

# 14 ROC

MIAMI

INSPIRED BY NATURE, INFUSED WITH ELEGANCE.

---

AT 14 ROC, INNOVATIVE ARCHITECTURE MEETS URBAN CONNECTIVITY IN THE **HEART OF DOWNTOWN MIAMI**. THOUGHTFULLY DESIGNED RESIDENCES RISE FROM AN ORGANIC ROCK-LIKE FORM AT THE TOWER'S BASE, CREATING A STRUCTURE THAT'S ALSO **A WORK OF ART**.

---

#### 14 ROC is building for the future today.

Miami is currently creating the Signature District, anchored by the Signature Bridge and the Underdeck, which will feature 33 acres of green space, parks, recreation, and more, linking many of the city's neighborhoods and arts and cultural destinations.

Just steps away from all this, 14 ROC is also situated directly across from the Baywalk in Bayfront Park, Pérez Art Museum Miami, and Adrienne Arsht Performing Arts Center. Miami Worldcenter, just to the south, is the second-largest urban development in the country.

---

#### RSP Architects | ARCHITECT

A trusted, diverse, and agile architecture firm, designing memorable places and creating experiences for a dynamic cross-section of clients since 1978.

#### Cervera Real Estate | SALES AND MARKETING

Family-owned Cervera Real Estate has decades of experience creating transformational impact, expanding marketing reach, and delivering proven sales results.

#### March and White Design | INTERIOR DESIGN

A global interiors firm of forward-thinking experts that believes the value of design excellence is found in the experiences that it creates.

#### 14th Street Miami Investments | DEVELOPER

14th Street Miami Investments is owned by GFO Investments, a private wealth-management firm with a focus on real estate development and investment, hospitality operations, and private real estate financing.

#### Urban Robot Associates | LANDSCAPE ARCHITECT

Urban Robot Associates brings to each of their landscaping projects a unique vision to create spaces that are meaningful, memorable, and functional.

**Estimated completion:** 2027

**Overview:** Studio, 1-, 2-bedroom residences (418–951 sq. ft.)

**Pricing:** From \$500,000

---

# 14 ROC

MIAMI

INSPIRED BY NATURE, INFUSED WITH ELEGANCE.

## BUILDING FEATURES

- Distinctive and elegant 31-story building designed by the innovative firm RSP Architects
- Prime central Miami location near the developing Signature Bridge and the Underdeck, a 33-acre public park that will offer ample green recreation space, cultural activations, dog parks, water features, and more
- Pedestrian-friendly neighborhood offers connectivity to nearby Bayfront Park, Pérez Art Museum Miami, Adrienne Arsht Performing Arts Center, and Miami Worldcenter, as well as greater connectivity throughout the city and South Florida via the Metromover and the Brightline
- Approved for short-term rentals, granting flexibility and possibilities
- Double-height lobby with floor-to-ceiling windows
- 24-hour reception
- 24-hour building security
- Advanced smart building technology offers high-speed fiber-optic wireless internet access throughout common areas and residences
- High-speed passenger elevators

## BUILDING AMENITIES

- 25,000 square feet of building amenities are distributed on two building floors and the roof
- Rooftop pool with views of Biscayne Bay and the Miami skyline
- Bar and grill amenities on 5th floor deck
- Coworking lounge
- Private meeting and event rooms
- State-of-the-art fitness center
- Private workout studios
- Yoga lounge with terrace
- Locker rooms featuring steam room, sauna, and experience shower
- Karaoke room
- Table games and poker room
- Theater room
- Residents' entertainment lounge with open kitchen
- Kids' room

## RESIDENCE FEATURES

- 283 urban luxury residences with modern, open layouts from 418 to 951 sq. ft.
- Offering a selection of studio, 1-, and 2-bedroom residences
- All residences are delivered fully finished and furnished with fixtures and furniture curated by MAWD | March and White Design
- Private balconies accessible from living rooms or primary bedrooms
- High 10' ceilings in all units
- Floor-to-ceiling sliding glass doors and sound-attenuating, impact-resistant laminated glass throughout
- Advanced technology smart building wiring for HD TV, multiple telephone/data lines, and ultra-high-speed internet access
- Individually controlled energy-efficient central air conditioning and heating system

## KITCHEN FEATURES

- Imported European-style cabinets with premium hardware and drawer pulls
- Monogram premium-grade appliances including refrigerator, oven, cooktop, microwave, and panelled dishwasher
- Elegant imported stone countertops
- Contemporary stainless steel under-mounted sink
- Gourmet faucet with integral sprayer

## PRIMARY BATHROOM FEATURES

- Imported European-style cabinets with premium hardware and drawer pulls
- Elegant imported stone countertops and backsplashes
- Porcelain sinks with dual faucets in select residences
- Custom-finished floors and walls in wet areas
- Frameless glass shower enclosures
- Spacious, deep soaking tubs

125 NE 14TH STREET, MIAMI, FL. 33132

+1 786 475 5539

14ROC.COM

® ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS INFORMATION AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. 14 ROC (the "Condominium") is being developed, offered and sold by 14th Street Miami Developers, LLC, a Florida limited liability company (the "Developer") and not by GFO Investments ("GFO"), Crescent Heights ("CH"), or their other affiliates. The Developer is a separate legal entity from GFO or CH. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by GFO or CH, and you agree to look solely to the Developer (and not to GFO or CH) with respect to any and all matters relating to the marketing and/or development of the Condominium and with respect to the sales of units in the Condominium. This is not an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus or offering documents for the condominium, and no statement should be relied upon if not made in such prospectus or offering documents. The sketches, renderings, graphic materials, plans, specifications, terms, conditions and statements contained herein are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and are for the convenience of reference and including artists renderings. They should not be relied upon as representations, express or implied, of the final detail of the residences or the Condominium. The Developer expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. All depictions of appliances, counters, soffits, floor coverings and other matters of detail, including, without limitation, items of finish and decoration, are conceptual only and are not necessarily included in each Unit. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyles to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustrations of the activities and concepts depicted therein. Please consult your agreement, if applicable, and the prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The project graphics, renderings and text provided herein are copyrighted works owned by the Developer or its affiliates. ©2024 14th Street Miami Developers, LLC. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the project, and no agreements with, deposits paid to, or other arrangements made with any real estate broker are or shall be binding on the Developer. All prices and other terms are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this information. Please check with the sales center for the most current pricing.