



ARTISANS OF BUILDINGS REAL STATE DEVELOPERS SINCE 1981

Miami, FL USA | CORPORATE PROFILE OF SELECT PROJECTS





**IT'S NOT LOCATION, LOCATION, LOCATION.
IT'S LOCATION, TIMING AND STAYING POWER.**

— ALAN OJEDA, OWNER & CEO

MISSION

To be a beacon of innovation, progress, and community enrichment in the world of real estate development.

At Rilea Group, we take immense pride in our ability to create enduring value for our stakeholders. Our commitment to excellence is evident through the thousands of jobs we've generated via construction, property management, and our thriving retail ventures. With a track record encompassing 10,000,000 rentable square feet, we've redefined urban living and working spaces, setting new standards for quality and sustainability.

Our global reach extends to investors in over a dozen countries, a testament to our dedication to fostering international partnerships. We recognize that our success is interwoven with the prosperity of the communities we serve. Therefore, we pledge to continue our tradition of responsible development, prioritizing the well-being of our neighbors, and the preservation of the environment.

At Rilea Group, we are more than developers; we are community builders, job creators, and global collaborators. Our enduring mission is to shape urban landscapes, enrich lives, provide financial return for our partners and leave a lasting legacy of excellence in real estate development.

ABOUT US

At The Rilea Group, we see opportunity in unlikely places by pushing the limits of geography. As a multi-faceted real estate development and management company, our meticulous approach to design, development, and property management is unwavering.

Since 1981, we have transformed over 10,000,000 square feet of South Florida real estate into some of the most recognizable and award winning properties. We partner with investors and landowners interested in creating iconic, bold sustainable structures.

Our ethos is driven by our relentless pursuit of perfection and values to define transformational lifestyle experiences, long-term partner satisfaction, and financial return.





