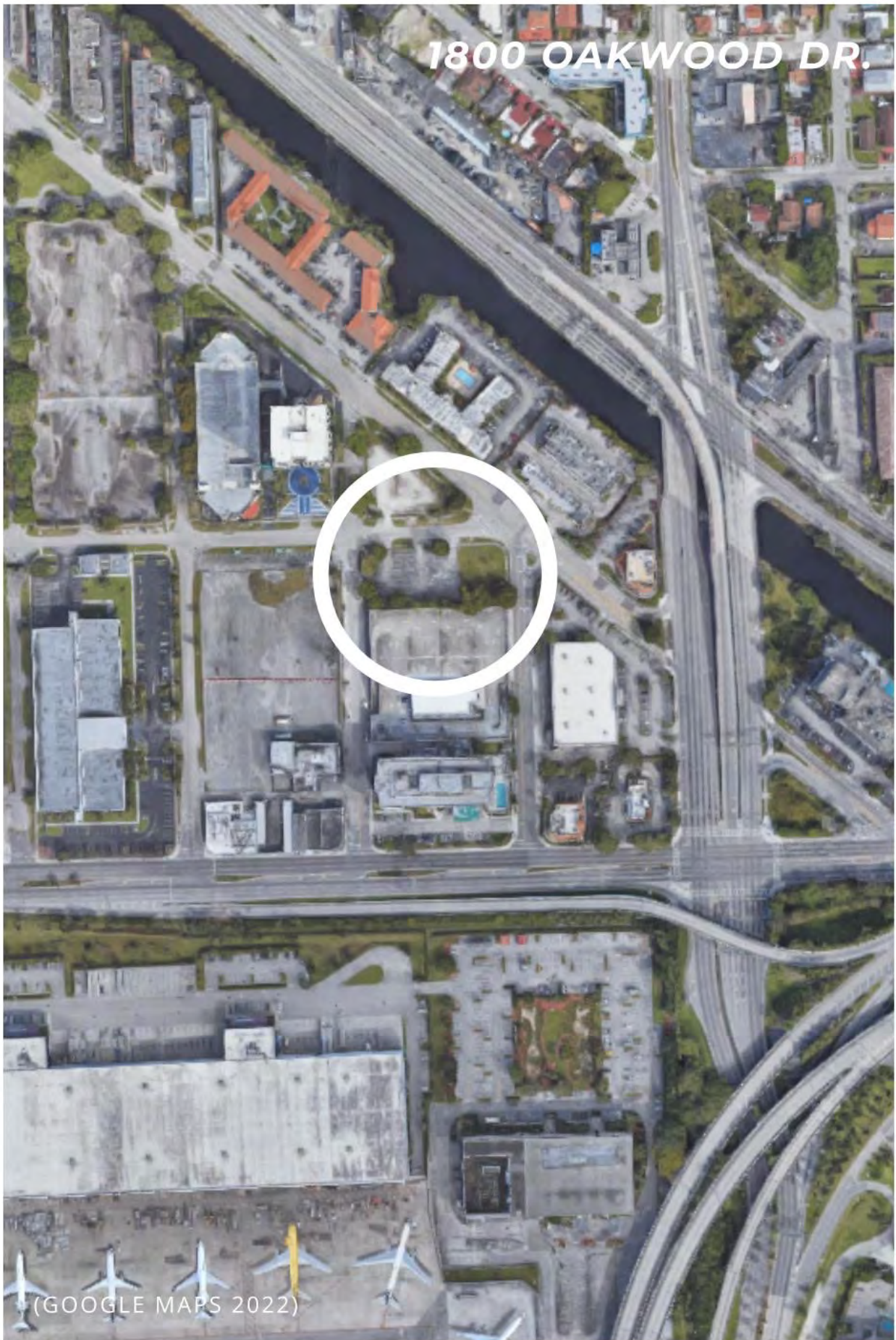
