



 Terra

 **Mary Street
by Touzet**

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About Terra

Terra is an integrated development firm in South Florida focused on creating sustainable, design-oriented communities that enhance neighborhoods and bring people together Founded in 2001 by father and son Pedro and David Martin, the company has played a significant role in the prosperous transformation of the region. The firm’s portfolio includes luxury high-rises, single family homes, townhouses, retail shopping centers, office space and multifamily apartments, both in urban and suburban areas. Terra’s land acquisitions are strategically located throughout South Florida. Each development is a strategic investment in the region, with the impact on individual communities always carefully considered.

Terra’s most recent emphasis has been on neighborhoods like Coconut Grove, Miami Beach, Doral and Weston. Examples are the Bjarke Ingels designed Grove at Grand Bay and the Rem Koolhaas-designed Park Grove, two new luxury condos that are helping revitalize Coconut Grove. Glass, a 10-unit condo designed by Rene Gonzalez, was recently completed in Miami Beach’s SoFi district. Terra’s newest project, just up the coast in North Beach, will be a 70-unit beachfront condo designed by Renzo Piano. Terra is also developing the Modern and Neovita communities in Doral, as well as Botaniko in Weston, a 121-acre project with homes designed by Chad Oppenheim and Roney Mateu.

www.terrargroup.com

Our mission is to create better. To continue pushing beyond what has gone before. To build a company whose purpose is to help transform neighborhoods and the way we live through considered, intelligent and unexpected design.

Developer



This project is being developed by Terra 2850 Mary Venture Partnership, LP, a Florida limited partnership (“Developer”), which has a limited right to use the trademarked names and logos of Terra. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Terra, and you agree to look solely to Developer (and not to Terra and/or any of its affiliates) with respect to any and all matters relating to the sales and marketing and/or development of the project.

Terra Projects



GLASS

Terra’s newest luxury development, GLASS, located at 120 Ocean Drive in Miami Beach’s ‘South of Fifth’ neighborhood is comprised of only ten full floor residences and situated just steps away from the ocean. Designed by Miami architect Rene Gonzales and featuring landscape designs by Raymond Jungles, GLASS’s aesthetic reflects its setting at the intersection between the Atlantic Ocean and the South of Fifth’s district’s urban grid. The strategy for GLASS was to create a very small community – only ten units, each with its own floor, with 360 degree views.



EIGHTY SEVEN PARK

Located on the edge of parkland and Atlantic Ocean, Eighty Seven Park creates a fresh dialogue with the the vibrant community of Miami Beach. Seventy elegant homes that speak of light and air, designed by Pritzker Prize-winning architect Renzo Piano. Piano, there’s a serenity to be found in the tension between sky and earth. A serenity that Eighty Seven Park captures so eloquently. It’s an elemental approach, bringing together RPBW architecture, RDAI design and the natural landscapes of West 8.



GROVE AT GRAND BAY

Terra Group teamed with celebrated Danish architect Bjarke Ingels, of BIG Architects, to bring modern luxury to historic Coconut Grove, Miami’s oldest neighborhood. Terra and Ingels envisioned a residence that would evoke luxury, but also fuse it with distinctly contemporary design. With floor plates that rotate every three feet at every elevation from the 3rd to the 17th floors, Ingels’ design creates two gracefully twisting towers that appear to be turning to capture the view as they rise to the sky. BIG Architects has designed the residences and amenity spaces, and Raymond Jungles has designed the property’s landscaping.



BOTANIKO WESTON

Situated on 121 graciously landscaped acres, Botaniko Weston is a private enclave of 125 sophisticated homes designed for modern living. Architects Chad Oppenheim and Roney Mateu have created an idyllic setting where warm, modern homes live in perfect harmony with nature’s serene surroundings. World champion Venus William, behind VStarr interior design office, describes the overall inspiration for the interiors to be about lifestyle, the families who will use these homes. As the area’s most contemporary development, Botaniko Weston joins a pristinely planned community that is not only one of the most coveted in South Florida, but also a model for other cities to emulate.



PARK GROVE

Coconut Grove has long been known as Miami’s most idyllic, dynamic and historical neighborhood – one that generations of cultural icons have called home. Today, residents of Park Grove are the inheritors of this rich legacy. Here, the best of upscale living – yachting, high culture, a vibrant society – meet an easy artistic sensibility. Designed by an extraordinary team including architecture by OMA’s Rem Koolhaas, kitchens and baths by William Sofield, Interiors by Meyer Davis, Landscape by Enzo Enea and a signature restaurant by Chef Michael Schwartz.



ATLANTIC 15

Atlantic 15 is a private enclave of modern architecture within the popular growing city of Sunny Isles Beach. The exclusive community is comprised of 15 privately gated two-story single-family residences with stunning roof top terraces. Atlantic 15 design combines architecture, art, and nature in an imaginative way, creating beauty and function within each home. These lavish residences will display modern architecture with solid contours, floor-to-ceiling windows and organic textures. ATLANTIC 15 embodies the luxury lifestyle and fulfills each resident’s desire to the last detail.

Introduction

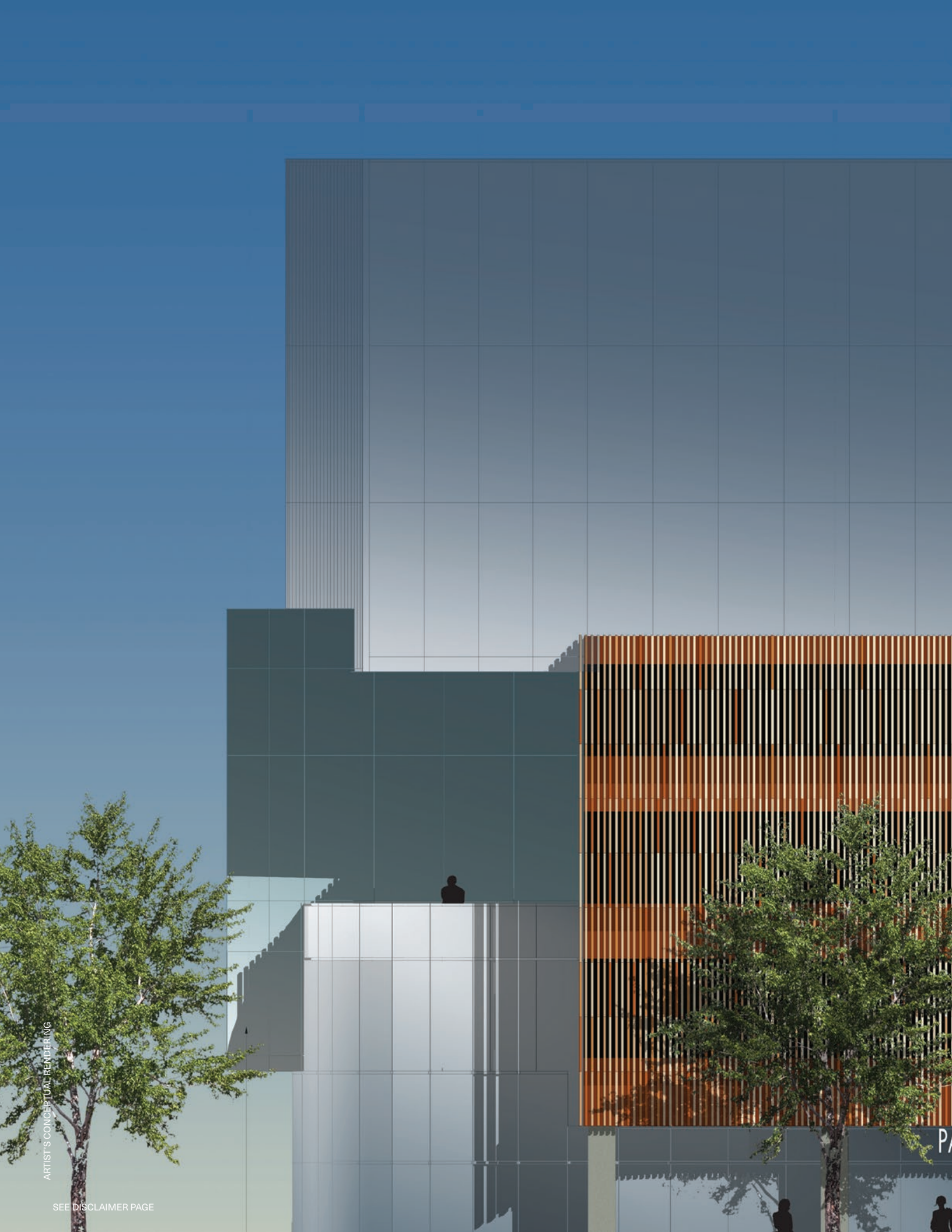
Coconut Grove has long been known as Miami’s most idyllic, dynamic, and historical neighborhood – one that generations of cultural icons have called home. Today, residents are the inheritors of this rich legacy. Here, the best of upscale living – yachting, high culture, a vibrant society – meets an easy artistic sensibility.

The Mary Street property, creates a new opportunity to be a part of this charming community, is advantageously located at a gateway entrance to the Coconut Grove Village Center.

A collaboration between Terra and renowned Miami-based architectural firms Touzet Studio and Beame Architectural Partnership, the building takes its design cues from Florida’s rich environmental history and Coconut Grove’s local culture. Carlos Touzet, one of the principals at Touzet Studio, is known for richly detailed modern architecture, with design solutions inspired by nature, culture, and technology. Beame, the executive architect of the project, is located steps away from the property’s site and brought an intimate understanding of its setting to the partnership. Together, the firms tapped into their wealth of talent and experience to build Coconut Grove’s newest icon: Mary Street.

Mary Street Building





Building Design Concept

The Mary Street building's subliminal form is informed by the history of its environment: receding ocean waters, a coral rock ridge, and fresh water beneath it. Competing and converging shapes come together in an astounding visual narrative that both stands out and lives intuitively with the surroundings.

—Carlos Touzet

The site of the building, one of the highest areas of the Miami Rock Ridge, was initially formed during the most recent interglacial period and re-crystallized during the last glacial period some 25,000 years ago. Today, the new building is impressively comprised of five distinct volumes that converge and engage with each other on this elevated site in Coconut Grove.



