


RESIDENCESBRICKELLCITYCENTRE.COM



An aerial night view of the Miami skyline, featuring numerous illuminated skyscrapers and residential buildings. The Brickell City Centre is prominently featured in the foreground, showing its modern architecture and surrounding amenities like a pool and landscaped areas. The city lights reflect on the water in the foreground, and the sky is a mix of dark blue and orange from the setting or rising sun.

WHAT UNITES THIS PROPERTY
IS THE INTENTION IN ITS
MAKING — HOW ITS EXPERTLY
CURATED RESIDENTIAL,
RETAIL AND ENTERTAINMENT
EXPERIENCES COME
TOGETHER IN THE CONTEXT
OF A CAREFULLY CONSIDERED
LIFE — AN ECO-CHIC, URBAN
CENTER THAT USHERS MIAMI'S
RISE TO THE GLOBAL STAGE.

A NEW CHAPTER IN
MIAMI'S UNFOLDING STORY

In the spirit of artistry and innovation, Brickell City Centre stands as the crowning achievement in Swire Properties' 30-year commitment to Brickell's dynamic growth.



BRICKELL'S NEW COSMOPOLITAN HORIZON

As Miami's business, arts and fashion districts intersect and blur, the singular, unrivaled constant at the heart of it all is Brickell City Centre. The sun-kissed equivalent of Paris' Champs-Élysées or Tokyo's Roppongi Hills, Brickell City Centre is a distinctly urban achievement — unlike any other.

Destined to become a miniature society unto itself, Brickell City Centre is located within a network of transportation connections providing easy access to the Miami International Airport, the Port of Miami, Wynwood Arts District, Design District, Downtown's internationally acclaimed theaters and museums, and world-renowned sports arenas. In a city known for taking risks and breaking the mold, this uncommon ground is no exception.

SEE LEGAL DISCLAIMER ON BACK COVER

NOWHERE BUT HERE

Combining ahead-of-the-curve, eco-conscious design with retail development savior-faire, Brickell City Centre is the singularly innovative \$1.05 billion project setting a new urban pulse in Miami while ushering its rise to the global stage.



ARTIST'S CONCEPTUAL RENDERING
SEE LEGAL DISCLAIMER ON BACK COVER



Climate Ribbon™ is a registered trade mark of Swire Properties Inc.

CLIMATE RIBBON™

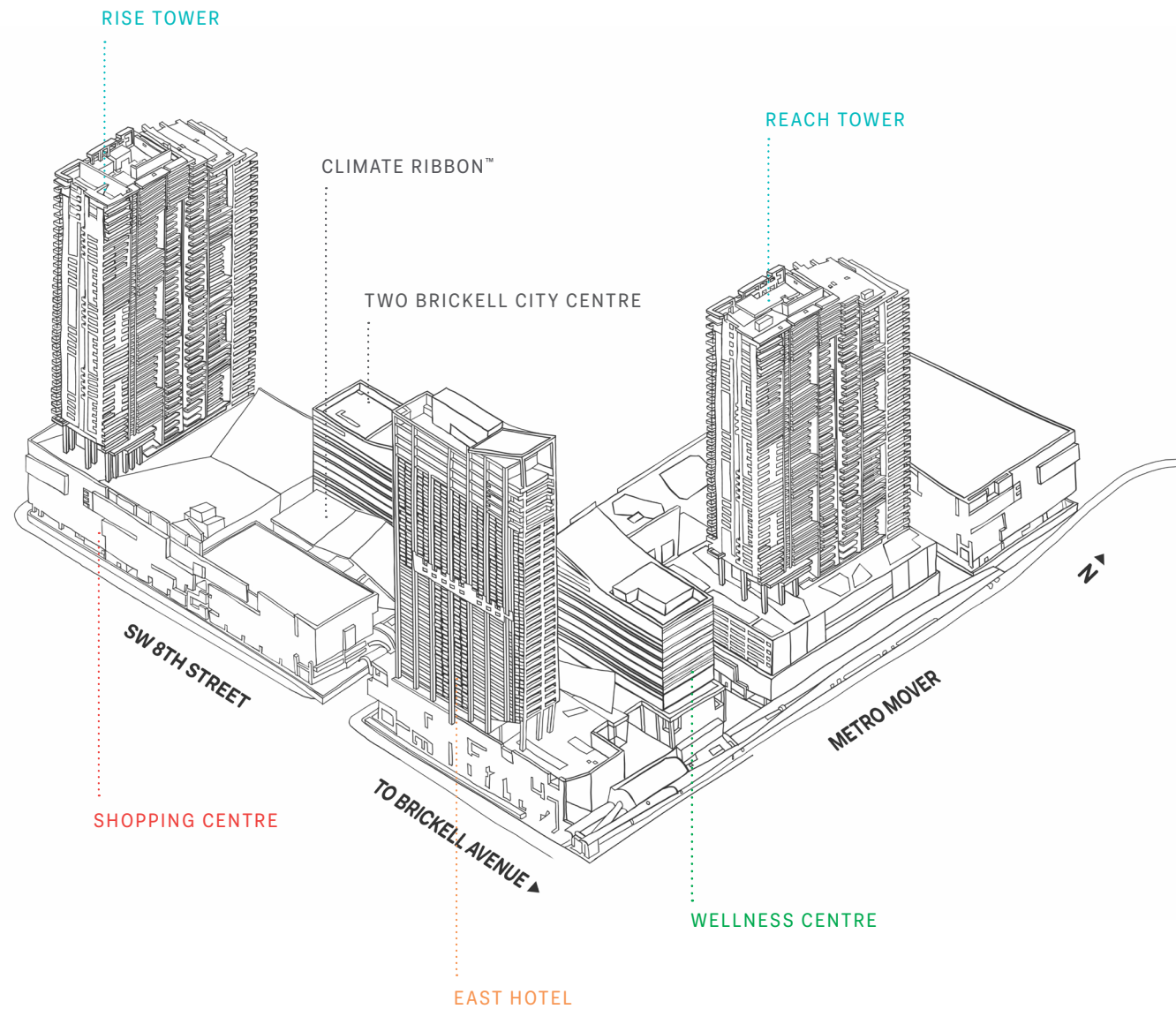
As the flagship sustainability feature for a project demonstrably aware of its environmental responsibilities, the Climate Ribbon™ protects visitors from inclement weather, captures sea breezes to regulate air flow and temperature, collects rainwater for reuse, and allows visitors to enjoy natural light in an open air experience. A sophisticated environmental management system, the Climate Ribbon™ beautifully expresses Brickell City Centre's commitment to urban synergy and connection.

URBAN LIFE CONNECTED

Seriously chic cosmopolitan residences tailored for global citizens, Reach is an extension of Brickell City Centre's artful, urban lifestyle concept. The future home to influential fashion brands, uncommon entertainment, chef-driven restaurants and artisan bistros, an innovative wellness center, offices and Swire Hotel's high-design EAST, Miami hotel, residents at Brickell City Centre will find themselves in very good company at the skillfully synthesized intersection of it all.



BRICKELL CITY CENTRE SITEPLAN



The Condominium is just a component of the integrated Brickell City Centre, which includes, or is intended to include (without creating any obligation) a hotel, other residential components, retail areas, office buildings and certain shared infrastructure. To the extent that restaurants and other business establishments and/or any operators of same are referenced herein, all are subject to change and/or elimination at any time, and no representations regarding same may be relied upon.



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WE BECOME WHAT WE REACH FOR

Urban residences for those who cross continents the way others cross the streets, Reach Brickell City Centre welcomes the explorers, adventurers, fashion-grabbers, culturally curious and independent spirits in search of adventure, meaning and sometimes a bit of frivolity. We're disrupting the definition of metropolitan living and creating a new urban autonomy where global citizens thrive.

Emerging from Miami's new multidimensional landmark, the 43-story residential tower acts as an extension of Brickell City Centre's revolutionary lifestyle concept, directly connecting residents to an unprecedented urban playground.

Like the cosmopolitan spirit it celebrates, Reach Brickell City Centre has a dynamic edge, capturing this fast-paced, kaleidoscopic city in a grand scale. It conveys a savvy assurance that says "Yes, this is the place to be, in a city like no other." Set to raise expectations for urban living through design-driven authenticity, Reach Brickell City Centre is the definitive punctuation on the bold statement that is Miami.