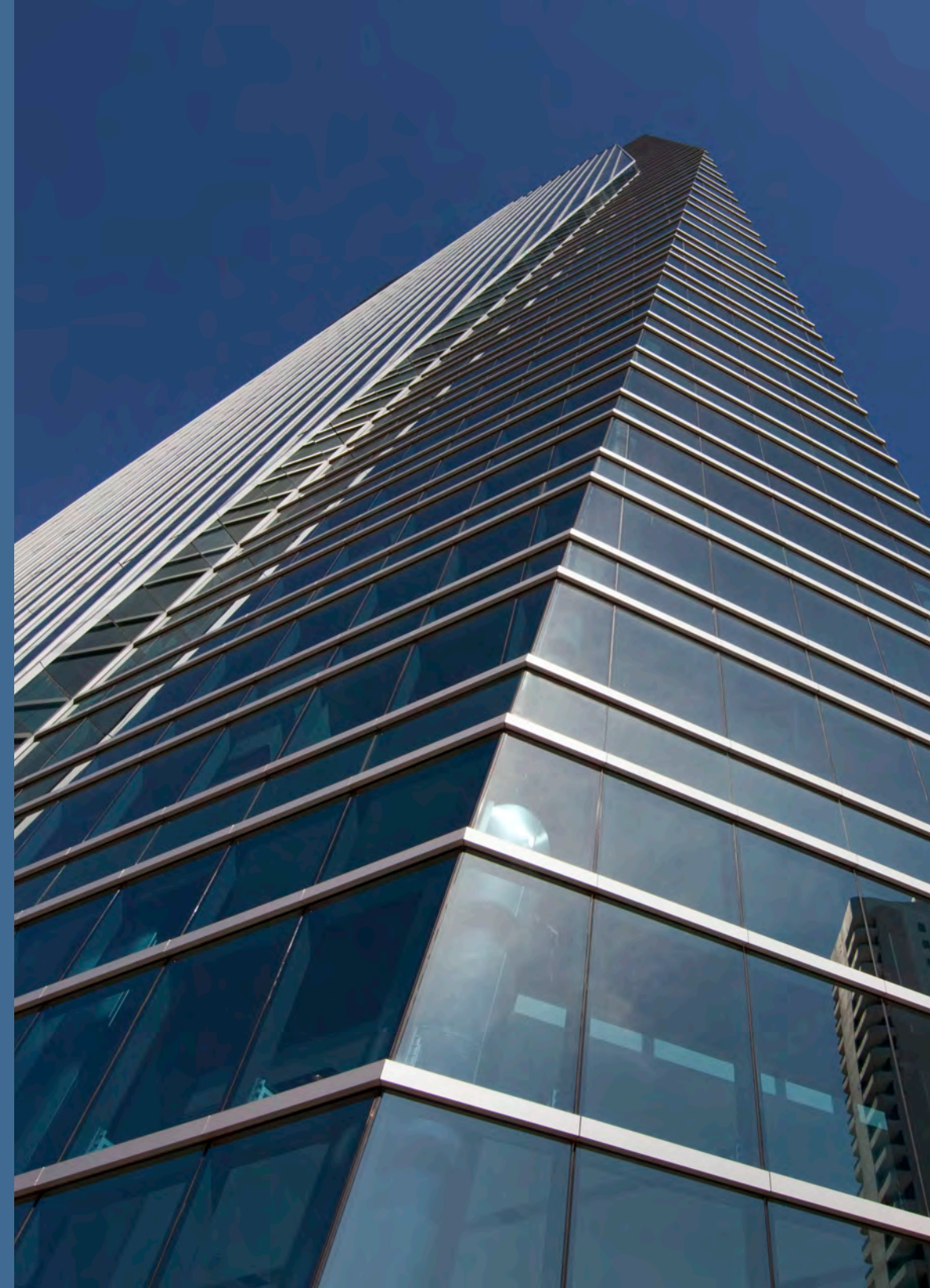
OUR APPROACH

Whether we are developing multi-use urban centers in the core of the Financial District to building at the edge of suburban growth, The Rilea Group has the comprehensive skills and temperament required to successfully monetize any given project.

As your trusted Developer you can rely on us for:

- Pre-construction
- Zoning requirements
- Project Management
- Design that meets market demand
- Finance negotiation
- Construction vetting and negotiation
- Coordinate & supervise the lifecycle of construction projects
- Leasing and property management
- All branding, marketing, and sales materials

We oversee the development process from the perspective of an owner and investor. Plus, we conduct an in-depth market analysis of the risks, rewards and deployment of capital to meet or exceed investment objectives. Within our own portfolio of rental apartments and profit producing properties, we utilize a core set of guiding principles to emphasize long-term ownership designed to generate strong performance throughout the economy.



SOME OF OUR AWARDS



VISION AWARD 2012



LEED GOLD
*First LEED Gold
Office building
in South Florida.*



USGBC 2010



NAIOP 2011

MEET OUR TEAM

REAL ESTATE DEVELOPERS SINCE 1981



ALAN OJEDA
FOUNDER & CEO

Alan Ojeda, owner, founder and CEO, has developed real estate in South Florida since Rilea's inception in 1981. Mr. Ojeda is committed to the South Florida Community, a former chairman and board member of Carrfour (www.carrfour.org) providing homes to the homeless, a board member of the Miami Children Hospital Foundation (www.mchf.org) the leader in local child healthcare, and to community planning as a board member of the Miami Down-town Development Authority (www.miamidda.com). Mr. Ojeda graduated from the Madrid School of Law and the Madrid School of Economics.



DIEGO OJEDA
PRESIDENT

Diego Ojeda, President of Rilea Group, joined the family enterprise in 2008. Mr. Ojeda's responsibilities include devising and executing growth strategy, deal structuring and execution, project management, assets portfolio management, and performance management.

Boston University: Bachelors in Communications
and Business Management

Harvard University: Graduate of School of Design:
AMDP Real Estate XVIII

Member of YPO: Young Presidents' Organization

Member of the Wynwood Business Improvement District (BID)
Urban Land Institute SE Florida Advisory Board Member



MARC COLEMAN DIRECTOR OF DEVELOPMENT

With over 25 years experience, Mr. Coleman's expertise in luxury development has spanned the country from Texas to New York and from California to South Florida. His experience encompasses millions of square-feet of residential and mixed-use developments totaling well over \$2.5 billion. Educated as an architect, engineer and developer at Massachusetts Institute of Technology where he earned a Master of Science in Real Estate Development, Mr. Coleman has spent most of his career leading teams in acquisition, concept, design and construction, to marketing, branding, leasing and sales. As Director of Development for the Rilea Group, Mr. Coleman brings extensive real-world experience and unparalleled commitment to high quality, market-driven results. Prior to Rilea Group, Mr. Coleman was President of Development at One Real Estate Investment. Previously he was Senior Vice- President of Development at Newgard Development and held senior management roles at the Related Group of Florida and Crescent Heights, two of the nation's largest real estate developers.



