

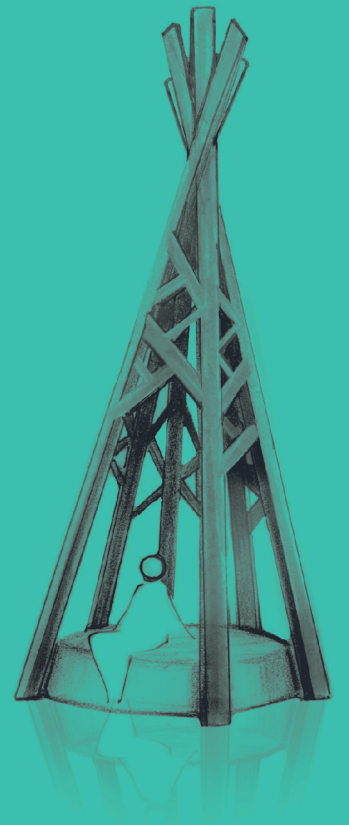
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# Urban Utopia



CENTRO  
LOFT LIVING REDESIGNED

Brought to life by forward-thinking Newgard Development Group to fulfill its vision of a new standard of urban living, Centro is a groundbreaking fusion of raw industrial design, innovative loft spaces and limitless accessibility to everything the city has to offer. In collaboration with Yves Behar the award-winning San Francisco-based creative genius behind fuseproject, Centro will redefine the future of downtown living for a whole new generation. This is Centro.



## Newgard

Newgard Development Group has spent 15 years redefining the South Florida skyline. Founded by Harvey Hernandez, the Newgard team brings more than 40 years of combined experience in the design and development of innovative luxury projects in desirable, centrally located neighborhoods – all centered around a pedestrian-oriented lifestyle and cutting-edge amenities. Newgard's forward-thinking designs reflect a commitment to modern, relevant architecture and the signature attitude and lifestyle of residents. By focusing on the unique qualities of each individual project, Newgard ensures superior quality with exacting attention to detail, exceptional finishes and timely completion, every time.

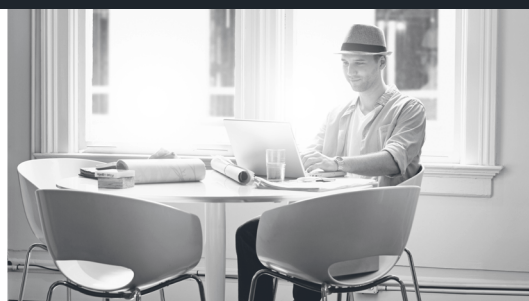
Newgard's recent projects of note include BrickellHouse and Solaris in Brickell, Gallery Art in the Miami Arts District and City Palms in Downtown West Palm Beach.

[newgardgroup.com](http://newgardgroup.com)

## fuseproject

Fuseproject is an award-winning San Francisco based design agency. Founded by Yves Behar in 1999, the studio provides the full scope of ground-breaking design services including industrial design, branding, UI and UX across a wide array of industries. They are renowned for work with for-profit as well as non-profit partners in fields as diverse as technology, fashion, furniture and consumer goods. Behar believes that design should be a force for positive social and environmental change and from this unique vantage point the studio takes a long-term strategic approach to developing and enhancing brands. The studio's work has been internationally recognized by museums and is in the permanent collections of the MoMA, SFMoMA, Art Institute of Chicago, Victoria & Albert Museum, Cooper Hewitt and Centre Pompidou amongst others.

