

IT ALL
STARTS
HERE

501
FIRST
RESIDENCES



PIONEERS, TRENDSETTERS,
CREATIVE MINDS, FREE
THINKERS, INNOVATORS –
THEY ALL HAVE ONE THING
IN COMMON – THEY KNOW
WHAT IT MEANS TO BE FIRST.

WELCOME TO 501 FIRST.

501
FIRST
RESIDENCES

501 NE 1st Ave.
Miami



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.



WHERE YOU
WANT TO BE.
THE CENTER OF
ART, CULTURE AND
ENTERTAINMENT.

With critically acclaimed institutions around the corner, such as the Perez Art Museum, Frost Museum of Science, FTX Arena, Adrienne Arsht Center, and Miami Worldcenter, you're surrounded by an ever growing community of vibrant art, culture and entertainment. There is simply no better place to be than at the heart of the city.



MIAMI INTERNATIONAL AIRPORT

MIA now offers more flights to Latin America and the Caribbean than any other U.S. airport, is America's third-busiest airport for international passengers, boasts a lineup over 100 air carriers, and is the top U.S. airport for international freight. MIA is also the leading economic engine for Miami-Dade County and the state of Florida, generating business revenue of \$31.9 billion annually and representing 60 percent of all international visitors to Florida.

+46M
ANNUAL PASSENGERS



MIAMI CRUISE PORT

Recognized globally as the "Cruise Capital of the World" PortMiami is the world's leading cruise port with over 23 cruise brands, PortMiami is the departure destination of choice for cruises to the Bahamas, the Caribbean, Mexico and beyond. Global Gateway for Cargo located at the crossroads of north-south and east-west trade lanes, PortMiami links world markets with the United States.

+6.5M
ANNUAL PASSENGERS



PEREZ ART MUSEUM

Pérez Art Museum Miami (PAMM) is a modern and contemporary art museum dedicated to collecting and exhibiting international art of the 20th and 21st centuries. Exhibitions highlight Miami's diverse community and pivotal geographic location at the crossroads of the Americas.

+250K
ANNUAL VISITORS



FROST MUSEUM OF SCIENCE

One of the only institutions worldwide boasting both a state-of-the-art planetarium and cutting-edge aquarium, the 250,000-square-foot facility sits on four acres of land overlooking Biscayne Bay surrounded by Downtown Miami's dazzling skyline.

+250K
ANNUAL VISITORS



MIAMI WORLD CENTER

Occupying nearly 30 acres in the heart of downtown Miami, Miami Worldcenter is the biggest mixed-use development in the U.S. after New York's Hudson Yards. The ten-block project will include world-class retail, hospitality and residential uses in the center of Miami's urban core. All told, the project is expected to account for \$3 billion in new investment within downtown Miami.

\$3B
DOWNTOWN MIAMI NEW INVESTMENT



FTX ARENA

FTX Arena, home to the Miami Heat, is an international, versatile venue in a vibrant waterfront setting. Located in the center of booming Downtown Miami and the Entertainment District, FTX Arena hosts 80+ non-basketball events each year. Including A-list concerts, family shows, sporting events, National Conferences, and more.

2M
ANNUAL VISITORS



MUSEUM PARK

Museum Park is host to many large-scale events as the park can hold around 45,000 people. Museum Park underwent a renovation, the \$10 million revamp included a new baywalk and a promenade from Biscayne Boulevard to Biscayne Bay that provides pedestrian access to the museums and wonderful views of the bay.

1M
ANNUAL VISITORS



MIAMI I-395

Enhancements along I-395 are from the SR 836/I-95/I-395 (Midtown) Interchange to the MacArthur Causeway, approximately 1.4 miles long. The project will completely reconstruct the existing facility and create a signature bridge that will span 1,025 feet over NE 2 Avenue and SR5/Biscayne Boulevard, redefining the Miami skyline with its six sweeping arches.

