

# FORMA

A CRESCENT HEIGHTS® RESIDENCE



# World-Class Apartment Living

# Private Members Club, The Home Edition.

## LEVEL 39

*Skyline Terrace  
Sunset Terrace  
Skyline Bar & Lounge  
Miami Room  
Catering Kitchen*

## LEVELS 3 & 4

*Indoor Dog Lounge  
Pet Spaw  
Kids Club  
Teen Room*

## LOBBY LEVEL

*Lobby Lounge  
Mail & Package Rooms  
Bike Storage*



## LEVELS 9 & 10

*6,600-Sq-Ft CoWork  
Resident Lounge  
Outdoor Sunning Pool  
Outdoor Lap Pool  
Poolside Lounge  
10,000-Sq-Ft Fitness Center  
Steam Rooms  
Infrared Sauna  
Cold Plunge  
Spa Treatment Room  
Pickleball Court  
Golf Simulator  
Bocce Ball Court  
Spin Studio  
Light Lounge  
Meditation Room & Pod  
Media Lounge  
Game Room  
Karaoke Room  
Sportsbar  
Beer Garden  
Chef's Kitchen  
Grilling Terraces*

## WHOLE FOODS MARKET

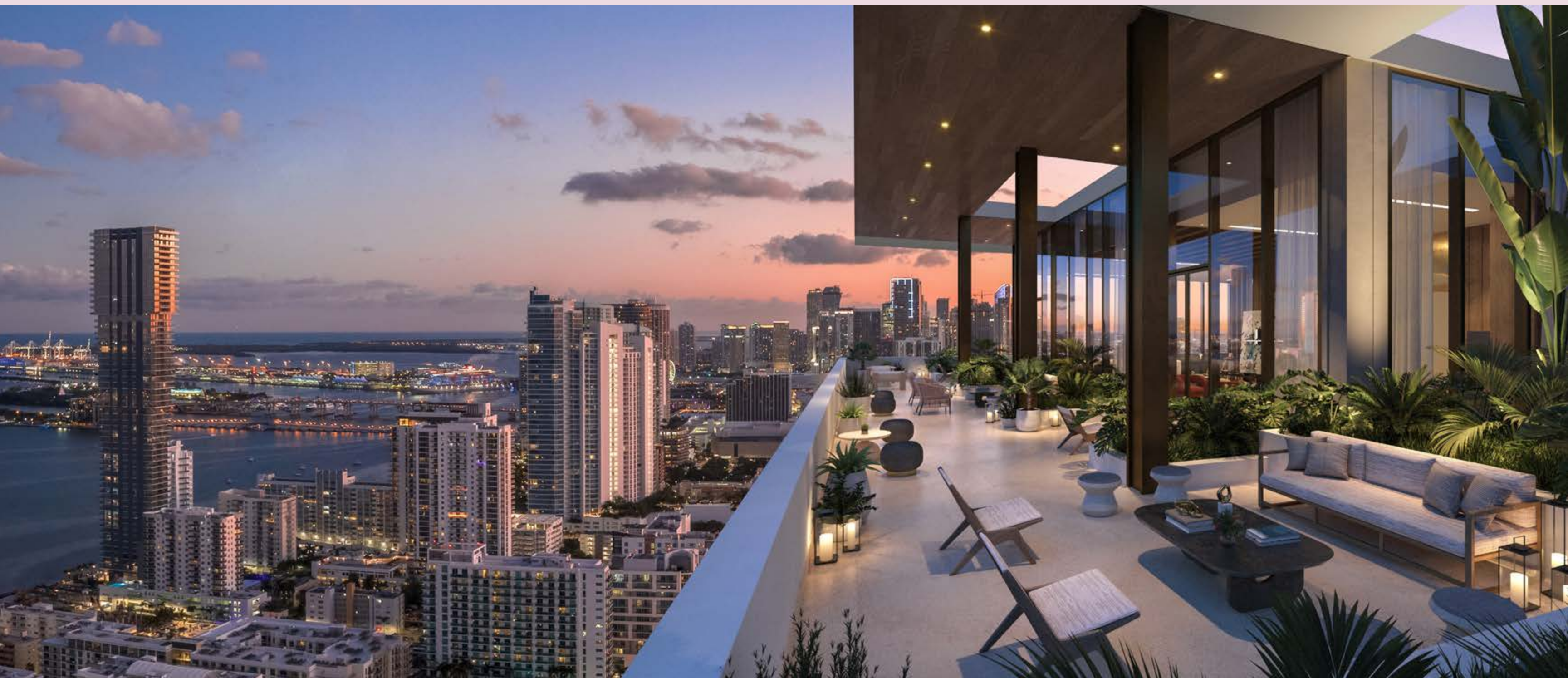
*Direct Access from Forma*

*That's 85,000 square feet of amenities, but who's counting.*



# Miami's Largest Amenity Collection





Let's take it  
from the top.

Forma's top level crowns the impressive amenity collection with a stunning Skyline Terrace, featuring breathtaking panoramic views of the bay and the city skyline, a more intimate west-facing Sunset Terrace, a Skyline Lounge with full-length bar and floor-to-ceiling windows, and a glass-enclosed Miami Room - a gorgeous event space designed for private dining and special occasions and featuring an adjacent catering kitchen.



# Skyline Lounge & Bar



SKYLINE BAR



SKYLINE LOUNGE

At Forma, every design detail is thoughtfully considered, and every comfort elevated to maximize effortless convenience inspired by Miami's celebrated lifestyle.





