

3601  
DESIGN

3601 N Miami Ave  
Miami, FL 33127

AT THE FOREFRONT  
OF BUSINESS IN THE  
DESIGN DISTRICT

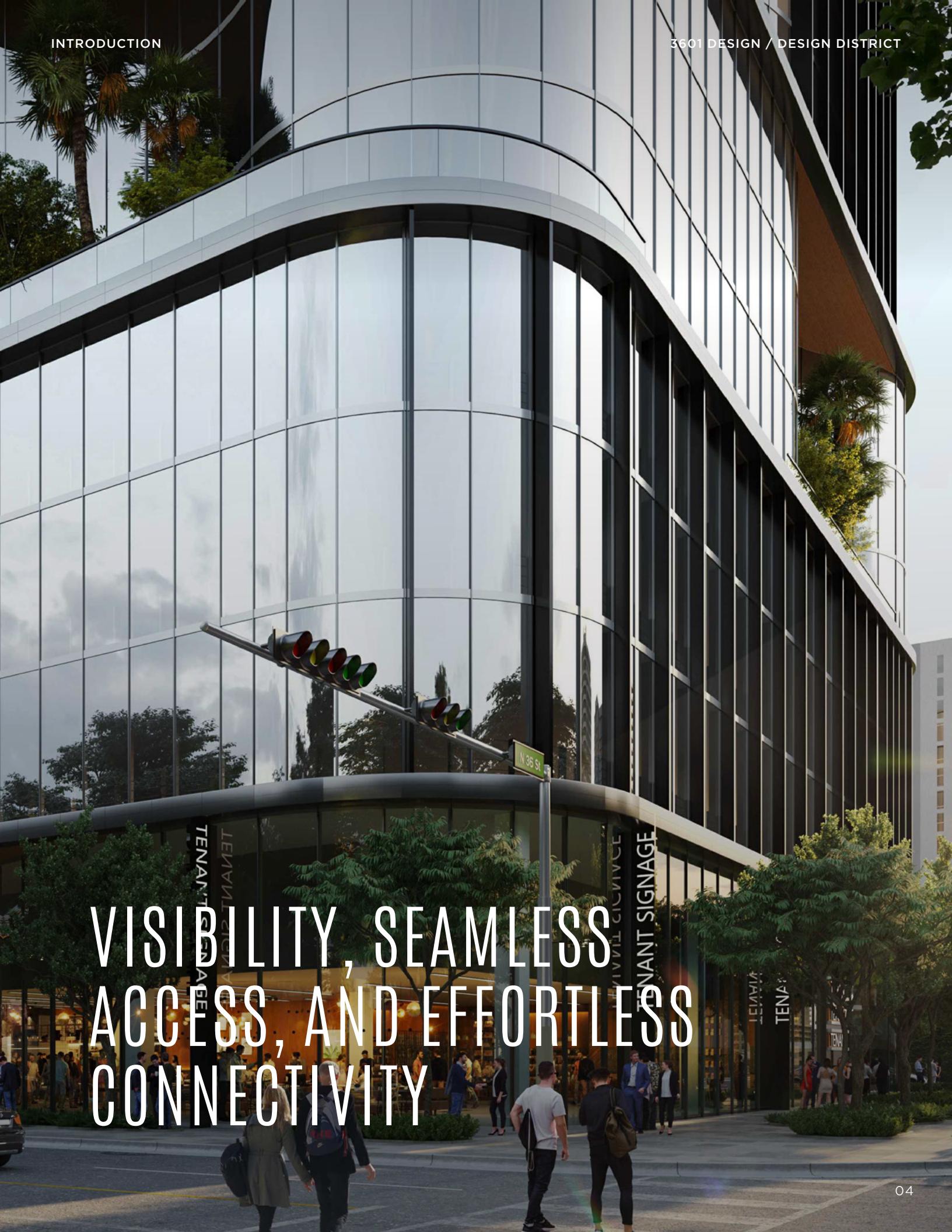


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# Introduction



VISIBILITY, SEAMLESS  
ACCESS, AND EFFORTLESS  
CONNECTIVITY

# A NEW STANDARD FOR CLASS-A OFFICE IN MIAMI

Rising at the gateway of the Miami Design District, 3601 DESIGN is set to redefine the city's office experience. This 20-story Class-A tower will blend striking contemporary architecture by Arquitectonica with elevated amenities designed to inspire today's most dynamic companies. From a fitness center and outdoor terraces with sweeping panoramic city and bay views, to curated dining and lounge spaces, every detail is crafted for productivity, connection, and creativity.