REACH YOUR SANCTUARY

- 43-story tower designed by internationally acclaimed Arquitectonica
- Interiors by renowned design firm Richardson Sadeki
- Artfully integrated into master-planned Brickell City Centre, LEED® pre-certified as a neighborhood development, with its innovative Climate Ribbon™ floating above a luxury shopping center
- Expansive, half-acre amenity deck including tropical gardens, barbecue grills, outdoor fitness areas and children's play area
- Heated lap and social pools with two heated spas
- Poolside beverage and café service
- Library with private seating nooks designed for reading or socializing
- Spacious, state-of-the-art fitness center with individual fitness studios and machine room
- Tech-savvy children's playroom, viewable from fitness center
- Exclusive spa for residents' use with shared hammam featuring dipping pools, showers and steam. Also included are treatment rooms and blow-out bar for touch ups, with main-pedi station
- Designed and furnished to the level of a private residence, the Reach entertaining suite features elegantly furnished living room, dining and chef-worthy kitchen
- Equipped and furnished business center with ample meeting room
- Wi-Fi throughout the lobby and amenity deck
- On-premise concierge
- Assigned parking for all units in secured garage plus optional valet parking services



RESIDENCE FEATURES

ABOVE IT ALL

- 383 luxury condominiums with ceiling heights from 9'4" to 11'4"
- Exclusive collection of seven Penthouse Residences with 12'4" ceilings featuring upgraded appliance packages, outdoor kitchens and some with private rooftop pools and outdoor spas
- Ten luxurious corner Tower Suites featuring three bedrooms and four baths
- Residences are delivered fully finished and furniture-ready with choice of two interior finish packages including Italian cabinetry and imported marble floors
- Biometric technology elevator access
- City-view terraces with glass and aluminum railings directly accessible from living areas and bedrooms
- Floor-to-ceiling sliding glass doors
- Over-sized, fully finished walk-in closets in all master bedrooms
- Powder room in most residences
- Pre-wired for high-speed data, telephone and cable, with USB charging outlets in bedrooms and master closets

KITCHENS

- Modern Italian kitchen cabinets by Italkraft
- Choice of two interior finish design schemes including cabinetry, quartz stone counter tops and backsplash and imported marble floors
- Premium Bosch appliance package including integrated panel 36" refrigerator & freezer, 300 series microwave, integrated panel, extra-quiet dishwasher, built-in convection oven and ceramic glass stovetop
- Uline 48-bottle, temperature-controlled wine storage
- Oversized, stainless steel, square-edge sink with single-lever, European-style pullout faucet sprayer

BATHROOMS

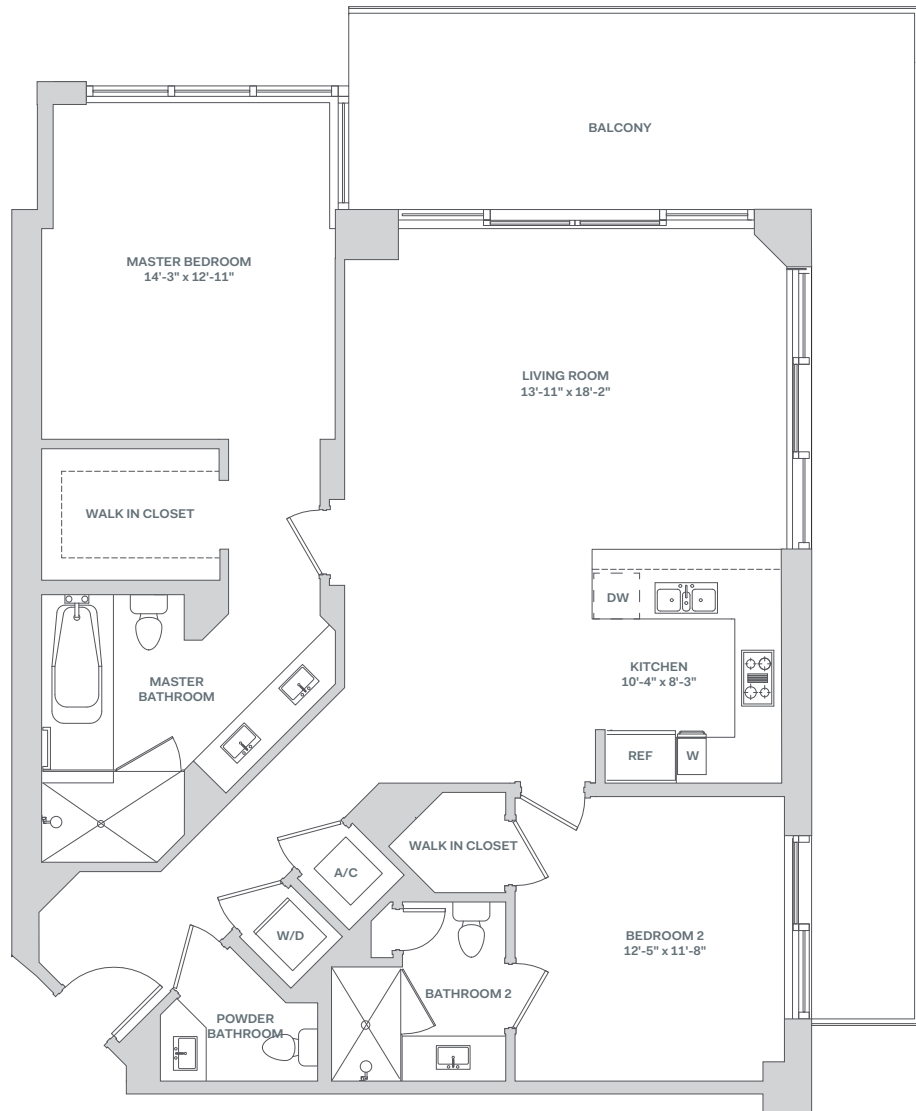
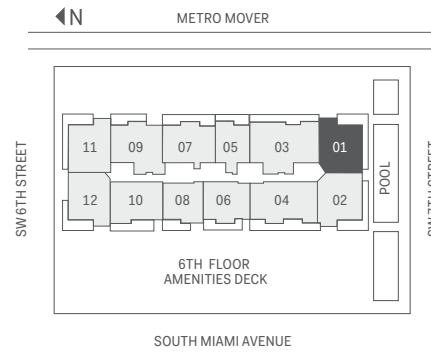
- Modern Italian cabinetry by Italkraft
- Imported quartz stone vanity tops with Double Fusion™ integrated-light mirrors by Electric Mirrors
- Imported marble flooring with geometric mosaic marble tile walls in wet areas
- Designer Duravit Sensawash water closets in master suites
- Elegant soaking tubs with frameless glass-enclosed showers and rain-shower showerheads in master suites
- Designer Danze faucets



01 LINE

2 BEDROOMS | 2.5 BATHROOMS FLOORS: 12, 14-36

RESIDENCE (12, 14-20)	1,400 sq. ft.	130 sq. mt.
RESIDENCE (21-32)	1,391 sq. ft.	129 sq. mt.
RESIDENCE (33-36)	1,385 sq. ft.	128 sq. mt.
BALCONY	280-411 sq. ft.	26-38 sq. mt.
TOTAL	1,665-1,802 sq. ft.	154-167 sq. mt.

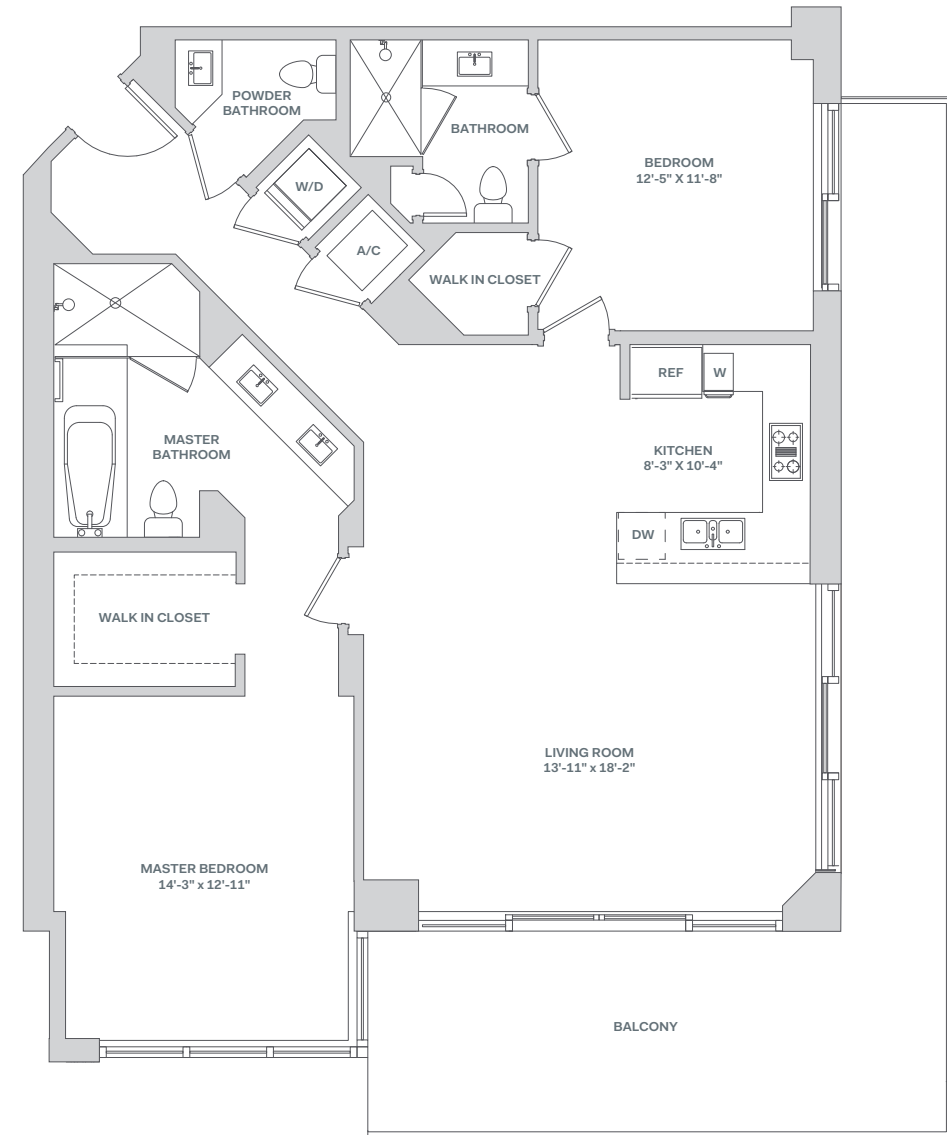
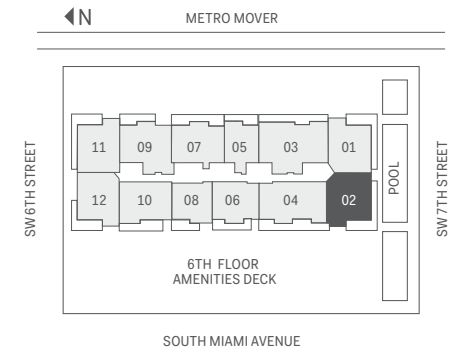


