



2600
Biscayne

Shaping the Future of Edgewater

EQUINOX

2600 Biscayne Blvd
Miami, Florida 33137



Oak Row
Equities



RELATED
FUND
MANAGEMENT

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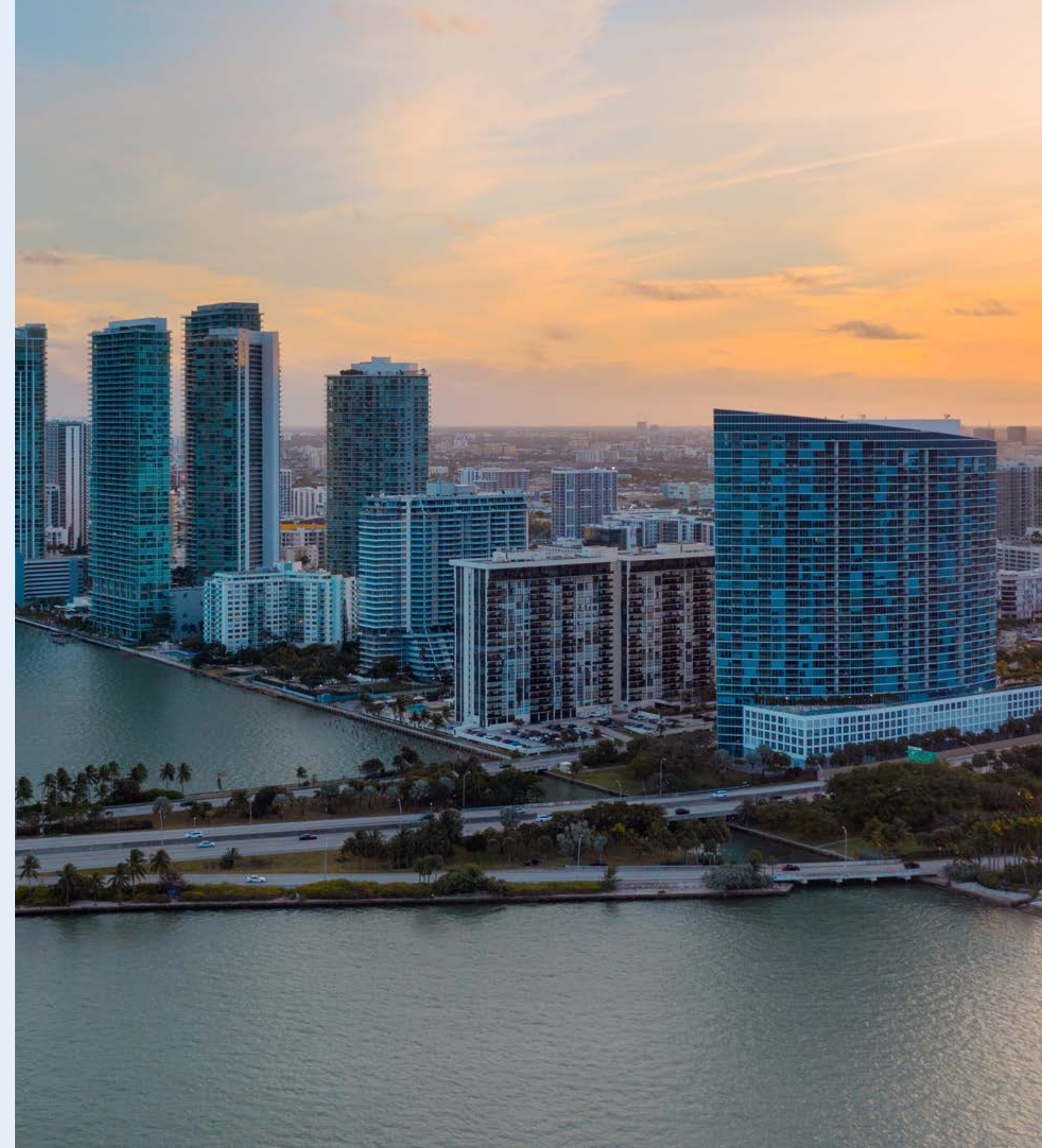
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Setting a New Standard

As the first new commercial construction on Biscayne Boulevard for many years and the future Miami flagship of fitness powerhouse Equinox, the building is reshaping the Edgewater landscape. Tenants of 2600 Biscayne will have access to this state of the art facility at a discounted membership.

