

THE OFFICES AT



THE WELL

BAY HARBOR ISLANDS
MIAMI

WELL
beyond
your office
expectations

1177 Kane Concourse, Bay Harbor Islands, FL



THE WELL Brand Story

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Your One-
Stop Shop
for *Wellness*



THE WELL Brand Story

THE WELL is your one-stop shop for wellness. We integrate modern medicine and ancient healing, focusing on whole-person care. Our services, products and experiences address the physical, mental and spiritual aspects of well-being to help you feel your best.

THE WELL to help you make wellness part of your every day — whether it's kicking off a meditation practice or tackling a chronic health condition. Whatever your path may be, we're here to guide you.



THE WELL Locations



THE WELL New York

THE WELL New York
2 East 15th Street, Flatiron, New York City



THE WELL at Mayflower Inn

THE WELL at Mayflower Inn
118 Woodbury Road Route 7, Washington, Connecticut



THE WELL at Hacienda AltaGracia

THE WELL at Hacienda AltaGracia
Santa Teresa de Cajón, Pérez Zeledón, Costa Rica

The Offices



THE WELL Bay Harbor Islands is a new, mixed use development in the exclusive Bay Harbor Islands.





MIAMI BEACH

DOWNTOWN MIAMI

DESIGN DISTRICT

THE SURF CLUB
FOUR SEASONS
RESIDENCES

INDIAN CREEK ISLAND
& COUNTRY CLUB



BAY HARBOR ISLANDS

EIGHTY SEVEN
PARK RESIDENCES

FENDI CHATEAU
RESIDENCES

ST. REGIS
BAL HARBOUR

BAL HARBOUR
SHOPS

BAL HARBOUR
VILLAGE

ATLANTIC OCEAN

RITZ CARLTON
BAL HARBOUR





THE WELL Bay Harbor Islands is located in the heart of one of Miami's most upscale neighborhoods.

The project is accessible via major highways including A1A, US 1 and I-95.