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02 LINE

2 BEDROOMS | 2.5 BATHROOMS FLOORS: 12, 14-36

RESIDENCE (12, 14-20)	1,401 sq. ft.	130 sq. mt.
RESIDENCE (21-32)	1,391 sq. ft.	129 sq. mt.
RESIDENCE (33-36)	1,386 sq. ft.	128 sq. mt.
BALCONY	280-411 sq. ft.	26-38 sq. mt.
TOTAL	1,665-1,802 sq. ft.	154-167 sq. mt.

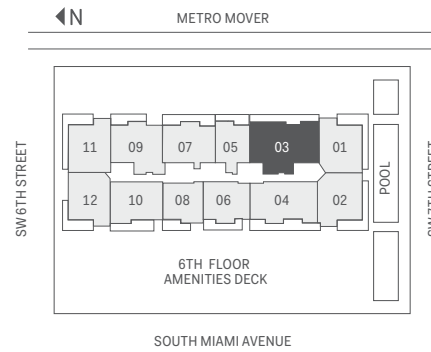


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03 LINE

3 BEDROOMS | 3.5 BATHROOMS | DEN
FLOORS: 10, 12, 14-41

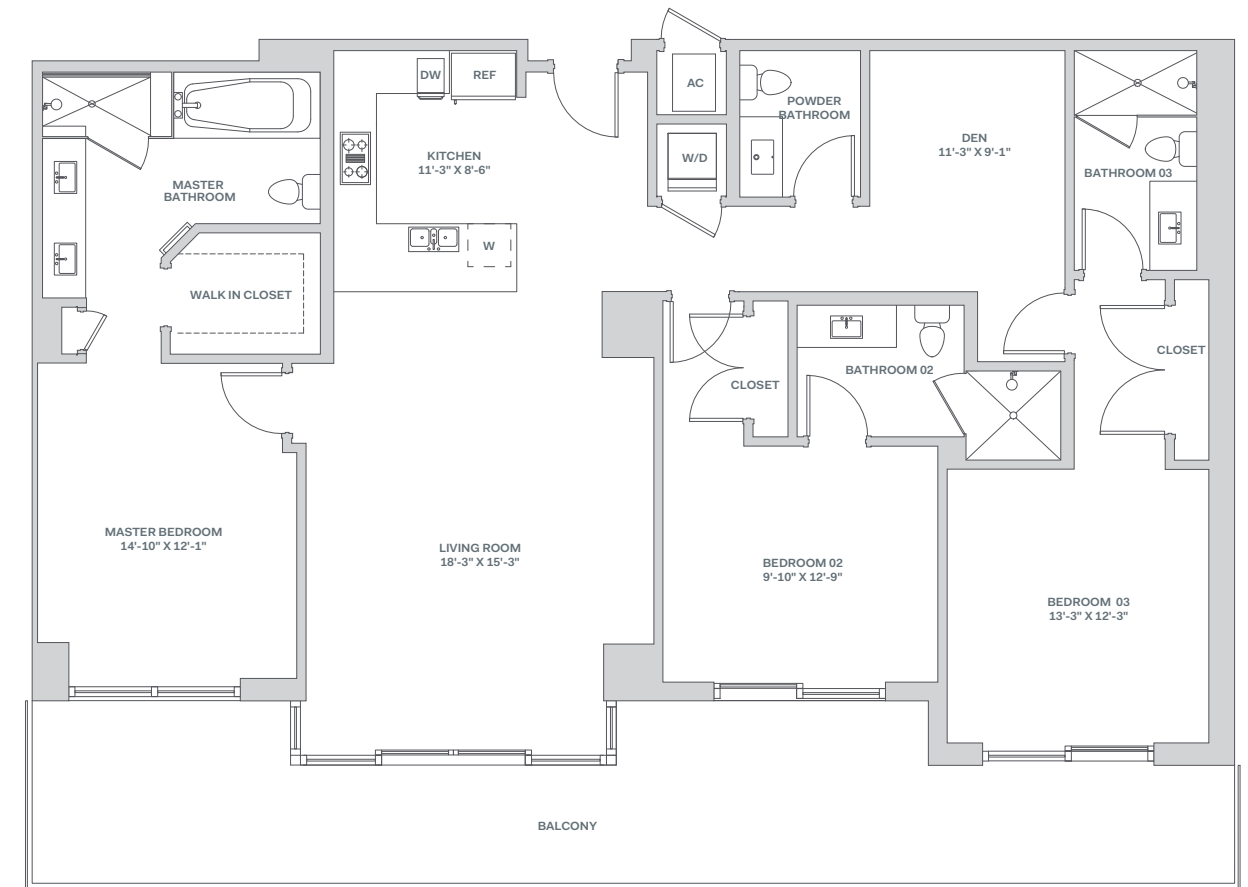
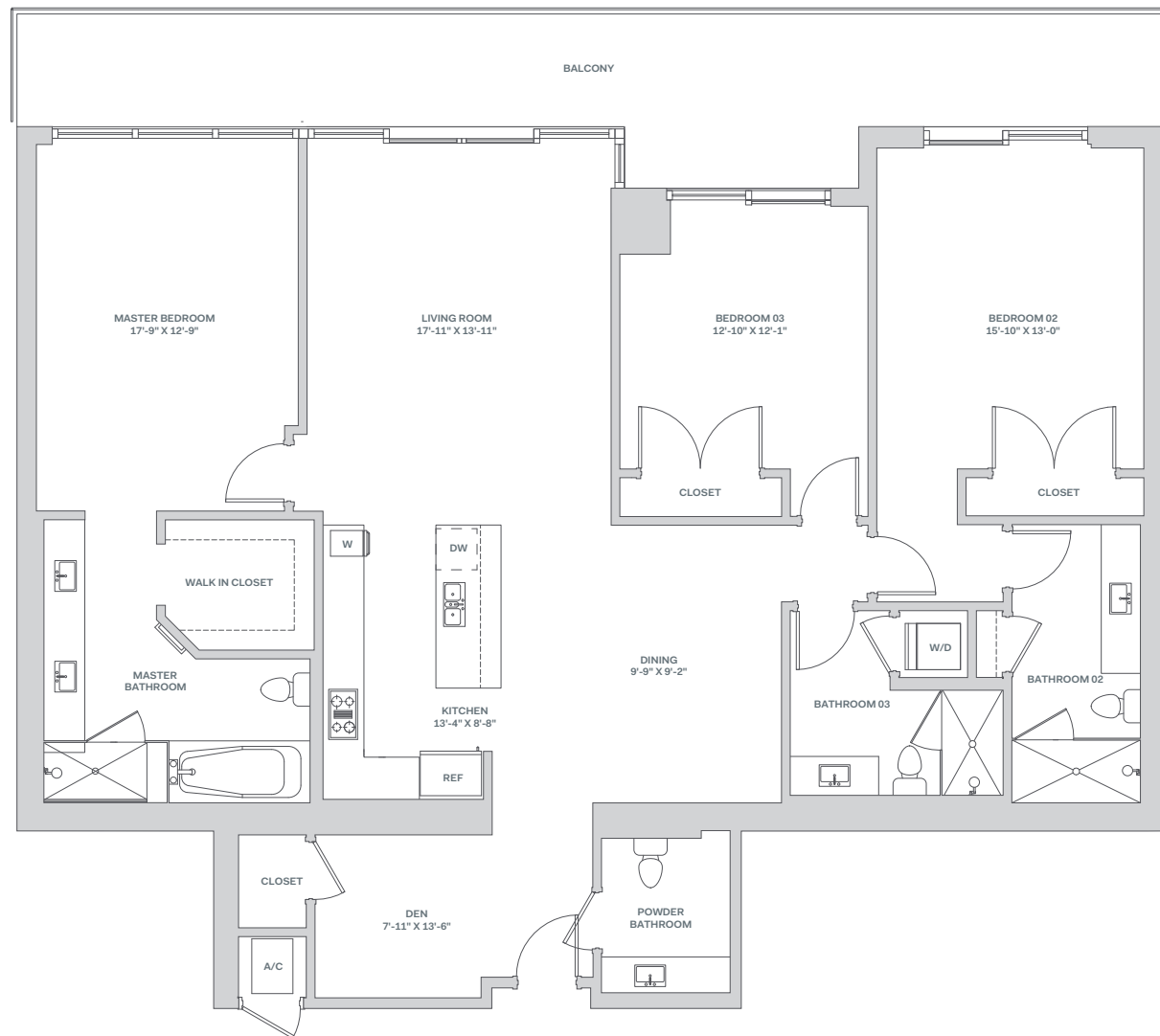
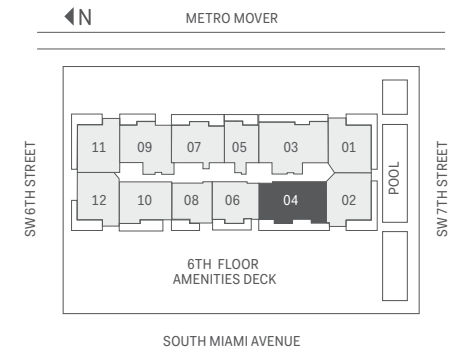
RESIDENCE (10, 12, 14-20)	2,057 sq. ft.	191 sq. mt.
RESIDENCE (21-32)	2,066 sq. ft.	192 sq. mt.
RESIDENCE (33-41)	2,083 sq. ft.	194 sq. mt.
BALCONY	182-342 sq. ft.	17-32 sq. mt.
TOTAL	2,248-2,401 sq. ft.	209-223 sq. mt.