1.4M
MILES LONG



MIAMI BAYLINK

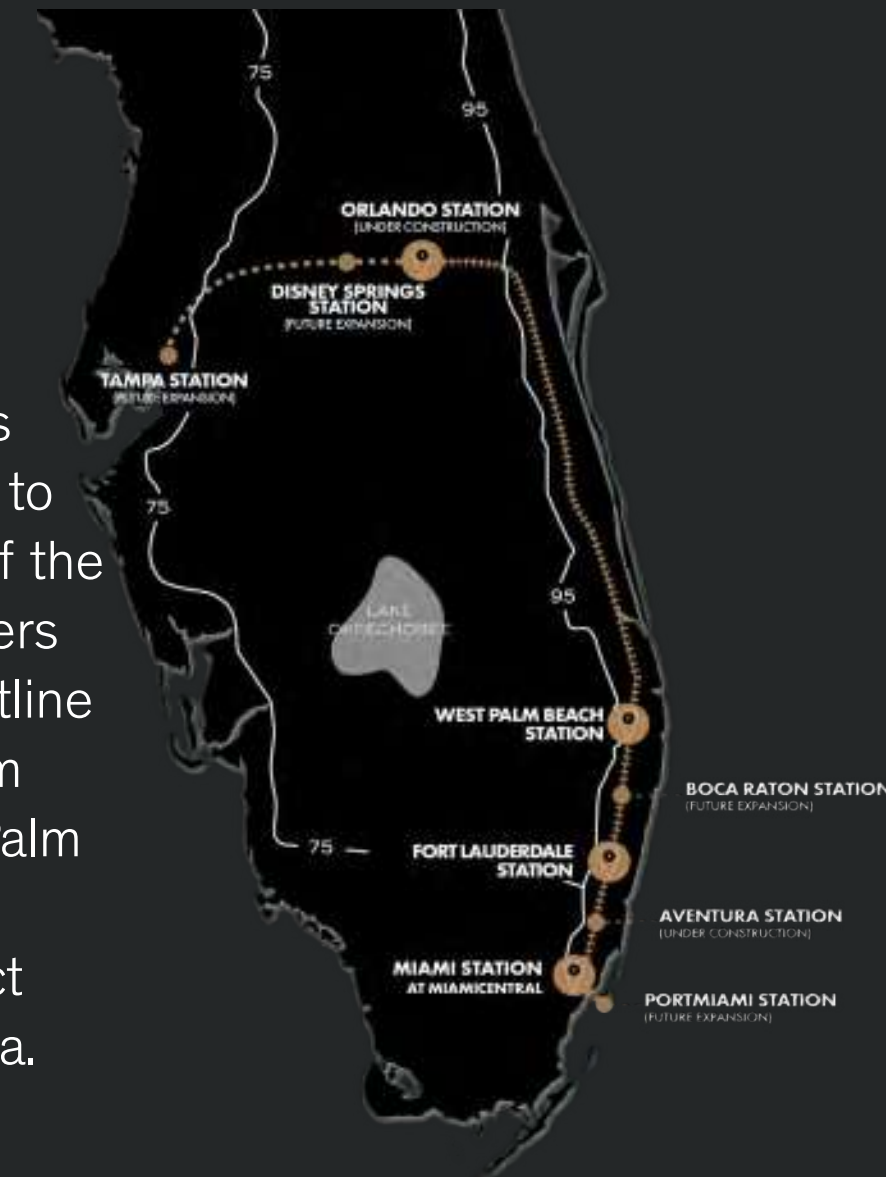
Actively promote greater connectivity between Downtown Miami and the City of Miami Beach attractions through Baylink, bus rapid transit (BRT) and water taxis. Expand Metrorail service to connect Downtown Miami to Miami International Airport and other major Miami attractions, such as the Miami Marlins Ballpark and Florida International University.

2026
EXPECTED COMPLETION



BRIGHTLINE TRAIN

Brightline high-speed rail service is designed to connect South Florida to Central Florida while taking cars off the road and offering millions of travelers an eco-friendly way to move. Brightline currently connects passengers from Miami, Fort Lauderdale and West Palm Beach and in 2022 will connect to Orlando with a later goal to connect Orlando to Disney World and Tampa.



+10M
PROJECTED ANNUAL VISITORS

SOARING GLOBAL APPEAL



With its magnetic appeal, Miami has always served as a haven for those seeking both adventure and relaxation. Now with its thriving tech community and growing cache of innovative start-ups, Miami is quickly becoming a global hub for businesses that are making a mark. This unique dynamic of global business in an unmatched setting makes Miami the ultimate global destination.



YOU'RE ONLY
MINUTES AWAY
FROM EVERYWHERE
YOU WANT TO BE.



501
FIRST
RESIDENCES

- 1 Perez Art Museum Miami
- 2 Frost Museum Of Science
- 3 Museum Park
- 4 Miami Worldcenter
- 5 Marriott Marquis Convention Centre
- 6 MiamiCentral
- 7 Brickell City Centre
- 8 Whole Foods
- 9 Olympia Theater
- 10 Bayside Marketplace
- 11 Bayfront Park Amphitheater
- 12 FTX Arena (Home to the Miami Heat)
- 13 Adrienne Arsht Center
- 14 Yoga In The Park
- 15 Brightline Rail Station
- 16 Miami Dade College
- 17 Skyviews Miami Observation Wheel
-  Metromover Stations
-  Citibike Stations



ARTIST CONCEPTUAL RENDERING. DEVELOPER MAY CHANGE WITHOUT NOTICE.

BUILDING OVERVIEW

THE TEAM

Developer	Aria Development Group
Architecture	Revuelta Architecture International
Designer	Shim Projects