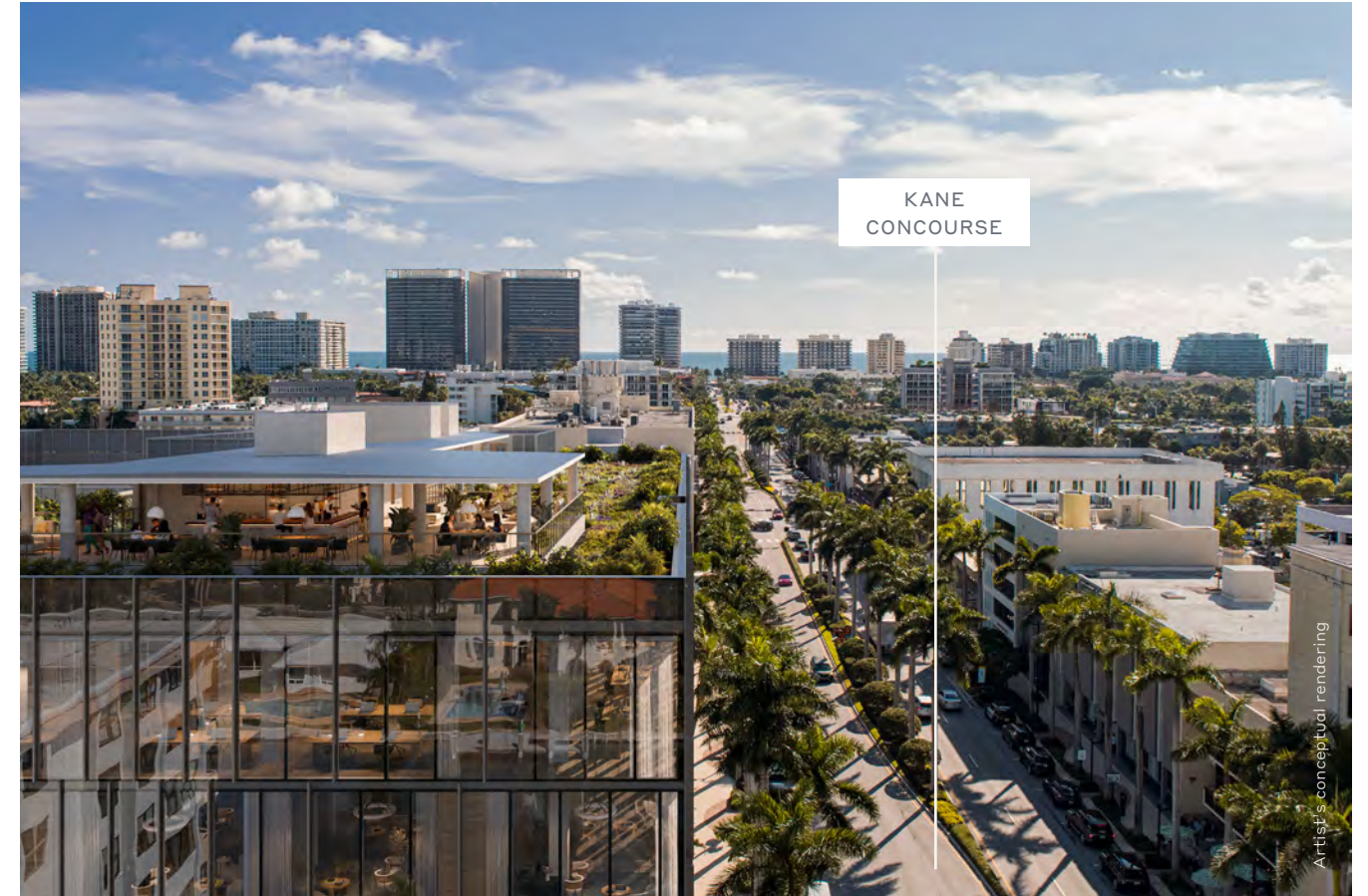


Neighborhood

The Offices are set along Bay Harbor Islands — just minutes from pristine beaches, the legendary Bal Harbour Shops and the vibrant energy of Miami. The town of Bay Harbor Islands is defined by iconic art and natural beauty — with a promenade that includes exceptional galleries, boutiques and restaurants. The Offices also offer easy access to Surfside Beach and North Miami as well as the quiet oases of Indian Creek and Bay Harbor Islands.

- | | |
|---------------------|--|
| <i>Food + Drink</i> | <ol style="list-style-type: none"> 1. Pura Vida 2. The Palm 3. Emilios' Trattoria 4. The Bistro 5. O'Lima Signature Cuisine 6. Le Zoo 7. Makoto 8. Hillstone 9. Carpaccio 10. The Surf Club Restaurant 11. Lido at the Surf Club 12. BH Burger Bar 13. Atlantikos 14. Artisan Beach House 15. Café Ragazzi 16. Josh's Deli |
| <i>Schools</i> | <ol style="list-style-type: none"> 17. Miami Country Day School 18. Mater Beach Academy 19. The Cushman School 20. Ruth K. Broad Bay Harbor K-8 Center |
| <i>Parks</i> | <ol style="list-style-type: none"> 21. North Bayshore Park 22. Officer Scott Winters Park 23. Bay Harbor Islands Tot Lot 24. 95th Street Park 25. Surfside Park |
| <i>Shopping</i> | <ol style="list-style-type: none"> 26. Bal Harbour Shops 27. Aventura Mall 28. Miami Design District |
| <i>Hotels</i> | <ol style="list-style-type: none"> 29. St. Regis Bal Harbour 30. The Ritz-Carlton Bal Harbour 31. Four Seasons Surf Club |

Location



Pedestrian Entry



THE LOCAL

COFFEE
ESPRESSO
CAPPUCINO
LATTE
MOCHA
MILK-SHAKES
SMOOTHIES
SANGRIA
WINE
BEER
CIDER
SOURCES

emc
0061

Came
Taco

Building Facts



Construction Timeline

Estimated Completion Date:
First Quarter 2025



Rentable Area

93,716 SF



Ample Parking

3/1,000 Rentable Square Feet Leased
for Office Use



Green Building

Certified Florida Green Building

Address

1177 Kane Concourse
Bay Harbor Islands, Florida

Stories

4 Office Floors
Ground Floor Lobby
Rooftop Amenities

Ceiling Height

12' 8" slab-to-slab

Leasing Company

Blanca Commercial Real Estate
Licensed Real Estate Broker

Ground Floor Lobby





Building Features

- Social lobby with coffee shop, juice bar and lounge seating
- Lush outdoor courtyard
- Rooftop co-working space and lounge
- Ground floor restaurant
- Sustainably-minded, Florida Green Building Design Certified
- Building-in air purification and water filtration systems

Wellness Benefits

- Wellness programs customized to office and staff needs
- Weekly juice and healthy snack programs
- Health coaching available for whole-office, teams or executive sessions
- Calendar of events, lectures and experiences
- Dedicated private rooftop fitness classes
- Full-service concierge from THE WELL team
- THE WELL Locker: the latest collection of wellness tech, including Theragun, Therabeam, infrared blankets, lymph boots, FaceWare Pro and others, for use by participating tenants.