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

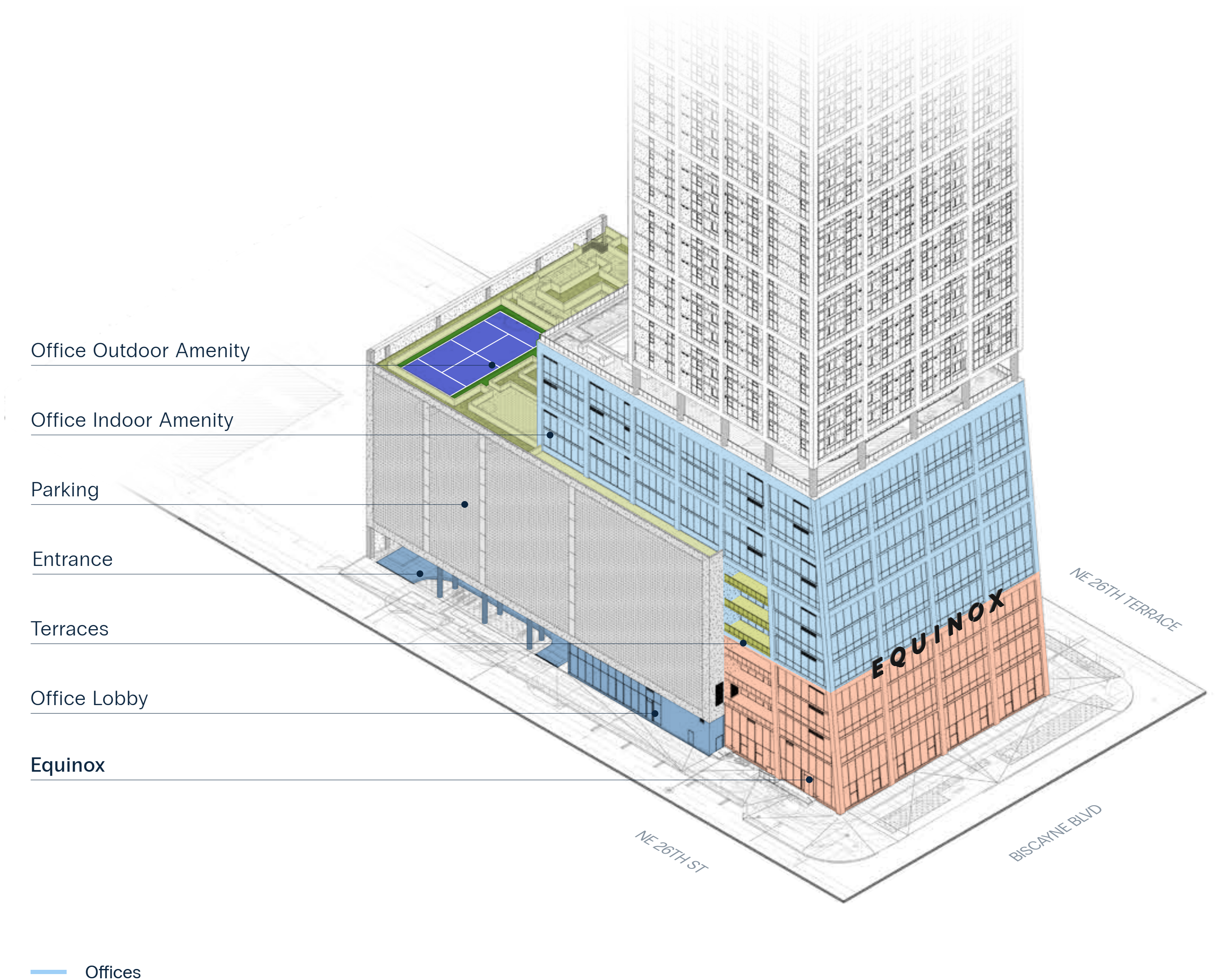
618 Structured Parking Spaces

35K SF Equinox

 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

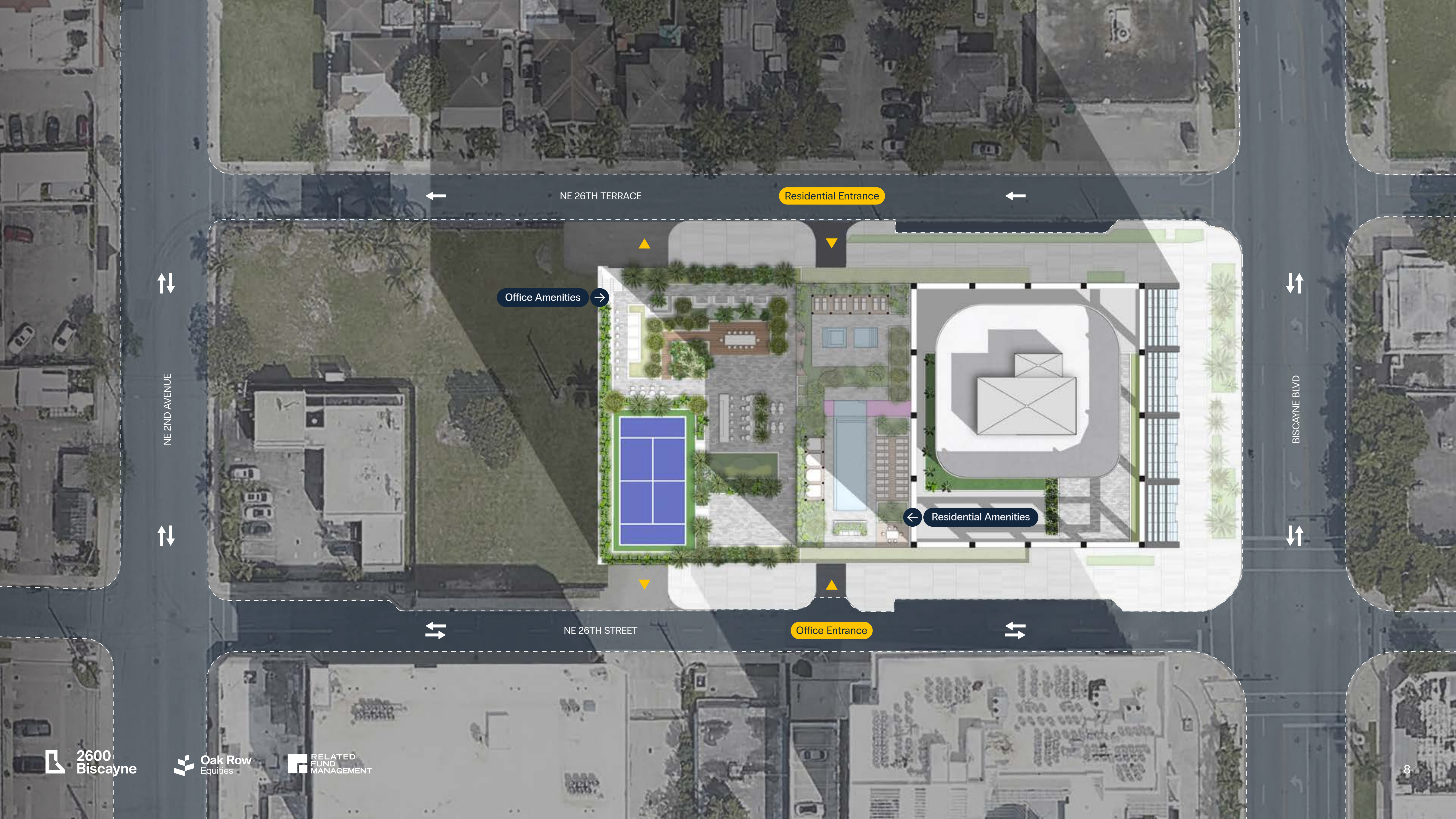
On-Site Corporate Housing Opportunities

★ In-Building **Equinox** Offering 2600 Biscayne
Office Tenants Discounted Membership



