

3601
DESIGN

3601 N Miami Ave
Miami, FL 33127

DELIVERING Q1 2030

CLAIM YOUR PLACE AT THE TOP.

An exclusive penthouse opportunity in the Miami Design District, defined by private access, expansive views, and uncompromising privacy.



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INTRODUCTION

A RARE OPPORTUNITY AT THE HIGHEST LEVEL.

Positioned at the highest elevation of this architecturally significant tower, Floors 19 and 20 present an exclusive penthouse offering a rare level of privacy, control, and presence in today's market. Designed for organizations and individuals operating at the highest level, this is a workplace defined not by scale, but by true exclusivity.



The top floors of 3601 DESIGN introduce an exclusive penthouse opportunity to establish a private headquarters above the Miami Design District.

THE OFFERING : EXCLUSIVE PENTHOUSE

TWO FLOORS.
ONE STATEMENT.

EXCLUSIVE PENTHOUSE

Upper-level 20th-floor ($\pm 8,258$ SF) positioned at the highest elevation of the tower

Full 19th-floor ($\pm 21,059$ SF) with signage opportunity at the top of the building

Full-floor presence with the ability to establish a private, top-of-building headquarters

Upper-level suite positioned at the highest point of the tower, offering a rare vantage over Miami

Seamless indoor outdoor experience between the two floors

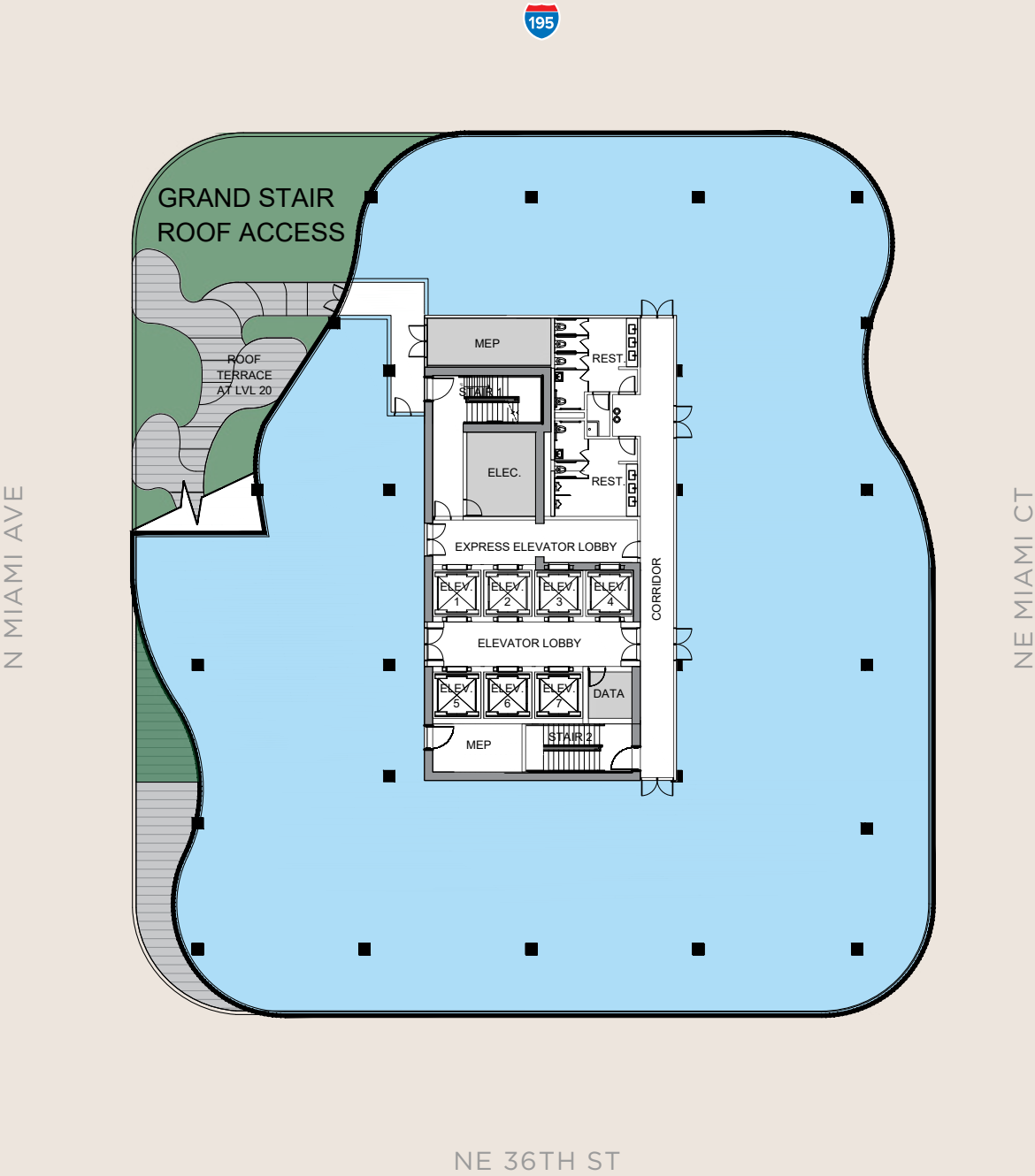
Expansive, unobstructed views in every direction, delivering both perspective and presence