Technology and Services

- Direct access from garage and optional office valet
- Controlled access garage and lobby access
- State-of-the-art security

Rooftop Co-Working Space



Site Plan & Tenant Arrival Experience

THE WELL Bay Harbor Islands has an exceptional arrival experience for all modes of commuting. Not only is the property well situated and accessible from major roads, but access to the site offers convenience on many levels. The controlled garage access allows occupants to enter the garage and park near their floors without having to return to the lobby. Guests can conveniently valet their car steps away from the office lobby, and 1177 Kane Concourse is also accessible via wide and safe sidewalks from West Bay Harbor Island, Surfside and Bal Harbour.

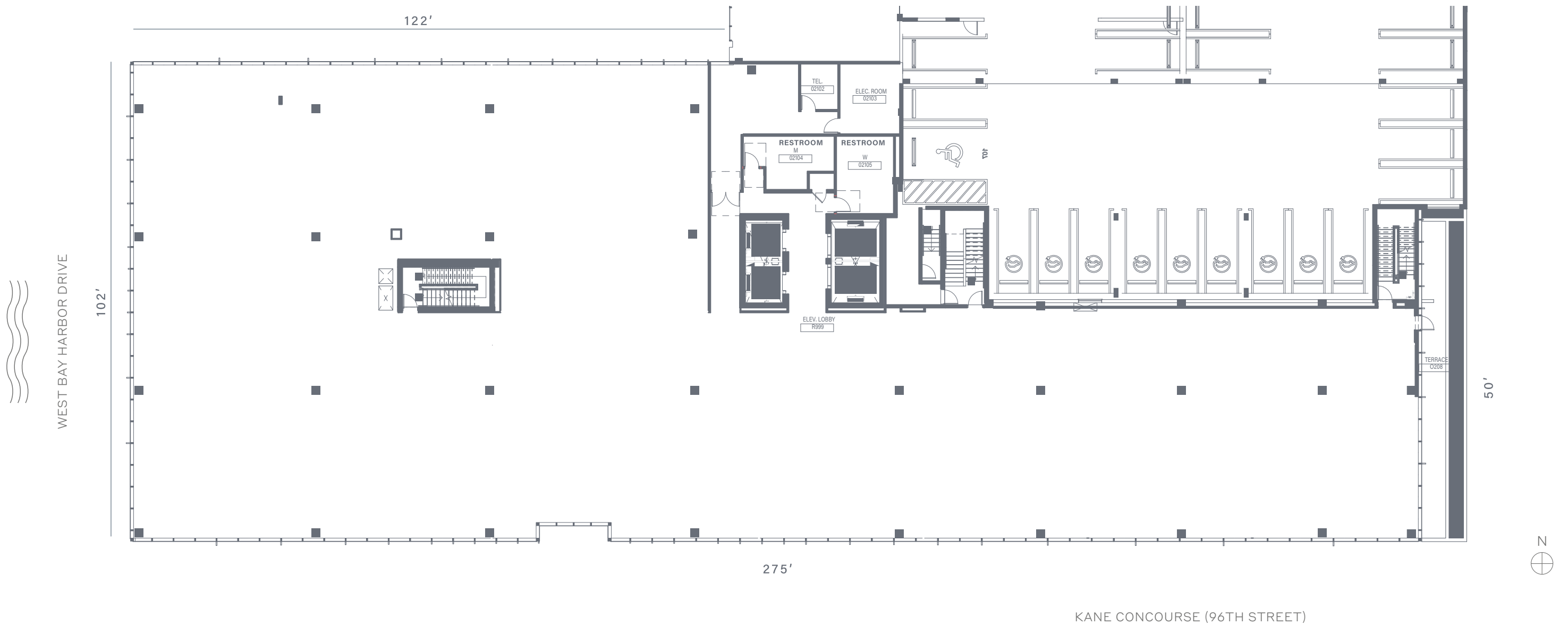


Program

OFFICE ROOFTOP & COLLABORATIVE WORKSPACE	
OFFICE — 23,429 RSF	
OFFICE — 23,429 RSF	
OFFICE — 23,429 RSF	
OFFICE — 23,429 RSF	
OFFICE LOBBY	RETAIL/F&B 17,241 RSF
TOTAL OFFICE 93,716 RSF	RETAIL/F&B 17,241 RSF

