



2600
Biscayne

Shaping the Future
of Edgewater

EQUINOX

2600 Biscayne Blvd
Miami, Florida 33137



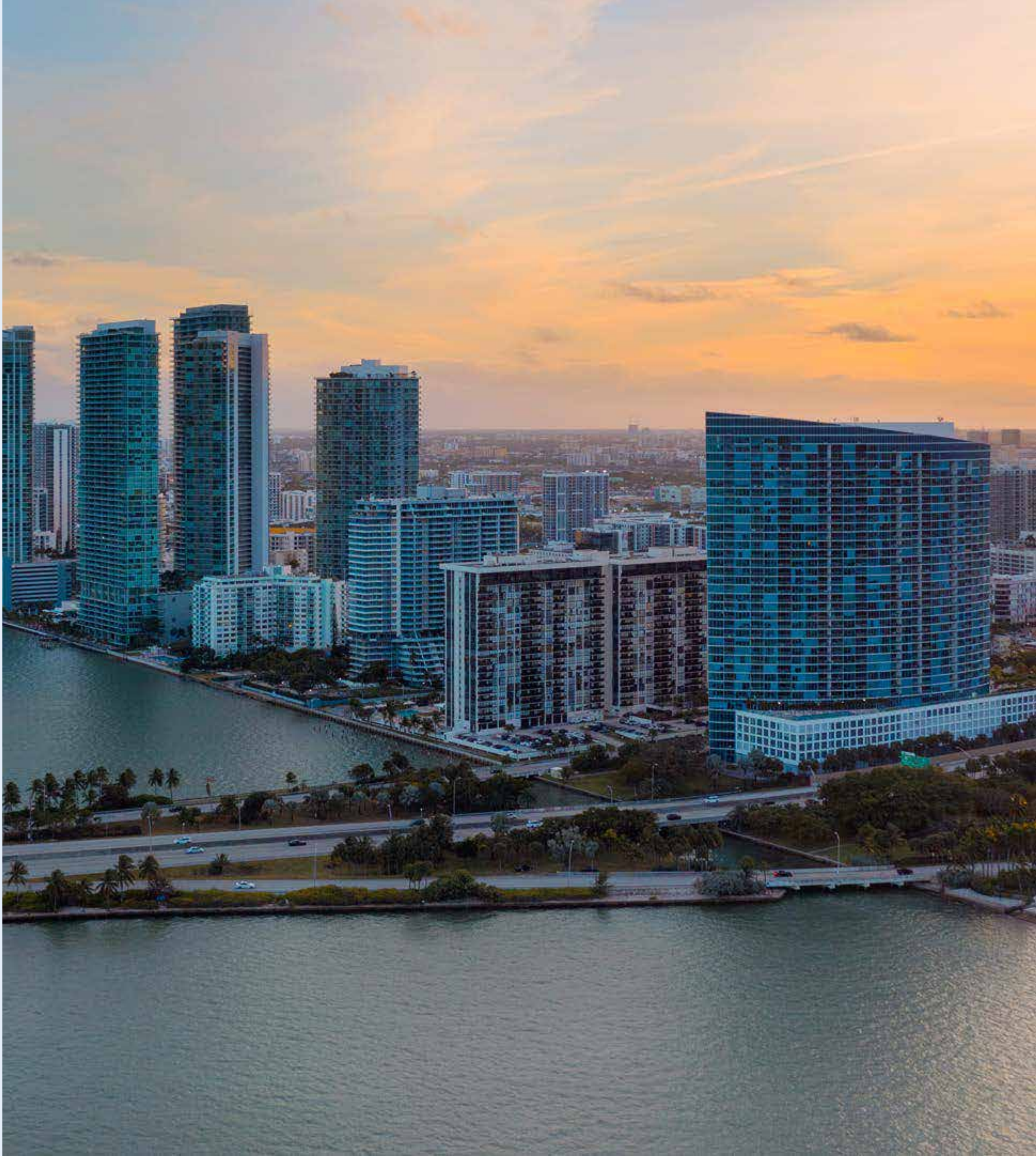
Oak Row
Equities



RELATED
FUND
MANAGEMENT

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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.

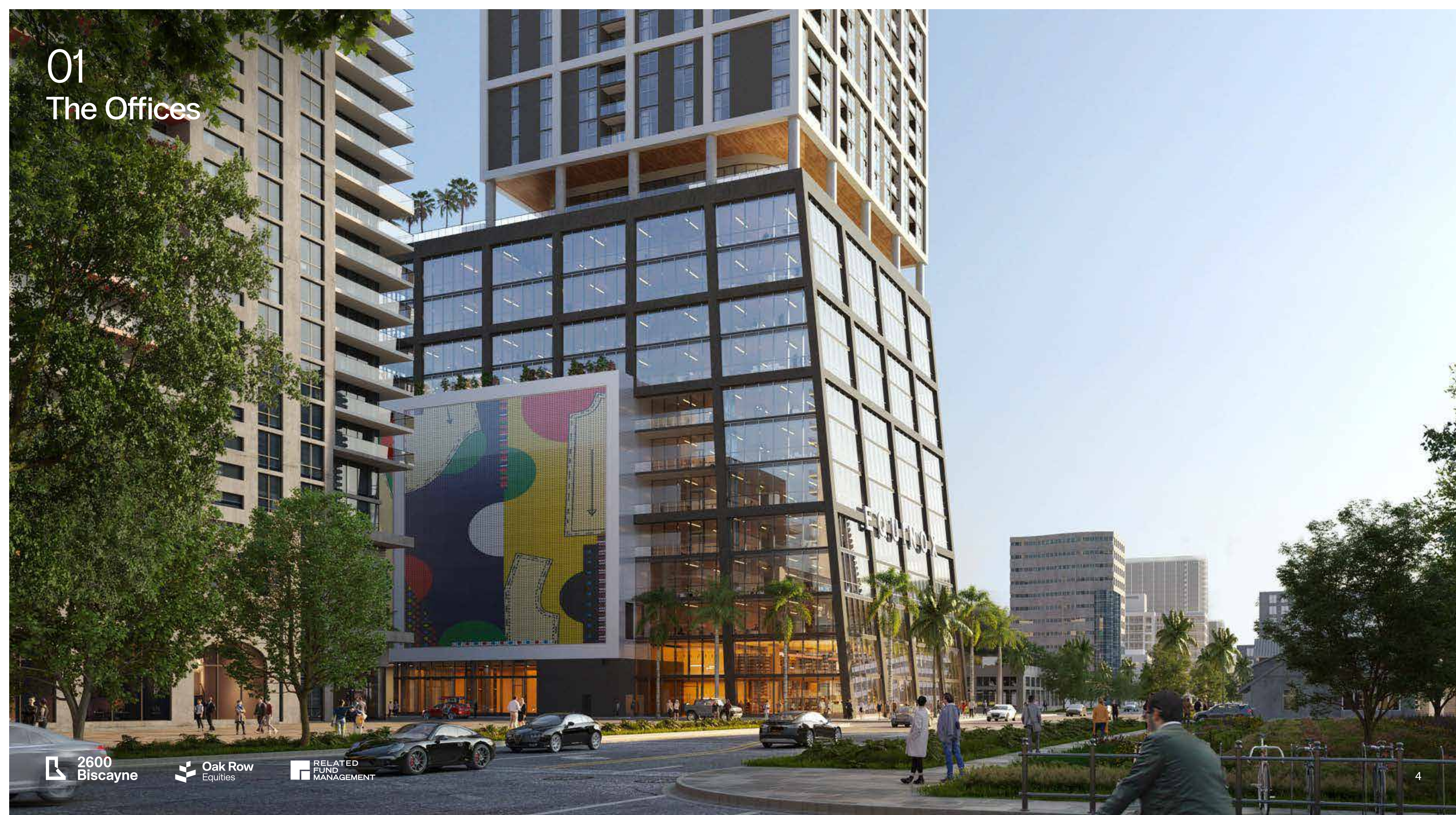
Built to the highest standards for Miami's top-performing businesses, 2600 Biscayne is a Class-AAA building featuring everything needed to attract and retain today's top talent.