Impressive Lobby Experience





NE 26TH TERRACE

Residential Entrance

Office Amenities →

← Residential Amenities

NE 26TH STREET

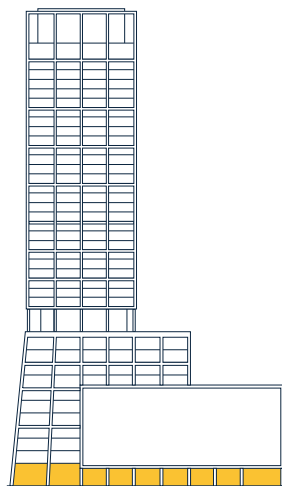
Office Entrance

NE 2ND AVENUE

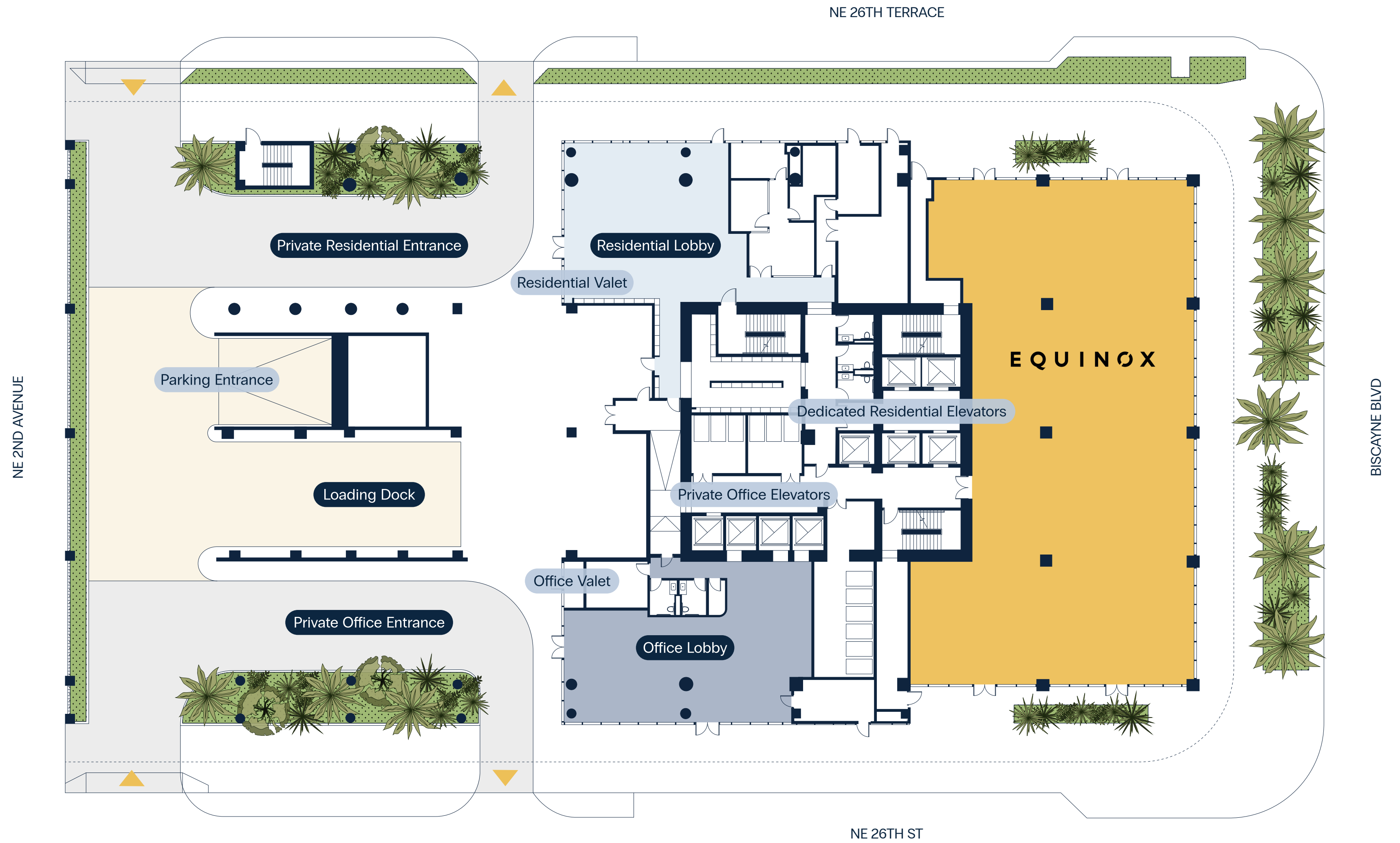
BISCAYNE BLVD

Ground Floor

Keyplate



GROUND FLOOR



01 The Offices

Equinox Amenities

35,000 SF Flagship Fitness Center

4-Floor State of the Art Facility

Ground Floor Café and Smoothie Bar

Steam Room & Self-Service Spa

Pilates Studio

Cycling Studio

Yoga & Barre Studio

Group Fitness Classes

Tier X Personal Training

Complimentary Parking

Indoor/Outdoor Amenities

Dedicated Business Lounge

Entertainment Room with Golf Simulator

Dedicated Valet & Tenant Parking

Meeting & Conference Spaces

Outdoor Wellness & Yoga Deck

EV Charging Stations

Dedicated Office Elevators

Landscaped Rooftop Terrace with Seating

Covered Picnic Area & Fire Pit

24/7 Security & Access

Padel Court

Dedicated Office Lobby
& Arrival Porte-Cochère

Private Meeting Areas
& Conference Rooms



Floor 08 Amenity Floor

Meeting & Conference Rooms

Outdoor Fitness Area

Arcade Room with Golf Simulator