MIAMI ROOM



# Welcome to the Headquarters







# CoWork

Forma's expansive 6,600-square-foot coworking club was thoughtfully designed for optimal productivity. All rooms are reservable for private meetings and working sessions, while a variety of communal seating options create inspiring opportunities for collaboration.

- 6 meeting rooms
- 6 sound-insulated, ventilated phone booths for private virtual meetings
- 2 large conference rooms
- 1 collaborative room feature Vibe whiteboard
- Various laptop-friendly seating options with charging
- Kitchenette with microwave, ice maker, filtered water, and mini fridge
- Vending machine with healthy snacks
- Printing station
- Coffee machine serving popular local brands and cold brew on tap

COWORK



# Miami Essentials, Elevated



OUTDOOR POOL





# Outdoor Pool Deck

Enjoy a monumental outdoor lounge pool with beach entry, complemented by daybed peninsulas, living-room style cabanas, and complimentary towel service - or dive into the enhanced effects of performance swimming in Forma's additional lap pool.



# Top Fitness Form

SPIN STUDIO



With a 10,000-square-foot fitness pavilion, you never need to join another gym again. Forma's leading-edge fitness center is thoughtfully equipped with the latest advancements in strength training and cardio equipment and activated with private training options and group fitness classes. Creating an incredible variety of ways to stay active, Forma also features an indoor spin studio, a Golf Simulator, as well as pickleball and bocce ball courts.





