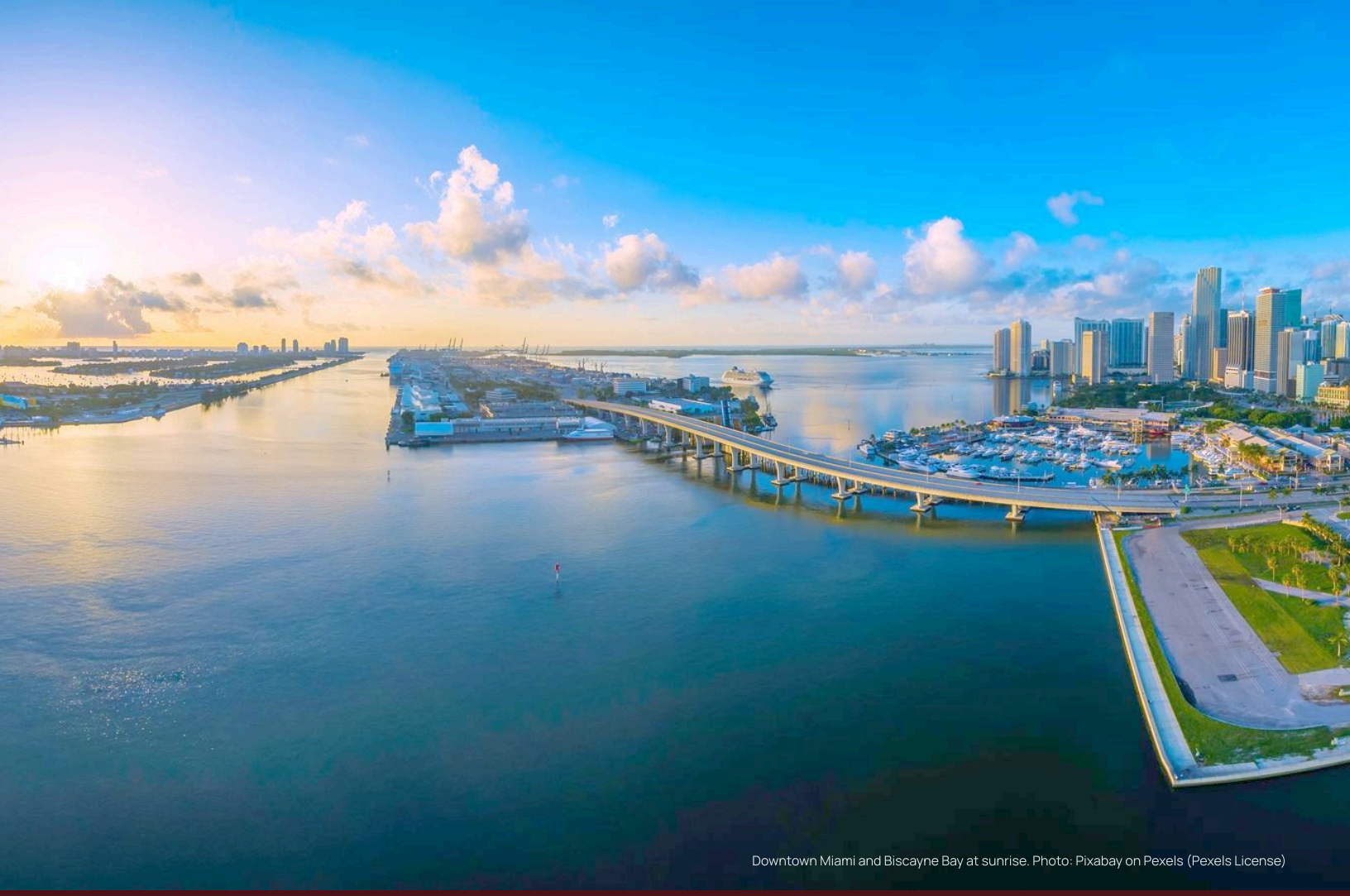


Downtown Miami and Biscayne Bay at sunrise. Photo: Pixabay on Pexels (Pexels License)

A RELOCATION GUIDE · OCTOBER 2026 EDITION

Moving to Miami: *A Brickell Guide* for Incoming Professionals

Neighborhoods, commutes, and a first look at The Standard Residences, Brickell

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WELCOME

Land well in Miami

Moving to Miami for work comes with a lot of questions at once: which neighborhood, how long the commute really is, and whether to rent first or buy. This guide is meant to answer the first round of them quickly and factually.