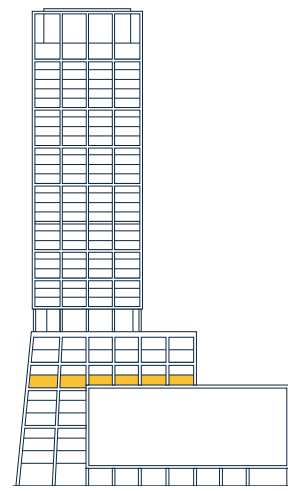
Landscaped Terrace with Outdoor Seating

Padel Court

Outdoor Conference Seating

Business Lounge

Keyplate



08TH FLOOR



Outdoor Amenity Deck



Indoor Lounge

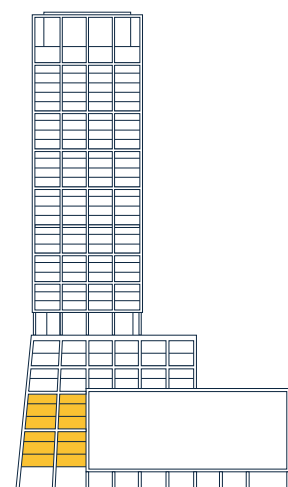


Floors 02-07

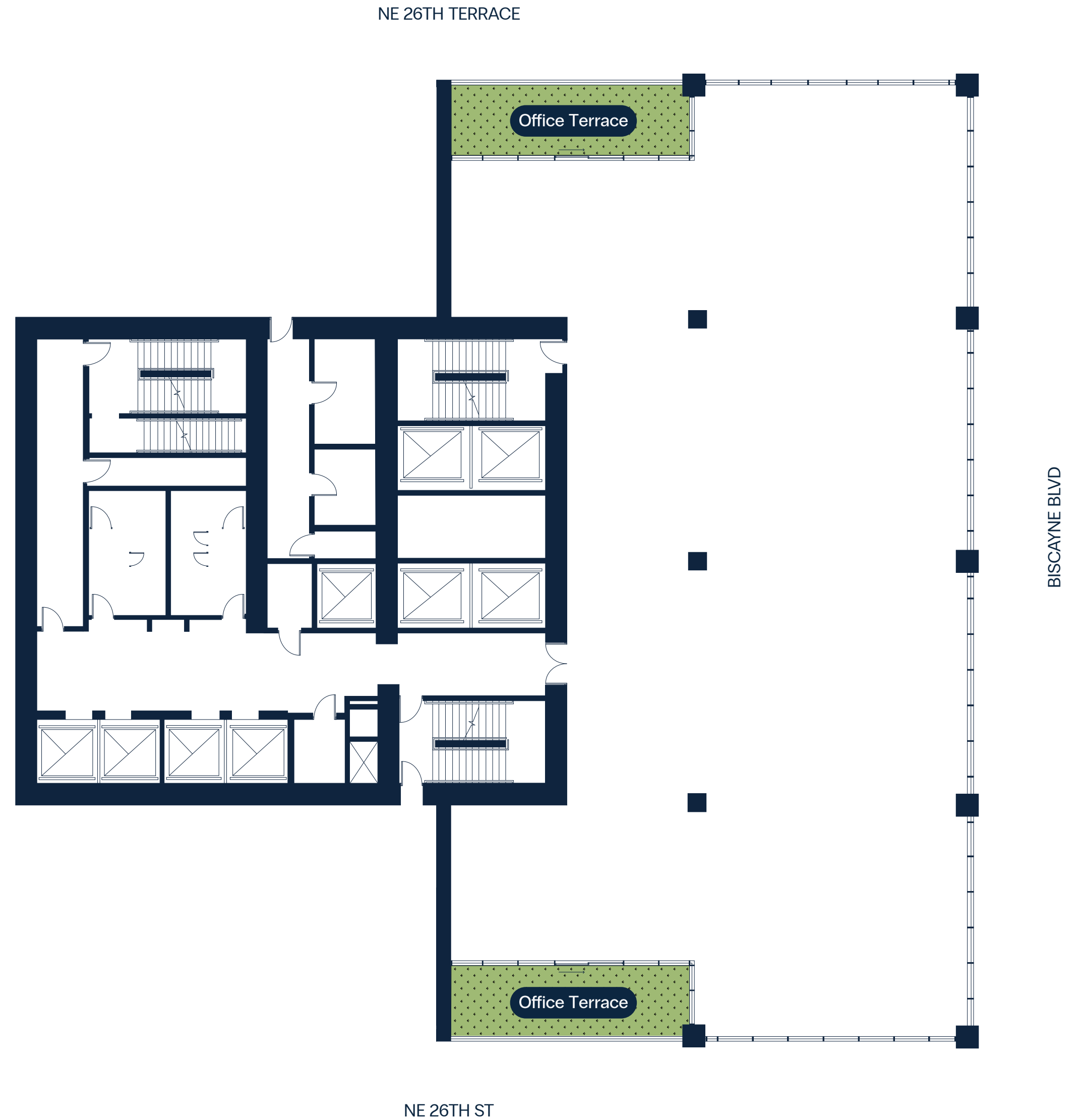
Typical Core & Shell

13,800 – 14,500 RSF

Keyplate



02-07TH FLOOR

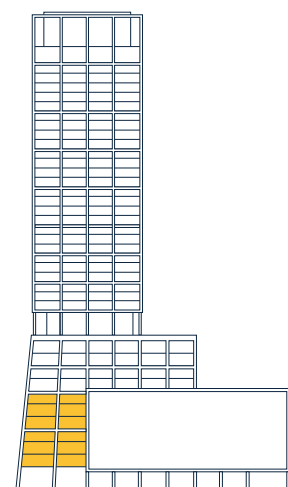


Floors 02-07
Typical Floor Test Fit
Single Tenant
13,800 – 14,500 RSF

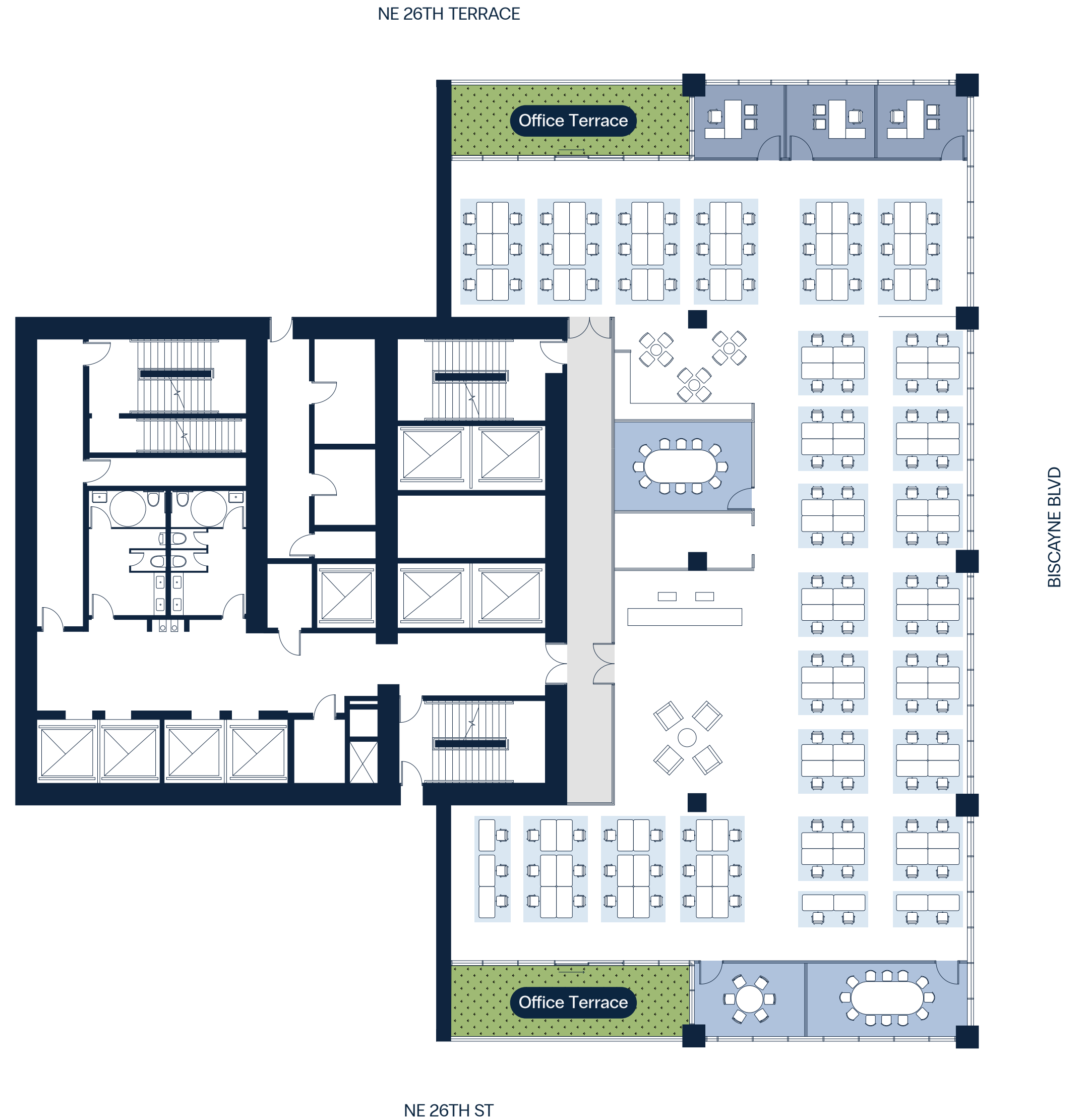
Tech/Creative
 Open Plan Layout

Offices	3
Conference Rooms	3
Workstations	117

Keyplate



02-07TH FLOOR



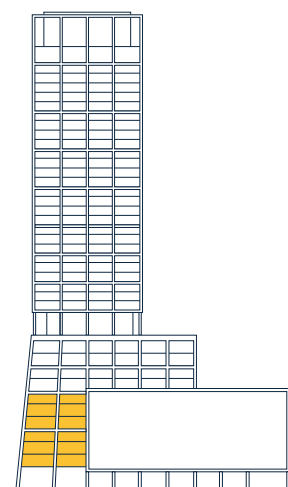
Floors
02-07

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



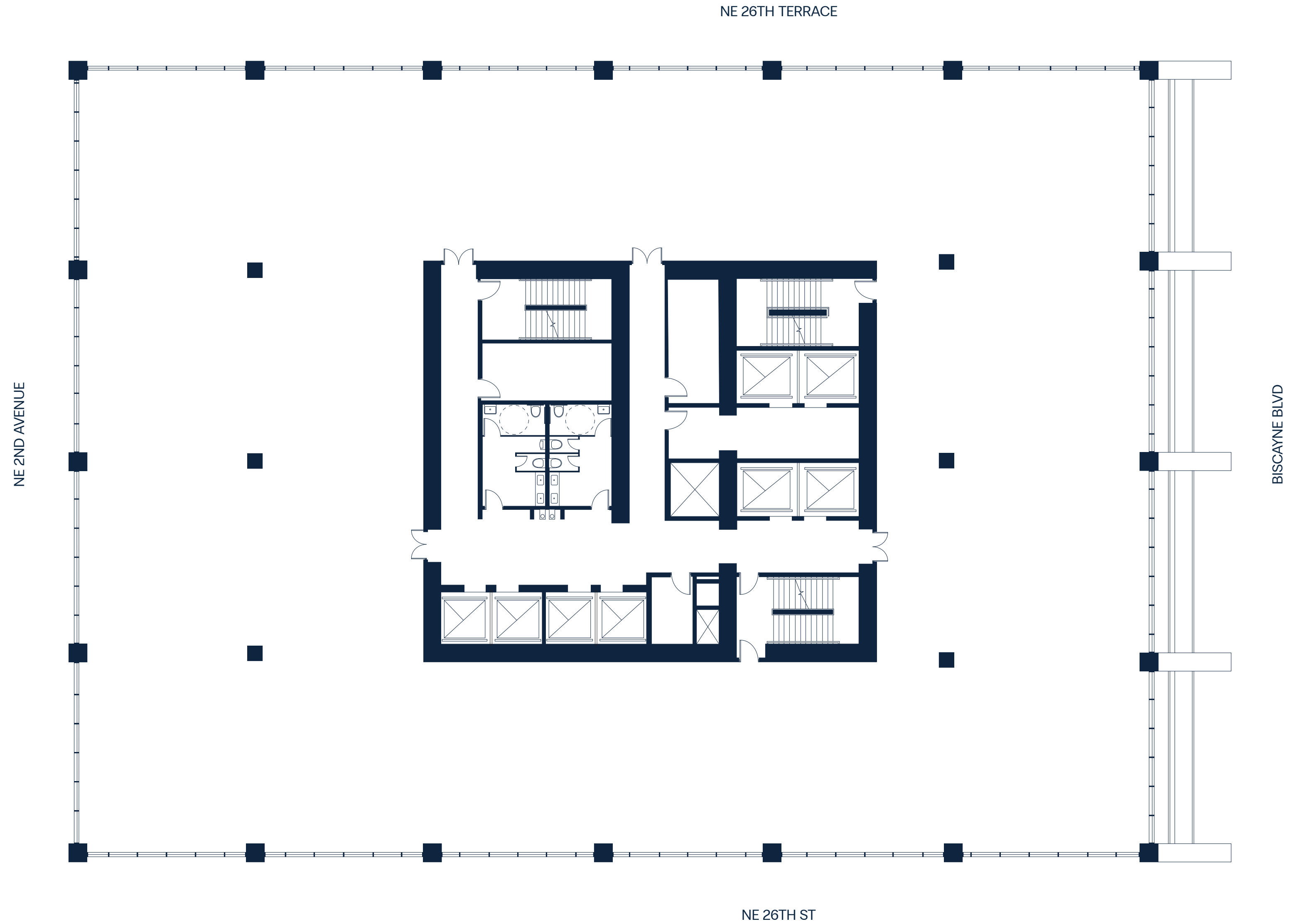
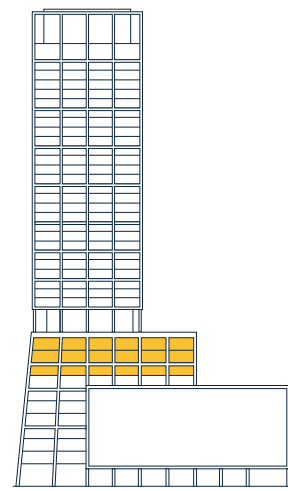
02-07TH FLOOR



Floors 09-11
Typical Core & Shell
~31,500 RSF

Keyplate

09-11TH FLOOR

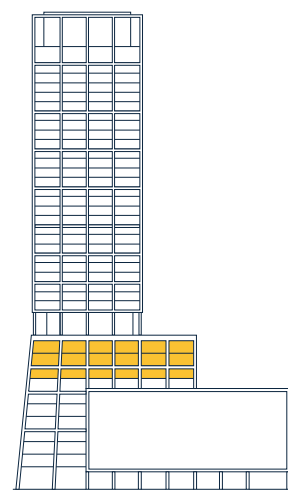


Floors 09-11
Full Floor Test Fit
Single Tenant
~31,500 RSF

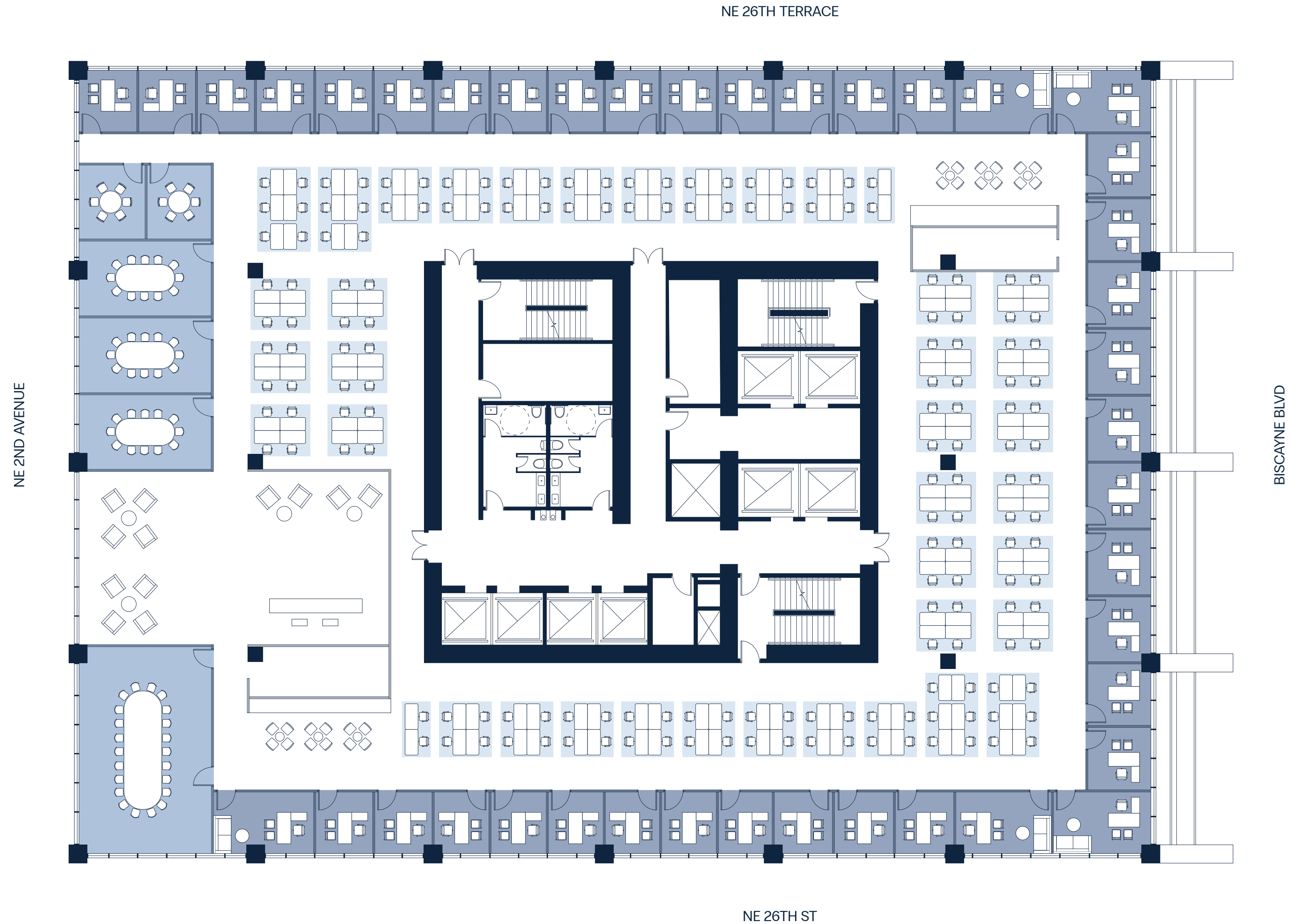
Professional Services /
 Legal Private Office Intensive