ARTIST'S CONCEPTUAL RENDERING

SEE DISCLAIMER PAGE







Grove Isle

Mary Street
by Touzet

Regatta Park

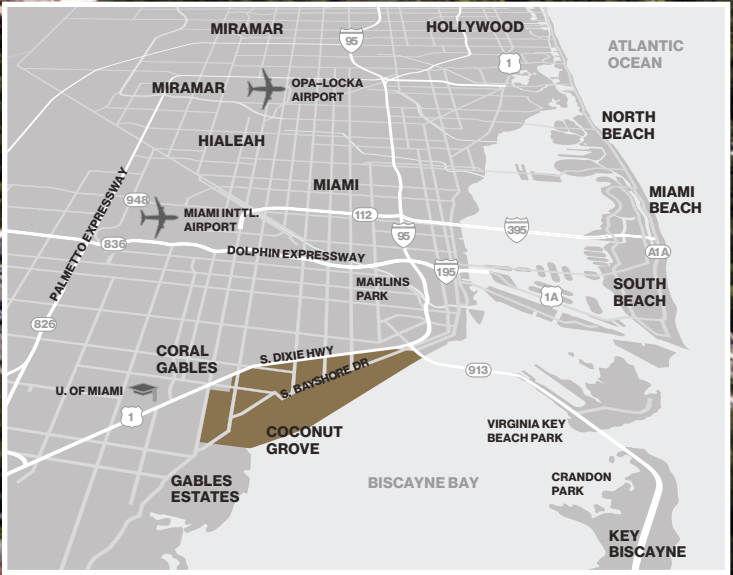
Key Biscayne

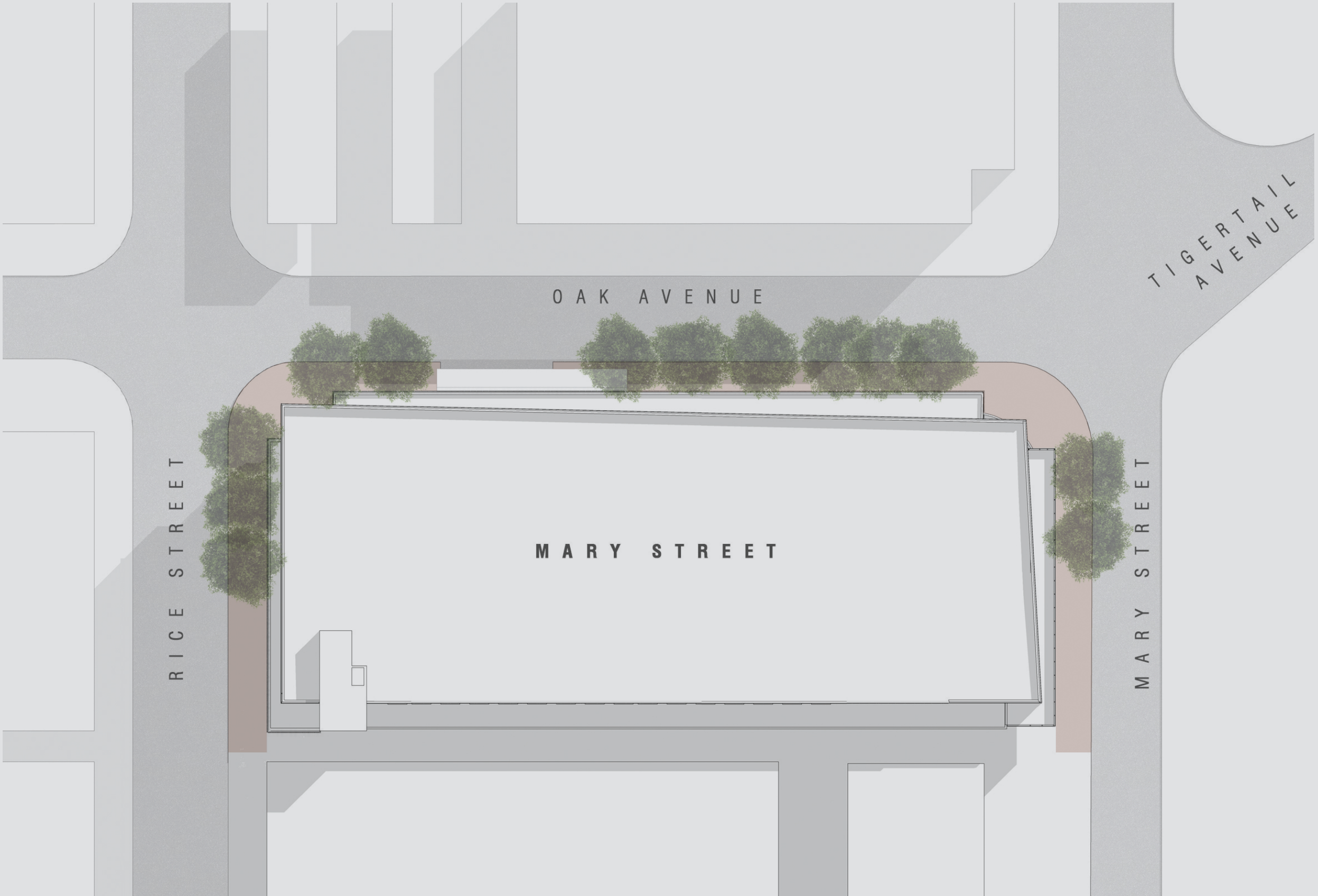
Cocowalk

Dinner Key Marina

Peacock Park

The Barnacle

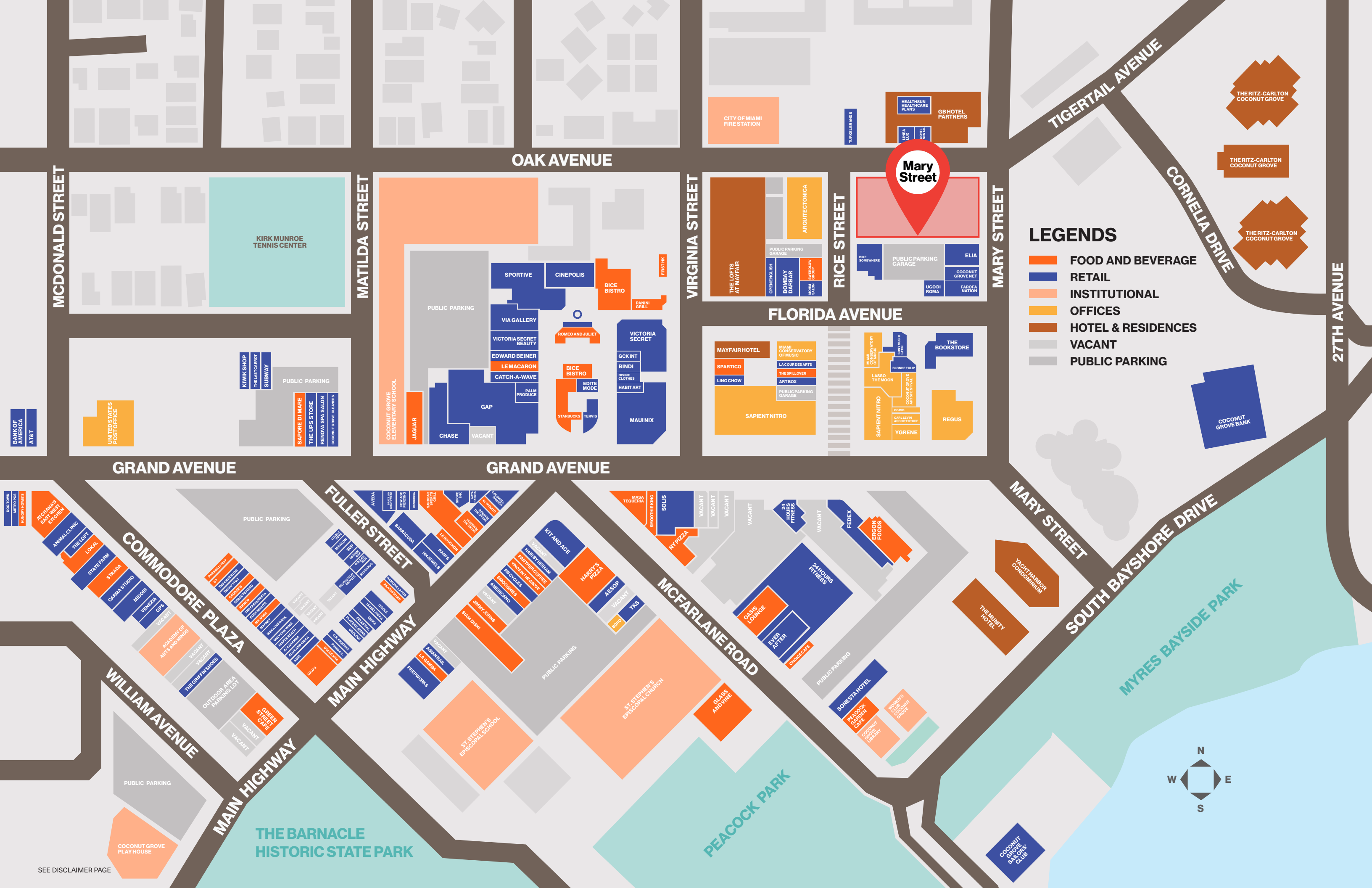




The architects’ contemporary and innovative aesthetic informed every detail of the Mary Street property. Breathtaking spaces feature floor-to-ceiling glass with stunning views of parks, Biscayne Bay, and beyond.

- Easy Walkability to Surrounding Amenities
- Dramatic Spaces with Exposed Ceilings, Beams and Ducts
- Natural Material Finishes
- Florida Green Building Coalition Silver Certified
- Floor-to-Ceiling High Performance Glass
- Full Glazed Storefronts
- 19,000 – 29,000 Rentable-Square-Foot Column Free Floor Plates
- Energy Efficient Building with LED Lights and State-of-the-Art Mechanical Systems
- 24-Hour Manned Security, CCTV Camera Station and Roaming Security Checkpoints throughout the Building
- Covered Valet and Drop-off
- 3:1,000 Above Ground/Grade Parking
- Electric Vehicle Charging Stations
- Bicycle Stations and Storage

The soaring main lobby is home to a welcoming reception desk and 24-hour security. Bountiful elevators – dedicated to offices, guests, or service – ensure ease of entry to upper-level establishments. Retail and restaurants on the ground level, as well as the ease of access to all that Coconut Grove has to offer, underline the building’s appealing location.