RESIDENTIAL MIX

448 Residences	Levels 4 - 36
Studio	385 - 458 SF
1 Bedroom	550 - 606 SF
2 Bedroom	835 SF

THE DETAILS

40-Story Tower
No Rental Restrictions

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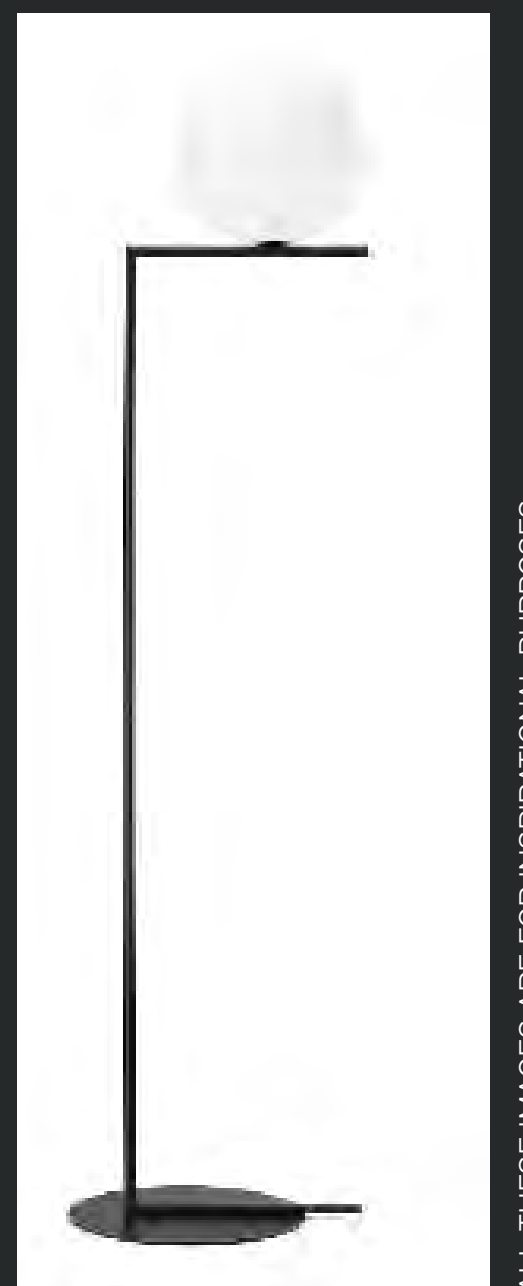
