



C O N T E N T S

VISIONARY
4

CENTRE
10

RESIDENCES
16

PENTHOUSES
32

BRICKELL
38

TEAM
44

CONTACT
48



Reach

V I S I O N A R Y

Swire Properties has been developing in South Florida for more than 35 years, and enjoys an enviable record of local business, civic, and environmental achievement. By combining well-honed local market knowledge with parent company Swire Pacific's 200-years of global experience, we're able to put formidable financial, design, and innovative resources behind each new project we undertake.

Creative Transformation captures what we do and how we do it. It underlines the creative mindset and long-term approach that enables us to seek out new perspectives, and ties in our core values of integrity, originality, long-term focus, and quality that define us as a company. It also encapsulates our ability to unlock the potential of places and create vibrant destinations that can engender further growth and create sustainable value for our stakeholders.

The benefits of this approach are evident in the industry-leading quality and forward-thinking feature throughout our Brickell development portfolio- from the 44-acre master-planned urban island sanctuary at Brickell Key to the \$1.05 billion mixed-use complex, Brickell City Centre which has redefined Miami's cosmopolitan center.



Brickell Key

The man-made island of Brickell Key is a 44-acre, master-planned community located at the mouth of the Miami River in downtown Miami. Brickell Key's master developer, Swire Properties, which invested \$1 billion into the property starting with its first development, Brickell Key One, controls all undeveloped land on the island. The island is dotted with artistic sculptures and lush landscaping including 20,000 transplanted trees.

To date, a sampling of buildings completed within Brickell Key:

Mandarin Oriental Miami

Completed in 2000, Mandarin Oriental is a 20-story luxury hotel overlooking Biscayne Bay with 328 rooms and suites.

Courts Brickell Key

Completed in 2003, Courts Brickell Key is a 34-story condominium with 319 units.

One, Two, Three Tequesta Point

- One- Completed in 1995, 30-story condominium with 289 units.
- Two- Completed in 1999, is a 40-story condominium with 268 units
- Three- Completed in 2001, is the tallest of three high-rises by the same name. The tower is a 48-story, waterfront condominium with 236 units.

Carbonell

Completed in 2005, Carbonell is a 40-story, waterfront condominium with 284 units.

Asia

Completed in 2008, Asia is an ultra-luxury, waterfront condominium with 123 units.



1979



Present day



Brickell City Centre

Brickell City Centre

A \$1.05 billion mixed-use complex built on nine acres along South Miami Ave between Sixth and Eight Streets in the heart of Miami's bustling financial district. Brickell City Centre offers 4.9 million square feet of retail, office, luxury residential, hotel and entertainment space, plus an unprecedented two-level underground parking garage.

Coined Miami's "city within a city", Brickell City Centre unveiled its first phase in November 2016, comprising of two luxury residential towers – REACH and RISE, two mid-rise office buildings – TWO BCC and THREE BCC, and EAST, Miami Hotel, all towering above the ultimate amenity – a 500,000 square foot open-air retail center. The Centre boast 120 storefronts and four levels of unparalleled shopping, dining and entertainment anchored by an ultra-modern Saks Fifth Avenue, luxury dine-in theater CMX VIP Cinema and Italian food hall Luna Park. The project's three city blocks are all connected by its architectural crown jewel, the CLIMATE RIBBON™; the larger-than-life canopy of steel and glass that spans 150,000 square feet, acting as a sophisticated environmental management system protecting shoppers from South Florida's heat and rain.

In 2018, Brickell City Centre earned LEED® Gold certification for Neighborhood Development, along with six additional LEED certifications placing the project in a class of its own for sustainable development.



Brickell City Centre

CENTRE

Four levels of world-class shopping, dining and entertainment are interconnected over three city blocks, featuring over 120 premium shops and eateries. Brickell City Centre is the home of designer style, anchored by Saks Fifth Avenue and featuring leading brands, including Chanel, Lululemon, Intermix, Hugo Boss, Iro, Maje, Illesteva, Acqua di Parma and Zara among others. Exquisite dining ranges from cozy cafés and gelato shops to the neighborhood's trendiest restaurants, while a luxury cinema experience can be enjoyed at CMX VIP Cinema.

