

36
DESIGN

3601 N Miami Ave
Miami, FL 33127

AT THE FORERONT
OF BUSINESS IN THE
DESIGN DISTRICT



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Introduction

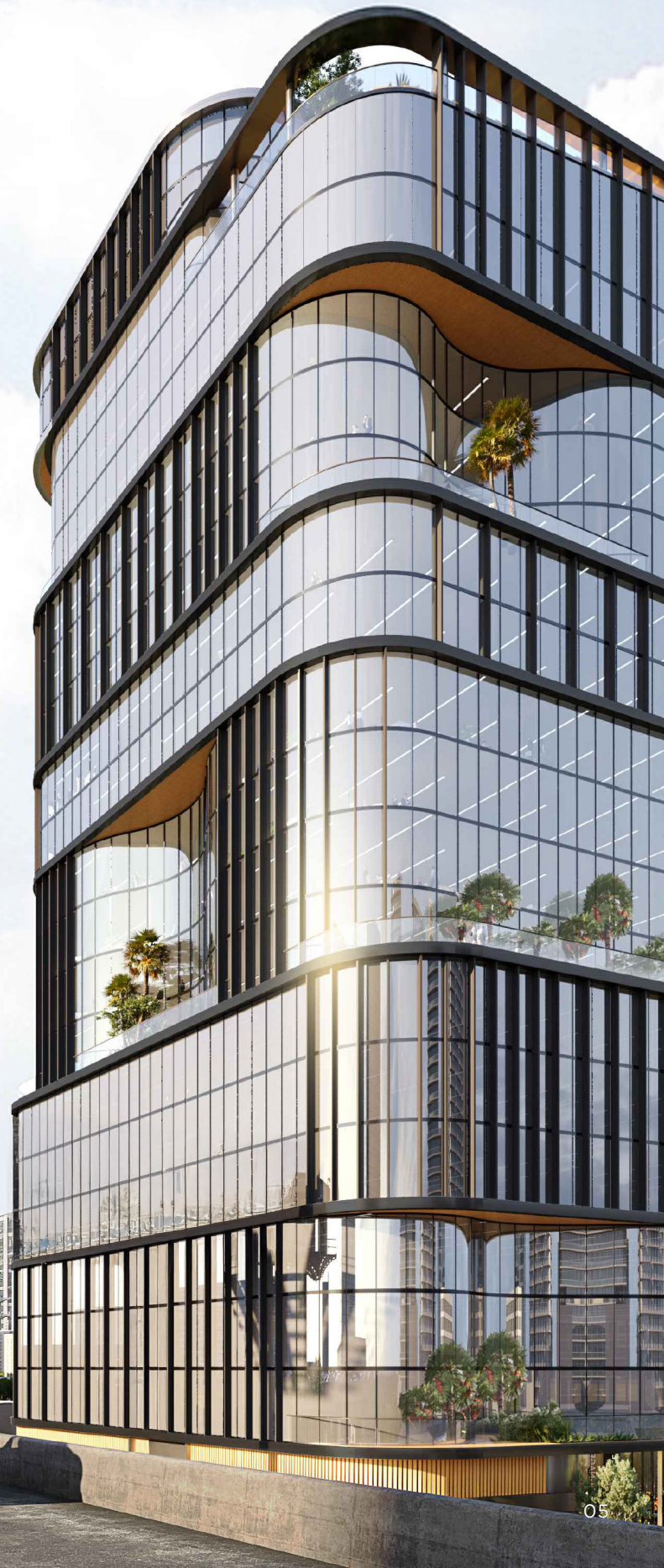
VISIBILITY, SEAMLESS ACCESS, AND EFFORTLESS CONNECTIVITY

ON THE EDGE OF GREATNESS

Rising at the threshold of the Miami Design District, 36 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 rooftop fitness center and outdoor terraces with sweeping panoramic city 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, 36 DESIGN is primed to become the city's next landmark for innovation.

36 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.