A combined $\pm 29,317$ SF opportunity offering a rare, fully integrated headquarters experience at the top of the building.

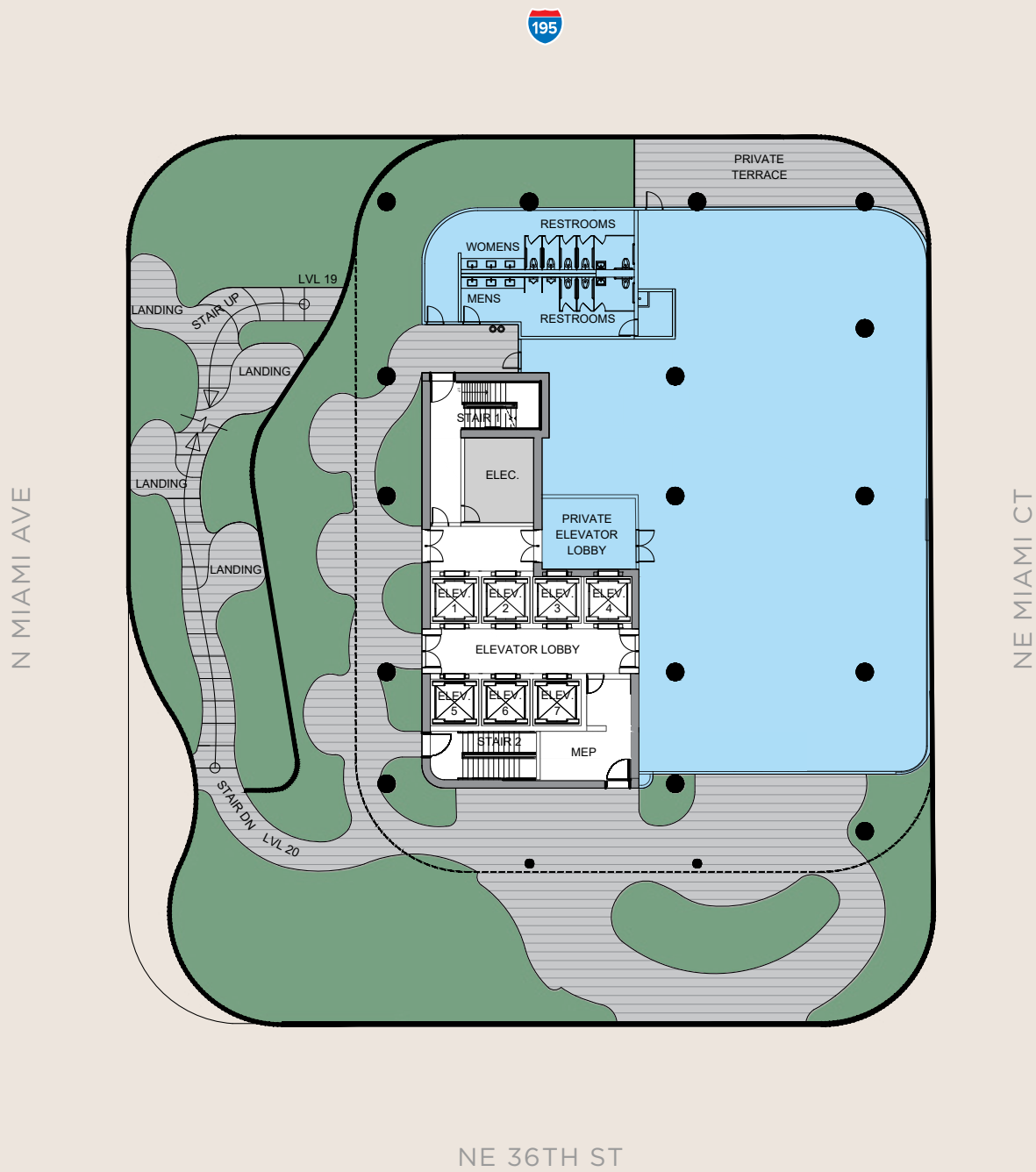
FLOOR 19

±21,059 SF



FLOOR 20

±8,258 SF SF



BUILDING SIGNAGE OPPORTUNITY

