



2600
Biscayne

Shaping the Future of Edgewater

2600 Biscayne Blvd
Miami, Florida 33137



Oak Row
Equities



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Oak Row
Equities

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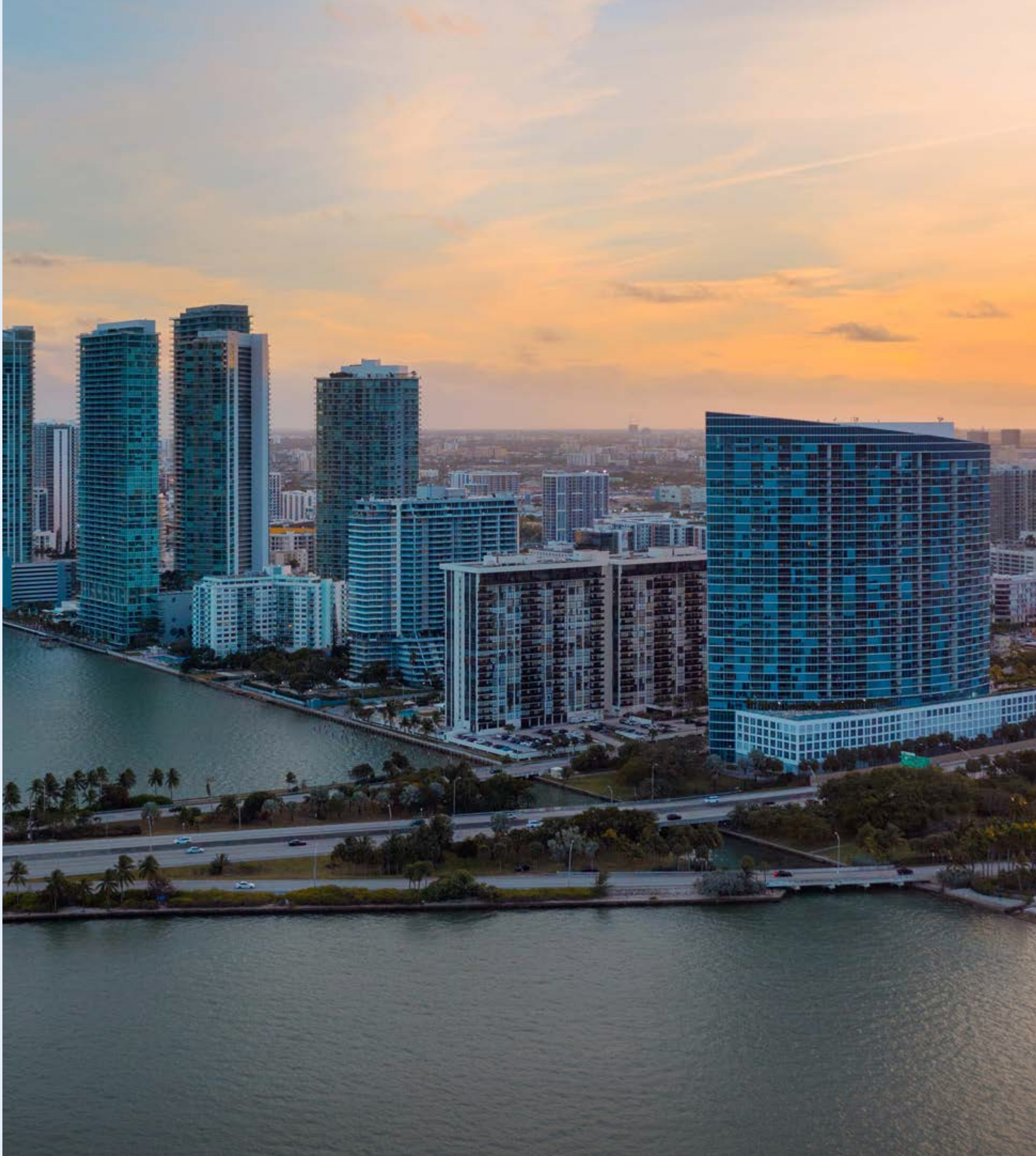
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Setting a New Standard

Built to the highest standards for Miami's top-performing businesses, 2600 Biscayne is a Class-AAA building featuring everything needed to attract and retain today's top talent.

Designed by globally renowned firm Arquitectonica with ultra-modern aesthetics and technologically advanced infrastructure, the elevated workspaces serve as a platform for bold, future-forward brands. As the first new commercial construction on Biscayne Boulevard for many years, the building is reshaping the Edgewater landscape.




Pushing the boundaries with an unprecedented amenity package and high-touch service, 2600 Biscayne is designed for the next big thing.

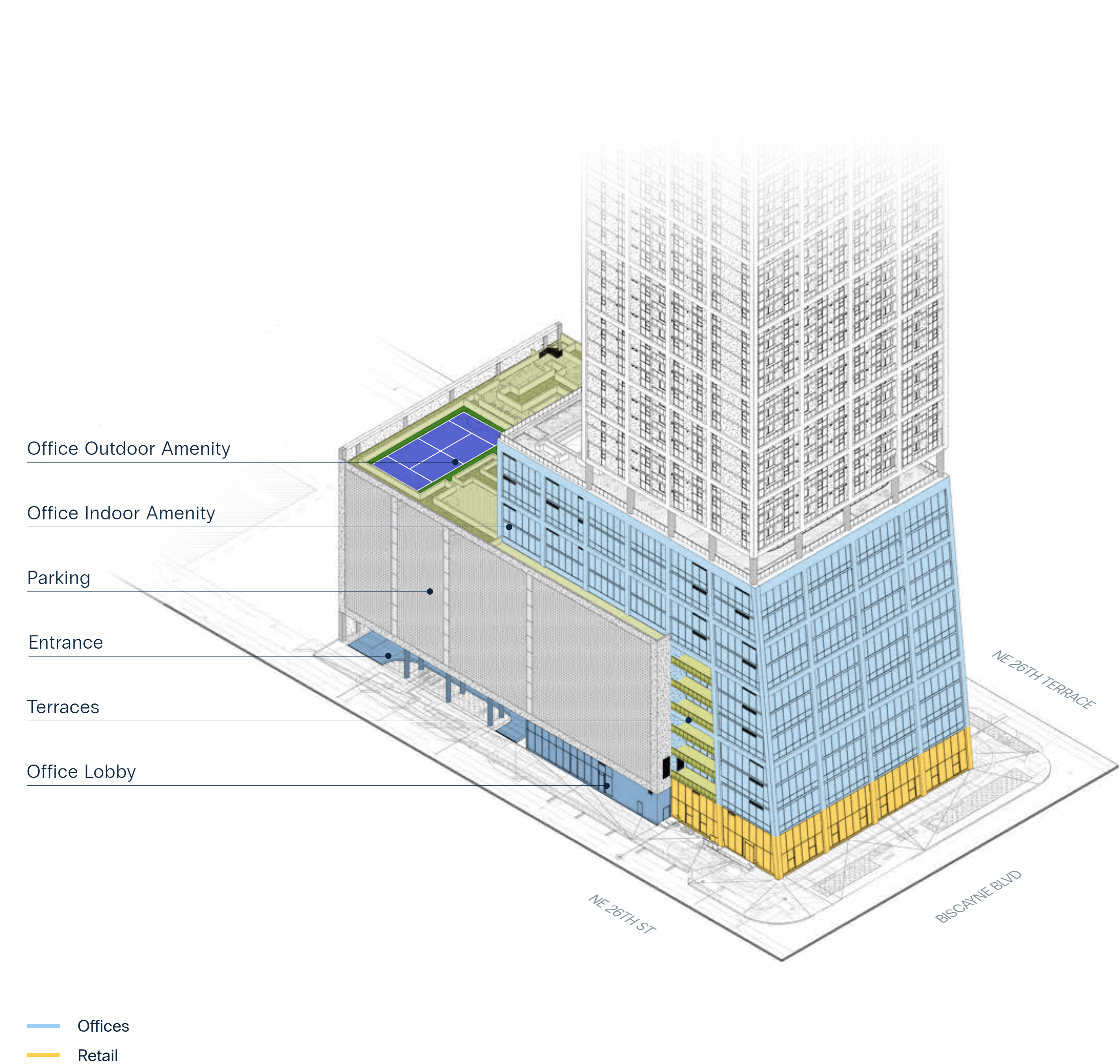


01 The Offices



Best-in-Class Office Building

184,000 RSF	Office Building Size
10	Office Stories
13K - 31K SF	Floor Plate Range
14'	Ceiling Height
618	Structured Parking Spaces
	Dedicated Office Lobby
	Dedicated Office Porte-Cochère
	Exclusive, Best-in-Class Amenities



