

3601
DESIGN

DELIVERING Q1 2030

AT THE FOREFRONT
OF BUSINESS IN THE
DESIGN DISTRICT

3601 N Miami Ave
Miami, FL 33127

3601

Table of Contents

Introduction	03
Location	06
The Building	11
Leasing	26

Introduction

A photograph of a modern glass skyscraper at a city intersection. The building features a curved glass facade that reflects the sky and surrounding environment. A traffic light and a street sign for 'N 35 St' are visible in the foreground. Pedestrians are walking on the sidewalk, and there are trees and landscaping around the building. The overall scene is a vibrant urban environment.

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 282,000 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.



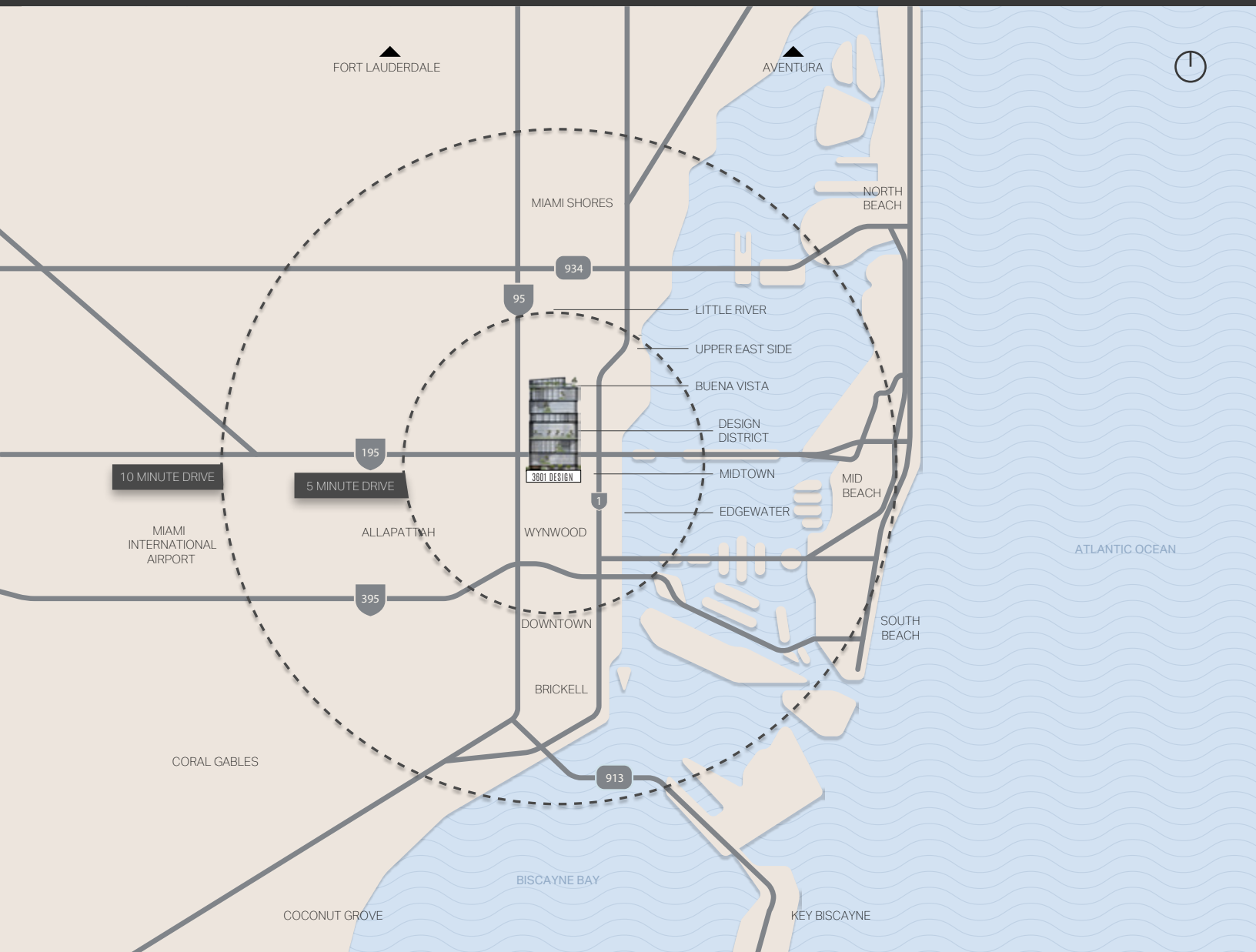
Location

POSITIONED AT
THE GATEWAY
OF MIAMI'S BEST

DRIVE TIMES

BRICKELL	10 min.
COCONUT GROVE	15 min.
CORAL GABLES	20 min.
DOWNTOWN MIAMI	08 min.
KEY BISCAIYNE	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