04 LINE

3 BEDROOMS | 3.5 BATHROOMS | DEN
FLOORS: 10, 12, 14-41

RESIDENCE (10, 12, 14-20)	1,782 sq. ft.	166 sq. mt.
RESIDENCE (21-32)	1,793 sq. ft.	167 sq. mt.
RESIDENCE (33-41)	1,799 sq. ft.	167 sq. mt.
BALCONY	207-387 sq. ft.	19-36 sq. mt.
TOTAL	2,000-2,180 sq. ft.	185-202 sq. mt.



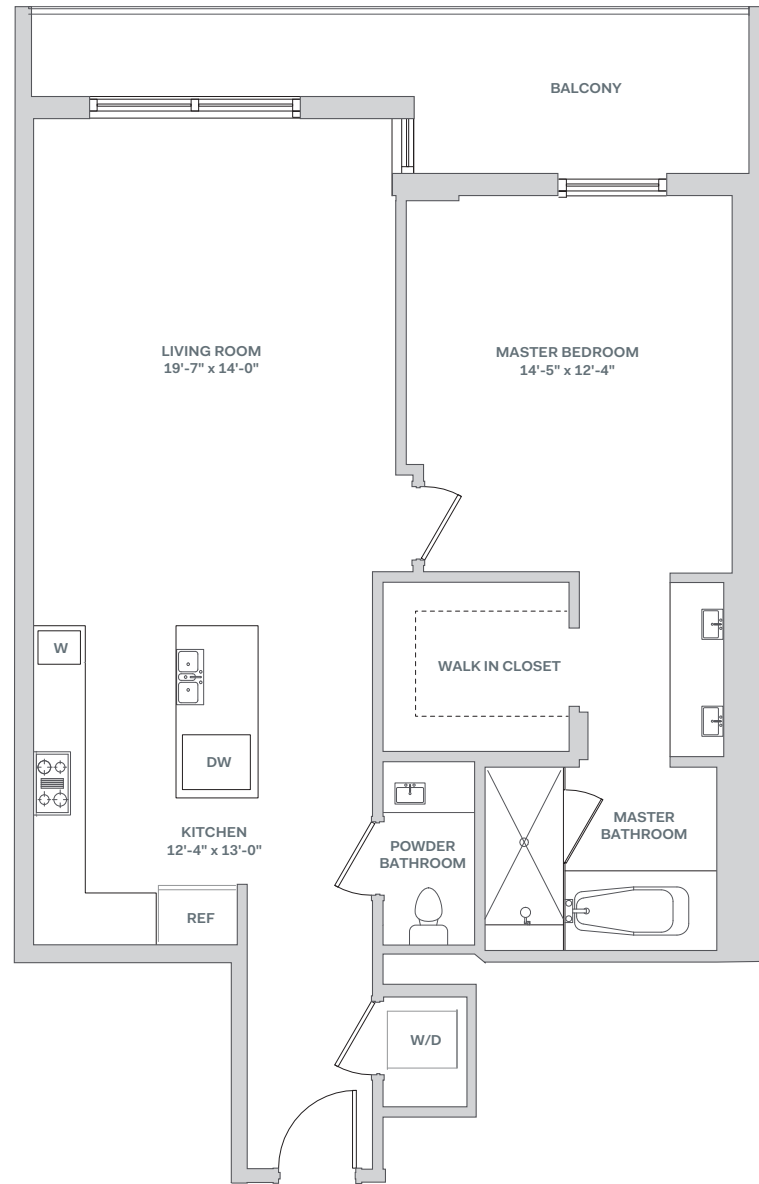
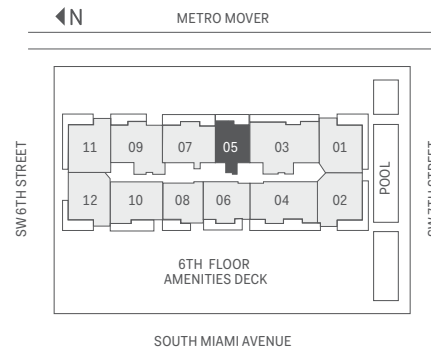
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05 LINE

1 BEDROOM | 1.5 BATHROOMS
FLOORS: 9-12, 14-41

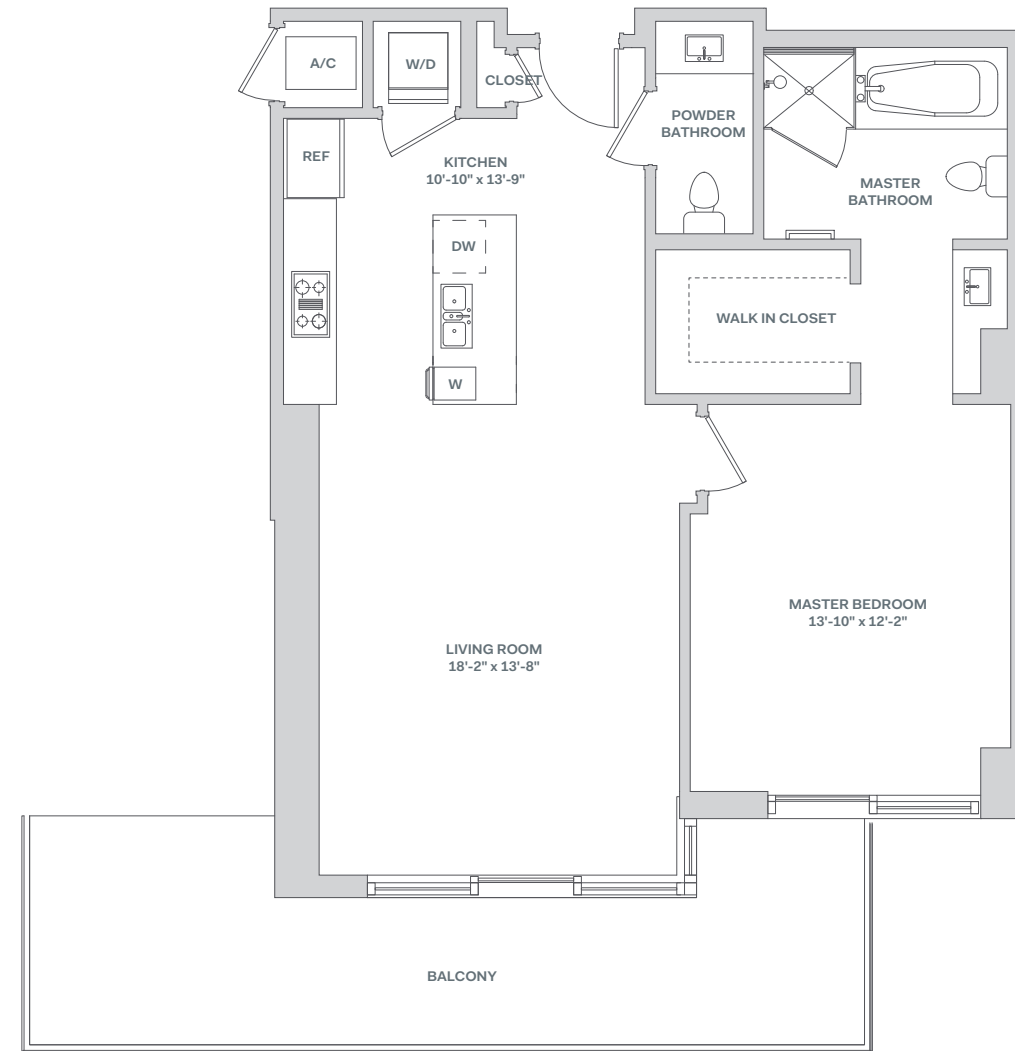
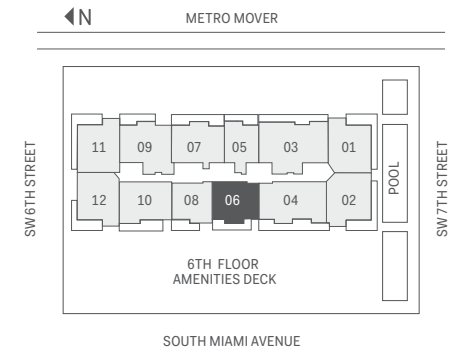
RESIDENCE	965 sq. ft.	90 sq. mt.
BALCONY	72-189 sq. ft.	7-18 sq. mt.
TOTAL	1,038-1,154 sq. ft.	96-107 sq. mt.