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.



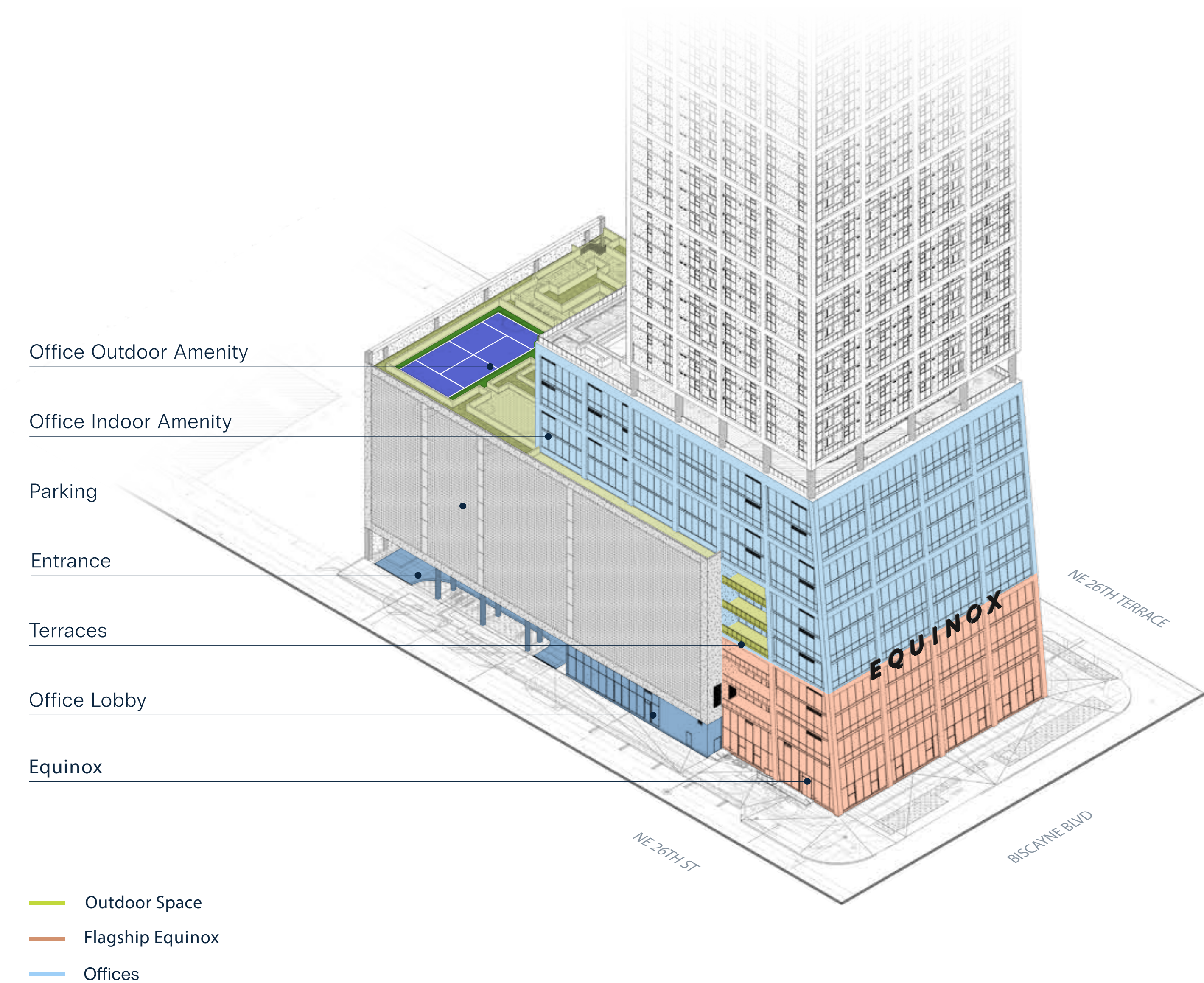
01 The Offices



Best-in-Class Office Building

184,000 RSF	Office Building Size
8	Office Stories
13K - 31K SF	Floor Plate Range
14'	Ceiling Height
618	Structured Parking Spaces
35K SF	Flagship Equinox
	Dedicated Office Lobby
	Dedicated Office Porte-Cochère

 Exclusive, Best-in-Class Amenities
Tenant Lounge, Conference Facility,
Golf Simulator, Ourdoor Terrace, Padel
Court, etc.