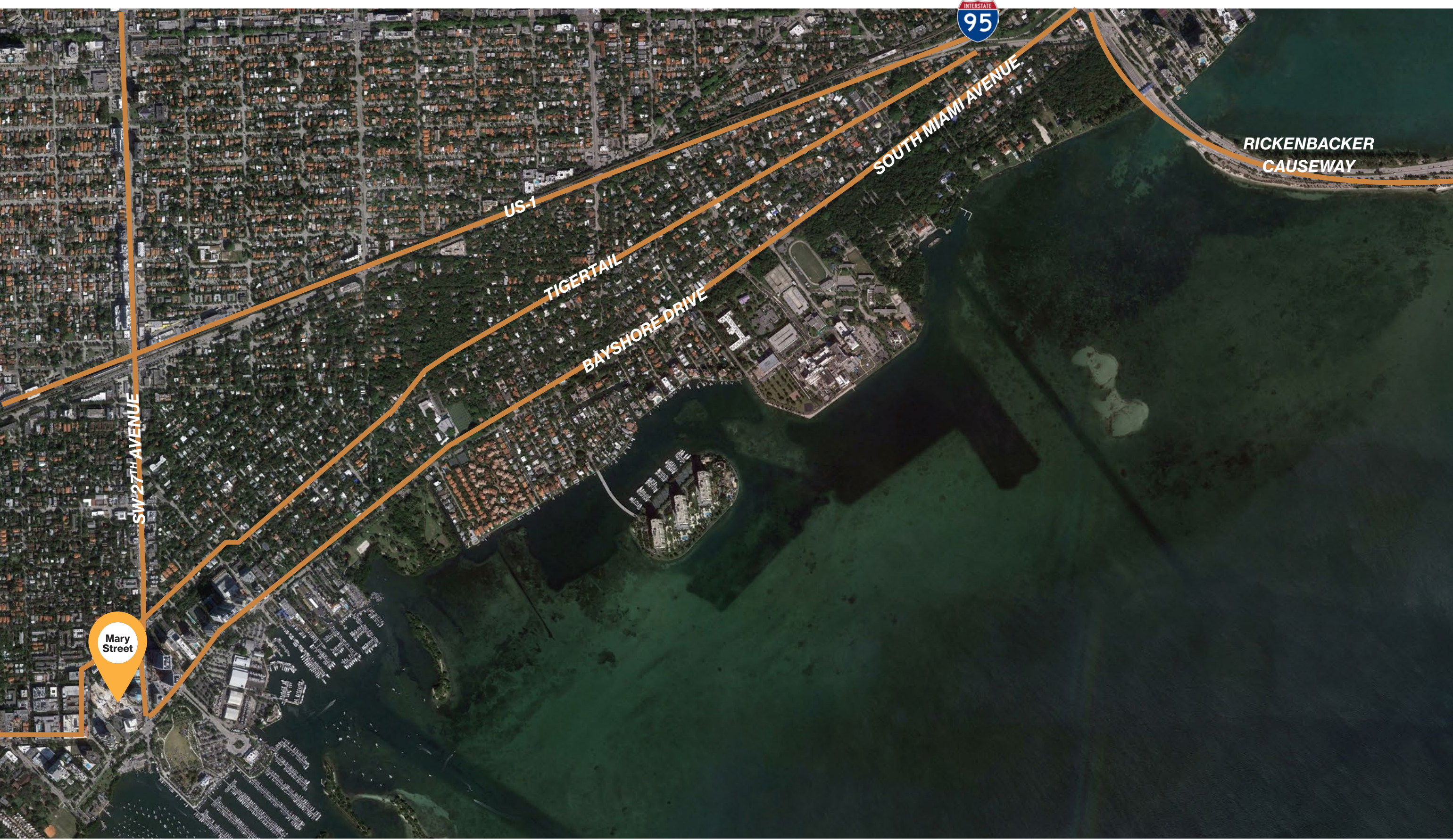


Mary Street

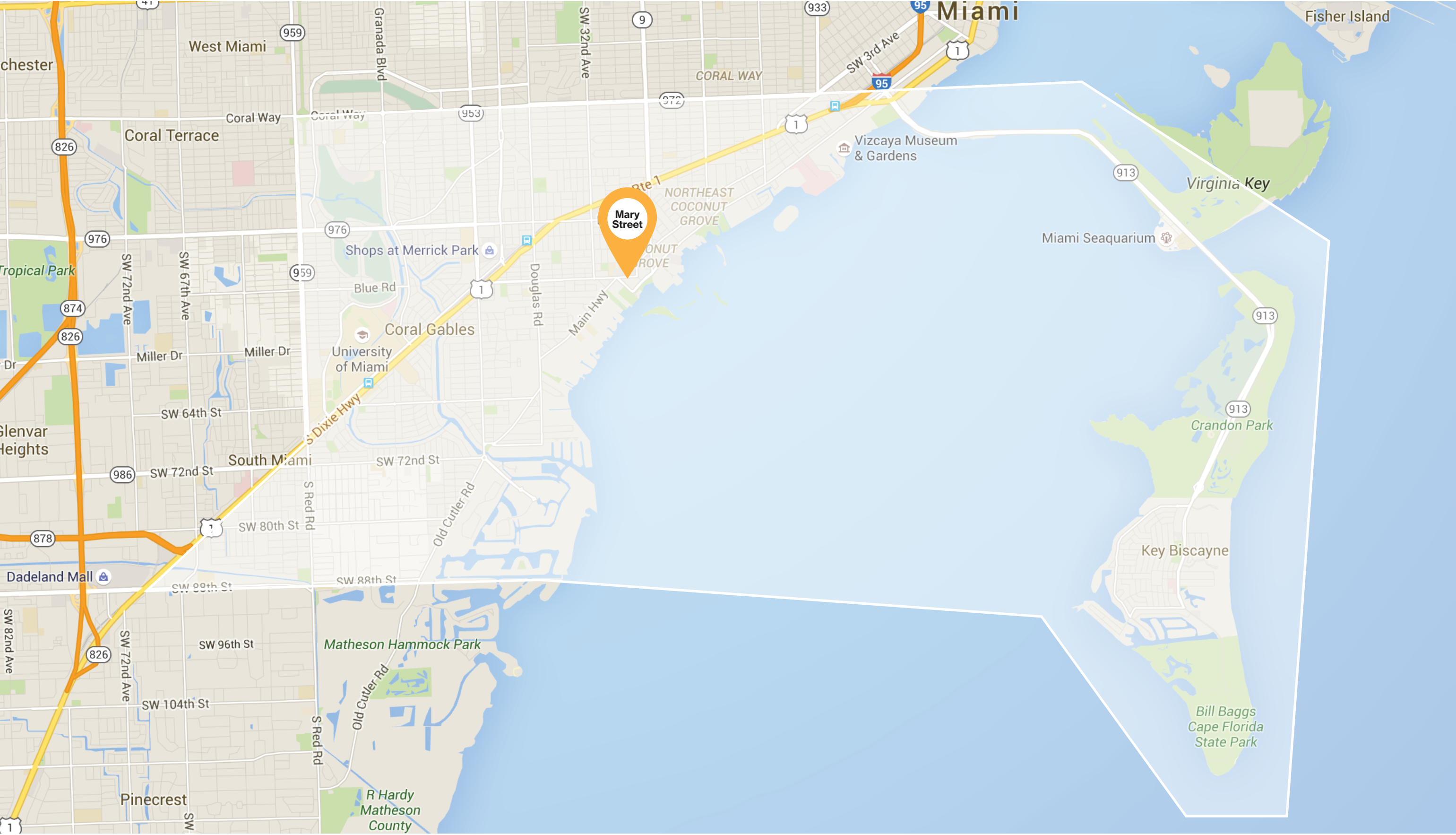
LEGENDS

- FOOD AND BEVERAGE
- RETAIL
- INSTITUTIONAL
- OFFICES
- HOTEL & RESIDENCES
- VACANT
- PUBLIC PARKING

Ingress/Egress Map



Location Map



Introduction

With the creation of Mary Street comes a thrilling opportunity for business owners and potential retail establishments. The base volume of the building — a water-clear glass block softened and made fluid by generous curved surfaces at its two exterior corners — houses Mary Street’s retail program. Floating above, and partially extending beyond the boundaries of this crystalline mass, three rectangular volumes house the property’s other offerings.

Retail at Mary Street is an ideal set up; Coconut Grove is an established shopping and dining destination for Miami’s most stylish clientele. With the existing boutique shops, eclectic restaurants, and art galleries, the district already serves as a magnetic hub. Because customers flock to the area from other neighborhoods, there’s built-in foot traffic that goes in-hand with the patronage of the various residents — office and residential — of the building itself. No matter the type of destination, the retail spaces at Mary Street have been designed for flexibility and aesthetic beauty, offering potential establishments the alluring partnership of function and form.

Mary Street
Retail Space





Retail

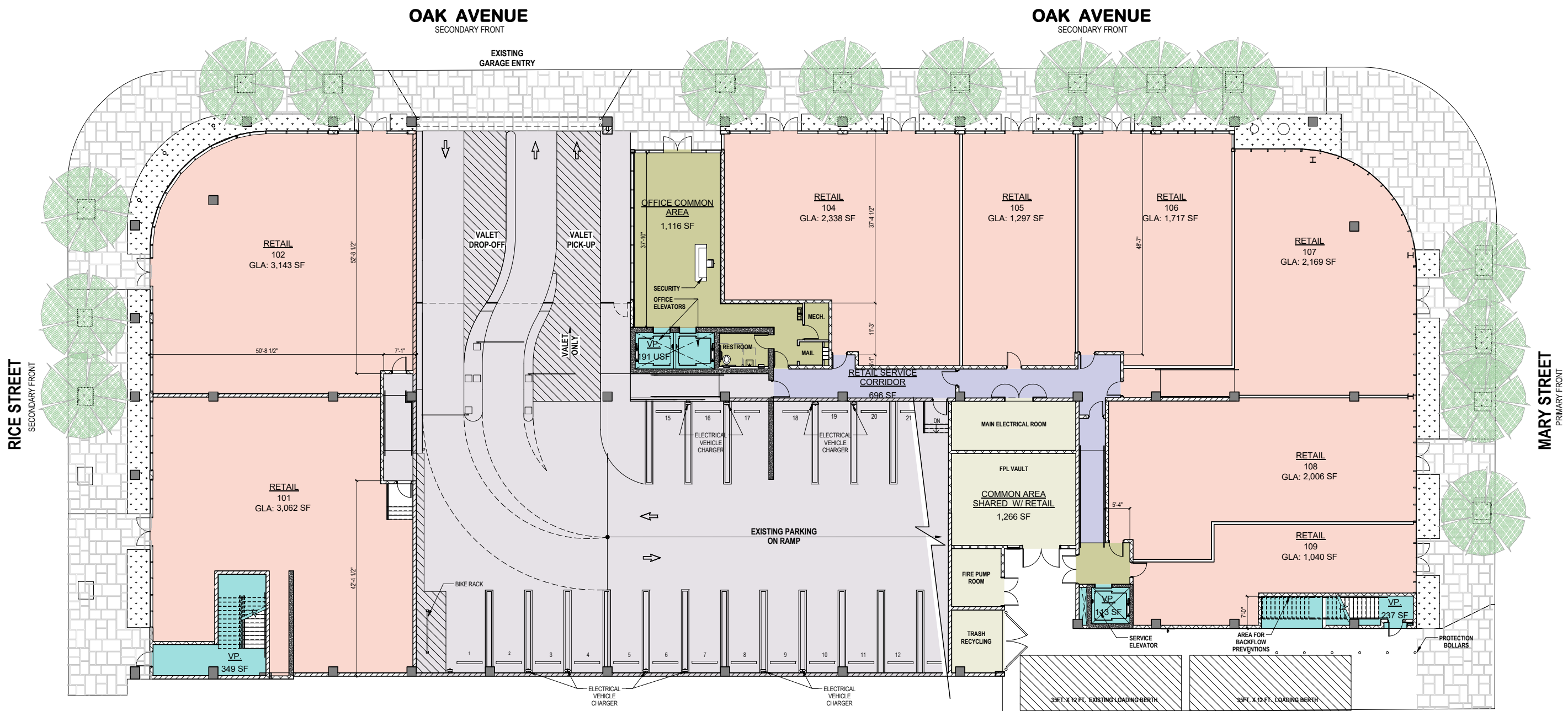
The ground-level restaurant and retail destinations feature floor-to-ceiling glass, with opportunities for exposed ceilings, beams, and other features that make for dramatic and stunning spaces.

The building's contemporary architecture uses natural materials and finishes to put a soft, organic touch on impressive modernity. Up-to-date technical features, including energy saving aspects, create countless benefits for shop owners and Restaurateurs alike.