TONY REY DIRECTOR OF CONSTRUCTION MANAGEMENT

Anthony Rey, Director of Construction, is responsible for preconstruction, procurement, compliance, coordination of construction and turnover operations as well as a liaison to property management. He adherently oversees preconstruction activities involving land acquisition, solicitation of RFP's/RFQ's, evaluate feasibility, due diligence, budgeting and scheduling. Throughout his career he has been the principal in charge of numerous types of projects ranging from small volume to several hundred million dollars individually and overall cumulative operation nearing one billion dollars. These projects have included Railways, Hotels, Office/Residential Buildings, Light Industrial, Institutional, Lower and Higher Education, Affordable Housing and Government Projects with Veteran's Administration/Internal Services Department oversight as well as environmental assessment and cleanup assessments and reporting. Mr. Rey graduated with a Bachelor of Science in Civil Engineering from Florida Inter-national University.



LUCIA OJEDA DIRECTOR OF PROPERTY MANAGEMENT

Lucia Ojeda, Director of Property Management, joined the family company in 2015. Mrs. Ojeda is involved in all facets of the company ranging from new and existing developments to property management. Mrs. Ojeda has an MBA from the prestigious IE Business School in Madrid, Spain. She graduated from Boston's Emerson College with a Bachelor's Degree in Science - Marketing Communication with a concentration in Advertising and Public Relations. She's worked in Madrid, Spain for *S.C.P.F. (One of Spain's leading creative advertising agencies and a member of the WPP Group), in Miami, Florida for The Jeffrey Group (One of Miami's top integrated communications agency), and in New York for The Bravo Group (A leading creative advertising agency and a member of the WPP Group).



GRACE TORO CONTROLLER

Grace Toro, Controller, joined Rilea Group in 2013 as controller for the accounting department for property management and development, supervisor for Lease Admin, AR, AP and accounting systems, in charge of HR department and liaison for insurance brokers, legal, real estate brokers and contract administrators. With over 7 years' experience in Commercial Property Management Accounting having worked at Equity One Inc, a public traded company, as Accounting Supervisor for 120 properties and at Terranova Corp as a Senior Accountant for owned and third party property management accounting. Prior experience on development job costing and condo conversion at Crescent Heights Inc and for over 5 years as controller at Bal Harbor Gallery in charge of accounting, marketing, inventory, HR, legal and liaison with artist, art suppliers, gallery owners, art events, museums and exhibits. Ms. Toro graduated cum laude from Florida International University with a Bachelor of Arts in Accounting.



LUIS OJEDA PROJECT EXECUTIVE

Luis M. Ojeda, Project Executive, joined the family business in 2017. Mr. Ojeda is involved in pre-construction, procurement, compliance, construction coordination, and turnover operations, while also serving as a liaison to property management. He plays a key role in entitlements, permitting, and compliance, ensuring projects remain free of liens or violations while overseeing overall execution.

Additionally, he is integral to property operations, coordinating vendors and negotiating scopes of work and contracts. Beyond operations, he actively contributes to new and existing developments, acquisitions, due diligence, and project analysis. His responsibilities also extend to acquisition studies, market comps, and strategic planning.

Before joining Rilea Group, he worked at Coastal Construction as a Project Estimator and later as a Project Engineer, contributing to a diverse range of projects, including hotels, office buildings, residential complexes, and resorts.



ALVARO OTERO RODRIGUEZ DEVELOPMENT & CAPITAL MARKETS ASSOCIATE

Alvaro Otero Rodriguez is a part of the development team at Rilea Group. He plays a crucial role by actively engaging in all facets of the development process. This encompasses acquisition, due diligence, entitlement, preconstruction, construction, as well as property management. In addition, Mr. Otero Rodriguez provides assistance to the president in day-to-day tasks and responsibilities.

