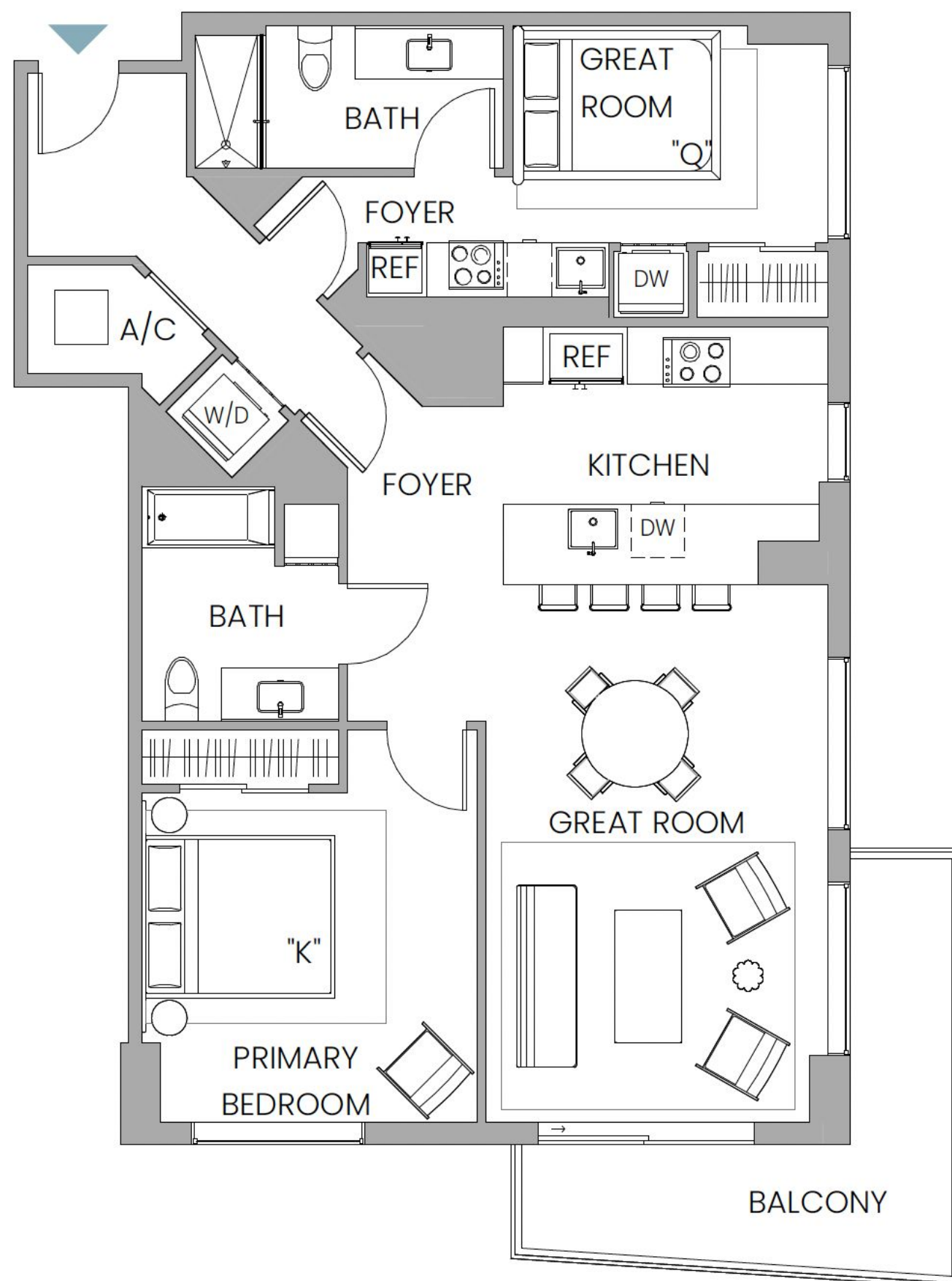
LINE 11

2 Bedroom Conversion Option

