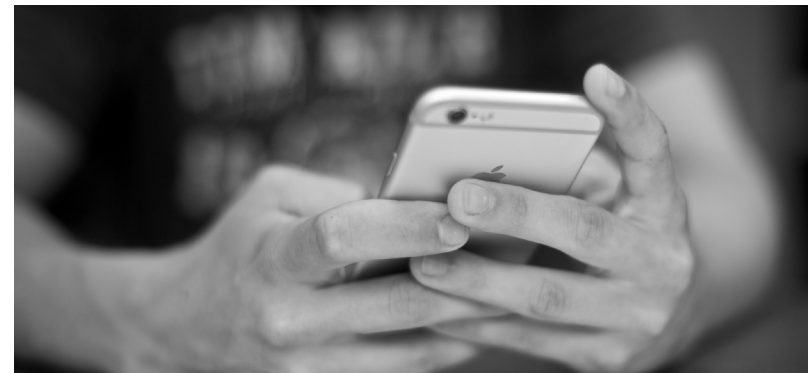


THE WAY TO LIVE WORK WELL



MIAMI BEACH

1260 WASHINGTON AVENUE
MIAMI BEACH, FL 33139



URBIN

SECOND FLOOR

STUDIO

2 BEDROOM | 2 BATHROOM

3 BEDROOM | 3 BATHROOM

4 BEDROOM | 4 BATHROOM

FEATURES

- Efficient layouts for optimized living
- Bathrooms with walk-in-showers
- Fully furnished with sophisticated finishes
- Built-in storage
- Laundry in all units
- High-end fixtures
- Energy-Star stainless appliances

SERVICES + SPACES

- Full-service concierge
- Valet parking and onsite parking
- Housekeeping services included and available on-demand
- Food and beverage venues on premises
- Room service available
- Outdoor lounge areas with places for work & play
- Private elevator lobbies



URBIN



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.

DEVELOPED BY **LOCATION VENTURES**

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THIRD FLOOR

STUDIO

2 BEDROOM | 2 BATHROOM

3 BEDROOM | 3 BATHROOM

4 BEDROOM | 4 BATHROOM

FEATURES

- Efficient layouts for optimized living
- Bathrooms with walk-in-showers
- Fully furnished with sophisticated finishes
- Built-in storage
- Laundry in all units
- High-end fixtures
- Energy-Star stainless appliances

SERVICES + SPACES

- Full-service concierge
- Valet parking and onsite parking
- Housekeeping services included and available on-demand
- Food and beverage venues on premises
- Room service available
- Private elevator lobbies



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FOURTH FLOOR

STUDIO

- 2 BEDROOM | 2 BATHROOM
- 3 BEDROOM | 3 BATHROOM
- 4 BEDROOM | 4 BATHROOM

FEATURES

- Efficient layouts for optimized living
- Bathrooms with walk-in-showers
- Fully furnished with sophisticated finishes
- Built-in storage
- Laundry in all units
- High-end fixtures
- Energy-Star stainless appliances

SERVICES + SPACES

- Full-service concierge
- Valet parking and onsite parking
- Housekeeping services included and available on-demand
- Food and beverage venues on premises
- Room service available
- Lounge Salon
- Private elevator lobbies



1260 WASHINGTON AVENUE

13TH STREET

URBIN



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FIFTH FLOOR

STUDIO

- 2 BEDROOM | 2 BATHROOM
- 3 BEDROOM | 3 BATHROOM
- 4 BEDROOM | 4 BATHROOM

FEATURES

- Efficient layouts for optimized living
- Bathrooms with walk-in-showers
- Fully furnished with sophisticated finishes
- Built-in storage
- Laundry in all units
- High-end fixtures
- Energy-Star stainless appliances

SERVICES + SPACES

- Full-service concierge
- Valet parking and onsite parking
- Housekeeping services included and available on-demand
- Food and beverage venues on premises
- Room service available
- Private elevator lobbies



