

# THE NEW WAY TO OWN

DELIVERY EARLY SPRING 2024

*Gale*  
MIAMI  
HOTEL & RESIDENCES



An architectural rendering of a tall, modern skyscraper named 'Gale' at night. The building features a grid-like facade with numerous balconies and windows, many of which are illuminated from within. To the left, a curved glass skyscraper is partially visible. In the background, a city skyline with a bridge and water is visible under a dark blue sky. The foreground shows a street with cars and some lower-rise buildings. White lines and brackets are used to delineate different functional areas of the building.

RESIDENCES

*Gale*

SPA / GYM

POOL, BAR,  
& RESTAURANT

CONFERENCE  
CENTER

OFFICE  
FLOORS

PARKING

RESTAURANT



*Experience The Luxury Of Convenience*

STEPS AWAY FROM THE BEST CULTURE AND ENTERTAINMENT THE CITY HAS TO OFFER, GALE OFFERS GUESTS A LUXURY HOME-AWAY-FROM-HOME IN THE HEART OF MIAMI.

Gale Miami is a one-of-a-kind ownership experience offering the luxuries, services and amenities of a hotel with added flexibility to list on any homeshare platform as desired.

**INCLUDING:**

Airbnb  
VRBO.com  
TripAdvisor  
Expedia  
Orbitz  
Hotels.com  
Travelocity  
Booking.com  
Kayak  
Priceline  
FlipKey  
Tripping  
Trivago  
Venere  
Hotwire  
Owner Direct Vacation Rentals  
Beachhouse.com

Resort Reservations  
AllTheRooms  
Vacation Rental Supermarket  
Vaystays  
PerfectPlaces.com  
VRGuest  
Vacayhero  
Abritel.fr  
HomeAway.at  
HomeAway.com.au  
AlugueTemporada.com.br  
HomeAway.ca  
HomeAway.ca.fr  
FeWo-direkt.de  
HomeAway.dk  
HomeAway.es  
HomeAway.fi

HomeAway.it  
HomeAway.com.mx  
HomeAway.nl  
HomeAway.no  
HomeAway.pt  
HomeAway.se  
HomeAway.co.uk  
HomeAway.com  
Homelidays.it  
HomeAway.com.au  
VacationRentals.com  
Rental Source  
RentByOwner  
Travelprorentals  
Agoda  
CoastRentals.com  
forGetaway.com





ARTIST CONCEPT

## BUILDING FEATURES

- 51-story landmark building designed by internationally acclaimed architecture firm, Arquitectonica.
- Spectacular panoramic views of the ocean, Biscayne Bay and Miami skyline
- 160 of residences
- Double-height lobby with floor-to-ceiling windows
- Prime downtown location minutes away from Miami Worldcenter, Kaseya Center, renowned museums, PortMiami and the soon-to-be-complete Signature Bridge.
- Optimal train transit locations with easy access to Miami's Brightline station
- Approved for short-term rentals
- 24/7 welcome desk in lobby
- 24/7 valet parking
- 24/7 secure building access
- Smart building technology with high capacity internet and communications technology throughout common areas.
- Cutting-edge green building technology
- Six high-speed passenger elevators with access control
- Onsite hospitality management
- Over 9,000 sq. ft of ground-level retail with acclaimed food and beverage offerings
- Three floors of dedicated amenity space including state-of-the-art wellness, culinary and business facilities
- Ninth floor pool with views onto Biscayne Bay





# GALE MIAMI MANAGED OPTION

*A Turnkey Solution*



**GALE RELATIONS MANAGER**



**HOUSEKEEPING**



**VIP AMENITIES**



**FOOD & BEVERAGE**



*What is Gale Miami?*

# LUXE HOTEL LIVING, UNMATCHED FLEXIBILITY

Gale Miami Hotel & Residences combines the modern day conveniences of a hotel with the communal atmosphere of a homestay. A forward-thinking concept, Gale Miami offers the freedom of exploration for the modern traveler.

## **GALE MIAMI IS AN IMMERSIVE NEIGHBORHOOD EXPERIENCE**

- Close proximity to Miami's most exciting attractions
- Exclusive access to local experiences, private events and classes
- Special discounts to local museums such as the Perez Art Museum and to the city's hottest attractions
- Complimentary transfers to Port of Miami
- Access to Private beach club on Miami Beach

## **GALE MIAMI, AT THE INTERSECTION OF CULTURE & CONNECTION**

- Connecting guests and residents to the people and places shaping the culture of downtown Miami
- Offering innovative spaces to work, play and socialize

## **GALE MIAMI OFFERS THE BEST OF EVERYDAY LUXURIES FOR OUR GUESTS**

- 24/7 concierge
- Housekeeping services
- Package receiving
- Food service delivery



# THE SHORT TERM ADVANTAGE

Gale Miami offers resident owners the opportunity to maximize their real estate investment by renting their units on a short term basis, on any home sharing platform they prefer. And Miami has proven to be a hot market. According to the Miami Herald...