The breathtaking retail spaces at Mary Street provide a unique opportunity to play a new and contemporary role in Coconut Grove, one of Miami's "most established" and culturally rich destinations.

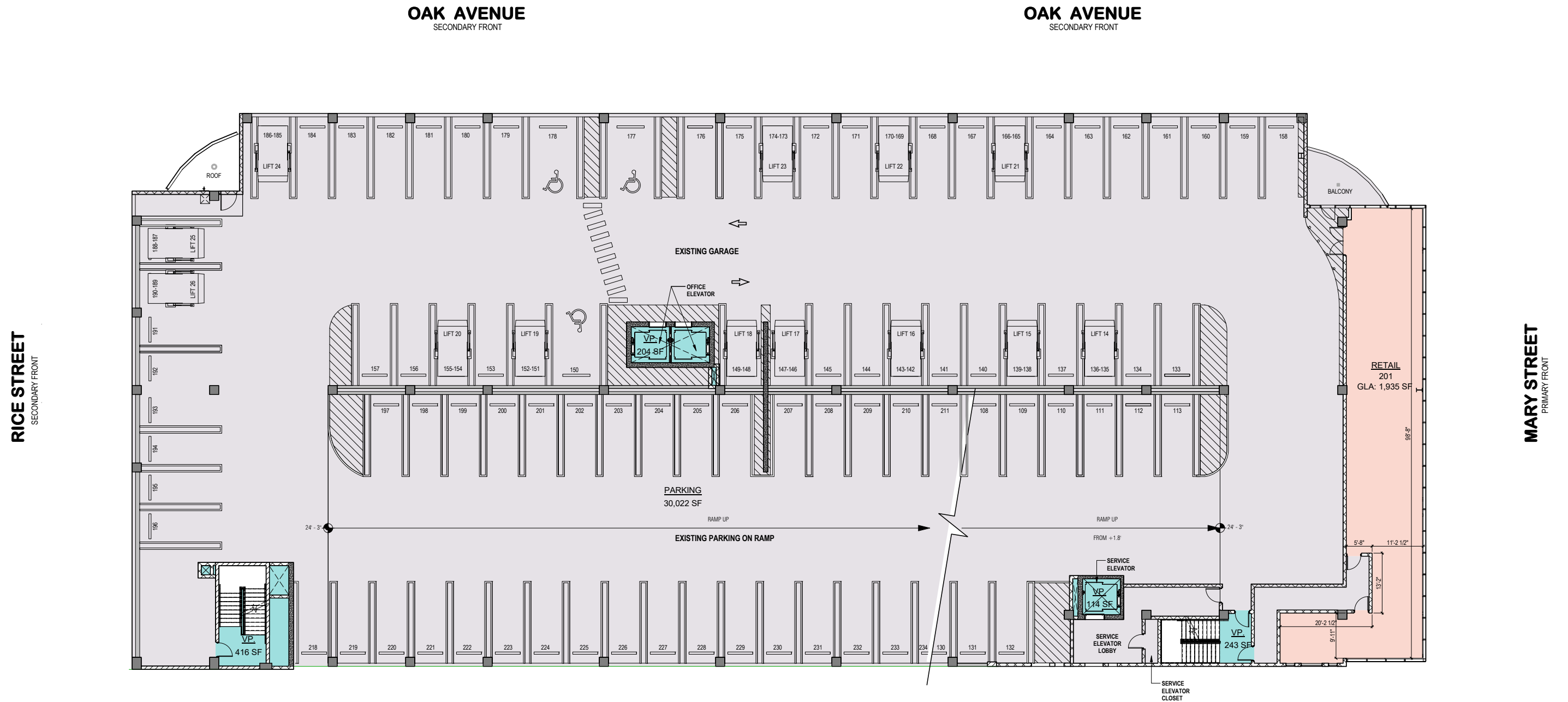
Ground Level Retail



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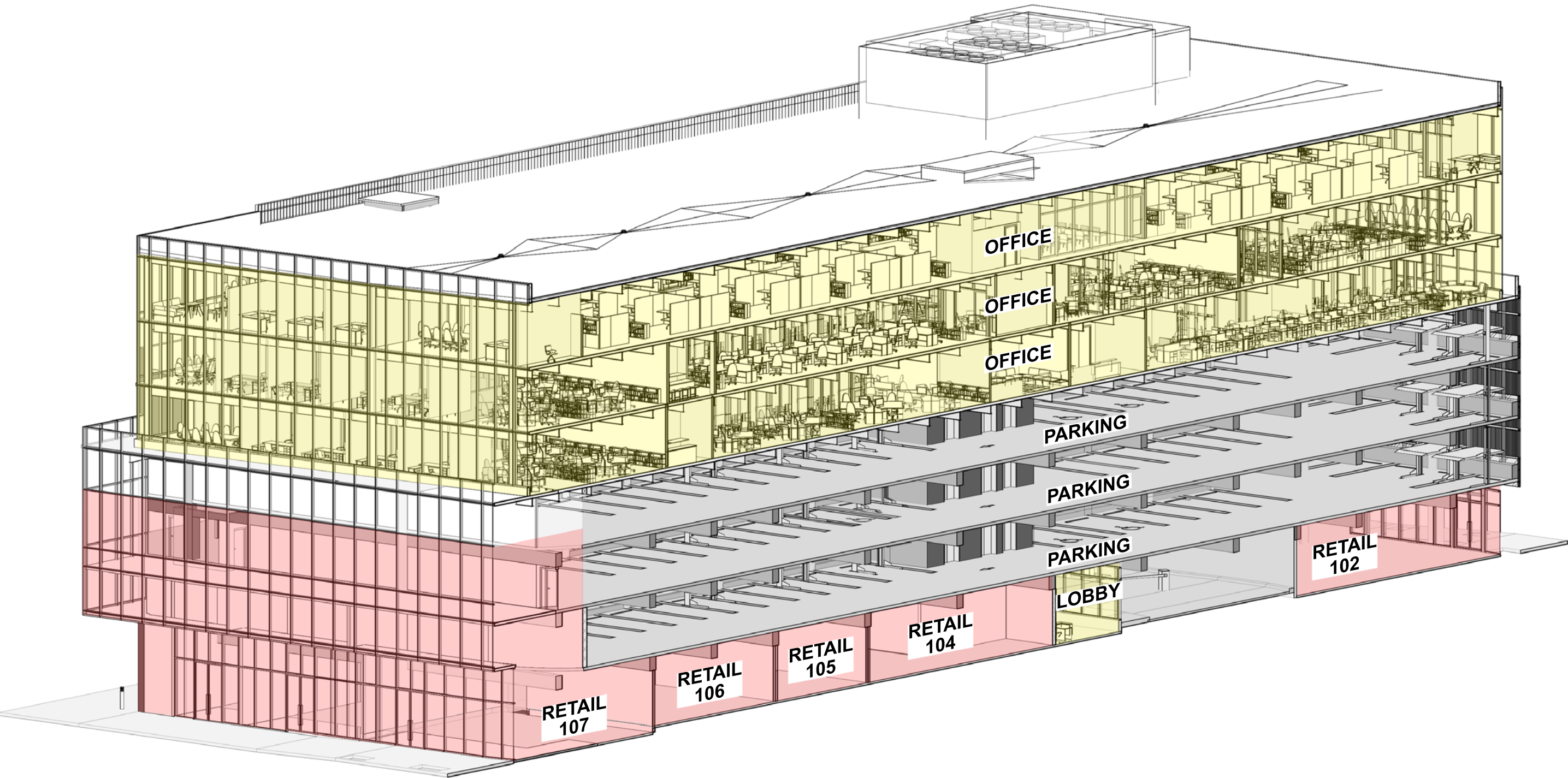
Second Level Retail



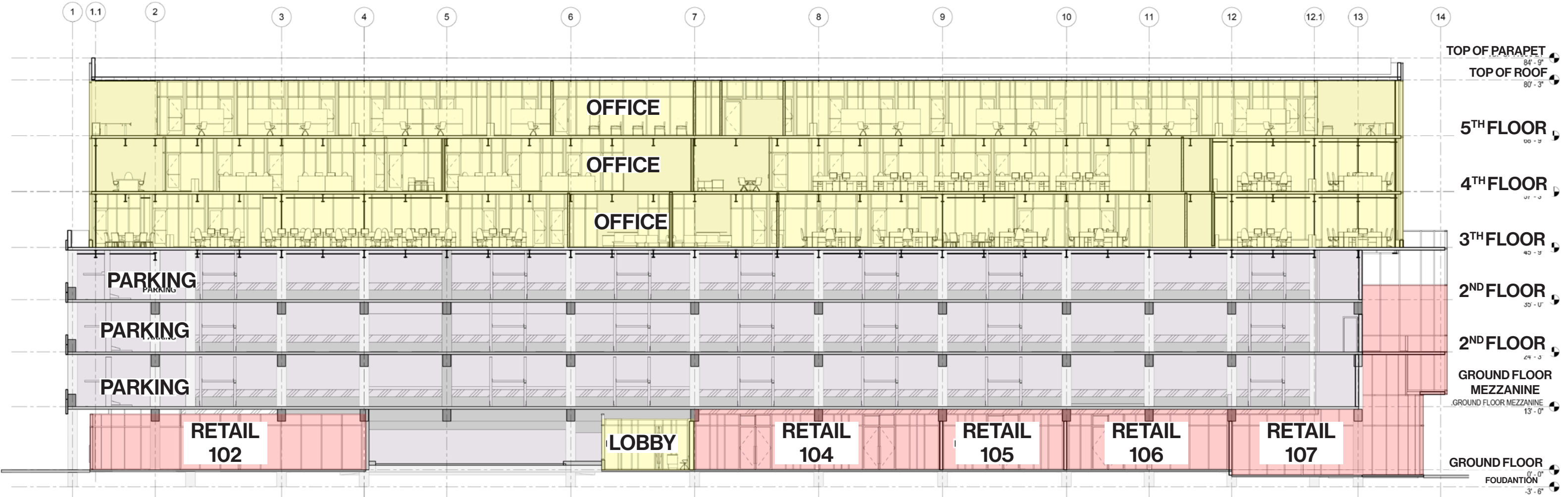
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Building Axonometric



Building Section



Introduction

The Mary Street building, is a pinnacle of contemporary design and exemplary expertise, making for a fitting base of operations for businesses of all kinds. On top of the sleek and stylish construction of the property's office spaces – which have environmental certification, energy saving aspects, and state-of-the-art technical features – the offices are also steps away from the sites, attractions, and allure of Coconut Grove. Plans for additional retail and restaurant destinations in the ground floor of the property offer an added and convenient advantage.

More important than the building's attractive location, the spaces themselves are designed to provide the utmost in efficiency and professionalism. The building's amenities provide abundant support for day-to-day operations; ample above ground parking, covered valet and drop-off, dedicated elevators, and direct office access make for effortless passage to and from the spaces. Electric car charging, bicycle stations and bicycle storage are available for employees, owners, and guests that travel by eco-friendly means. Guests entering through the state-of-the-art main lobby will receive a warm welcome from the front reception, and can access their own elevator to their designated floor. Those arriving after-hours benefit from the help of a 24-hour security team. Whether an emerging business looking to ensconce itself in the perfect first home or an established operation in need of a fresh start, professionals of every kind will find all they need at Mary Street.