Offices	41
Conference Rooms	6
Workstations	164

Keyplate



09-11TH FLOOR

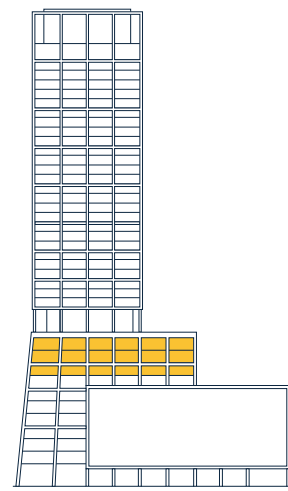


Floors 09-11
 Full Floor Test Fit
 Single Tenant
 ~31,500 RSF

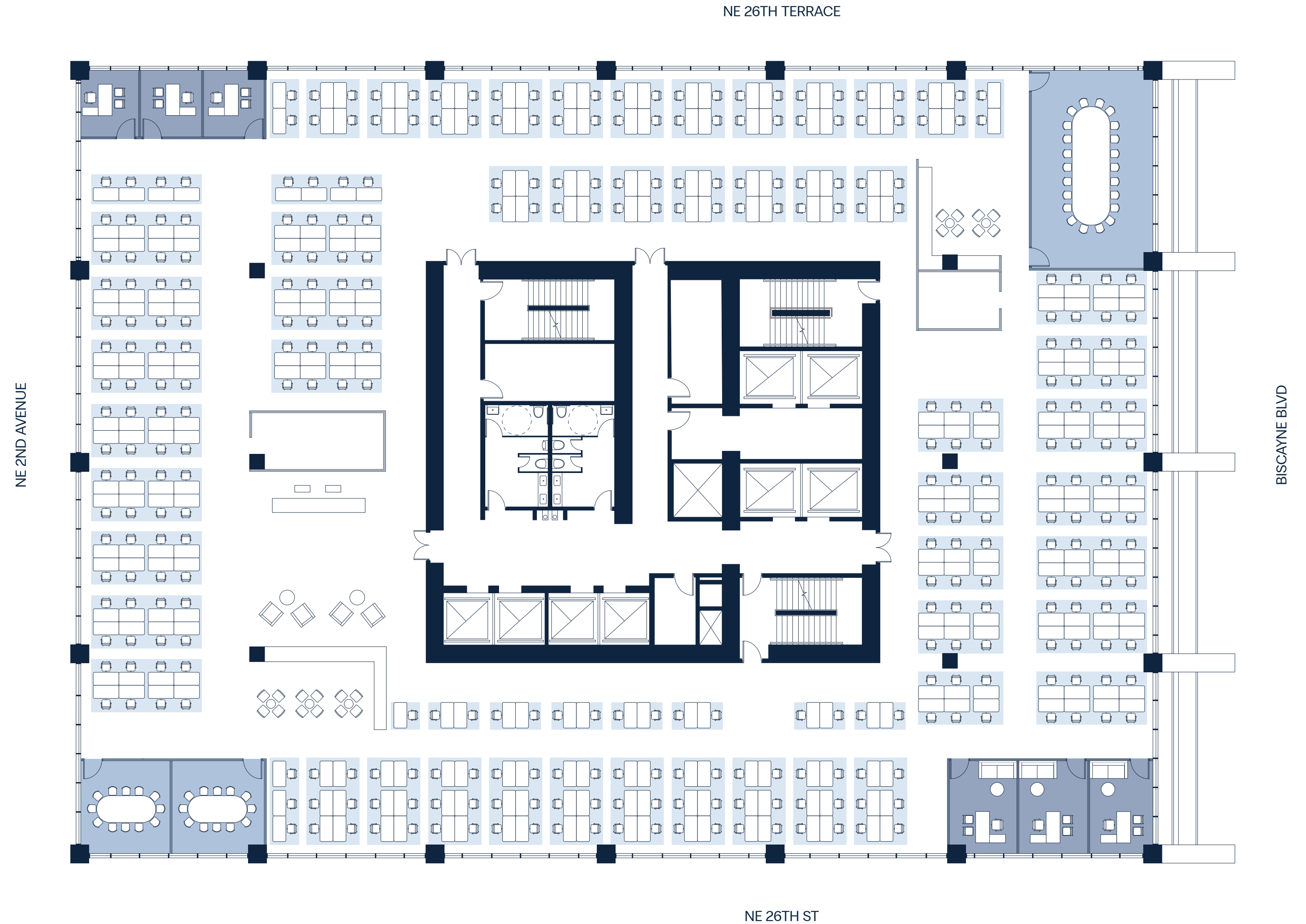
Tech/Creative
 Open Plan Layout

Offices	6
Conference Rooms	3
Workstations	336

Keyplate



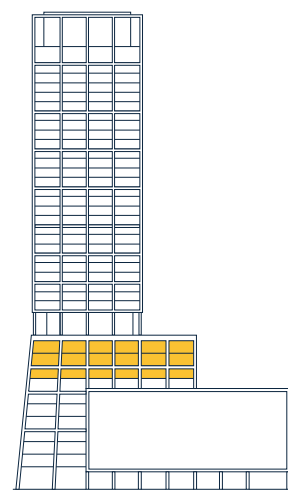
09-11TH FLOOR



Floors 09-11
 Full Floor Test Fit
 Three Tenants
 ~31,500 RSF

Tenant 1	15,750 SF
Tenant 2	7,875 SF
Tenant 3	7,875 SF

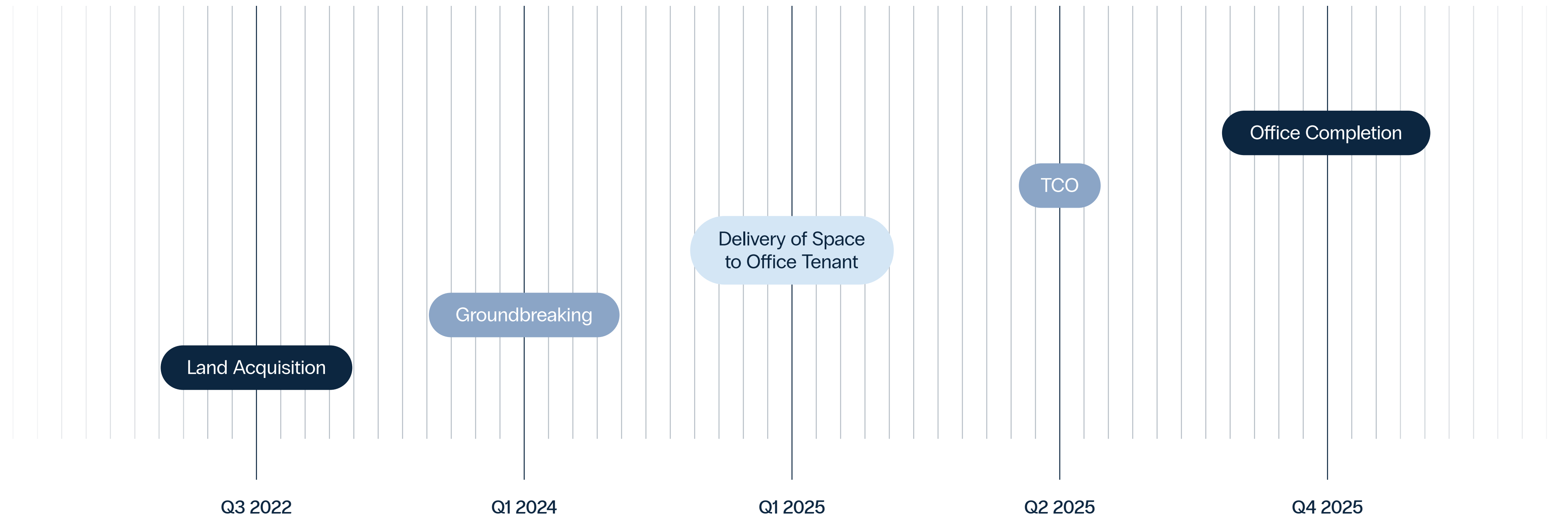
Keyplate



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 Q1 2025

399 multi-family units

182,607 SQ FT Class-AAA office space

9,504 SQ FT retail space

Outdoor Amenity Space
21,569 SQ FT

Indoor Amenity Space
24,116 SQ FT

Parking garage (612 spaces)