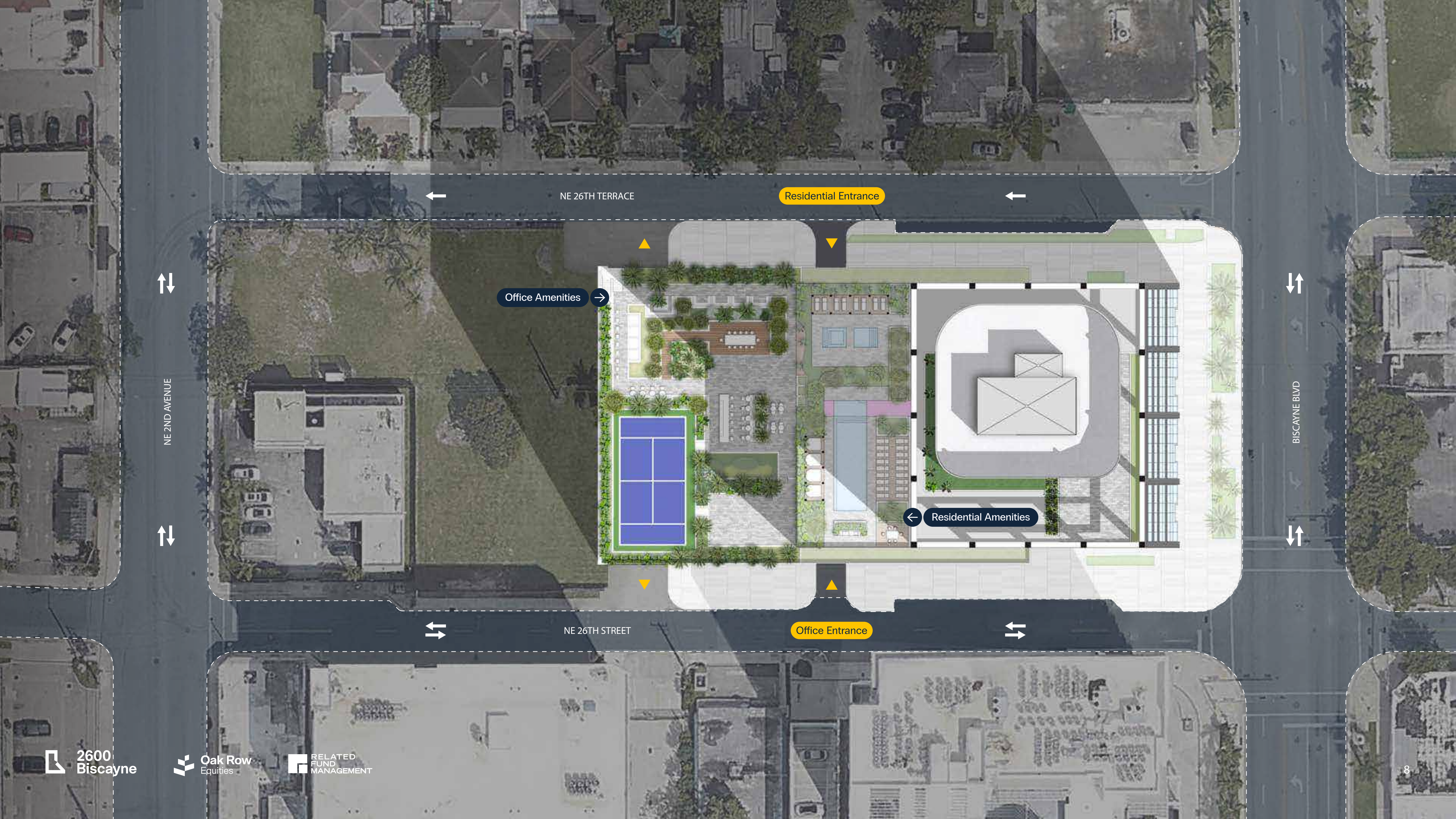
Cutting-Edge Everything

- 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



Office Porte-Cochère

Impressive Lobby Experience



NE 26TH TERRACE

Residential Entrance

Office Amenities



Residential Amenities



NE 26TH STREET

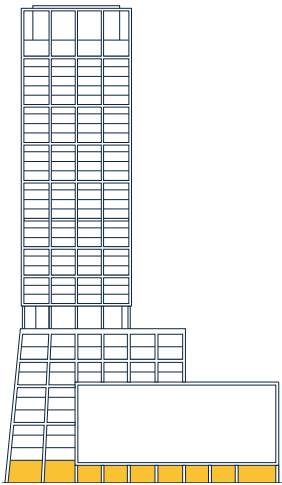
Office Entrance

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

09

Amenity Floor

Plus Leasable Office Space of 21,610 RSF