Mary Street Office Spaces





Office Spaces

Mary Street's office spaces create inspiring environments in one of Miami's most compelling hubs. Steps away from all that Coconut Grove has to offer, the contemporary suites feature floor-to-ceiling glass and remarkable views of the surroundings.

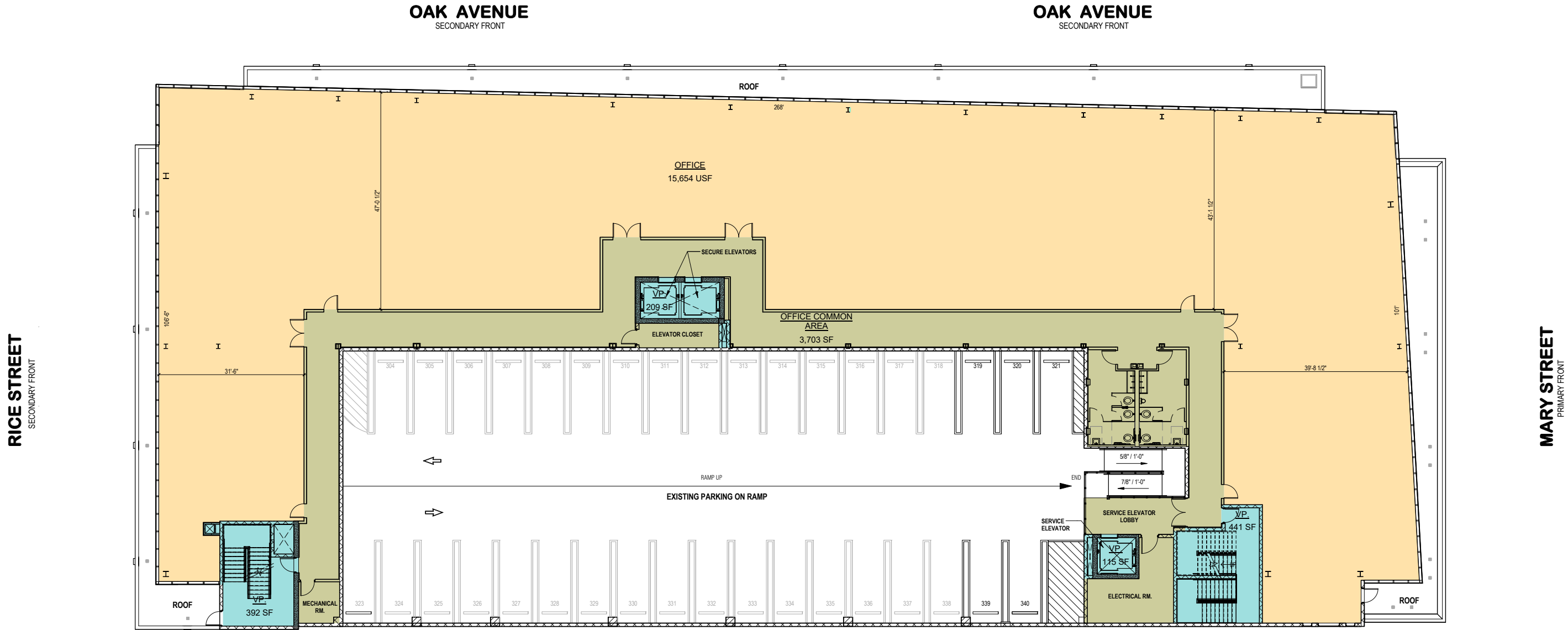
The building's environment features prominently in its design; the surrounding landscape plays an important role in each space's allure. Tenants not only have access to the retail and restaurants below, but can also take great pleasure in views from as high as the fifth floor. Just as the exterior of the building is both innovative and awe-inspiring, Mary Street's architects designed the interior spaces so they would both inform productivity and spark creativity.



Professionals of all kinds will find an attractive home at Mary Street. The building has office spaces for businesses of all sizes, with a flexible plan intentionally designed to cater to individual tenant's needs.



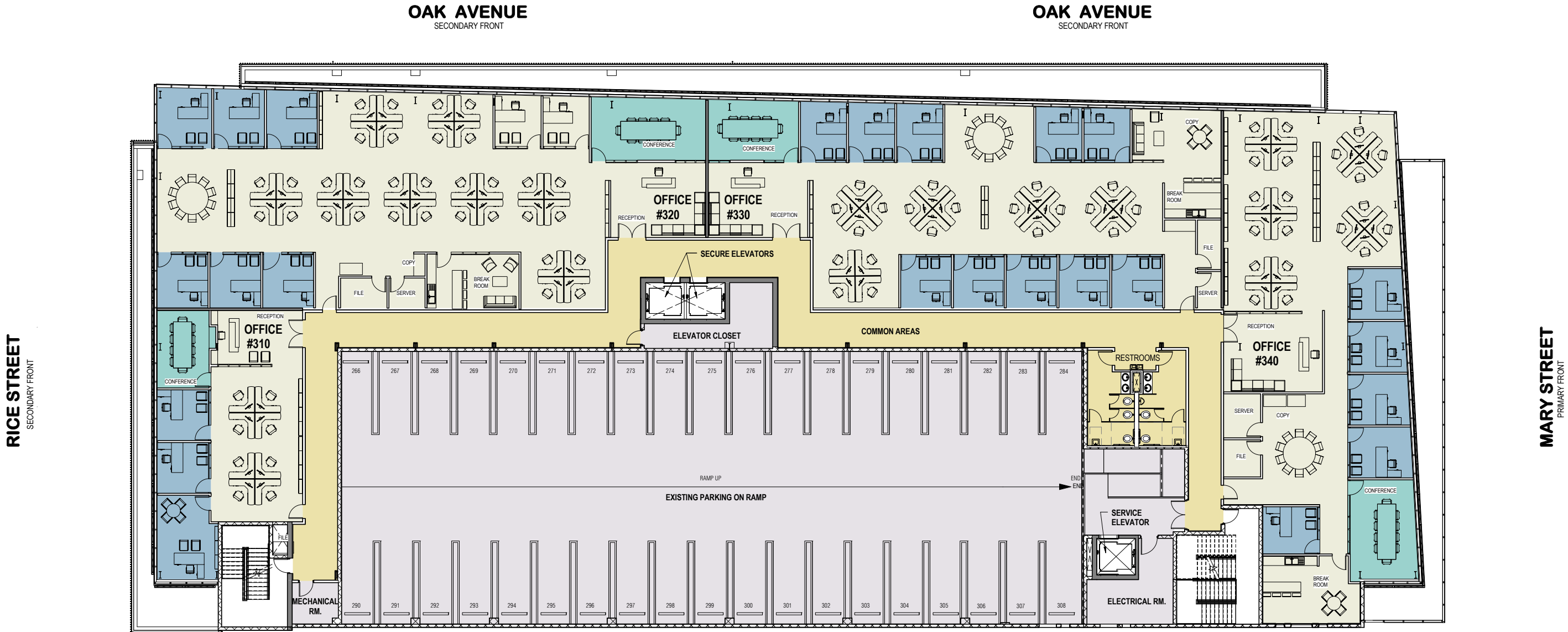
Third Level Office



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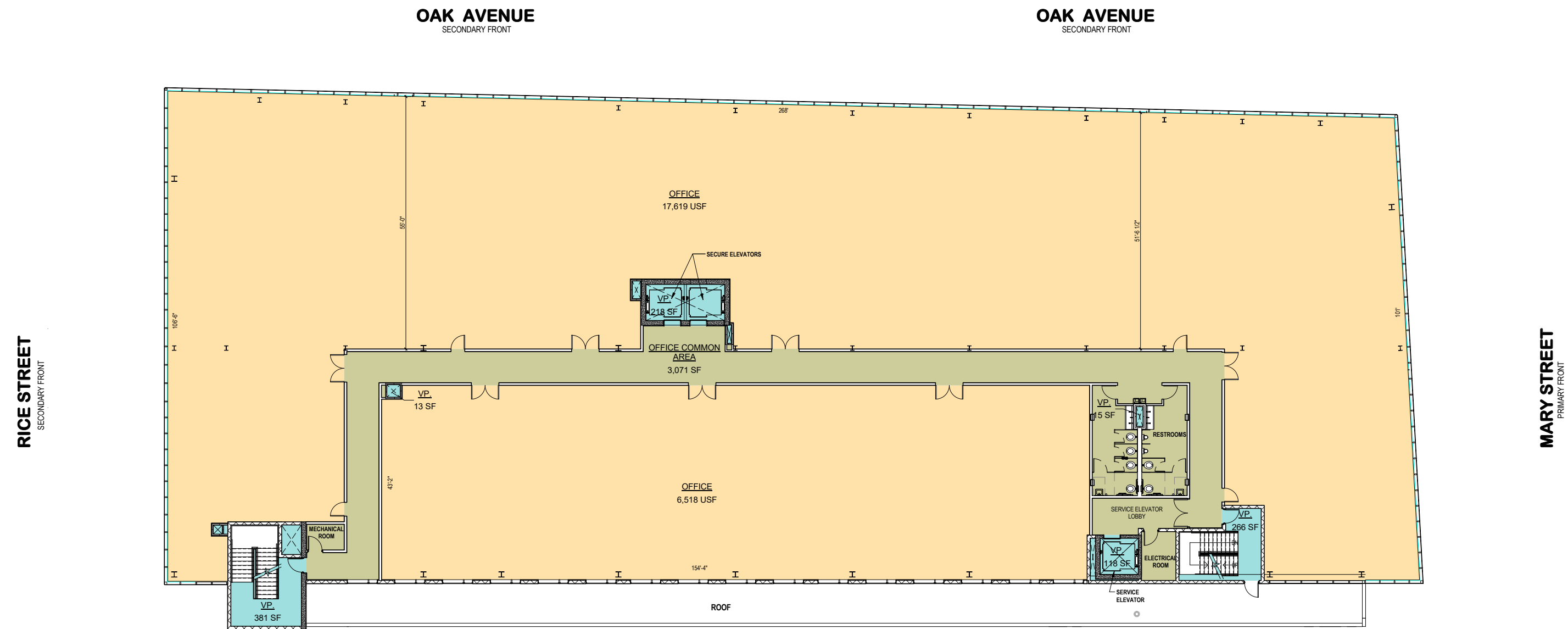
Third Level Office Test Fit