FITNESS CENTER



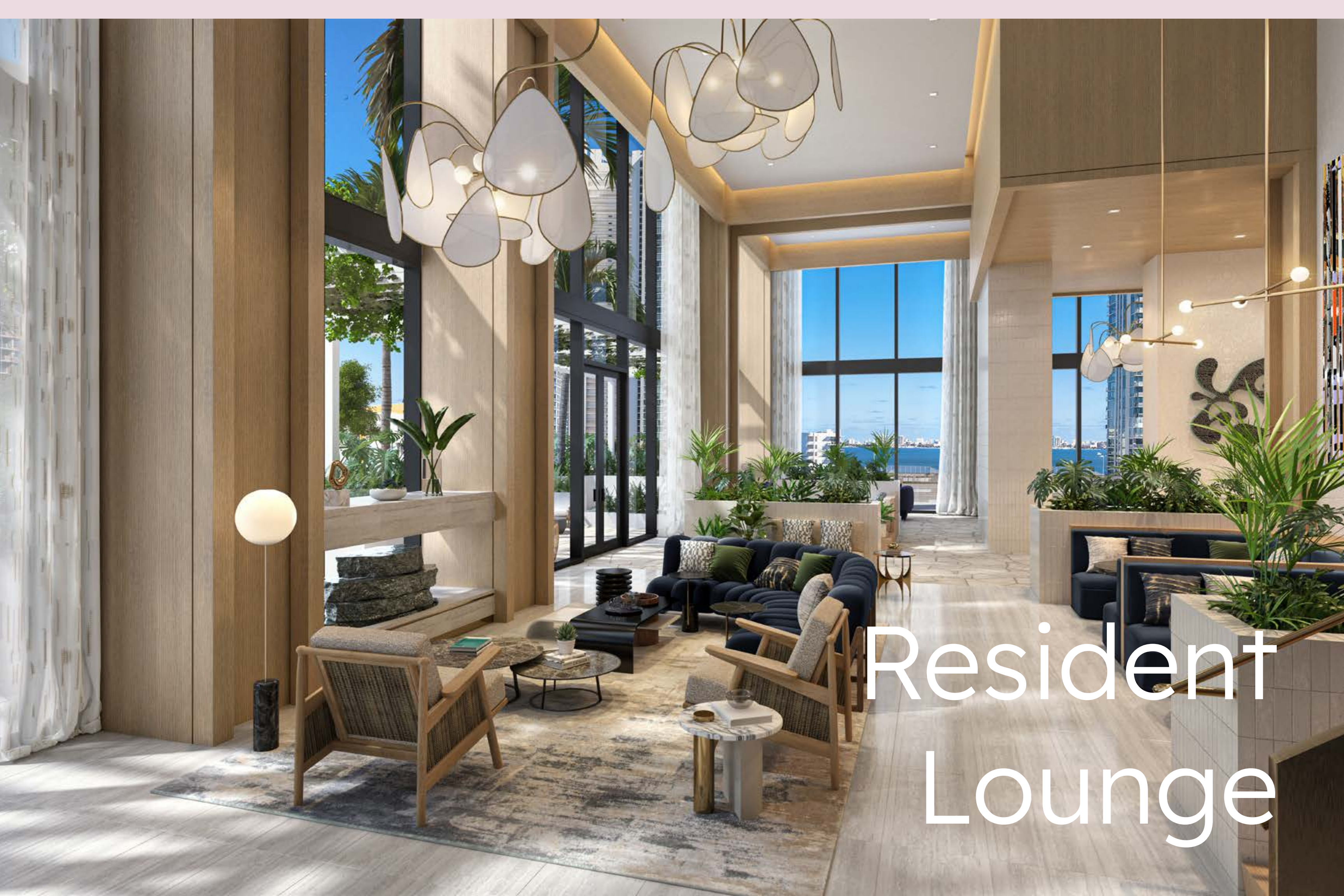


# Urban Wellness Retreat

Living at Forma, your home serves as the ultimate wellness retreat. A dedicated Meditation Room features advanced elements such as light-changing technology, Bluetooth audio control, and acoustic insulation, fostering a conducive space for inner reflection. Beyond that, Forma residents get to enjoy the technology-enabled Meditation Pod - integrating light therapy, energy medicine, sound, and binaural beats for a transformative meditation experience. Designed for practical tranquility, the Light Lounge is a versatile studio equipped for yoga, creating a serene environment for balance and focus. These purposeful features aim to enhance mindfulness and well-being, taking daily practice to a whole new level.







# Resident Lounge



# The Living Room

The “clubhouse” part of Forma’s immense amenity estate, the Resident Lounge is an airy, light-filled space with 23-foot ceilings, elegant design features by Rockwell Group, and lushly landscaped planters, all complemented by beautiful bay views.



RESIDENT LOUNGE





Setting the mood to entertain and host, the Chef's Kitchen at Forma features elegant seating for private dinner events and culinary demonstrations, as well as an outdoor fireplace. Fully equipped with Wolf & Sub Zero appliances and inlaid gas cooktop with chef's counter, this space also enjoys access to eight grilling stations available throughout the lushly landscaped outdoor dining areas.



The perfect indoor and outdoor gathering place to watch your favorite games and enjoy some cold beer on tap, Forma's Sports Bar opens up to an open-air Beer Garden with a catering kitchen.