Office Core & Shell Plan

Full Floor - 23,429 RSF



Multi-Tenant Office Sample Plan

OFFICE 1	1,549 RSF	OFFICE 6	1,970 RSF
OFFICE 2	1,547 RSF	OFFICE 7	2,620 RSF
OFFICE 3	1,287 RSF	OFFICE 8	3,830 RSF
OFFICE 4	3,324 RSF	OFFICE 9	4,198 RSF
OFFICE 5	3,104 RSF		



Open Office Sample Plan

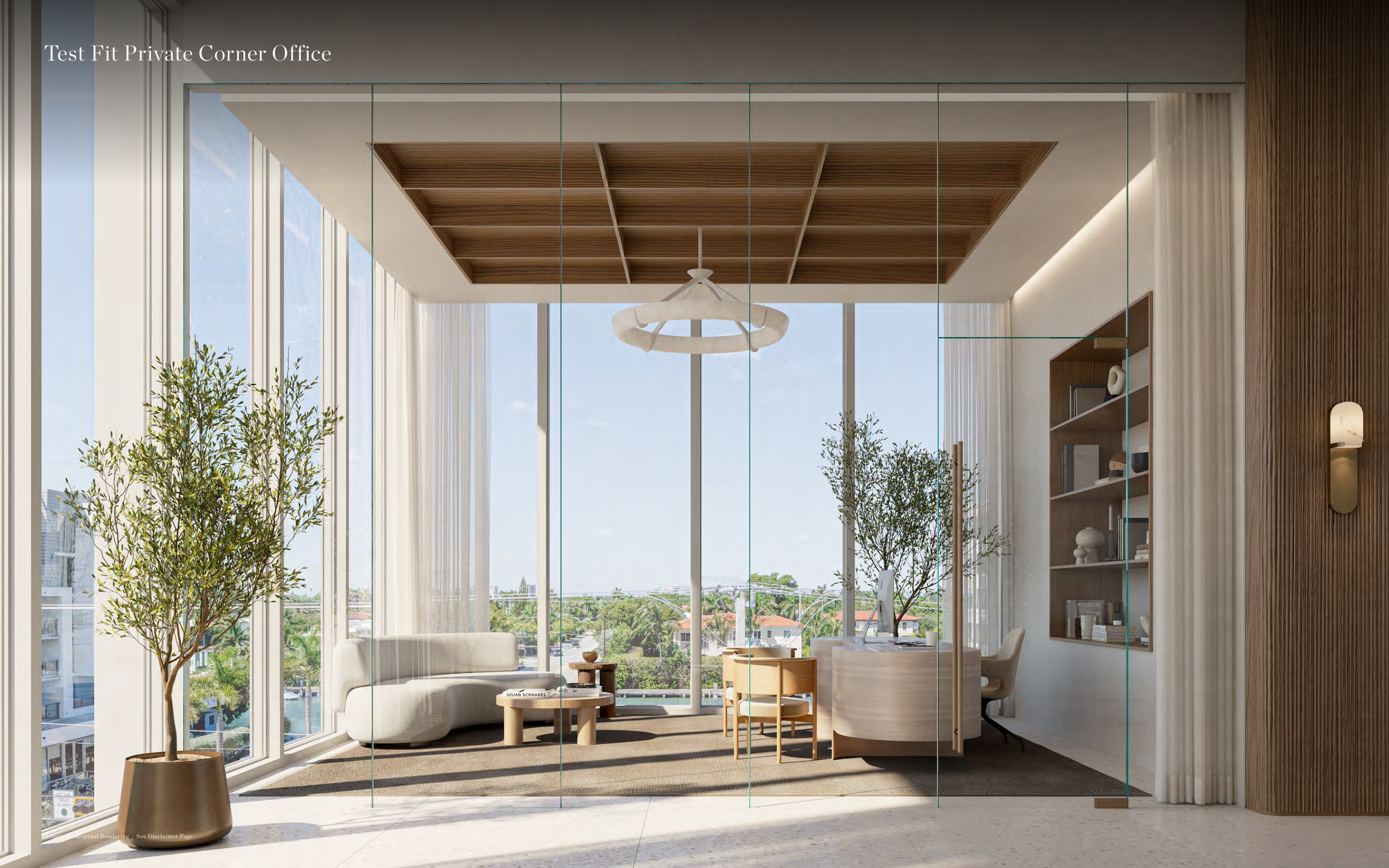
23,429 RSF



Test Fit Office Renderings



Test Fit Private Corner Office



Make *wellness*
part of your
every day.