I spent years living in Miami before moving up the coast to Fort Lauderdale, and I live in Wellington today. Before South Florida I lived in North Carolina, Annapolis, the Washington, DC area, Santa Monica, London, and St. Barth. I know what it takes to arrive somewhere new and settle in fast.

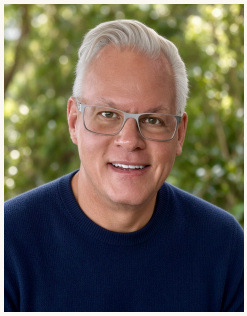
The guide opens with the residence I'm featuring this season, **The Standard Residences, Brickell**, on the Miami River, a short walk to Brickell's main office towers. It then covers the neighborhoods newcomers ask about most.

Wiley

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About the commute notes. Each neighborhood page lists the transit that serves it. Rush-hour drives take longer. Tell me where your office is, and I'll help you check the route from any address you are considering.



Wiley Corbett III, Licensed Real Estate Sales Associate, Charles Rutenberg Realty

FEATURED RESIDENCE

The Standard Residences, Brickell

AT A GLANCE

46
floors on the Miami River

422
residences, studios through three-bedroom penthouses

2027
"Currently under construction. Opening in 2027."

2 min
"just a two-minute walk from both the Metrorail and Metromover"

Figures and quotes from the developer's materials.

A new 46-floor residential tower by Arquitectonica on the Miami River at the north end of Brickell, with studios through three-bedroom penthouses. Brickell City Centre is steps away, and in the developer's words the tower sits "just a two-minute walk from both the Metrorail and Metromover."[A]

Address	690 SW 1st Avenue, Miami, FL 33130[A]
Status	"Currently under construction. Opening in 2027."[A]
Building	46 floors · 422 residences: 390 residences on floors 11–41 and 32 penthouses on floors 42–45[A]
Team	Developer: Newgard Development Group and Two Roads Development · Architect: Arquitectonica · Interiors: Goodrich with The Standard's In-House Design Studio[A]
Delivered	"Residences are delivered unfurnished unless a furniture upgrade package is purchased."[B]

Location

The tower is a short walk to Brickell's main office towers. Tell me where your office is, and I'll help you check the walk.

Residences, amenities, and a visit

Residence types[A]

TYPE	APPROX. INTERIOR
Studio	491 SF
1 Bedroom, 1 Bath	548–727 SF
2 Bedrooms, 2 Baths	960–965 SF
2 Bedrooms + Den (line 14)[B]	1,099 SF
Penthouses (floors 42–45)	
2 Bedrooms, 2 Baths	965–1,192 SF
2 Bedrooms, 2 Baths + Den	1,088–1,107 SF
3 Bedrooms, 3 Baths	1,248–1,317 SF

"Dimensions and square footage are approximate and may vary with actual construction."[A] The 32 penthouses include 8 upper penthouses with 10-foot ceilings in select units.[A]

In the residences[A]

9-foot ceilings · imported porcelain flooring · keyless entry · Miele appliance package · Italkraft cabinetry · integrated paneled refrigerators · walk-in closets in primary bedrooms (marked with an asterisk on the fact sheet, so not every residence)

Amenities and services[A]