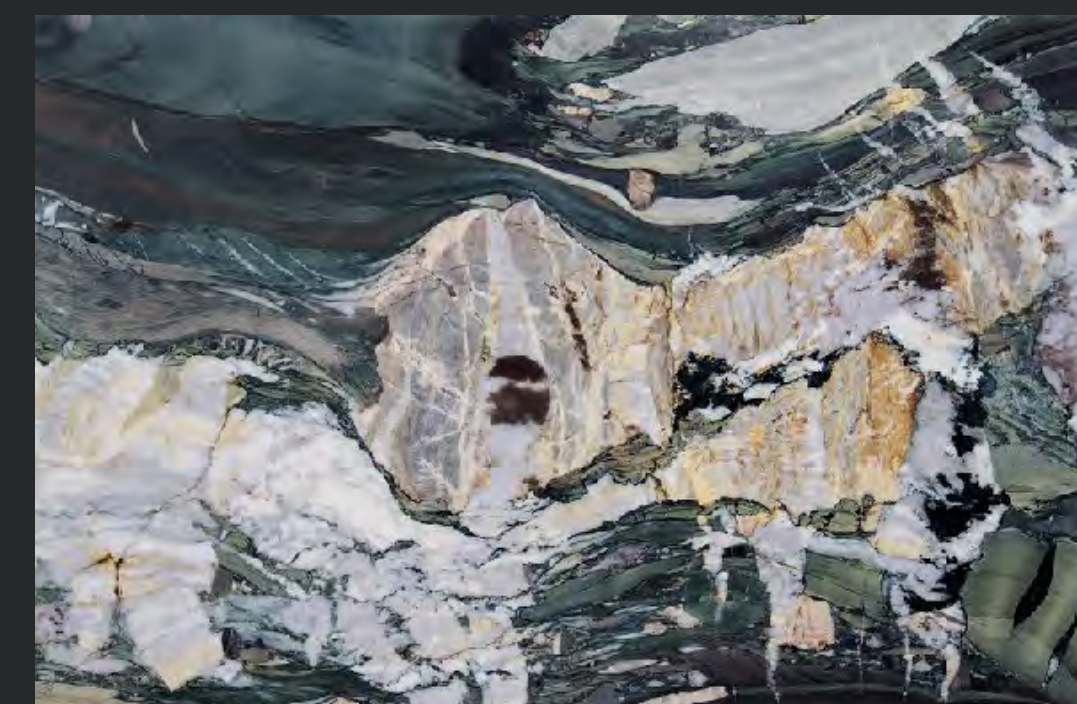
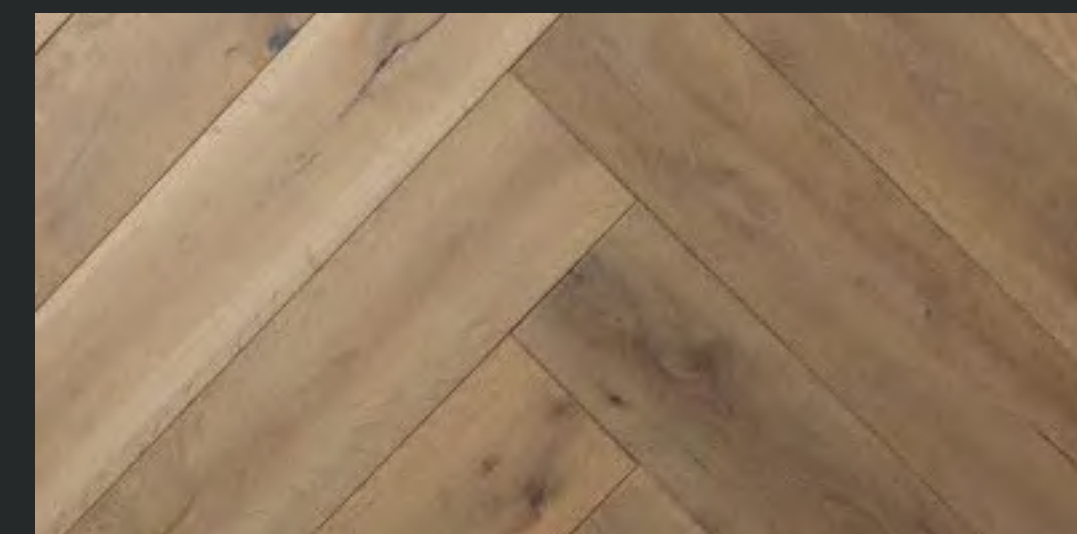
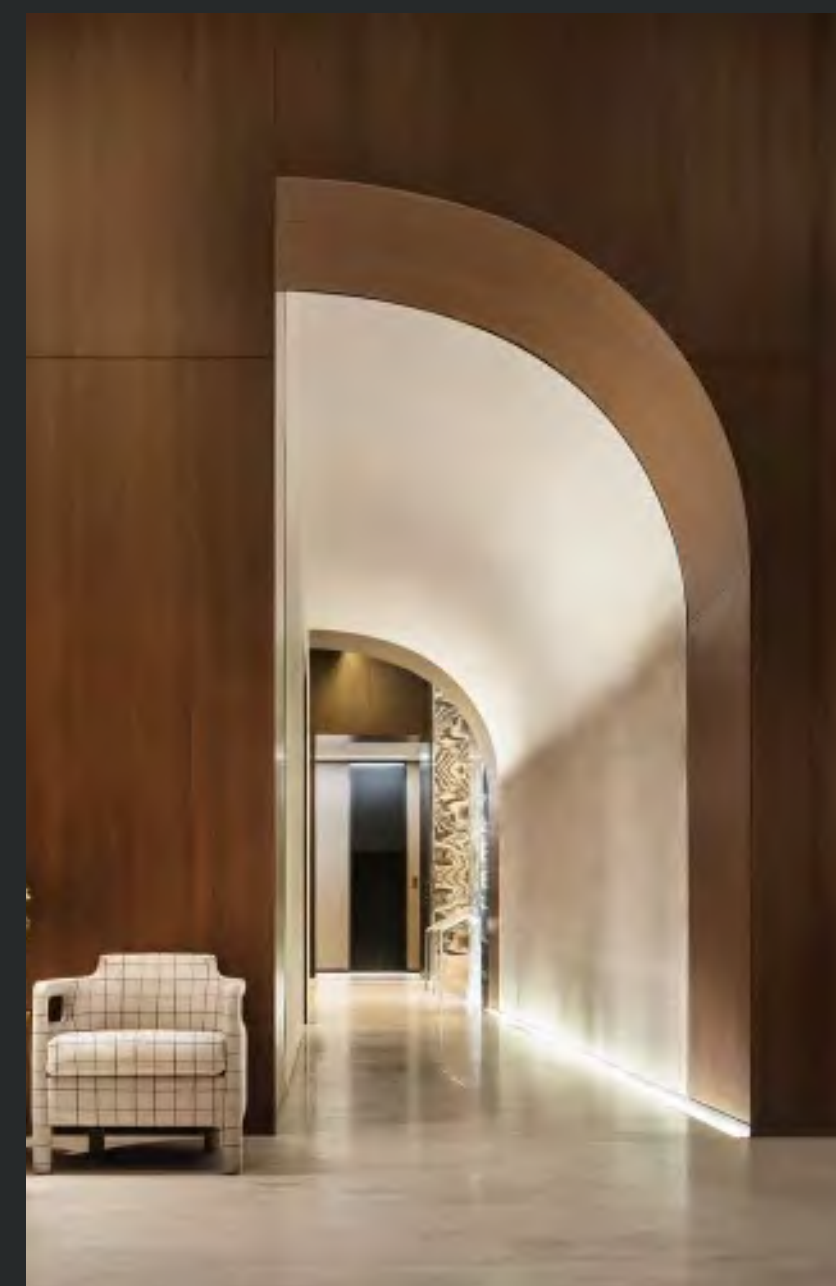
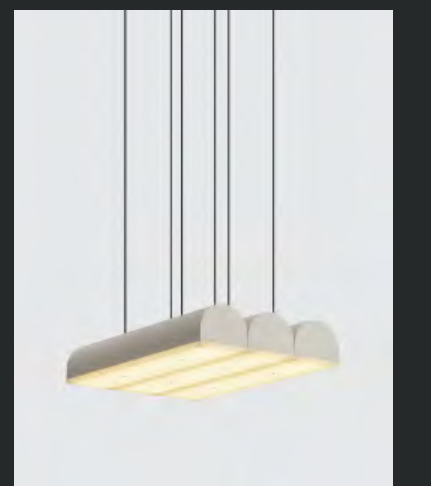
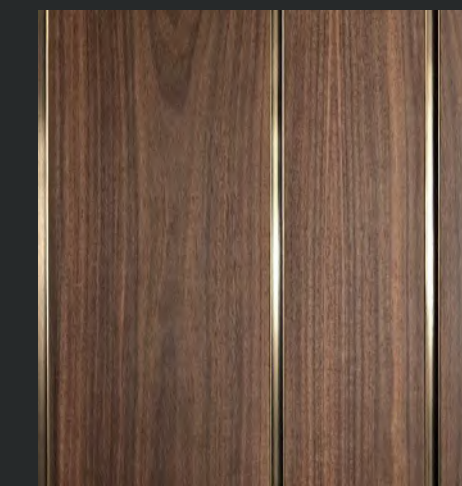