Cutting-Edge Everything

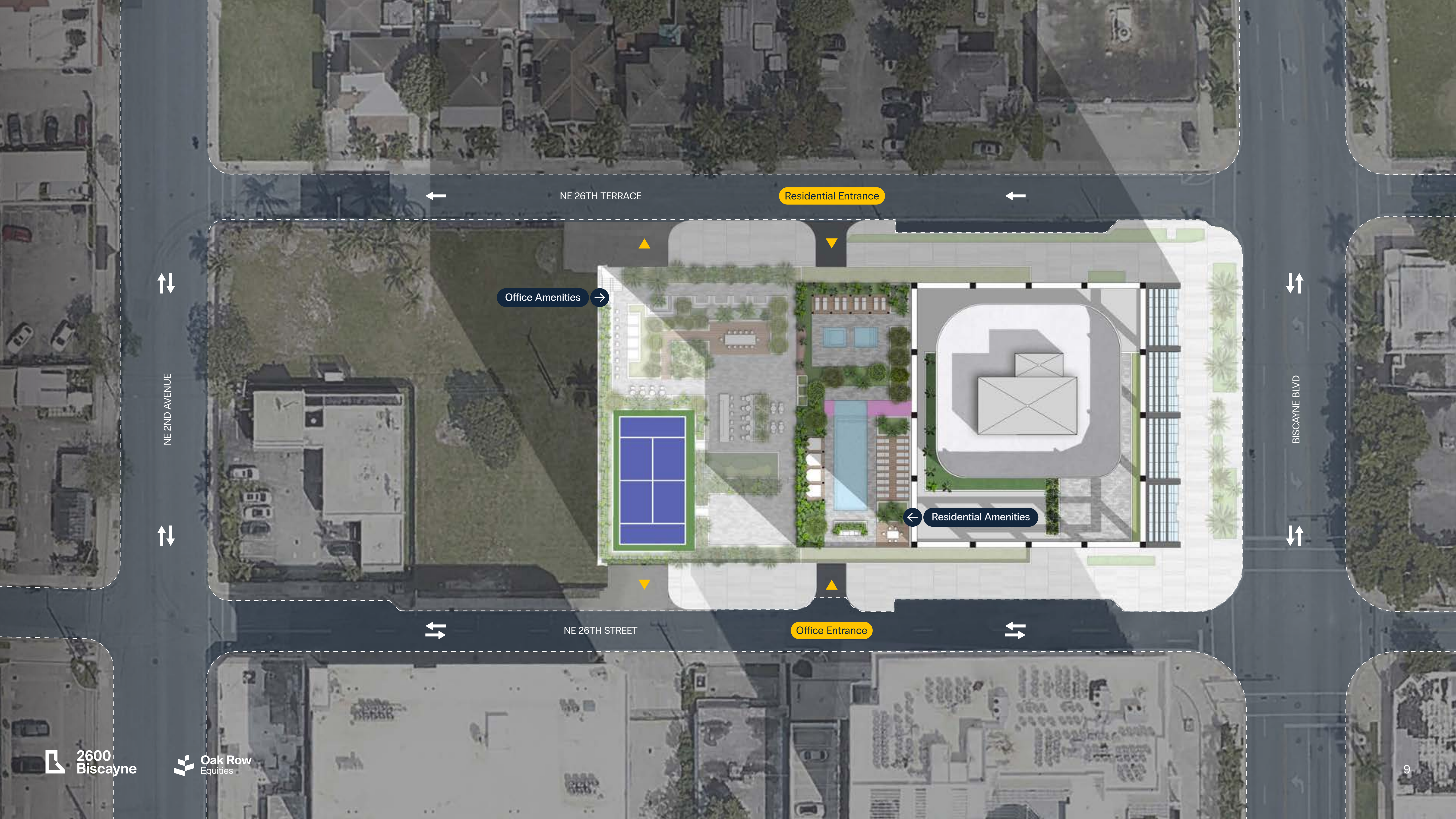
- Class-AAA Building Presiding over Biscayne Boulevard
- Easily Divisible Floor Plates
- 14' Ceilings with Floor-To-Ceiling Glass
- Private Tenant Balconies
- Exclusive Padel Court
- Exclusive Indoor & Outdoor Amenity Spaces
- Strong Wellness Orientation
- Ground Floor Retail
- Touchless Entry & Elevators
- Best-in-Class Mechanical, Building Ventilation & Air Filtration Systems
- NGBS Green Building **GOLD CERTIFIED**
- Convenient Proximity to Miami's Most Popular & Exciting Neighborhoods
- On-Site Corporate Housing Opportunities



Office Porte-Cochère

Impressive Lobby Experience





NE 26TH TERRACE

Residential Entrance

Office Amenities



Residential Amenities



NE 26TH STREET

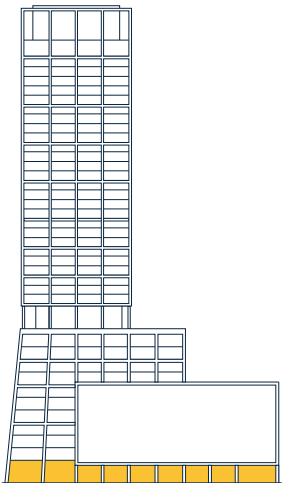
Office Entrance

NE 2ND AVENUE

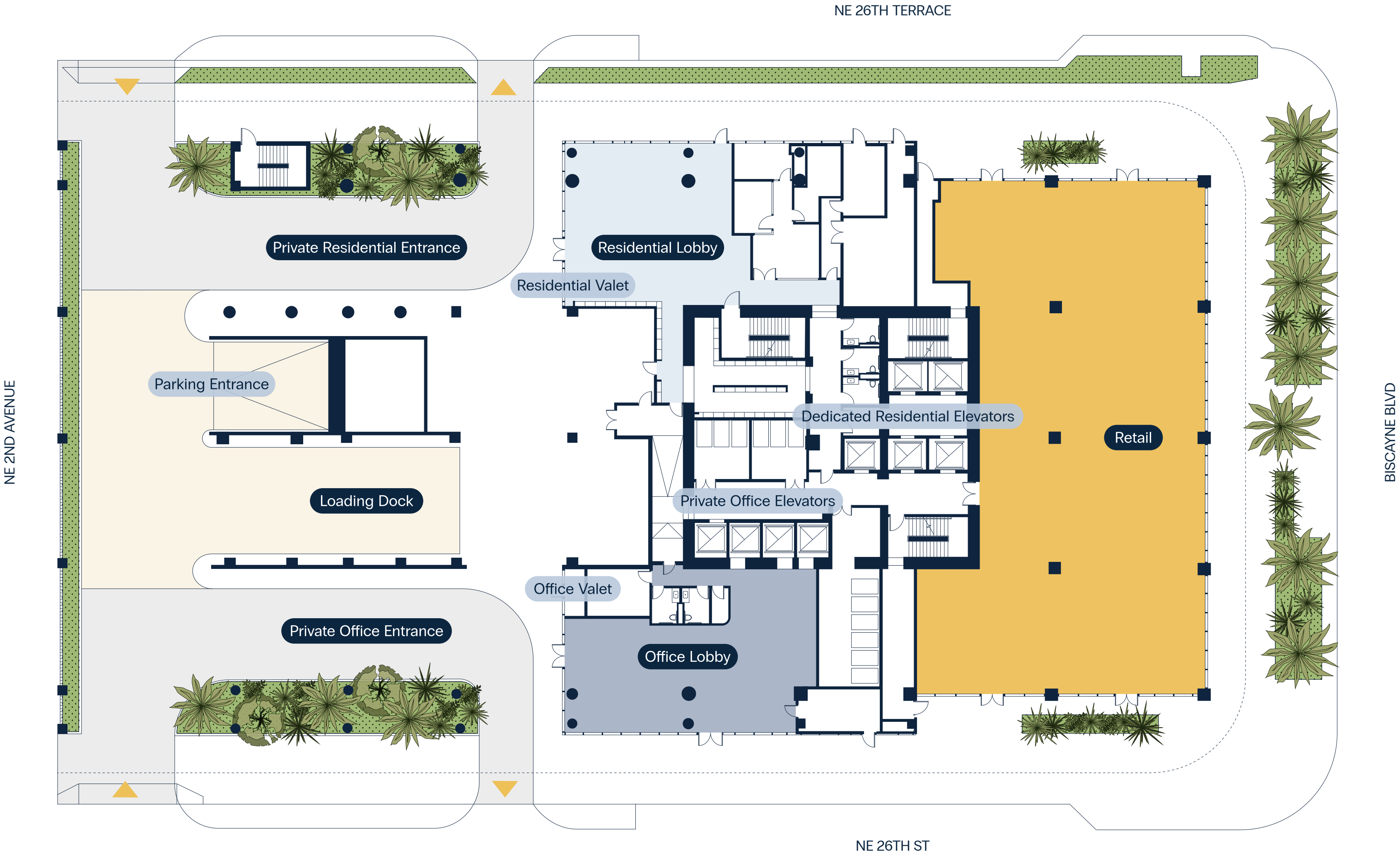
BISCAYNE BLVD

Ground Floor

Keyplate



GROUND FLOOR



01 The Offices

 Outdoor Amenities

- Landscaped Rooftop Terrace
- Padel Court
- Meeting & Conference Spaces
- Outdoor Seating
- Covered Picnic Area
- Outdoor Wellness & Yoga Deck
- Fire Pit

 Indoor Amenities

- Dedicated Business Lounge
- Private Meeting Areas & Conference Rooms
- Entertainment Room with Golf Simulator
- EV Charging Stations
- Dedicated Office Lobby & Arrival Porte-Cochère
- Dedicated Valet & Tenant Parking
- Dedicated Office Elevators
- 24/7 Security & Access



