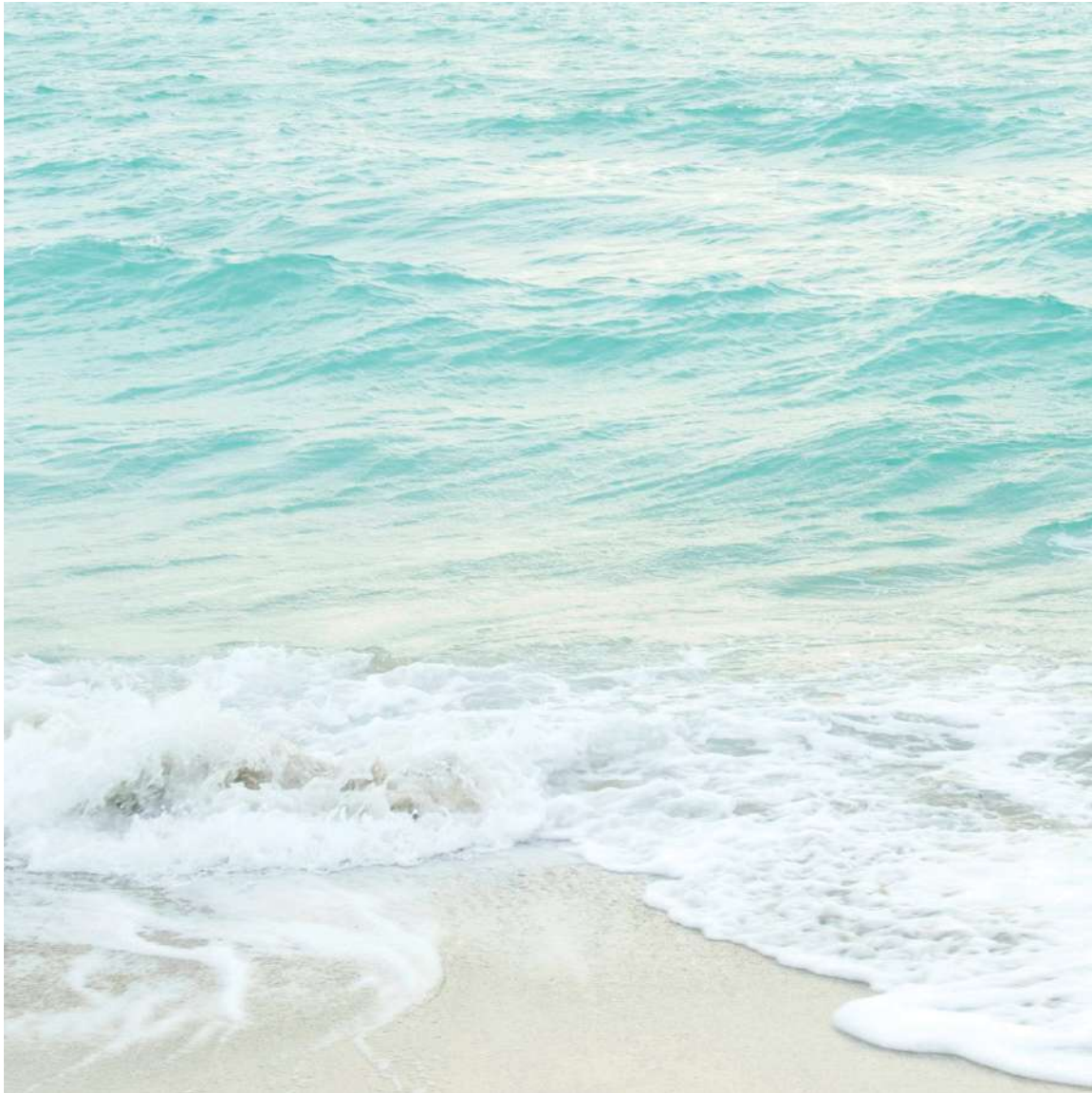




1

HOTEL  
*South beach*



## 1 IS ABOUT NATURE

—

Our goal is to celebrate all that is beautiful, natural and pure—and inspire us to live a more natural life. We want 1 Hotels to be the experience that encourages people to live well, do better, and connect with our environment, ourselves, and others in a deeper, richer way.

1 Hotels celebrate the simple relationship between nature and people. It's a remarkable place forged from beautiful stone, textured woods and organic ingredients that were harvested and selected in an eco-friendly manner. It's a unique place to be at one with yourself, with your family and with your surroundings.