Meeting & Conference Rooms

Outdoor Fitness Area

Arcade Room with Golf Simulator

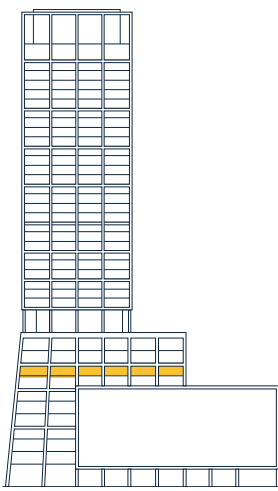
Landscaped Terrace with Outdoor Seating

Padel Court

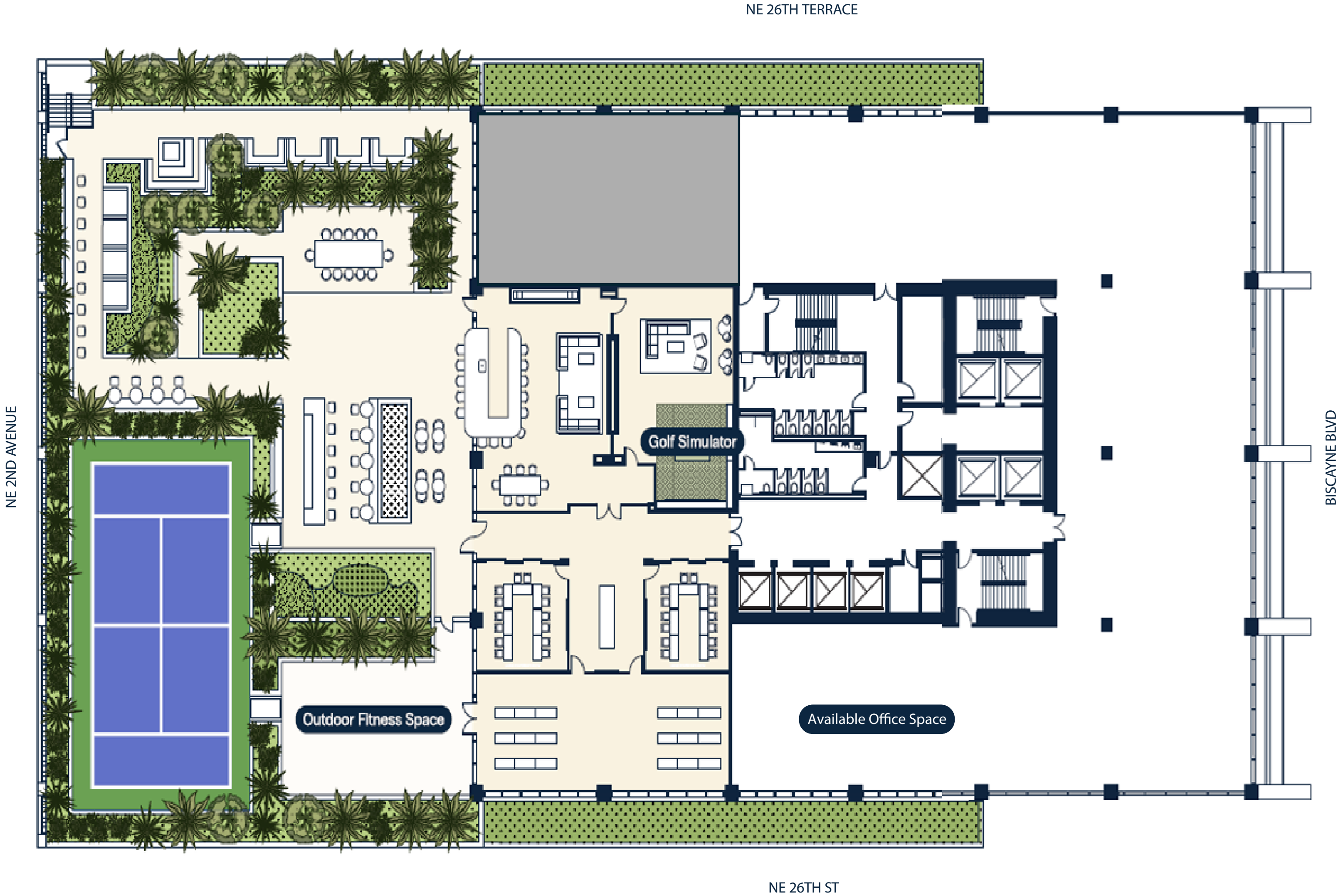
Outdoor Conference Seating

Business Lounge

Keyplate



09TH FLOOR



Outdoor Amenity Deck



Indoor Lounge

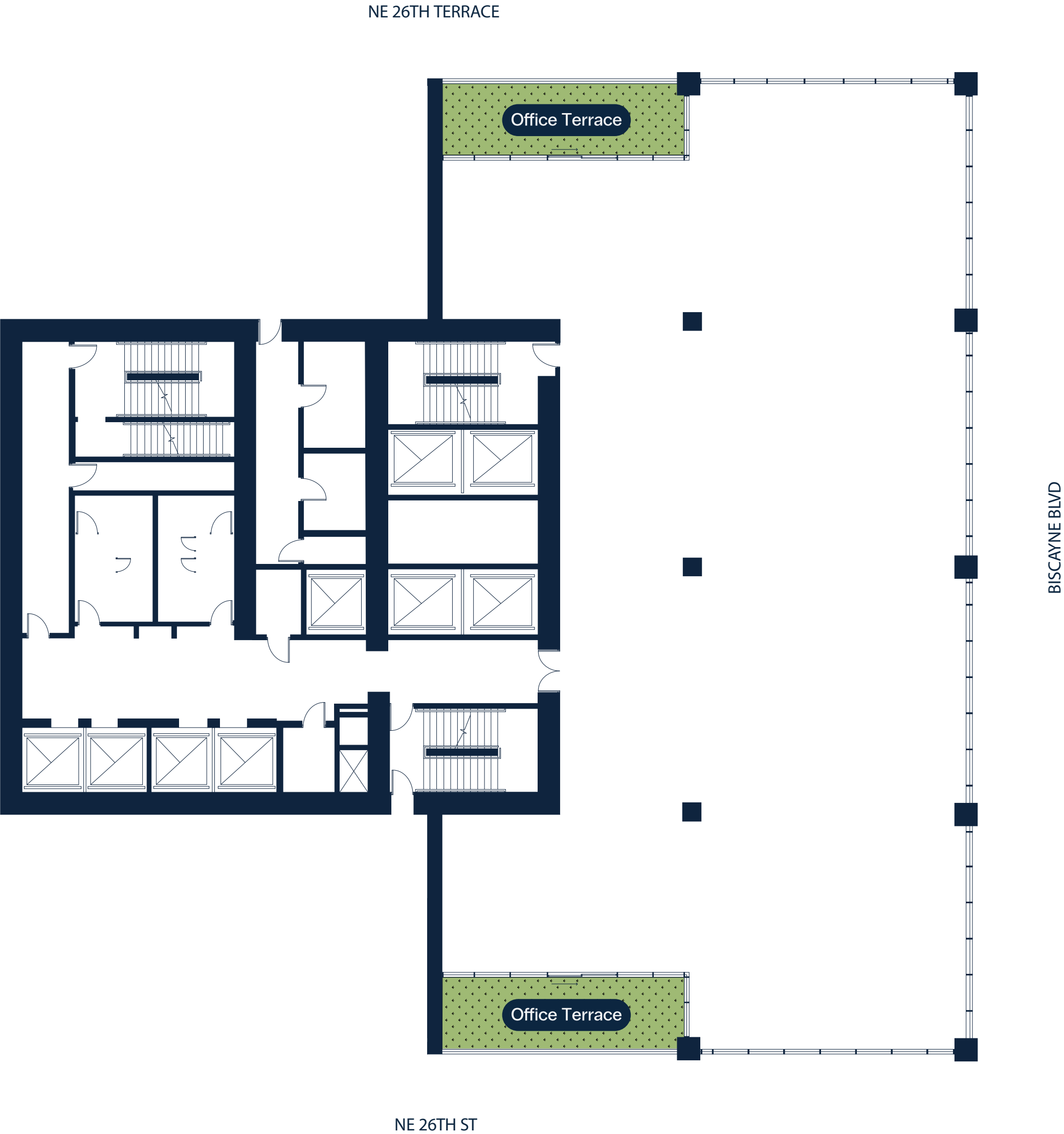
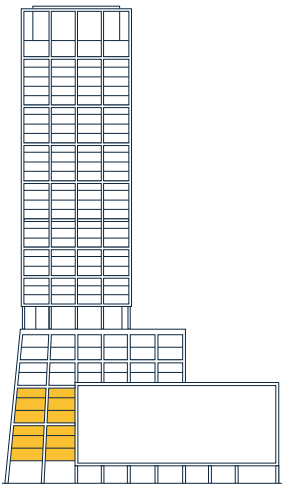