Floor 08

Amenity Floor

Meeting & Conference Rooms

Outdoor Fitness Area

Arcade Room with Golf Simulator

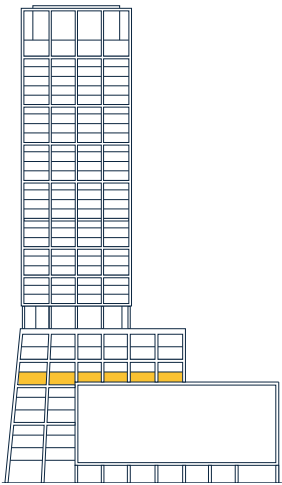
Landscaped Terrace with Outdoor Seating

Padel Court

Outdoor Conference Seating

Business Lounge

Keyplate



08TH FLOOR



Outdoor Amenity Deck



Indoor Lounge

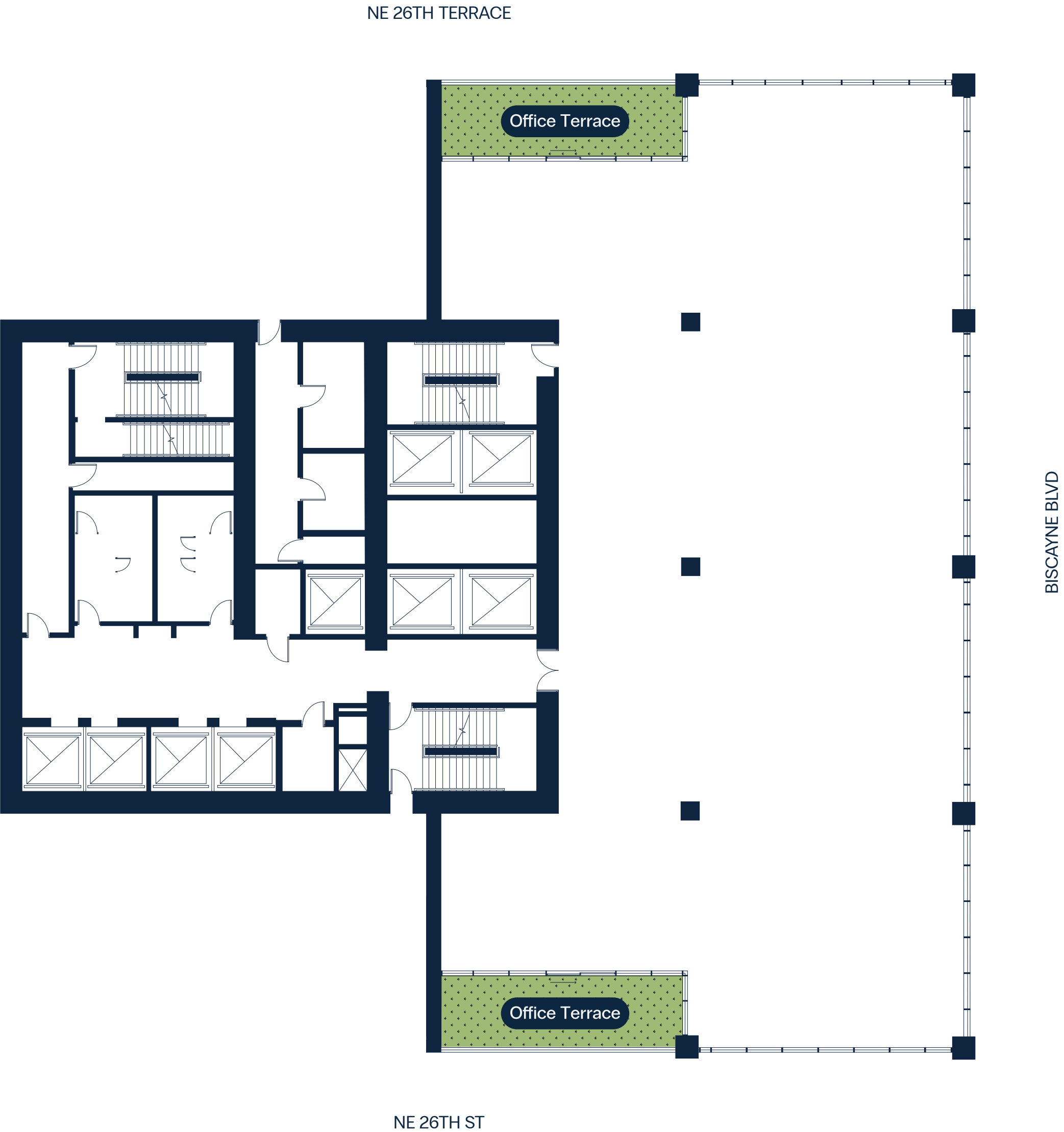
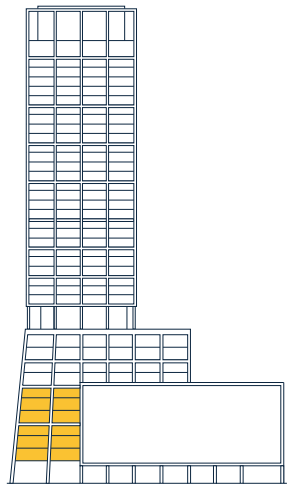