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Miami

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THE ENTRANCE

- + Elegant porte-cochère with 24/7 valet service upon entry
- + Mid-century, modern-inspired interior finishes and furniture in residential lobby with 25' ceiling heights
- + Ground level food and beverage concept
- + Secure bicycle storage in enclosed and air-conditioned space
- + Centrally-located personal storage for all owners





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FOOD & BEVERAGE

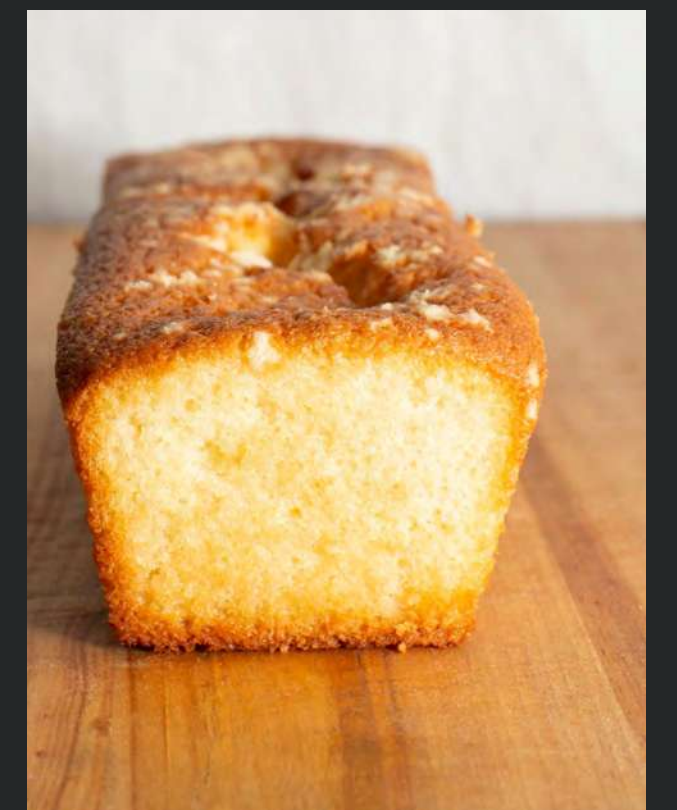
Ground floor bistro and bar helmed by GPG Hospitality, one of New York City's premier restaurateurs. They are dedicated to providing extraordinary hospitality through fresh, delicious food and superior service. GPG Hospitality currently manages:

Breads Bakery
Nur
Lamalo
The A.R.T. NoMad - rooftop bar
Stretch Pizza

"Best of NY chocolate babka" by *New York Magazine*
One of the "10 awesome new bakeries in NYC" by *Eater*
One of "New York's Chicest Bakeries" by *Harper's Bazaar*
25 Bakeries Around The World You Have To See Before You Die

As seen in:

- + The New York Times
- + Grub Street
- + Gothamist
- + The Infatuation
- + Eater NY,
- + Today Show
- + Wall Street Journal