*"In 2022, Miami was the Third most profitable Airbnb market globally for hosts"*

## **THE GREATER MIAMI CONVENTION & VISITORS BUREAU INDUSTRY OVERVIEW:**

- 2022 was a record year for short-term rentals in Miami
- In 2022, 19.2 million overnight visitors and 7.3 million day visitors traveled to the Miami area
- Tourists spent an estimated \$20.8 billion, an increase of 8% over 2021

## **THE GREATER MIAMI CONVENTION & VISITORS BUREAU INDUSTRY OVERVIEW:**

- The Pickle Games Miami - January 13 – 14, 2024
- Miami Marathon – January 28th, 2024
- Miami Boat Show - February 14 - 18, 2024
- Ultra Music Festival - March 22 - 24, 2024
- Miami Open - March, 2024
- Seatrade - April 8 - 11, 2024
- Formula 1 - May 4, 2024
- Bitcoin Disrupt - June 25 - 27, 2024
- Rolling Loud - July 19-21, 2024
- AAO Annual Meeting - September 29 - October 2, 2024
- Art Basel - December 1, 2024

*A Coastal Cosmopolitan Oasis*

## UNIT FEATURES

- Urban luxury residences with modern open layouts from 390 to 900 sq. ft.
- Studio, one, and two-bedroom units available
- Fully-finished and furnished units curated by Urban Robot
- Panoramic views of the ocean, Biscayne Bay, and Miami skyline

### KITCHEN / DINING:

- Imported European cabinets with premium hardware
- JennAir® appliances appliance package available in select units including refrigerator, cook-top, microwave, coffee machine and sink
- Wet Bar available in select units, equipped with microwave and coffee machine
- Elegant imported stone countertops and backsplashes
- Gourmet faucet with integral sprayer

### MASTER BATHROOM:

- Imported European cabinets with premium hardware and drawer pulls
- Elegant imported stone countertops and backsplashes
- Rectangular trough porcelain sinks with dual faucets
- Custom-finished floors and walls in wet areas
- Bathtub or shower in all units
- Premium European-style fixtures and accessories





*floor eight*

ENTERTAINMENT  
FACILITIES

20,000 Sq Ft of Private  
Event And Meeting  
Spaces



*floor nine*

RESTAURANTS  
& NIGHTLIFE

24,000 Sq Ft Of  
Invigorating Food and  
Beverage Offerings  
Focused On Local Fare