Floors
05 – 08

Typical Core & Shell
13,800 – 14,500 RSF

Keyplate

05 - 08TH FLOOR



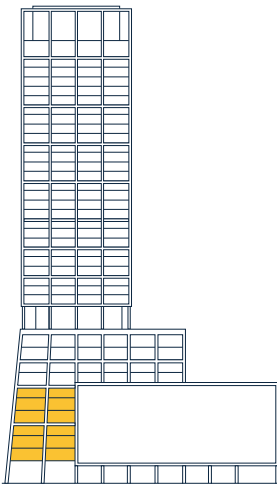
Floors
05 – 08

Typical Floor Test Fit
Single Tenant
13,800 – 14,500 RSF

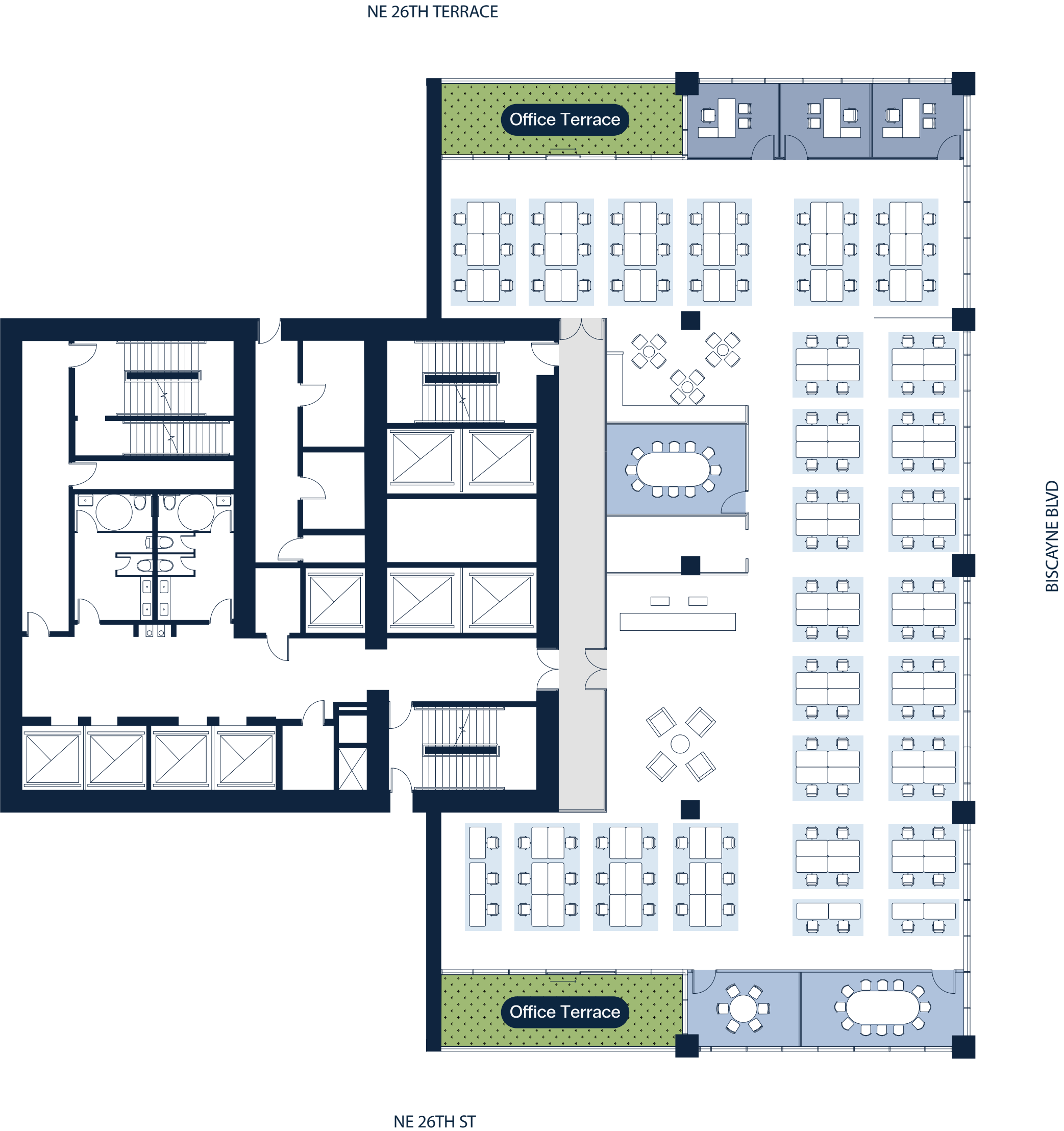
Tech/Creative
Open Plan Layout

Offices	3
Conference Rooms	3
Workstations	117

Keyplate



05 - 08TH FLOOR



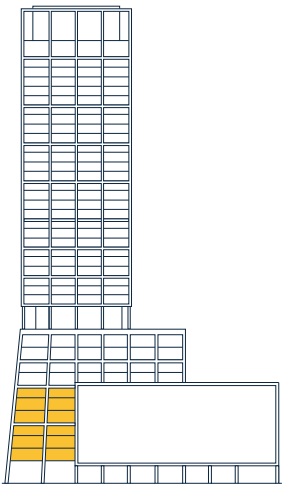
Floors
05 – 08

Typical Floor Test Fit
Single Tenant
13,800 – 14,500 RSF

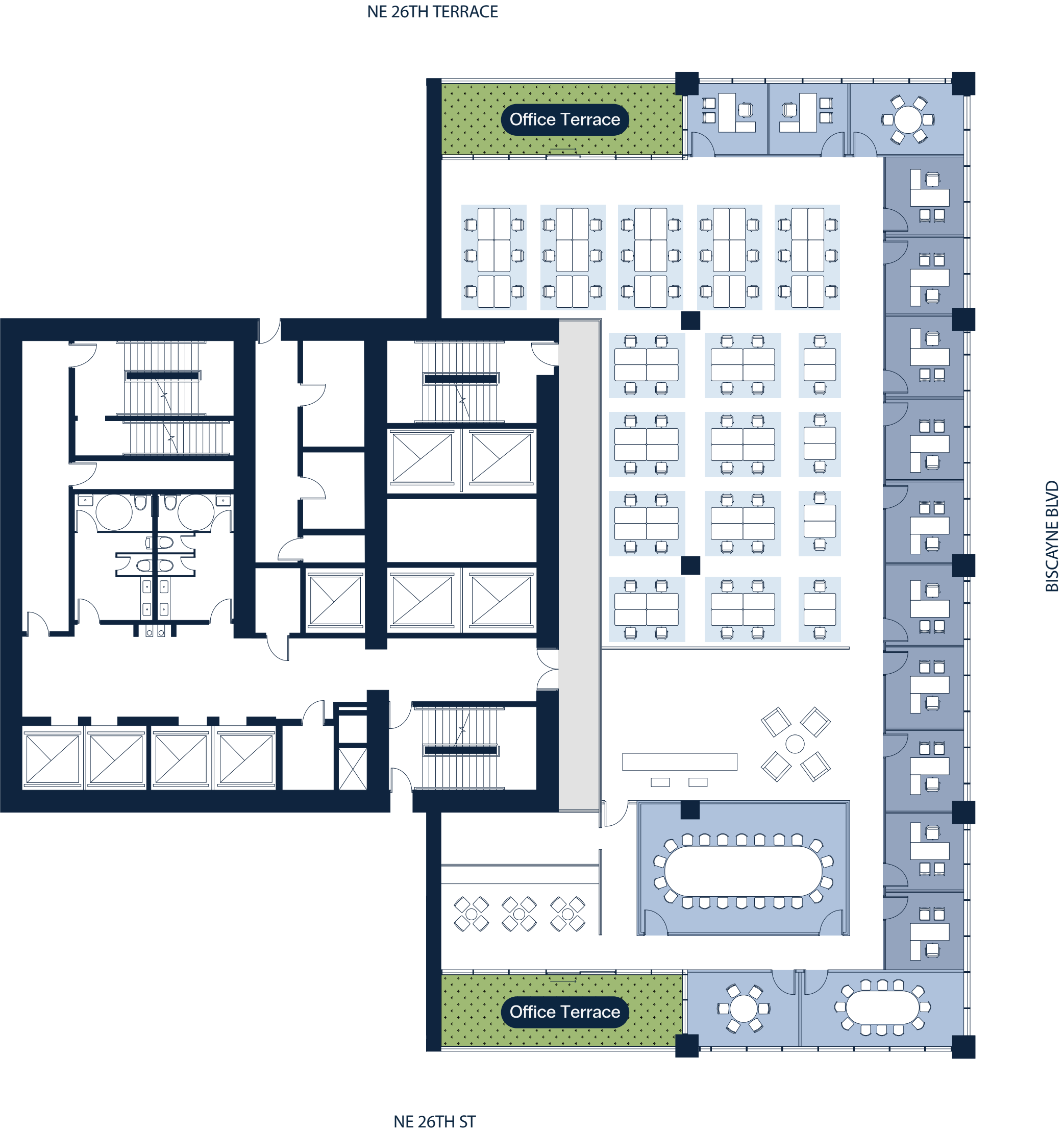
Professional Services/
Legal Private Office Intensive