**Welcome to 1 Hotels.**

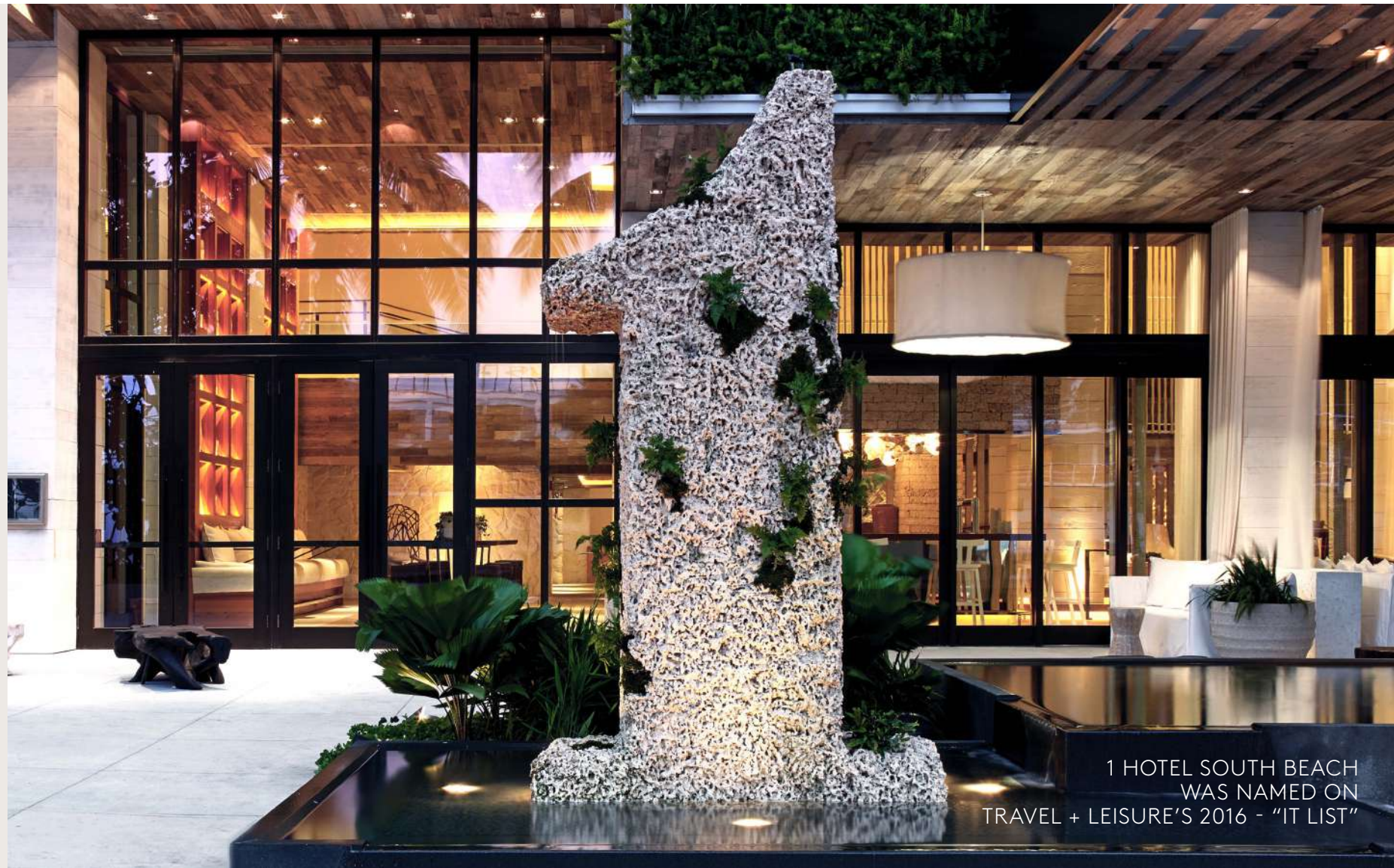
Barry Sternlicht  
*1 Hotel Founder and CEO*



## NATURAL LOCATION

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Occupying an entire city block on Collins Avenue, this 425 room hotel sits directly on 600 feet of pristine beach-front. 1 Hotel South Beach offers unparalleled views of the pristine Atlantic ocean, Miami's natural paradise Biscayne Bay and Downtown Miami's ever-expanding skyline. Throughout the hotel the celebration of nature is evident, from the graceful twist of driftwood furnishings to the ever-present sounds of the ocean and abundance of living natural material.



1 HOTEL SOUTH BEACH  
WAS NAMED ON  
TRAVEL + LEISURE'S 2016 - "IT LIST"





KING ROOM

## EVERY 1 CONSIDERS YOU

Every single thing in our rooms is there for one reason—to affect guests' well-being in a positive way.