[fuseproject.com](http://fuseproject.com)



## Feel the Street. *At Your Feet.*

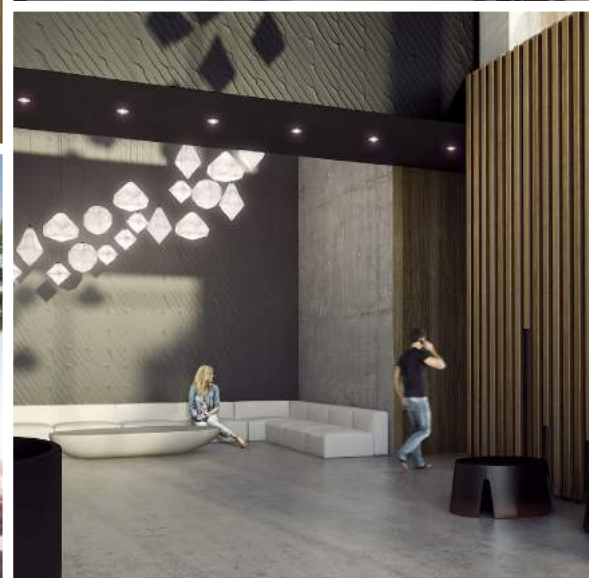
Welcome to the Core of Downtown Life. At the center of all life is a place from which all energy flows. In the heart of downtown Miami's cultural and commercial district, this is **Centro** - the new urban address inspired by today's modern lifestyles. Smart and sleek. Lofty and livable. Inviting and exclusive. The Centro experience takes cosmopolitan city dwelling to street level.

With downtown at your feet, life moves beyond the commute. Drive time is replaced with walk time. When you live at the epicenter of a vibrant downtown, you can walk in any direction and find places to explore, shop, dance, work, lounge, drink, or eat. And, when you do need to leave your urban enclave, public transportation is conveniently nearby, or you can head downstairs to the car2go hub and electric bike rental rack and off you'll go. The sand, surf, and whole of Miami are all just minutes away.

*The Miami downtown lifestyle has evolved.  
The future is Centro.*

# CENTRO

LOFT LIVING REDESIGNED



## Comfort. Convenience. Connection.

Centro stands as proof that you truly can have it all. Location, style, quality, and value are all hallmarks of life in our city center.

Step outside your door and find yourself in Miami's jewelry district, steps from courthouses, and only blocks from the Riverfront, Biscayne Bay, and Arts and Sporting Venues. Inside, explore a world that revolves around your complete convenience. Common spaces are welcoming, with finishes that echo downtown's edge while still delivering Miami's signature atmosphere. Sunbathe alongside the rooftop pool, or interface with your fellow Centro residents at the rooftop E-Lounge.

When the world is placed at your feet, everything else seems effortless. Centro's thoughtful amenities provide upscale appeal while loft-style interiors offer a chance at life without limits. Open-concept floor plans allow you the freedom to arrange your space your own way, with minimal walls between you, your guests, and your views of the city. Floor-to-ceiling windows create a seamless connection with the energy of downtown, while quality materials like Italian cabinetry and fixtures redefine its image.

## Centro Unique Characteristics

- Inspiration by Yves Behar of fuseproject
- True downtown living
- Sustainable by design
- Anchor restaurant
- First dedicated car2go hub in Miami
- One block away to new Whole Foods Market and movie theater
- Pet friendly

## Building Amenities

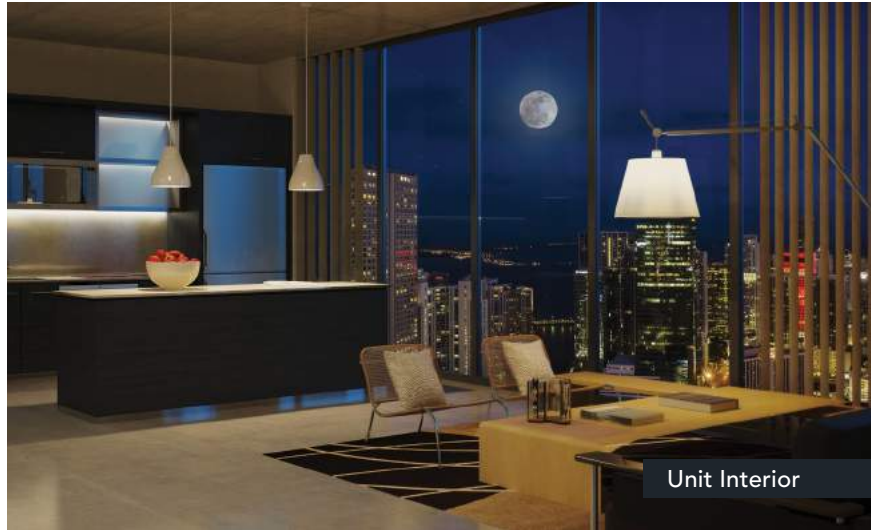
- Triple-height lobby entrance
- 24-Hour reception desk
- Secured key-fob entry access
- Full-service valet parking
- Ground-floor anchor restaurant and retail space
- High-speed controlled elevators
- Exclusive outdoor pet area with secure, access controlled entry and exit
- Two-Story Penthouse Recreation Area
  - Health Club & Spa
  - Residents Lounge and Social Room
  - Pool with 360° Views
  - Skyline Lounge
  - E-Lounge

