

The Ursa

30 NE 39TH ST
MIAMI DESIGN
DISTRICT



••• AN

INSTANT

ICON

Miami Design District's first new Class A+ office building - The Ursa - will be as iconic as the award-winning neighborhood itself. Offering businesses the unique opportunity to set up shop where creativity, culture, commerce and community flourish.

Work will never be the same again.



AN ART FORM OUT OF OFFICE SPACE



Designed by world-renowned architectural and design firms Arquitectonica and Arsham Studio, this trophy office building delivers fifteen stories of world-class architecture, along with generous, modern spaces for innovative and ambitious companies looking for something as exceptional as they are. With museum-quality interior and exterior art curated by Daniel Arsham, The Ursa makes an art form out of office space.



N.E 42ND STREET

N.E 42ND STREET

N MIAMI AVENUE

N.E 2ND AVENUE

N FEDERAL HIGHWAY

N.E 41ST STREET

N.E 41ST STREET

N.E 40TH STREET

N.E 40TH STREET

N.E 39TH STREET

N.E 39TH STREET

N.E 39TH STREET

N.E 38TH STREET

N.E 38TH STREET

N MIAMI AVENUE

N.E 2ND AVENUE

N MIAMI AVENUE

N.E MIAMI COURT

N.E 1ST AVENUE

BUILDING ·

DETAILS ·





“The building will mark the western gateway to the Design District in a design that combines Miami’s outdoor living with a boutique office building. The District not only has one of the most impressive collections of art and architecture, but also is lined with a stunning native landscape palette throughout. The tree-lined streets of the District served as the inspiration for bringing the landscape into the building as a series of stepped planters that wrap around the building alongside terraces for the floor-to-ceiling glass office spaces. We are excited to work with Dacra and the team to bring the project to the Design District.”

- RAYMOND FORT, ARQUITECTONICA

ARCHITECTURAL FEATURES, DESIGN & DEVELOPMENT

- 15-story building with iconic design by Arquitectonica
- Approximately 180,000 sq ft of rentable space
- Efficient floor plates with center core design ranging from 18,600 to 20,875 RSF
- Floor-to-ceiling impact resistant glass with unobstructed 360-degree views (14' slab to slab ceiling height)
- Museum-quality art curated by Daniel Arsham on the façade and in the ground floor lobby
- Exclusive and abundant private outdoor balconies on each floor with landscaping by Island Planning Corporation
- Two ground floor prime retail corner spaces
- Groundbreaking: Fall 2022 - Estimated Delivery Fall 2024
- Developed by Miami Design District Associates, a joint venture between Dacra, L Catterton Real Estate, and Brookfield Properties