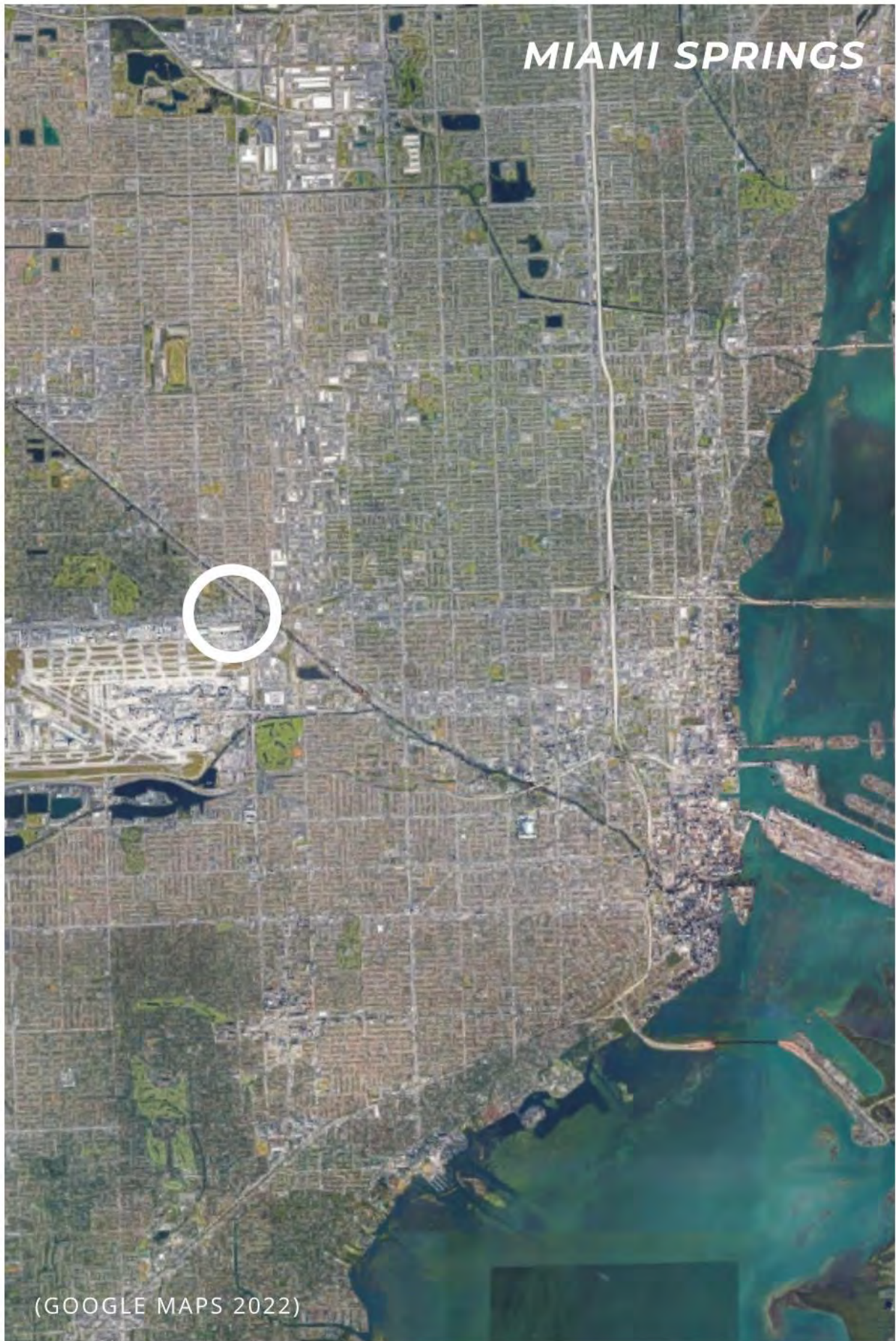