Floors
02–07

Typical Core & Shell
13,800 – 14,500 RSF

Keyplate

02–07TH FLOOR



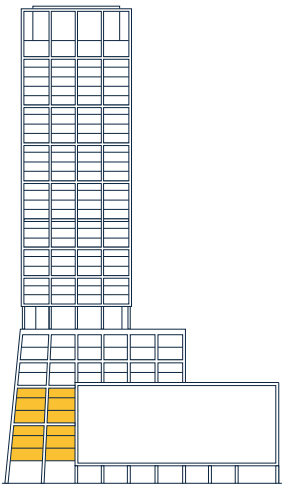
Floors
02–07

Typical Floor Test Fit
Single Tenant
13,800 – 14,500 RSF

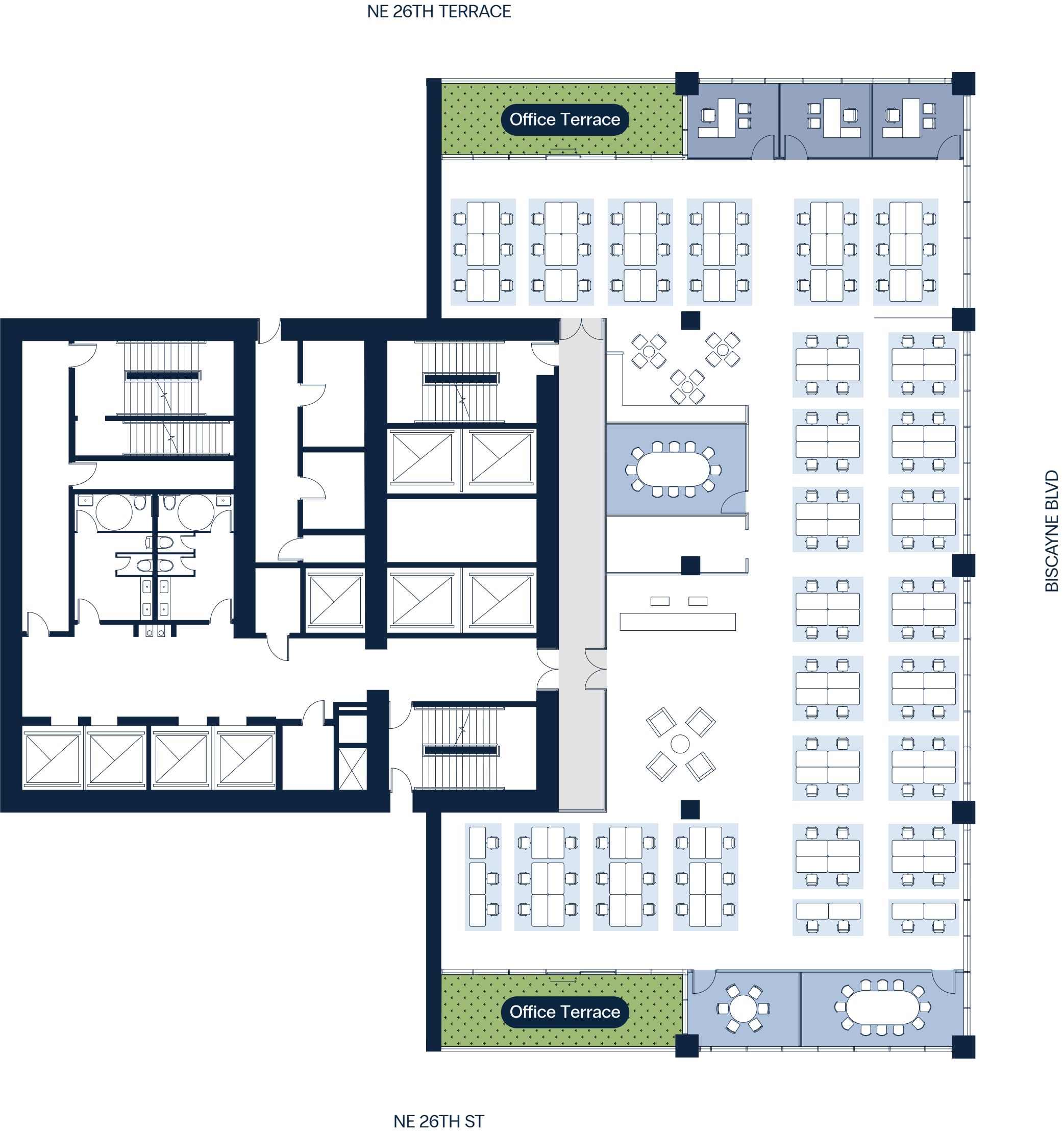
Tech/Creative
Open Plan Layout

Offices	3
Conference Rooms	3
Workstations	117

Keyplate



02–07TH FLOOR



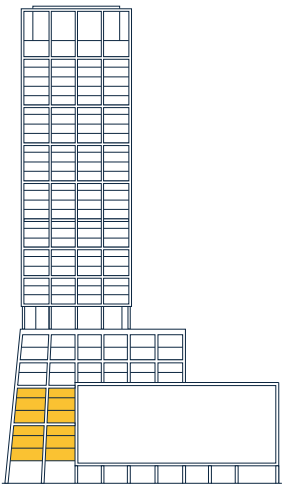
Floors
02–07

Typical Floor Test Fit
Single Tenant
13,800 – 14,500 RSF

Professional Services/
Legal Private Office Intensive

Offices	12
Conference Rooms	4
Workstations	70

Keyplate



02–07TH FLOOR

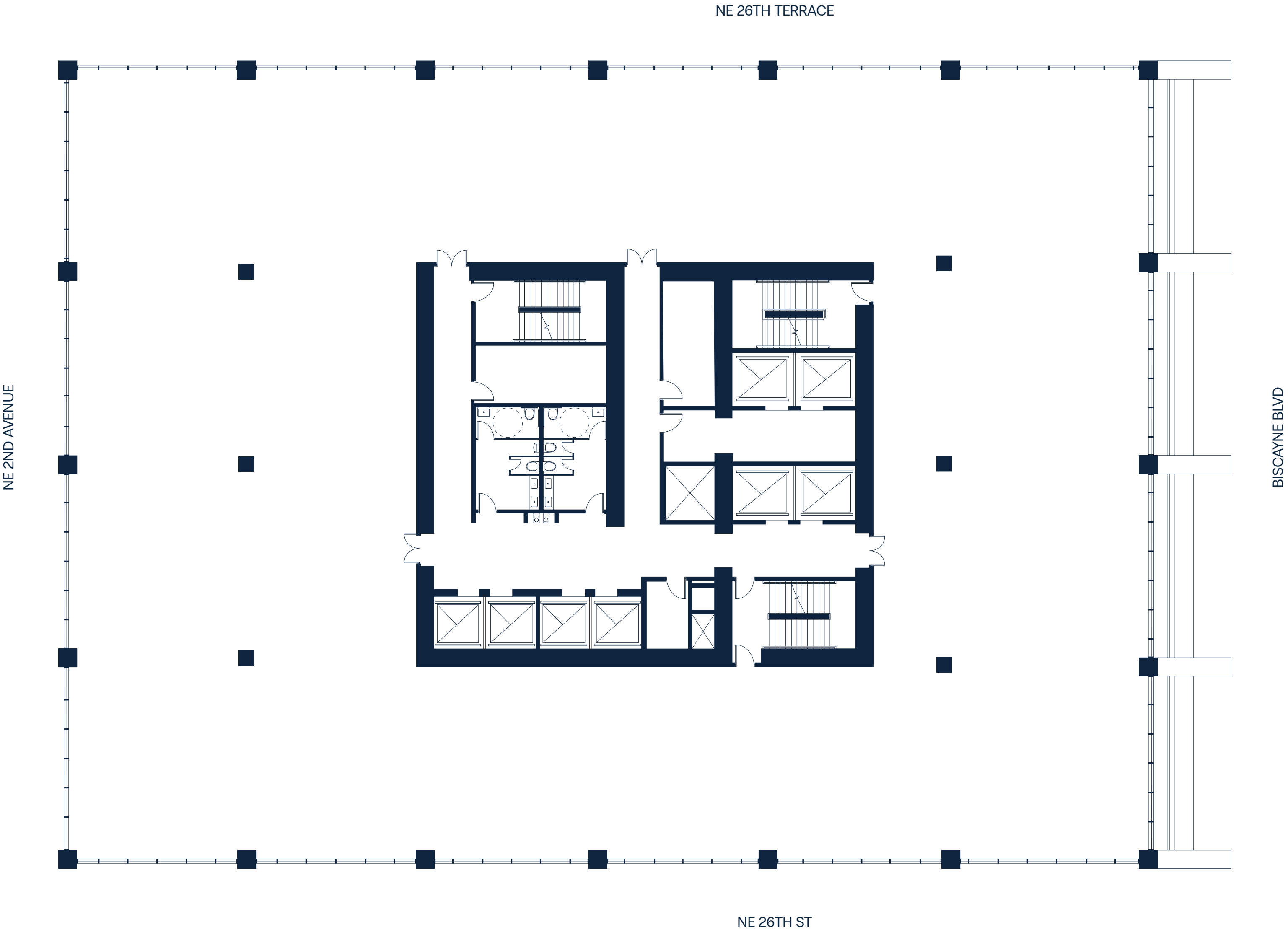
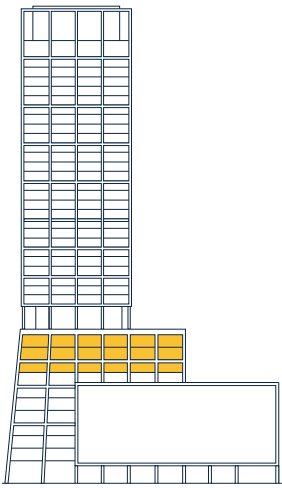


Floors
09–11

Typical Core & Shell
~31,500 RSF

Keyplate

09–11TH FLOOR



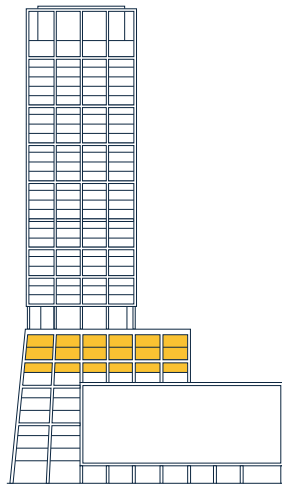
Floors
09–11

Full Floor Test Fit
Single Tenant
~31,500 RSF

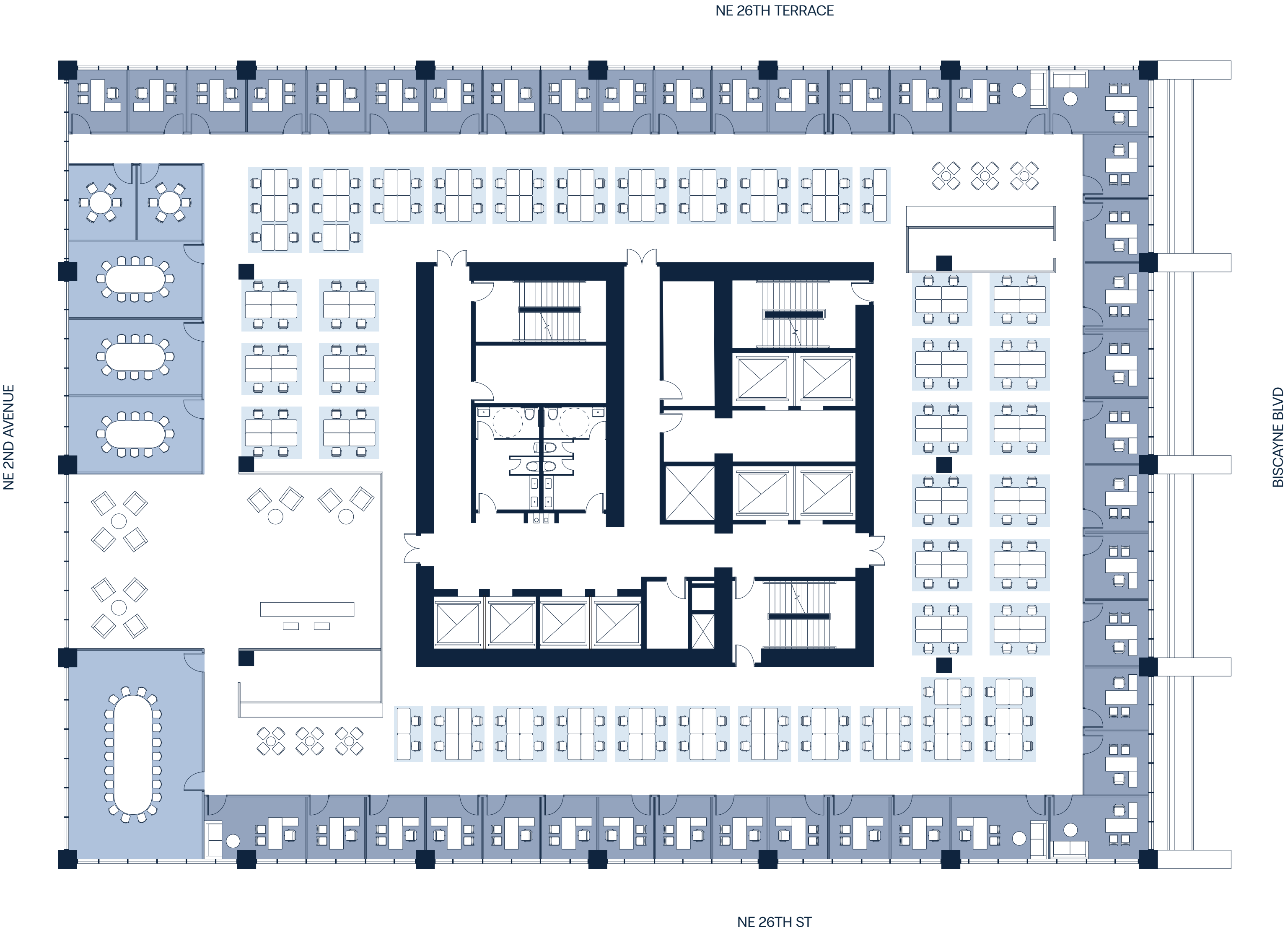
Professional Services /
Legal Private Office Intensive