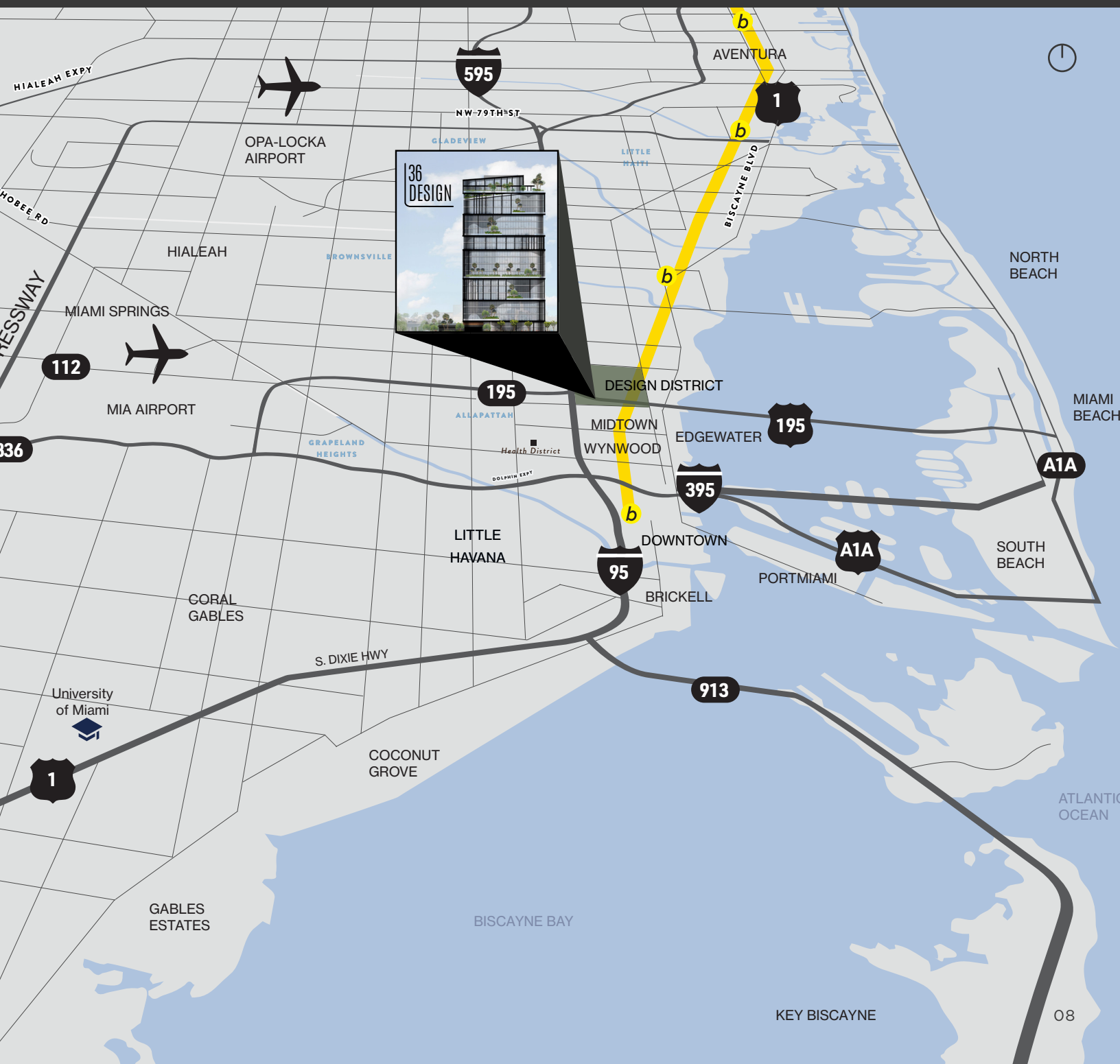


Location

POSITIONED AT THE CROSSROADS 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.