Offices	12
Conference Rooms	4
Workstations	70

Keyplate



05 - 08TH FLOOR

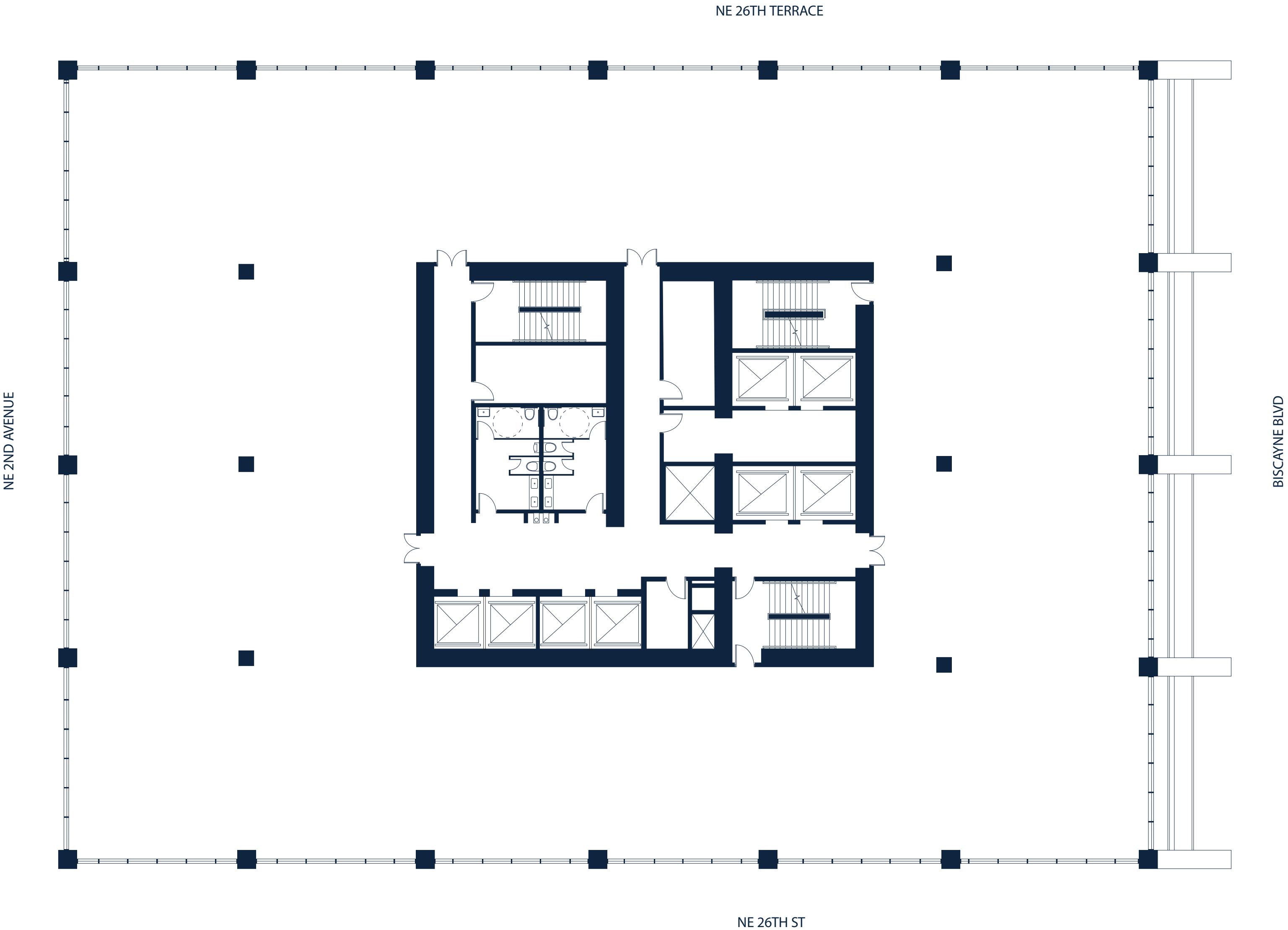
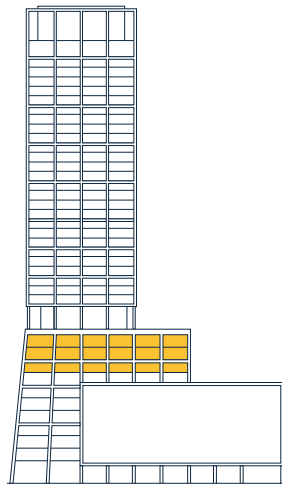


Floors
10 – 12

Typical Core & Shell
~31,500 RSF

Keyplate

10-12TH FLOOR



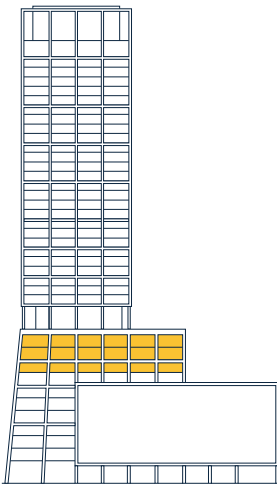
Floors
10 – 12

Full Floor Test Fit
Single Tenant
~31,500 RSF

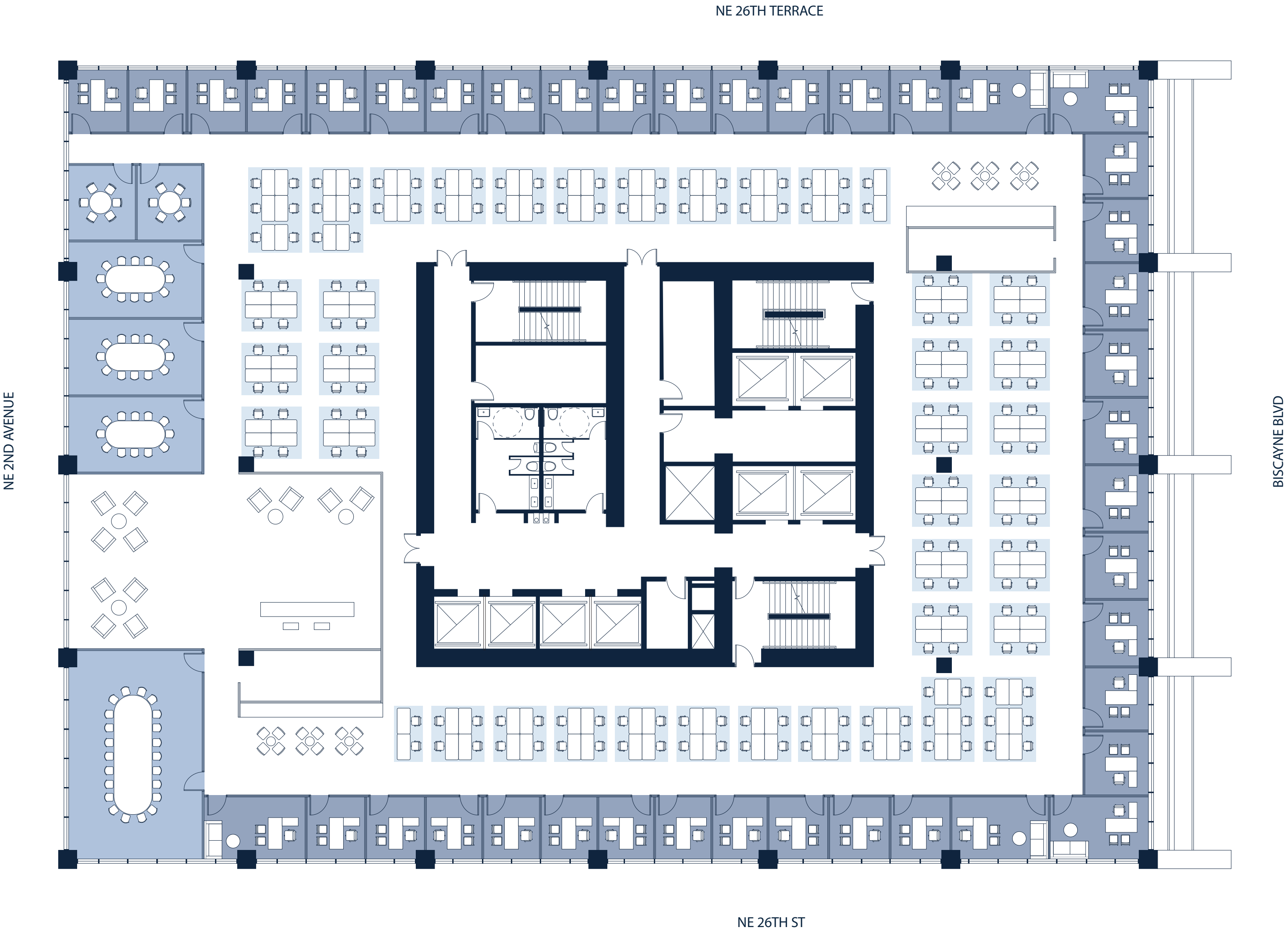
Professional Services /
Legal Private Office Intensive