Offices	41
Conference Rooms	6
Workstations	164

Keyplate



09–11TH FLOOR



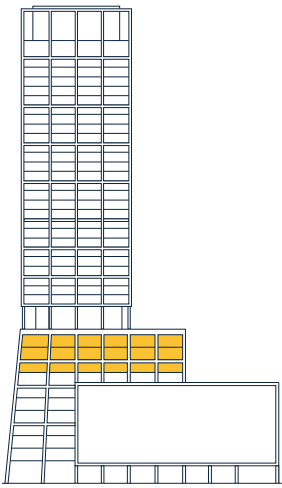
Floors
09–11

Full Floor Test Fit
Single Tenant
~31,500 RSF

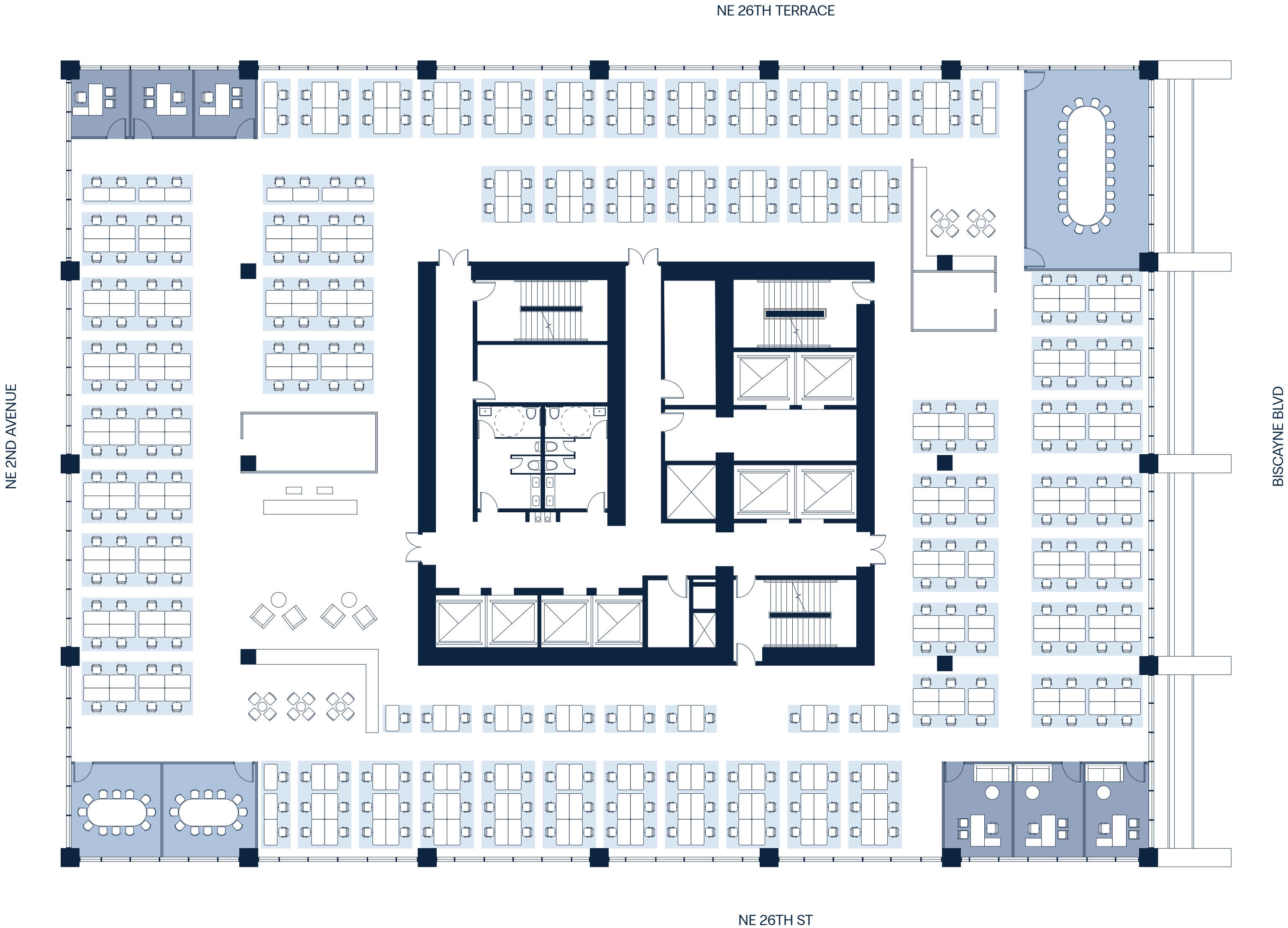
Tech/Creative
Open Plan Layout

Offices	6
Conference Rooms	3
Workstations	336

Keyplate



09–11TH FLOOR

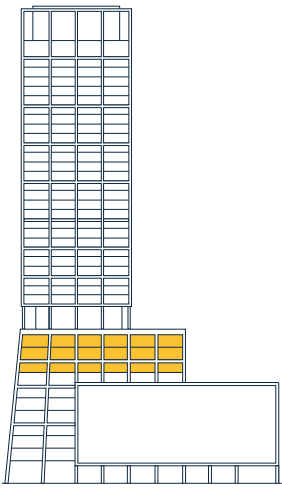


Floors
09–11

Full Floor Test Fit
Three Tenants
~31,500 RSF

Tenant 1	14,230 SF
Tenant 2	7,100 SF
Tenant 3	7,100 SF

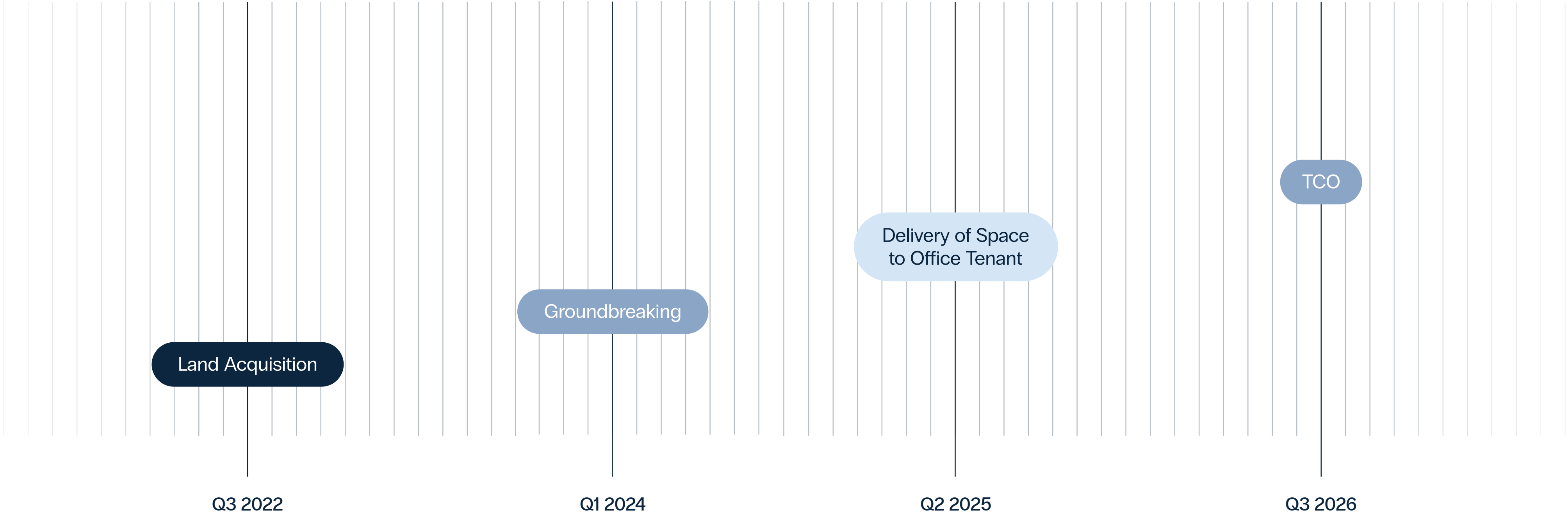
Keyplate



09–11TH FLOOR



Milestone Timeline



Building Fact Sheet

2600 Biscayne Blvd, Miami
Developers Oak Row Equities & Related Fund Management
Architect Arquitectonica
~1M SQ FT mixed-use development
Delivers in Q2 2025
399 multi-family units
182,607 SQ FT Class-AAA office space
9,504 SQ FT retail space
21,569 SQ FT of outdoor amenities
24,116 SQ FT of indoor amenities
Parking garage (612 spaces)
Vehicular access to I-95, Miami Beach, and Brickell

Project Spaces

Office	182,607 GSF
Residential	399 Units
Retail	9,504 GSF
Parking	618 Units
Total	972,167 GSF

Outdoor Spaces

Office Rooftop

Level 8	Landscaped terrace with outdoor seating & conference spaces, padel court
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Residential Rooftops

Level 12	Wrap-around Exterior Amenity Deck: lap pool, cold plunge, hot tub, luxury cabanas, BBQ grills
Level 41	Coworking lounge and rooftop deck

Indoor Spaces

Office Amenities

Level 8	Meeting and conference rooms, arcade room with golf simulator
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Residential Amenities

Level 12	Top-of-the line fitness center, yoga studio, dog grooming spa, dry spa, co-working space, card room, resident lounge
Level 41	Coworking lounge

Office Tower
182,607 GSF; 10 stories
14’ ceilings with four sides of light, including floor-to-ceiling glass
Private tenant balconies
Office rooftop exclusive to office tenants
Dedicated office parking
Class-AAA building on a prime corner
Northeast corner fronting Biscayne Boulevard & NE 26th St
Strong institutional ownership
Center core with divisible floor plates
Best-in-class mechanical and building systems
Ground floor retail
Indoor and outdoor amenity spaces
Dedicated lobby and arrival porte-cochère
Strong wellness orientation
Best-in-class air filtration systems
Touchless entry and elevators powered by custom mobile app

Residential Tower
399 units (studio – 3 bdr + den); 28 floors
Average unit size: 828 SQ FT
Multiple levels of outdoor amenities
Best-in-market tenant amenity package
Interior Amenities: top-of-the line fitness center, yoga studio, dog grooming spa, dry spa, co-working space, card room, resident lounge
12th-Floor Wrap-Around Exterior Amenity Deck: lap pool, cold plunge, hot tub, luxury cabanas, BBQ grills
41st floor co-working lounge and rooftop deck
Retail Space
9,504 GSF
Divisible spaces
15’ glass storefronts
Neighborhood Notes
Walkable neighborhood, adjacent to the Arts District, Wynwood, Midtown, and the Design District
Minutes away from luxury shopping, global cuisine, museums, cafes, bars, and nightlife

02

Location

Edgewater, Elevated



Miami's Next Big Thing

Considered one of Miami's most up-and-coming neighborhoods, Edgewater has long been one of the city's best kept secrets.

From the lush, eight-acre Margaret Pace Park to an ever-evolving rolodex of chic dining and eclectic retail concepts, Edgewater is quickly becoming the address of choice for high-performing companies and well-heeled residents.