THE NEIGHBORHOOD

Be at Miami's only location where luxury and creativity merge. Step into 36 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

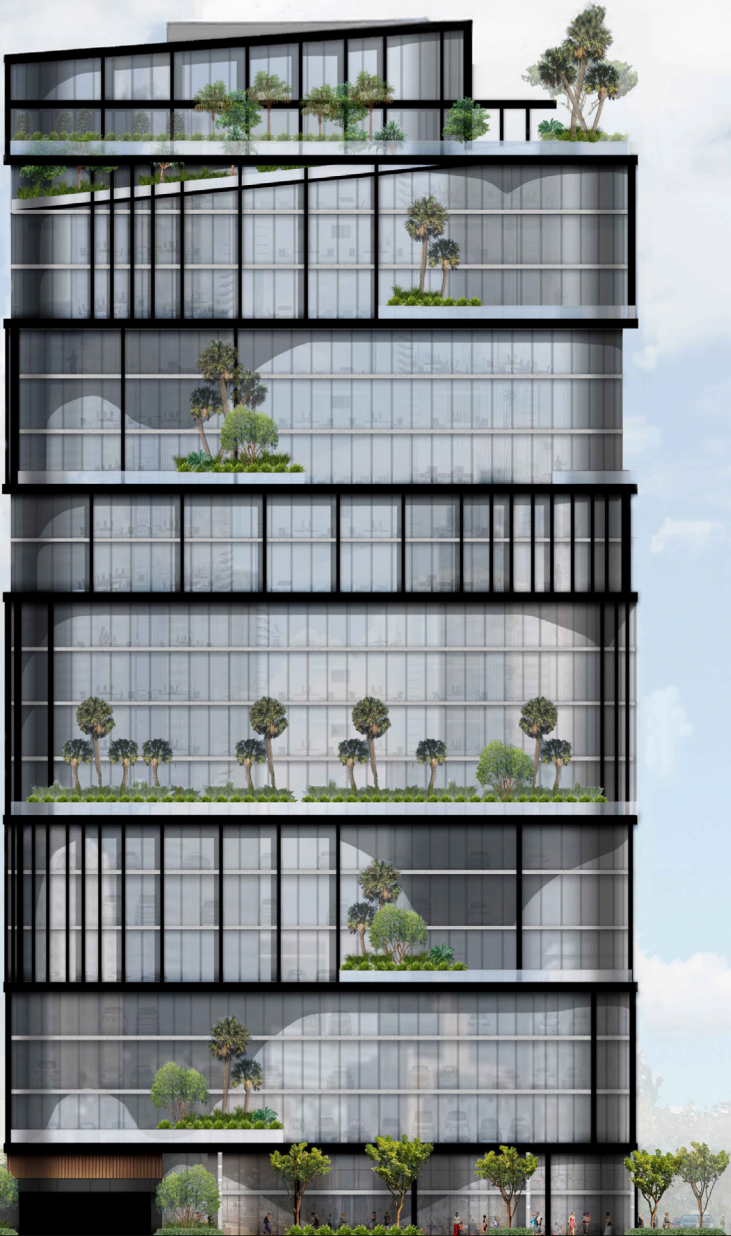
BUILDING SIGNAGE OPPORTUNITY

ELEVATING FORM & FUNCTION

Flexible floorplates ideal for modern workplace layouts.