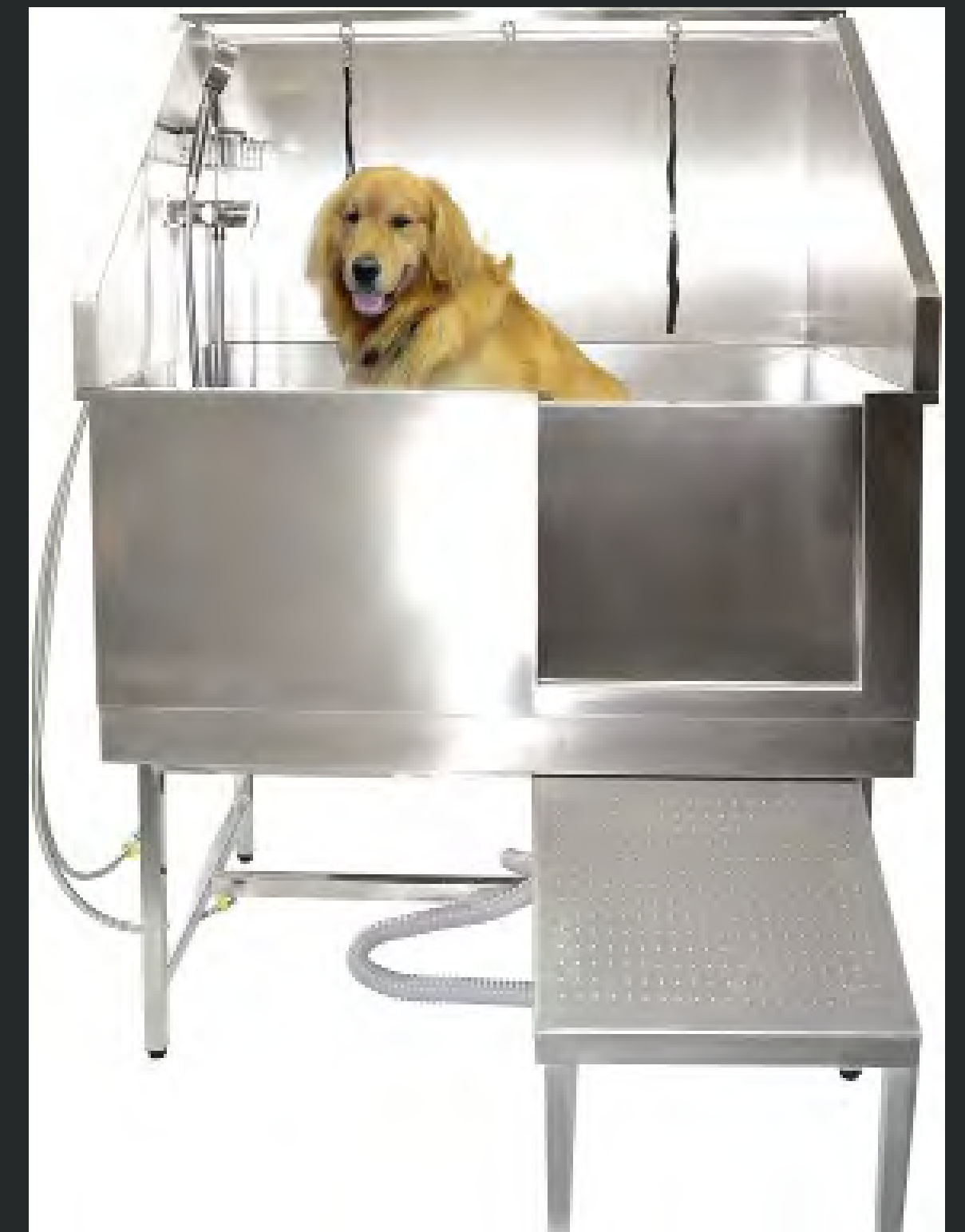




LEVEL 2 AMENITIES

The place to meet your new neighbors.

- + Private Workspace
- + Pet Lounge - pet bath station to cater to furry residents
- + Mail room
- + Management Offices
- + Luxer One Package Room featuring a tech-forward, contactless digital package delivery system, cold storage and dry-cleaning service



PRIVATE WORKSPACE

Partnering with a NY/LA based workspace concept that creates private work and social spaces for creators, innovators and thought leaders to gather and connect. Reimagining the ideal environment for creative potential and progress with timeless design, thought-provoking cultural experiences, and elevated hospitality.



VERDE THE ROOFTOP

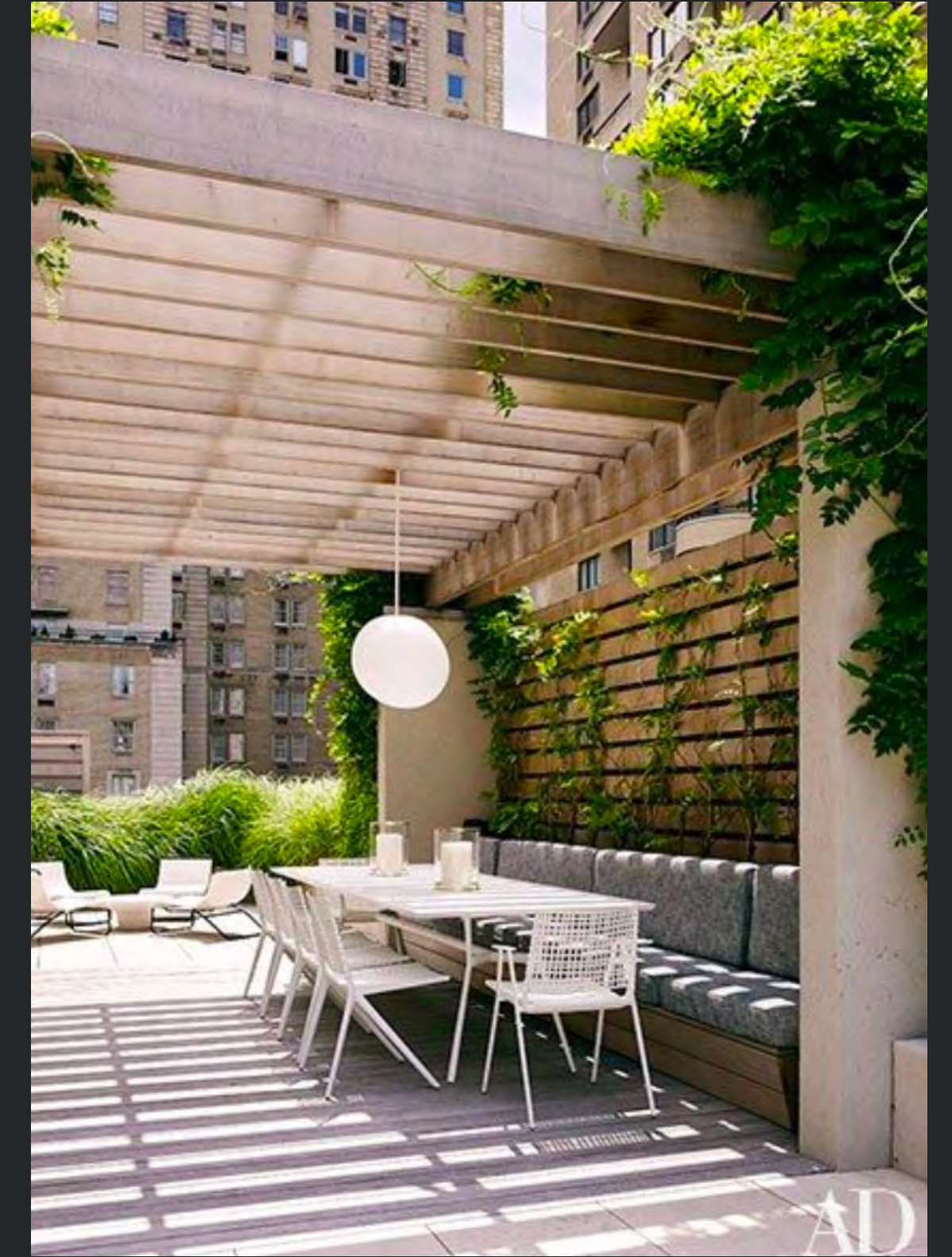
Two level, double-height amenity area
encompassing over 20,000 SF of interior and
exterior recreational uses featuring 360-views.