Exclusive Privileges for Office Tenants

As an office tenant at THE WELL Bay Harbor Islands, you receive:

- Discounted Membership to THE WELL Bay Harbor Islands
- Full-service concierge services from THE WELL team
- Dedicated private outdoor and indoor classes
- Access to annual health coaching sessions to guide tenants in creating individualized wellness plans
- Preferred pricing on treatments and services
- Exclusive benefits across THE WELL locations globally

The Residences





You feel it upon arrival, a wave of calm and restoration — airy, soaring ceilings, stunning natural light. A space designed to promote complete balance — the surrounding natural setting quietly integrated into the flow. Familiar and exceptional, calming and restorative. *Welcome home to wellness.*

Building Features

- Serene arrival lobby immersed in diffused natural light
- High ceilings and open, airy design
- Holistic sense of serenity: subtle aromatherapy and restorative water feature
- Sustainably minded, Florida Green Building Design certified
- Natural lighting optimized throughout
- Limited collection of residences allowing for authentic community engagement





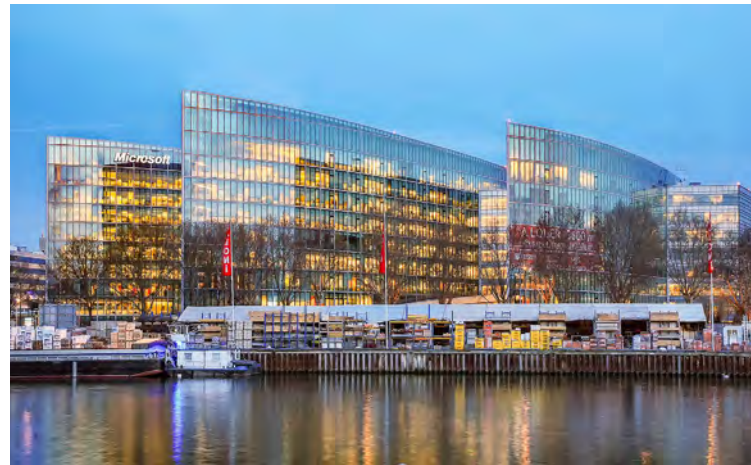
The Design Team



Terra
Park Grove, Coconut Grove, FL



Meyer Davis
Mr. C Residences, Coconut Grove, FL



Arquitectonica
Microsoft Europe Headquarters, Paris, France



Anda Andrei Design
11 Howard, New York City, NY

Terra

An award-winning, South Florida-based real estate development company founded by David Martin, focused on projects that have a positive impact on their natural surroundings, location and the people who live there. The firm has cultivated a portfolio of more than five million square feet of residential and commercial real estate valued at over \$8 billion and is active across all major real estate asset classes including multifamily apartments, luxury condominiums, single-family residences, retail, office space, hotels and industrial properties. Terra has achieved international acclaim for its commitment to design excellence, resiliency measures and sustainable development and has been continuously transforming South Florida into the prosperous metropolis we know today.

ARCHITECT

Arquitectonica

Founded in 1977, Arquitectonica introduced a bold modernism that almost instantly sparked a renaissance in Miami's urban landscape. The firm has since designed many of Miami's most recognizable buildings and holds a major presence on the world architectural stage. Arquitectonica's own brand of humanistic modern design can be seen in the firm's world-renowned projects including Microsoft Europe Headquarters in Paris, Westin Times Square in New York, Banco Santander Headquarters in Sao Paulo and the U.S. Embassy in Lima, among others.

INTERIORS

Meyer Davis

A multi-disciplinary design studio founded by Will Meyer and Gray Davis. The award-winning firm has established itself at the forefront of high-end commercial and residential design practices throughout the U.S. and abroad, through its work on private residences, hotels, restaurants, retail experiences and workplace environments. The firm designs seamless physical experiences tailored to their clients' individuality, combining principles of great design with a clear vision for the experience they seek to create. Meyer Davis believes that great design works on multiple levels, weaving together bold design moves and striking details to ensure that when completed, each project makes an immediate and lasting impact.