Positioned at 3601 North Miami Avenue, the building offers unmatched visibility, flexible floor plates, and a premium location surrounded by world-class retail, art, and culture. With over 240,000 square feet of vision-forward workspace and a parking ratio that exceeds the market, 3601 DESIGN is primed to become the city's next landmark for innovation.

3601 DESIGN is the ideal iconic address for a visionary company seeking to make a lasting mark as the anchor tenant in one of Miami's most coveted destinations.



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# Location

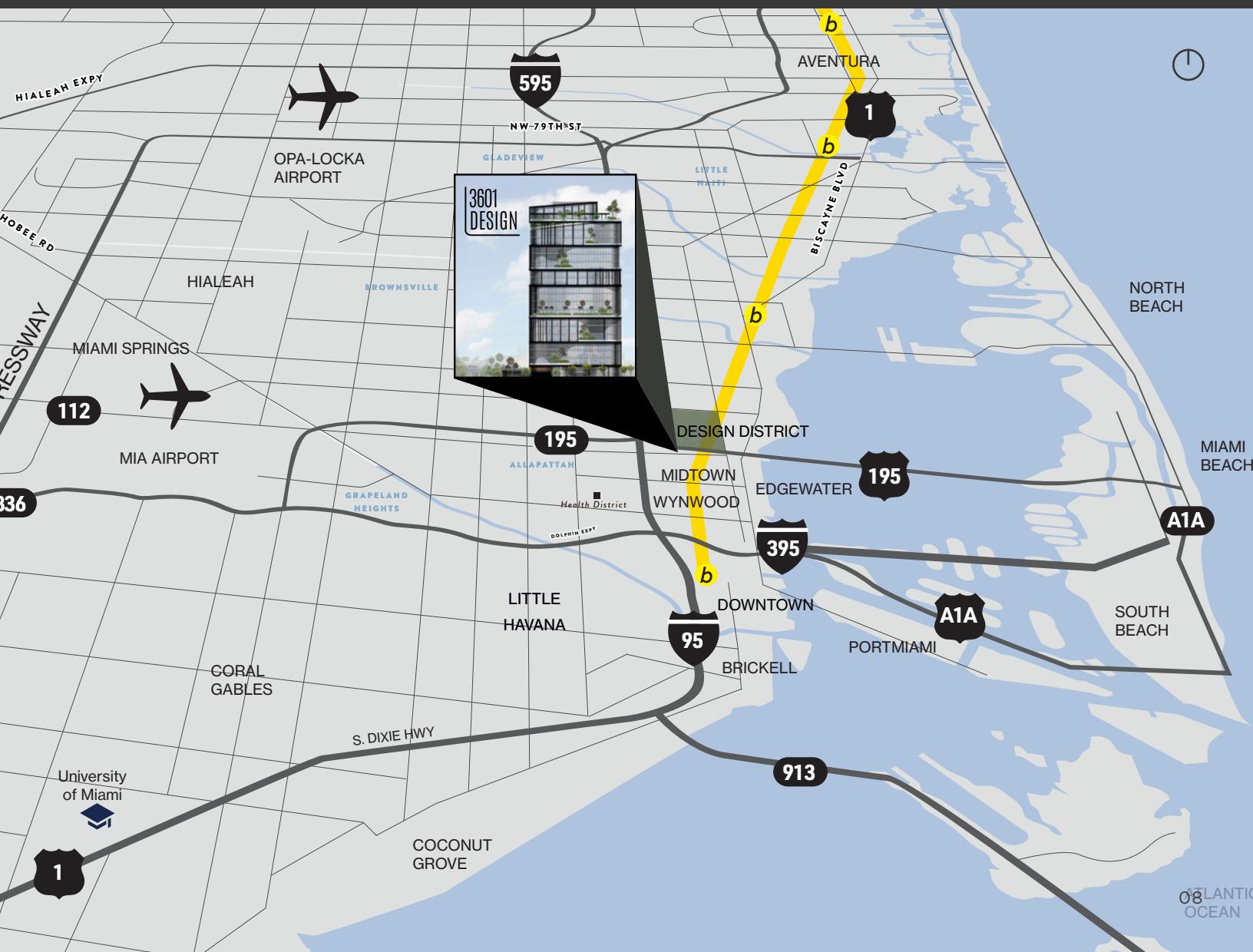


POSITIONED AT  
THE GATEWAY  
OF MIAMI'S BEST

# DRIVE TIMES

BRICKELL	13 min.
COCONUT GROVE	15 min.
CORAL GABLES	20 min.
DOWNTOWN MIAMI	09 min.
KEY BISCAYNE	20 min.
MIAMI BEACH	15 min.
MIAMI INT. AIRPORT	12 min.

# DIRECT ACCESSIBILITY



# THE NEIGHBORHOOD

Be at Miami's only location where luxury and creativity merge. Step into 3601 DESIGN where your day is curated with Miami's world-renowned dining, shopping, and art at your doorstep.

## THE DESIGN DISTRICT

Spanning 18 blocks, the Miami Design District offers 170+ luxury stores, showrooms, and galleries plus 20+ restaurants, creating a vibrant, prestigious setting that makes it Miami's most exciting address for business.

[miamidesigndistrict.com](http://miamidesigndistrict.com)



## MIDTOWN MIAMI

A lively hub where boutiques, cafés, and restaurants line walkable streets, all just steps from Wynwood's creativity and the Design District's luxury. It's the ultimate mix of urban convenience and Miami style.

[shopmidtownmiami.com](http://shopmidtownmiami.com)



## EDGEWATER

Stretching along Biscayne Bay, Edgewater is one of Miami's most desirable urban neighborhoods. Sleek high-rises offer sweeping water views, while residents enjoy a balance of serene bayfront living and quick access to Wynwood, Midtown, Downtown, and the Design District.



## WYNWOOD

A global destination for creativity and culture. Once a warehouse district, it's now home to cutting-edge galleries, stylish boutiques, craft breweries, and some of Miami's trendiest restaurants.

[wynwoodmiami.com](http://wynwoodmiami.com)



# NEARBY AMENITIES



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# The Building

# BUILDING SIGNAGE OPPORTUNITY

UNMATCHED  
VISIBILITY



147,000 ADT

19,000 ADT

EXIT

2A

# ELEVATING FORM & FUNCTION

Flexible floorplates ideal for modern workplace layouts.