UNMATCHED
VISIBILITY



147,000 ADT

EXIT

2A

19,000 ADT

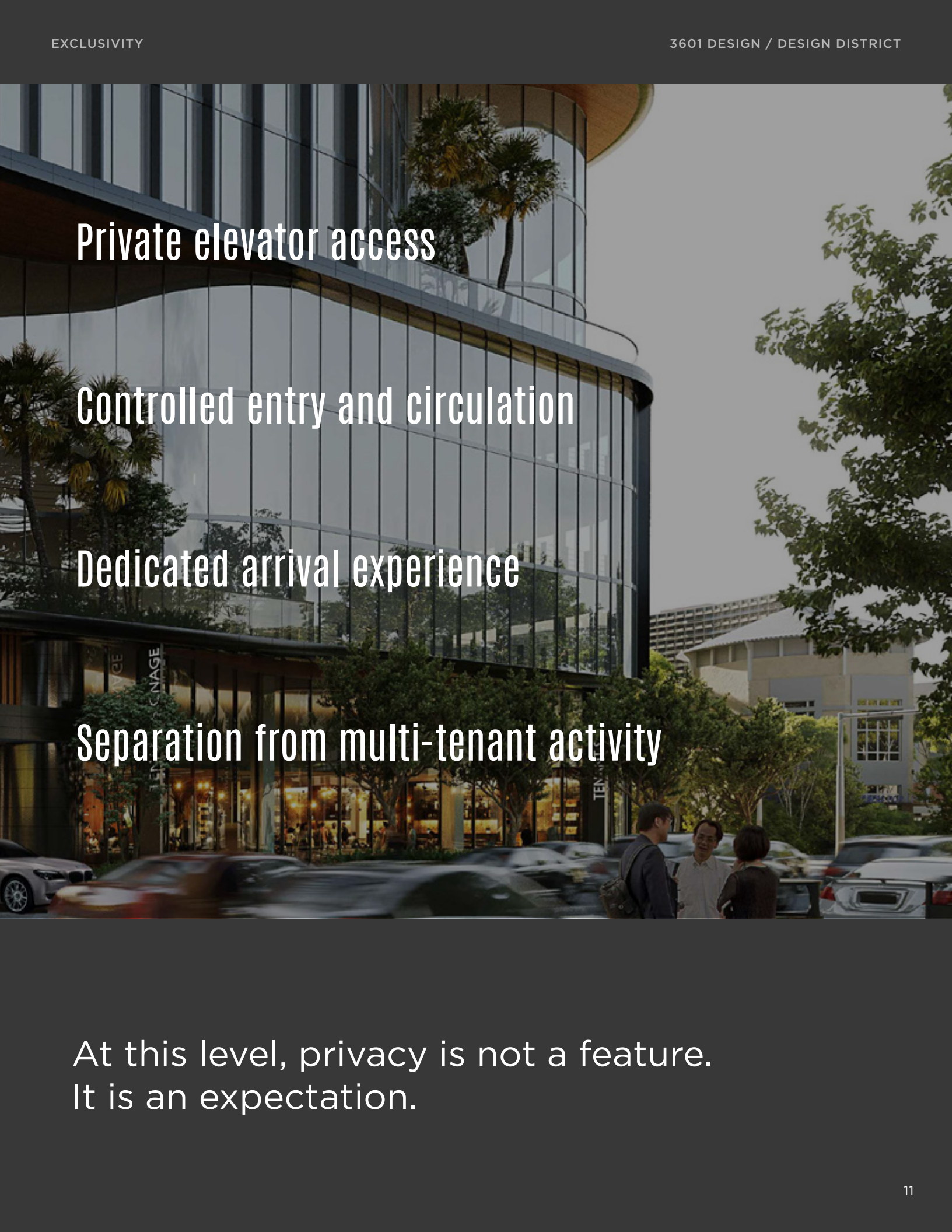
A rare opportunity to secure premier building signage at one of Miami's most visible and design-forward office towers.