Total Rooms: 425

### 165 KING ROOMS

- 650 - 700 sq ft average with & without balconies

### 91 ROOMS WITH 2 BEDS

- 650 - 700 sq ft average with & without balconies

### 169 SUITES

- 1 Ocean Front Presidential Suite  
3,600 sq ft with a full kitchen
- 84 studio suites with a full kitchen, washer and dryer

## GUEST ROOM COMFORTS & FEATURES

Average room size is 700 sq ft. Largest standard room on Miami Beach, FL

A wrap around couch with large seating area, custom sculptural live edge multipurpose smart desk and Built in LED lighting in the bathroom and bedroom

1 Hotels "1 Guide" app on your in-room Nexus device. A personal guide to control services, your room temperature and communications

Triple filtered water system

In-room Nespresso coffee machine

Eco-Friendly Custom Hemp blend filled Keetsa mattresses. 100% organic cotton bedding

Superlative high definition "LCD LG 55" TV

Mini bars featuring all fresh and locally sourced products



KING DOUBLE ROOM



BATHROOM WITH SPA SHOWER



SUITE BEDROOM



BUILT-IN CLOSET





WINNER OF THE GREEN HOTEL AWARD  
BY INTERIOR DESIGN – BEST OF YEAR,  
DECEMBER 2015

1 BEDROOM SUITE LIVING ROOM



HOMES LIVING ROOM



HOMES BEDROOM



HOMES KITCHEN

## THE 1 RETREAT COLLECTION

The Retreat Collection at 1 Hotel & Homes invites guests to relax, recharge, and reconnect with a range of two to five bedroom beachside accommodations that honor the purity of nature. Our guests are paired with a Personal Guru for the duration of their stay. One part wellness expert, one part magician, our Personal Gurus take pride in our guest's wellbeing. With no need too large or request too grand, our Personal Gurus take care of it all. Allow mind and body to unwind and focus on embracing harmony. Be it yoga on the beach, or a forgotten bikini, your Personal Guru is there to take care for you. Welcome Home.

[penthouses](#) [homes](#) [beach houses](#)





## PRESIDENTIAL SUITE FEATURES

Spacious retreat and Master Bedroom with sweeping panoramic ocean views

Floor to ceiling windows in bedroom and living room

3,600 square feet of indoor and outdoor space

Living room with large sitting area and Pool table in alcove

State-of-the-art media room

Kitchen with pantry, large dining area, live edge table that seats eight

2 balconies with large daybed

Adjoining Two King Room anchors the suite with two and a half baths, each with a walk-in shower





TOM COLICCHIO, JAMES BEARD AWARDED CHEF



GRILLED RACK OF LAMB



BEACHCRAFT DINING ROOM

## FARM-STAND FRESH FLORIDA LOCAL

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We're practicing Farm to Table on an intimate level at our signature restaurant, Beachcraft by Tom Colicchio, a quintessential seaside grill. The exhibition kitchen provides a view of the day's catch and farm-stand-fresh vegetables, artfully flame grilling them to your liking. Our master craftsman: Tom Colicchio.

### ABOUT TOM COLICCHIO

In just three decades of cooking, Tom Colicchio has amassed a lifetime of experience and awards. Early successes include being named one of Food & Wine's 'Best New Chefs', and opening Gramercy Tavern with business partner Danny Meyer—where he received the James Beard Foundation's 'Best Chef: New York' award. When Tom opened Craft in 2001, the New York Times gave it three stars. Ten years later, they held the same opinion. Tom has since opened a series of sibling restaurants around the country, including Craftbar, Craftsteak, and wichcraft.

He's also well-known as the head judge on the runaway success television show Top Chef. We're thrilled to have chef Tom Colicchio at the helm of our signature restaurant.



SPARTAN GYM



BAMFORD HAYBARN SPA



WATR AT THE 1 ROOFTOP



SEEDLINGS

## WAKE UP TO DAYLIFE

Miami is the land of sun and light and 1 Hotel South Beach is designed to capture that day. Everyone is unique and their #daylife should be no different. No matter what you're looking for, we have something to make you feel more alive.

**The Beach** 600 linear feet of pristine beachfront with lounge and cabana service.

**Watr at The 1 Rooftop** A stunning rooftop pool and restaurant-bar with panoramic views of the Atlantic Ocean and Miami City Skyline.

**Four outdoor swimming pools** with 57 cabanas and daybeds ranging from intimate two-person daybeds to the rooftop living room cabana for up to 20.