06 LINE

1 BEDROOM | 1.5 BATHROOMS
FLOORS: 8-12, 14-41

RESIDENCE	871 sq. ft.	81 sq. mt.
BALCONY	137-267 sq. ft.	13-25 sq. mt.
TOTAL	1,008-1,138 sq. ft.	93-105 sq. mt.



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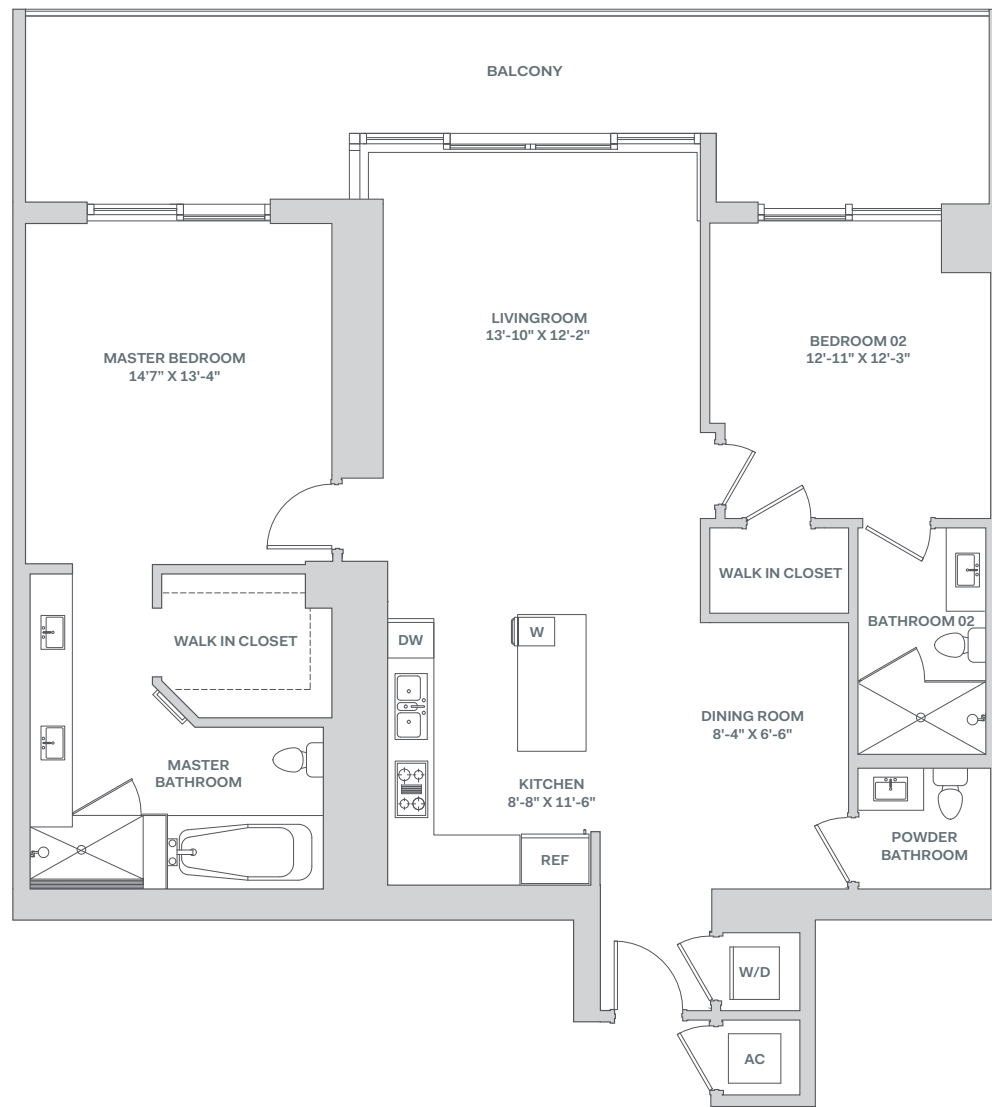
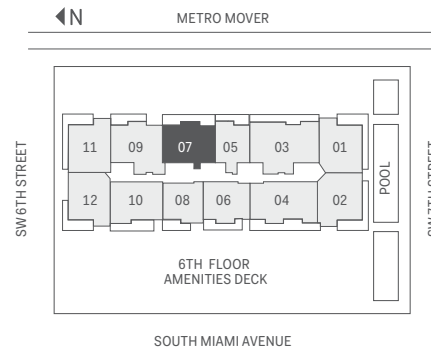
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07 LINE

2 BEDROOMS | 2.5 BATHROOMS

FLOORS: 8-12, 14-41

RESIDENCE	1,392 sq. ft.	129 sq. mt.
BALCONY	150-306 sq. ft.	14-28 sq. mt.
TOTAL	1,542-1,698 sq. ft.	142-157 sq. mt.



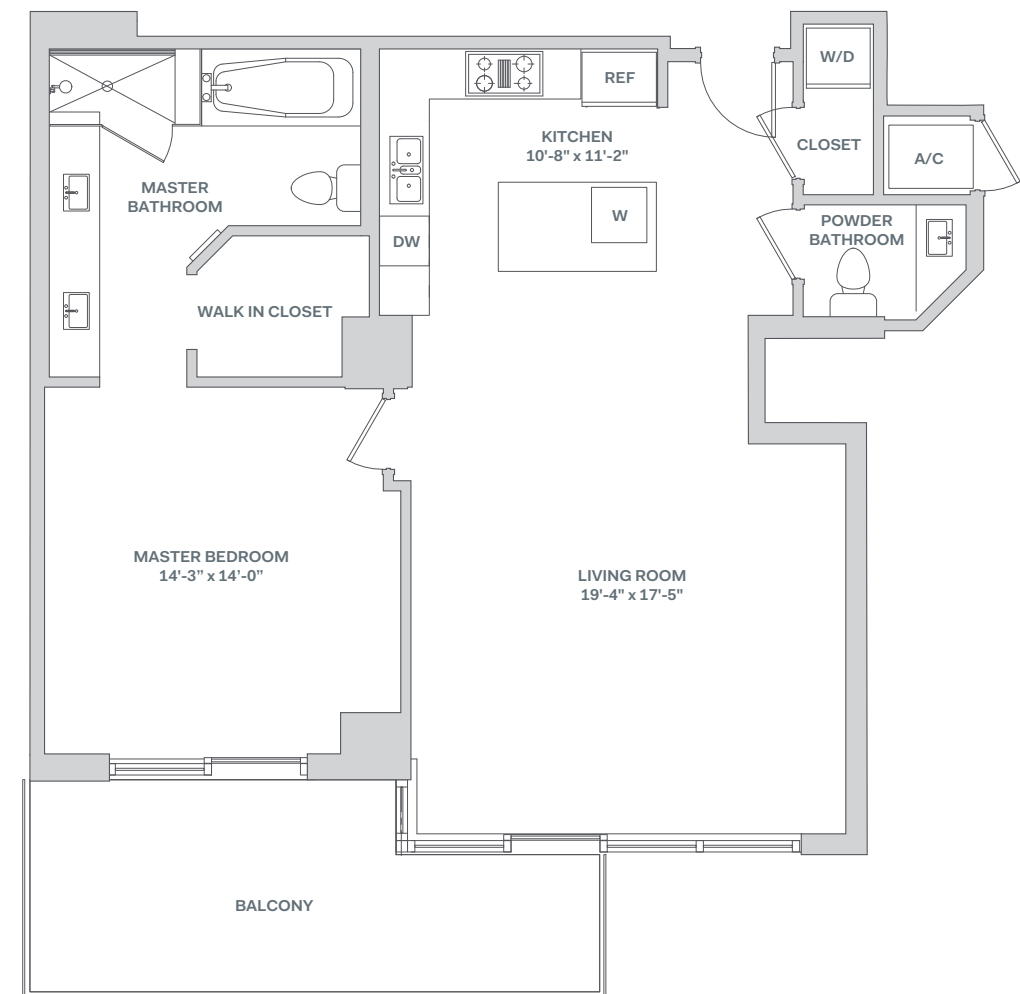
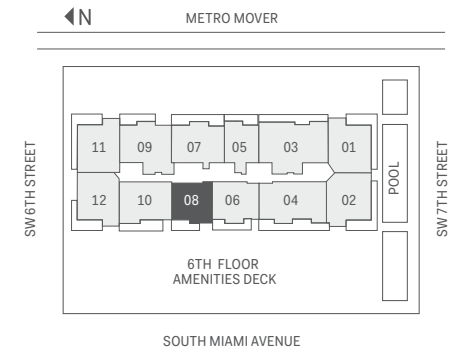
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08 LINE