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



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FLOORS 16-41





LINE 11

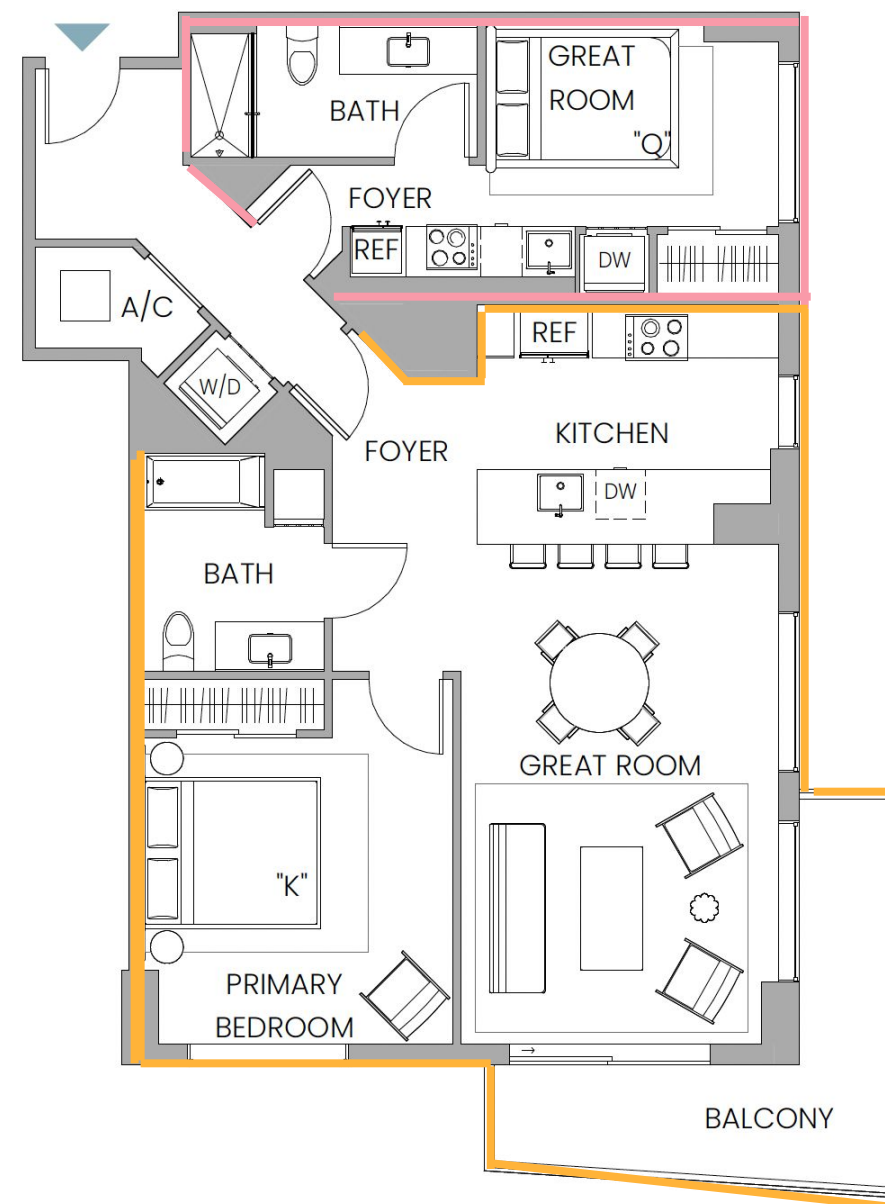
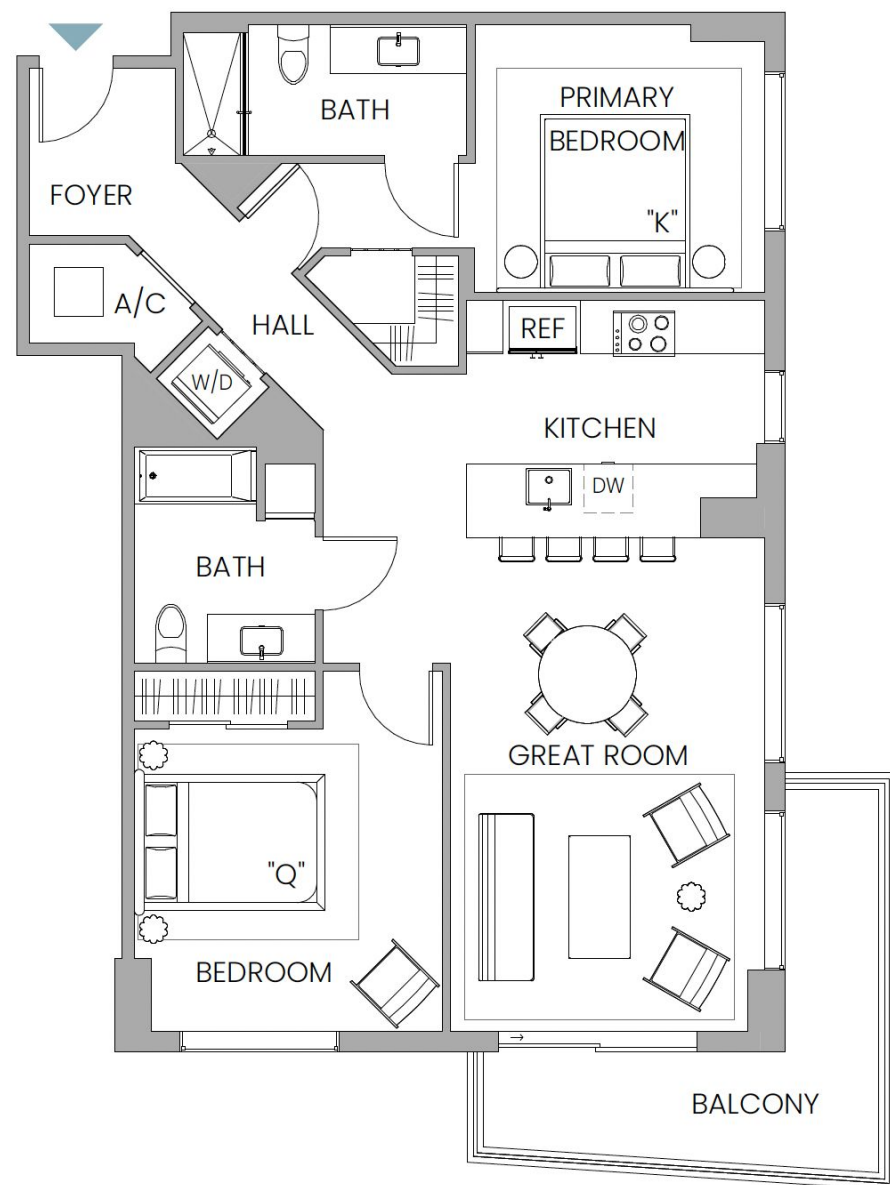
2 Bedroom