## Unit Features

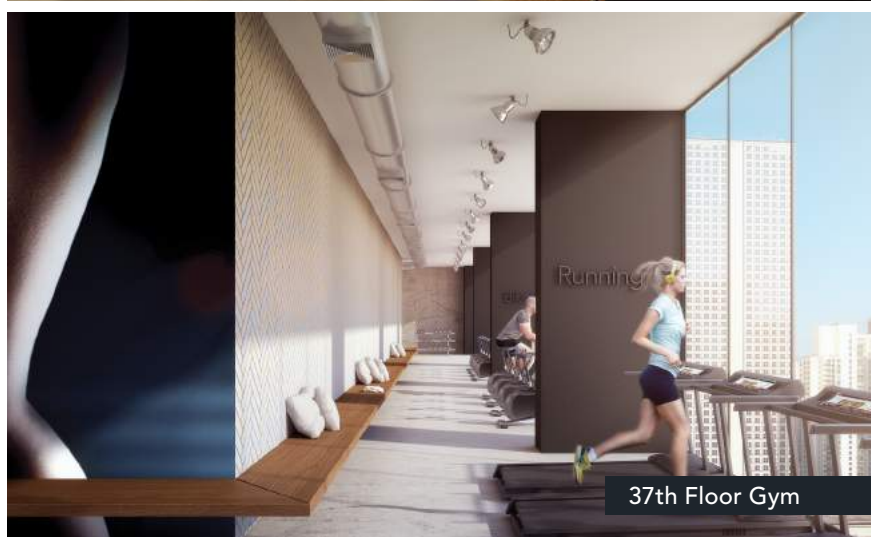
- Dramatic 10-foot exposed elevated ceilings in residences
- Energy-efficient, sound-reducing windows
- Oversized closets
- Custom kitchen and bathroom fixtures with modern style
- Stainless-steel, energy-smart appliances
- Italian kitchen & bathroom cabinetry
- Separate showers and soaking tubs in select units
- Modern light fixtures
- High-efficiency air conditioning units
- Floor-to-ceiling windows
- Finished concrete flooring
- Imported stone countertops and backsplashes
- Custom finished floors and walls in wet area