1 BEDROOM | 1.5 BATHROOMS

FLOORS: 8-12, 14-41

RESIDENCE	1,040 sq. ft.	97 sq. mt.
BALCONY	105-219 sq. ft.	10-20 sq. mt.
TOTAL	1,145-1,259 sq. ft.	106-117 sq. mt.

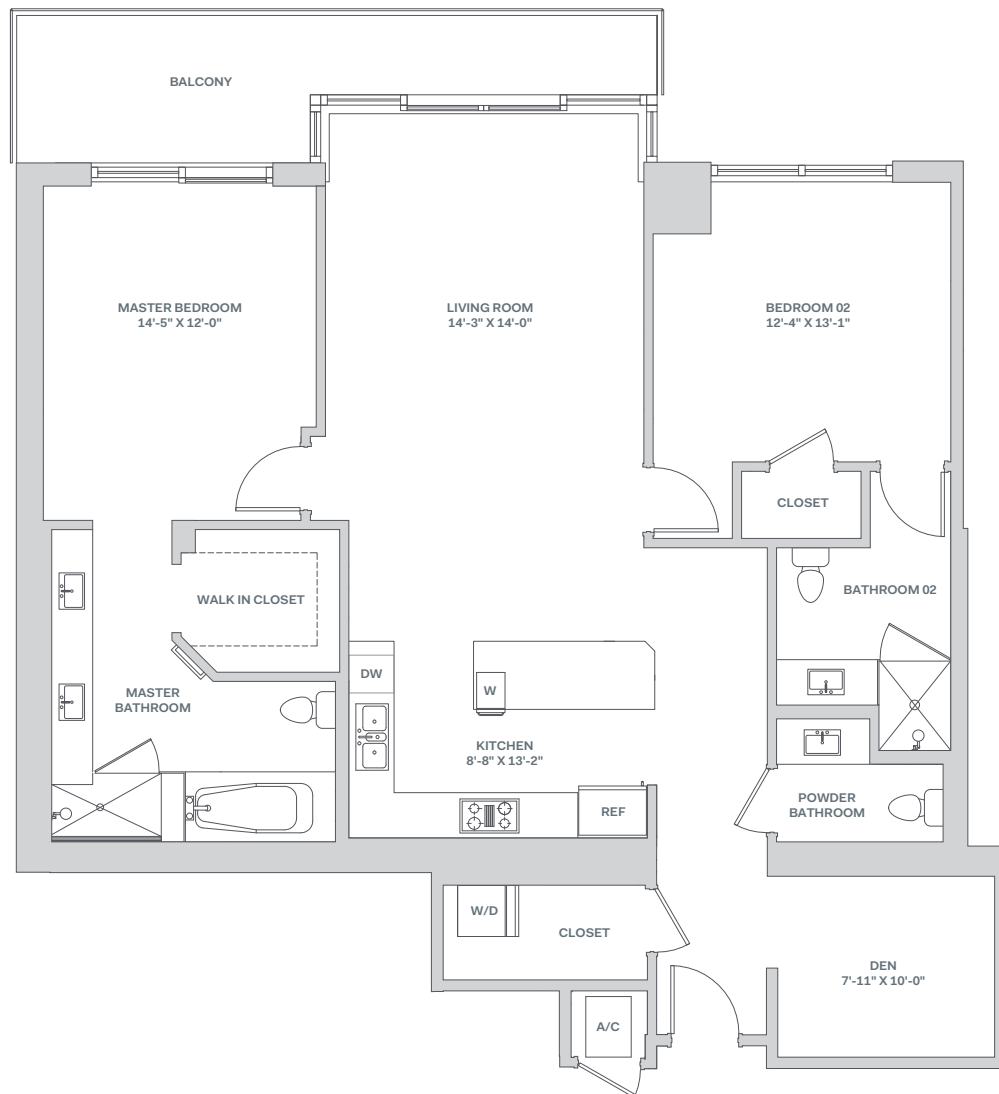
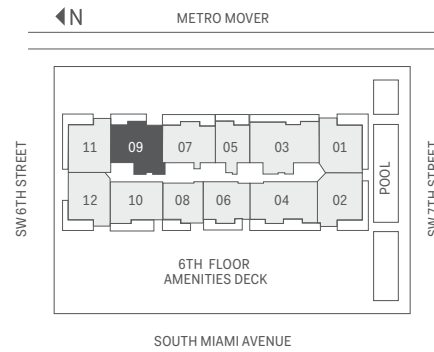


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09
LINE

2 BEDROOMS | 2.5 BATHROOMS | DEN
FLOORS: 8-12, 14-41

RESIDENCE (8-10)	1,500 sq. ft.	139 sq. mt.
RESIDENCE (11-12, 14-20)	1,490 sq. ft.	138 sq. mt.
RESIDENCE (21-32)	1,501 sq. ft.	139 sq. mt.
RESIDENCE (33-41)	1,526 sq. ft.	142 sq. mt.
BALCONY	84-306 sq. ft.	8-28 sq. mt.
TOTAL	1,585-1,807 sq. ft.	147-167 sq. mt.

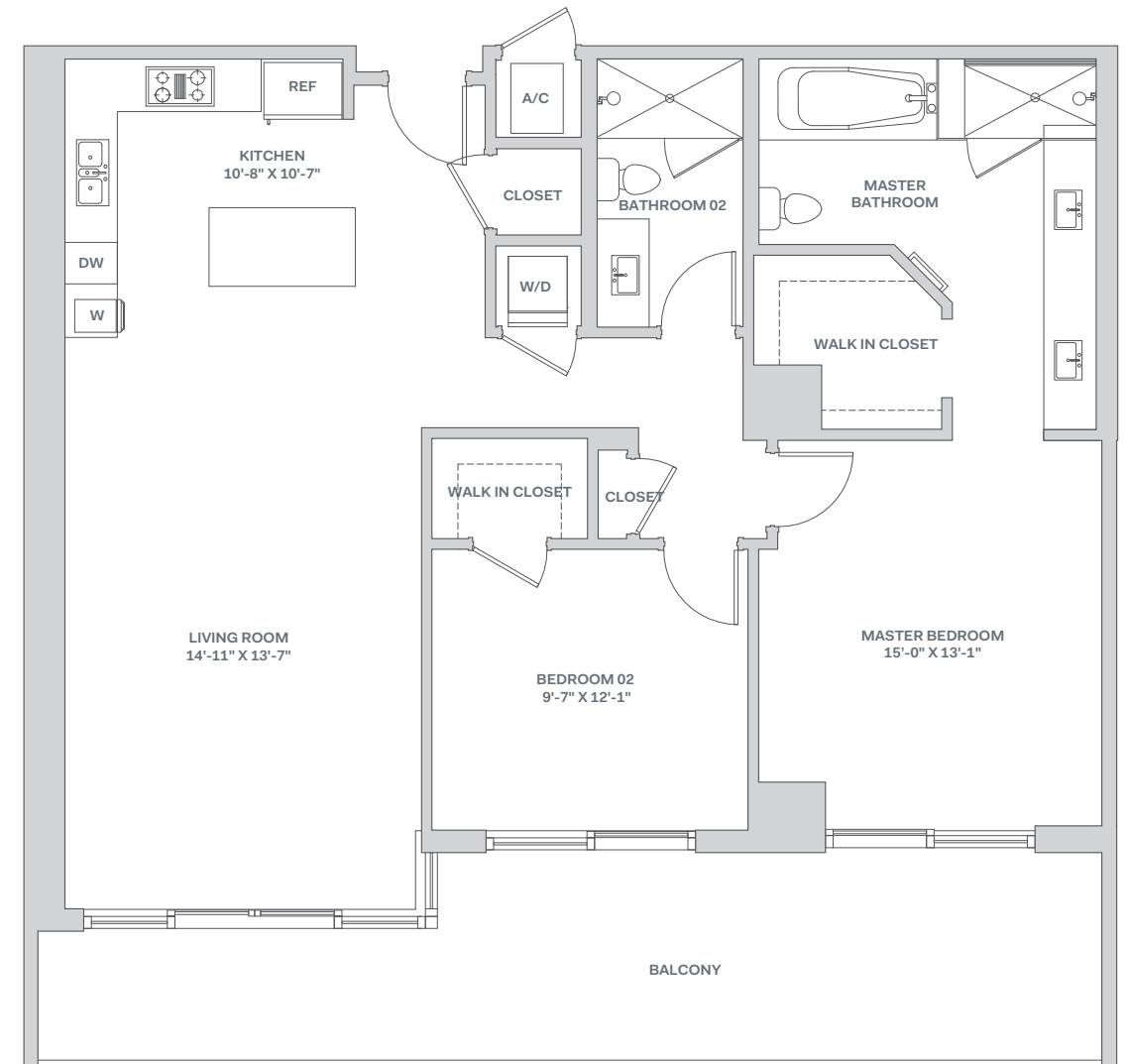
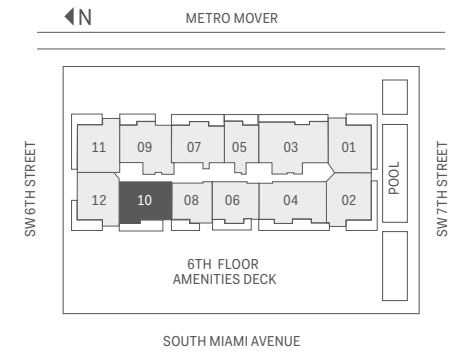