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



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



NEARBY AMENITIES



The Building

BUILDING SIGNAGE OPPORTUNITY

UNMATCHED VISIBILITY



147,000 ADT

EXIT



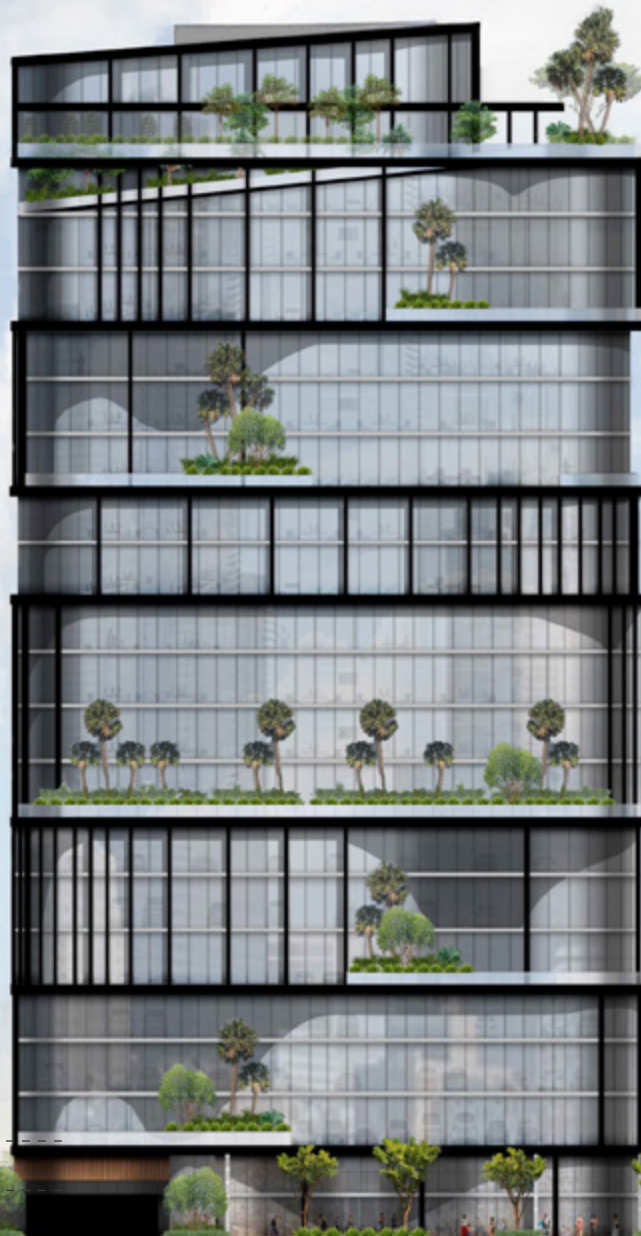
19,000 ADT

ELEVATING FORM & FUNCTION

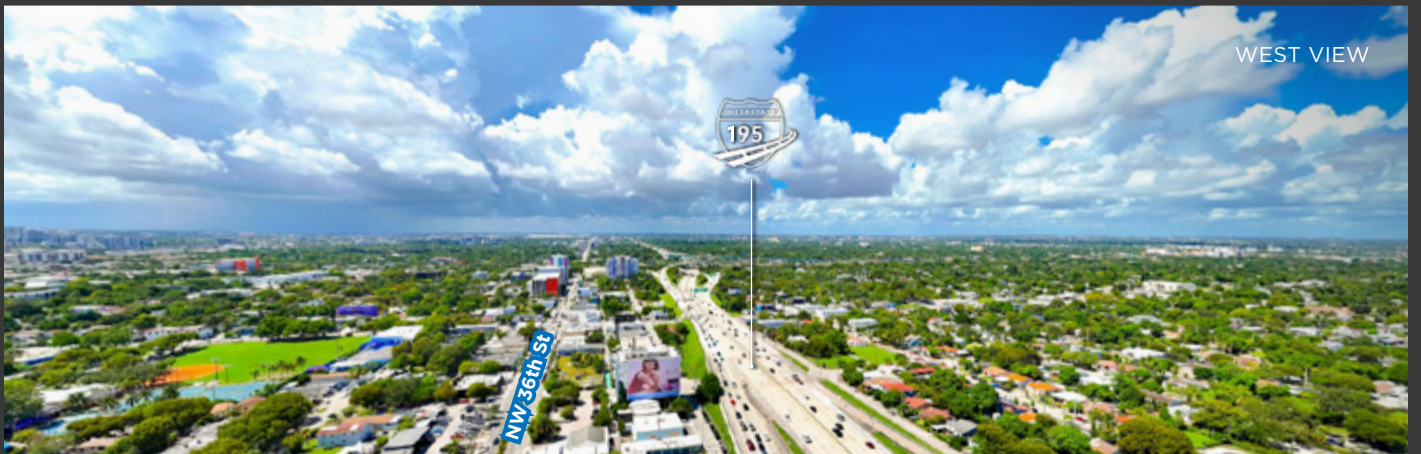
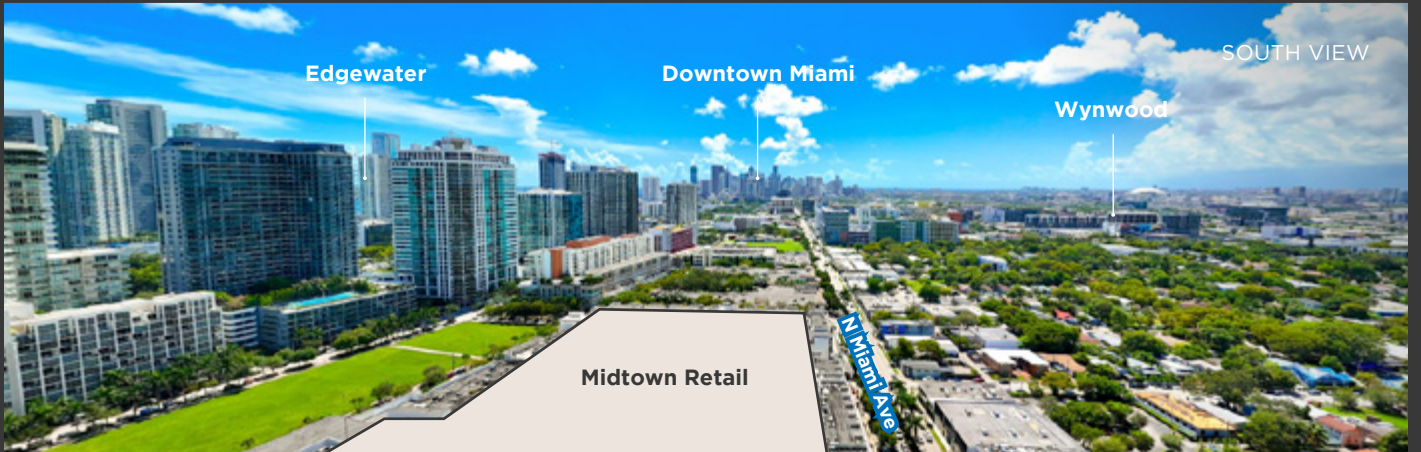
Flexible floorplates ideal for modern workplace layouts.