# Miami Hospitality



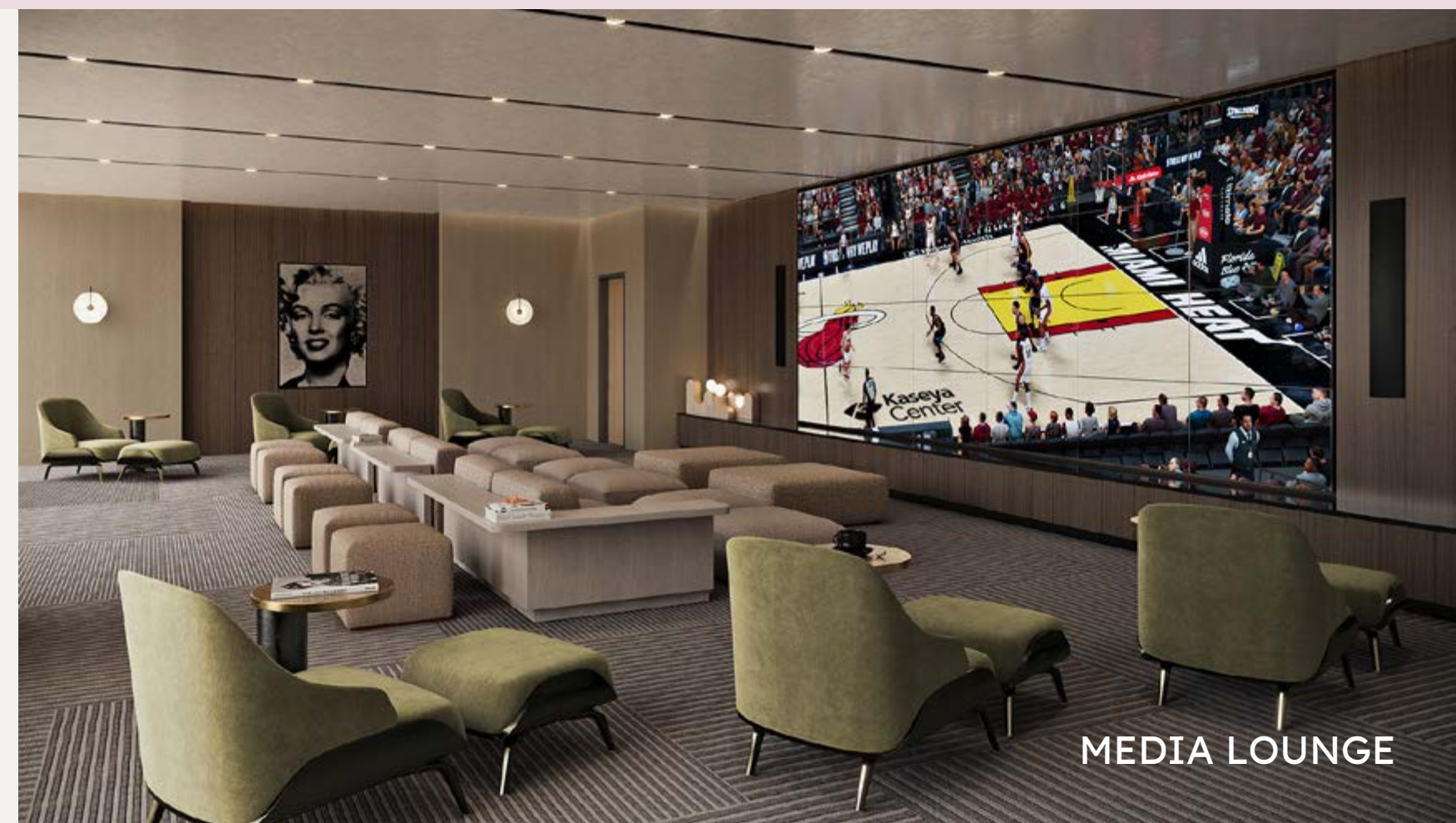


Having your very own Game Room with Billiards, Air Hockey, and Foosball is a great way to create some memorable moments with neighbors and friends.

Forma's Media Lounge features a video wall that is over 20 feet long and comprised of 24 screens for sports and live events.