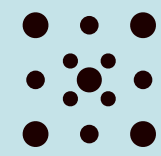


LOBBY WITH MUSEUM • QUALITY ART





PRIVATE LANDSCAPED BALCONIES WITH •



• STUNNING VIEWS

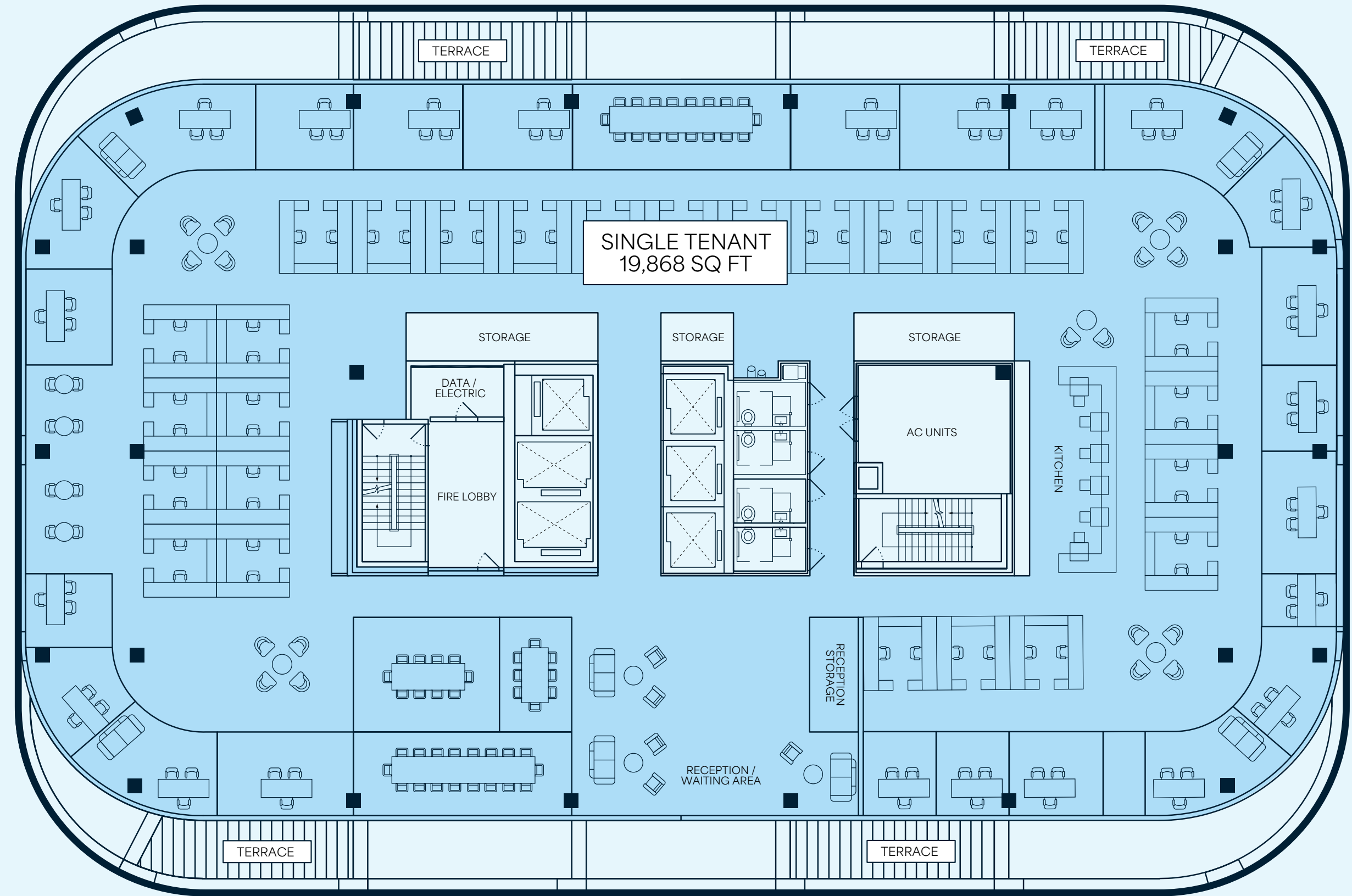
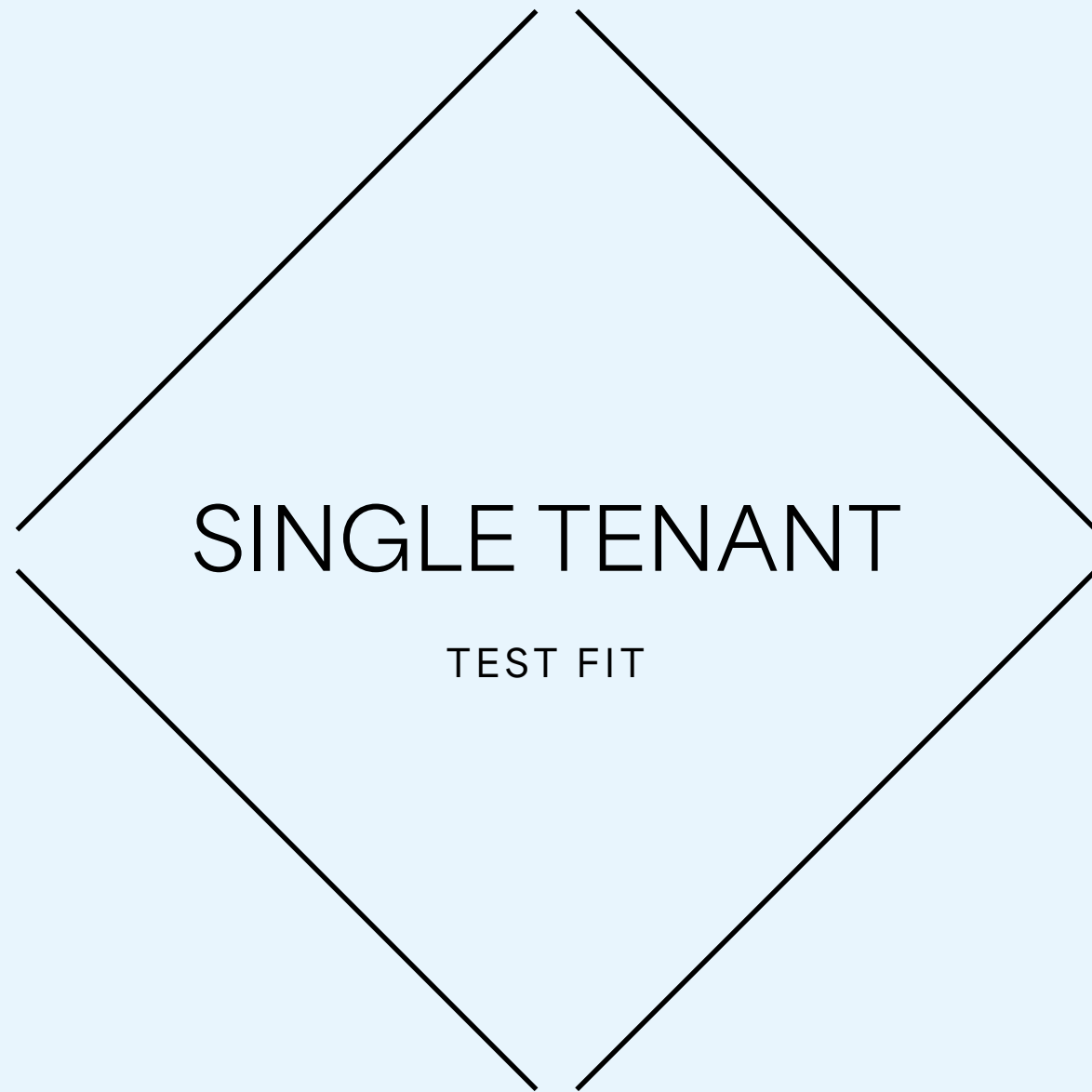
BEAUTIFUL ROOFTOP