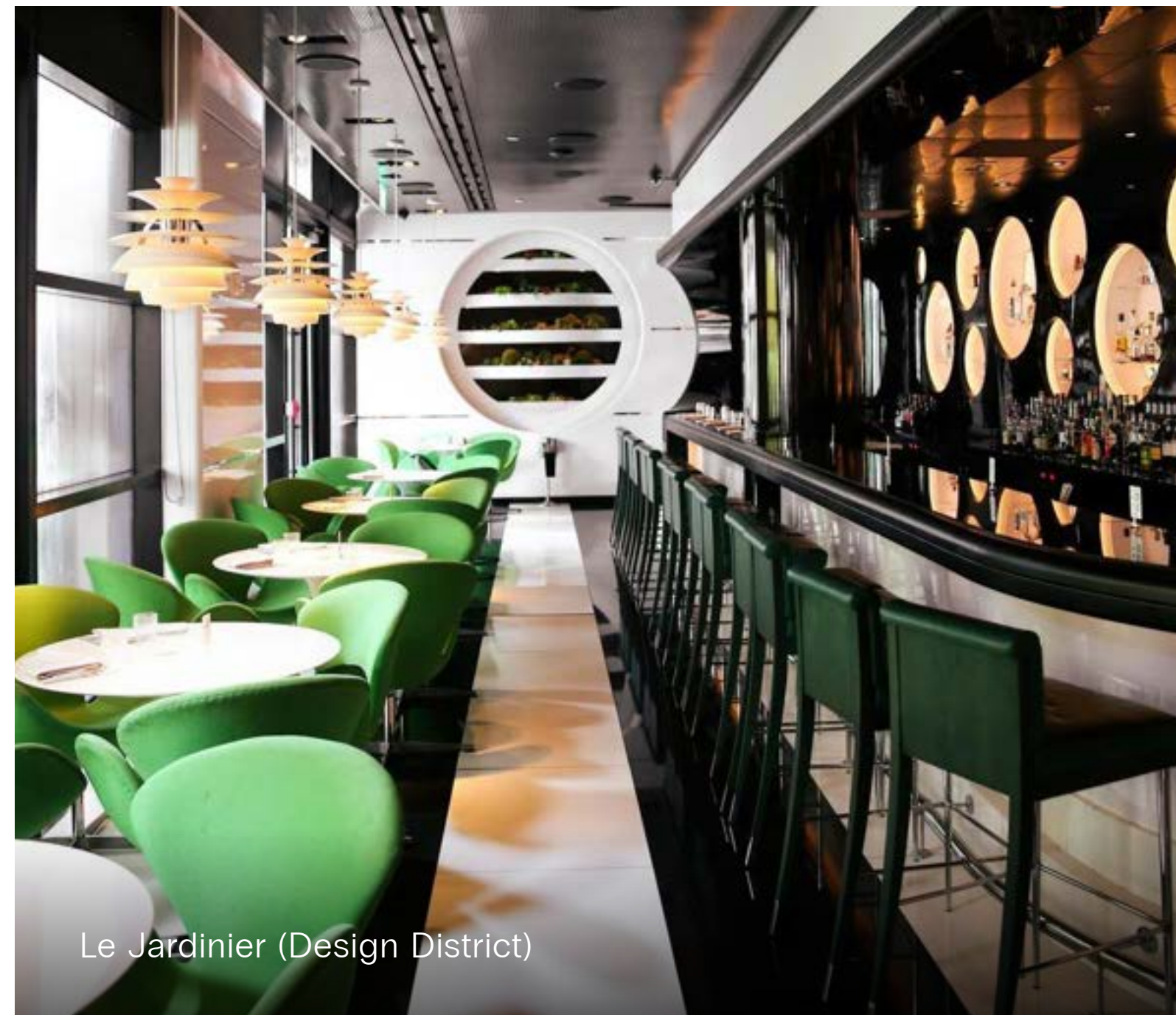
Centrally located within Miami, Edgewater is in close proximity to the city's dynamic and diverse neighborhoods, including Wynwood, Midtown, and the Design District.



Amara at Paraiso (Edgewater)



Jaguar Sun (Midtown)



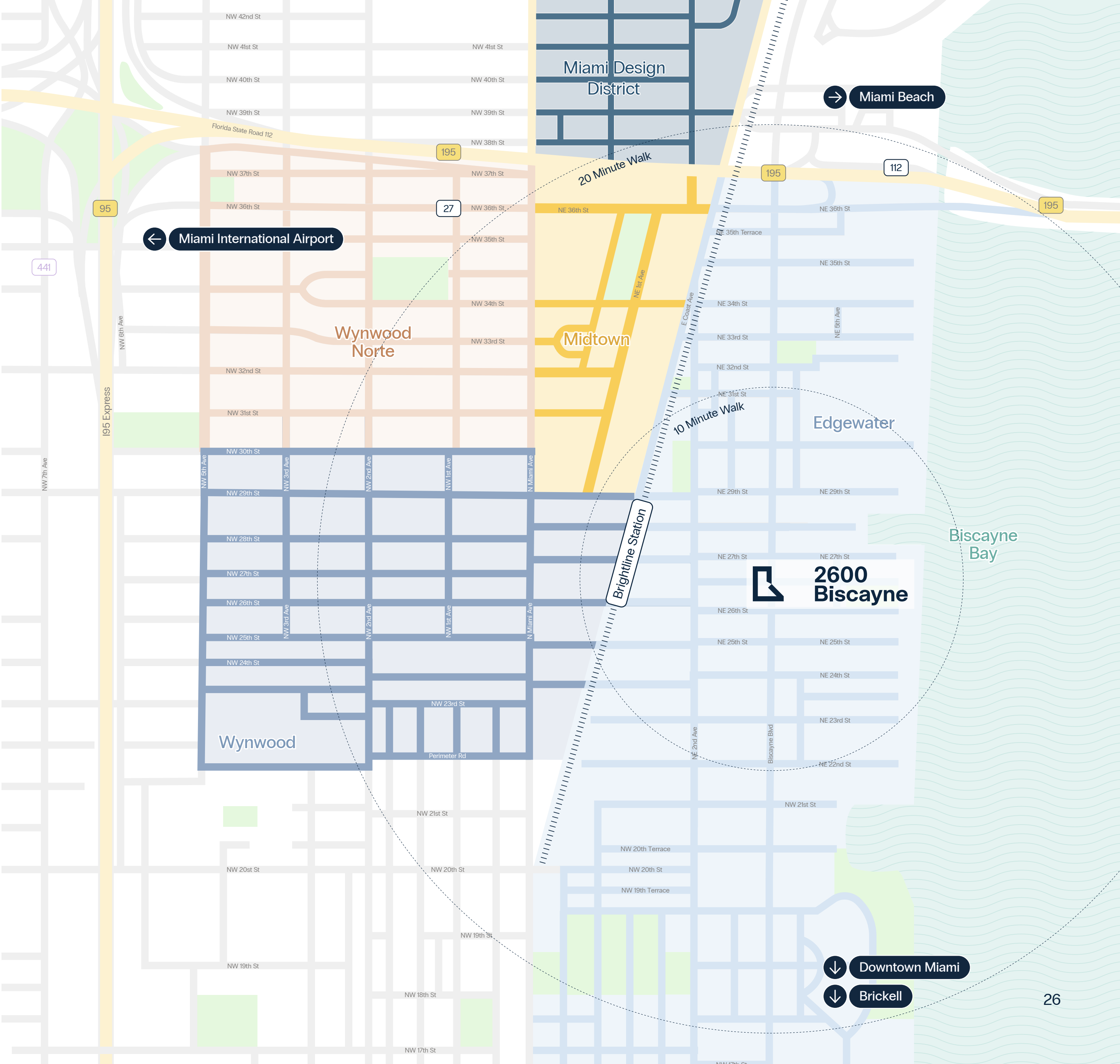
Le Jardinier (Design District)



Uchi (Wynwood)

Convenient & Walkable

- Midtown**
Car 3 min | Bike 5 min | Walk 10 min
- Wynwood**
Car 4 min | Bike 6 min | Walk 10 min
- Miami Design District**
Car 6 min | Bike 6 min | Walk 20 min
- Downtown Miami**
Car 10 min | Bike 18 min | Walk 35 min
- Brickell**
Car 15 min | Bike 20 min
- Miami Beach**
Car 15 min | Bike 25 min



02 Location

Restaurants

- 1. Dōma
- 2. Amara at Paraiso
- 3. Le Jardinier
- 4. Beaker & Gray
- 5. Astra
- 6. Sylvano Miami
- 7. Sugarcane
- 8. Amor Di Pasta
- 9. Oasis Wynwood
- 10. OL'DAYS
- 11. Uchi
- 12. Manta Wynwood
- 13. Crudos Fusion Art
- 14. Wayku
- 15. NOA Cafe
- 16. Fuchai Miami
- 17. Palo Quemao
- 18. Kraken Crudo
- 19. L'Atelier de J. Robuchon
- 20. ZZ's Club
- 21. COTE Miami
- 22. Joe's Pizza
- 23. DOYA
- 24. Contessa Miami
- 25. Klaw
- 26. Casadona
- 27. Maty's
- 28. Petit Comité
- 29. Tablé by Antonio Bachour

Bar

- 30. Copal
- 31. BOHO Miami
- 32. Spanglish
- 33. Gramps
- 34. Lagniappe
- 35. The Sylvester
- 36. Veza Sur Brewing Co.
- 37. The Dirty Rabbit
- 38. La Tropical
- 39. Tap 42
- 40. Swan Upstairs
- 41. Miami Mojito Company
- 42. Brick
- 43. Grails Miami
- 44. Soho House
- 45. Dante's HiFi
- 46. J. Wakefield Brewing
- 47. Itmae

Coffee & Pastry Shops

- 48. Granier Bakery
- 49. The Salty Donut
- 50. La Bottega Caffe
- 51. Racoon Coffee
- 52. The Hideout Cafe