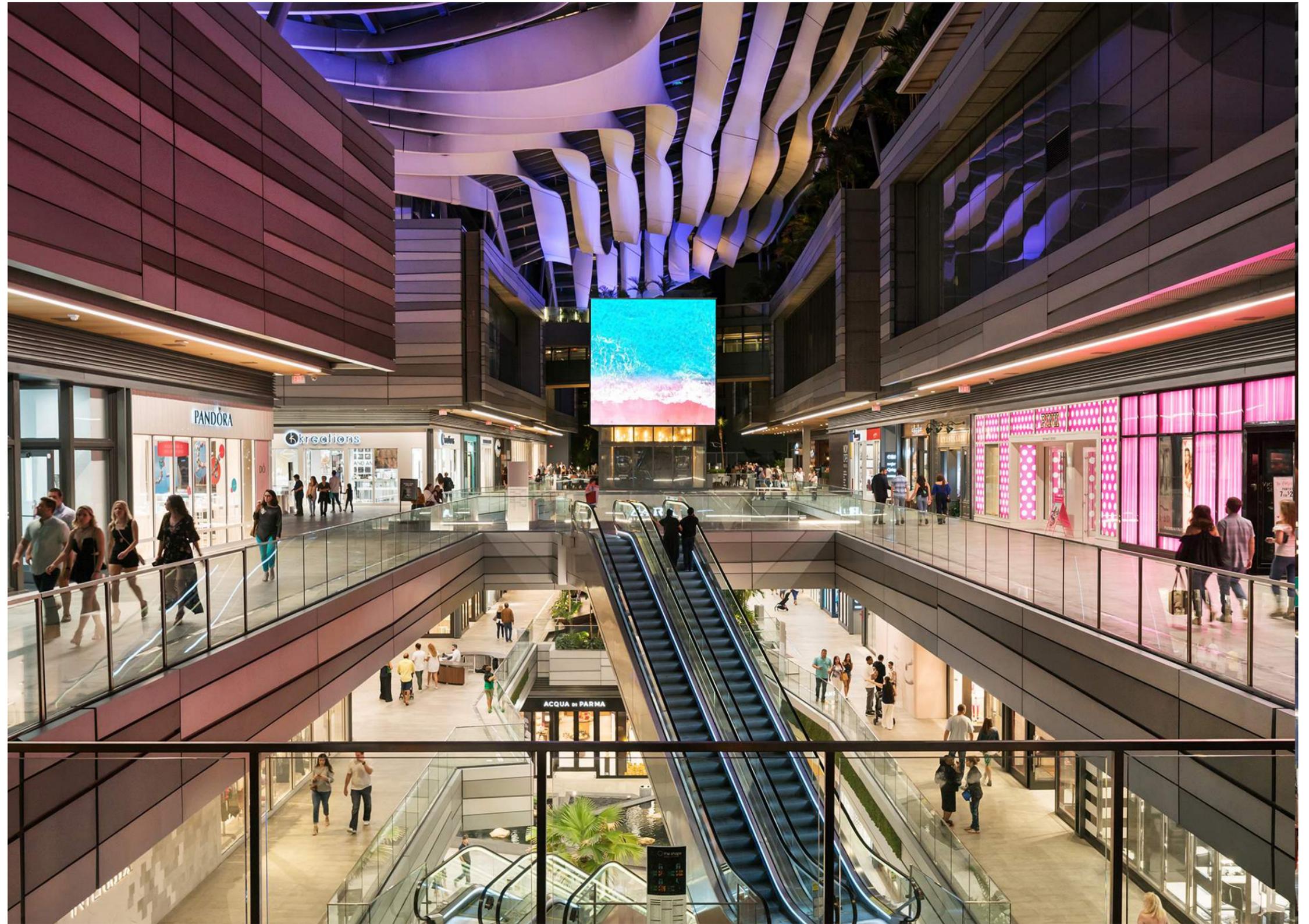


Shop. Eat. Repeat.

