



VILLA ONE TEQUILA GARDENS TO BRING ROOFTOP RESTAURANT AND BAR TO MIAMI WORLD CENTER IN DOWNTOWN MIAMI

The intimate outdoor oasis is designed to reflect the vibrant dining destinations in the heart of Mexico, offering an array of over 150 tequilas and mezcals and Baja-style Mexican bites.

MIAMI, FL – February 12, 2024 – As Miami continues to evolve as an international destination for culinary innovation and vibrant nightlife, Villa One Tequila, co-founded by celebrities Nick Jonas and menswear designer John Varvatos, is bringing the essence of Mexico’s finest to Miami Worldcenter, the \$6 billion mixed-use development activating Miami’s urban core. Designed for creating unforgettable experiences, Villa One Tequila Gardens will offer guests an exotic escape to unwind after work in the heart of Downtown Miami with over 150 tequila and mezcal options and Baja-style Mexican food.

Set to open in 2025, Villa One Tequila Gardens will occupy 12,294 square feet of rooftop space within 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 **Starbucks, Earls Kitchen + Bar, Sports & Social, Sixty Vines** and **Bowlero**. With vast views of the Downtown Miami skyline, the main dining room will feature a raw bar and tequila tasting room with a tequila sommelier and an intimate speakeasy operated by a soon-to-be announced nightlife brand.

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 93% of the development’s retail space is leased as of February 2024.

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.

“Villa One Tequila Gardens will create a unique entertainment destination within Miami Worldcenter with a special rooftop experience unlike anything else in Downtown,” said Nitin Motwani, Managing Partner of Miami Worldcenter Associates. “Fusing Mexican-inspired cocktails and cuisine with modern Miami sophistication, guests will be transported to an exotic destination within Downtown’s dynamic urban core.”

Designed by KOM Studio, an international architecture and design firm established in Mexico City, Villa One Tequila Gardens will immerse guests in the Mexican lifestyle and its pure essence with luxurious textiles, shades of green inspired by agave fields, and accent walls with neon signs.

Villa One Tequila Gardens will join a growing roster of newly opened tenants and hospitality destinations 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 this year include an exceptional lineup of restaurants including local culinary gem **JUVIA**, coffee shop giant **Starbucks**, 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 **Lucky Strike**; 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**.

Retail leasing at Miami Worldcenter is led by CIM Group 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.

"Villa One Tequila is a one-of-a-kind bar and restaurant that brings another dimension in dining to Miami Worldcenter. It is an example of our focus on activating the property's outdoor spaces and rooftops to provide a wealth of opportunities for guests to enjoy the beautiful setting and area views," 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 nearing completion 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.

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.

MEDIA CONTACTS

Miami Worldcenter / Schwartz Media Strategies
mwc@schwartz-media.com