Up to 6 programs can be played here simultaneously. There is also a separate Karaoke Room with Singa Karaoke, a platform offering over 50,000 songs displayed on 75" 4K Samsung screens; other features include Bluetooth audio control, Xbox, PlayStation, and Oculus VR by Meta.

# Fun & Games





# State of the Art Air Conditioned Dog Lounge



At Forma, even the Dog Lounge is extraordinary. Thoughtfully designed for our furry residents, this fully-ventilated ondoor lounge features state of the art ventilation and climatization, as well as an auto-irrigation cleaning system.

There are separate areas for small and large dogs “fur” the love of peace. An adjacent Pet Spaw comes with a full-service dog wash & dry machine and separate self-service dog wash tub.





# WHOLE FOODS<sup>®</sup> MARKET

At ground level, Forma features the highly anticipated neighborhood Whole Foods Market, accessible to residents directly from the building. Saving residents' time and effort, Forma brings the practical advantage of Whole Foods wellness-focused offerings and culinary exploration to their doorstep.







LOBBY LOUNGE





# Elevated High-Tech Residences



# Welcome Home

Forma features jr. 1-bedroom, 1-, 2-, and penthouse 3-bedroom residences ranging from 485 to 1,980 square feet. The stunning water and city views treat residents to unparalleled scenery. All homes are smart-home-ready and feature high ceilings, floor-to-ceiling windows, and generous terraces.







# High Standards

- Expansive floor-to-ceiling windows
- 9.6- to 10-foot ceiling heights in all tower units
- 5-foot-deep outdoor terraces with panoramic views
- Floor-to-ceiling sliding glass terrace doors in all living rooms & bedrooms
- Blackout shades in all bedrooms, sheer shades in all living rooms
- In-unit laundry rooms with full-size, front-loading, stacked washer & dryer
- Container Store's ELFA® customizable closet interiors with platinum finish



# Condominium Quality Details

Forma homes are thoughtfully designed with a suite of premium features:

- Designer kitchens with quartz countertops, Calacatta Macchia Vecchia backsplashes, designer White Oak cabinetry, and under-cabinetry lighting
- Custom light fixture designed by Rockwell Group above every kitchen island and peninsula
- Fisher & Paykel® appliances including separate oven and 4-burner electric cooktop
- Fisher & Paykel® refrigerator featuring a filtered water dispenser and ActiveSmart™ foodcare
- SMEG® panelized dishwasher
- Brushed nickel Hansgrohe® plumbing fixtures
- Bathroom storage mirror with integrated shelving and lighting
- Wine cooler in penthouse residences
- Double vanity in penthouse residences
- Spacious walk-in closets in select residences







# Smart Home Technology

- Smart home technology offers seamless personalization from a single app and voice assistant, including integrated lights and thermostat
- Ultrafast-internet-ready residences set up with up to 1 GB upload/download speed and WiFi-6 multi-gigabit-capable connection
- Lutron® Caseta smart lighting controls
- Lutron® motorized shades in penthouse residences
- Nest® thermostat with learning capability
- TOTO® bidet-ready toilets
- SALTO® Bluetooth-enabled keyless door entry
- USB-A+C charging ports







PENTHOUSE RESIDENCE





SOUTH SUNSET VIEW



# Room of All Forms

At Forma, all jr. one-bedroom residences are designed for optimal versatility. These floor plans feature a bonus room that's infinitely customizable to a variety of interests. The so-called Room of All Forms invites residents to use their imagination. Potential riffs on the space run the gamut from a simple guest bedroom to a podcast recording studio and everything in between.











Forma  
Life





# Everyday Life, Optimized.

Amenities and services may be reserved via Forma's custom-built app, which also offers the functionality to RSVP to live and virtual events and fitness classes, pay rent, submit maintenance requests, manage deliveries and contact-free package pick-up, approve guest access, and receive community updates.



