FOR IMMEDIATE RELEASE

Atlantic Square Celebrated Its Grand Opening as Miami-Dade County's Largest Mixed-Income Transit-Oriented Development

MIAMI, FL (Thursday, June 4, 2026) **– Miami-Dade County's Department of Transportation and Public Works**, **City of Miami**, **Southeast Overtown / Park West Community Redevelopment Agency**, in partnership with **Atlantic Pacific Companies (A|P)**, **Greater Bethel AME, Palmetto Homes, GTIS Partners, and PNC Real Estate** celebrated the grand opening for **Atlantic Square** on the evening of Wednesday, June 3rd. To date, the development is the largest single-phase mixed-income Transit-Oriented Development (TOD) in Miami-Dade County**.** The 36-story property consists of 616 apartments including 320 units of workforce housing, 40 units of affordable housing, and approximately 25,000 square feet of ground floor retail and restaurant space. This General Obligation Bond Project is supported by the Building Better Communities Bond Program and the Miami-Dade Mayor and Board of County Commissioners.

Thanks to **Art in Public Places**, a program of the **Miami-Dade County Department of Cultural Affairs**, the Atlantic Square garage features a striking large-scale public art installation by South Florida-based artist **Marielle Plaisir**. Commissioned to create the monumental garage cladding project, *The Way I See the World*, Plaisir transformed the structure into a vibrant visual landmark. Visible from both inside and outside the garage and illuminated with specialty blue lighting at night, the installation serves as a beacon for the Overtown community. The design, resembling a large royal blue lacework, is composed of a multiplicity of abstract eye shapes, symbolizing both memory and vigilance. It is a poetic homage, offering visibility and dignity to a community whose legacy deserves recognition and reverence.

Atlantic Square's partners and residents came together for an evening of commemoration and celebration. A ribbon cutting ceremony was held and the night featured guided tours, meaningful conversation, and live entertainment with an ode to Overtown's vibe.

"Atlantic Square represents the kind of inclusive, transit-connected development Miami-Dade County champions. By expanding housing opportunities while also connecting residents to jobs, transit, and community resources, we are investing in neighborhoods like Overtown and creating a more resilient and equitable future for our county," said **Miami-Dade County Mayor Daniella Levine Cava**.

Atlantic Square, located at 777 NW 2nd Ave., is inspired by its central location and prime access to transit including the Brightline train station, Metrorail and Metromover stations. The community features upscale apartments and amenities including a sunset-view recreation deck with two pools, dog park, state-of-the-art fitness center, outdoor gym, outdoor kitchen, lounge room, and coworking office spaces. Located at the vibrant crossroads of downtown Miami, Worldcenter, and Overtown, the engaging ground floor features retail and restaurant space surrounding an interior courtyard with lush landscaping and water wall.

"Overtown has always been a place rich in culture, resilience, and history. Atlantic Square builds on that legacy by delivering quality housing and vibrant retail space steps away from major transit. This is about ensuring residents and working families can live, grow, and prosper right here in the community," said **Miami-Dade County District 3 Commissioner Keon Hardemon.**

“As Commissioner for District Five and Chairwoman of the SEOPW CRA, the future of Overtown has been a top priority. This historic community, once a thriving center of Black culture, commerce, and entertainment, is experiencing a renaissance thanks to conscious developments like Atlantic Square which includes almost 60% of workforce and affordable housing in a market-rate property. It is helping the area to be better known for its vibrancy and diversity, not poverty or crime. Atlantic Square demonstrates the power of public and private partnership for the greater good of the community,” said **City of Miami Chairwoman and District Five Commissioner Christine King.**

“We are excited to welcome Atlantic Square to the SEOPW CRA redevelopment area, where housing is critically needed. We are grateful to our Chairwoman, Christine King, and our board for championing affordable units within this new development to expand housing opportunities for more Miamians in need,” said **Southeast Overtown/Park West Community Redevelopment Agency Executive Director James McQueen.**

TODs are a fast-growing community development trend that includes a mix of housing, office, retail space, and/or amenities integrated into a walkable neighborhood and located within a half-mile of public transportation. TODs provide better access to jobs and housing for people of all ages and incomes. TODs help to enhance connectivity for area residents and businesses, leading to safer accessibility to jobs, businesses, residential and commercial districts, and schools. In addition, they reduce the number of household drivers and vehicles; lower congestion, air pollution and greenhouse emissions; create walkable communities that accommodate healthier lifestyles; increase transit ridership; expand mobility choices that reduce dependence on cars; and reduce transportation costs. Atlantic Square is one of several innovative TODs underway, constructed or nearly finished in Miami-Dade County along major transit corridors. TODs are a top priority for the Department of Transportation and Public Works and County leadership.