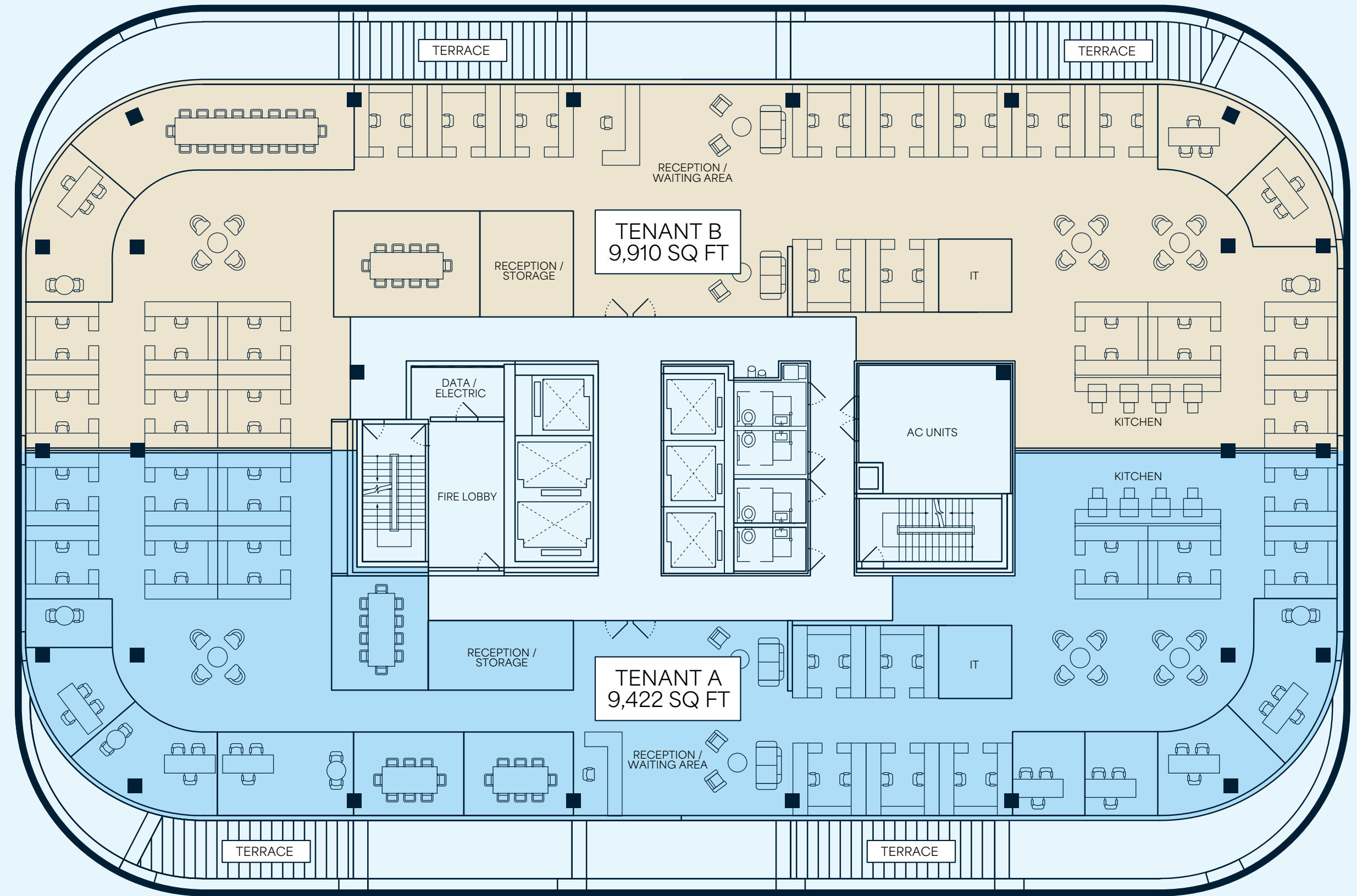
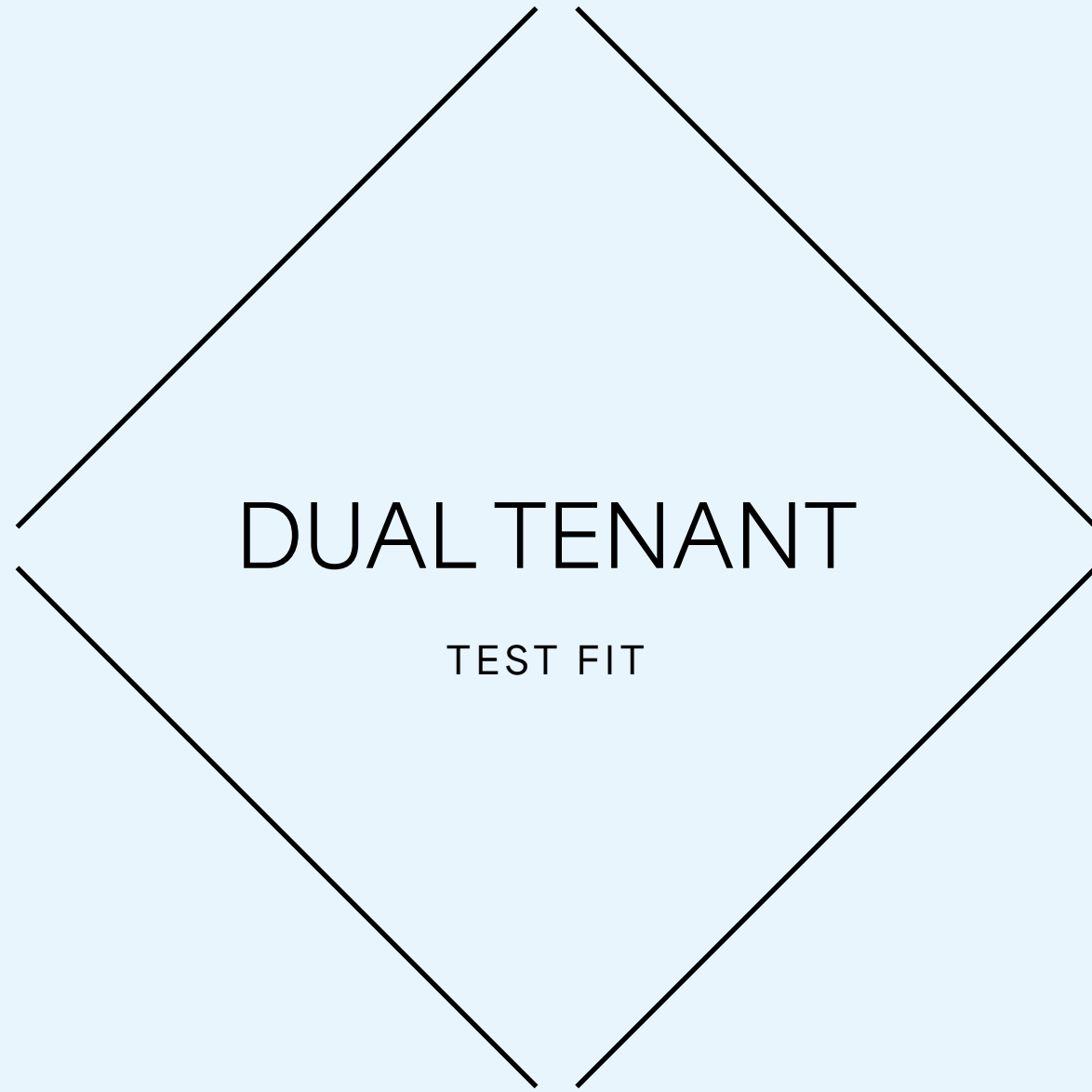
