

HOUSE OF WELLNESS

B R I C K E L L



FACT SHEET

Artist Conceptual Rendering

Life at the Center, *Wellness* at the Core



BUILDING FEATURES

- › Property Address: 152 SW 9th Miami, Florida, 33130
- › 34 Stories
- › 656 Residences
- › 5 Stories of Private Parking
- › 22,000 sq.ft of Amenities
- › 7th Floor Amenity Space with Indoor & Outdoor gathering spaces
- › In-House Professional Building Management
- › 24h Concierge & Security
- › Dedicated Wellness App for Service Bookings & Management
- › Dedicated Leasing Office

House of Wellness is more than where you live - it's where life comes into balance. A Brickell residence shaped by intentional design and a holistic view of well-being, where the rhythm of the city meets calm, and wellness is integrated into daily living through spaces for fitness, recovery, spa, and community.

Integrated Wellness Method

The Integrated Wellness Method is House of Wellness's personalized framework for living well - designed to evolve with each resident over time through expert guidance, integrated services, and thoughtful programming. Wellness is experienced fluidly through movement and recovery, connection and creativity, nourishment and reflection.

Each resident begins with a personalized assessment at move-in, with progress tracked through a dedicated app and supported by evolving classes and experiences that integrate wellness into everyday life.

The wellness experience at House of Wellness is guided by five interconnected dimensions:



Physical Wellness

Movement, strength, mobility, and recovery-focused programming designed to support longevity, balance, and everyday vitality.



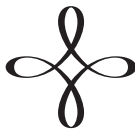
Emotional & Mental Wellness

Mindfulness, stress resilience, creative reflection, and restorative practices that support clarity, calm, and emotional well-being.



Social Wellness & Belonging

Intentional opportunities for connection, including gatherings, shared experiences, and community rituals that foster a sense of belonging.



Intellectual & Creative Wellness

Lifelong learning, creative exploration, and experiences that stimulate curiosity, expression, and cognitive health.



Thoughtful Nutrition

Practical, approachable guidance around nourishment, mindful eating, and food as a source of energy, joy, and meaningful connection.



This is what living *well* looks like

FITNESS & ACTIVE LIFESTYLE

- › State-of-the-Art Gym
- › Private Personal Training Room
- › Indoor & Outdoor Functional Training Area
- › Outdoor Class Terrace
- › Cold Plunge

WELLNESS & HEALTH SERVICES

- › Comprehensive 360° Health & Wellness Assessment upon move-in
- › Personalized Wellness Plans with ongoing follow-ups
- › Nutritionist Consultations
- › Personal Training
- › Physical Therapy
- › Massage Therapy
- › Esthetician Services
- › IV Therapy
- › Community Classes
- › On-Site Lifestyle Director & Wellness Ambassadors

SOCIAL & COMMUNITY SPACES

- › Rooftop Clubhouse with Event Kitchen
- › Grills & Outdoor Lounge
- › Co-Working Spaces
- › Social Lounge
- › Juice Bar / Pantry
- › Podcast Room
- › Ground Floor Uber Lounge
- › Pet-Friendly Amenities: Dog Spa & Park

SPA & RELAXATION

- › Full-Service Spa
- › Steam Room & Sauna
- › Hammam
- › Skyline Rooftop Pool
- › Lounge Chairs & Cabanas

STAYING WELL AT HOME

Residences thoughtfully crafted around the way you live. Spaces that inspire connection and a true sense of belonging.

- › Lofty 9' 4" Ceiling Heights
- › Premium Appliances including Cooktop, Fridge, Dishwasher and Speed Oven.
- › Exquisite Views of Brickell and the Bay*
- › Finished Flooring Throughout
- › Porcelain Bathroom Tile
- › Two-Tone Cabinets with Terrazzo Countertops
- › Polished Concrete Balconies*

(*) in select units

LIVE WELL.



The Team

NORTH DEVELOPMENT

North Development was founded when Oak Capital and Edifica, two companies with extensive knowledge and experience gained from successfully developing innovative projects, joined forces. Formed from these two successful entities and their complementary experiences and skill sets, North Development's mission is to develop new value-added concepts from the ground up that maximize value for investors and create comfortable experiences for residents. With a focus on quality and innovation, North Development aims to set itself apart in the marketplace and become a trusted name in the residential condo industry.

NORTH MANAGEMENT

North Management was created by North Development specifically to uphold its portfolio of properties to the highest standards of service, design, and operational excellence while protecting brand integrity. North Management leverages multiple decades of leadership expertise in luxury hospitality to build top-tier teams who consistently oversee, refine, and evolve every element of the residential experience across North Development's robust portfolio.

MC+G ARCHITECTURE

Studio Mc+G Architecture specializes in Hospitality and Resort Design, Historic Preservation, Commercial Retail, Residential, and Affordable Housing. The firm is backed by founder Jennifer McConney's 18 years of architectural experience, having launched more than 600 projects prior to establishing her own practice. Current projects include the restoration of the Delano Hotel, as well as the Thompson Hotel and Wynwood Works in Miami's arts district. Mc+G brings together a team of professionals dedicated to advancing a vision of ecology-based humanism within a contemporary framework.

URBAN ROBOT ASSOCIATES

Urban Robot Associates is a full service design collective located in Miami Beach, specializing in architecture, interior design, landscape architecture and urban design. The team works collaboratively to develop a multidisciplinary approach to all projects to bring about a unique vision and create experiences that are meaningful, memorable, and functional. Whether a mixed-use complex, a boutique hotel, precious natural resource, or a brand identity -- UR strives to elevate the human experience.

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Property address:
152 SW 9th St, Miami, Florida, 33130

Sales gallery:
1200 Brickell Avenue, 18th Floor
Miami, Florida, 33131

FORTUNE DEVELOPMENT SALES

Fortune Development Sales, is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented more than 80 of South Florida's most successful projects. Fortune, led by visionary founder

Edgardo Defortuna, has 21 offices around the world, with over 1,000 associates and worldwide brokerage network, reaching prospective buyers in markets as diverse as Manhattan, Buenos Aires, São Paulo, Hong Kong and Paris, besides South Florida.

Developed by

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