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SIXTH FLOOR

STUDIO

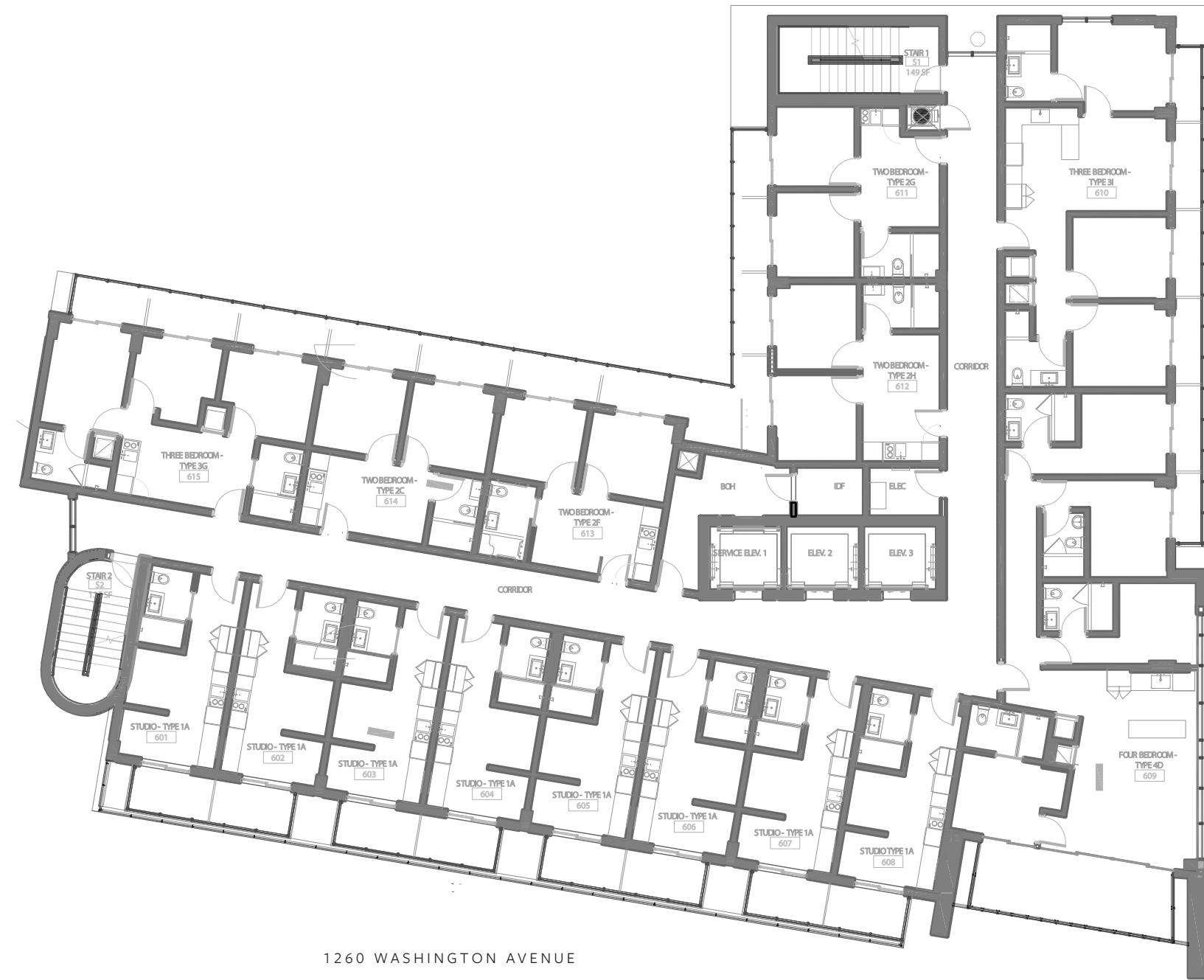
- 2 BEDROOM | 2 BATHROOM
- 3 BEDROOM | 3 BATHROOM
- 4 BEDROOM | 4 BATHROOM

FEATURES

- Efficient layouts for optimized living
- Balconies
- Bathrooms with walk-in-showers
- Fully furnished with sophisticated finishes
- Built-in storage
- Laundry in all units
- High-end fixtures
- Energy-Star stainless appliances

SERVICES + SPACES

- Full-service concierge
- Valet parking and onsite parking
- Housekeeping services included and available on-demand
- Food and beverage venues on premises
- Room service available
- Private elevator lobbies