WEST ELEVATION

ROOF MECHANICAL	2,282 SF
20 OFFICE	8,258 SF
19 OFFICE	21,059 SF
18 OFFICE	20,509 SF
17 OFFICE	21,682 SF
16 OFFICE	19,473 SF
15 OFFICE	19,473 SF
14 OFFICE	21,614 SF
13 OFFICE	21,037 SF
12 OFFICE	21,609 SF
11 OFFICE	20,660 SF
10 OFFICE	20,660 SF
09 OFFICE	20,660 SF
08 OFFICE/AMENITY DECK	11,762 SF/8,100SF
07 GARAGE	
06 GARAGE	
05 GARAGE	
04 GARAGE	
03 GARAGE	
02 GARAGE	
MEZZANINE/GARAGE	
01 RETAIL	4,645 SF



- 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



FLOOR 08

AMENITY LEVEL

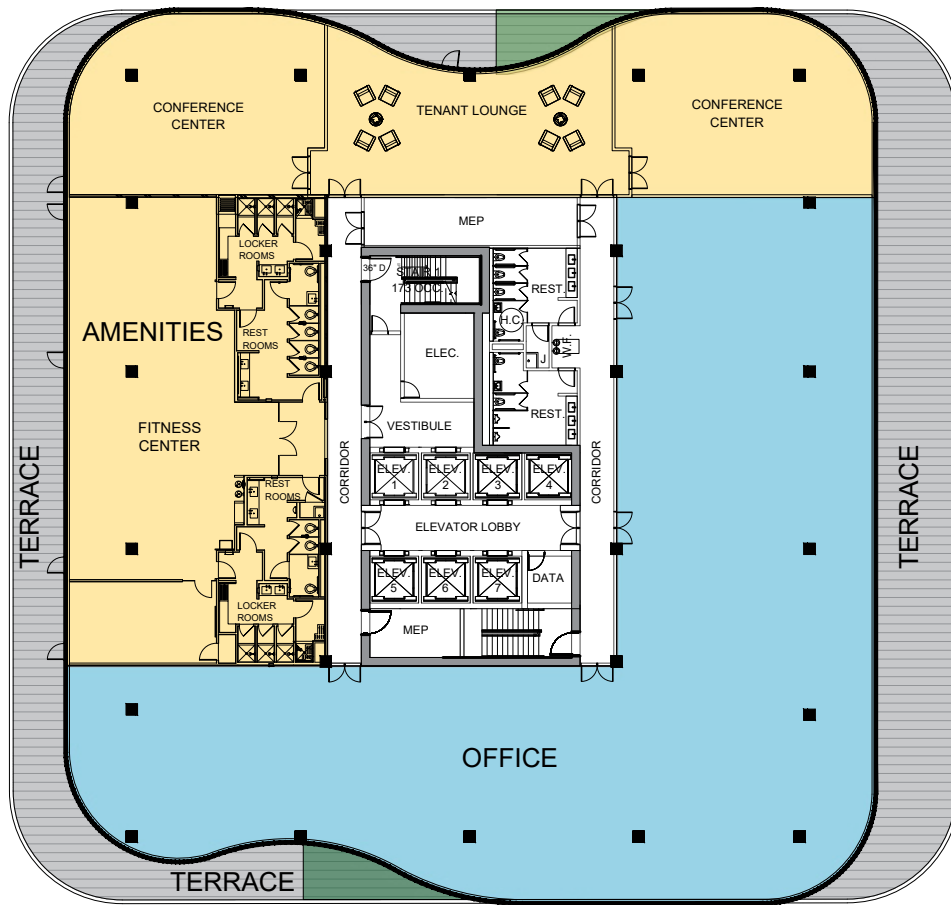
AMENITIES 8,100 SF

OFFICE 11,762 SF



N MIAMI AVE

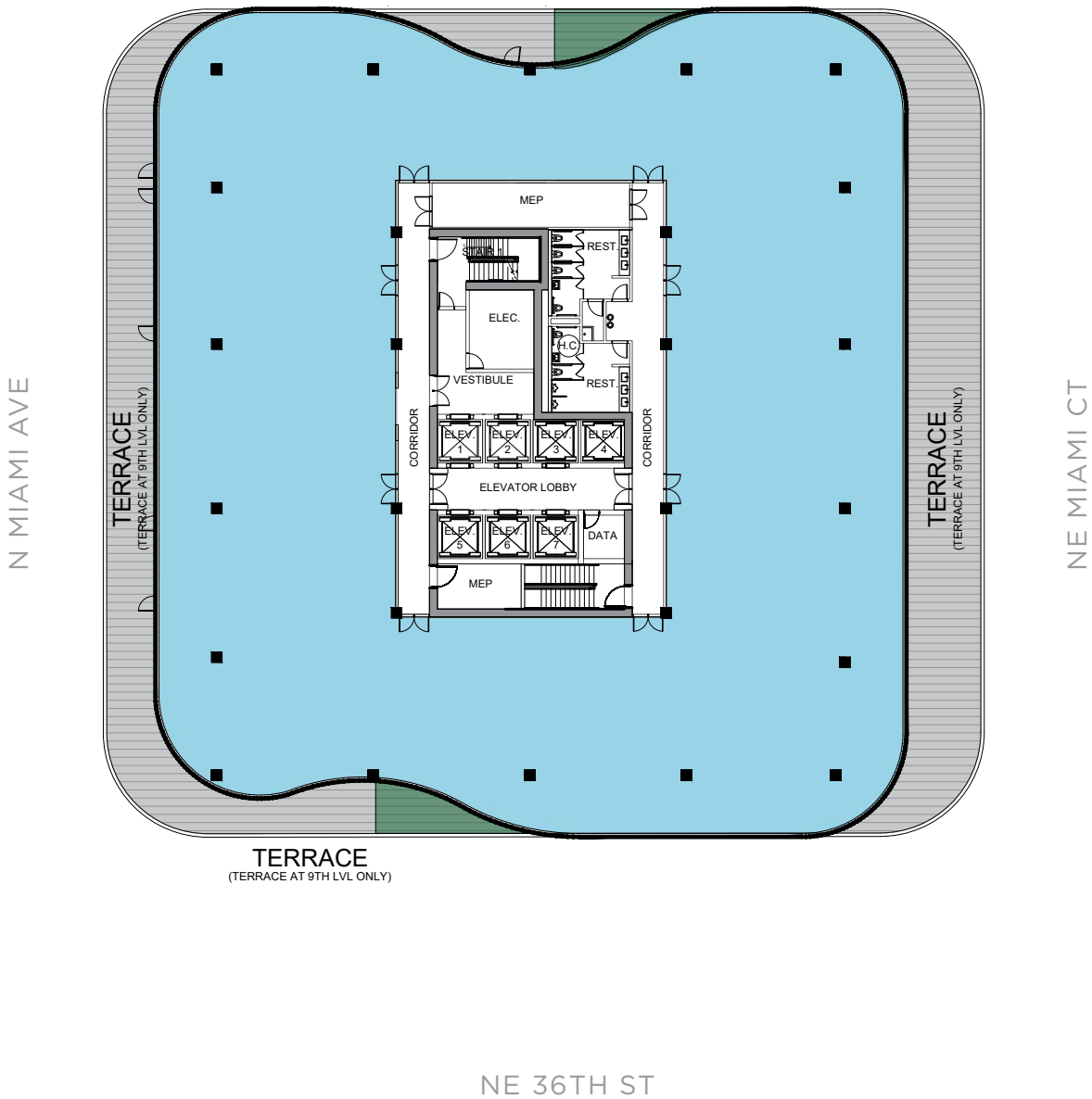
NE MIAMI CT



NE 36TH ST

FLOORS 09-11

- 09 20,660 SF
- 10 20,660 SF
- 11 20,660 SF



FLOORS 12-13