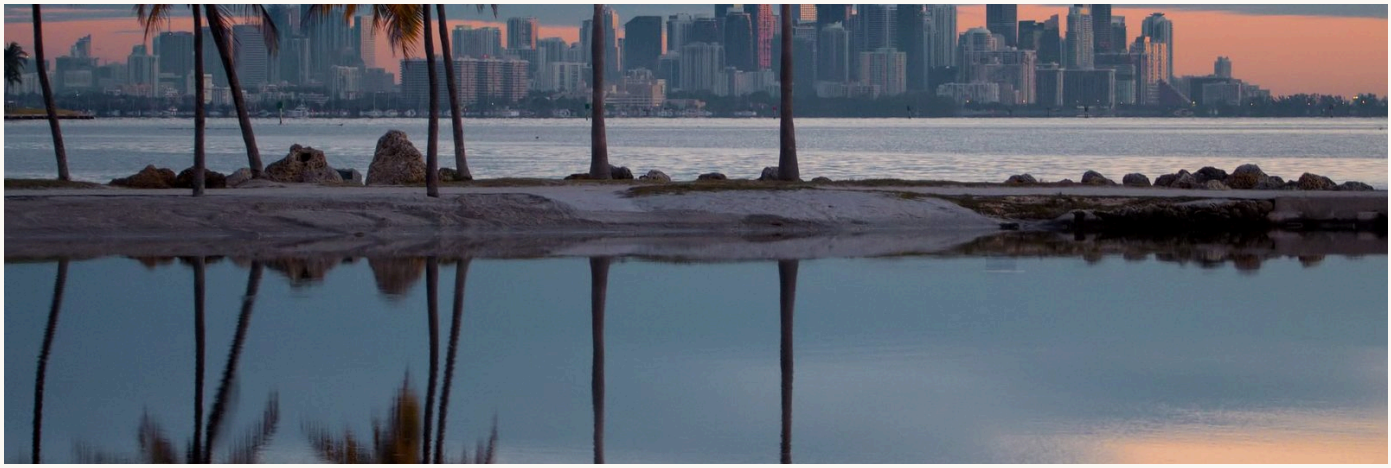
- **Rooftop:** pool and lounge with towel, sun-care and poolside beverage service; The Standard Club Lounge & Café; private summer kitchens
- **Work:** co-working lounge with a meeting room and private Zoom rooms
- **10th floor:** The Standard Wellness Spa (hamam, salt room, steam room, sauna, cold plunge tubs, experience showers); Technogym fitness center; yoga, Pilates, and dance studio; bowling alley and club lounge; pet spa; screening room
- **Dining:** Signature Restaurant and Bar on the 9th floor; Avra Estiatorio on the ground floor
- **24/7:** security, valet parking, EV charging, maintenance staff, multilingual on-site team, bike storage
- **On-demand concierge** "expertly managed by The Standard Hotels team": car service, housekeeping, dry cleaning, pet care, personal IT support, and more (service fees aren't stated in the materials)

Schedule your visit through me
(252) 412-0366 · wiley@wileycorbett.com

We'll start with a personal, face-to-face meeting. I'll then coordinate your private preview and personally introduce you to the development team, so you're looked after from the first visit. Pricing and availability come from the developer's current materials, which I'll share on request.

Developer disclaimer (verbatim from the developer's fact sheet). Oral representations cannot be relied upon as correctly stating the representations of the developer. For correct representations, make reference to this brochure and to the documents required by section 718.503, Florida statutes, to be furnished by a developer to a buyer or lessee. This project is being developed by LoftyTM Brickell LLC (the "Developer"), which was formed solely for such purpose. Any other parties described herein are not the Developer of this project. This Condominium and project are being developed by LoftyTM Brickell LLC, a Delaware limited liability company ("Developer"), which has a limited right to use the trademarked names and logos of Standard International Management, LLC pursuant to a license and marketing agreement with Standard International Management, LLC. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not by Standard International Management, LLC and you agree to look solely to Developer (and not to Standard International Management, LLC and/or any of its affiliates) with respect to any and all matters relating to the marketing and/or development of the Condominium and project and with respect to the sales of units in the Condominium and project. This is not intended to be an offer to sell, or solicitation to buy, condominium units to residents of any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. Consult your Agreement and the Prospectus for the items included with the Unit. Dimensions and square footage are approximate and may vary with actual construction. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. The Standard Residences, Brickell Miami is not owned, developed, offered and/or managed by The Standard hotel brand. Wiley Corbett III is a licensed real estate agent with Charles Rutenberg Realty and is not the developer.

Brickell, Downtown & Brickell City Centre



Miami across Biscayne Bay. Photo: joiseyshowaa, via Flickr, CC BY-SA 2.0; resized and cropped

Brickell

Miami's financial district, running south from the Miami River along Brickell Avenue, with high-rise offices, hotels, and residential towers. It is named for Mary and William Brickell, whose mansions once gave the avenue the nickname "Millionaire's Row."[1]

Nearby: Brickell City Centre, the Shops at Mary Brickell Village, Simpson Park, and The Underline, a linear park beneath the Metrorail line.[1]

Commute: Metrorail Brickell station plus 5 Metromover stations on the Brickell Loop.[1] For many residents, the office is a walk.