Conversion Option

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



Dedicated Agent Tools

Co-branded websites, curated content
and tools that empower you to manage
your relationships seamlessly.

BECOME A FLOW AGENT

Create an account to start your application


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Begin My Application

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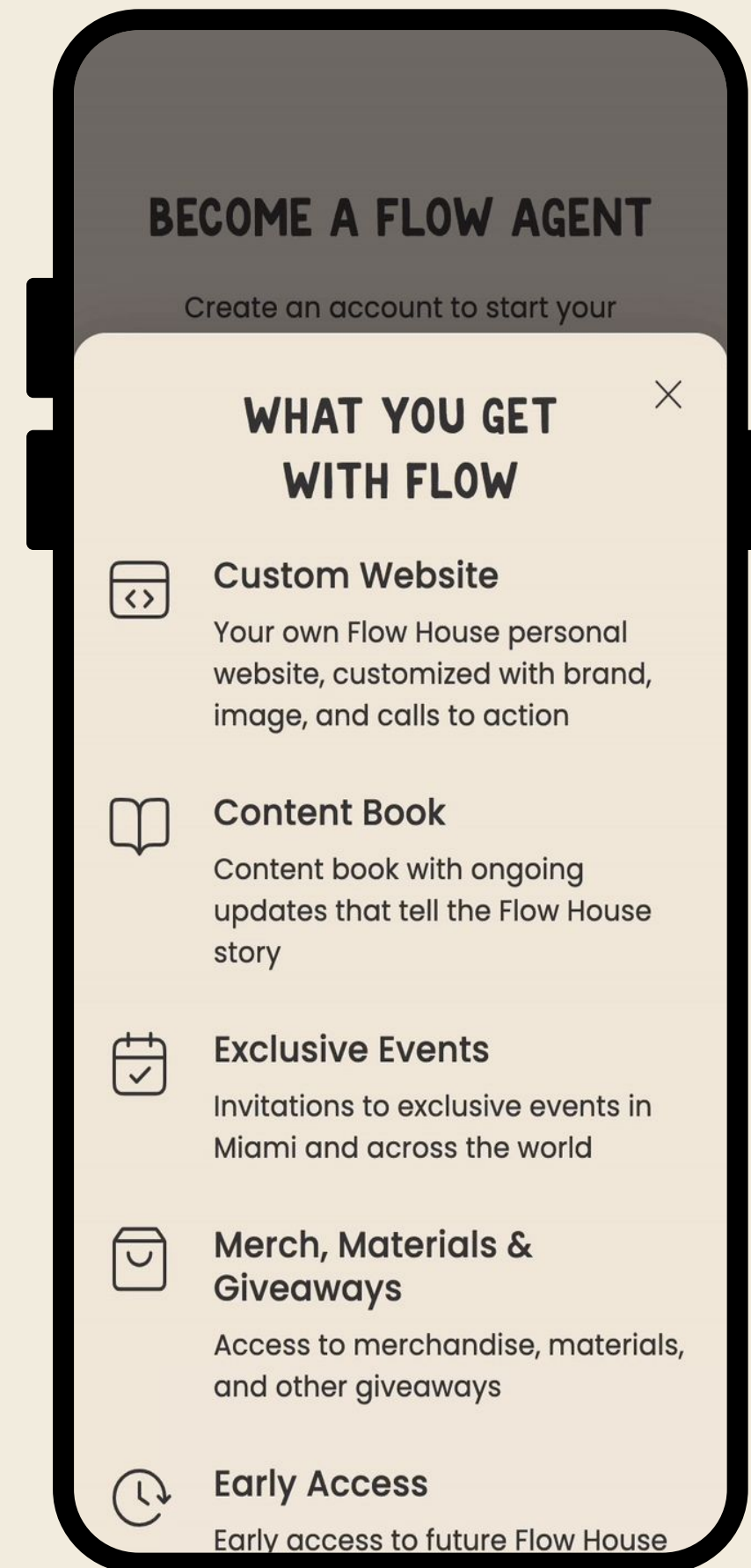
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Branded Websites

Websites that put your brand front and center allowing your clients to contact you easily with the tap of a button.



Flow Enterprise Solutions

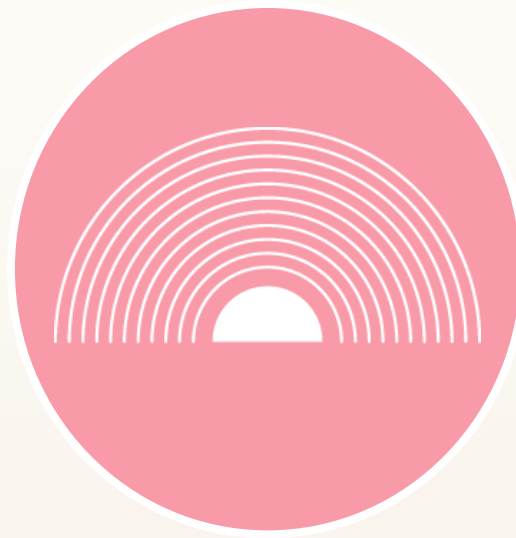
Flow converts residential spaces into premium corp housing for Enterprises and SME's.

We offer a range of services to meet the needs of today's corporate traveler, enhancing employee experience and fostering loyalty within the Flow ecosystem.