"Transit-oriented developments like Atlantic Square are an important part of Miami-Dade County's mobility strategy. By placing housing near major transit connections, we make it easier for residents to move throughout our community while supporting walkable, connected neighborhoods," said **Miami-Dade County Department of Transportation and Public Works Director and CEO Stacy Miller**.

"Atlantic Square is an ideal example of what's possible when public and private partners come together around a shared vision for community impact," said **Atlantic Pacific Companies President-Development Ken Naylor**. "We are incredibly grateful that these partnerships have enabled us to bring 616 beautiful new homes to the most transit-rich neighborhood in Florida."

"We are thrilled to announce the opening of Atlantic Square through an exemplary public-private partnership, together with a highly successful Miami developer, Atlantic Pacific Companies," said **Robert Vahradian, Partner and Head of U.S. Investments of GTIS Partners**. The site is located within a designated Qualified Opportunity Zone and capitalized by GTIS Opportunity Zone Fund I, a $630 million investment fund raised by GTIS to develop in undercapitalized areas across the United States. "The Atlantic Square investment reflects GTIS's broader strategy of pursuing compelling development opportunities in locations supported by population growth, job creation, and infrastructure investment, while delivering institutional-quality residential that contribute to long-term neighborhood growth and revitalization."

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About City of Miami

The City of Miami is the dynamic municipality at the heart of Miami-Dade County, home to Greater Miami's financial and cultural heart, and economic engines such as PortMiami. Established in 1896, Miami has grown to become South Florida's largest city by population and serves as the county seat. Today, the City of Miami proudly continues to provide core municipal services to its diverse population, from public safety to parks, as well as forward-looking initiatives like climate resilience. To learn more, visit www.miami.gov.

About Miami-Dade County Art in Public Places Program

The **Miami-Dade County Department of Cultural Affairs** and the Cultural Affairs Council, develop cultural excellence, access, and participation in the arts throughout Miami-Dade County by creating and promoting opportunities for artists, cultural organizations, residents, and visitors. The Department directs the **Miami-Dade County Art in Public Places** program and serves its board, the Art in Public Places Trust. One of the nation's earliest and most respected public art programs in the nation, the program dedicates 1.5% of capital construction costs for the commissioning, acquisition, education, and long-term care of public artworks integrated into County facilities. The program is guided by the Trust working in consultation with its Professional Advisory Committee to steward and advance the County's growing public art collection. For more information visit www.miamidadepublicart.org and www.miamidadearts.org

About Atlantic Pacific Companies

Atlantic Pacific Companies (A|P) is a fifth-generation, family-owned real estate company with expertise in acquisitions, development, construction, and management of multifamily communities throughout the United States. A|P is Miami-based with over $5.7 billion of assets under management and employs 700 skilled professionals in Florida, Texas, California, Georgia, North Carolina, Maryland, and Washington D.C. For more information about A|P and its array of real estate services including property management, investment management, development, and construction, visit www.apcompanies.com.

About GTIS Partners

GTIS Partners is a global real estate investment firm in the Americas, headquartered in New York with offices in São Paulo, San Francisco, Los Angeles, Atlanta, Charlotte, Phoenix, Dallas, Houston, Savannah, and Munich. The firm was founded in 2005 and is managed by President and Founder Tom Shapiro and partners, Rob Vahradian, Joao Teixeira, Tom Feldstein, Ed McDowell, Robert McCall, Peter Ciganik and Maristella Diniz. The firm manages $5 billion in gross assets and is active across a wide range of real estate sectors including single family and multifamily housing, office, industrial/logistics and hospitality as well as opportunity zone investments. The firm invests at various points in the capital structure including credit, common equity and structured equity. In the US, GTIS has invested in 246 assets across almost 50 unique markets including growth areas such as Miami, Phoenix, Dallas, Houston, Denver, Atlanta, Tampa and Charlotte. In Brazil, GTIS is among the largest real estate private equity firms with holdings including office, residential, logistics, and hospitality investments. Marquee assets developed by

GTIS Partners in São Paulo include the Infinity office building and Palácio Tangará, a five-star resort style hotel. For more information, please visit www.gtispartners.com.

MEDIA CONTACT:

Jessica Wade Pfeffer | jessica@jwipr.com | 305.804.8424
Margie Sernik | margie@jwipr.com | 786.200.2516