Downtown & Brickell City Centre

Brickell City Centre is a 9-acre mixed-use complex at Miami Avenue and Eighth Street, just south of the Miami River, with a five-story open-air shopping and lifestyle center (completed 2016).[2] Across the river, **Downtown** holds Bayfront Park, Museum Park, and Kaseya Center, home of the Miami Heat.[3]

Nearby: MiamiCentral station (Brightline intercity rail and Tri-Rail), connected by bridge to Government Center Metromover and Metrorail.[4]

Commute to Brickell: a fare-free Metromover ride.[5]

Edgewater, Midtown & Wynwood



Midtown Miami. Photo: Phillip Pessar, via Flickr, CC BY 2.0; resized and cropped

Midtown & Wynwood

Midtown sits between the Design District to the north and Wynwood to the south, north of Downtown. It grew on a former Florida East Coast rail yard into a mixed-use neighborhood of residential towers with ground-floor shops and restaurants, including The Shops at Midtown.[19,20] Wynwood, a short walk south, is a former industrial district known for murals, galleries, restaurants, breweries, and shops.[7]

Suits: people who want daily errands on foot, with Wynwood's art and nightlife nearby and the Design District a short walk north.

> **New: Carnegie Mellon University Miami.** On Sep 30, 2026, Carnegie Mellon announced CMU Miami, a 35-acre campus in Wynwood. Construction is slated to begin in 2027. Pending regulatory approvals, the first graduate students would enroll in 2028 and the first undergraduates in 2032.[8]

Commute to Brickell: the City of Miami Biscayne Trolley runs between Midtown and Brickell.[21]

Edgewater

A mainly residential neighborhood north of Downtown and the Arts & Entertainment District, roughly from NE 17th to NE 37th Street. High-rise towers line Biscayne Bay, with early-20th-century homes elsewhere in the neighborhood. It has grown quickly since 2000, helped by its proximity to Downtown and the Design District.[6]

Nearby: Margaret Pace Park on the bay[3], Midtown, the Design District, and the Adrienne Arsht Center area to the south.

Commute: Metromover's Omni Loop serves the Arts & Entertainment District just to the south.[5]



Wynwood Walls mural, Wynwood. Photo: Mo Qian, via Pexels (Pexels License); resized and cropped

Coconut Grove, Coral Gables & Key Biscayne



Coconut Grove. Photo: Anthony Quintano, via Wikimedia Commons, CC BY 2.0; resized and cropped

Coconut Grove

"The Grove" is Miami's oldest continuously inhabited neighborhood, on Biscayne Bay just south of Brickell, and locals count it among Miami's greenest areas. Its village center sits around Main Highway, McFarland Road, and Grand Avenue, with the open-air CocoWalk, the Streets of Mayfair, and Dinner Key on the waterfront.[9]

Commute: Metrorail Coconut Grove and Douglas Road stations run to Brickell station.[9,10]



The Biltmore, Coral Gables. Photo: Alexander Wark Feeney, via Pexels (Pexels License); resized and cropped

Coral Gables

A separate city about 7 miles southwest of Downtown: a Mediterranean-themed planned community with strict zoning and well-known landmarks, home to the University of Miami.[11] Downtown Coral Gables centers on **Miracle Mile**, a half-mile stretch of shops, restaurants, and galleries anchored by City Hall.[12]

Commute: Metrorail via Douglas Road station, with the Coral Gables Trolley along Ponce de Leon Boulevard.[12]



Cape Florida Light, Key Biscayne. Photo: Jan Tang, via Pexels (Pexels License); resized and cropped

Key Biscayne

An island village reached by the Rickenbacker Causeway, a county toll road (southbound toll) that is the island's only road link to Miami. Crandon Park covers much of the north, and Bill Baggs Cape Florida State Park fills the southern third, home to the Cape Florida Light, the oldest standing structure in Greater Miami.[13,14,15]

Commute: by car over the Rickenbacker Causeway. Allow extra time at rush hour, since there is one causeway.