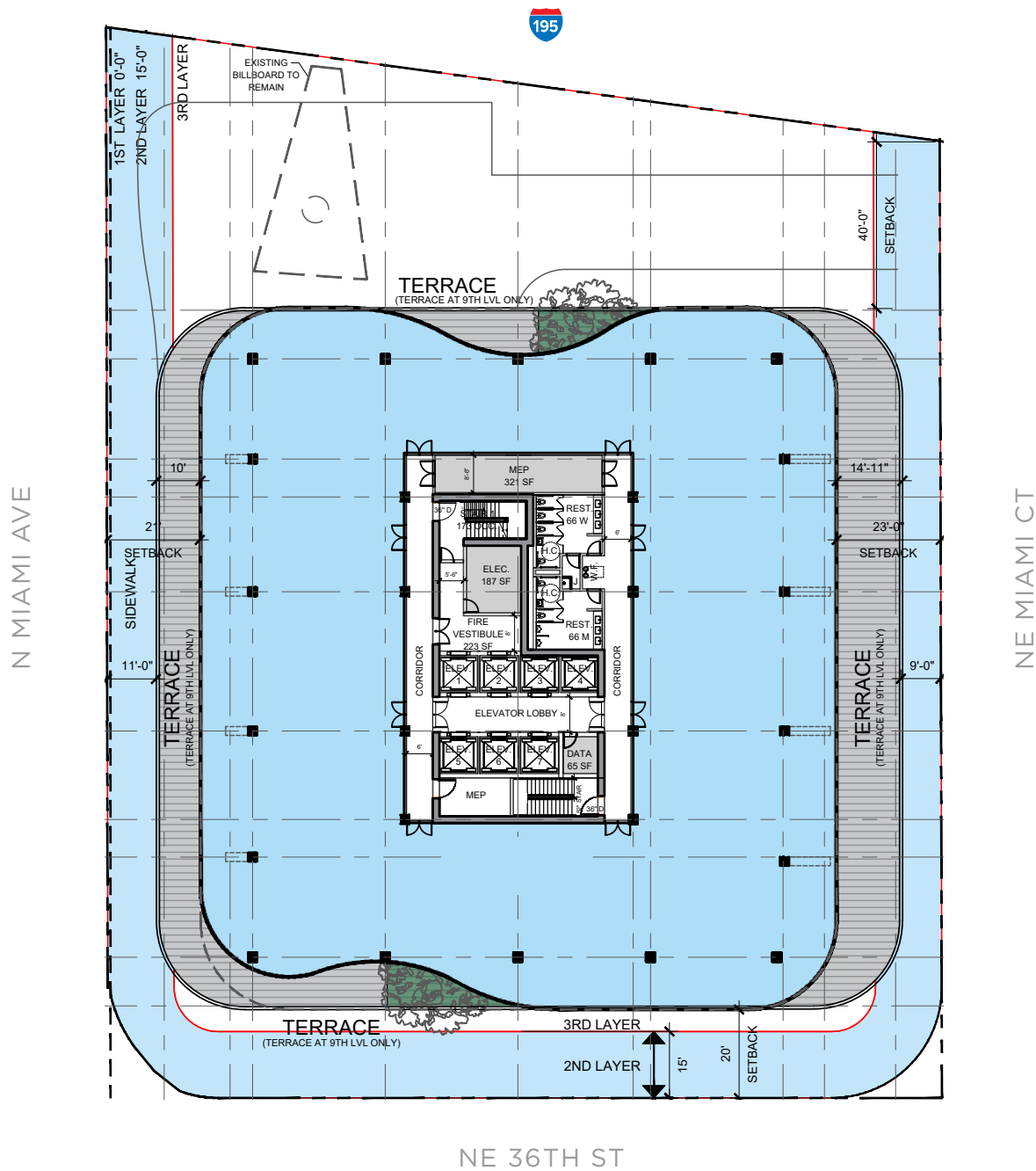
WEST ELEVATION

ROOF MECHANICAL	2,282 SF
20 FOOD & BEV	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	19,064 SF
01 RETAIL/OFFICE	31,889 SF