WEST ELEVATION

ROOF MECHANICAL 2,282 SF

20 OFFICE 8,860 SF

19 OFFICE 18,679 SF

18 OFFICE 12,012 SF

17 OFFICE 12,012 SF

16 OFFICE 19,987 SF

15 OFFICE 19,987 SF

14 OFFICE 19,987 SF

13 OFFICE 21,538 SF

12 OFFICE 21,538 SF

11 OFFICE 21,158 SF

10 OFFICE 21,158 SF

09 OFFICE 21,158 SF

08 OFFICE 21,158 SF

07 GARAGE

06 GARAGE

05 GARAGE

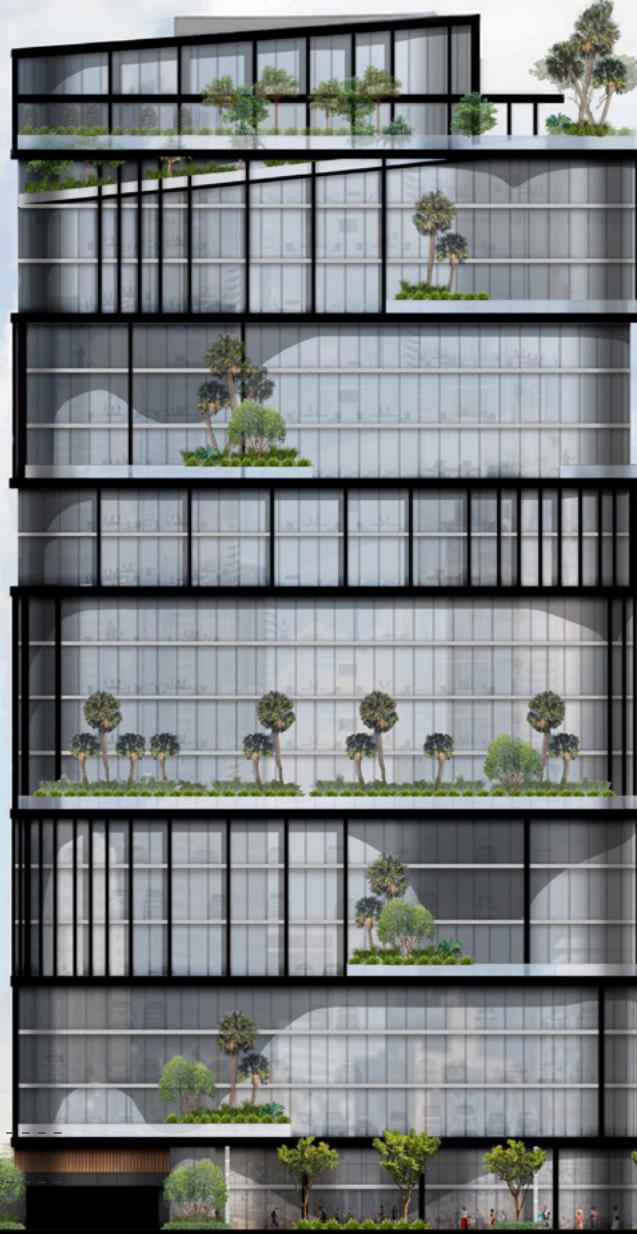
04 GARAGE

03 GARAGE

02 GARAGE

MEZZANINE/GARAGE

01 RETAIL



20TH FLOOR VIEWS

19TH FLOOR VIEWS

18TH FLOOR VIEWS

17TH FLOOR VIEWS

16TH FLOOR VIEWS