Groceries

- 53. Trader Joes
- 54. Whole Foods

Shopping

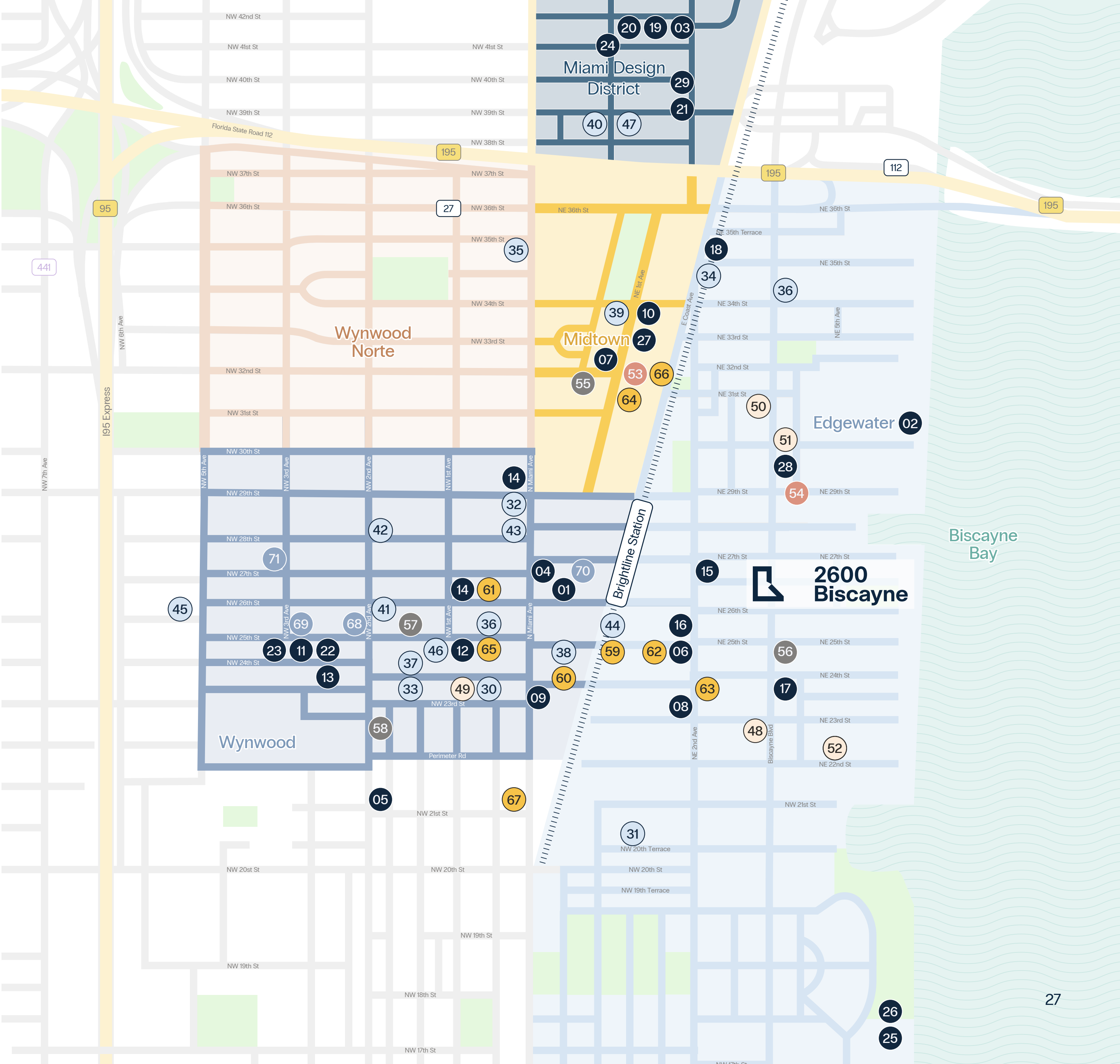
- 55. The Shops
- 56. Shop Vicky Victoria
- 57. Wynwood Shop
- 58. Frangipani

Wellness

- 59. The Sacred Space
- 60. ERA Fit
- 61. FORM50 Fitness
- 62. Core Fitness
- 63. House of Transformation
- 64. Yoga Joint
- 65. SOL Yoga
- 66. StretchLab
- 67. Wynwood Padel Club

Arts & Culture

- 68. Wynwood Walls
- 69. Museum of Graffiti
- 70. Nader Museum
- 71. Oliver Cole Gallery



03 The Residences

Residential Amenity



03 The Residences

The integrated luxury residential tower provides the unique option For on-site corporate housing for employees, clients, and visitors.

399 Class-AAA Multi-Family Units
(Studio – 3 Bedrooms + Den)

828 SF
Average Unit Size

Best-in-Market
Tenant Amenity Package

Level 41
Rooftop Deck & Co-Working Space

Level 12
Wrap-around Exterior Amenity Deck:
Lap Pool, Cold Plunge, Hot Tub, BBQ Grills,
Luxury Cabanas

Interior Amenities
Top-of-the Line Fitness Center, Yoga Studio,
Dog Grooming Spa, Dry Spa, Co-Working Space,
Card Room, Resident Lounge

Dedicated Parking & Valet Parking



Multifamily + Condo
Edgewater Developments

2600 Biscayne is surrounded by new housing options ranging from affordable to ultra luxury, providing a wealth of options for office tenants and their talent to call home.

- Multifamily

1.

Midtown 5

2.

Midtown 29

3.

Gio

4.

AMLI Midtown

5.

Nema DELIVERY 2024

6.

Bay Parc

7.

Sentral Wynwood

8.

WaterMarc At Biscayne Bay

9.

The Hamilton

10.

Urban 22

11.

Blu27

12.

Modera Edgewater

13.

WYND 27 & WYND 28

14.

The Dorsey

15.

Strata Wynwood

16.

Wynwood Plaza DELIVERY 2025

17.

Artem at Wynwood
- Condo

18.

Edition DELIVERY 2025

19.

The Villa DELIVERY 2026

20.

Missoni Baia

21.

Elysée

22.

Gran Paraiso

23.

Biscayne Beach

24.

One Paraiso

25.

Aria Reserve DELIVERY 2025

26.

Hyde Midtown

27.

Midtown 2

28.

Midtown 4

29.

The Standard Residences DELIVERY 2025

30.

Paramount Bay

31.

Platinum

32.

Cove Miami DELIVERY 2026

33.

The Edge DELIVERY 2026

34.

VIDA Residences DELIVERY 2025

35.

Paraiso Bay View

36.

Icon Bay

37.

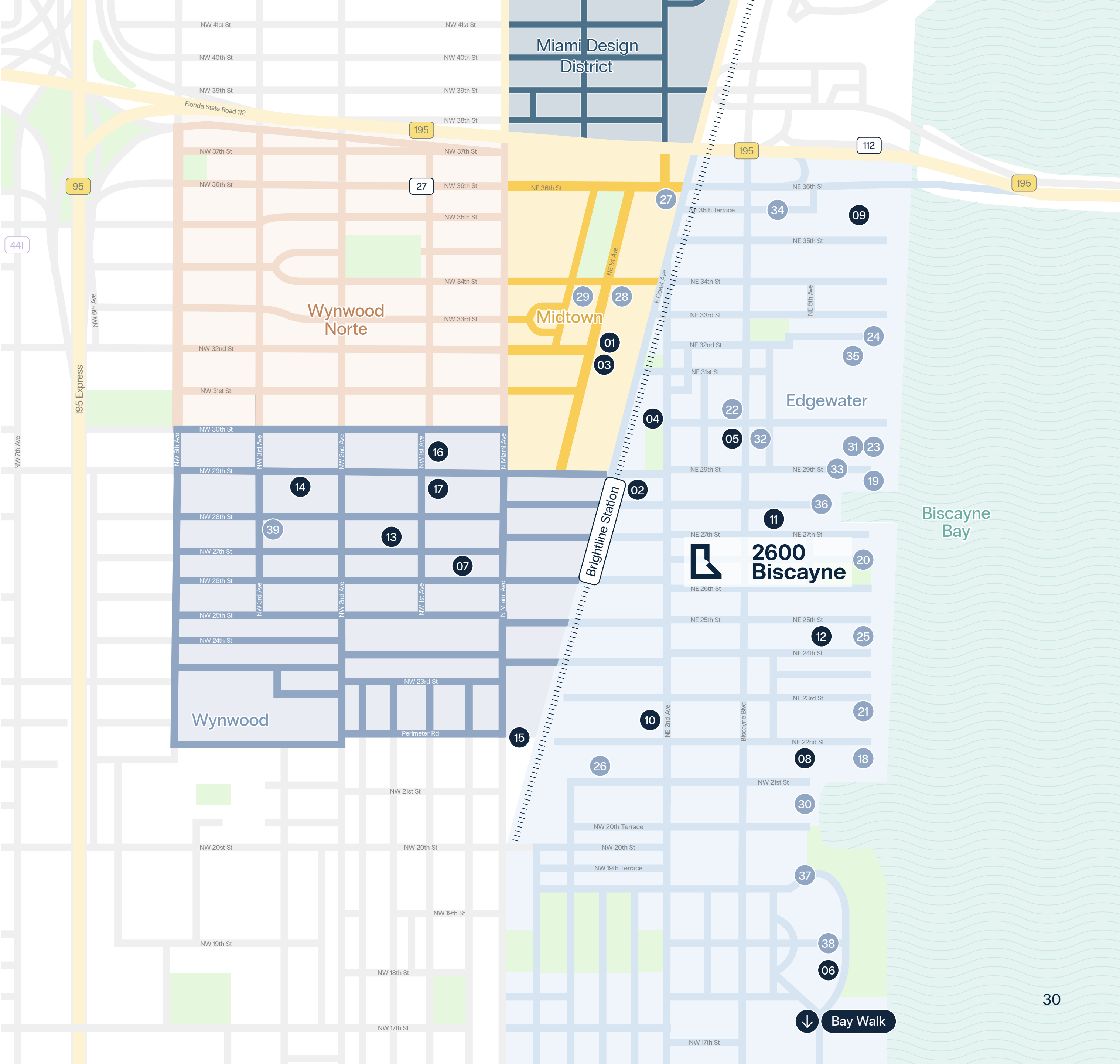
Quantum on the Bay

38.

Aria on the Bay

39.

Nomad Wynwood DELIVERY 2025



Residential Porte-Cochère



04 The Retail



2600
Biscayne



Oak Row
Equities

Retail Space Available

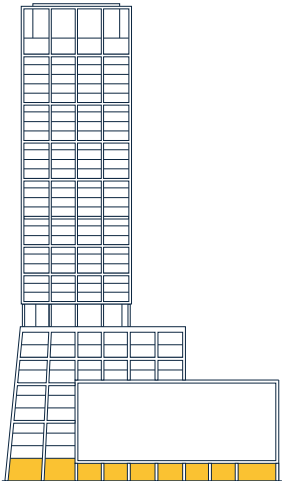
9,504 GSF

Divisible Spaces

15' Glass Storefronts

Keyplate

GROUND FLOOR





Mural Artist: Derrick Adams

Derrick Adams is a Baltimore-born and Brooklyn-based artist whose critically acclaimed work spans painting, collage, sculpture, performance, video, and sound installations. His multidisciplinary practice engages the ways in which individuals' ideals, aspirations, and personas become attached to specific objects, colors, textures, symbols, and ideologies.

His work probes the influence of popular culture on the formation of self-image, and the relationship between man and monument as they coexist and embody one another. Adams is also deeply immersed in questions of how African American experiences intersect with art history, American iconography, and consumerism.