SAMPLE FLOOR PLATE

LEVELS 08-11
21,158 SF



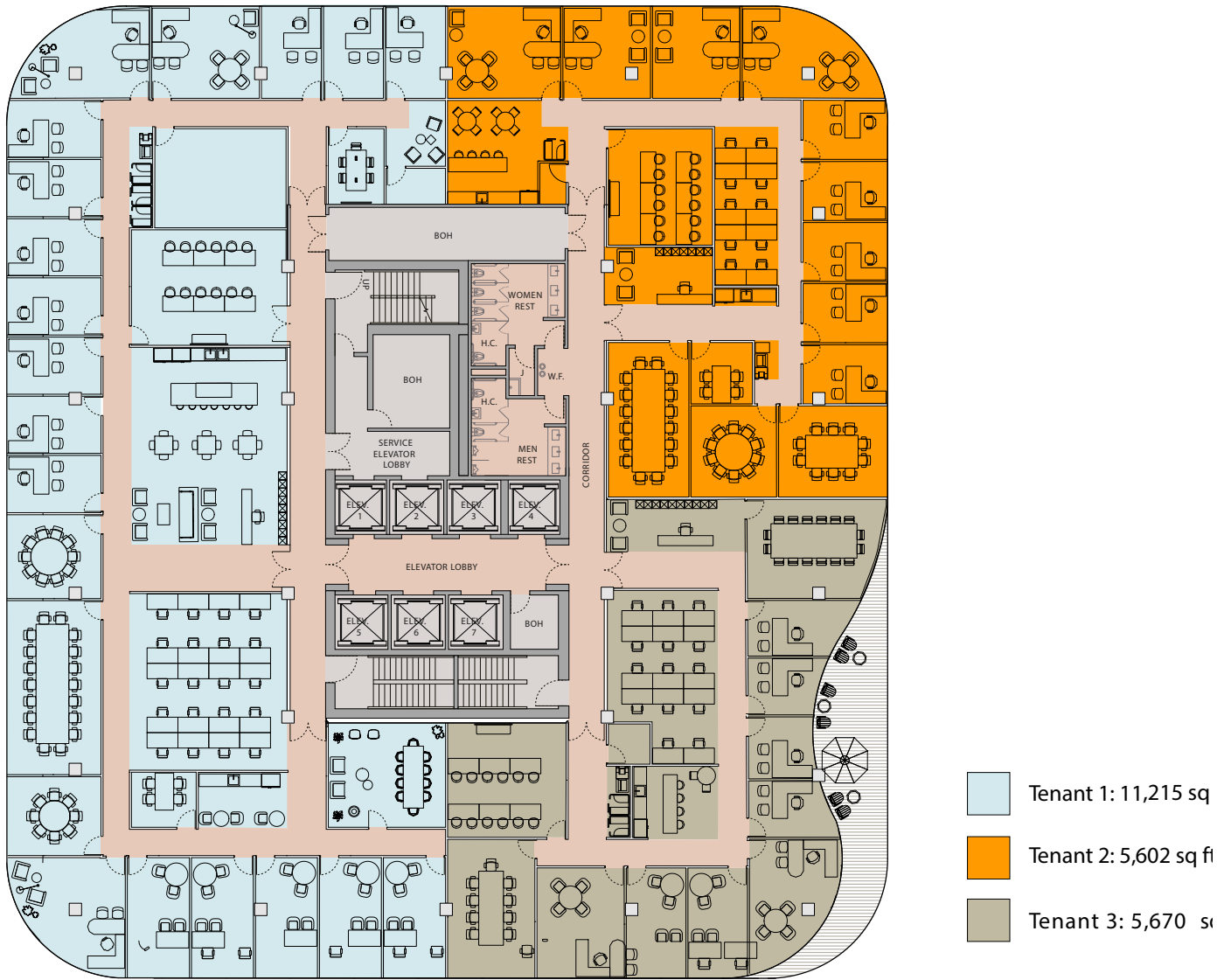
SAMPLE TEST FIT

SINGLE TENANT



SAMPLE TEST FIT

MULTIPLE TENANTS



FACT SHEET

BUILDING OVERVIEW:

Total Size: 246,964 RSF

Floor Size Ranges: 18,679 SF - 21,158 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:

Rooftop fitness center with indoor/outdoor lounge

Rooftop F&B and outdoor terrace (8,497 USF)

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

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3601 N Miami Ave
Miami, FL 33127

For office leasing information,
please contact:

Tere Blanca

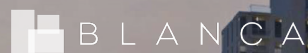
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 **INTEGRA**

Tricap

 **LNDMRK**
DEVELOPMENT

ARQUITECTONICA

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