From world-class shopping to top dining and entertainment, the Brickell City Centre experience leaves little to be desired.

Sampling of shops & restaurants

AllSaints
Apple
Bally
Casa Tua Cucina
Chanel
Chopard
CMX VIP Cinema
Coach
Dr. Smood
Giuseppe Zanotti
Harmont & Blaine
Kendra Scott
Luke's Lobster
Luna Park
Marabú
Pubbelly Sushi
Pasión del Cielo
Rodilla
Saks Fifth Avenue
Sandro
Sur La Table
Tacology
Ted Baker
Zara



R E S I D E N C E S

To live at Reach and Rise, the Residences at Brickell City Centre, is to see Miami in a new light – to discover the vibrant heart of a city quite unlike any other. Evoking a singularly international energy unique to Miami.

With two 43-story towers with 390 residences each poised atop Brickell City Centre's artfully imagined lifestyle concept, residents are directly connected to the most dynamic real estate development in the Miami's history. Connectivity is the core principle of Arquitectonica's modern aesthetic, in which every detail evokes Miami's vibrant urban-chic lifestyle.

Reach & Rise combine the best of modern living with luxurious amenities and unparalleled access to retail and entertainment offerings. Indoor and outdoor merge at Reach & Rise; thanks to an expansive amenities deck featuring tropical gardens, outdoor entertainment space, and children's play area. Extending the living space into the public areas allows the residents to feel at home in every corner of Reach & Rise.



Rise

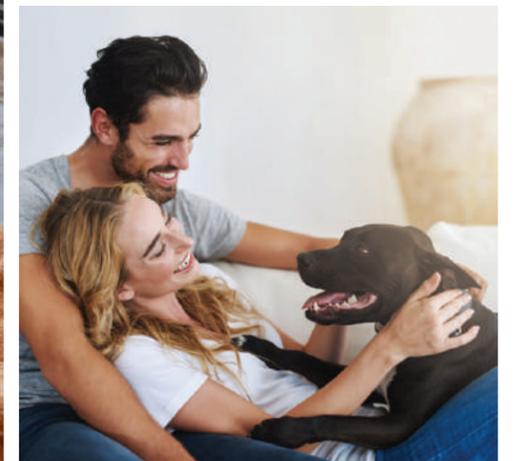


East views from Reach



NOW by Steven G. interiors

Spacious living areas and bedrooms feature high ceilings and floor-to-ceiling sliding glass doors that open onto private terraces with sweeping views of the city. Residences are delivered furniture-ready with imported marble flooring. Kitchens boast quartz stone countertops and backsplashes, premium Bosch appliances and temperature-controlled wine storage units. Master suites include elegant soak tubs, modern glass-enclosed showers and oversized walk-in closets.