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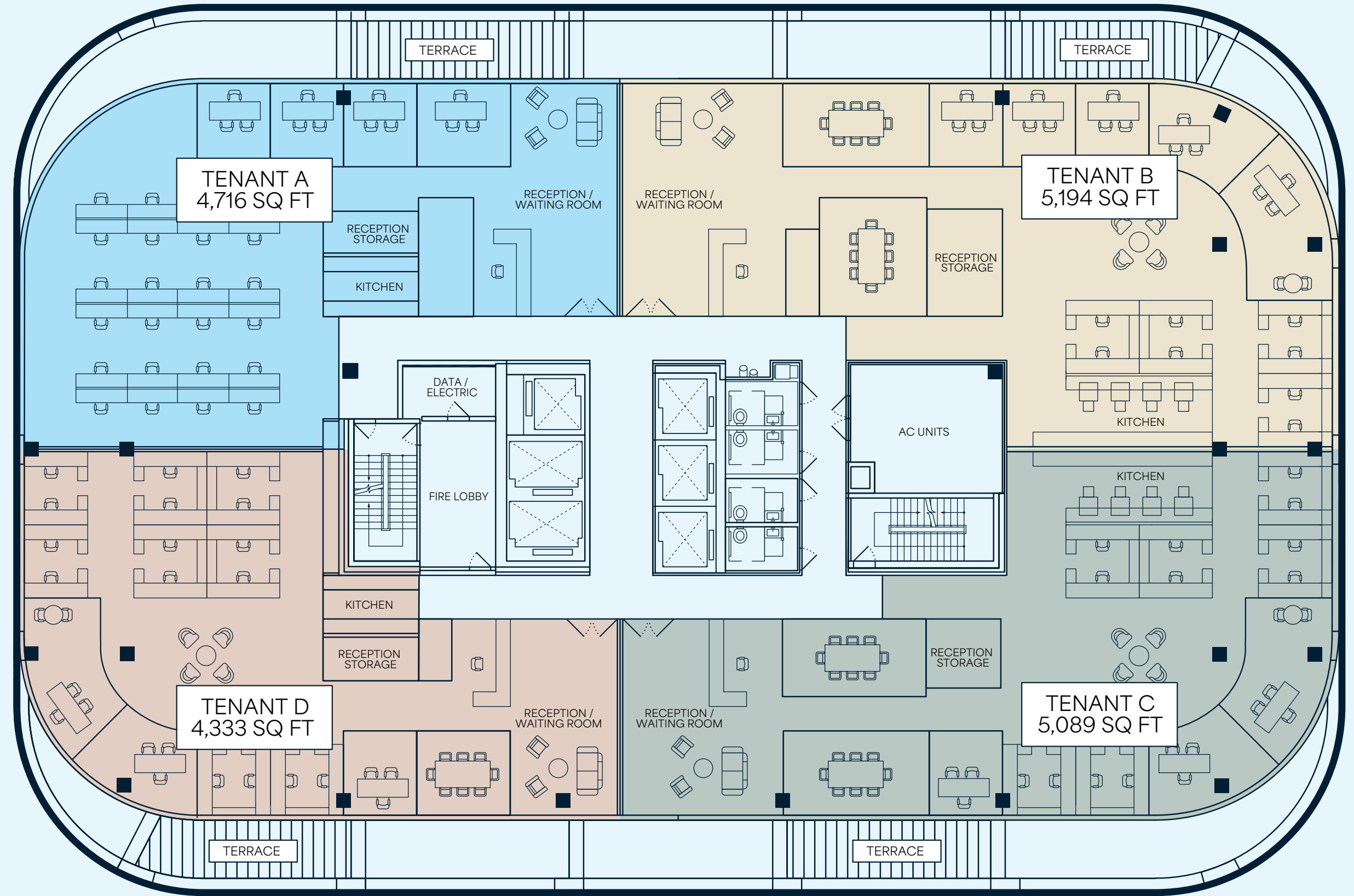
VERSATILE