Offices	41
Conference Rooms	6
Workstations	164

Keyplate



10-12TH FLOOR

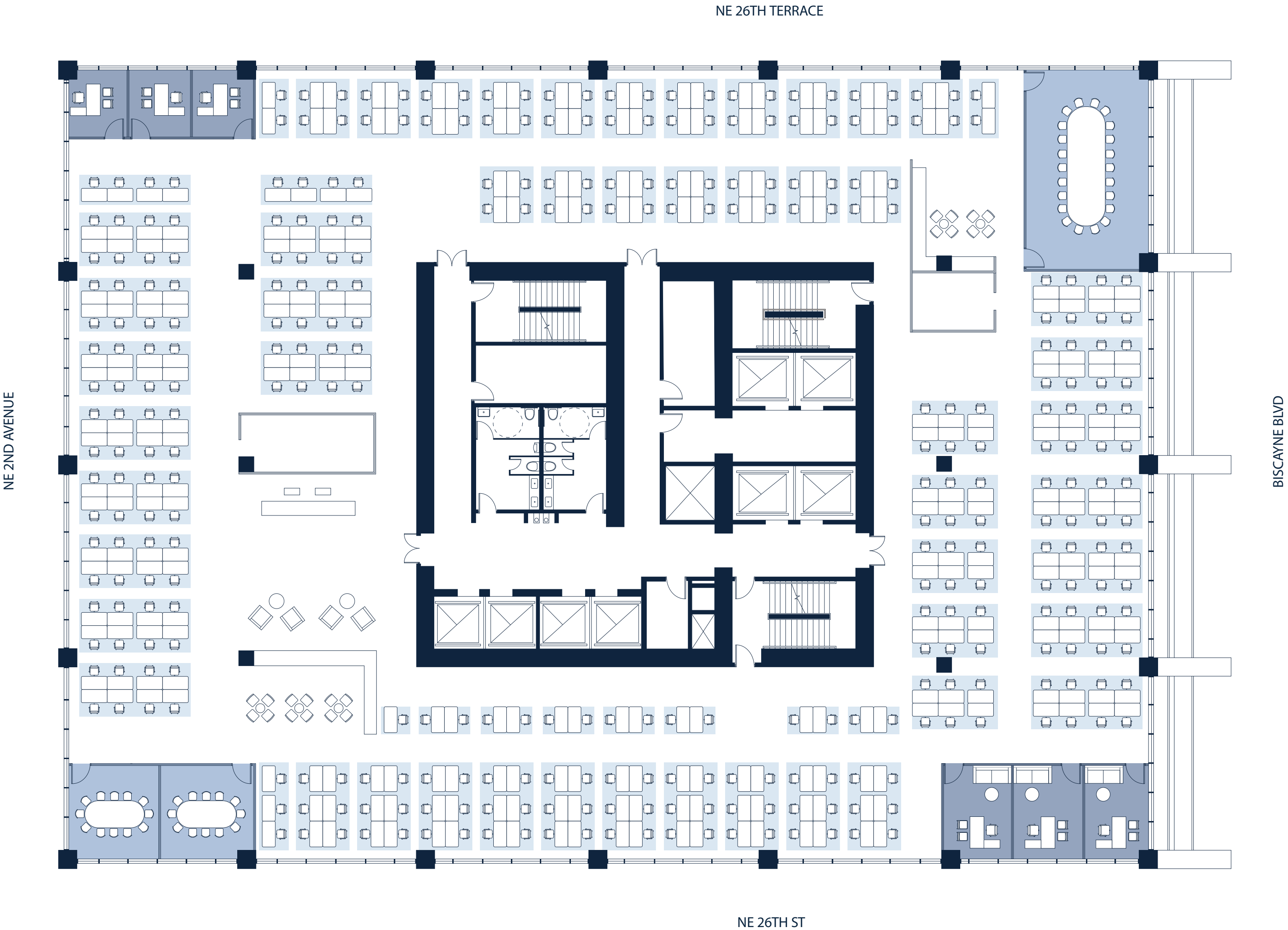
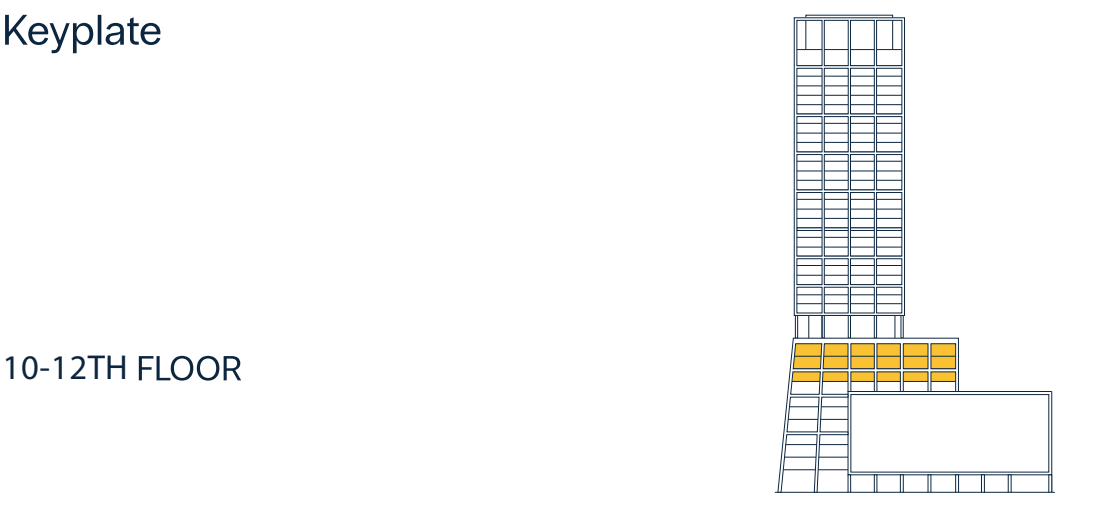