Residence Features

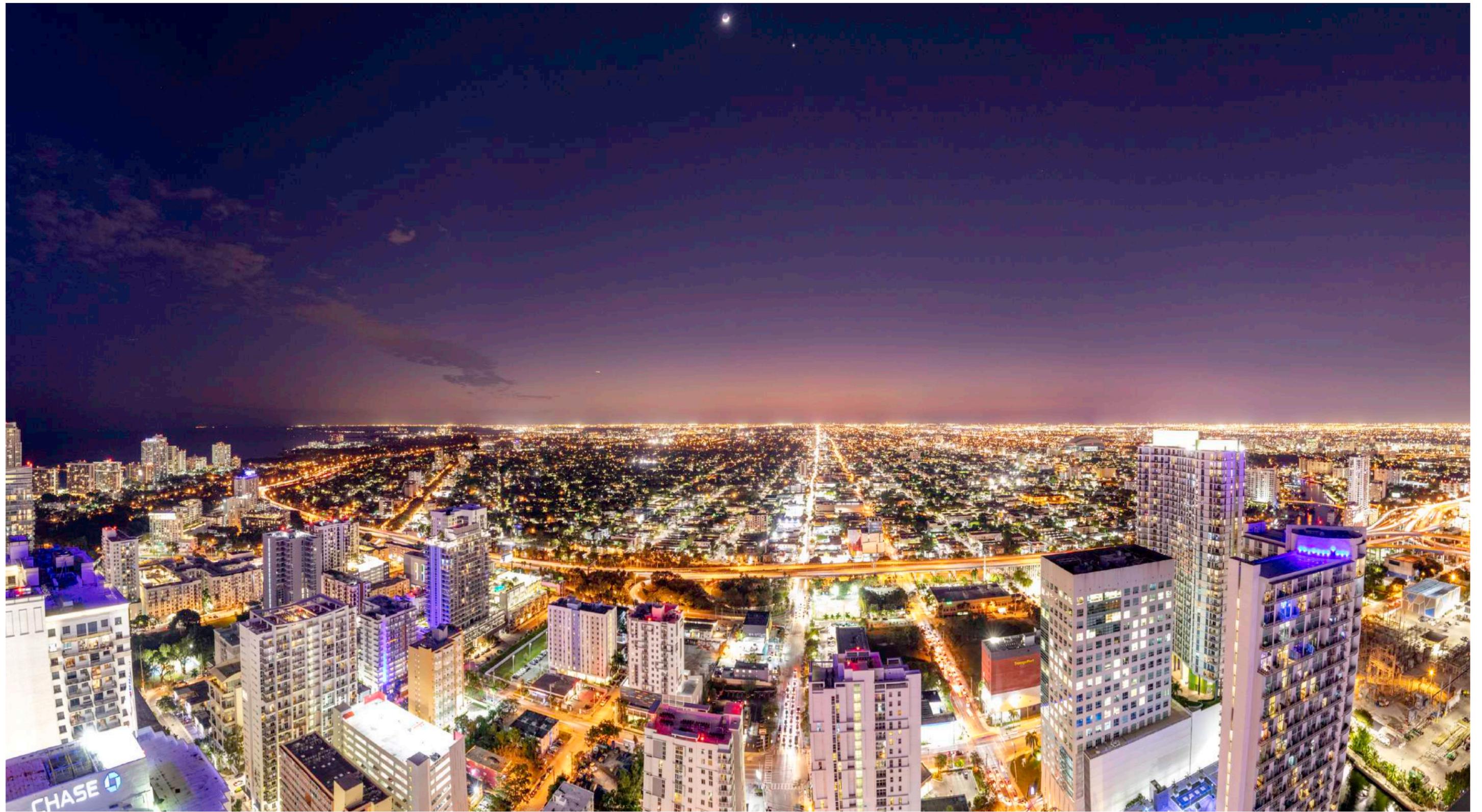
- Each building includes 390 residences with ceiling heights from 9'4" to 12'4"
- Residences are delivered fully finished and furniture-ready with a choice of two interior finish packages including Italian cabinetry and imported marble floors
- Turnkey interior design and furniture packages by NOW by Steven G. available
- Expansive terraces offer city and water views and are directly accessible from living areas and bedrooms
- Floor-to-ceiling sliding glass doors
- Oversized, fully finished walk-in closets in all master bedrooms
- Powder room in all residences
- Pre-wired for high-speed data, telephone and cable, with USB charging outlets in bedrooms and master closets
- Biometric technology elevator access