PRACTICAL

Getting around & your first 90 days

Getting around

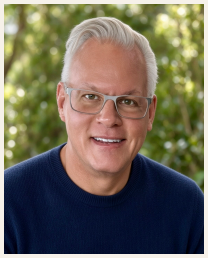
MODE	WHAT TO KNOW
Metromover	Fare-free automated people mover with three loops (Downtown, Brickell, and Omni) and 21 stations about two blocks apart. Connects with Metrorail at Government Center and Brickell.[5]
Metrorail	Two lines and 23 stations, serving Miami International Airport, Downtown, Brickell, Coconut Grove, and Coral Gables, and on to Dadeland.[10]
Brightline & Tri-Rail	From MiamiCentral station, Downtown.[4] Brightline runs intercity trains north to Fort Lauderdale, West Palm Beach, and Orlando.[16]
Airport	The developer describes MIA as "a quick 15-minute drive" from The Standard Residences.[A] Metrorail also serves the airport.[10]

Rent first or buy? Many newcomers rent for a season while they learn the city, then buy. Others buy early in new construction and rent until delivery. I'll walk you through both paths with your own numbers, and with your lender, CPA, and attorney.

Not a condo person? Relocating with family? I'll help you find the right neighborhood and home anywhere in Miami, from Coral Gables and Coconut Grove to Pinecrest and Key Biscayne, with the same care: what each area is like day to day, the commute, and the official tools for schools.

First-90-days checklist

- **Driver license:** new Florida residents have 30 days to get a Florida license.[17]
- **Vehicle:** an out-of-state vehicle must be registered in Florida within 10 days of starting work, placing children in public school, or establishing residency.[17]
- **Homestead exemption:** if you own and live in the home as your permanent residence on January 1, apply with the Miami-Dade Property Appraiser by March 1.[18]
- **Schools:** confirm school assignment for a specific address directly with Miami-Dade County Public Schools or the private school.
- **Condo rules:** before you buy, read the association documents for rental, pet, and parking rules.



Let's talk about your move

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Where these facts come from

The Standard Residences, Brickell (developer materials)
A. Developer fact sheet, "The Standard Residences, Brickell Miami" (English), Aug 2025: address, floors, units, configurations, features, amenities, services, team, status, airport, and disclaimer. The "two-minute walk" quote is from the developer's Rack Brochure (Unbranded), 2025.
B. Developer floor plans (2026): delivered-unfurnished statement; line 14 2BR + Den, 1,099 SF.

Neighborhoods & transit
1. Brickell: en.wikipedia.org/wiki/Brickell
2. Brickell City Centre: en.wikipedia.org/wiki/Brickell_City_Centre
3. Downtown Miami (parks, Kaseya Center): en.wikipedia.org/wiki/Downtown_Miami
4. MiamiCentral: en.wikipedia.org/wiki/MiamiCentral
5. Metromover: en.wikipedia.org/wiki/Metromover
6. Edgewater: en.wikipedia.org/wiki/Edgewater_(Miami)
7. Wynwood: en.wikipedia.org/wiki/Wynwood
19. Midtown Miami: en.wikipedia.org/wiki/Midtown_Miami
20. Midtown Miami Community Development District: midtownmiamicdd.net/about
21. City of Miami Biscayne Trolley: miami.gov/Transportation-Roadways/Trolley-Information/Trolley-Maps-Routes
8. Carnegie Mellon University, Sep 30, 2026: cmu.edu/news ; CMU President's letter: cmu.edu/leadership/president/campus-comms/09-30-26 ; Miami Herald, Sep 30, 2026
9. Coconut Grove: en.wikipedia.org/wiki/Coconut_Grove
10. Metrorail: en.wikipedia.org/wiki/Metrorail_(Miami-Dade_County)
11. Coral Gables: en.wikipedia.org/wiki/Coral_Gables,_Florida
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13. Key Biscayne: en.wikipedia.org/wiki/Key_Biscayne,_Florida
14. Rickenbacker Causeway: en.wikipedia.org/wiki/Rickenbacker_Causeway
15. Bill Baggs Cape Florida State Park: en.wikipedia.org/wiki/Bill_Baggs_Cape_Florida_State_Park
16. Brightline: gobrightline.com
17. Florida HSMV: flhsmv.gov/new-resident ; flhsmv.gov/motor-vehicles-tags-titles/license-plates-registration/motor-vehicle-registrations
18. Miami-Dade Property Appraiser, homestead exemption: miamidade.gov/pa/exemption/homestead.page

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