Mr. Otero Rodriguez holds a Master of Real Estate Development and Urbanism from the University of Miami, as well as a Bachelor of Urban Design and Urban Planning from Florida Atlantic University.



MAX MATHURIN PROJECT MANAGER

Max Mathurin, Project Manager, joined the Rilea Group family in the spring of 2023. Mr. Mathurin is involved in preconstruction, coordination of construction as well as turn over operations. He works closely with the Director of Construction to ensure overall project goals are met.

Prior to Rilea Group, Mr. Mathurin has worked as Project Manager for CMC Construction being involved in various type of projects ranging from residential and commercial buildings, interior build-out and restorations. Previously he worked as Senior Project Engineer for Desimone Consulting Engineers.

Mr. Mathurin is a graduate of the University of Miami where he earned a Bachelor Degree in Civil Engineering. He is currently a licensed Professional Engineer (P.E.) in Florida.

OUR OFFICE BUILDINGS

Sabadell Financial Tower — 1111 Brickell

1450 Brickell — JP Morgan Tower

International Finance Bank Headquarters

BEST IN CLASS

Developer of Office Project
with Highest Blended Rents
in South Florida for over 13 yrs

1450 Brickell — JP Morgan Tower

1450 BRICKELL JP MORGAN TOWER

1450 Brickell is a 35-story, 586,000-square-foot Class A-office building with 1,170 parking spaces located at the strategic southern gateway to the Brickell business district in downtown Miami giving it the quickest and easiest access amongst its competitors. The building has a 13-story parking garage with a rooftop garden and features spectacular water and city vistas. 1450 Brickell was the first office building in Miami to receive LEED Gold certification. It boasts of having the strongest glass curtainwall in the nation along with a second generator (aside of life-safety) which can power a large portion of the building off its large diesel tanks. These are essential attributes in Miami’s hurricane prone location. Included amongst the roster of past and current tenants are: Bank of New York Mellon and HIG, JP Morgan Chase, Bilzin Sumberg, American Express, Berger Singerman, SAB Miller, Willis, MBAF, Grupo Mexico, Longchamp, Fortress, HFF, and City National Bank.

Developed by	Rilea Group
Square footage	586,000
Square meters	54,348
Architect	NBWW
Address	1450 Brickell Ave., Miami, FL
Awards	First LEED Gold Office building in South Florida ULI Vision Award 2012 NAOIP 2011 USGBC 2010