Vehicular access to I-95, Miami Beach, and Brickell

Equinox

35,000 SF flagship fitness center

4th-floor state of the art facility

Ground floor café and smoothie bar

Amenities: steam room & self-service spa, pilates studio, cycling studio, yoga & barre studio, group fitness classes, tier X personal training

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

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

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
Equinox



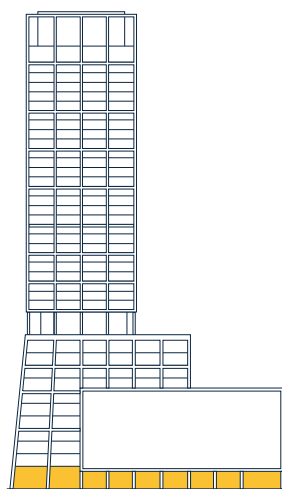
Retail Space Available

9,504 GSF

Divisible Spaces

15' Glass Storefronts

Keyplate



GROUND FLOOR



Equinox Edgewater

35,000 SF Flagship Fitness Center

4th-Floor State of the Art Facility

Discounted Memberships for 2600 Biscayne
Office Tenants

Ground Floor Café and Smoothie Bar

Unparalleled Spaces

Experience dedicated studios and expansive floors with a plethora of strength equipment and cardio machines.

Equinox Edgewater members can enjoy access to state-of-the-art amenities like steam rooms and a self-service spa.

The gym is equipped with five different fitness studios – including a Pilates Studio, Cycling Studio, Yoga & Barre Studio, Group Fitness Studio, and Tier X Personal Training.



03 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.

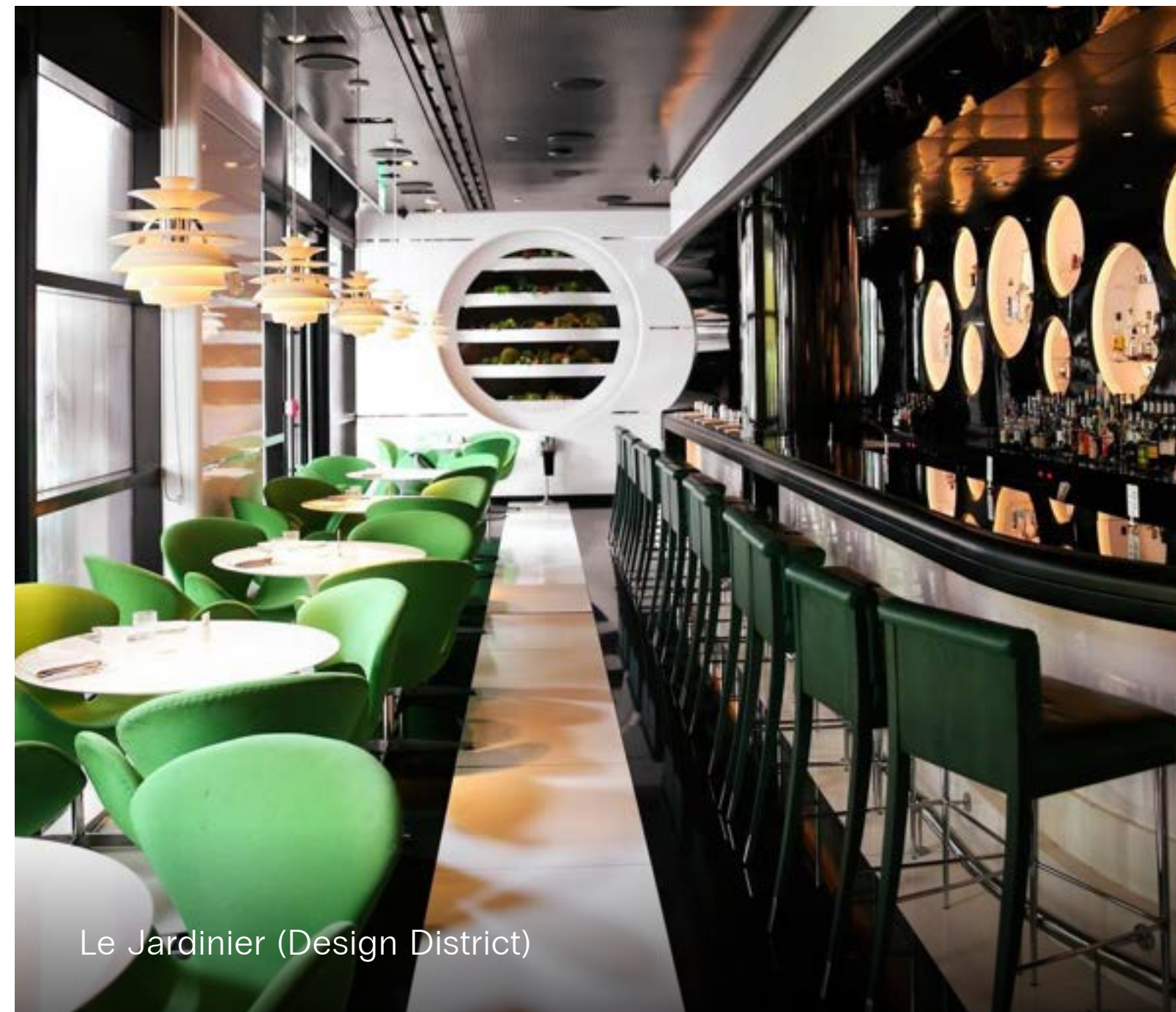
Centrally located within Miami, Edgewater is in close proximity to the city's dynamic and diverse neighborhoods, including Wynwood, Midtown, and the Design District.