# Powered by Technology

## **ULTRAFAST INTERNET**

Forma has an industry-leading 10 GB private internet pipe (vs. 1-5 GB you'll find at most buildings), ensuring reliable, ultrafast internet speeds. Instead of experiencing "traffic" that causes connection slowdown in buildings, Forma offers ultra-low latency - so streaming, videoconferencing, and large file downloads all happen extremely fast and without delay

## **MESH WIFI 6**

Seamless connectivity throughout the entire building—whether you are at home in your residence, enjoying any of Forma's amenities, or even riding in the elevator, Zoom and WiFi calls do not drop. Mesh WiFi 6 ensures consistent coverage

## **MITSUBISHI ELECTRIC ELEVATORS**

Equipped with DOAS® (Destination Oriented Allocation System), which utilizes sophisticated algorithms to efficiently manage elevator traffic, Mitsubishi elevators reduce wait times and optimize energy consumption. Once the desired floor is selected, the system intelligently assigns the most suitable elevator, whisking residents away to their destination at speeds as fast as 700 feet per minute

## **DISTRIBUTED ANTENNA SYSTEM (DAS)\***

Unparalleled 5G-designed cellular connectivity allows for crystal-clear voice calls throughout the entire building. \*All major carriers

## **SEAMLESS BUILDING ACCESS**

Secure, touchless building entry/exit, elevator, amenity, and residence access from the mobile app, RFID fob, or keycard

## **LEADING SMART HOME TECHNOLOGY**

Fully equipped with advanced tech set-up, residences feature Lutron Caseta Smart Lighting, Nest Learning thermostat, and USB-A+C charging ports. Lutron motorized window shades are available in penthouse residences

## **TURNKEY CONNECTED RESIDENCES**

Internet-ready residences set up with up to 1 GB upload/download speed and WiFi-6 multi-gigabit-capable connection

## **AMBIANCE CONTROL**

Amenity control of lights, music, screen casting, TV, and gaming

## **FIT3D PRO SCANNER**

3D avatar-producing wellness assessment technology tracking body composition, posture, and balance

## **BILT REWARDS PROGRAM**

Forma Miami is part of the BILT Alliance, a loyalty program that lets you earn valuable rewards points simply by paying rent

## **TULU**

On-demand access to day-to-day items from home essentials to printers and scooters, and beyond



# At Your Service

From 24-hour concierge, cleaning, and maintenance staff to tech concierge and fitness instructors, the Forma team is all about service with a genuine smile and time-saving resources. Partnerships with leading specialists further expand service options to include housekeeping, spa services, pet care, and personal training, just to name a few.







# Social Calendar

Shared amenities create the perfect setting to be social. For those who prefer hosting by invitation only, select spaces may be conveniently reserved for private events and special occasions.

In the spirit of local connectivity and sensitivity, the Forma team also coordinates multiple charitable endeavors each year, offering residents the opportunity to contribute to improving the local community.

# Wellness Services

At Forma, wellness amenities are serviced by a team of certified fitness professionals, combining all program elements from group classes and bootcamps to mindfulness practices and private training sessions. The Spa Treatment Room offers massage and other in-demand services.





# For The Love of Comfort

## **SEAMLESS MOVE-IN EXPERIENCE**

Forma offers a seamless move-in curated by an onsite team member, and the building employs maintenance professionals for ongoing resident needs

## **PACKAGE DELIVERY**

Accepting your packages, storing perishables, and providing real-time package delivery notifications that are conveniently available for pick up 24/7

## **APP-BASED SERVICE**

Amenities and services may be reserved via Forma's custom-built app, which also offers the functionality to list community marketplace items, pay rent, submit maintenance requests, manage deliveries and guest access, and receive community and event updates

## **FORMA STAY**

Forma offers apartment guest suites available for nightly reservations, for when residents have friends or family in town. Residents also enjoy the option to reserve guest suites and use amenities at other Crescent Heights residences outside of their home city when traveling

## **EASY TRANSFERS**

Forma residents may transfer between Crescent Heights residences in different cities with no lease-break fees

## **E-BIKE & SCOOTER RENTAL**

Forma offers free e-bike and scooter rentals available to all residents

## **CONCIERGE**

24-hour concierge team

## **TECH CONCIERGE**

Assistance with tech amenity features and smart home devices

## **ON-SITE MAINTENANCE**

On-demand solutions for your household needs

## **DOG WALKING**

Professional service providers available for bookings to take care of our furry residents