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10
LINE

2 BEDROOMS | 2 BATHROOMS
FLOORS: 8-12, 14-41

RESIDENCE (8-12, 14-20)	1,307 sq. ft.	121 sq. mt.
RESIDENCE (21-32)	1,317 sq. ft.	122 sq. mt.
RESIDENCE (33-41)	1,323 sq. ft.	123 sq. mt.
BALCONY	159-303 sq. ft.	15-28 sq. mt.
TOTAL	1,476-1,610 sq. ft.	137-149 sq. mt.



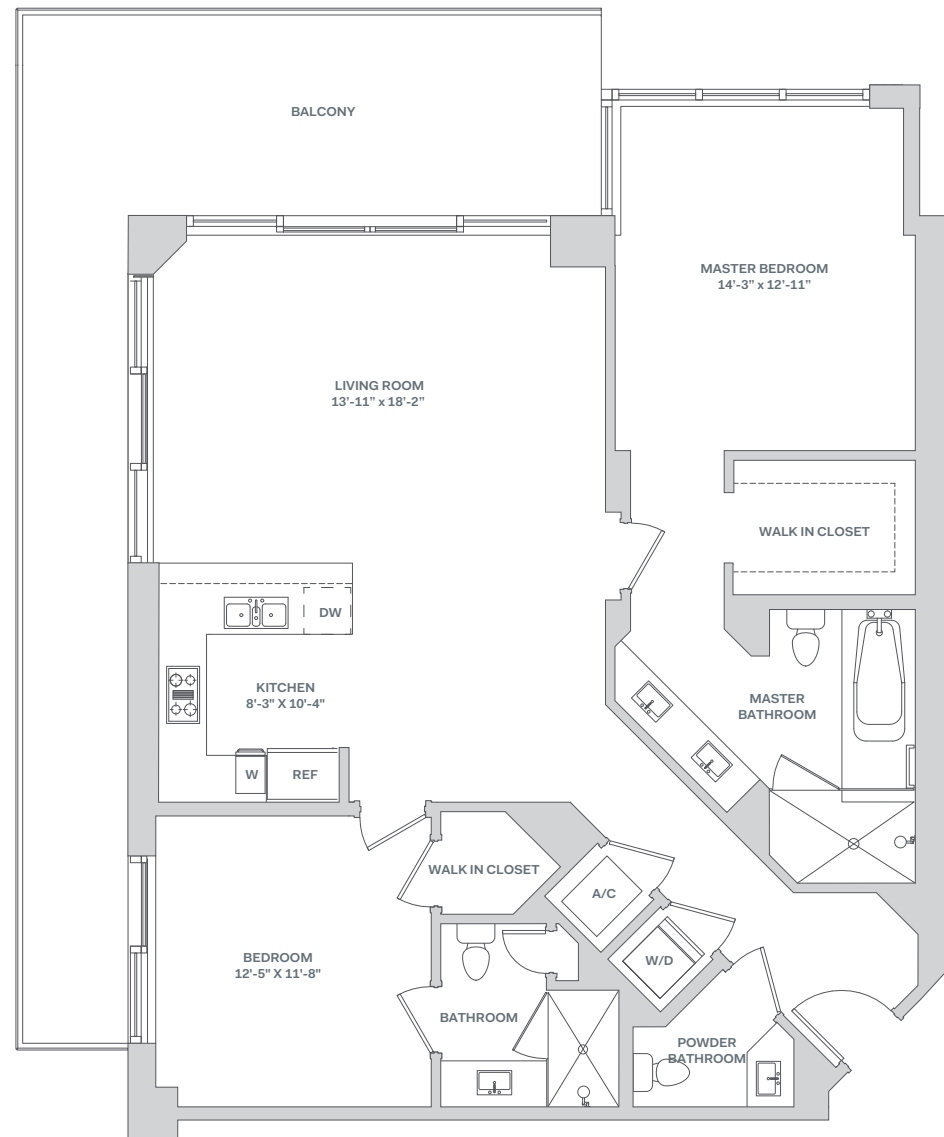
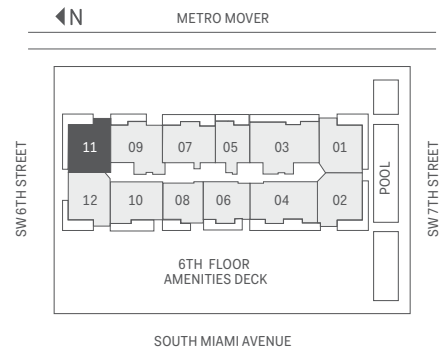
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building, and in fact vary from the dimensions that would be determined by 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 interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,193 square feet (levels 8-12, 14-20), 1,208 square feet (levels 21-32), and 1,219 square feet (levels 33-41). Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. The size and configuration of balconies and terraces varies throughout the building. The balcony depicted above is among the larger balconies and is not reflective of the actual size or configuration of the balcony for each unit of this unit type. For the actual size and configuration of the balcony for your unit, see Exhibit "2" to the Declaration of Condominium. See legal disclaimer on back cover.

11 LINE

2 BEDROOMS | 2.5 BATHROOMS

FLOORS: 7-12, 14-36

RESIDENCE (7-12, 14-20)	1,401 sq. ft.	130 sq. mt.
RESIDENCE (21-32)	1,391 sq. ft.	129 sq. mt.
RESIDENCE (33-36)	1,386 sq. ft.	128 sq. mt.
BALCONY	280-411 sq. ft.	26-38 sq. mt.
TOTAL	1,666-1,802 sq. ft.	154-167 sq. mt.