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

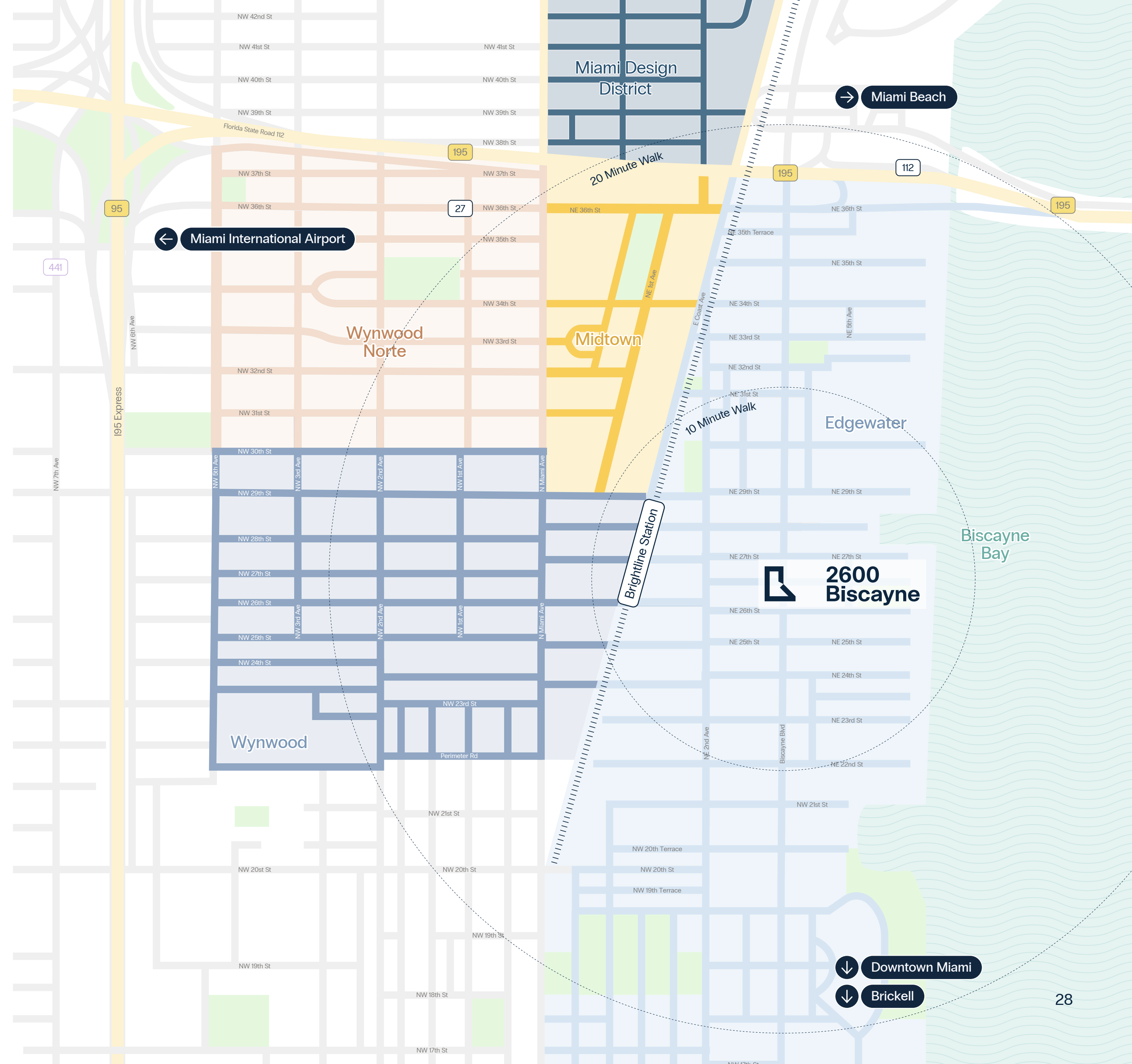
Car 10 min | Bike 18 min | Walk 35 min

Brickell

Car 15 min | Bike 20 min

Miami Beach

Car 15 min | Bike 25 min



03 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 - The Miami Pool 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

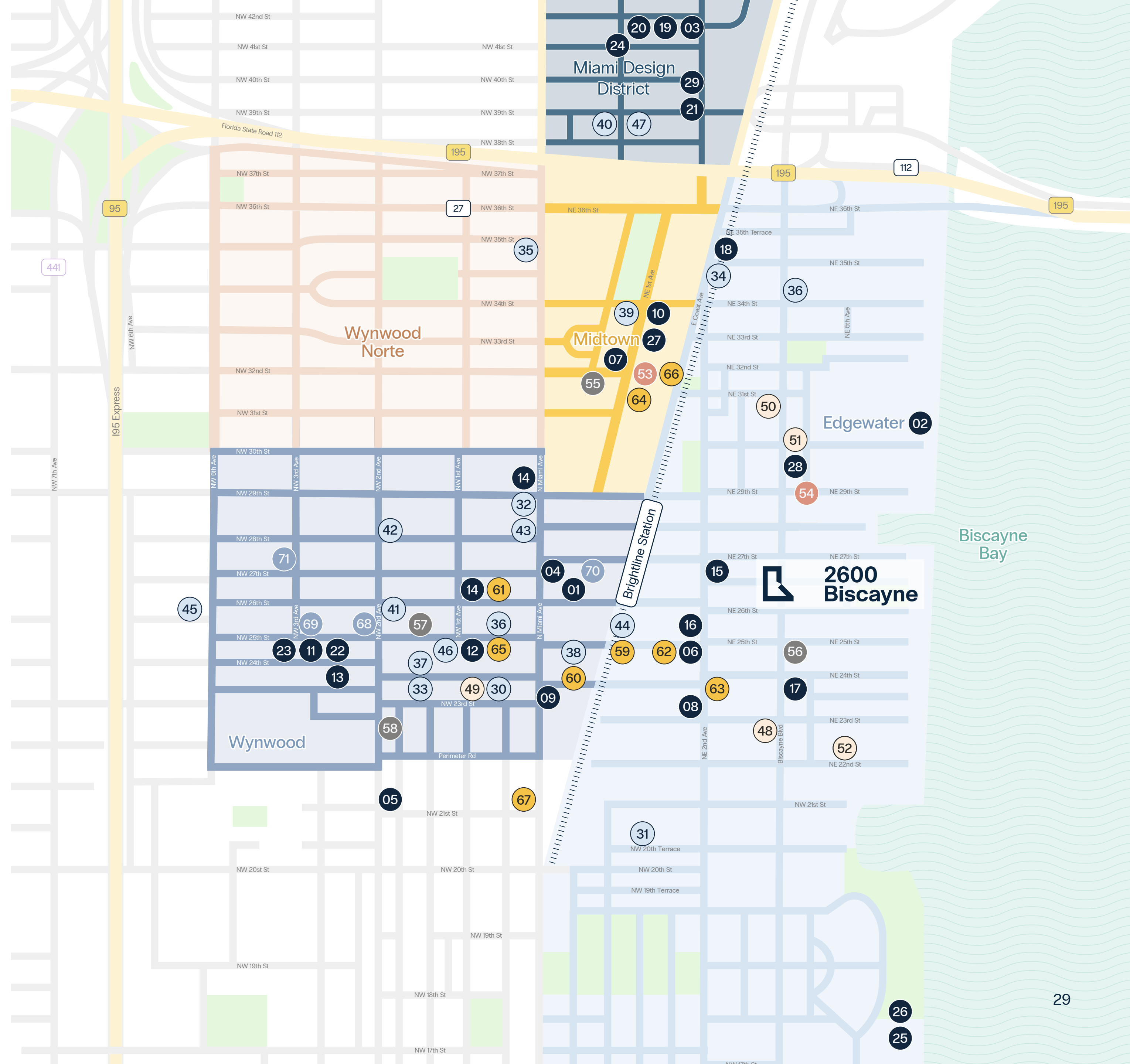
55. The Shops
56. Shop Vicky Victoria
57. Wynwood Shop
58. Frangipani

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



04 The Residences



Residential Amenity

04 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



04 The Residences

Multifamily + Condo Edgewater Developments

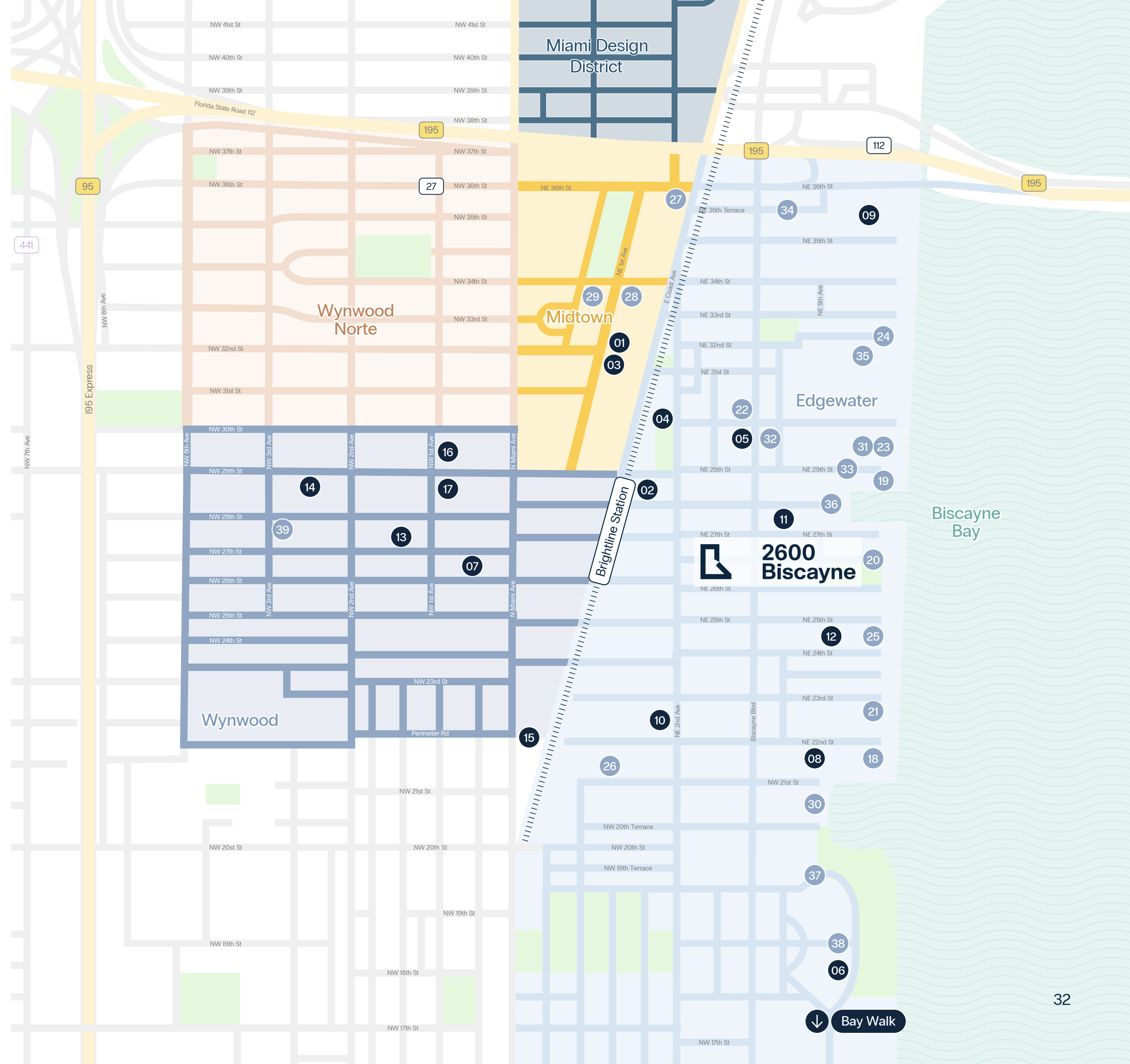
2600 Biscayne is surrounded by new housing options ranging from affordable to ultra luxury, providing a wealth of options for office tenants and their talent to call home.