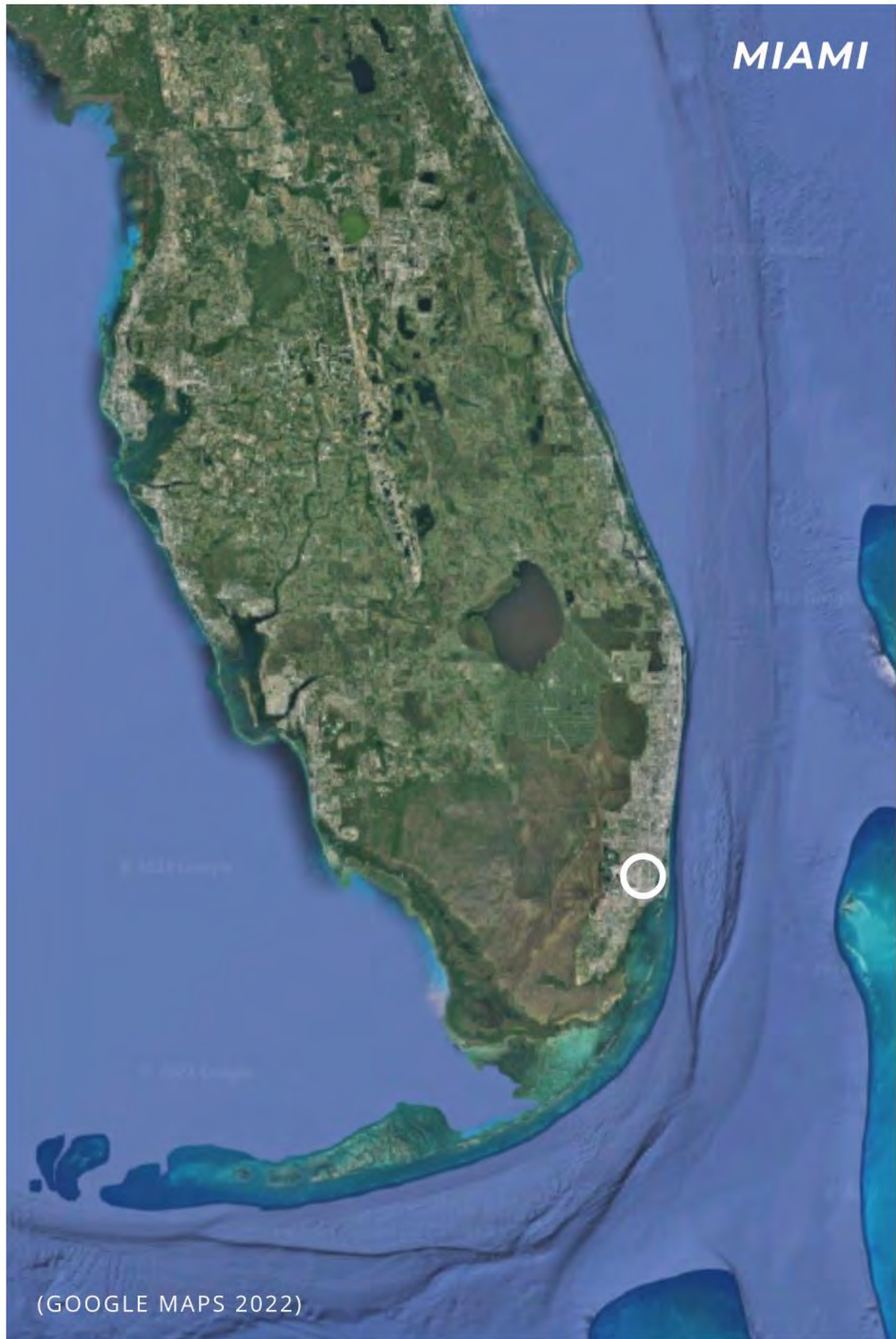