HOUSING

Premium, branded accommodations tailored for business travelers



EVENTS

Versatile spaces for corporate events and meetings



OFFSITES

Unique venues and services for that inspire collaboration

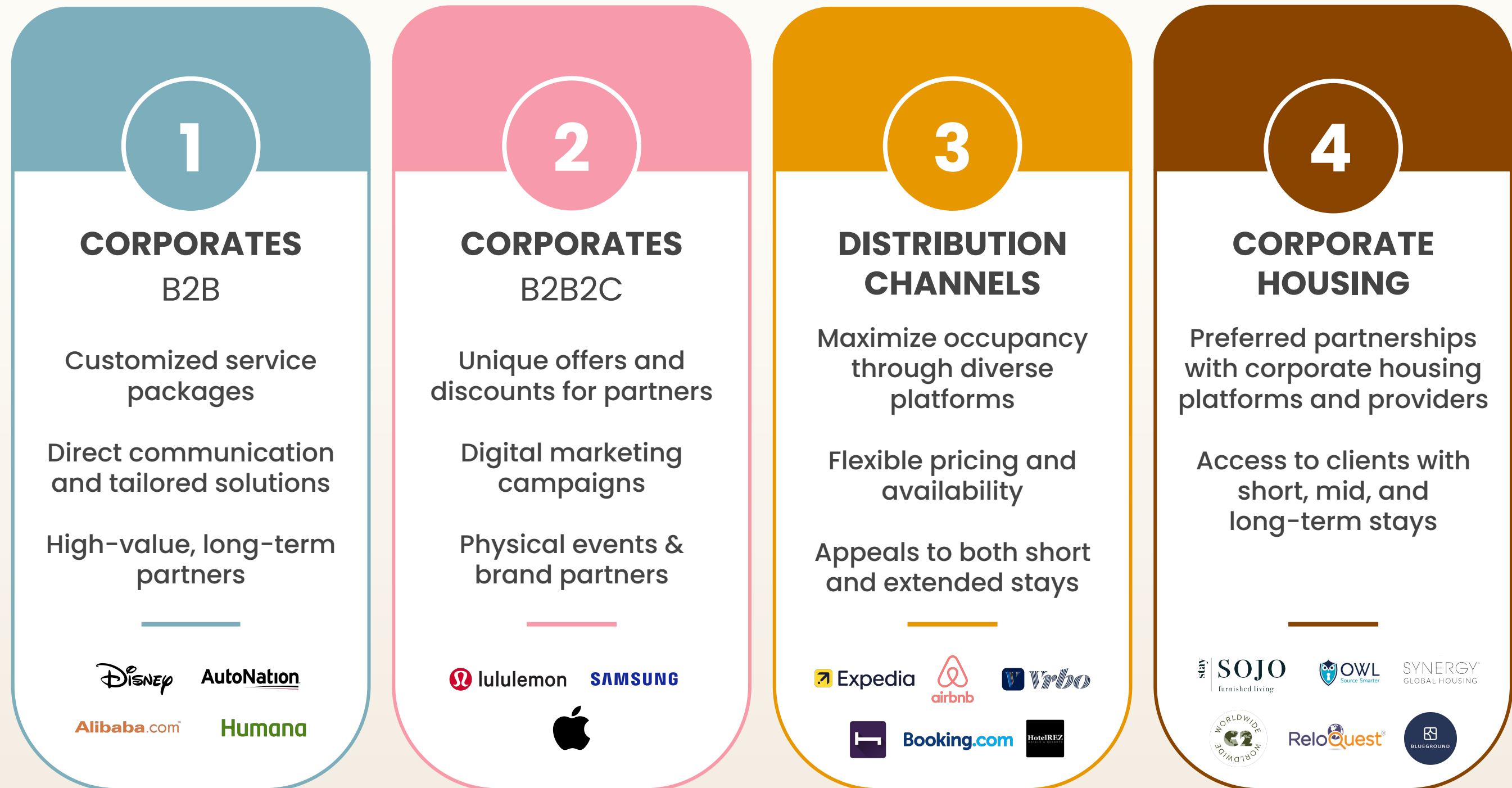


PARTNERSHIPS

Tailored housing solutions that enhance corporate branding

Flow Extended Stay Customer Segmentation

Our global & local reach allows us to capture the full spectrum of demand



Enterprise Case Study: Disney

Disney is hosting a month-long performance with 125 cast and crew members who need comfortable, fully serviced apartments.