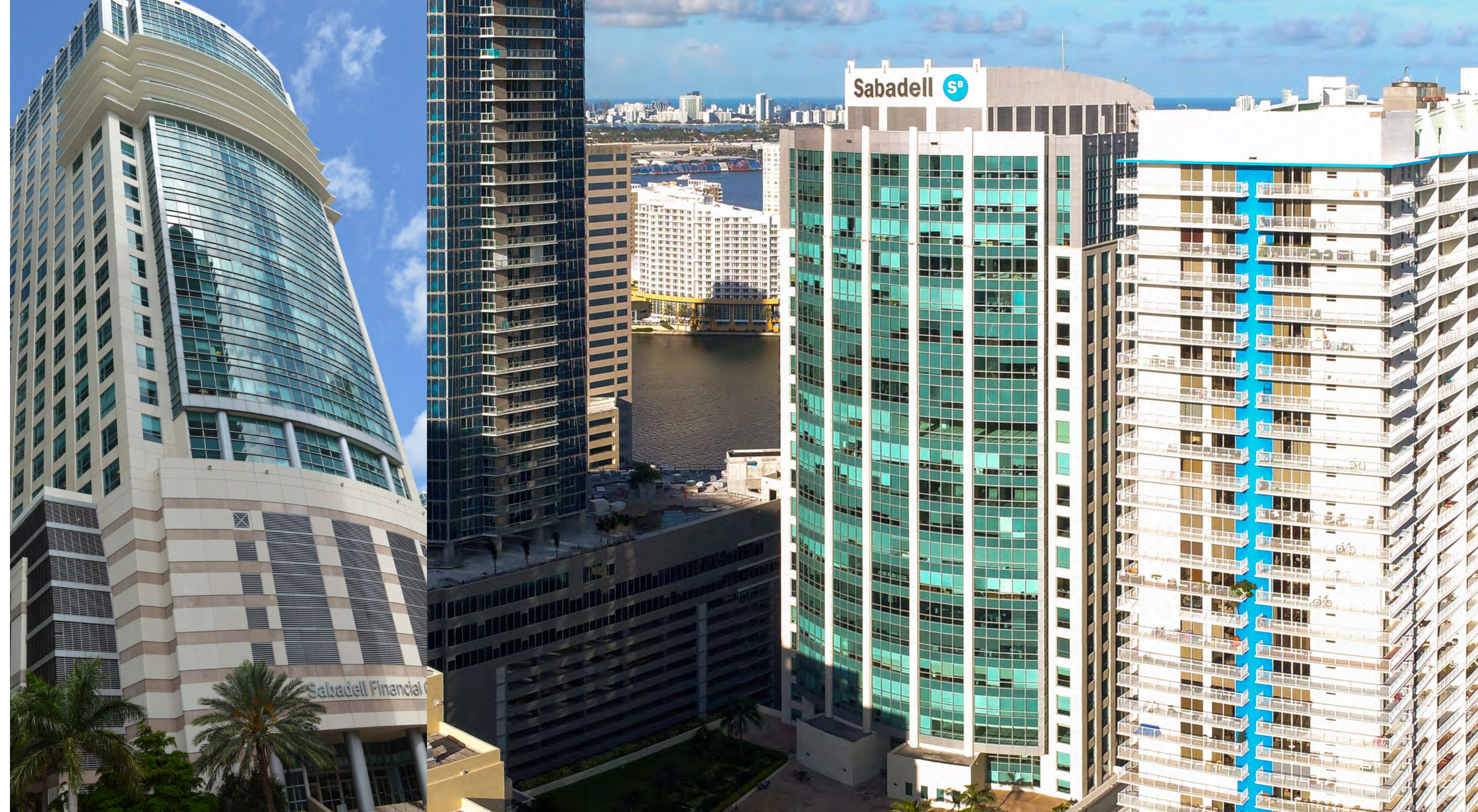




SABADELL FINANCIAL TOWER

1111 Brickell is a 30-story, 525,000-square-foot Class A-office building with 1,200 parking spaces located at the epicenter of Brickell's renowned business and financial district. Home to prestigious national, local, and international firms, its central location and expanded tenant services have made 1111 Brickell one of the most sought-after business addresses in the area. Tenants of this 30-story office tower enjoy panoramic views of Biscayne Bay and the City. This location also offers immediate proximity to luxury hotels, fine dining, main access roads and public transportation. Sabadell Financial Center is among the preferred choices for firms seeking a central Brickell location and prestigious environment from which to attract and conduct business. Included amongst the roster of past and current tenants are: Sabadell United Bank, Telefonica USA, Ferragamo, Hunton & Williams, Baker & McKenzie, Regus, and Barclays.

Developed by	Rilea Group & MDM Group USA
Square footage	525,000
Square meters	48,774
Architect	NBWW
Address	1111 Brickell Ave., Miami, FL
Website	1111brickell.com





IFB CORPORATE

The International Finance Bank Headquarters is a spectacular boutique office building at the crossroads of Little Havana and Coral Gables. With a 25’ marble façade, the building has quickly become an icon in its neighborhood.

Developed by	Rilea Group
Square footage	45,000
Square meters	4,180
Architect	NBWW
Address	777 SW 37 th Street, Miami, FL
Award	LEED Gold



International Finance Bank
Tailored Solutions with a Human Touch





OUR RESIDENTIAL BUILDINGS

*The Bond, 1080 Brickell
Monte Carlo, Miami Beach
One Broadway
Gables Laroc*

*Vista Verde at Westchester
Vista Verde at Coconut Creek
Vista Verde at Deerwood
Vista Verde at Sunrise*

BEST IN CLASS

Developer of Multifamily Project
with Highest Rents in Miami
for a Decade —

One Broadway

Developer of Multifamily Project
with Highest Rents in Miami Beach

Monte Carlo

THE BOND

A 44-story residential condominium tower consisting of 328 for sale apartments in the center of downtown Miami’s Brickell financial district, The Bond features 328 residences situated within 44-stories of luxury, attracting residents throughout the Americas and the rest of the world. Inspired by the best of classic British elegance and appointed with modern day amenities, The Bond introduces a new standard of cosmopolitan living to Brickell.