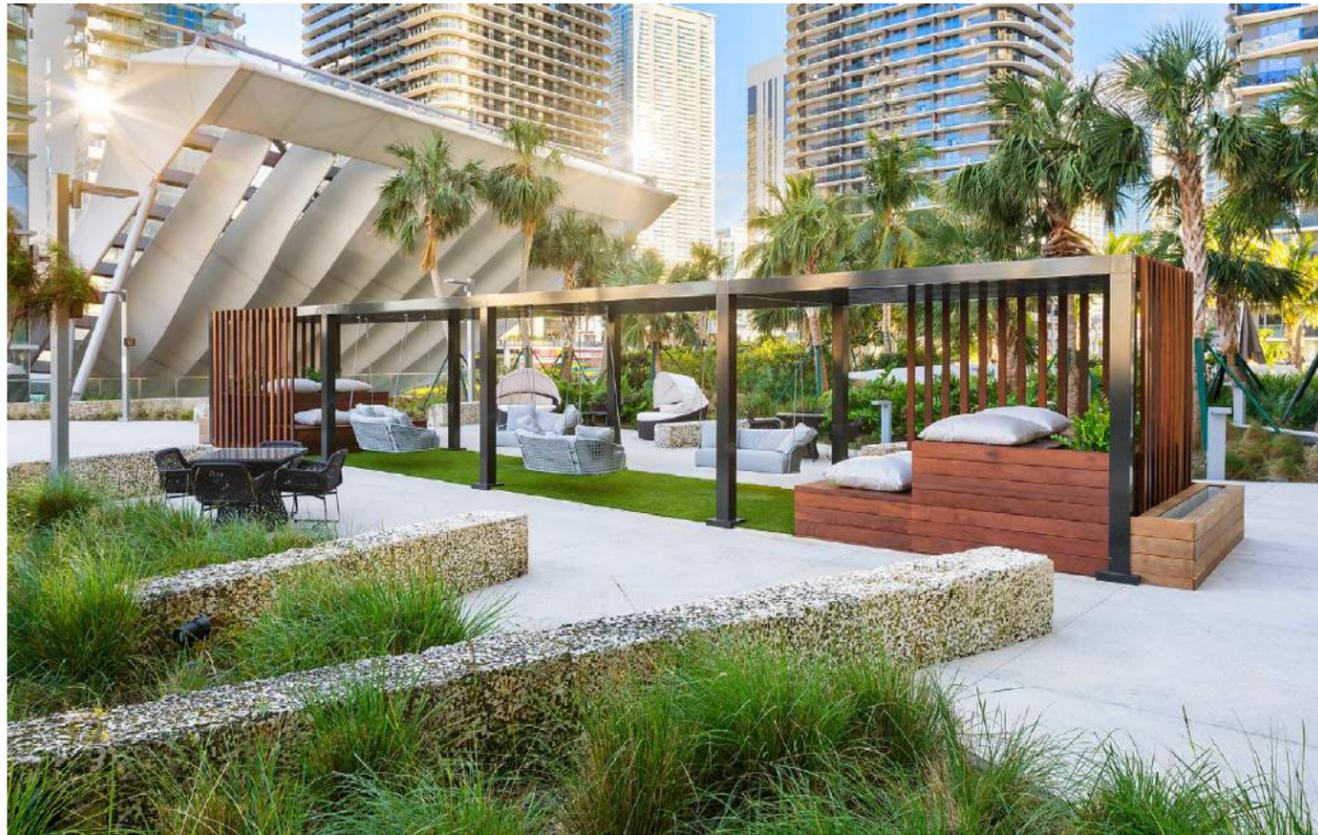
NOW by Steven G. interiors



NOW by Steven G. interiors



West views from Rise



Amenity deck at Rise

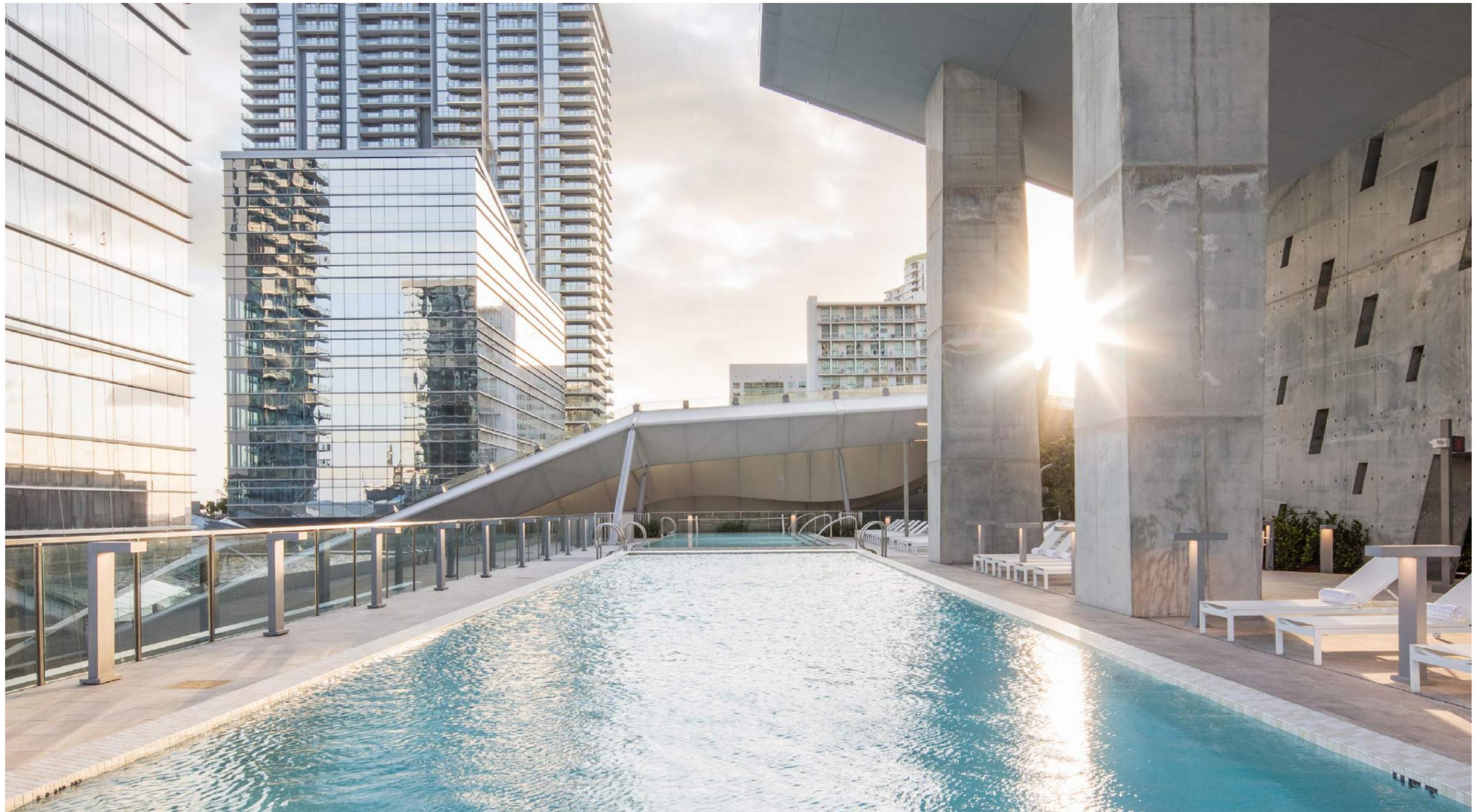


Porte-cochère at Reach



Building Features

- 43-story towers designed by internationally acclaimed Arquitectonica
- Interiors by renowned design firm Richardson Sadeki
- Expansive, half-acre (Reach) and one-acre (Rise) amenity deck including tropical gardens, barbecue grills, outdoor sitting areas, and children's play area
- Heated pool
- Resident café
- Residential lounge
- Spacious, state-of-the-art fitness center with individual fitness studios and machine room
- Children's playroom
- Unisex spa with shared hammam featuring dipping pools, showers and steam rooms. À la carte services include treatment rooms, blow out bar and mani-pedi stations
- Entertaining suite features elegantly furnished living room, dining room and chef-worthy kitchen
- Fully equipped business center
- Wi-Fi throughout the lobby and amenity deck
- Concierge service



Pool deck at Reach



Addison House Penthouse at Reach

THE PENTHOUSE COLLECTIVE

Reach & Rise offer an exclusive collection of seven penthouse residences in each tower. Ranging from three to five bedrooms, the expansive penthouses feature soaring 12'4" ceilings and include upgraded finishes and appliance packages. In addition to breathtaking panoramic city and water views, select penthouses offer an exquisite rooftop terrace complete with an outdoor kitchen and private rooftop pool.



Reach Addison House Penthouse



Reach Addison House Penthouse

Penthouse Features

Penthouse residents enjoy expansive floor plans, stunning residence upgrades, an unmatched level of privacy and the best city and water views in the building.

