

flow HOUSE

MIAMI WORLDCENTER
697 N Miami Ave | Miami, FL 33132

FLOW GUIDE TO DOWNTOWN MIAMI

ART, CULTURE + ENTERTAINMENT

- 1 Perez Art Museum Miami
- 2 Patricia + Philip Frost Museum of Science
- 3 Kaseya Center
- 4 Adrienne Arsht Center for the Performing Arts
- 5 Skyviews Miami Observation Wheel
- 6 Museum of Ice Cream*
- 7 Lucky Strike*
- 8 Jungle Island
- 9 Inter Miami CF Freedom Park
- 10 Wynwood Walls
- 11 Lucky Strike Miami

SHOPPING

- 12 Miami Worldcenter
- 13 Lululemon
- 14 Sephora
- 15 Roy-Bon
- 16 Lucid Motors
- 17 Brickell City Center
- 18 Bayside Marketplace
- 19 Miami Design District
- 20 Apple Store*
- 21 Free People
- 22 Mary Brickell Village

DINING

- 23 Brasserie Laurel
- 24 El Vecino
- 25 Joia Beach
- 26 Il Gabbiano
- 27 11th Street Pizza
- 28 Verde
- 29 All day Café
- 30 Zuma
- 31 Niu Kitchen
- 32 Hell's Kitchen
- 33 Joia and Henry
- 34 Sports & Social*
- 35 Maple & Ash*
- 36 Etta*
- 37 Earl's Kitchen*
- 38 Jaguar Sun
- 39 Sixty Vines
- 40 Villa One Tequila Gardens*
- 41 Sweet Paris Crêperie & Café*

PARKS + LEISURE

- 42 Museum Park/Maurice A Ferre Park
- 43 Bayfront Park

TRANSPORTATION


- 44 Miami Central – Brightline
- 45 Miami Metromover
- 46 Miami International Airport (5 miles from Flow)

ESSENTIALS

- 47 Publix
- 48 Whole Foods
- 49 Club Studio
- 50 Trader Joe's (3.4 miles from Flow)
- 51 Target (2.2 miles from Flow)

*COMING SOON



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Find Your Flow

46,100 SQ FT OF AMENITIES

with your wellbeing in mind, there's a little something for everyone. You can take a dip in the pool, pick a weekly fitness class, or start a podcast. And plenty in between.

WELLBEING

Practice Room
Pilates Studio
Meditation Room
Spa, Sauna, & Steam Room
Cold Plunge
Zen Garden
126 ft Lap Pool
Day Beds & Cabanas
Premier Fitness Technogym

WORKFLOW

Coworking Space
Resident Lounge
Private Offices
Conference Rooms
Phone Booths
Board Room
Podcast Room

EXPERIENCE

Flow Social Club
Game Room
Media Screening Room
Cafe
Flow Truck & Picnic Area
Grill Area



41 STORIES

filled with community spaces and humans for you to connect, collaborate, and flow with on elevator rides or the pool deck. The more you know, the more you grow.

36,900 SQ FT OF RETAIL SPACE

right by your home — with everything from shopping to dining to experiences. An easy way to spend an afternoon.

466 FULLY FURNISHED RESIDENCES

crafted and cultivated for living by Cola Blanca and Flow Furnishings. Not too shabby if we do say so ourselves. Quite the opposite, in fact.

RESIDENCE FEATURES

- › Finished and furnished residences
- › Custom lighting packages
- › Private balconies with views in select units
- › European style cabinetry
- › Luxury bath fixtures
- › Full appliances with washer and dryer
- › Pet friendly building
- › Parking spaces available for rent



RESIDENTIAL MIX

STUDIO 307 to 629 sq ft | 29 to 59 sq m
JR. 1 BEDROOM 489 to 680 sq ft | 45 to 63 sq m

1 BEDROOM 567 to 1005 sq ft | 53 to 93 sq m
2 BEDROOMS 959 to 1165 sq ft | 89 to 108 sq m