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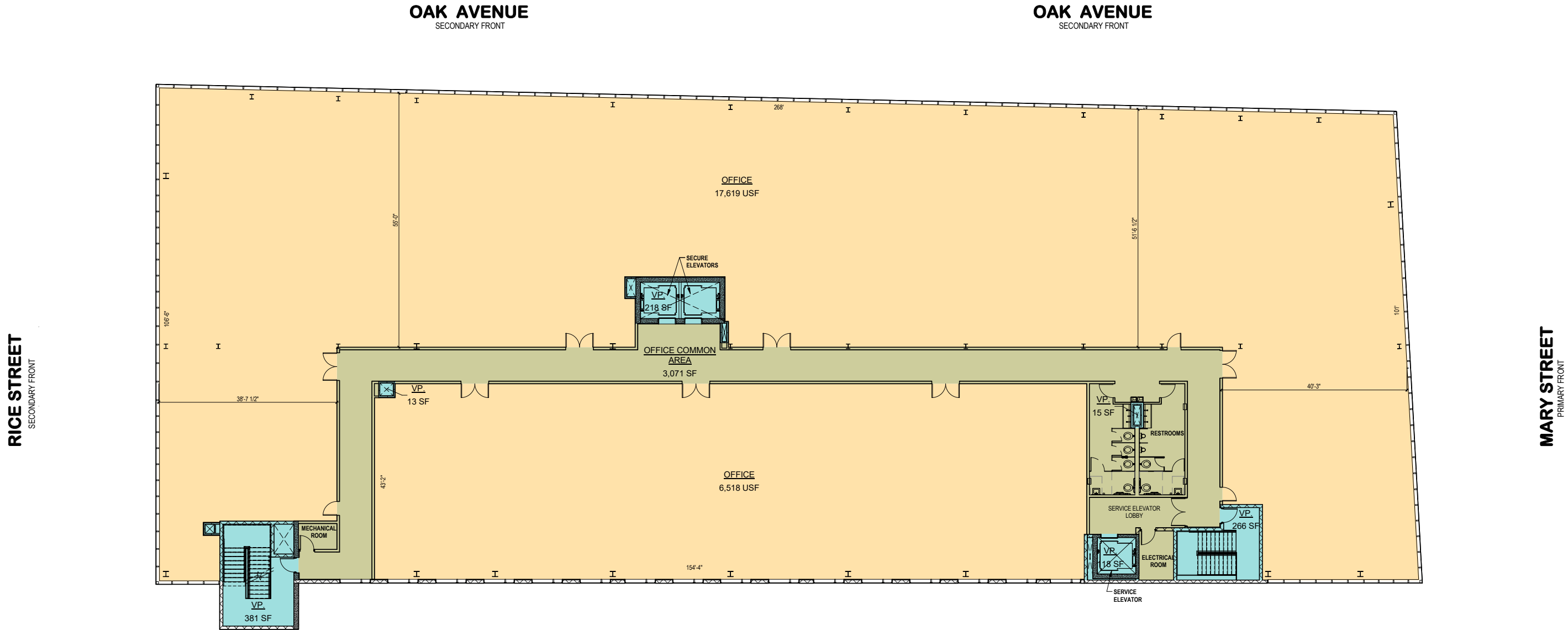
Fourth Level Office



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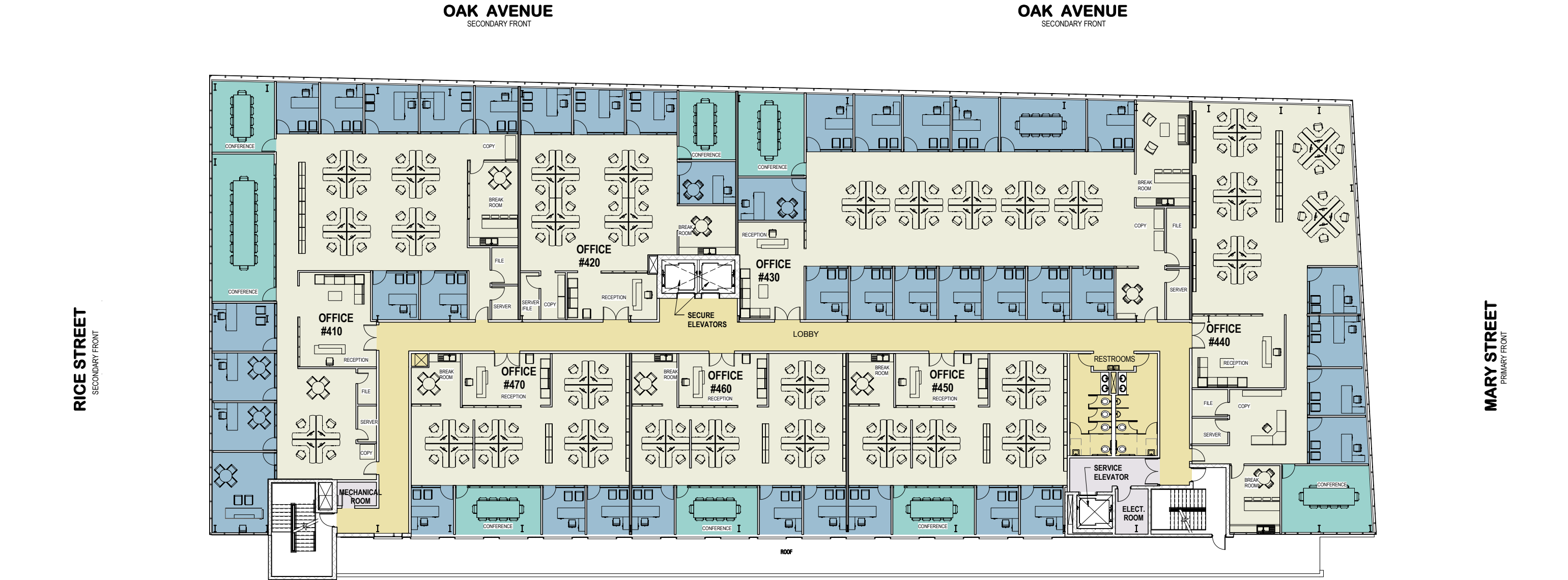
Fifth Level Office



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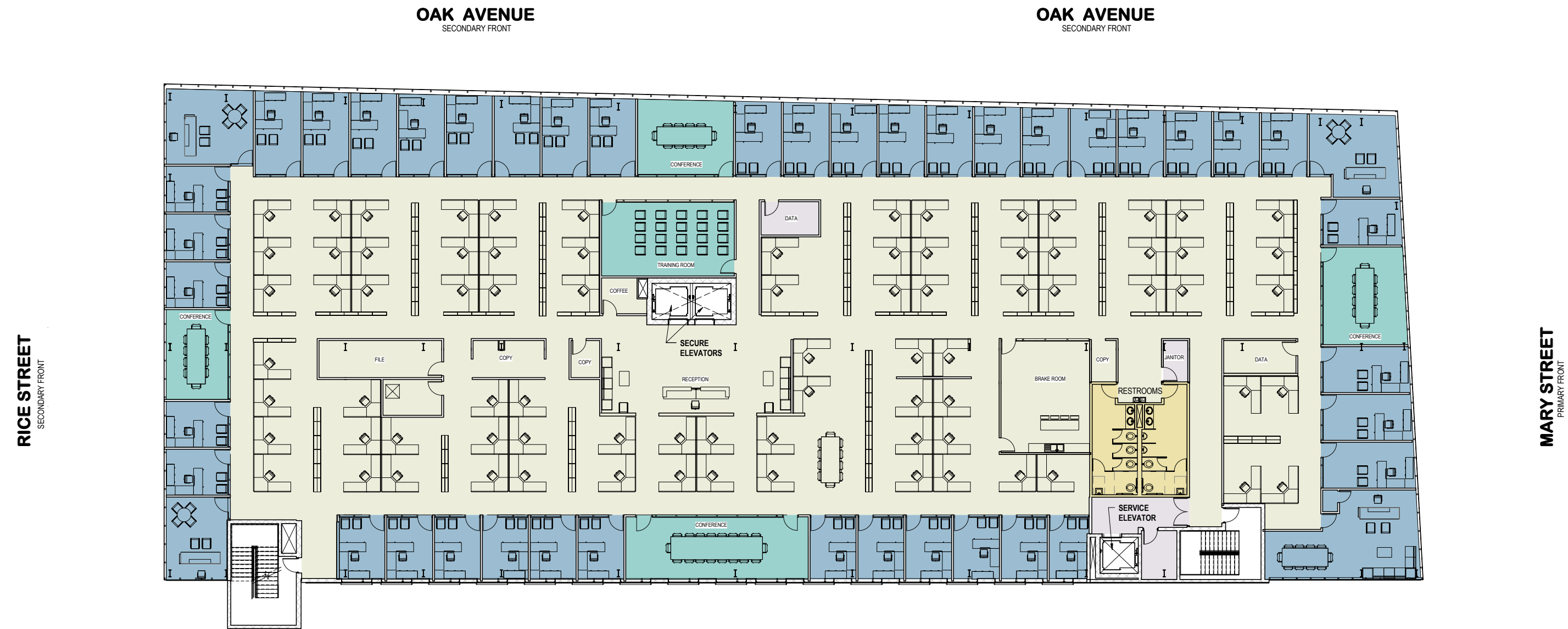
Fourth and Fifth Floor
Multi-Tenant Floor Test Fit



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Fourth and Fifth Floor
Single-Tenant Floor Test Fit



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Views





Views



Introduction

The history of Coconut Grove dates back to 1825, when light-keepers from the Cape Florida Lighthouse began to use the area. As the 19th century passed, settlers put down roots and early visitors included notable writers, thinkers, and naturalists. Since then, the tropical oasis has gained a reputation for being a hub for bohemia – a home to artists, intellectuals, and adventurers alike.

Today, not only does the neighborhood offer its esteemed laid-back atmosphere and artistic bent, but it also provides an array of alluring destinations. The former Pan Am Seaport terminal is now home to Miami’s City Hall, which sits on Dinner Key. The Barnacle State Historic Park and Vizcaya Museum & Gardens are just two examples of nearby attractions that boast the region’s great history. For everyday living, there’s no comparison when it comes to the world-class dining, the charming marina, and the multitude of shopping and entertainment institutions. Located in the heart of Miami, yet with all the idyllic charm of an intimate neighborhood, Coconut Grove makes for an unparalleled destination for leisure, pleasure, business, and more.

Neighborhood





The breathtaking retail spaces at Mary Street provide a unique opportunity to play a new and contemporary role in Coconut Grove, one of Miami’s “most established” and culturally rich destinations.

Coconut Grove
Neighborhood



The Mary Street property is situated in an ideal spot to indulge in all that Coconut Grove provides. The distinct and charming neighborhood is also home to multiple full-service marinas, some of which offer direct access to the Biscayne Bay.