## **LAUNDRY AND DRY CLEANING**

Drop-off and pick-up service

## **SPA SERVICES**

Get pampered by top wellness specialists in the convenience of your own home in Forma's Spa Treatment Room

## **LIVE AND VIRTUAL FITNESS CLASSES**

Fitness schedule may be viewed on the app

## **PRIVATE TRAINING**

Top certified fitness professionals available for private instruction from yoga and Pilates to swim lessons, golf, and personal training

## **RESIDENT EVENTS**

Game days and movie nights, kayaking trips and local travel, dance parties, and cooking demo series, Forma creates opportunities to stay social and find new hobbies



# Art Collection

Paying homage to its location at the nexus of Wynwood and the Design District, Forma's art program draws inspiration from these two neighborhoods and the city of Miami as a whole. Forma captures its hometown's cultural zeitgeist through an eclectic installation of mixed media artworks by local and globally renowned artists. Thoughtfully curated in dialogue with Rockwell Group's deep focus on space-making, Forma's art program establishes a sense of place and community, creating an inspiring living experience and setting a new cultural standard for apartment living.





# The Neighborhood



2900 BISCAYNE BOULEVARD



# The Best of Both Worlds

Lucky is to be surrounded by the best of Miami. With an address in the heart of Edgewater, Forma enjoys the residential feel of its immediate neighborhood combined with immediate access to the most exciting Magic City destinations.



## EDGEWATER

A highly sought-after bayfront residential neighborhood known for its incredible rise to popularity in recent years, Edgewater offers beautiful parks and outdoor spaces, including Margaret Pace Park, walking trails, and recreational amenities along the waterfront.



- Wynwood: 3 min
- Design District: 4 min
- Arts & Entertainment District: 4 min
- Downtown Miami: 8 min
- Little River: 10 min
- Miami Beach: 12 min
- Brickell: 15 min
- Miami International Airport: 15 min







# Award- Winning Team



ARCHITECTURE

# Arquitectonica

Renowned for their global influence, Arquitectonica has left an indelible mark on Miami's architectural landscape.

With offices in Miami, New York, Los Angeles, West Palm Beach, Paris, Hong Kong, Shanghai, Manila, Lima, and Sao Paulo, Arquitectonica is a major presence on the international stage.

From its inception in 1977, the firm received almost instant attention and acclaim from critics and the public alike, due to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape.

Led by Principals Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern, and color to introduce a new brand of humanistic modern design to the world.

Today, Arquitectonica's practice spans the globe, with projects in 59 countries on five continents.





INTERIORS

# Rockwell Group



Rockwell Group is an interdisciplinary architecture and design firm founded by David Rockwell, FAIA. David and partners Shawn Sullivan and Greg Keffer lead a team of 300 professionals specializing in merging architecture and performance to create diverse built environments globally.

Their work encompasses various sectors, including hospitality, cultural and educational institutions, transportation hubs, luxury residential projects, set design, products, urban interventions, and exhibitions.

Notable projects in the Miami area include the Nobu Hotel at Eden Roc Miami Beach, Moxy South Beach, Somewhere Else resort (Bahamas), Gekkō, Bleau Bar renovation at Fontainebleau Miami Beach, Catch Miami Beach, CHICA Miami, the Paddock Club at the 2023 Formula 1 Crypto.com Miami Grand Prix, Fotografiska Miami, the Miami Dolphins' Baptist Health Training Complex, and Brightline.



VISION

# Crescent Heights

Crescent Heights is one of the nation's leading urban real estate firms, specializing in the development, ownership, and operation of architecturally distinctive mixed-use high-rises in major cities across the United States.

The company's 35-year history demonstrates its commitment to creatively designed and fully serviced residential and hotel projects. The architecture and interiors of each Crescent Heights Residence are infused with the history, climate, and character of the building's neighborhood.

With a focus on locally inspired amenities, both public and interior art, and extensive lifestyle programming, Crescent Heights manages its projects to create authentic, positive experiences.





# F

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