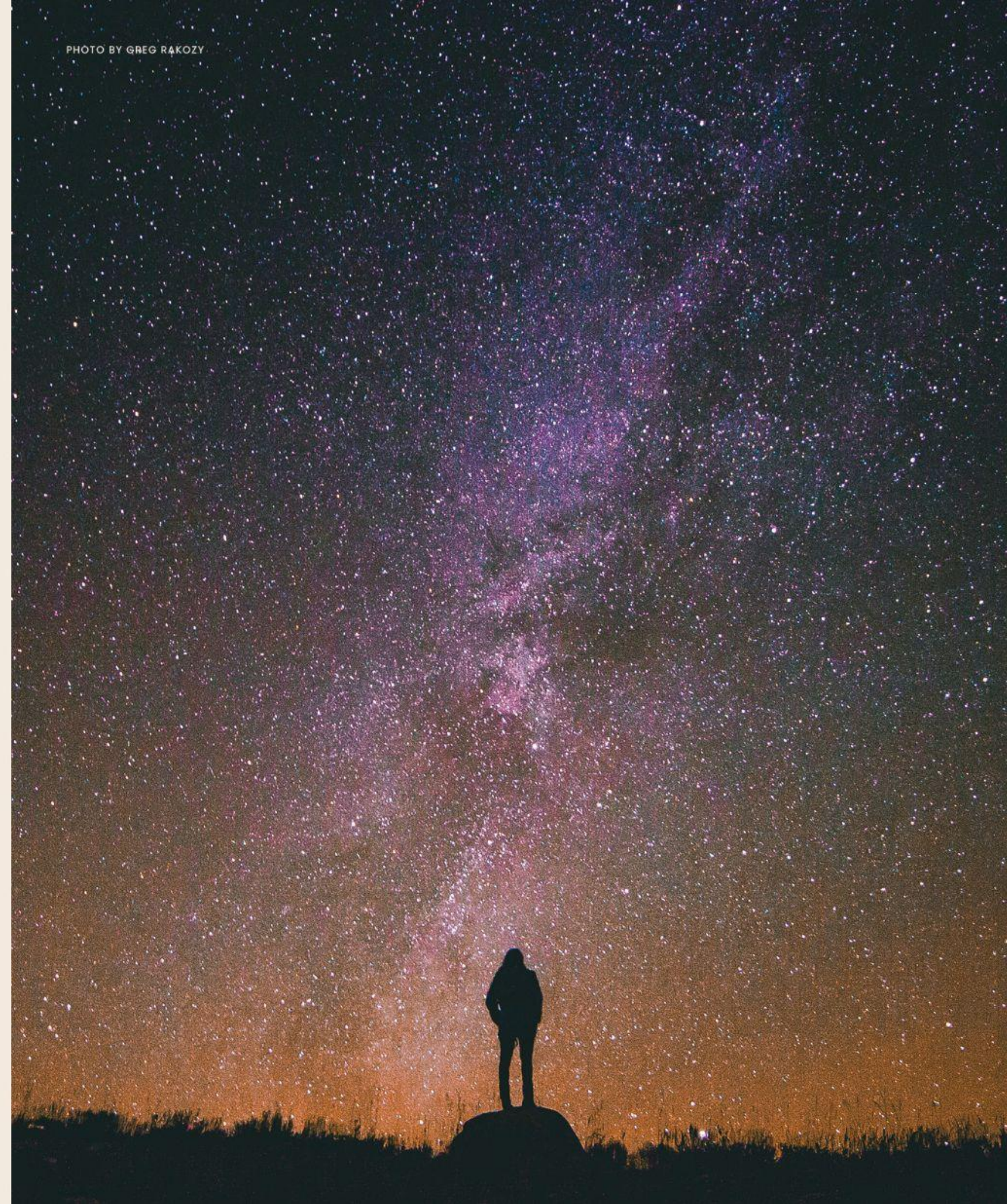
They were seeking a home-like environment that offers more comfort and amenities than traditional hotel rooms.

Flow was able to book a full month inventory sell out with a premium to transient stays.



**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.

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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.