Coconut Grove
Neighborhood



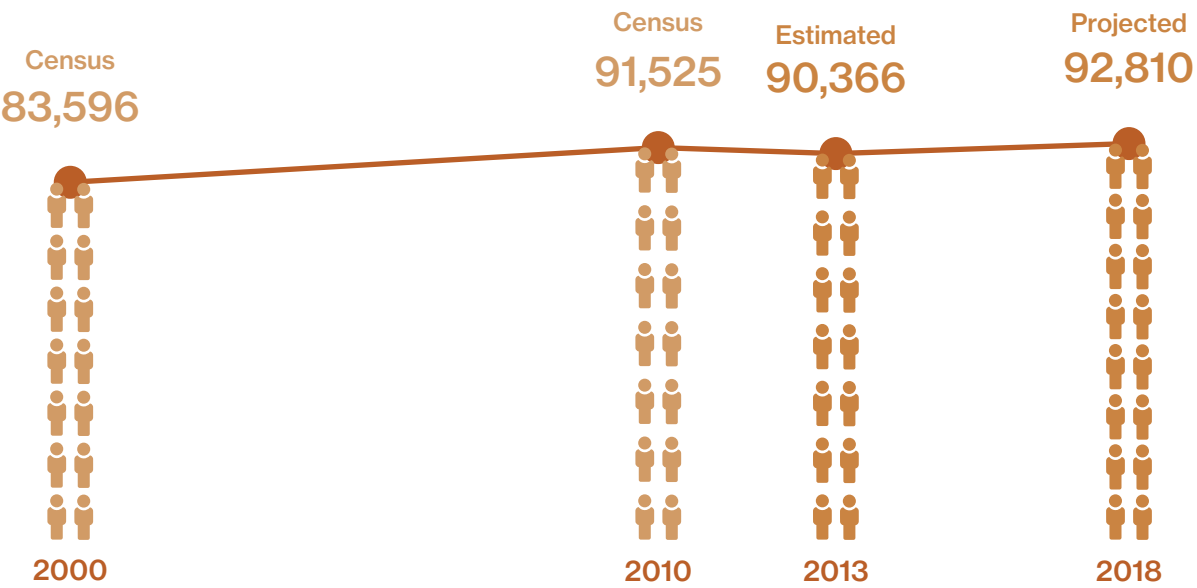
World-class dining is represented by all sorts of cuisines, from the authentic Italian at Strada to the funky, organic, local fare at Lulu. In Coconut Grove, outdoor restaurants and cafés line the streets. Whether you're seeking a crisp and curated fine dining experience or a delicious bite on the go, the neighborhood will whet every kind of appetite.

The neighborhood is famous for resplendent parks, bountiful markets, and popular festivals – from art to seafood – that celebrate all the surroundings have to offer. Coconut Grove remains one of the most affluent communities in Miami, but it has retained its spirit as a special place that revels in both the eclectic and the sophisticated. For those interested in either, both, or somewhere in between, come find out what Mary Street has to offer.

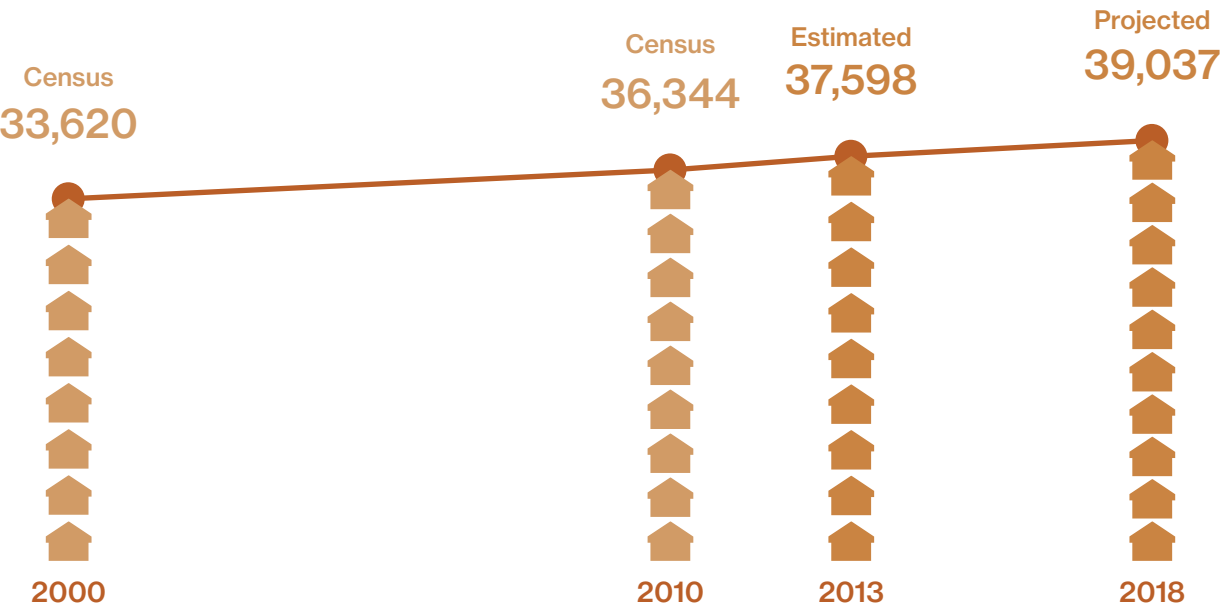


Population

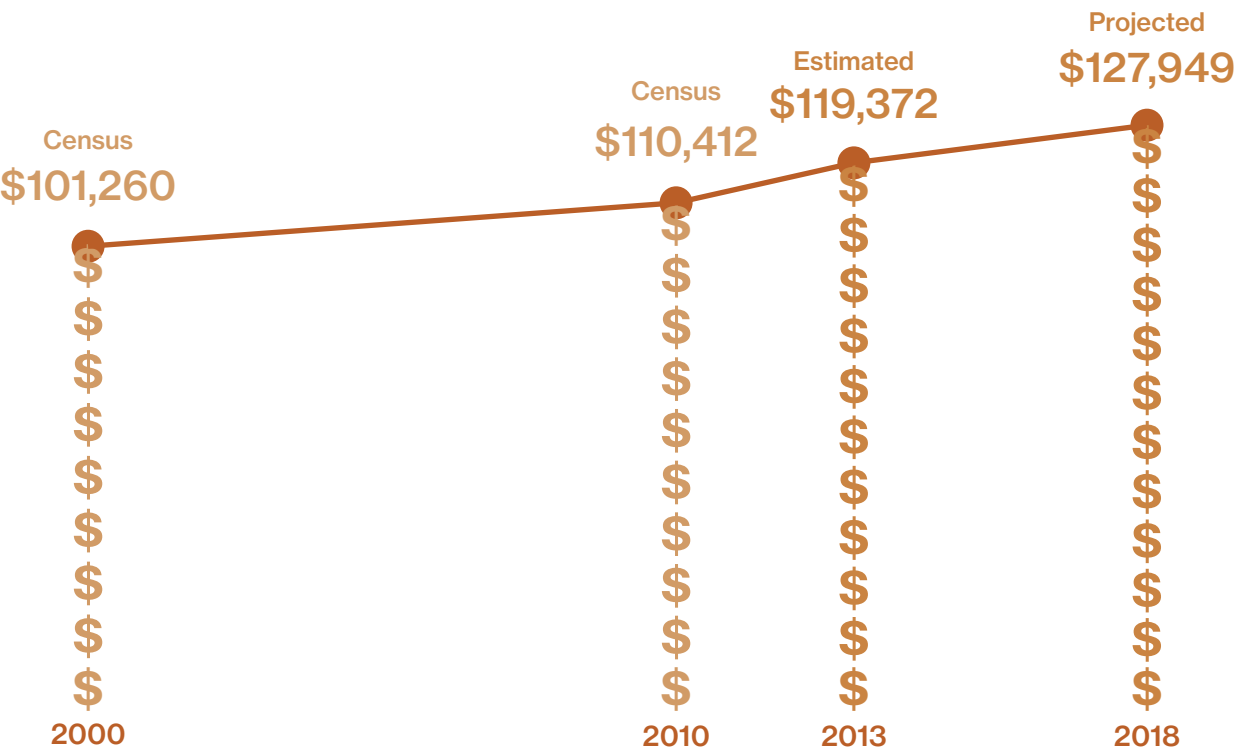
Estimated Population Density (2013): 2,299 psm
Trade Area Size: 39.3 sq mi