ROOFTOP POOL DECK

First-of-its-kind rooftop deck:

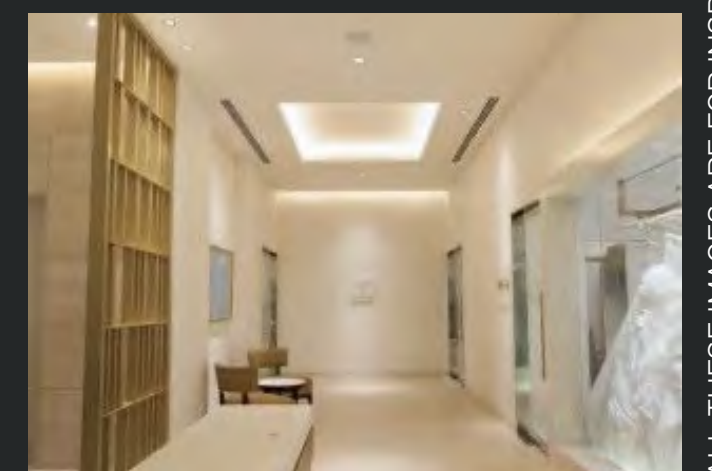
- + 75-foot resort-style lap pool
- + Hot hydrotherapy bath
- + North-facing private rooftop movie theatre experience
- + Grill & Chill on the Sunrise and Sunset Decks
- + Outdoor Game Lawn



VIP LIVING ROOM

Amenity space dedicated to your social life, including:

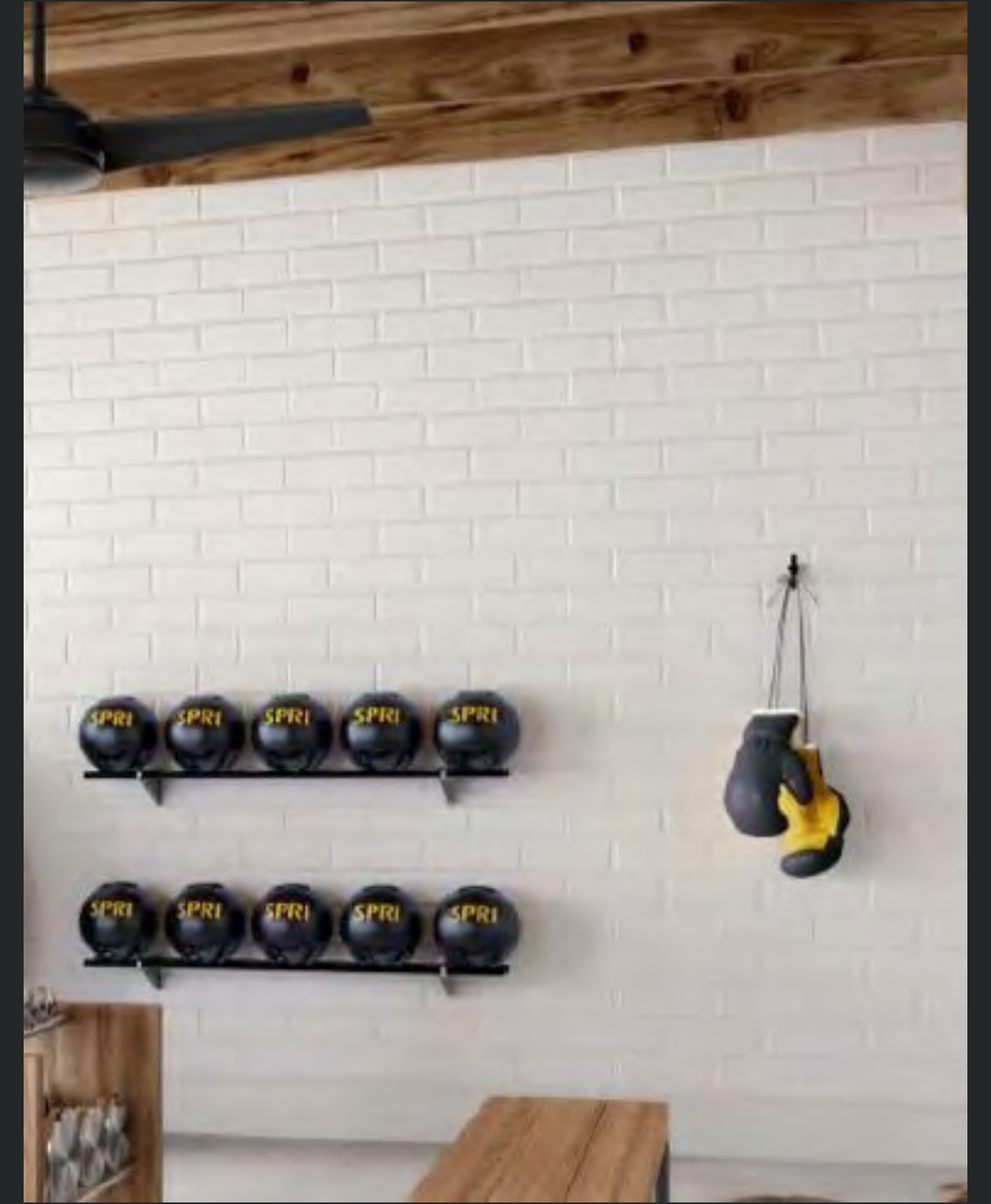
- + Private club suite with game tables
- + Entertainment chef's kitchen
- + Media Room & Library with expansive cultural offerings
- + Greenhouse, an urban oasis featuring soothing greenery and plants year-round to relax and unwind at your leisure



INDOOR/ OUTDOOR WELLNESS

World-class fitness center with indoor gym designed by HOMAGE Fitness. HOMAGE is the vision behind celebrity trainers, Eric Johnson and Ryan Johnson, blending the science of health and fitness with the art of hospitality.

