ISLAND GARDENS
RETAIL, LEISURE, ENTERTAINMENT, HOSPITALITY & MARINA
The Shops, Restaurants, Hotels, Entertainment and Residential at Island Gardens will be Miami’s premier place for fashion, dining, hospitality and nightlife in one of the City’s most dynamic waterfront settings. An exciting, curated collection of top retail and culinary brands will offer visitors and residents an unparalleled place to shop, dine and relax at this architecturally prominent development.
Watson Island is the ideal location for a mixed-use destination retail district. Located on a waterfront island site midway between the bustling downtown Miami business district and the beachfront Miami Beach community, the new center will be the best of both worlds – urban and resort.
CIVIC PLACES AT ISLAND GARDENS

Public promenades, dining terraces, landscaped roof gardens, accessible mega yacht marina, crescent dining pools, rooftop clubs and swimming pools, all welcome a diverse mix of guests, visitors, and residents to Miami’s new downtown waterfront.
1. Island Gardens Retail Podium, Luxury Towers and Roof Garden
2. Word Children’s Museum
3. Mega Yacht Marina
4. Seaplane Terminal
5. Rotunda & Parking Deck
6. Sculpture Garden & Waterfront Park and Amphitheater
7. Overseas Passenger Cruise Ship Terminal
8. Jungle Island
9. Formal Fountain Display at Entrance to Island Gardens
Island Gardens provides three levels of the most elegant mix of retail and leisure shops for Miami. Concentrated in the heart of Miami between Downtown and Miami Beach, these selected shops will create one of the finest retail destinations in the South East.

Combined with the Marina, two elegant hotels, premium residential, along with the Banqueting, Spa, and Entertainment amenities on the Roof Garden, Island Gardens will have the widest range of facilities for the 13.4 million visits to Miami each year.

ELEGANT RETAIL
OVER 500,000 SQ·FT OF SHOPS AND RESTAURANTS

PROJECT SUMMARY
LANDSIDE AREA
10.6 Acres
MARINA AREA
13.5 Acres
Total Building Area
3 Million Sq Ft
Total Residences
200
Total Hotel Keys
500
Total Leasable Area (Retail+F&B Podium)
500,000 Sq Ft
Total Marina Slip
60
Total Parking Spaces
2,000

1. Roof Gardens, Banqueting, Clubs, and Pools
2. Upper Level 3 Retail / Leisure / Amenities
3. Mid Level 2 Retail / Leisure & Food & Beverage
4. Ground Level 1 Promenade Retail / Dining Terraces and Access to Towers and Marina
5. Basement & Valet Parking
1. Retail facade on MacArthur Causeway
2. Ballroom, Banquet Room
3. Lighthouse Tower Luxury Hotel and Residences
4. Porte Cochere Garden Forecourt
5. Wave Hotel and Serviced Luxury Rentals
6. MacArthur Causeway
7. Retail Arcade Entrance
8. Parking Entrance
FLAGSTONE

1. South Retail Entrance
2. Peninsula Hotel Porte Cochere
3. Peninsula Tower Luxury Hotel & Residences
4. Promenade and Market

SOUTH RETAIL ENTRANCE

1. Retail Street Facade
2. Main / East Retail Entrance
3. North Retail Entrance
4. Parking Entrance

MACARTHUR FACADE

1. Retail Street Facade
2. Main / East Retail Entrance
3. North Retail Entrance
4. Parking Entrance

3. MacArthur Facade
NEW ‘CULTURAL SQUARE’ OF MIAMI

The Performing Arts Center, Pérez Art Museum Miami, Science Museum, and American Airlines Arena all represent some of the finest cultural destinations in the American Southeast. Isla Gardens brings hospitality, leisure, entertainment, retail, and cultural amenities to complete Miami’s new Cultural District on Biscayne Bay.