*floor nine*

POOL &  
RESTAURANT

16,000 Sq Ft Poolside  
Retreat Elevated Above  
The Hum Of Downtown



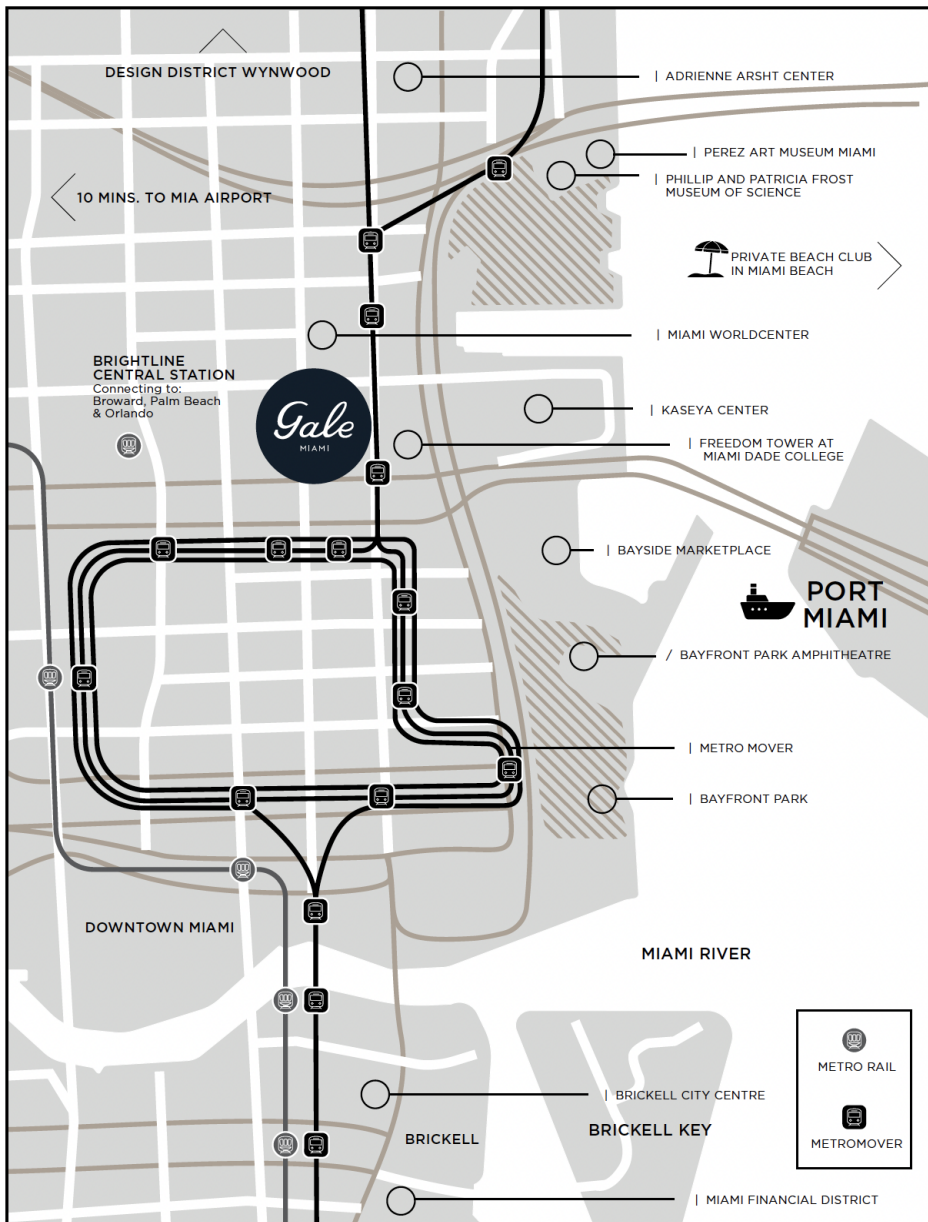
*floor ten*

FITNESS  
& SPA

Health And Fitness  
Center, Aimed At  
Nourishing Body & Soul







ANYWHERE  
YOU WANT  
TO BE.

0 MILES  
*downtown miami*

1 MILE  
*brickell  
financial district*

3 MILES  
*design district  
& wynwood*

3 MILES  
*port miami*

6 MILES  
*miami beach*

8 MILES  
*miami international  
airport (MIA)*

# Gale

MIAMI  
HOTEL & RESIDENCES

**SALES CENTER**  
Ten Museum Park  
1040 Biscayne BLVD.,  
3rd Floor, Miami FL 33132

GALEMIAMI.COM

@GALEHOTELS

INFO@GALEMIAMI.COM

ANOTHER PROJECT BY

**SIXTH STREET**  
MIAMI PARTNERS LLC

SALES & MARKETING

**CERVERA**  
REAL ESTATE • 1969

ARCHITECT

**ARQUITECTONICA**

INTERIOR & LANDSCAPE DESIGN

URBAN ROBOT ASSOCIATES

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. 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. THE OFFERING IS MADE ONLY BY THE PROSPECTUS FOR THE CONDOMINIUM AND NO STATEMENT SHOULD BE RELIED UPON IF NOT MADE IN THE PROSPECTUS. STATED INTERIOR SQUARE FOOTAGE IS MEASURED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND TO THE CENTERLINE OF INTERIOR DEMISING WALLS OR TO THE EXTERIOR FACE OF WALLS ADJOINING CORRIDORS OR OTHER COMMON ELEMENTS OR SHARED FACILITIES WITHOUT EXCLUDING AREAS THAT MAY BE OCCUPIED BY COLUMNS OR OTHER STRUCTURAL COMPONENTS. THIS METHOD OF MEASUREMENT VARIES FROM, AND IS LARGER THAN, THE DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND THE DEFINITION OF THE UNIT SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES STRUCTURAL COMPONENTS). FOR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THE UNIT BOUNDARIES SET FORTH IN THE DECLARATION IS SET FORTH IN EXHIBIT "3" TO THE DECLARATION. ALL DIMENSIONS ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION.