



*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                        | Resort Reservations         | HomeAway.it         |
| VRBO.com                      | AllTheRooms                 | HomeAway.com.mx     |
| TripAdvisor                   | Vacation Rental Supermarket | HomeAway.nl         |
| Expedia                       | Vaystays                    | HomeAway.no         |
| Orbitz                        | PerfectPlaces.com           | HomeAway.pt         |
| Hotels.com                    | VRGuest                     | HomeAway.se         |
| Travelocity                   | Vacayhero                   | HomeAway.co.uk      |
| Booking.com                   | Abritel.fr                  | HomeAway.com        |
| Kayak                         | HomeAway.at                 | Homelidays.it       |
| Priceline                     | HomeAway.com.au             | HomeAway.com.au     |
| FlipKey                       | AlugueTemporada.com.br      | VacationRentals.com |
| Tripping                      | HomeAway.ca                 | Rental Source       |
| Trivago                       | HomeAway.ca.fr              | RentByOwner         |
| Venere                        | FeWo-direkt.de              | Travelprorentals    |
| Hotwire                       | HomeAway.dk                 | Agoda               |
| Owner Direct Vacation Rentals | HomeAway.es                 | CoastRentals.com    |
| Beachhouse.com                | HomeAway.fi                 | forGetaway.com      |



## BUILDING FEATURES

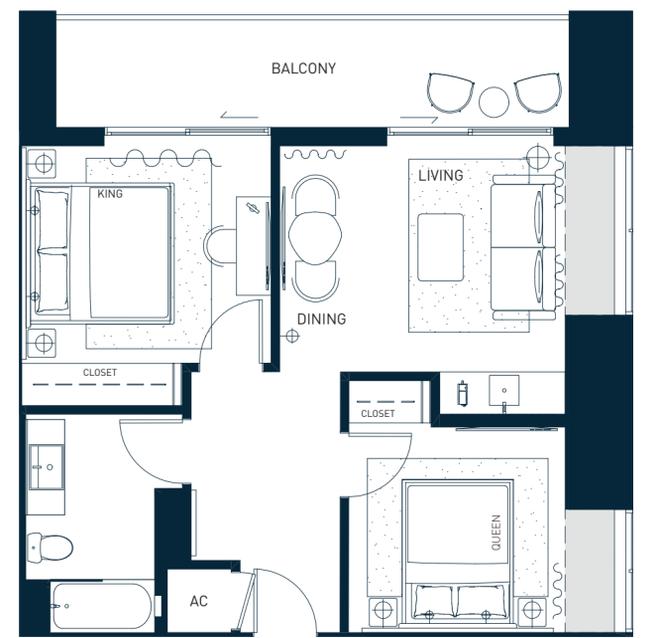
- 51-story landmark building designed by internationally acclaimed architecture firm, Arquitectonica.
- Spectacular panoramic views of the ocean, Biscayne Bay and Miami skyline
- Double-height lobby with floor-to-ceiling windows
- Prime downtown location minutes away from Miami WorldCenter, Kaseya Center, 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

## GALE MIAMI MANAGED OPTION

- A Turnkey Solution*
- 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
  - Casa Gianna Italian Ristorante and Café Gianna on the ground floor
  - Three floors of dedicated amenity space including state-of-the-art wellness, culinary and business facilities
  - Pool Deck Restaurant & Bar with Poolside Service on the 9th Floor
  - Winner of Best Hospitality Project at the 2024 South Florida Business Journal Structures Awards

2 BEDROOM 1 BATHROOM + BALCONY

LINE	FLOOR	INTERIOR	730 SF	68 M <sup>2</sup>
01	16-23	BALCONY	159 SF	15 M <sup>2</sup>
		TOTAL	889 SF	83 M <sup>2</sup>



## THE SHORT TERM ADVANTAGE

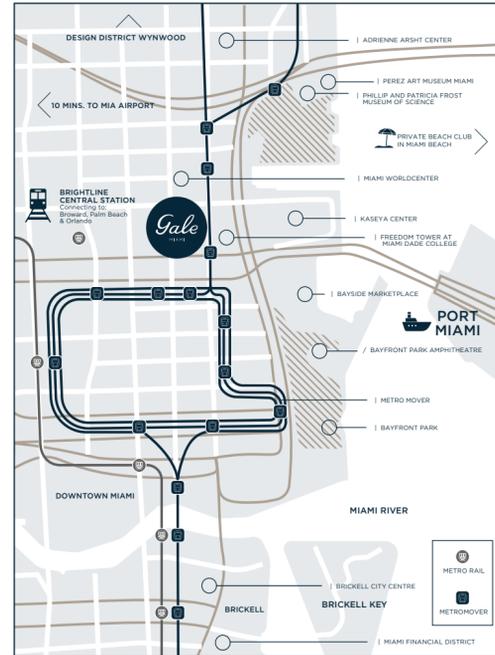
Gale Miami offers resident owners the opportunity to maximize their real estate investment by renting their units on a short term basis, on any home sharing platform they prefer. And Miami has proven to be a hot market. According to the Miami Herald... "In 2022, Miami was the Third most profitable Airbnb 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:

- Miami Marathon - February 2, 2025
- Miami Boat Show - February 11-16, 2025
- Ultra Music Festival - March 26-30, 2025
- Miami Open - March 16-30, 2025
- Seatrade - April 7-10, 2025
- Formula 1 - May 1-3, 2025
- III Points Music Conference - October 17-18, 2025
- Art Basel - December 3-6, 2025



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 (MLA)

A Coastal Cosmopolitan Oasis

UNIT FEATURES

- Urban luxury residences with modern open layouts from 410 to 910 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
- JennAir® appliances in full kitchens
- Gourmet faucet with integral sprayer

PRIMARY 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



off-site PRIVATE BEACH CLUB  
Private Beach Club Access on Miami Beach



ground floor RESTAURANTS & NIGHTLIFE  
9,000 Sq Ft of Casa Gianna Italian Ristorante & Café Gianna



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



THE NEW WAY TO OWN

SHORT-TERM APPROVED, LIFETIME ENJOYED.

Gale MIAMI HOTEL & RESIDENCES

**Gale**  
MIAMI HOTEL & RESIDENCES

SCHEDULE A PRESENTATION AND TOUR THE BUILDING  
601 NE 1st Avenue  
Miami, Florida 33132  
GALEMIAMI.COM INFO@GALEMIAMI.COM

ANOTHER PROJECT BY SIXTH STREET MIAMI PARTNERS LLC  
SALES & MARKETING CERVERA REAL ESTATE • 1989  
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 DIVIDING 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 COLUMN OR OTHER STRUCTURAL COMPONENTS. THIS METHOD OF MEASUREMENT VARIES FROM UNIT TO UNIT, 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 FINISHES BETWEEN THE PERIMETER WALLS AND ENCLOSED 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.