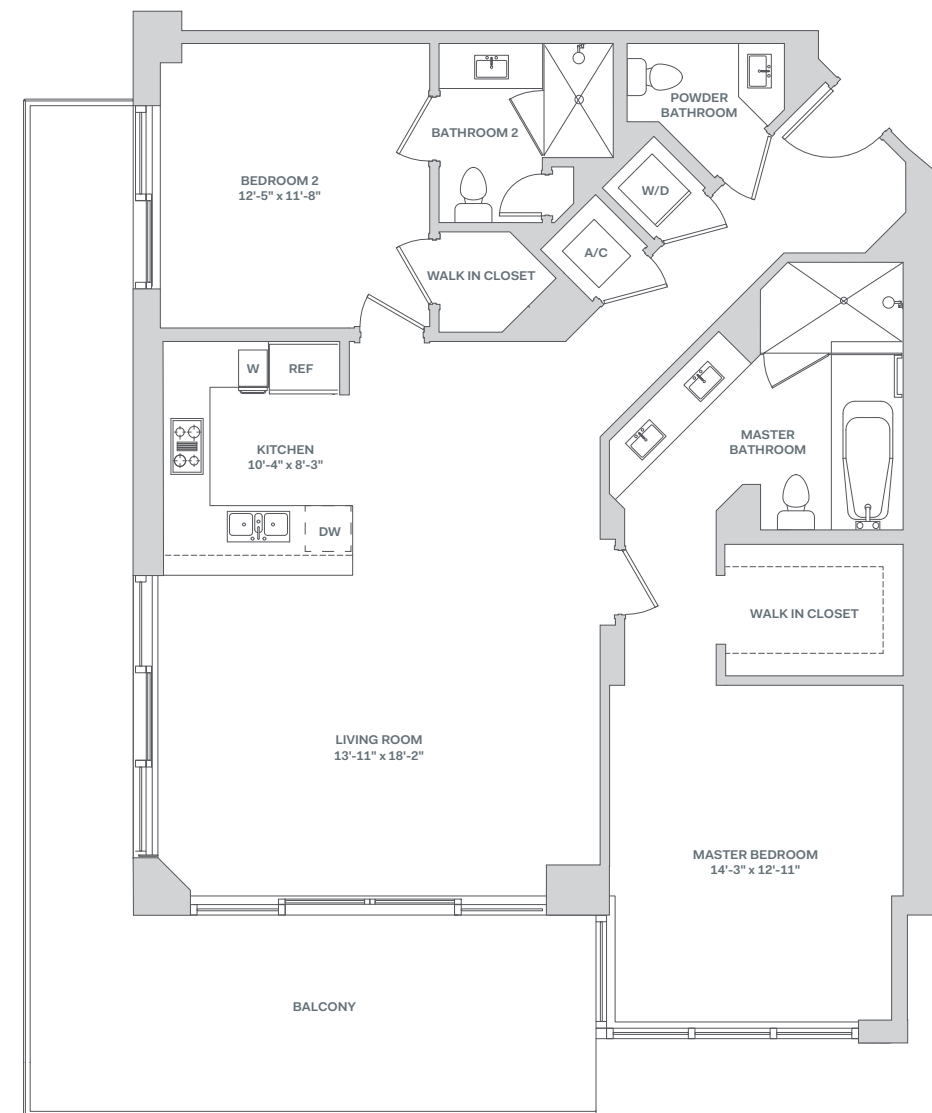
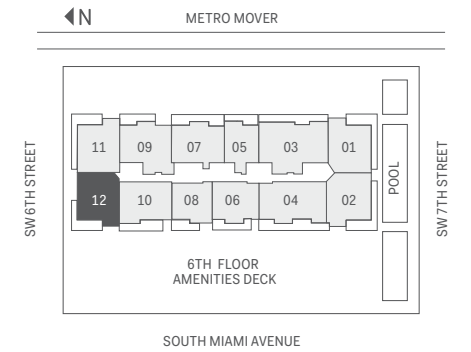
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12 LINE

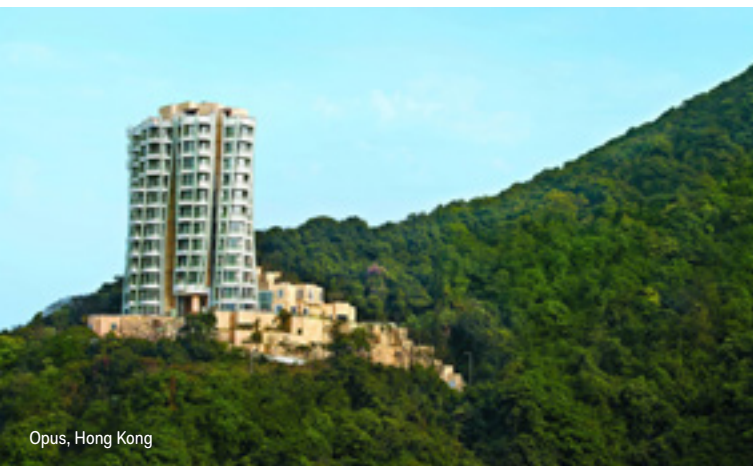
2 BEDROOMS | 2.5 BATHROOMS

FLOORS: 7-12, 14-36

RESIDENCE (7-12, 14-20)	1,400 sq. ft.	130 sq. mt.
RESIDENCE (21-32)	1,391 sq. ft.	129 sq. mt.
RESIDENCE (33-36)	1,385 sq. ft.	128 sq. mt.
BALCONY	280-411 sq. ft.	26-38 sq. mt.
TOTAL	1,665-1,802 sq. ft.	154-167 sq. mt.



Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls, including common elements such as structural walls and other interior structural components of the building, and in fact vary from the 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 interior structural components). For your reference, the area of the Unit, determined in accordance with those defined unit boundaries, is 1,265 square feet. Note that measurements of rooms set forth on this floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and may vary with actual construction, and all floor plans and development plans are subject to change. The size and configuration of balconies and terraces varies throughout the building. The balcony depicted above is among the larger balconies and is not reflective of the actual size or configuration of the balcony for each unit of this unit type. For the actual size and configuration of the balcony for your unit, see Exhibit "2" to the Declaration of Condominium. See legal disclaimer on back cover.



SWIRE PROPERTIES

Established in Hong Kong in 1972, Swire Properties Limited (Stock Code: 1972:HK) develops and manages world-class commercial, retail, hotel and residential properties — typically large-scale, mixed-use developments. The company was listed on the Main Board of the Stock Exchange of Hong Kong in 2012.

Central to our success are the scale and vision of our developments, which have, over the years, transformed the surrounding areas into vibrant business and residential neighborhoods.

Swire Properties has been developing in South Florida for over 30 years, and enjoys an enviable record of local business, civic and environmental achievements.

By combining well-honed local market knowledge with our parent company's two centuries of global experience, we're able to put formidable financial, design, and innovation resources behind each new project we undertake.

The benefits of this approach are evident in the industry-leading quality and forward thinking featured throughout our Miami development portfolio – from the master planned urban island sanctuary of Brickell Key to the Brickell City Centre project now underway and destined to redefine Miami's cosmopolitan center.

ARQUITECTONICA

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.

Today Arquitectonica has a practice across the United States directed from regional offices in Miami, New York and Los Angeles. Arquitectonica's international practice is supported by a European regional office in Paris; Asian regional offices in Hong Kong, Shanghai and Manila; the Middle East regional office in Dubai; and Latin American regional offices in Lima and São Paulo.

Arquitectonica's work spans several continents, from projects such as schools and universities, resorts and casinos, hotels, luxury condominium towers, retail centers and office buildings to specialized projects such as a U.S. Embassy, opera house/symphony halls, museums, courthouses, multipurpose arenas and convention centers, airports and transportation centers, television studios and several bank headquarters.

RICHARDSON SADEKI

Richardson Sadeki, an internationally recognized multi-disciplinary boutique design studio based in New York with satellite offices in Hong Kong and Miami, was founded in 1999 by Clarissa Richardson and Heidar Sadeki.

Focusing on hospitality and high-end residential projects, Richardson Sadeki's noteworthy portfolio includes Taikoo Place Apartments in Hong Kong, The Rittenhouse Hotel in Philadelphia as well as private residential commissions in Hong Kong. With an array of clientele including, Viceroy Hotels, Thompson Hotel Group, MGM Mirage and Bliss Spas, Richardson Sadeki has been featured in leading design publications including Interior Design, Vanity Fair, and New York Magazine.

By providing architectural, interior, graphic, and packaging design for clients seeking a unique end user experience, the studio draws its inspiration in art, pop culture and fashion.

PENTAGRAM

Pentagram is the world's largest independent design consultancy, with offices in London, New York, San Francisco, Austin and Berlin. Offering a range of multi-disciplinary design: architecture, interiors, products, identities, publications, exhibitions, websites, and digital installations, the firm is owned and operated by 19 partners, all of whom are leaders in their individual creative fields. With a portfolio including some of the world's most celebrated companies — Citibank, Saks Fifth Avenue, Tiffany & Co., Nike and United Airlines are among the organizations they serve. In addition to graphic design work, the firm works on architectural projects including the Harley-Davidson Museum, Alexander McQueen retail shops, Citibank interiors, along with a host of noted interior, retail, restaurant and exhibition projects.



OBTAIN THE PROPERTY REPORT REQUIRED BY THE FEDERAL LAW AND READ IT BEFORE SIGNING ANYTHING. NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY. 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. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of 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 and include artists' renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of 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. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. © 2014 BCC North Residential LLC. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement.

Brickell City Centre (and the individual buildings within it) will be constructed and will exist in an urban environment. There are a number of existing buildings and potential building sites that could affect the view and the living experience in your unit. Brickell City Centre does not control all of these potential building sites, and for some of the sites that Brickell City Centre controls, there are no final development or construction plans. Further, even for building sites where there are plans, the plans are subject to change. As a result, it is important to understand that there is no guarantee that you will have any particular view from your unit, or that the view that exists now (or at any time) will remain the same. Further, there is no guarantee that you will be unaffected by traffic congestion by construction within an urban environment and by construction noise during the construction of Brickell City Centre, or noise that exists in the urban environment, including but not limited to: vehicle and traffic noise (including loading and unloading of trucks); construction noise from other buildings or building sites; sirens; noise from festivals or other gatherings; loud music; mechanical noise from your building or nearby structure; and/or aircraft noise. The Condominium is a component of the integrated Brickell City Centre, which includes, or is intended to include (without creating any obligation) a hotel, other residential components, retail areas, office buildings and certain shared infrastructure. To the extent that restaurants and other business establishments and/or any operators of same are referenced herein, all are subject to change and/or elimination at any time, and no representations regarding same may be relied upon.