15TH FLOOR VIEWS

14TH FLOOR VIEWS

13TH FLOOR VIEWS

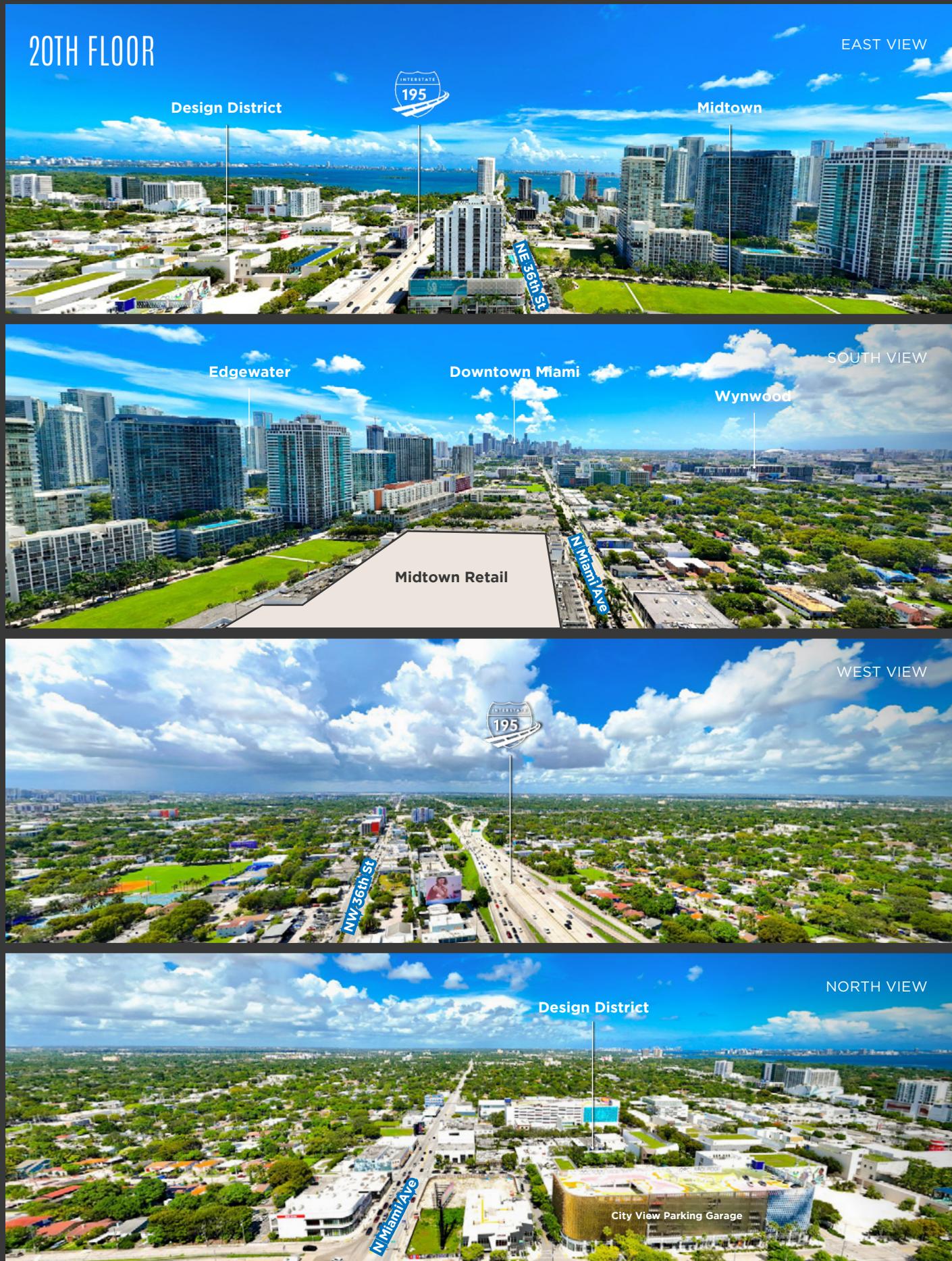
12TH FLOOR VIEWS

11TH FLOOR VIEWS

10TH FLOOR VIEWS

9TH FLOOR VIEWS

8TH FLOOR VIEWS



# SAMPLE FLOOR PLATE

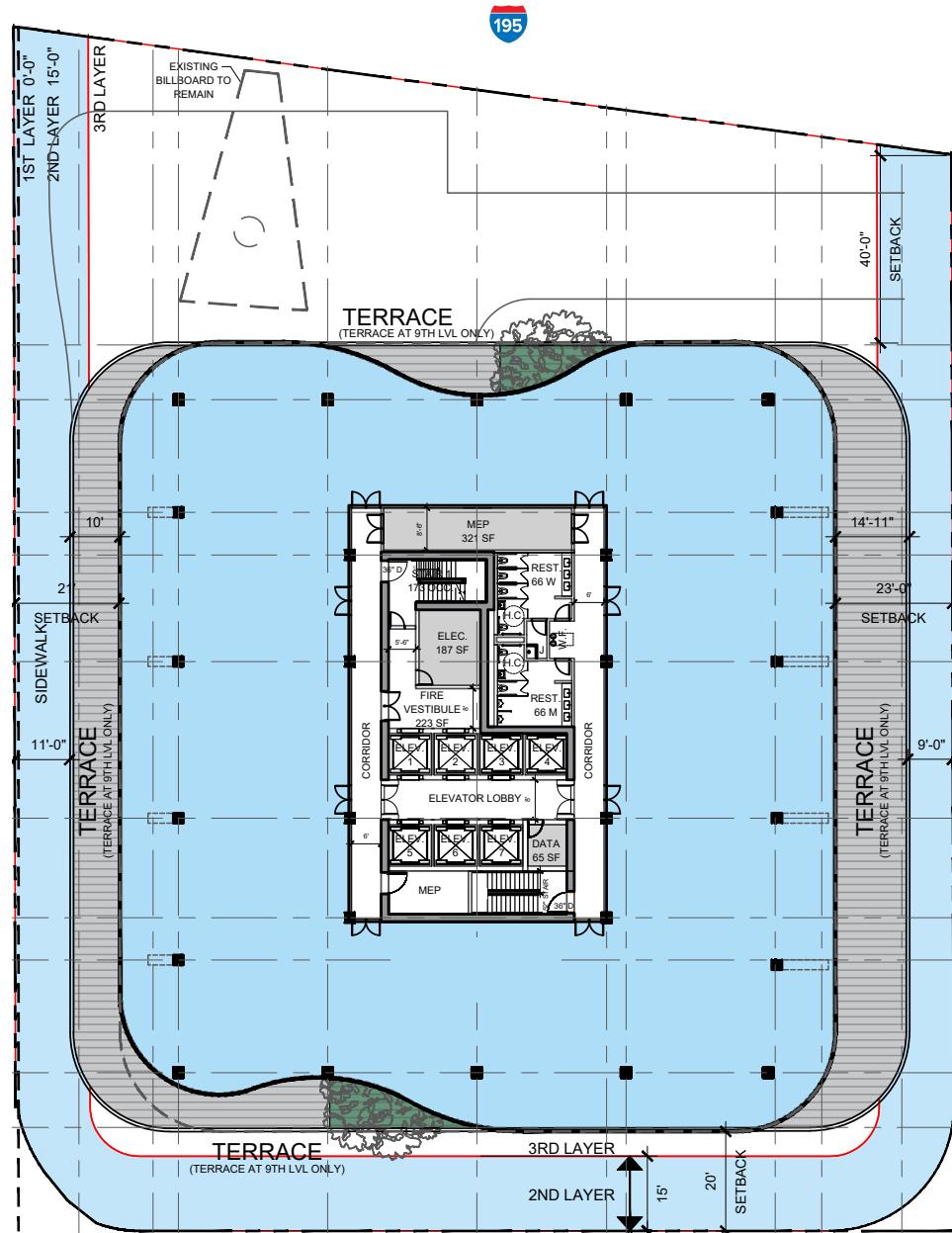
LEVELS 08-11

21,158 SF



N MIAMI AVE

NE MIAMI CT



# SAMPLE TEST FIT

## SINGLE TENANT



# SAMPLE TEST FIT

## MULTIPLE TENANTS



# FACT SHEET

## BUILDING OVERVIEW:

**Total Size:** 246,964 RSF

**Floor Size Ranges:** 8,860 SF - 21,538 SF

**Floors:** 20 stories + basement

**Construction Type:** Cast-in-place concrete with hurricane-resistant glazing

**Architect:** Arquitectonica

**Ceiling Height:** 14' slab-to-slab

**Core-to-Window Depth:** Avg. 40'-46'

**Finishes:** Best-in-class lobby, corridors, restrooms, and elevator finishes

**Signage:** Monument and top-of-building signage opportunities

## AMENITIES:

Fitness center with indoor/outdoor lounge

Ground floor retail

## PARKING:

**Total Spaces:** 683 garage spaces

**Ratio:** 3.01 spaces per 1,000 SF

67 self-park spaces in basement

616 valet-only spaces (mezzanine-7th floor)