— 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



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.





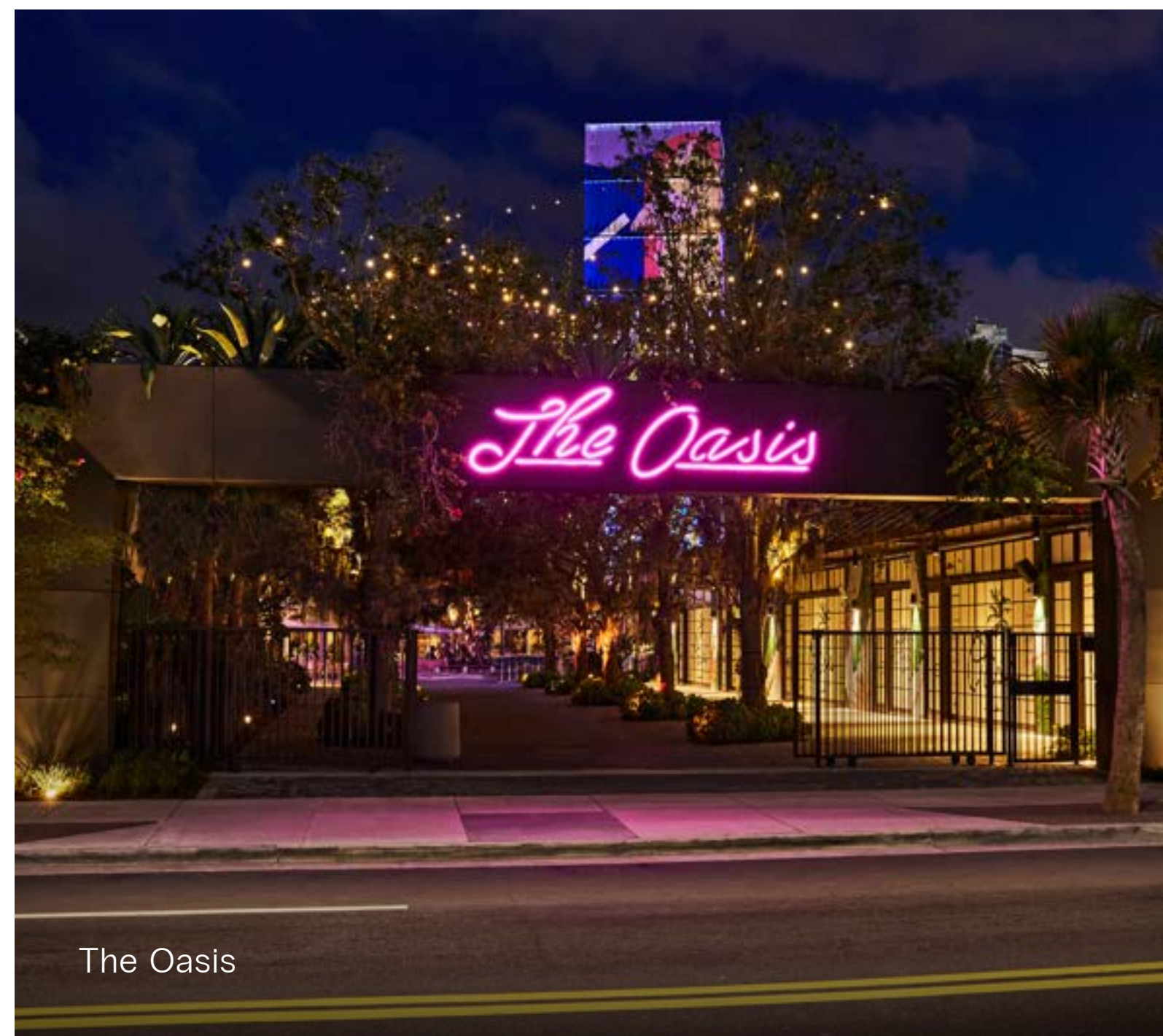
06 The Development Team



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.



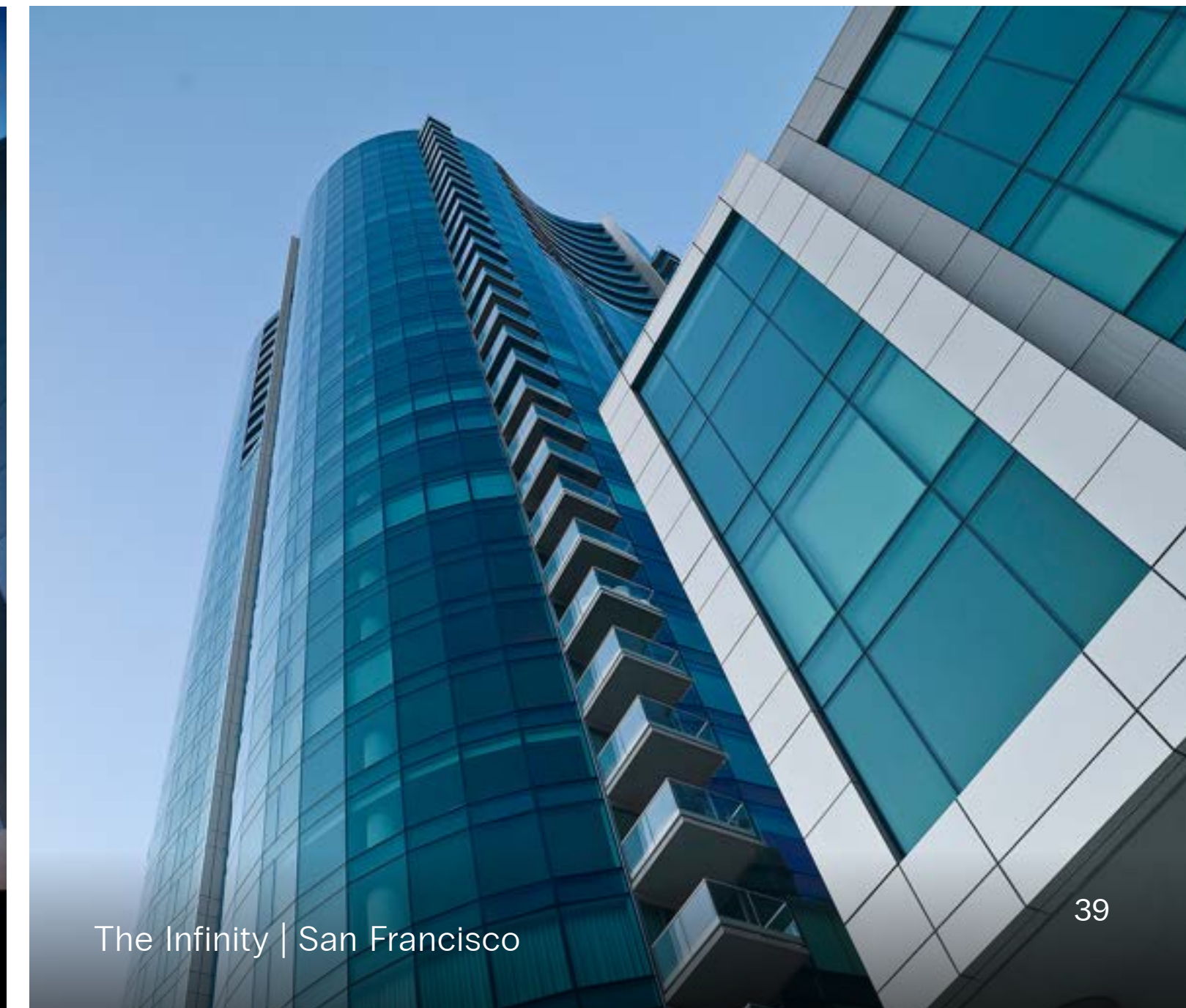
Mouter Park | Hong Kong



Regalia | Sunny Isles



Bronx Museum of Art | New York



The Infinity | San Francisco

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