An architectural rendering of a modern, multi-story office building. The building features a prominent glass facade on the left side, with a vertical sign that reads "MIAMI REALTORS". The right side of the building has a more solid, light-colored facade. The ground floor is a recessed entrance area with large glass windows. In the foreground, there is a street with several cars, including a white car and a dark car. There are also palm trees and other greenery. The sky is blue with some clouds. The text "NEW MIAMI REALTORS® GLOBAL HQ" is overlaid in the center of the image.

NEW MIAMI REALTORS® GLOBAL HQ

NEW MIAMI REALTORS[®] GLOBAL HQ

OFFICE	36,832 SF
PARKING	73,493 SF
TERRACE	8,905 SF
BUILDING TOTAL	119,230 SF





KENMORE DR.

OAKWOOD DR.

S. ROYAL POINCIANA BLVD.

COOLIDGE DR.

SITE PLAN



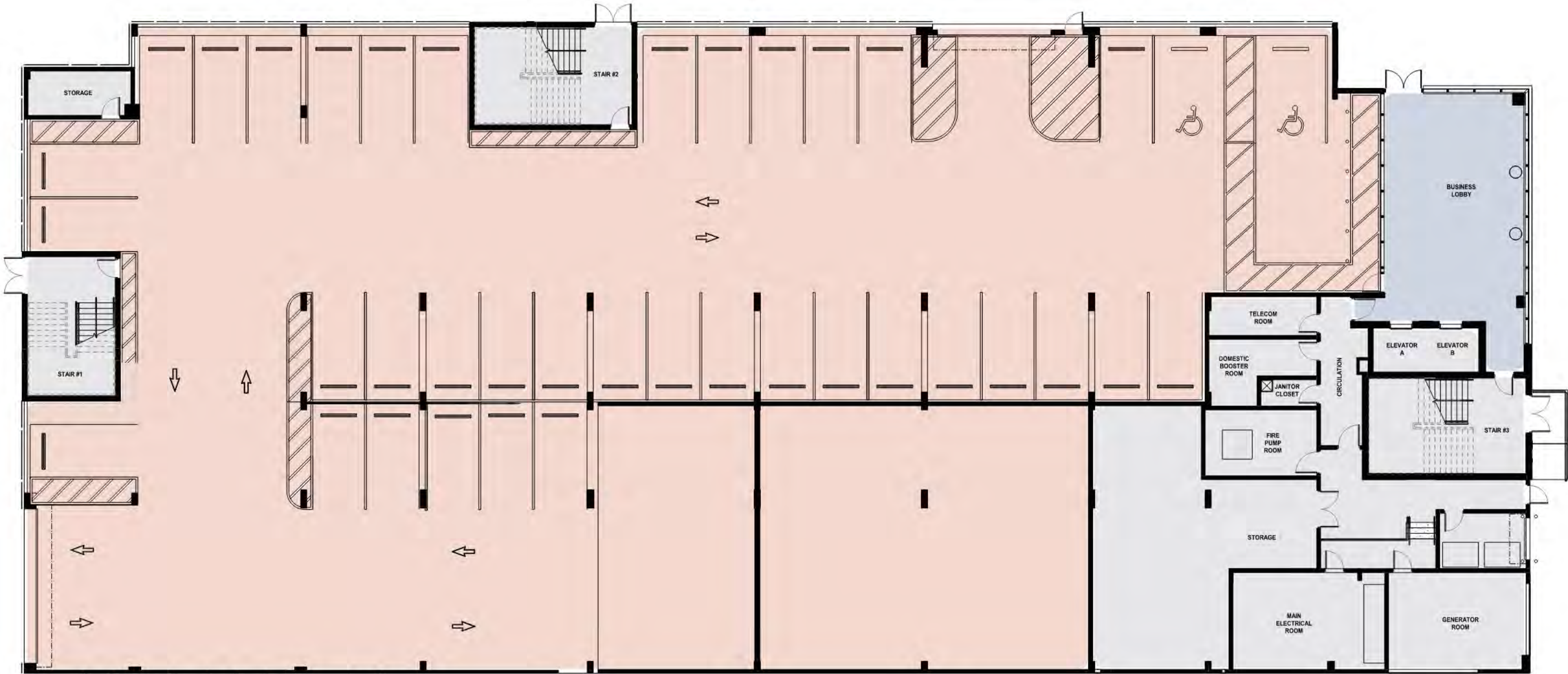
FIRST FLOOR PLAN

PROGRAM KEY

- OFFICE | 1,000 SF
- PARKING | 25,800 SF

TOTALS

OFFICE	36,832 SF
PARKING	73,493 SF
TERRACE	8,905 SF
BUILDING TOTAL	119,230 SF

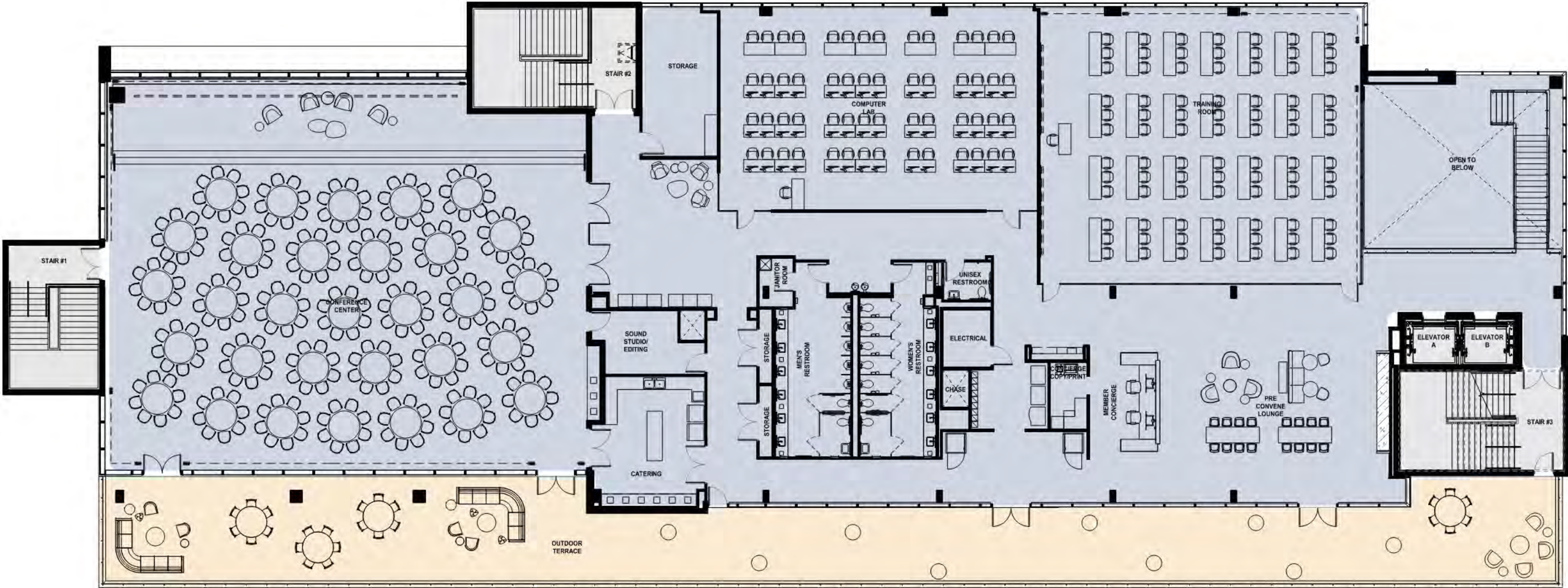


FIFTH FLOOR PLAN

PROGRAM KEY

- OFFICE | 17,100 SF
- ROOF TERRACE | 3,675 SF

TOTALS	
OFFICE	36,832 SF
PARKING	73,493 SF
TERRACE	8,905 SF
BUILDING TOTAL	119,230 SF



SUSTAINABILITY



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Goal is Silver, reaching for Gold

Construction Phase Credits