13TH STREET

1260 WASHINGTON AVENUE

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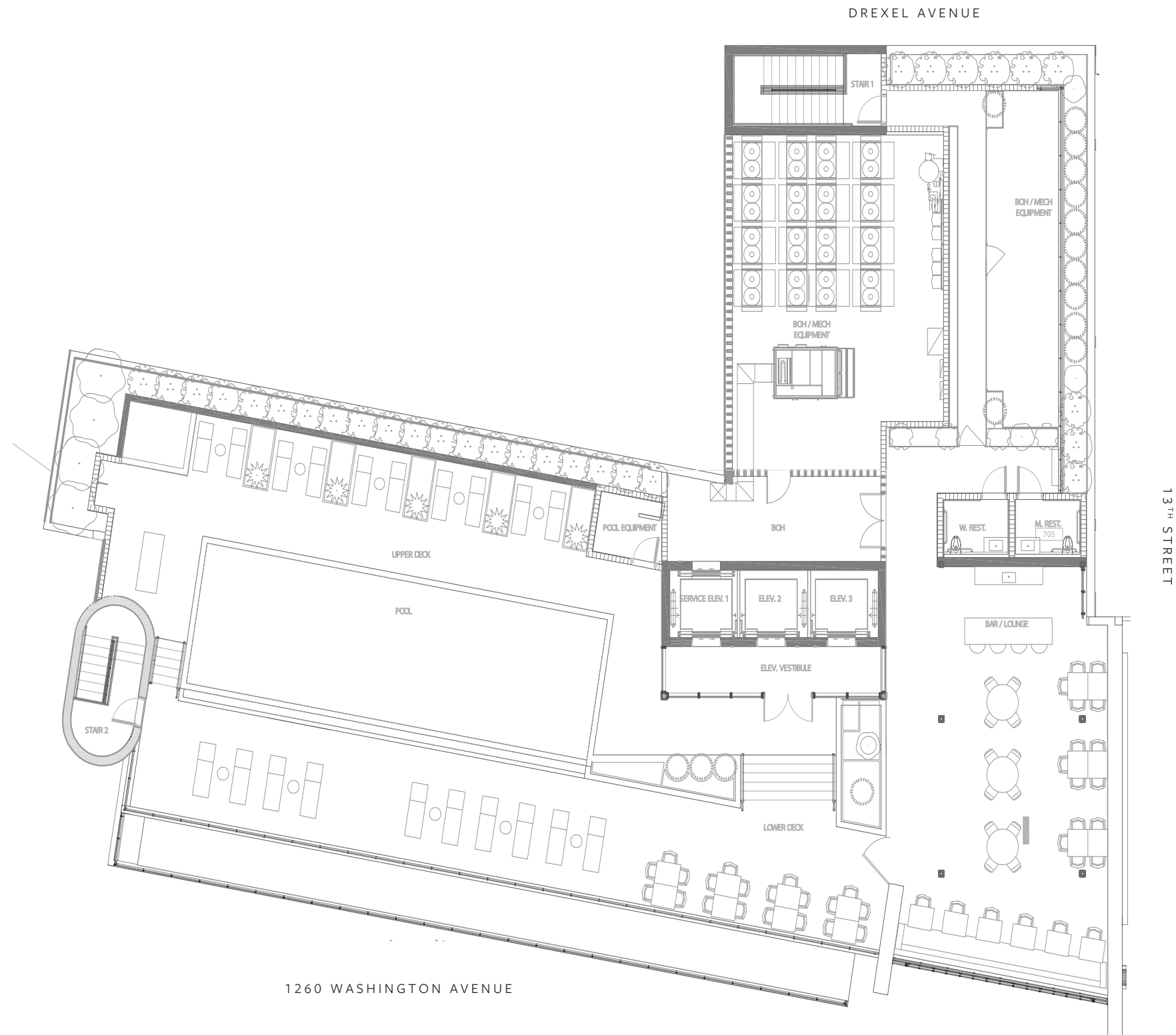


URBIN MIAMI BEACH KEY PLAN

SEVENTH FLOOR

FEATURED SPACES

- Rooftop pool and sundeck
- Relaxation deck
- Rooftop elixr bar
- Seating lounge
- Private elevator lobbies



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