EXCLUSIVITY

3601 DESIGN / DESIGN DISTRICT

EXCLUSIVITY

UNMATCHED PRIVACY.
UNRIVALED PRESENCE.



Private elevator access

Controlled entry and circulation

Dedicated arrival experience

Separation from multi-tenant activity

At this level, privacy is not a feature.
It is an expectation.

THE VIEWS

PERSPECTIVE
CHANGES EVERYTHING.

VIEWS THAT LEAVE A LASTING IMPRESSION

View from the 20th Floor

[20TH FLOOR VIEWS](#) 

[19TH FLOOR VIEWS](#) 

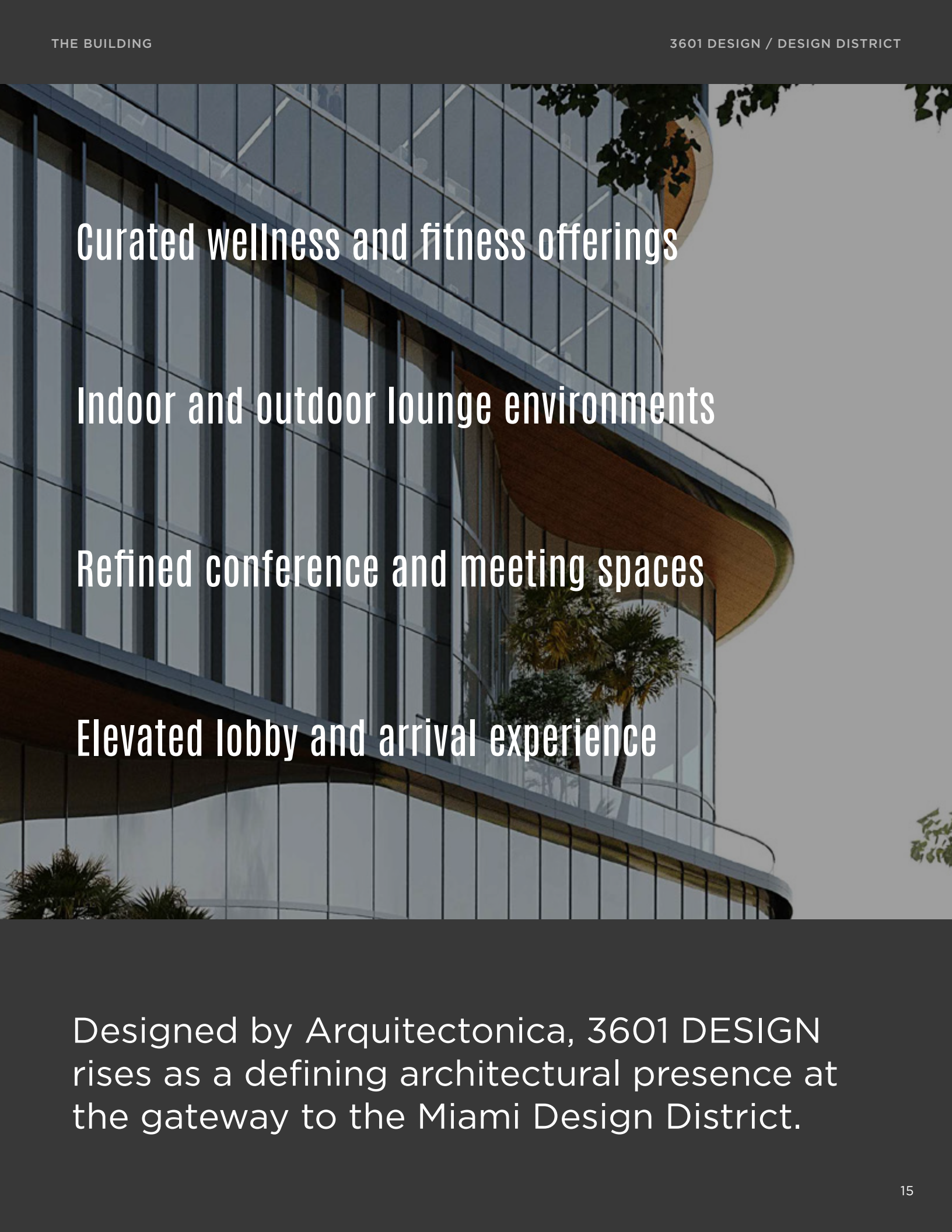
Elevated above Miami's most influential neighborhoods, 3601 DESIGN offers sweeping panoramic views that blur the line between workplace and destination. Whether overlooking Biscayne Bay, the Downtown skyline, or the Design District below, every vantage point is designed to inspire a higher level of business.



From the highest floors of 3601 DESIGN,
Miami unfolds in every direction.

THE BUILDING

ARCHITECTURE. EXPERIENCE. ELEVATED.



Curated wellness and fitness offerings

Indoor and outdoor lounge environments

Refined conference and meeting spaces

Elevated lobby and arrival experience

Designed by Arquitectonica, 3601 DESIGN rises as a defining architectural presence at the gateway to the Miami Design District.