Y

1

IPc1 Integrative Process

1

6 Location and Transportation 16

LTc1	LEED for Neighborhood Development Location	16
1	LTc2 Sensitive Land Protection (LEED admin)	1
1	LTc3 High Priority Site (is not a DDA or QRT in 2022) (LEED admin)	2
2	LTc4 Surrounding Density and Diverse Uses (LEED Admin)	5
2	LTc5 Access to Quality Transit (LEED Admin)	5
1	LTc6 Bicycle Facilities (architect)	1
1	LTc7 Reduced Parking Footprint (v4.1 requires 30% reduction = 80 spaces)	1
1	LTc8 Electric Vehicles	1

6 Sustainable Sites 10

Y	SSp1 Construction Activity Pollution Prevention (contractor, civil)	Required
1	SSc1 Site Assessment: Complete and document: Topography, Hydrology, Climate, Vegetation, Soils, Human Use, Human Health Effects(civil / arch)	1
1	SSc2 Site Development - Protect or Restore Habitat (civil)	2
1	SSc3 Open Space (land. arch)	1
3	SSc4 Rainwater Management (v4.1 - achieve 90%) (civil)	3
2	SSc5 Heat Island Reduction (Arch & land. arch)	2
1	SSc6 Light Pollution Reduction (elec eng)	1

5 Water Efficiency 11

Y	WEp1 Outdoor Water Use Reduction (land. arch)	Required
Y	WEp2 Indoor Water Use Reduction (plumb eng)	Required
Y	WEp3 Building-Level Water Metering (plumb eng)	Required
1	WEc1 Outdoor Water Use Reduction (land. arch)	2
3	WEc2 Indoor Water Use Reduction	6
1	WEc3 Cooling Tower Water Use(n/a)	2
1	WEc4 Water Metering	1

