

JV Launches Leasing at Miami Community

This property marks the first residential tower completed at Link at Douglas, a mixed-use project under development next to the Metrorail.

By Jeffrey Steele



CORE Link at Douglas. Image courtesy of 13th Floor Investments, Adler Group and Barings

A joint venture of 13th Floor Investments, Adler Group and Barings have begun leasing at the new Miami property, CORE Link at Douglas.

Located at 3060 SW 37th Ave., the 312-unit CORE is the first residential tower to be completed at Link at Douglas, a mixed-use project under development next to the Metrorail and a linear park called The Underline.

Rising 22 stories, the apartment community offers studio, one- and two-bedroom apartments. Features and finishes include private balconies, floor-to-ceiling windows, plank flooring, granite countertops and porcelain shower walls. Amenities include a social lounge offering games, as well as a furnished seating area with a fireplace.

“Now more than ever, residents are looking for luxurious yet attainable rental units that have access to public transit and are within walking distance from entertainment, shopping and dining,” Aaron Stolear, associate vice president of 13th Floor Investments, told Multi-Housing News.

“The transit-oriented development offers direct access to Miami-Dade County’s Metrorail system, the Miami-Dade bus lines and the Coral Gables trolley, making car-free living a viable option for residents, and connecting neighboring communities such as Coral Gables, Coconut Grove, Brickell, Downtown Miami and the Health District,” he added.

LIMITED ACCESS

Among the challenges the JV confronted when beginning the project was insufficient land to accommodate a pool.

“The streets around the property had limited access to U.S. 1, the main thoroughfare. The team worked with multiple (stakeholders)—FDOT, City of Miami, Coral Gables and Miami-Dade County—to create additional access and redesign the streets with a traffic circle to enhance access and circulation, making a significant investment in offsite improvements.”