**Private Beach** 600 feet of private beach featuring regularly curated events & experiences.

**Seedlings** Services for our young travelers held at Basecamp daily ages 4 - 12.

**Plant The Future** Providing unique plant arrangements and living art.

**Violet + Grace** A boutique with a highly curated selection of designers, ready-to-wear designer clothing, perfume, candles, shoes, swimwear and nightwear

**Spartan Gym** Experience a 14,000 sq. ft. state of the art fitness playground featuring fitness areas focused on stretch, active, weight, cardio and classroom. Two large classrooms and a private training room, as well as outdoor workout areas to accommodate any guests' fitness needs.

**Bamford Haybarn Spa** Famed UK retreat crosses the pond. Relax in the first U.S. Bamford Haybarn Spa. A day spa created to nurture the mind, body and spirit based on a heartfelt connection with nature. Offering signature services including facials and massage treatments, featuring a dedicated relaxation room with a soothing water fountain and a boutique offering a variety of products.

**SoulCycle** The country's premier full-body indoor cycling studio, features a 2,600 sq. ft, 54-bike studio.



## BAMFORD HAYBARN SPA

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Welcome to the first US Bamford Haybarn Spa at 1 Hotel South Beach. Indulge in a selection of holistic treatments, services and classes meant to nurture the mind, body and spirit, based on a heartfelt connection with nature.

Designed by luxury hotel and spa designer Spencer Fung

4,500-square-foot space with fresh and natural accents

Featuring The Woodland Room, an area dedicated to relaxation with a soothing water fountain

Find calmness and peace in one of 12 treatment rooms

Willow Cabin, a larger spa suite designed for couple's treatments

Massage treatments, body services, facials, manicures, pedicures and more

Bamford Signature Treatment, starts with a cleansing footbath, followed a combination of shiatsu, meridian and Swedish massage meant to awaken and penetrate the muscles and energy channels of the body.

Jade Hot and Cold Treatment, an 80-minute massage with organic oils and warm and cold stones

Bamford Bespoke Facial, a 50-minute experience focusing on each individual's unique skin needs and concerns.



## PLNTHOUSE

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Award winning plant-based chef and wellness entrepreneur Matthew Kenney is pleased to bring a second concept restaurant to Miami with the opening of plnthouse, the good kitchen, at 1 Hotel & Homes South Beach. The culinary team has crafted a menu of whole, healthful, and delicious plant-based items.

Matthew Kenney Cuisine and 1 Hotels emphasize both sustainable ideals and overall wellness: from energy conservation to locally grown foods, a connection to nature and the importance of fitness. The alignment between the two brands is unmistakable.







## SPARTAN GYM

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Experience the first-ever Spartan Gym at 1 Hotel South Beach in partnership with Spartan Race. The 14,000-square foot, indoor space brings the famous Spartan Race experience, the leader in the sport of obstacle racing, with the mission-driven, wellness-focused luxury lifestyle brand of 1 Hotels, to the South Beach scene. The one-of-a-kind gym features spaces designed with state-of-the-art equipment, signature Spartan obstacles and direct access to local, certified Spartan trainers dedicated to helping those of all fitness levels achieve strength and endurance.

Test your limits through dedicated Spartan classes or private training sessions led by official Spartan coaches

- Classes are complimentary for hotel guests and may be booked by visiting the gym reception desk.
- Drop in classes for non-hotel guests are available for \$20 with \$5 valet validation and may be booked directly through the website



## GATHERING SPACES

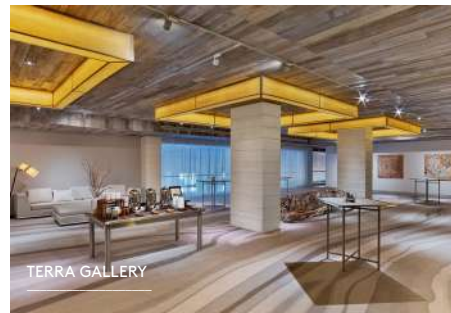
Nature shows us that everything is interconnected. We've embraced that truth, creating a collection of inviting spaces at 1 Hotel South Beach.



TERRA BALLROOM



GARNET MEETING ROOM



TERRA GALLERY



INDIGO MEETING ROOM



POCO TERRA





AWARDED CONDÉ NAST TRAVELER  
"HOT LIST" MAY 2016

THE 1 ROOFTOP POOL







## TERRA BALLROOM & POCO TERRA ROOM

The 6,500 sq ft ballroom can be divided into up to three separate salons accommodating up to 500 people. The ballroom is anchored by a unique living green wall bringing nature into your meeting.