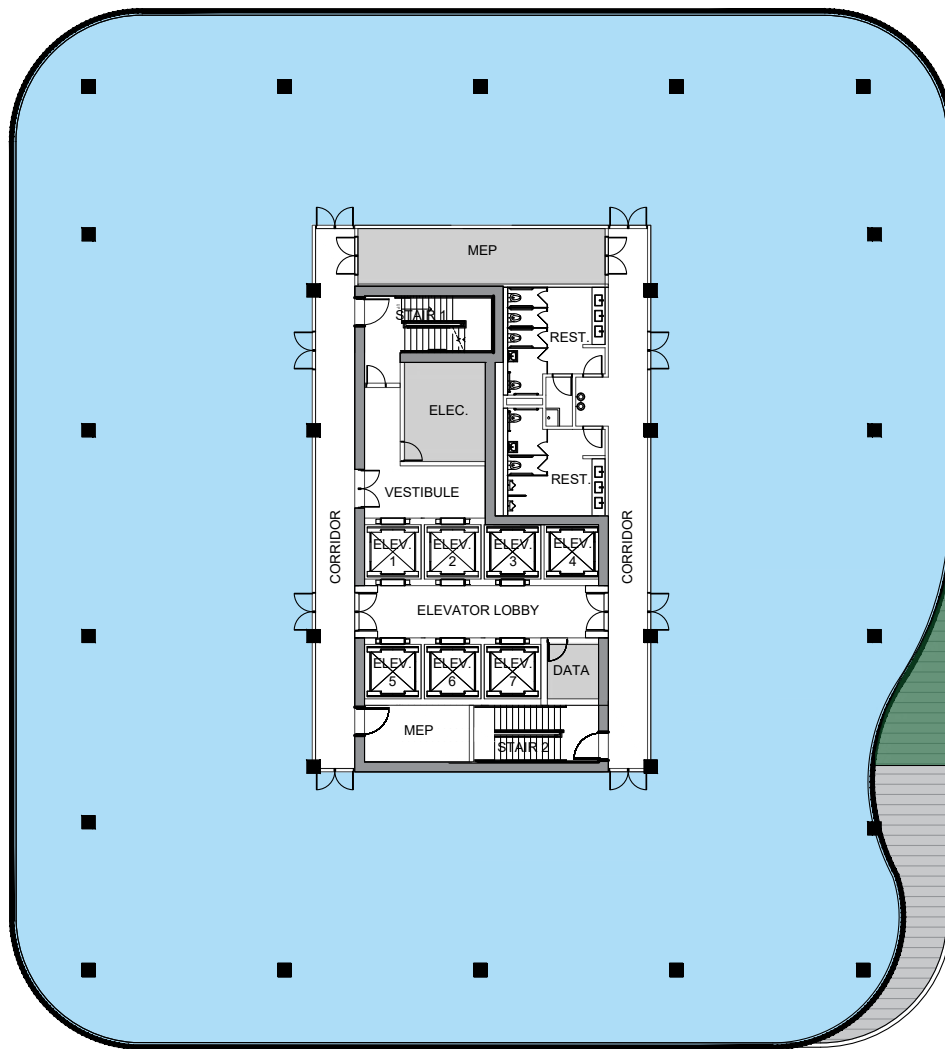
12 21,609 SF

13 21,037 SF



N MIAMI AVE

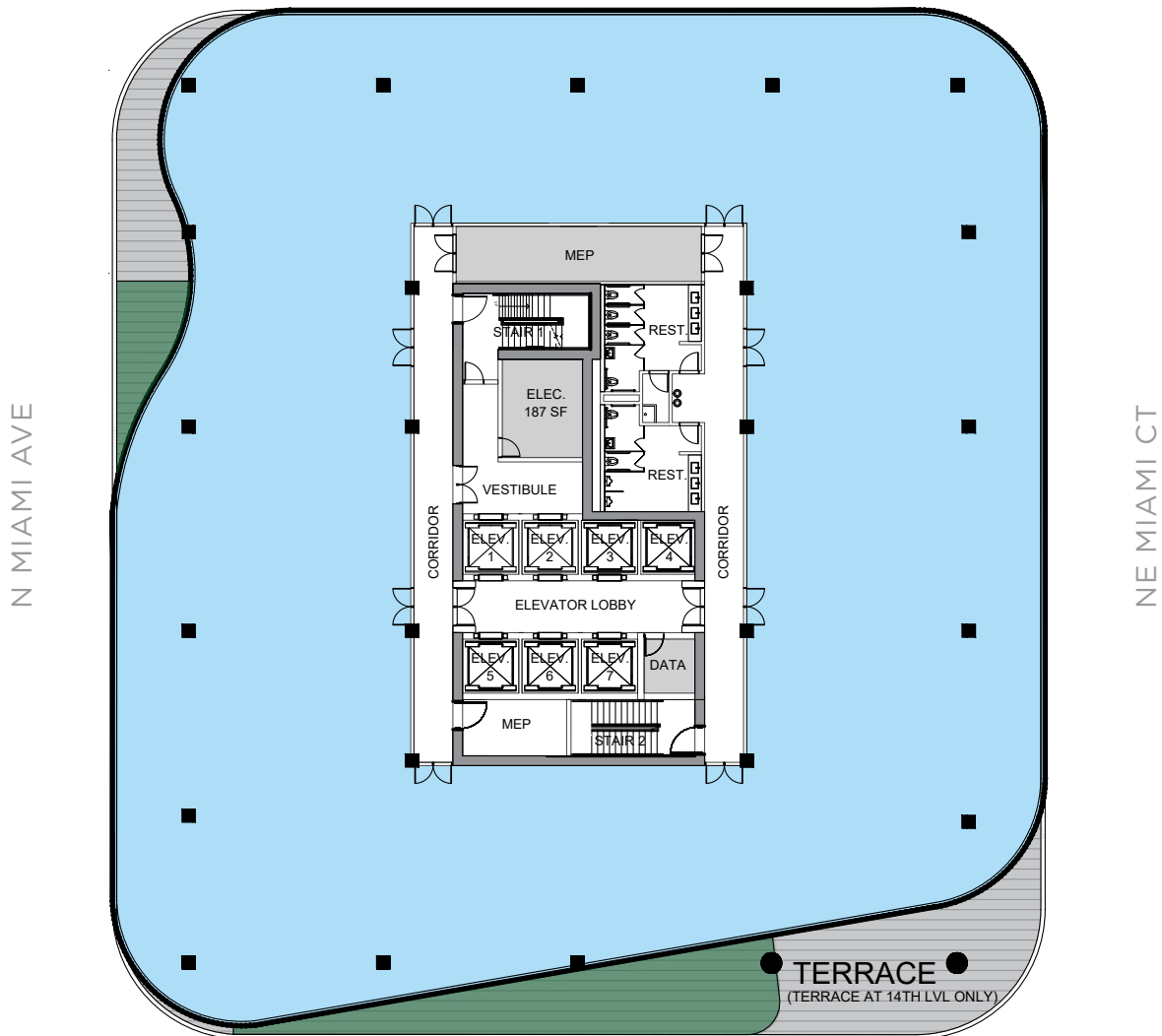
NE MIAMI CT



NE 36TH ST

FLOORS 14-16

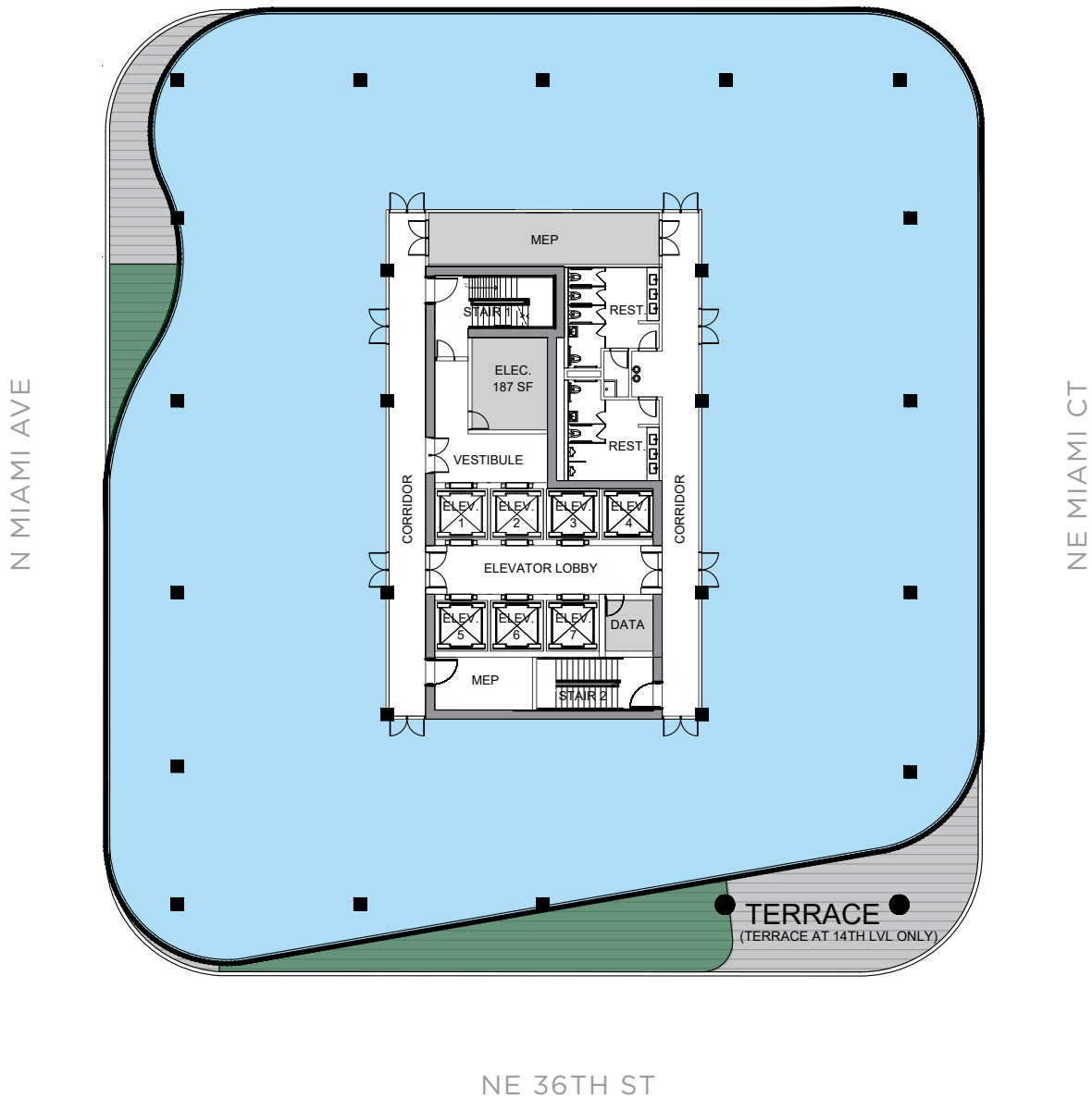
- 14 21,614 SF
- 15 19,473 SF
- 16 19,473 SF