- Three- to five-bedroom residences
- 12'4" ceiling heights
- Upgraded appliance package
- Elevated finishes
- Smart home technology features
- Expansive terrace with dipping pool in select penthouses





BRICKELL

As one of the fastest-growing destinations in the country, the Brickell neighborhood exudes the "live, work, play" lifestyle. The city's financial district has evolved into a thriving and sophisticated community that attracts a culturally diverse mix of businesspeople, entrepreneurs, visitors and residents. It's home to some of Miami's trendiest restaurants and bars and a buzzing nightlife scene, creating a vibrant urban culture that leaves little to be desired. From its walkability and public transportation options, including a Metro Mover stop directly connected to the Centre, to its proximity to the city's top cultural and entertainment destinations, Brickell offers unmatched access to the best of Miami.



Reach

Rise



Rise up & Reach out

ARTS & ENTERTAINMENT

1. AmericanAirlines Arena
2. Adrienne Arsht Center for the Performing Arts
3. Pérez Art Museum Miami
4. Phillip and Patricia Frost Museum of Science
5. Miami Children's Museum
6. Jungle Island

EDUCATION

7. KLA Elementary School
8. Southside Elementary School
9. iPrep Academy
10. Downtown Miami Charter School
11. FIU Downtown on Brickell

GREEN SPACES

12. The Underline (Summer 2020)
13. Brickell Key
14. Simpson Park
15. Bayfront Park
16. Maurice A. Ferré Park

MARKETS

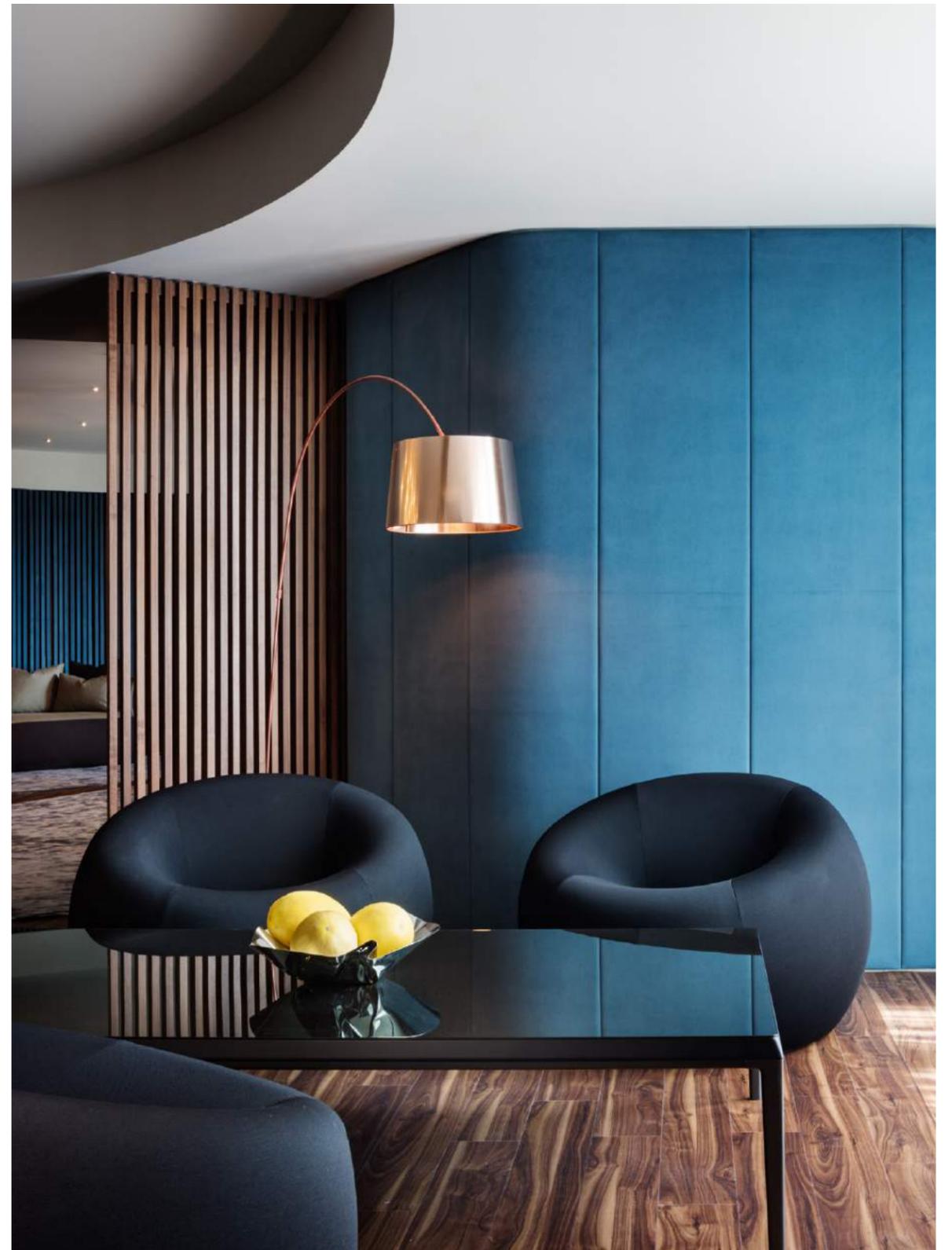
17. Publix Supermarket
18. Whole Foods Market