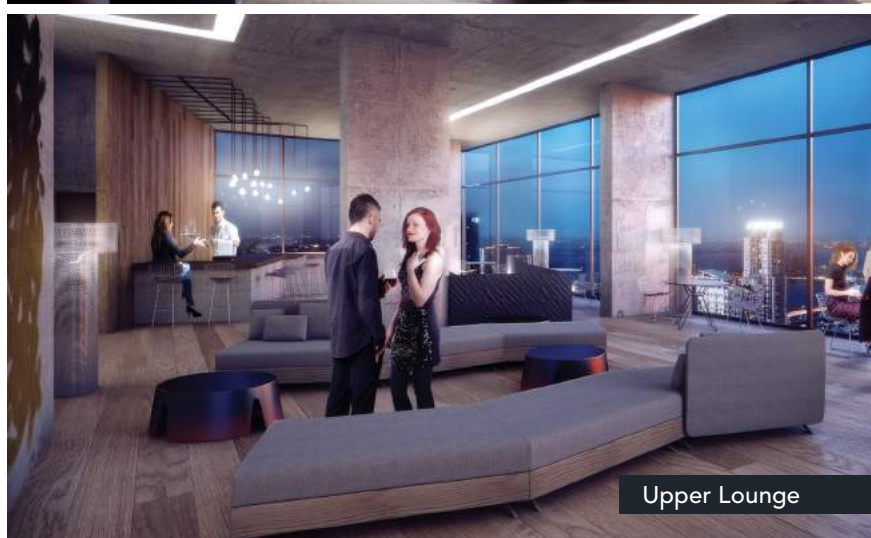
Rooftop Pool



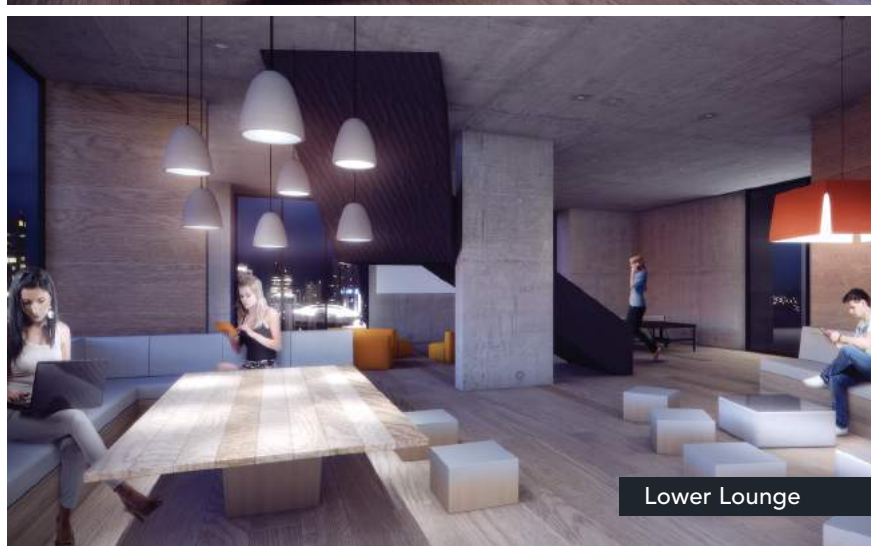
Unit Interior



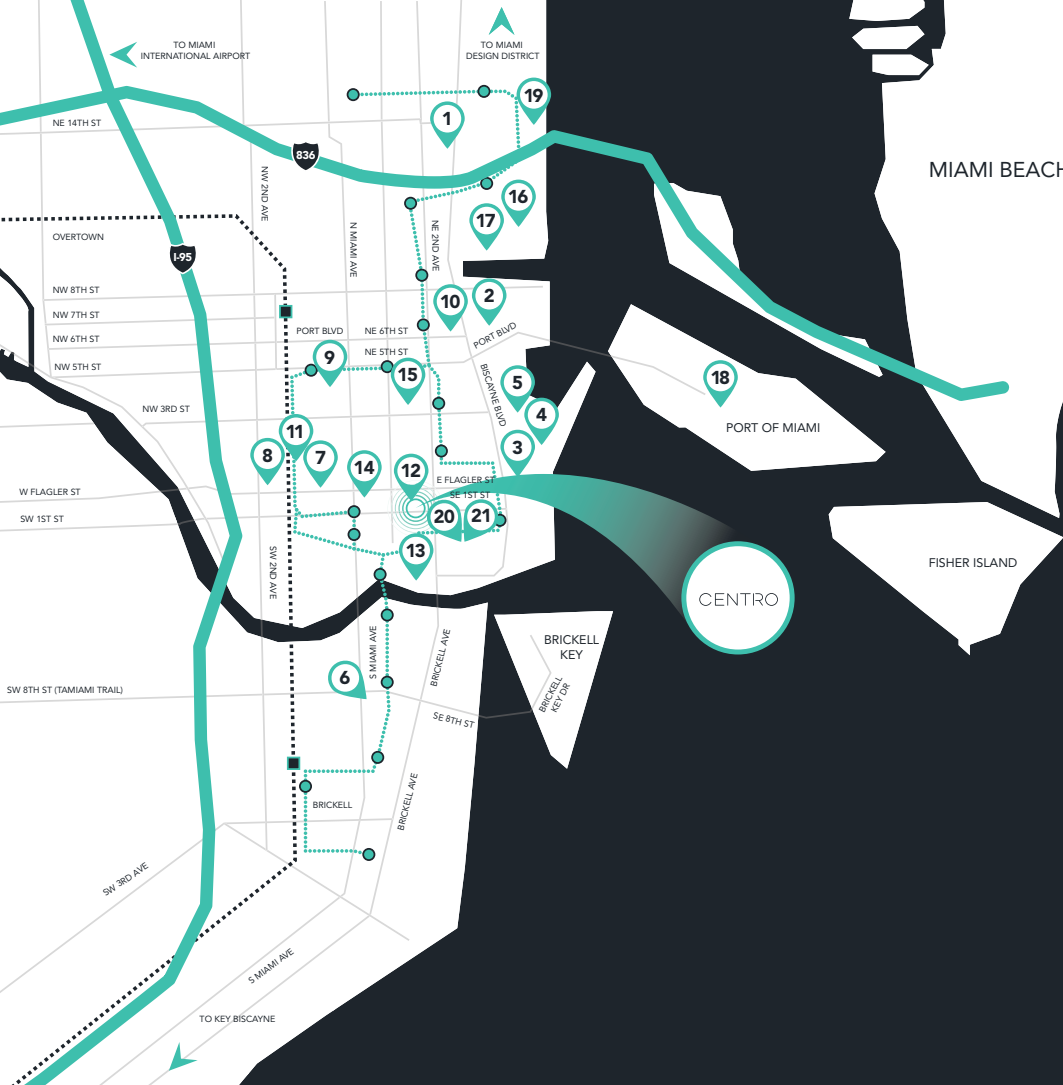
37th Floor Gym



Upper Lounge



Lower Lounge



# Points of Interest

1. Adrienne Arsht Performing Arts Center
  2. American Airlines Arena
  3. Bayfront Park
  4. Bayfront Amphitheater
  5. Bayside Marketplace
  6. Brickell CityCentre (Under Construction, 2015)
  7. Dade County Courthouse
  8. Dade County Main Library
  9. Federal Courthouse
  10. Freedom Tower
  11. Government Center
  12. Gusman Theatre
  13. James L. Knight Center
  14. Macy's
  15. Miami Dade Community College
  16. Museum Park/Frost Museum of Science
  17. Perez Art Museum
  18. Port of Miami
  19. Resorts World (Coming Soon)
  20. Silverspot Cinema (Coming Soon)
  21. Whole Foods Market
- Inner/Outer Metro Mover lines  
 Metro Rail lines

the **sieger suarez**  
architectural partnership, inc.



The Sieger Suarez Architectural Partnership has built a distinguished 30-year reputation for award-winning, design-forward architecture with a distinct eye for innovation. Among its wide spectrum of project experience, encompassing over ten billion dollars' worth of residential real estate, Sieger Suarez has been responsible for the design of many of South Florida's most prestigious, successful and award-winning projects –including BrickellHouse, The St. Regis Bal Harbour, Apogee in South Beach and Trump International Sonesta Beach Resort in Sunny Isles.

siegersuarez.com

Established in 1986 and headquartered in New York City, Plaza Construction provides construction management, general contracting, and project consulting services nationally with offices located in Miami, Los Angeles, and Washington, DC. As an industry leader in sustainability, Plaza has executed more than \$4 billion of LEED rated projects, and in the past six years, the company's revenues have averaged almost \$1 billion annually.

Plazaconstruction.com



## CENTRO

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Another Forward Thinking Development by **Newgard**

In Collaboration with



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