CREATIVE DIRECTION

Anda Andrei Design

A renowned designer who uses her laser eye for detail and architectural expertise to create unforgettable and extraordinary spaces. Andrei is recognized for helping to define the boutique and lifestyle hotel world as we know it. After years collaborating on game-changing properties including, Gramercy Park Hotel, Asbury Park, Norm at the Brooklyn Museum, Hudson and 11 Howard, Andrei is now putting her indelible mark on noteworthy projects of her own as president and founder of Anda Andrei Design LLC. Andrei is an inductee of the Interior Design Magazine's 2016 Hall of Fame Awards and HD Magazine's 2017 Platinum Circle Award.

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BAY HARBOR ISLANDS

MIAMI



This project is being developed by 1177 BAY HARBOR ISLAND, LLC, a Delaware limited liability company (“Developer”). Any and all statements, disclosures and/or representations shall be deemed made by Developer, and you agree to look solely to Developer with respect to any and all matters relating to the sales and marketing and/or development of the project. ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF 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. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAM-INED, OR QUALIFIED THIS OFFERING. Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the square footage and 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 excludes all interior structural components and other common elements). This method is generally used in sales materials and is provided to allow a prospective buyer to compare the Units with units in other condominium projects that utilize the same method. Measurements of rooms set forth on this floor plan are generally taken at the farthest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts or variations. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length and width. All dimensions are estimates which will vary with actual construction, and all floor plans, specifications and other development plans are subject to change and will not necessarily accurately reflect the final plans and specifications for the development. All images and designs depicted herein are artist’s conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. All plans, features and amenities depicted herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. Plans, features, and/or amenities may be provided at an additional cost. Renderings depict proposed views, which are not identical from each unit. No guaran-tees or representations whatsoever are made that existing or future views of the project and sur-rounding areas depicted by artist’s conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature and Developer in no manner guarantees the continuing existence of any view. The sketches, renderings, graphics materials, plans, specifications, terms, conditions and statements contained in this book are proposed only, and Developer reserves the right to modify, revise or withdraw any or all of the 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. They should not be relied upon as representations, express or im-plied, of the final detail of the residences. Developer expressly reserves the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. The photo-graphs contained on this book may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. Certain items such as the following, which may be seen in model apartments (if any), website, brochures and/or in illustrations, are not included with the sale of the Unit: wall coverings (including paint other than base primer), accent light fixtures, wall ornaments, drapes, blinds, furniture, knickknacks and other decorator accessories, lamps, mirrors, graphics, pictures, plants, wall-hung shelves, wet bars, intercoms, sound systems, kitchen accessories, linens, window shades, security systems, certain built-in fixtures, cabinetry, carpets or other floor coverings and colors, wood trim, other upgraded items, balcony treatments (e.g., tile, stone, marble, brick, scored concrete or wood trim), barbecues, planters, window screens, landscaping and any other items of this nature which may be added or deleted by Developer from time to time. This list of items (which is not all-inclusive) is provided as an illustration of the type of items built-in or placed in model apartments (if any) or shown in illustrations strictly for the purpose of decoration and example only. There is no obligation for Developer to provide models, but if so provided, the foregoing disclaimers will apply. Certain items, if included with the Unit, such as tile, marble, stone, granite, cabinets, wood, stain, grout, wall and ceiling textures, mica and carpeting, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or in the published list of standard items (if any). If circumstances arise which, in Developer’s opinion, warrant changes of suppliers, manufacturers, brand names, models or items, or if Developer elects to omit certain items, Developer may modify the list of standard features or make substitutions for equipment, material, appliances, brands, models, etc., with items which in Developer’s opinion are of equal or better quality (regardless of cost). All depictions of furniture, 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. Furnishings are only included if and to the extent provided in your purchase agreement. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. Prices do not include optional features or premiums for upgraded Units. Price changes may occur that are not yet reflected on project website. Buyers should check with the sales center for the most current pricing. Restaurants and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Restaurants, and/or other business establishments, are anticipated to be operated from the commercial components of the project which will be offered for sale to third parties. Except as may be otherwise provided in the offering materials, the use of the commercial spaces will be in discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. The information provided herein regarding Miami Beach or other proposed projects or facilities depicted was obtained from newspaper articles and other public information and Developer makes no representations as to same. The project graphics, renderings and text provided herein are copyrighted works owned by Developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. Equal Housing Opportunity. 🏠

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