CONNECTIVITY

- Metrorail
- ◻ Metromover
- Virgin Trains/Brightline

DESIGN TEAM

A project as ambitious as Brickell City Centre demanded a development team with proven success. Pairing the real estate and business expertise of Swire Properties and Swire Pacific with the design excellence of Arquitectonica, Hugh Dutton Associés and Richardson Sadeki, the minds behind Brickell City Centre are the industry's best and brightest.



Fête Room at Reach



Arquitectonica

Bernardo Fort-Brescia, FAIA

Arquitectonica is an architecture, interior design and planning firm that began in Miami in 1977 as an experimental studio. Led by Bernardo Fort-Brescia and Laurinda Spear, the studio has evolved into a worldwide practice, combining the creative spirit of the principals with the efficiency of delivery and reliability of a major architectural firm.

Bernardo Fort-Brescia is a founding principal of Arquitectonica. A native of Lima, he did his early studies in Peru and Europe. He then studied architecture and urban planning at Princeton University and received a Master of Architecture from Harvard University, where he later taught. He first came to Miami in 1975 to teach at the University of Miami. By 1977 he founded Arquitectonica with a group of young architects and set up a studio in Coconut Grove. Within two years, Arquitectonica's work was widely published around the world. Bernardo Fort-Brescia led the charge of expanding the firm across the country and abroad. The firm is known as one of the pioneers of globalization in the architecture profession. The firm's designs have defined modern Miami with projects that have carried the banner of Miami architecture around the world with skyscrapers, opera houses, resorts and new cities.



Hugh Dutton Associes

Since its inception in 1995, Dutton has welcomed a group of passionate and experienced designers who specialize in architectural and engineering works in his Paris-based office. The team strives to create a synthesis of poetic intent and physical reality, and has the power to resolve complexities with cultural and technical diversity.

The HDA team work as architects, engineers, and design consultants, both independently and in collaboration with other architects and designers. Each project, from individual details to long-span structures, begins with a clear architectural idea with its own specific story to tell. The successful development of the idea is built on a thorough understanding of technical constraints.



Richardson Sadeki

Richardson Sadeki is an internationally recognized boutique studio specializing in architecture, interior design, and brand identity. Founded in 1999 by Clarissa Richardson and Heidar Sadeki in New York City, the studio has satellite offices in Los Angeles, Miami, and Hong Kong.

Richardson graduated from the Bartlett School of Architecture, University of London with honors before earning a Masters of Architecture at Princeton University. Sadeki, who had completed a degree in Film Studies at SUNY Purchase, New York, also received a Masters of Architecture at Princeton.



reach & rise

RESIDENCES AT BRICKELL CITY CENTRE



 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.

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