16 Energy and Atmosphere 33

Y	EAp1 Fundamental Commissioning and Verification (CxA)	Required
Y	EAp2 Minimum Energy Performance (energy modeler)	Required
Y	EAp3 Building-Level Energy Metering (elec eng)	Required
Y	EAp4 Fundamental Refrigerant Management (mech eng)	Required
3	EAc1 Enhanced Commissioning CxA)	6
11	EAc2 Optimize Energy Performance	18
1	EAc3 Advanced Energy Metering - Manny Gutierrez (elec eng)	1
1	EAc4 Demand Response	2
1	EAc5 Renewable Energy Production (v4.1)	3
1	EAc6 Enhanced Refrigerant Management	1
1	EAc7 Green Power and Carbon Offsets (v4.1 - see EAc5) (owner/admin)	2

5 Materials and Resources 13

Y	MRp1 Storage and Collection of Recyclables (arch)	Required
Y	MRp2 Construction and Demolition Waste Management Planning (contractor)	Required
1	MRc1 Building Life-Cycle Impact Reduction (n/a)	5
1	MRc2 Building Product Disclosure and Optimization - Environmental Product Declarations (contractor)	2
1	MRc3 Building Product Disclosure and Optimization - Sourcing of Raw Materials (contractor)	2
1	MRc4 Building Product Disclosure and Optimization - Material Ingredients (contractor)	2
2	MRc5 Construction and Demolition Waste Management 75% diverted (contractor)	2

16 Indoor Environmental Quality 16

Y	EQp1 Minimum Indoor Air Quality Performance	Required
Y	EQp2 Environmental Tobacco Smoke Control (arch / admin)	Required
2	EQc1 Enhanced Indoor Air Quality Strategies	2
3	EQc2 Low-Emitting Materials (contractor)	3
1	EQc3 Construction Indoor Air Quality Management Plan (contractor)	1
2	EQc4 Indoor Air Quality Assessment (owner / third party)	2
1	EQc5 Thermal Comfort	1
2	EQc6 Interior Lighting	2
3	EQc7 Daylight	3
1	EQc8 Quality Views (arch)	1
1	EQc9 Acoustic Performance	1

6 Innovation 6

1	INc1.1 Innovation Credit - Green Building Education: Develop signage program, case study, guided tour/outreach program	1
1	INc1.2 Innovation Credit - PILOT CREDIT IPpc90 - Social Equity within the Project Team: 20% or more of the design team (by dollar value of design contracts) is a JUST Corp, B Corporation, GRI Sustainability Reporting Standards, GRESB (Global Real Estate Sustainability Benchmark)	1
1	INc1.3 Innovation Credit - Occupant Comfort Survey: Administer survey, report results, have a corrective action plan.	1
1	INc1.4 Innovation Credit - Purchasing-Lamps	1
1	INc1.5 Innovation - Walkable Site	1
1	INc2 LEED Accredited Professional	1

1 Regional Priority 4

1	Credit Regional Priority: EAc2 meet 8 pt threshold	1
1	Credit Regional Priority: EAc5 meet threshold of 2pts, which is ~ 5% renewable energy	1
1	Credit Regional Priority: WEc1 meet threshold of 2pts	1
1	Credit Regional Priority: SSc6, LTc6 meet 1pt threshold, SSc2 meet 2pt threshold	1

62 TOTALS Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



LEED

WELL

THE WELL HEALTH-SAFETY RATING FOCUSES ON SIX MAIN HEALTH-SAFETY THEMES, INCLUDING:

- CLEANING AND SANITIZATION PROCEDURES
- EMERGENCY PREPAREDNESS PROGRAMS
- HEALTH SERVICE RESOURCES
- AIR & WATER QUALITY MANAGEMENT
- STAKEHOLDER ENGAGEMENT & COMMUNICATION
- INNOVATION



(USAA 2022)

VIEWS | EXTERIOR





NORTHEAST CORNER



NORTHWEST CORNER



MIAMI REALTORS

PARK

SOUTHWEST CORNER

VIEWS | INTERIOR



FIRST FLOOR | LOBBY





FOURTH FLOOR | CLUB LOUNGE



FOURTH FLOOR | CLUB LOUNGE





FOURTH FLOOR | OPEN OFFICE



FOURTH FLOOR | BOARDROOM



FOURTH FLOOR | WORK CAFE



FOURTH FLOOR | WORK CAFE



FOURTH FLOOR | ROOF TERRACE





FIFTH FLOOR | PREFUNCTION LOUNGE



FIFTH FLOOR | CONFERENCE CENTER ENTRY



FIFTH FLOOR | CONFERENCE CENTER

RSP