Direct access via 7 elevators

## ELEVATORS:

5 passenger

2 passenger/freight

## SUSTAINABILITY:

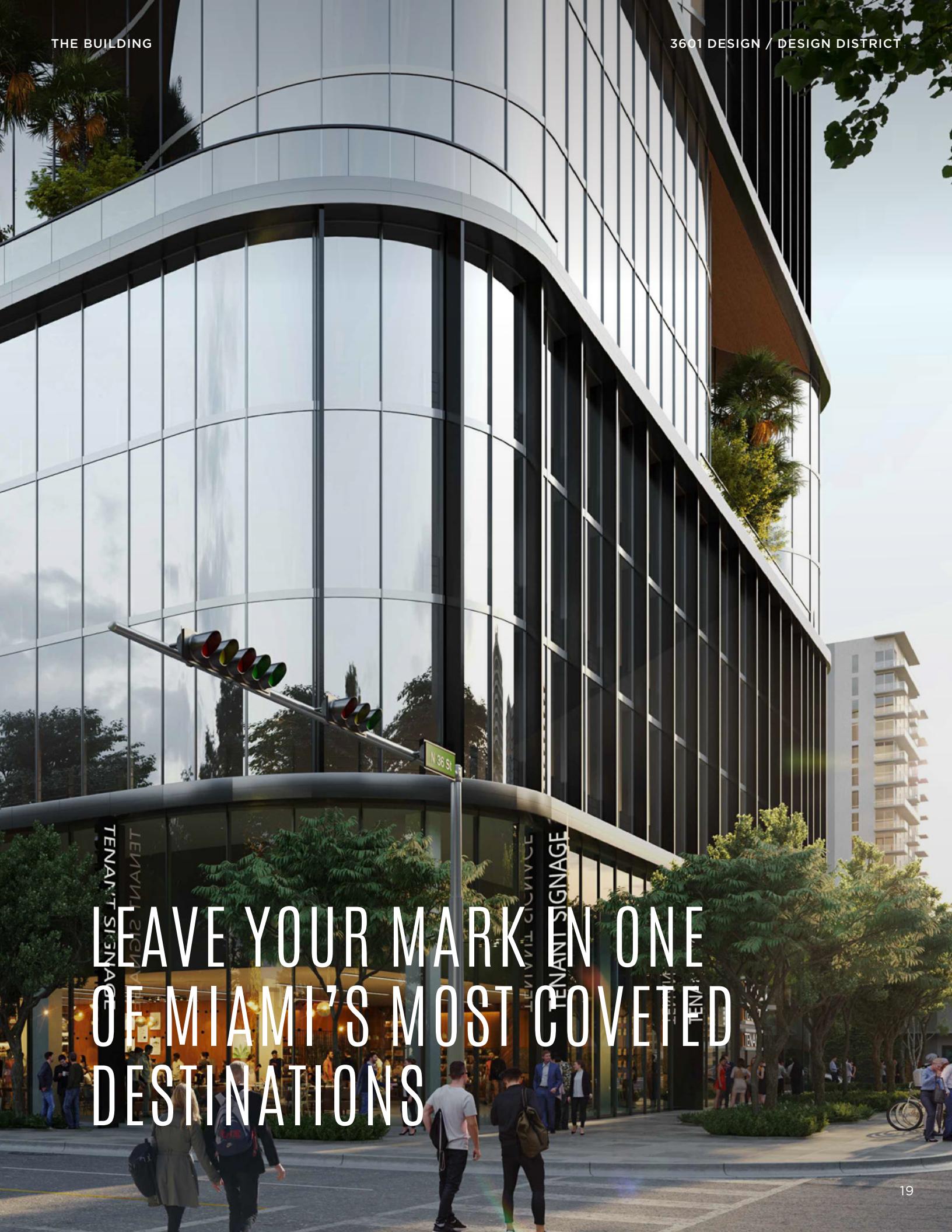
Targeting LEED Certification

## TEAM:

**Ownership/Developer:** Integra Investments, LNDMRK and TriCap

**Architect:** Arquitectonica

**Leasing:** Blanca Commercial Real Estate, Inc.



LEAVE YOUR MARK IN ONE  
OF MIAMI'S MOST COVETED  
DESTINATIONS

# 3601 DESIGN

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Miami, FL 33127

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 **Integra**

 **Tricap**

 **LNDMRK**  
DEVELOPMENT

**ARQUITECTONICA**

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