Adams received his MFA from Columbia University and BFA from Pratt Institute. He is an alumnus of the Skowhegan School of Painting and Sculpture and Marie Walsh Sharpe Foundation Studio Program.





06

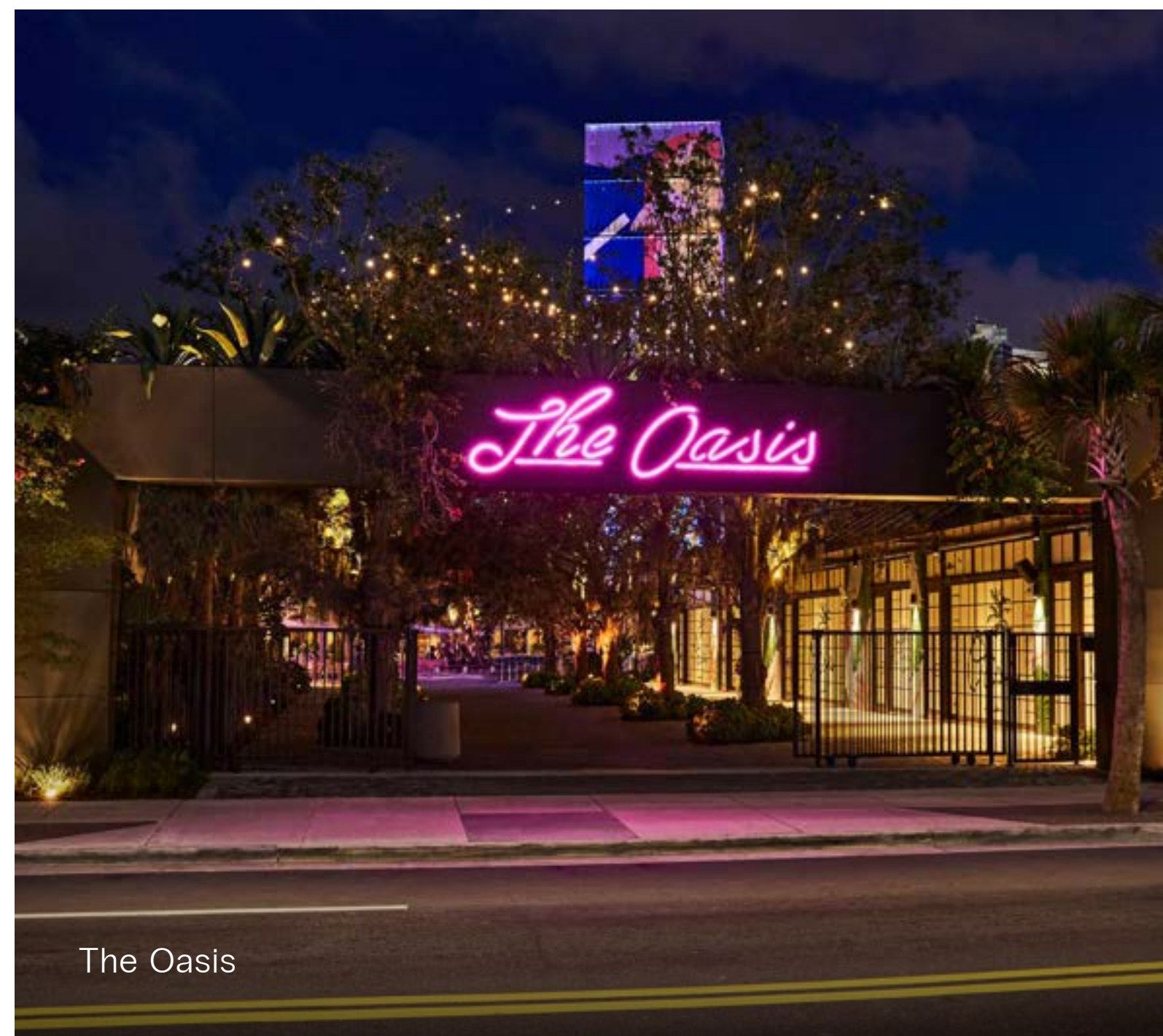
The Development Team



Oak Row Equities

Oak Row Equities is a vertically integrated real estate private equity and development company. Founded in 2018 by Erik Rutter and David Weitz with offices in New York City and Miami, Oak Row Equities has expertise in acquisitions, development, architecture, construction, asset management, leasing, & accounting.

Since its inception, Oak Row Equities has acquired more than \$1B of assets and is under development on more than three million square feet of Class-AAA real estate.



The Oasis



401 NE 29th



3620 NE 2nd Avenue



The Wynwood Plaza

Related Fund Management

Related Fund Management is a multi-strategy real estate investment manager that currently manages approximately \$11 billion in commingled funds and separately managed accounts on behalf of public and private pension plans, endowments, family offices, insurance companies, and sovereign wealth funds.

RFM was founded in 2009 by The Related Companies, L.P. ("Related"), and today operates as a stand-alone business with over 50 professionals located in New York, California, Texas, and Florida.

RFM continues to leverage Related's resources, expertise, and personnel based on the needs of its business and investment activities. Since its inception, RFM has invested across all portions of the capital stack and in all major real estate sectors.



Arquitectonica

Arquitectonica is comprised of a group of more than 650 architects, urban designers, planners, and interior and landscape designers that collectively work out of a network of 10 offices around the world.

Headquartered in Miami, Arquitectonica has offices in West Palm Beach, New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Lima, and Sao Paulo. Founded in 1977 by Bernardo Fort-Brescia, FAIA and Laurinda Spear, FAIA, ASLA, LEED AP, the firm immediately received acclaim for its bold modernism that identified with a renaissance in Miami's urban landscape. Today the firm's work spans the globe, with projects in 59 countries on five continents.

Recognized for its signature designs, the firm has received hundreds of design awards, and the firm's groundbreaking work has been the subject of exhibitions at numerous museums and institutions worldwide. Arquitectonica's portfolio encompasses a wide range of project types that include large-scale, mixed-use projects as well as residential, corporate headquarters, financial institutions, courthouses, hotels, resorts and casinos, education, retail, and cultural venues.



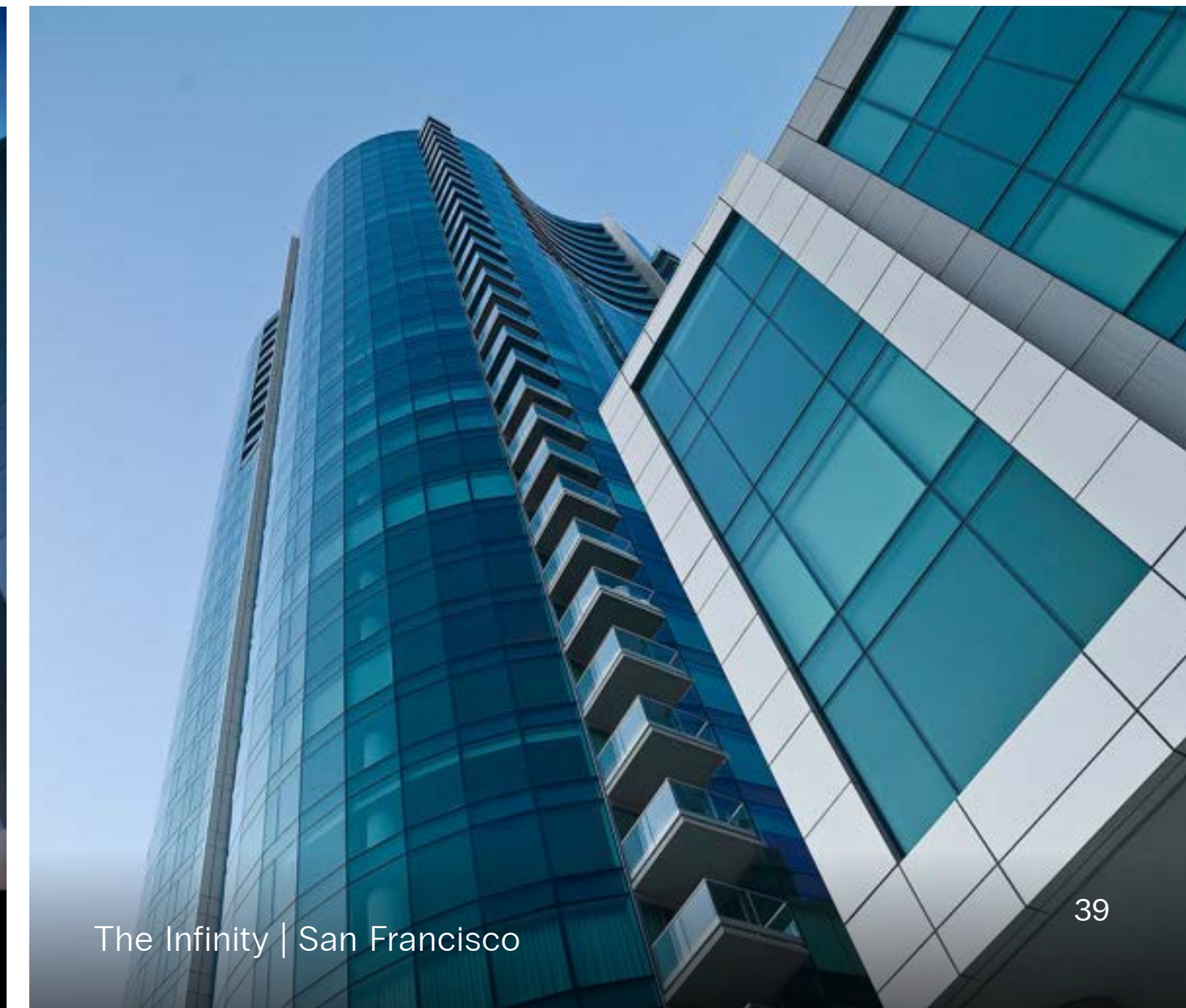
Mouter Park | Hong Kong



Regalia | Sunny Isles



Bronx Museum of Art | New York



The Infinity | San Francisco

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