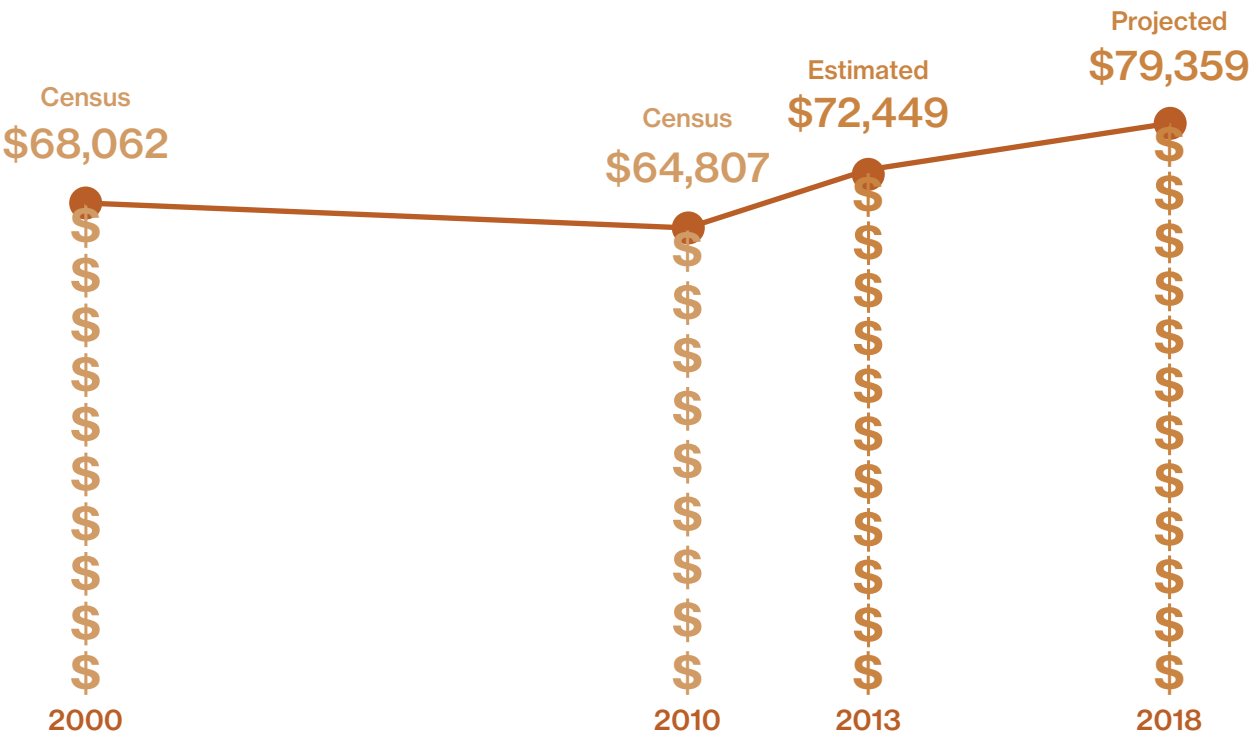
Households



Average Household Income



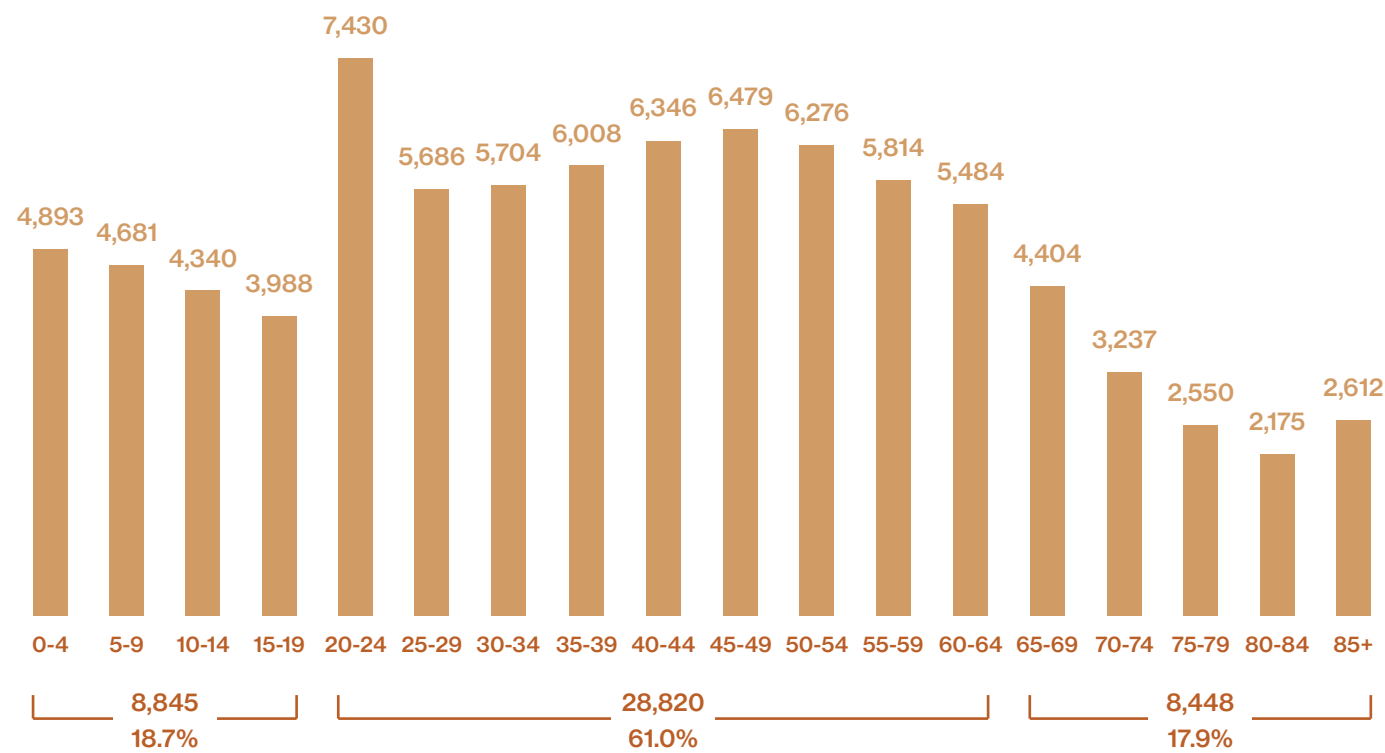
Median Household Income



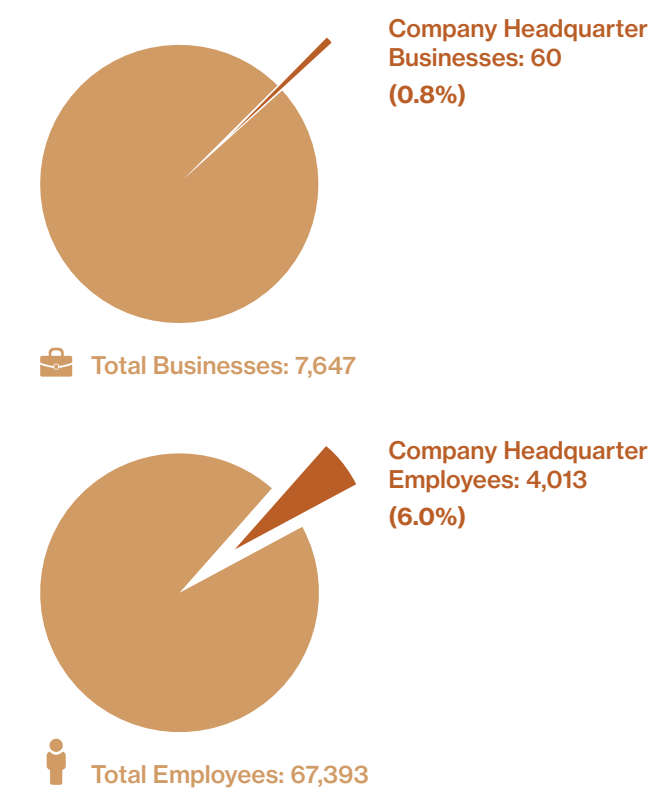
Demographics

Age Distribution (2013)

Total Population: 90,366



Daytime Demographics (2013)



Employee Population per Business

8.8 to 1

Residential Population per Business

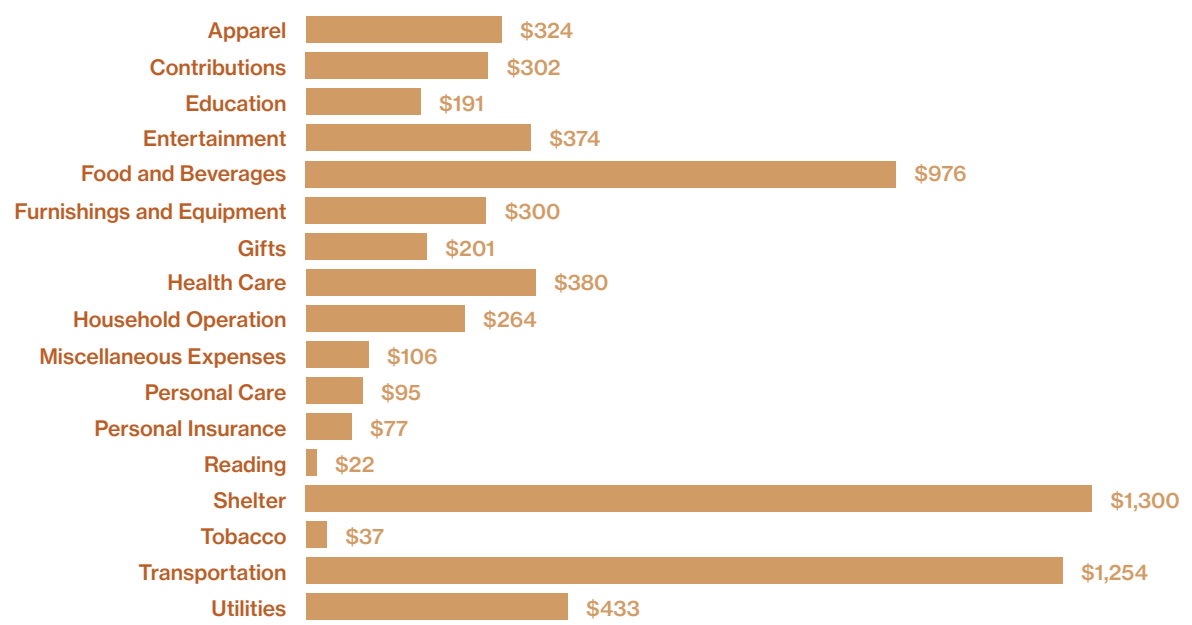
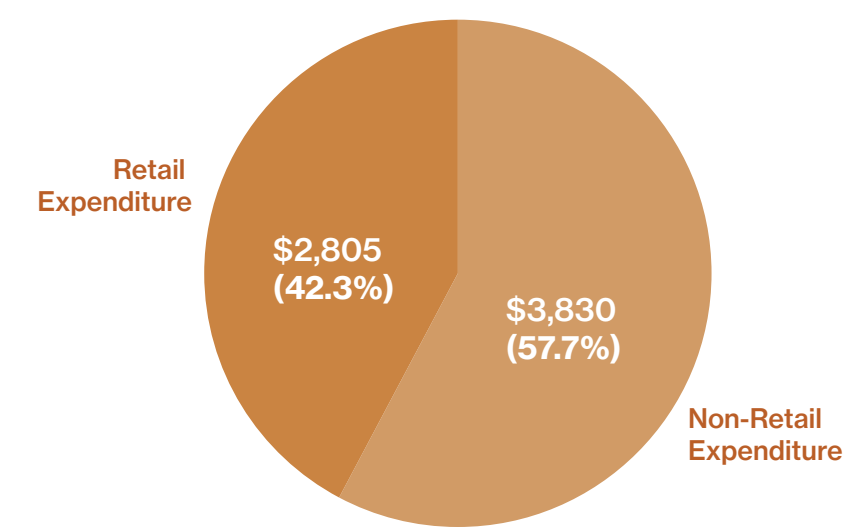
11.8 to 1

Adj. Daytime Demographics Age 16 Years or Over

97,241

Monthly Household Consumer Expenditure (2013)

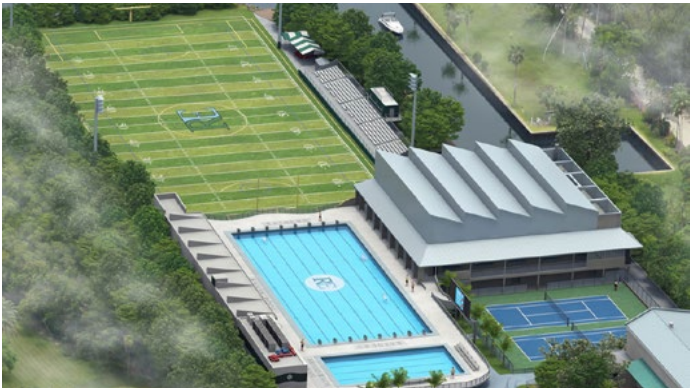
Total Household Expenditure: \$6,635



World-Class Education



Carrollton School of the Sacred Heart
Type: Private Enrollment: 800



Ransom Everglades School
Type: Private Enrollment: 472 + 612



Saint Hugh Catholic School
Type: Private Enrollment: 336



Saint Stephen's Episcopal Day School
Type: Private Enrollment: 307



Immaculata-La Salle High School
Type: Private Enrollment: 831



Coconut Grove Elementary School
Type: Public Enrollment: 461

School	Type	Enrollment
Ransom Everglades (6th–8th Grades)	Private	472
Ransom Everglades (9th–12th Grades)	Private	612
Immaculata-La Salle High School	Private	831
Saint Hugh Catholic School	Private	336
Saint Stephen's Episcopal Day School	Private	307
Carrollton School of the Sacred Heart	Private	800
Coconut Grove Montessori School	Private	53
Vanguard School of Coconut Grove	Private	43
Coconut Grove Elementary School	Public	461
Frances S. Tucker Elementary School	Public	412
George W. Carver Elementary School	Public	443
George Washington Carver Middle School	Public	1,005

Contact

Terra

2665 South Bayshore Drive
Suite 1020
Coconut Grove, FL 33133
305-416-4556

www.terrargroup.com

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ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. In no event shall any solicitation, offer or lease of a unit within the development be made in, or to residents of, any state or country in which such activity would be unlawful.

Stated square footages and dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls. This method is generally used in sales materials and is provided to allow a prospective lessee to compare the units with units in other commercial spaces 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.

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