Developed by	Rilea Group
Commissioned by	MDR Toledo LLC
Type	Condominium
Units	328
Architect	NBWW
Address	1080 Brickell Ave., Miami, FL
Website	BondBrickell.com







MONTE CARLO

A 21-story tower with 136 rental apartments. Monte Carlo offers vacation rentals and corporate apartment suites in the heart of central Miami Beach. This magnificent property located directly on the ocean at 65th Street and Collins Avenue offers direct beach access, ocean views, two outdoor heated swimming pools, two saunas, a hot tub, fitness center, and much more. South Beach, the Miami Beach Convention Center, Lincoln Road, the Art Deco District, Bal Harbour, and the Aventura Mall are all within a short driving distance.

Developed by	Rilea Group
Commissioned by	Euroamerican Group
Type	Rental
Units	136
Architect	Luis Revuelta
Address	6551 Collins Ave., Miami Beach, FL

“Highest Multifamily Rents in Miami Beach for a decade.”







ONE BROADWAY

36-story residential tower consisting of 371 multi-family rental apartments and 15,000 SF of ground floor retail space. Amenities include: Swimming pool & jacuzzi, full exercise and spa center, tennis & racquetball courts, 24-hour concierge, entertainment room, individual storage available, next to Metromover, on-site leasing office.

Developed by	Rilea Group
Type	Rental
Units	371
Architect	Bermello Ajamil & Partners, Inc.
Address	1451 S. Miami Ave., Ste 910, Miami, FL
Website	www.OneBroadway.com

Highest Multifamily Rents in Brickell for a decade.







GABLES LAROC

Built in 1988, Gables Laroc is a 13-story residential condominium tower consisting of 36 for sale apartments with a total of 130,000 sf and 73 parking spaces.

Developed by	Rilea Group
Type	Condominium
Units	36
Architect	Antonio Lamela
Address	441 Valencia Ave., Coral Gables, FL



VISTA VERDE AT SUNRISE

Vista Verde at Sunrise, a garden-style apartment rental community with 288 rental apartments in the City of Sunrise, Florida. With a unique location, Vista Verde at Sunrise is strategically close (a few minutes drive) to the world famous Sawgrass Mills, several work center parks and a multitude of local amenities. The property is very close to the Sawgrass Expressway exit making it easily accessible. Amenities include a swimming pool and sundeck, fitness center, Spa/Hot tub, BBQ/Picnic area, a club house, racquetball court, tot lot, kid's play room, covered parking, lake, and pets are welcome.

Developed by	Rilea Group
Type	Rental
Units	288
Architect	MSA Architects
Address	4191 NW 88th Ave., Sunrise, FL
Website	www.VistaVerdeApartments.com







COMING SOON

*MOHAWK AT WYNWOOD
THE RIDER RESIDENCES
SANTA LUCIAVILLE
SANTANDER TOWER*



MOHAWK AT WYNWOOD

Mohawk at Wynwood will consist of a 300 rental apartments, 12-story, luxury multi-family building containing approximately 247,000 sf of leasable square feet with 28,000 sf of prime ground floor retail for sale and 1,750 sf of offices. The site size is 1.8 acres (78,000 SF). Located at 56 NE 29th Street, Miami, FL, Mohawk will find itself at the crossroads of Miami's trendy and burgeoning Wynwood and Midtown neighborhoods. Residents will be able to walk and scooter to their favorite destinations such as the Wynwood Walls, hip stores and restaurants with various flavors and the shops at Midtown Mall.

Located at just a short 5 min drive to world-class shopping at the Miami Design District as well as to highway I-195, Mohawk will have amazing access. The project will boast attractive amenities such as a rooftop pool deck, a private hang-out and dog park, a double volume resident's lounge, a two-level state of the art gym and amenity private offices for an easy get-away to take care of work & zoom calls in a post COVID era.

