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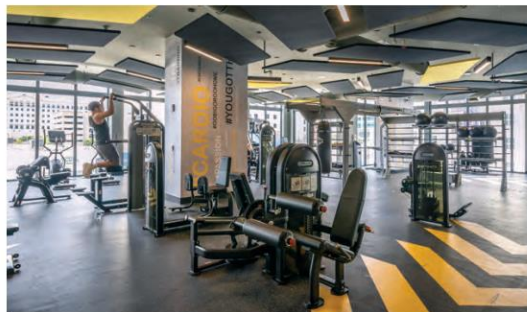
Core apartments open in Miami

Adler Group, 13th Floor Investments and Barings completed the Core apartments, the first phase of the \$600 million Link at Douglas mixed-use project at the Douglas Road Metrorail Station in Miami. One of the biggest transit-oriented development projects in South Florida, it's on part of a 7-acre site the developers leased from Miami-Dade County.

The 22-story Core building has 312 apartment units and 6,000 square feet of retail at 3060 S.W. 37th Ave.

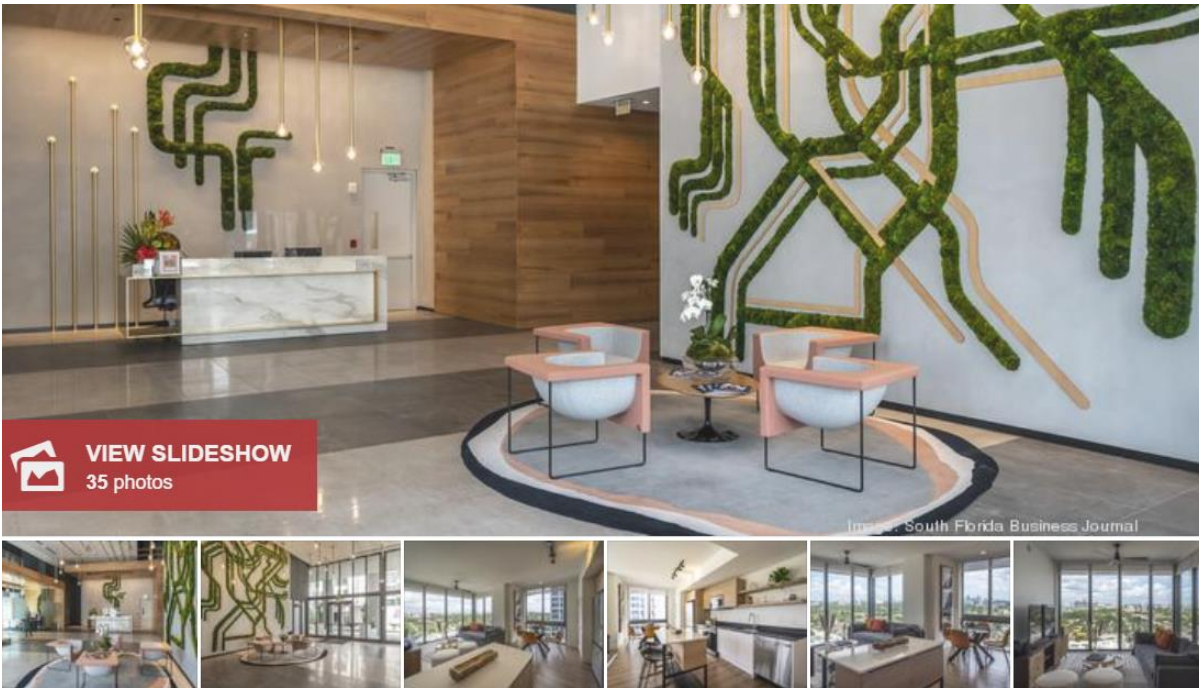
Amenities include a rooftop pool deck with grilling stations and private cabanas, a fitness center with a yoga studio, a media room, a business center with workspaces and a conference room, a social lounge with billiards, shuffleboard and ping pong, a dog washroom, bike storage and a secured package room.

— Brian Bandell



Clockwise from top left: the lobby; the social club with outdoor terrace; a one-bedroom apartment; the rooftop pool and sun deck; and the fitness center.

First phase of Link at Douglas opens with Core apartments (Photos)



By Brian Bandell

Adler Group, 13th Floor Investments and Barings have completed the Core apartments, the first phase of the \$600 million Link at Douglas mixed-use project at a Miami public transit station.

Located at the Douglas Road Metrorail Station, this is one of the biggest transit-oriented development projects in South Florida. It's on part of a 7-acre site the developers leased from Miami-Dade County. The project is also along the Underline, a linear park underneath the Metrorail.

The Core apartments have 312 units and 6,000 square feet of retail. Rent ranges from \$1,690 for studios, to \$2,090 for one-bedroom units, to \$2,790 for two-bedroom units. The building is currently 76% leased.

“Since we started leasing, we have seen a steady demand for high-quality rentals that has surpassed our expectations,” said Jonathan Raiffe, chief operating officer of Miami-based Adler Group. “Our leasing success reflects Core’s high-quality apartments, top-of-the-line amenities, and superb connectivity to several public transit options.”

Amenities at Core include a rooftop pool deck with grilling stations and private cabanas, a fitness

center with a yoga studio, a media room, a business center with workspaces and a conference room, a social lounge with billiards, shuffleboard and ping pong, a dog washroom, bike storage, and a secured package room.

Miami-based Arquitectonica designed the building, which was built by Miami-based Civic Construction. Greenbelt, Maryland-based Bozzuto Group is the property manager.

The second phase of the Link at Douglas is the 36-story Cascade, which will feature 421 apartments and the 25,000-square-foot Milam's Market on the ground floor. It should be completed in mid-2022.

In total, the project was approved for 1,500 residential units, over 32,000 square feet of retail, a 100,000-square-foot office building, and 750 public parking spaces. The developers committed to making 12.5% of the residential units workforce housing. The developer is making about \$17 million worth of public infrastructure improvements, including to the transit station, bus bays and the Underline.