ACCESS FROM MIAMI AIRPORT AND MIAMI BEACH

Interstate I-395 provides direct and fast access to Island Gardens from Miami International Airport and Miami Beach. Three lanes of traffic in both directions lead can accommodate peak visits to Island Gardens. The MacArthur Causeway into Watson Island. Parking for 2,000 cars accommodates peak visits to Island Gardens.
1. Wave Hotel and Serviced Luxury Rentals
2. Hotel Pools, Bars, and Gardens
3. Lighthouse Tower Luxury Hotel & Residences
4. Waterfront Residences
5. Sea Plane Terminal
6. South Pointe Park
7. Water Taxi Pier
8. Water Taxi Plan

Water Taxi Service

Water Taxis will serve all the primary destinations on Biscayne Bay and Government Cut. Access to the New Museums, American Airlines Arena, Performing Arts Center, Bayside and the Overseas Passenger Cruise Ship Terminal will enhance the ‘water experience’ of Island Gardens.

Access to Miami Marina in South Beach and Fisher Island will extend the reach of Island Gardens to these prestigious addresses.

Water Taxi
1. Island Gardens Marina
2. Omni and Performing Arts Center
3. Patricia & Philip Frost Science Museum and the Pérez Art Museum Miami
4. American Airlines Arena
5. Bayside Market and Marina
6. Icon and Epic Towers on the Miami River
7. Miami Marina and SoFi District
8. Overseas Passenger Cruise Ship Terminal
9. Fisher Island
10. Harbour Islands

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WATER LEVEL DINING & MARINA SLIPS

Engaging with the beauty and elegance of the mega yachts, this lower level dining boardwalk and pier connects to the yachting community and waterfront of Island Gardens. Floating piers provide docks for day anchors and Water Taxis linking Island Gardens with the city’s waterfront between South Beach and Downtown Miami. Ships’ stores, shipwrights, parking and service complete this level beneath the podium of Island Gardens.
Podium, Level One Retail & Leisure

Retail Arcades, Waterfront Dining, forecourts of hotels and Residences and the Tree-lined Promenade provide for a diversity of shopping, eating and entertainment experiences opening onto the skyline of Downtown Miami. Day and Night events, lighting spectacles and activities will make Island Gardens a primary destination year-round.
LEVEL TWO RETAIL & LEISURE

Prestige fashion, gift food, cosmetics, accessories, brand boutiques, eccentricities and full mixture of edge retailers intersect with the premium boutiques of international brands in the mid-level of retail.
LEVEL THREE RETAIL & LEISURE
Destination retail intersects with Hotel Amenities, Lounges and Meeting Room Facilities that provide added footfall to this upper level of prestige and mainstream shops. Dining balconies overlook the mega yacht marina and the skyline of Miami's Downtown.
Rooftop gardens are the congregation, leisure, hospitality and entertainment places for all the guests, visitors, and residents of Island Gardens. Dance clubs, daytime pool festivities, night-time pool entertainment, cabanas, bars, and restaurants provide a diverse array of destinations for everyone within a landscape all stitched together by gardens, pergolas, and floral displays. Banquet facilities for 1,000 guests with a sweeping Pre-Function Lobby overlooks the skyline of Miami.
1. Podium Dining Terraces
2. Crystal Sails Entry
3. Roof Gardens & Hotel Pools
4. Dining Promenade
5. Banquet Hall
1. Rooftop Performance Hall
2. Level Two - Retail
3. Basement Parking Decks
4. Retail Unit Shops (over three floors)
5. Ballroom & Banquet Room
6. Lighthouse Luxury Hotel & Residences
7. Roof Gardens, Hotel Pools, Clubs, & Bars
8. Waterfront Promenade
9. Mega Yacht Marina
1. Wave Tower Hotel and Residences
2. Lighthouse Tower Luxury Hotel and Residences
3. Retail / Leisure / Entertainment Podium and Roof Gardens
4. Mega Yacht Marina

MEGA YACHT PIER PROMENADE VANTAGE POINT
1. Mega Yacht Marina
2. Lighthouse Tower Luxury Hotel and Residences
3. Marina Pier
4. Waterfront Promenade
5. Wave Tower Hotel and Residences