NE 36TH ST

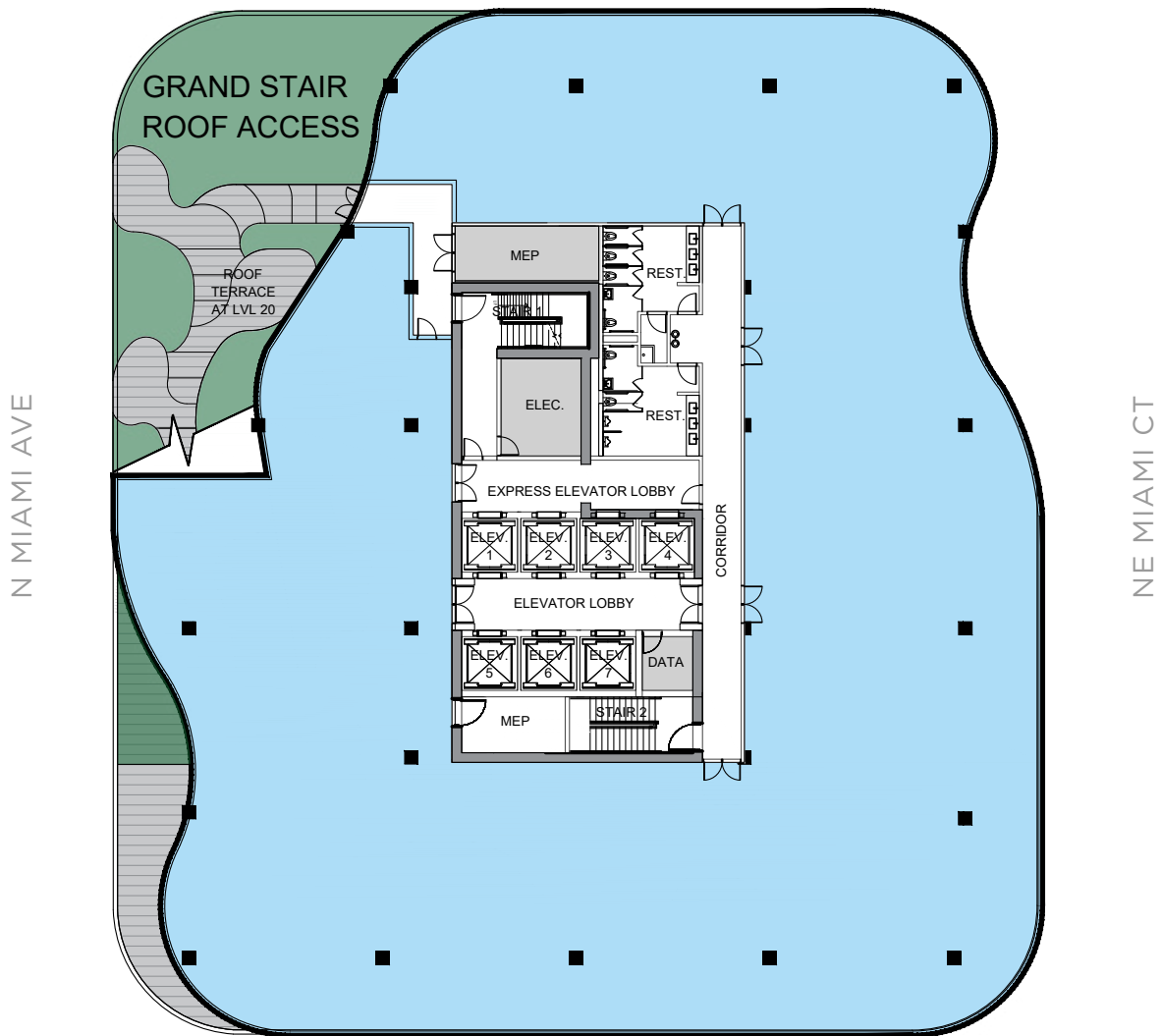
FLOORS 17-18

17 21,682 SF
18 20,509 SF



FLOOR 19

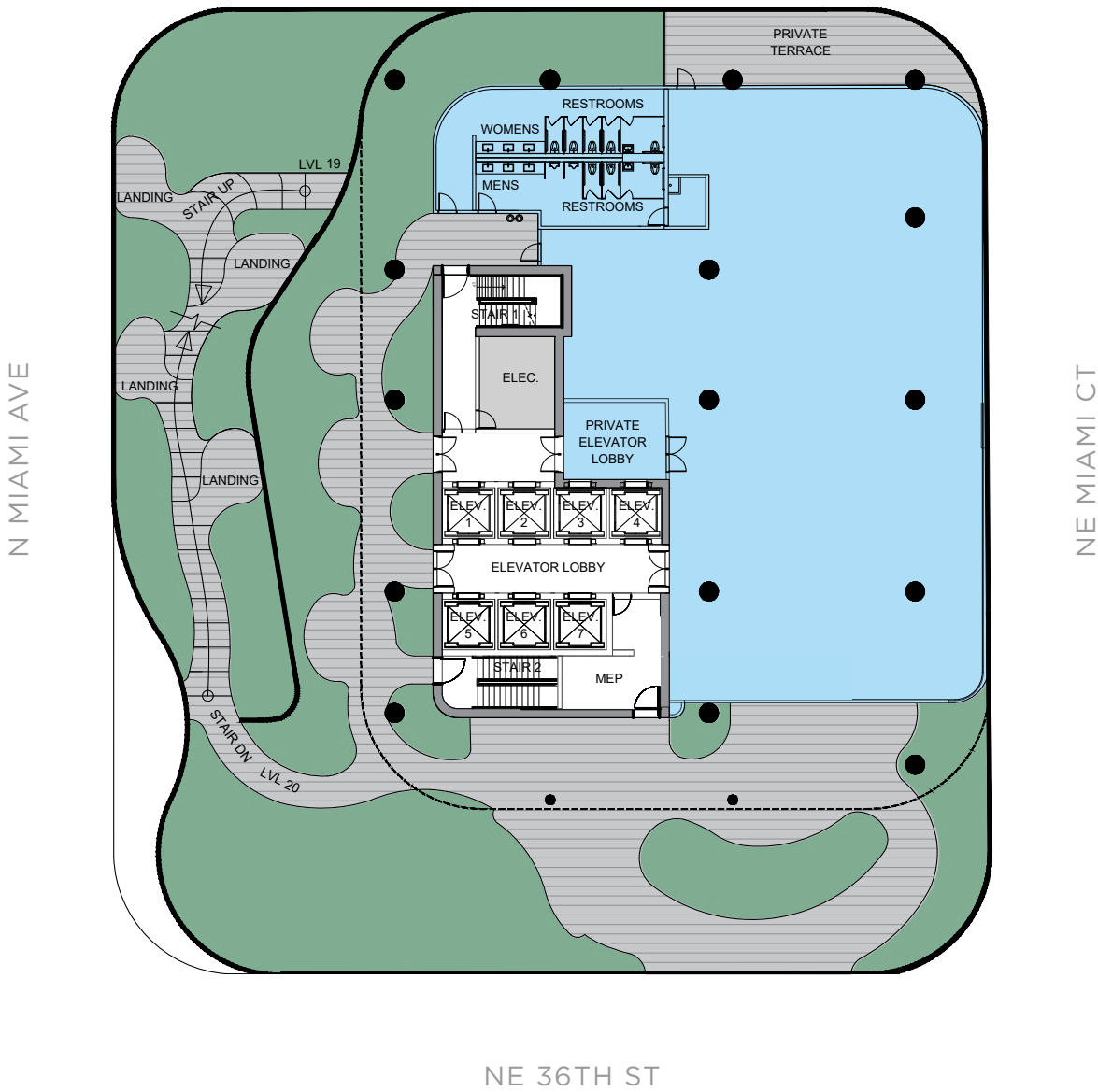
21,059 SF



NE 36TH ST

FLOOR 20

8,258 SF



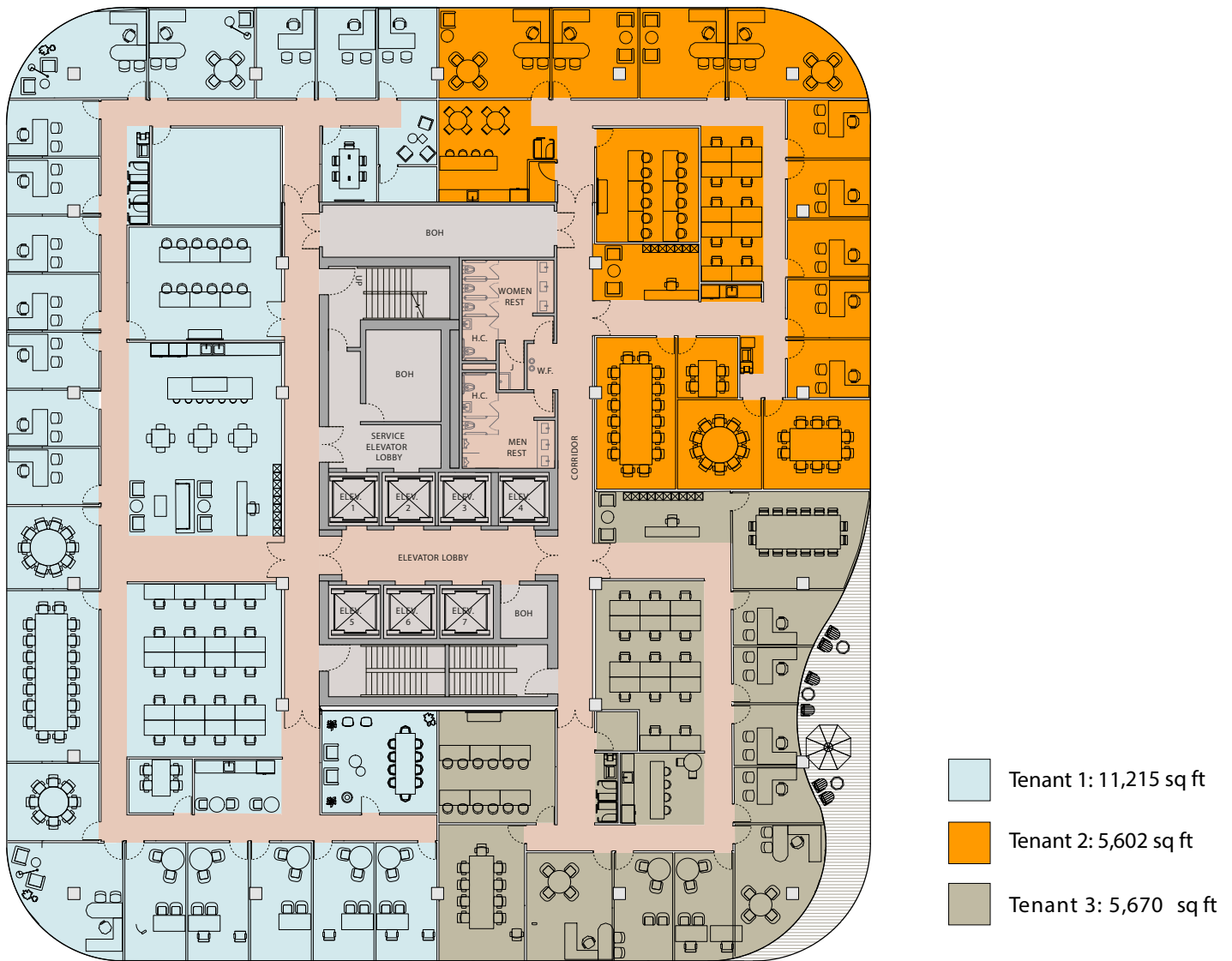
SAMPLE TEST FIT

SINGLE TENANT



SAMPLE TEST FIT

MULTIPLE TENANTS



FACT SHEET

BUILDING OVERVIEW:

Estimated Delivery: Q1 2030

Total Size: 282,737 RSF

Floor Size Ranges: 8,258 SF - 21,682 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

Conference Facilities

Ground floor retail

PARKING:

Total Spaces: 683 garage spaces

Ratio: 3/1,000

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

3601 N Miami Ave
Miami, FL 33127

For office leasing information,
please contact:

Tere Blanca

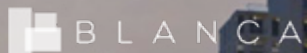
305.577.8851
tere.blanca@blancacre.com

Danet Linares

305.577.8852
danet.linares@blancacre.com

Nicole Kaiser

305.913.0772
nicole.kaiser@blancacre.com



Blanca Commercial Real Estate, Inc.
Licensed Real Estate Broker | Blancacre.com
1450 Brickell Avenue, Ste 2400, Miami, FL 33131

Integra

Tricap

LNDMRK
DEVELOPMENT

ARQUITECTONICA

DISCLAIMER: No warranty of representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price rental or other conditions, withdrawal without notice, and to any special conditions imposed by our clients.