- + State-of-the-art indoor gym
- + Yoga/meditation
- + Private fitness training rooms
- + Sunrise terrace with stunning views



THE RESIDENCES

RESIDENTIAL INTERIORS

- + Fully finished and furnished residences thoughtfully curated by award-winning design firm, Shim Projects
- + Floor to ceiling glass windows with custom window treatment
- + All residences feature balconies
- + Finished flooring on all residential interiors and balconies
- + Kitchens and bathrooms feature custom Italian cabinetry and counters
- + Innovative household appliances by Smeg featuring:
 - Speed oven
 - Integrated paneled refrigerator/freezer
 - Dishwasher
- + Top-of-the line, separate, in-unit washers and dryers
- + Fully built-out, generous closets
- + Hansgrohe bathroom fixtures, features and accessories in matte dark finish



IF YOU PREFER SELF MANAGEMENT... TAKE YOUR PICK OR DO IT YOURSELF

NO RENTAL RESTRICTIONS
RENTAL PER DAY | 365 DAYS A YEAR

- | | |
|-----------------------------|-------------------|
| 01 ONEFINESTAY | 19 HOTELS.COM |
| 02 AIRBNB | 20 HOUSETRIP |
| 03 VRBO | 21 BEDYCASA |
| 04 TRIPADVISOR | 22 ROOMKEY |
| 05 BOOKING.COM | 23 THIRDHOME |
| 06 HOME AWAY | 24 EXPEDIA |
| 07 FLIPKEY | 25 9FLATS |
| 08 HOMESTAY | 26 PRICELINE |
| 09 HOUSE SITTING | 27 ORBITZ |
| 10 VILLAS DIRECT | 28 TRIVAGO |
| 11 VACATIONRENTALS.COM | 29 LATEROOMS.COM |
| 12 WIMDU | 30 HOTWIRE |
| 13 INTERHOME | 31 KAYAK |
| 14 EXECUSTAY | 32 TRAVELOCITY |
| 15 PERFECT PLACES THAT COME | 33 LASTMINUTE.COM |
| 16 VACATIONRENTALS.COM | 34 AGODA |
| 17 TURNKEY | 35 SPLENDIA |
| 18 ROOMARAMA | and many more... |



THE TEAM

ARIA DEVELOPMENT

ARIA DEVELOPMENT GROUP is a real estate development and investment firm with holdings in New York City, Washington, DC and Miami. Aria was founded in 2009 by partners Joshua Benaim, David Ardit and Timothy Gordon. Aria benefits from strategic partnerships with two prominent New York real estate families, each with a 60+ year track-record of real estate development, investment and management across a variety of asset classes.

The firm marries a classic value investment strategy with the real estate principles of location, scarcity, and beauty. Aria focuses on building and acquiring premier multifamily, hospitality, retail and mixed-use properties placing a strong emphasis on business relationships and local knowledge. Aria's development projects are focused on creating distinguished urban infill multifamily and mixed-use properties in great neighborhoods. Notable developments include:

YOTELPAD Miami | Miami, FL
321 Ocean | Miami Beach, FL
465 Pacific | Brooklyn, NY
One Boerum Place | Brooklyn, NY
The Bond | Washington, DC
The Alden | Washington, DC

www.ariadevelopmentgroup.com



465 PACIFIC ST.



ONE BOERUM PLACE



YOTEL MIAMI



321 OCEAN

THE TEAM

REVUELTA ARCHITECTURE INTERNATIONAL

Revuelta Architecture International was founded with a commitment to provide our clients with quality designs balanced with sustainable and economically feasible solutions, delivered within stringent time schedules. This philosophy, over the past two decades, has been the cornerstone of the success of many of our projects. We have partnered with top local and national developers in the design and creation of some of South Florida's leading landmark residential, commercial, hospitality, automobile dealerships and mixed-use projects.

www.revuelta.com

SANTA MARIA, BRICKELL



BRICKELL FLATIRON



THE BRISTOL TOWER, BRICKELL

THE AZURE, SURFSIDE



GROVENOR HOUSE, COCONUT GROVE

THE TEAM SHIM PROJECTS

SHIM PROJECTS is a highly specialized Interior Design and Design Direction studio that works with professional real estate developers, alluring consumer brands and specialty businesses. They understand how to integrate 'design' into development to create visually cohesive spaces and engaging experiences.

SHIM PROJECTS is currently working on a range of exciting projects including the transformation of Flamingo Point, in Miami Beach; several ground-up multi-family projects in growing cities and neighborhoods including North Druid Hills Atlanta, Creative Village Orlando, Downtown Miami, Wynwood and Edgewater; Paradise Farms, a 10-acre organic farm and luxury retreat in Homestead; Grown a 3,500 SF market and fully licensed restaurant in Miami Beach.

Flamingo Point
Bay Parc
Flushing Commons
4th Street Commons
Bebito's
The Julian

www.shimprojects.com

FLUSHING COMMONS



4TH STREET COMMONS



FLAMINGO POINT



TANGRAM PENTHOUSE



BAY PARC



THE JULIAN



501

FIRST
RESIDENCES

AQARAT  ARIA



These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. Units shown are examples of unit types and may not depict actual units. Stated square footages are ranges for a particular unit type and are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the area 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). Note that measurements of rooms set forth on this floorplan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regards 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.