



STARBUCKS SIGNS LEASE AT MIAMI WORLD CENTER IN DOWNTOWN MIAMI

MIAMI, FL – December 19, 2023 – On the heels of Miami Worldcenter’s latest announcements unveiling a slew of food and beverage concepts set to open at the \$6 billion Downtown Miami development in the next year, its ownership group has now signed a lease with Starbucks, the world’s largest coffeehouse chain. Set to open in 2024, the coffee shop giant will occupy 2,824 square feet of space on the ground floor of the 27-acre mixed use development’s ‘Jewel Box’ retail building at 150 NE 8th Street, which will also be home to other recently announced dining and entertainment concepts including Earls Kitchen + Bar, Sports & Social, Sixty Vines and Bowlero.

As one of the largest privately owned and developed urban real estate developments in Florida, Miami Worldcenter, which is currently coming alive in phases, features a diverse mix of residential, commercial and hospitality uses complemented by a total of 300,000 square feet of retail, restaurant, and entertainment space. More than 90% of the development’s retail space is leased as of December 2023.

Starbucks will join a growing roster of newly opened retail tenants at Miami Worldcenter, including three new food and beverage options by Ariete Hospitality Group’s Michelin-star-rated Chef Michael Beltran, **Brasserie Laurel**, **Chug’s Express**, and **El Vecino Cigar & Cocktail Bar**; national retail brands **lululemon**, **Sephora**, and **Ray-Ban**; the affordable luxury **citizenM Miami Worldcenter** hotel; and a **Lucid Motors** luxury electric vehicle showroom and service center.

Announced tenants set to open over the next year include an exceptional lineup of restaurants including local favorite **JUVIA**, Chicago’s **Maple & Ash**, **Serafina**, **Sweet Paris Creperie & Café**, **Earls Kitchen + Bar**, **Sixty Vines**, and a dual-concept location for **BurgerFi/Anthony’s Coal Fired Pizza & Wings**; along with dining and entertainment concepts **Sports & Social** and **Bowlero**; a permanent location for the world-famous **Museum of Ice Cream**; and other nationally recognized favorites including **The Container Store**, **Club Studio**, **Savage X Fenty**, and **Posman Books**.

Miami Worldcenter is being developed by master developers Miami Worldcenter Associates, led by Managing Partners Art Falcone and Nitin Motwani, in partnership with CIM Group.

“As we near the lease-up of Miami Worldcenter’s retail space, choosing which concepts we bring in has become even more selective as brands of all kinds increasingly wanting to have a presence in Downtown Miami,” said Nitin Motwani, Managing Partner of Miami Worldcenter Associates. “We are very excited to have a popular, fan favorite brand like Starbucks coming to our city within a city.”

Retail leasing at Miami Worldcenter is led by CIM Group, a partner in Miami Worldcenter, and Miami-based The Comras Company. CIM Group is a community-focused real estate and infrastructure owner, operator, lender, and developer. The Comras Company is a leading, boutique real estate firm providing retail leasing, asset sales, consulting, and development advisory services throughout South Florida.

“As we have been advancing leasing at Miami Worldcenter, we have explored retailers and restaurateurs from across the country in order to create a collection of national brands, such as Starbucks, as well as smaller boutique businesses and chef-led restaurant concepts. We have secured an intriguing array that sets the property apart in the Miami area,” said Shaul Kuba, Co-Founder and Principal, CIM Group.



Miami Worldcenter is now home to three completed residential towers – PARAMOUNT Miami Worldcenter, Caoba, and Bezel Miami. Additionally, construction is underway at Lalezarian’s 52-story Miami World Tower 1, which will comprise 550 apartment units; at Legacy Hotel & Residences, a 50-story mixed-use tower with 310 branded residences atop a hotel and 50,000 square feet of medical office space; at the second phase of Caoba, which will encompass an adjacent 40-story tower with 420 apartments; and at The Crosby, a 450-unit turn-key condominium by Related Group and Merrimac Ventures.

Planned developments include three additional residential towers developed by Lalezarian with 2,000 multifamily units; 600 Miami Worldcenter, a 579-unit fully furnished condominium by Aria Development Group and Merrimac Ventures; JEM Private Residences, a 67-story mixed use luxury residential tower with 259 condos and about 500 apartment units by New York-based developer Naftali Group; a two-tower mixed-use residential and commercial development by Abbhi Capital; and a three-tower mixed-use residential project by The Witkoff Group.

Complementing Miami Worldcenter’s retail streets will be World Square, a 20,000-square-foot outdoor public plaza and park. Designed as a central gathering place, World Square will serve as the heartbeat of the development featuring an abundance of open space, shade trees, and oversized, pedestrian-friendly sidewalks lined with dining, entertainment, and retail concepts.

Miami Worldcenter’s \$5 million public art initiative – curated by international art dealer Jeffrey Deitch and Miami-based curatorial collective PRIMARY – transforms the streets and buildings of the 27-acre ‘city within a city’ into a permanent outdoor art museum. Now complete, the program features a variety of contemporary and modern art works – in the form of large-scale murals, paintings, and sculptures – created by globally acclaimed artists including Nina Chanel Abney, Woody De Othello, Viktor El-Saieh, Nick Cave, Trenton Doyle Hancock, Hernan Bas, Serge Toussaint, Zadok Ben-David and Franz Ackermann.

Miami Worldcenter occupies 10 city blocks within walking distance of Museum Park, home to Pérez Art Museum Miami and the Frost Museum of Science; the newly renamed home of the Miami Heat, the Kaseya Center; the Adrienne Arsht Center for the Performing Arts; and Miami Dade College’s Wolfson Campus. It is also adjacent to Brightline’s MiamiCentral station, which offers direct train service from Downtown Miami to Aventura, Fort Lauderdale, Boca Raton, West Palm Beach and Orlando, together with access to Tri-Rail, the Metromover, and the Metrorail – making Miami Worldcenter the largest and most connected transit-oriented development in Florida.

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ABOUT MIAMI WORLD CENTER

Miami Worldcenter is a new \$6 billion mixed-use destination in the heart of Downtown Miami. As one of the largest private urban real estate developments underway in the United States, the project occupies 27 acres spanning ten city blocks and offers world-class retail, hospitality, commercial and residential uses. Several phases of the project have already been completed and occupied, including three residential towers, a significant portion of the retail component, and a newly opened citizenM hotel, which debuted in early 2023.



Miami Worldcenter Associates serves as the master developer for the overall mixed-use development, led by Managing Partners Art Falcone and Nitin Motwani, in partnership with CIM Group, a community-focused real estate and infrastructure owner, operator, lender and developer. Together they have assembled a best-in-class development team that is currently transforming the urban core of Miami into one of the country's largest mixed-use destinations. Learn more at www.miamiworldcenter.com.

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