Developed by	Rilea Group
Type	Rental
Units	300
Architect	Deforma Studio
Interior Design	Radyca
Square footage	247,000
Address	56 NE 29 th Street, Miami, FL







THE RIDER RESIDENCES

The Rider will be a luxury boutique condominium development. The project will consist of 152 residences within a 12-story, luxury residential building containing 133,284 sf of residential sellable square feet plus 6,000 sf of prime ground floor retail and 5,500 of rooftop retail.

Located at 94 NE 29th Street, Miami, FL, The Rider Residences will find itself at the crossroads of Miami's trendy and burgeoning Wynwood and Midtown neighborhoods. Residents will be able to walk to a potential train station just 85 yards away, and scooter to their favorite destinations such as the Wynwood Walls, hip stores and restaurants with various flavors and the shops at Midtown Mall. Located at just a short 5 min drive to world-class shopping at the Miami Design District as well as to highway I-195, The Rider Residences will have amazing access.

The project will showcase art and fine photography from the Morrison Hotel Gallery and Iconic Images, as well as boast attractive amenities such as a rooftop pool deck, private hang-out and dog park, resident's lounge and vinyl room, state of the art gym, Hammam, cold plunge garden, and infrared saunas.

Developed by	Ciprés (Advisory by Rilea Group)
Type	Condominium
Units	152
Architect	Deforma Studio
Interior Design	Radyca
Address	94 NE 29 th Street, Miami, FL
Webpage	www.TheRiderResidences.com







SANTA LUCIAVILLE PORT SAINT LUCIE

Santa Luciatown is an upcoming multi-family, garden-style rental apartment community with 324 units planned in Port St. Lucie, Florida. With a unique location, Santa Luciatown is adjacent to convenient shopping and dining locations, including a Publix and a Walmart, and a multitude of local amenities.

Santa Luciatown will offer an oasis of comfort and luxury amidst the vibrant heart of Port St. Lucie.

Developed by	Ciprés (Advisory by Rilea Group)
Type	Rental
Units	324
Architect	Deforma Studio
Interior Design	Radyca
Square Footage	277,008
Address	3045 SW Port St. Lucie Blvd, PSL, FL





1401 BRICKELL SANTANDER TOWER

Banco Santander will build a 41-story office tower in Miami, Florida, that will be called Santander Tower and will be located at 1401 Brickell Avenue in the city’s financial center. It will serve as a landmark for the area and replace the existing 14-story building, which will start demolition in Q3 2024.

The Santander Tower is expected to have 1.6 million gross square feet (approximately 150,000 gross square meters), with about half being dedicated to offices space and the remainder to retail space parking, and other common areas. Santander employees located in Miami will occupy part of the office space, with the remaining space occupied by third-party tenants.

The new tower, designed by Handel Architects and Bernardi & Peschard Arquitectura, will be approximately 765-feet high (233 meters) and feature prime office space with bay views, terraces with integrated gardens, daycare or an urban club, as well as a distinctive crown that will enhance the Miami skyline.

Developed by	Rilea Group for Santander Bank
Type	Class A+ Office & Retail
Square Footage	900,000
Square Meters	83,612
Architect	Handel Architects & BP Arquitectura
Interior Design	Handel Architects & BP Arquitectura
Address	1401 Brickell Avenue, Miami, FL







DEVELOPMENT YOU CAN TRUST

We develop the future with an old world sensibility, conscious of the way we both conceive and deliver. Like other artisans and craftsmen we come to you with the commitment to build the very best residential and office experiences in South Florida. We create not only what people want, but go beyond this by crafting experiences that provide enduring satisfaction for our clients while delivering architectural icons that transform our skyline. We take the responsibility of development and the trust given by you very seriously. For this reason, we have a history of getting it right.





REAL ESTATE DEVELOPERS
SINCE 1981

**ARTISANS OF BUILDINGS
REAL STATE DEVELOPERS SINCE 1981**

1200 Brickell Ave., Suite 1200, Miami, FL 33131
305 371 5254 | www.rileagroup.com