

**CANVAS**

The background features a complex geometric composition. A large, light pink triangular shape occupies the upper left and center. A dark teal shape, resembling a large 'V' or a series of overlapping triangles, dominates the lower half and right side. A bright yellow shape is visible on the far left, partially overlapping the pink and teal areas. The overall aesthetic is modern and minimalist.

# MIAMI'S RHYTHM, TO A NEW BEAT

Built to inspire. Designed to live. Canvas is a 513-unit condominium tower with 27 floors of residences. 2 or 1 bedrooms, corner unit or studio. Are you ready to make your mark on The Arts and Entertainment District, Miami's next great neighborhood?



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Modern kitchens accent each unit.

# A DESIGN DRIVEN LIFE OF ARTFUL EXPERIENCE.

Intelligent architecture is one thing, but design that inspires you is something else entirely. The materials and finishes of Canvas will help you experience your home, your city and your creativity in a whole new way.



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*Five unit types.  
Countless views.  
Infinite possibilities.*

With an exhilarating mixture of form, function, art and science, Canvas redefines condo living. Each unit provides an ideal starting point for your own vision of Miami life.





**A LIFE WITHOUT  
BOUNDARIES.**

**EVEN WHEN YOU'RE  
INSIDE THE BUILDING.**

### **FEATURES & AMENITIES**

*Canvas' amenities aren't just add-ons, they're essentials to the Canvas lifestyle. Every detail has been thoughtfully designed to bring your world home—and energize a thriving new neighborhood.*

- Sunset and sunrise pools accented by wooden benches and lush gardens
- Pool bar
- Pet play area
- Modern gym with yoga garden

- Modern game room
- Indoor & outdoor lounge
- Sauna & steam room
- BBQ enclave
- Racquetball court



# #HOME IS WHERE THE ART IS

Wynwood isn't just the most vibrant art scene in Miami—it's one of the most vibrant in the world. Located just blocks from the heart of Wynwood, Canvas immerses you into an art scene and a lifestyle unlike any other. Art fairs, gallery walks, world-class street art, immersive art experiences,

boutiques, restaurants and bars are all at your fingertips. It's Bohemian living done luxe, a life that celebrates creativity while taking control of your comfort. There's no better way to experience the renaissance of Miami than from the most centrally located building in the city.



# welcome to miami's next great neighborhood

Feel that? It's the sensation that can only come from living in a district that lets you experience the world in full. The Arts and Entertainment District is Miami's newest "it" neighborhood, perfectly situated at the heart of all the best Miami has to offer.

*The future Miami World Center—shown below—is poised to elevate the experience of The Arts and Entertainment District.*

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- ★ **CANVAS** 1630 NE 1st Avenue, Miami
- **WYNWOOD** 0.3 miles
- **DOWNTOWN** 0.2 miles
- **DESIGN DISTRICT** 1.5 miles
- **SOUTH BEACH** 3.0 miles
- **BRICKELL** 2.2 miles

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# ARTS & ENTERTAINMENT DISTRICT



1. Adrienne Arsht Center for the Performing Arts
2. Miami International University of Art + Design
3. Genting Development Site
4. Club Row
5. Miami World Center
6. Miami Art Campus (Perez Art Museum)
7. American Airlines Arena (Miami Heat)

# WE ARE URBAN EXPLORERS

The Arts & Entertainment District is a burgeoning urban residential neighborhood connecting The Wynwood Arts District and Design District to Downtown Miami. Because of the recent explosive growth in these bordering districts, The Arts and Entertainment District has seen a renaissance in its residential, culinary, entertainment and nightlife offerings. Curious where the hip set of Miami ends up on a Saturday night? They'll be just down the street, enjoying the best of Miami's nightlife. There is no time like now to make your mark on Miami's next great district.

*The Arts and Entertainment District is a destination for those looking to be surrounded by culture.*



*The Arsht Center, at the District's eastern edge, is home to Miami's best stages.*

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 documents furnished by NR MaxMiami LLC, a Florida limited liability company (the "Developer"). 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. No real estate broker or salesperson is authorized to make any representations or other statements regarding this 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. All artist's or architectural renderings, sketches, graphic materials, prices, plans, specifications, terms, conditions, statements, features, dimensions, amenities, existing or future views and photos depicted or otherwise described herein are proposed and conceptual only and are based upon preliminary development plans, which are subject to withdrawal, revisions and other changes, without notice, as provided in the purchase agreement and the offering circular. They should not be relied upon as representations, express or implied, of the final detail of the proposed improvements. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. Any features described for the residences are representative only, and the Developer reserves the right, without notice to or approval by the Buyer, to make changes or substitutions of equal or better quality for any features, materials and equipment which are included with the unit. Interior photos may depict options and upgrades that are not representative of standard features and may not be available for all model types, and all depictions of furniture, appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are not necessarily included in each unit. Furnishings and finishes are only included if and to the extent provided in your purchase agreement. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding 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 any unit or from other portions of the property may in the future be limited or eliminated by future development or forces of nature. Any and all references to and/or renderings of other proposed projects or nearby facilities are proposed only, are not constructed, and are not being developed by the Developer. The Developer has no control over those projects and there is no guarantee that they will be developed, or if so when and what they will consist of. Restaurants and/or other businesses establishments may (without imposing any obligation) be operated from the commercial components of the project which will be offered for sale to third parties. Any restaurants and other business establishments and/or any operators of same are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within or adjacent to the project may be relied upon. Except as may be otherwise provided in the prospectus for the Condominium, the use of the commercial spaces will be in discretion of the purchasers or lessees of those spaces and there is no assurance that they will be used for the purposes, and/or with any particular operators. 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 lifestyle 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. In addition, photographs contained herein may depict artwork located within public or private areas located adjacent to or within close proximity to the Condominium. Such artwork is not and will not be part of or located within the Condominium and may be a subject to copyright or other proprietary rights governing use, reproduction, distribution, modification, adaptation and republication of such materials.

The Condominium is being developed by the Developer, which was formed solely for such purpose. Any and all statements, disclosures and/or representations set forth in this brochure shall be deemed made by the Developer and not by any of its affiliates, and each buyer shall look solely to Developer (and not any of its affiliates) with respect to any and all matters relating to the development and construction of the Condominium and with respect to the marketing and sales of units in the Condominium.