## MEETING ROOMS

Adaptable meeting space that can be setup to your specifications. Built in house sound, connectivity and 60" flat screen televisions to assist with your presentations.

## BOARDROOMS

Executive boardroom table accommodating up to 24 people. Built in house sound, connectivity and 60" flat screen television to assist with your presentations.



ROOM	DIMENSIONS	SQ. FT.	THEATRE
Terra Ballroom	87'1" X 68'9" X 11'11"	5986	500
Terra Ballroom I	44'6" X 68'9" X 11'11"	3059	250
Terra Ballroom II	42'6" X 68'9" X 11'11"	2921	250
Terra Ballroom III	42'6" X 33'3" X 11'11"	1413	125
Terra Ballroom IV	42'6" X 35'7" X 11'11"	1512	125
Terra Gallery	35'8" X 75'7" X 10'3"	2695	NA
Atrium 1st floor (2nd floor)	58'2" X 63'7" X 37'11"	3698 (2422)	303 (80)
Terra Gallery/Atrium	51'9" X 24'2" X 10'3"	1250	NA
Oyster	77'1" X 31'6" X 8'	2428	NA
Oyster I	36'2" X 16'3" X 8'	587	48
Oyster I & III	29'5" X 37' X 8'	1088	NA
Oyster II	28'6" X 17' X 8'	484	35
Oyster II & IV	30' X 36' X 8'	1080	NA
Oyster III	29'5" X 17' X 8'	500	42
Oyster IV	28'10" X 17' X 8'	490	42
Breakout Foyer East	16'11" x 41'9" x 8'	706	NA
Lapis	36'3" X 26'10" X 8'	972	NA
Lapis I	26'10" X 16'6" X 8'	442	36
Lapis II	26'10" X 16'6" X 8'	442	36
Cobalt	32' x 16'11" x 8'	541	35
Amethyst	16'3" x 17'10" x 8'	289	20
Azur	29' x 15'5" x 8'	447	36
Indigo (Built In Boardroom)	31'11" x 17'1" x 8'	545	NA
Celadon	29'10" x 17'4" x 8'	517	36
Breakout Foyer West	12'9" X 39' X 8'	497	NA
Poco Terra Ballroom	56 X 33 X 16	1850	150
Poco Terra Ballroom I	28 X 33 X 16	925	75
Poco Terra Ballroom II	28 X 33 X 16	925	75
Garnet	56 X 13 X 9	728	50
Garnet I	29 X 13 X 9	377	25
Garnet II	29 X 13 X 9	377	25
Rooftop Pool*	65 X 280	18,200	NA
Main Pool*	180 X 180	32,400	NA
Cabana Pool Deck*	NA	-	NA
NE Terrace*	NA	-	NA
Private Beach *	NA	-	NA

CLASSROOM (3' PER 6')	CRESCENT (10)	RECEPTION	BANQUET (10)	CONFERENCE	U SHAPE (3'PER6')
294	245	600	350	60	90
140	105	300	150	78	46
140	105	300	150	60	46
70	56	140	100	36	32
70	56	140	100	36	32
NA	NA	200	130	NA	NA
100	119	300 (30)	200 (50)	24	28
NA	NA	530	380	NA	NA
NA	NA	180	140	NA	NA
30	21	58	30	20	16
NA	35	108	50	NA	16
24	14	48	20	16	13
NA	28	100	40	16	14
20	14	50	20	16	14
20	14	50	20	16	14
NA	NA	NA	NA	NA	NA
NA	35	90	50	20	NA
20	14	45	20	20	14
20	14	45	20	20	14
20	14	50	20	20	14
8	7	25	10	10	NA
18	14	45	20	14	12
NA	NA	NA	NA	14	NA
20	14	50	20	16	14
NA	NA	NA	NA	NA	NA
60	84	184	120	40	36
30	42	90	60	20	18
30	42	90	60	20	18
30	28	70	40	24	NA
15	14	35	20	12	NA
15	14	35	20	12	NA
NA	NA	250	250	NA	NA
NA	NA	600	500	NA	NA
NA	NA	350	150	NA	NA
NA	NA	500	400	NA	NA
NA	NA	600	150	NA	NA



For additional information, please contact your Teneo Sales Representative. 1-800-495-0119 | [info@teneohg.com](mailto:info@teneohg.com)

*Be joyful. Be inspired. Be bold and most of all, be at 1 with yourself.*

2341 COLLINS AVENUE, MIAMI BEACH FL 33139