FLOOR PLANS





MULTI-TENANT
TEST FIT



DEVELOPMENT

OF THE

DISTRICT



LUXURY BOUTIQUE
HOTEL

110 KEYS

40TH STREET & NE 1ST AVE
9 STORIES + ROOFTOP POOL & BAR
APPROX. 110,000 SF TOTAL

••••• DACRA

Founded in 1987 by Craig Robins and recognized as an innovator in its space, Dacra is a real estate development company with a unique vision for developing commercial, residential, and mixed-use communities of substance through a distinctive combination of culture, commerce, and design. Over the past thirty years, Dacra has played a pivotal role in Miami's ascendance as a global city with revitalization efforts and bold new development projects that have fundamentally transformed the landscape and economics of both Miami Beach and Miami. It has overseen more than \$500 million in development. Dacra, together with L Catterton, has assembled a portfolio of over 40 properties valued in excess of \$2 billion. Through its affiliate Design Miami, Dacra has attracted hundreds of thousands of visitors to the Design District, hosting its signature contemporary art design fair and partnering with Art Basel.



L CATTERTON

REAL ESTATE

L Catterton Real Estate (“LCRE”) is the real estate franchise of L Catterton, the largest global consumer focused investment firm. LCRE seeks to generate attractive risk-adjusted returns from a select number of high-quality, luxury retail-driven, mixed-use real estate developments in premium locations globally, building close and long-term partnerships with premier local developers. Since inception, L Catterton Real Estate has invested approximately \$2 billion of equity capital in 18 landmark and iconic projects around the globe.



BROOKFIELD

PROPERTIES

Brookfield Properties Retail Group ranks among the largest retail real estate companies in the United States, with an exclusive focus on managing, leasing and redeveloping high-quality retail properties. Their extensive portfolio spans the nation, encompassing 163 locations across 42 states and representing over 146 million square feet of retail space. The firm promotes long-term success by adhering to a set of common values that ensures premier quality and optimal outcomes for tenants, business partners, and the communities in which they do business. Brookfield Properties Retail Group is headquartered in Chicago and owned by affiliates of Brookfield Asset Management.



ARQUITECTONICA

From its inception in 1977, Arquitectonica received almost instant attention and acclaim from critics and the public alike, due to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern and color to introduce a new brand of humanistic modern design to the world.

DANIEL

ARSHAM

New York based artist Daniel Arsham explores fine art, architecture, performance, design and film. Arsham's work has been shown at PS1 in New York, The Museum of Contemporary Art in Miami, The Athens Biennale in Athens, Greece, The New Museum In New York, Contemporary Arts Center Cincinnati, SCAD Museum of Art in Savannah, GA, California



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