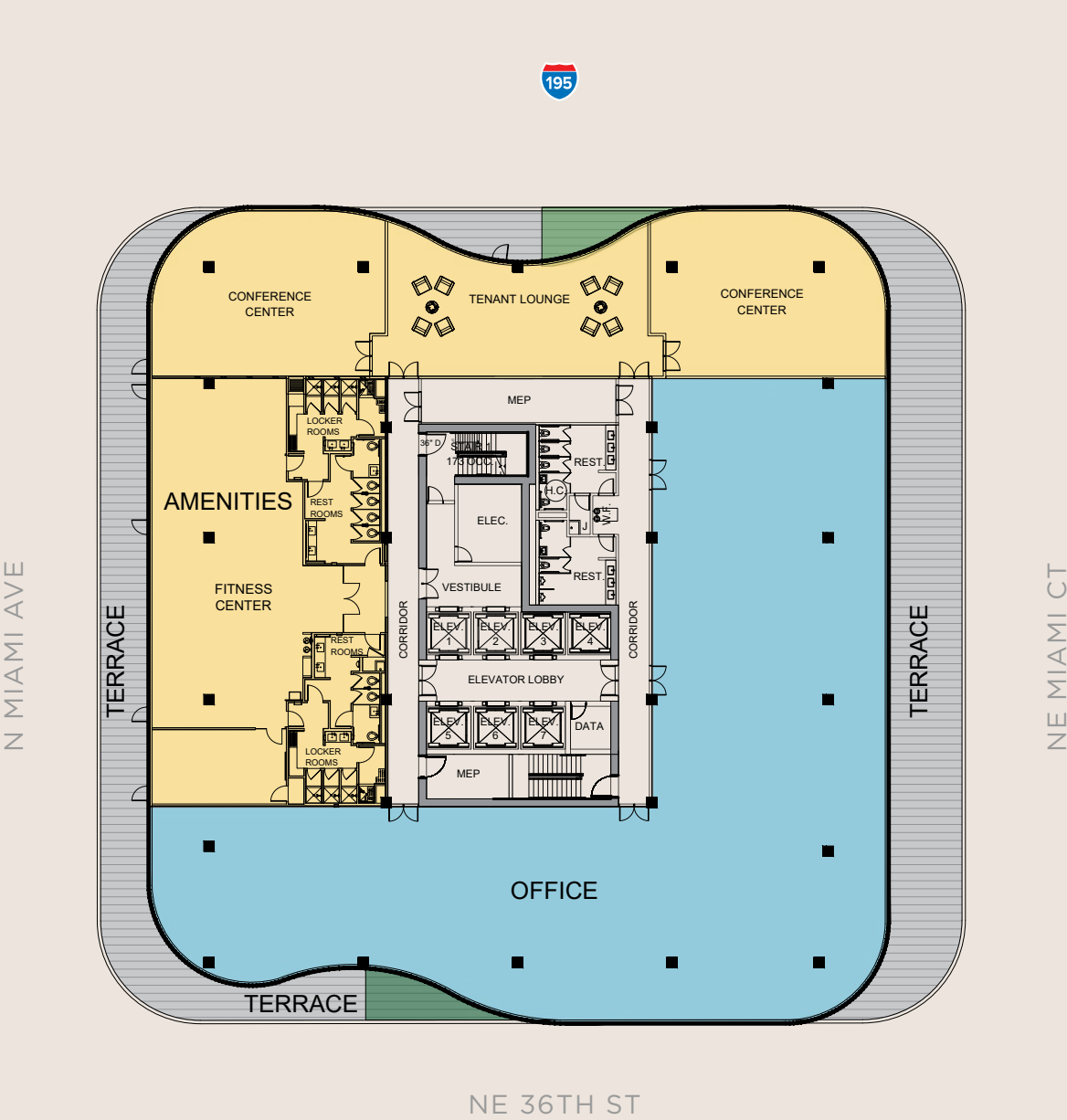




FLOOR 08

AMENITY LEVEL

AMENITIES	8,100 SF
OFFICE	11,762 SF



Total Building Size: $\pm 282,737$ RSF

Floors: 20 stories

Floorplates: Up to $\pm 21,000$ SF

Ceiling Heights: 14' slab-to-slab

Parking: 3/1,000 ratio + valet

Architect: Arquitectonica

Delivery: Q1 2030

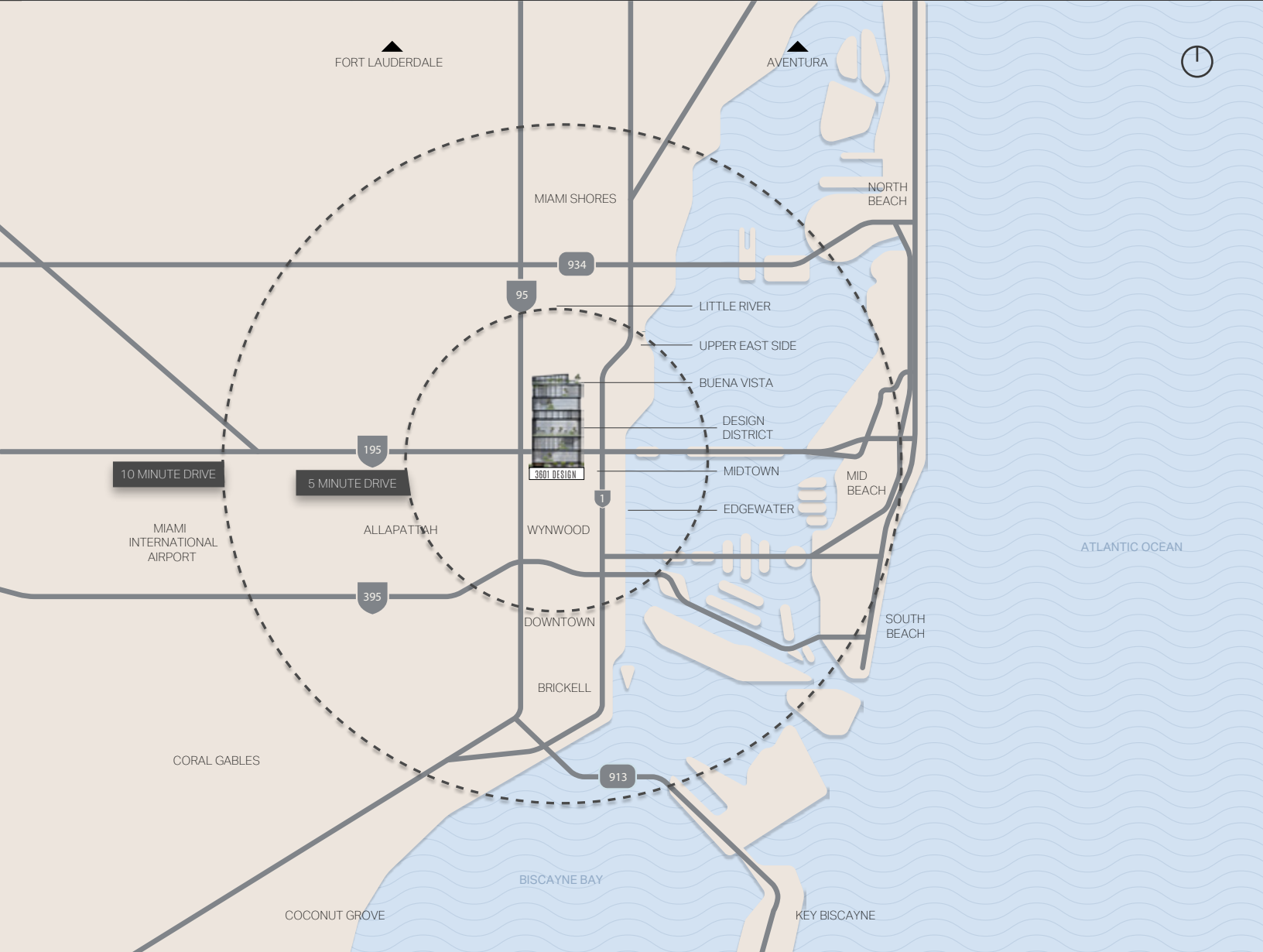
LOCATION

AT THE CENTER OF
MIAMI'S MOST
CURATED DISTRICT.

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

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



LEASING

FOR THOSE WHO
OPERATE AT THE
HIGHEST LEVEL, THERE
IS ONLY ONE ADDRESS.

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3601 N Miami Ave
Miami, FL 33127

**For office leasing information,
please contact:**

Tere Blanca

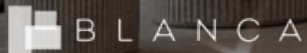
305.577.8851
tere.blanca@blancacre.com

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

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