Floors
10 – 12

Full Floor Test Fit
Single Tenant
~31,500 RSF

Tech/Creative
Open Plan Layout

Offices	6
Conference Rooms	3
Workstations	336



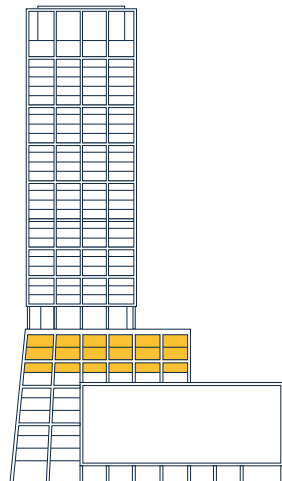
Floors
10 – 12

Full Floor Test Fit
Three Tenants
~31,500 RSF

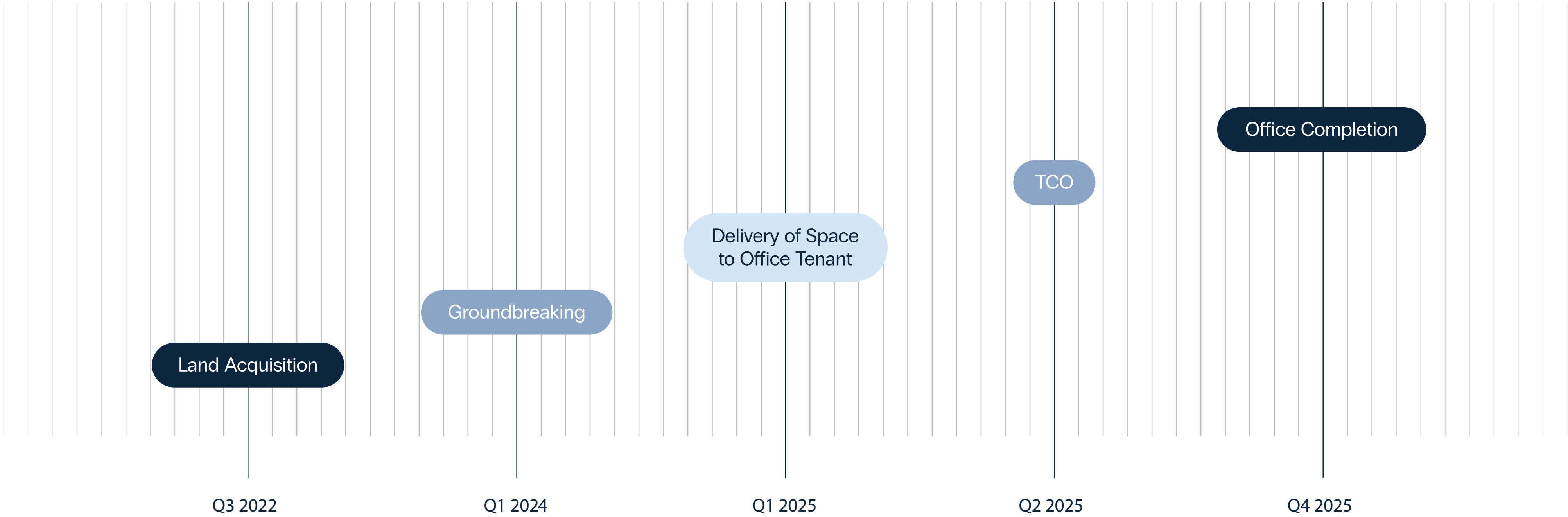
Tenant 1	15,750 SF
Tenant 2	7,875 SF
Tenant 3	7,875 SF

Keyplate

10-12TH FLOOR



Milestone Timeline



Building Fact Sheet

2600 Biscayne Blvd, Miami	
Developers	Architect
Oak Row Equities & Related Fund Management	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	Indoor Amenity Space
21,569 SQ FT	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



2600
Biscayne



Oak Row
Equities



RELATED
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MANAGEMENT

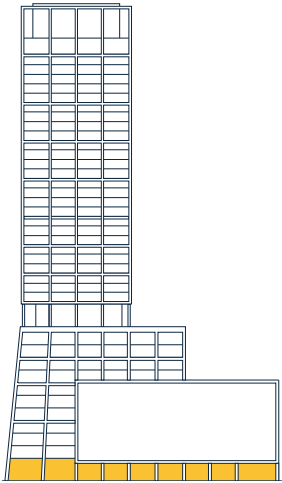
Retail Space Available

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.

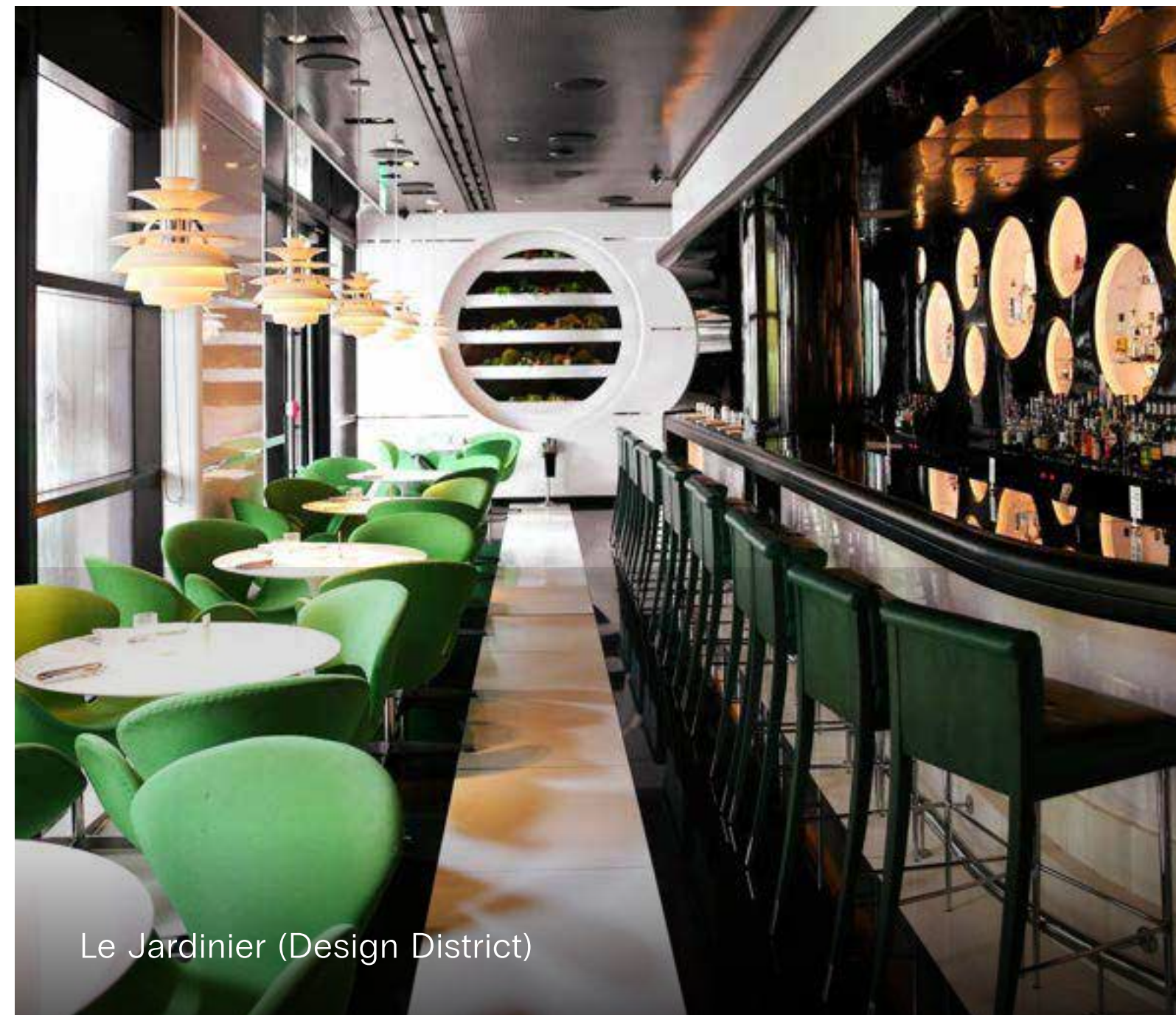
Centrally located within Miami, Edgewater is in close proximity to the city's dynamic and diverse neighborhoods, including Wynwood, Midtown, and the Design District.



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

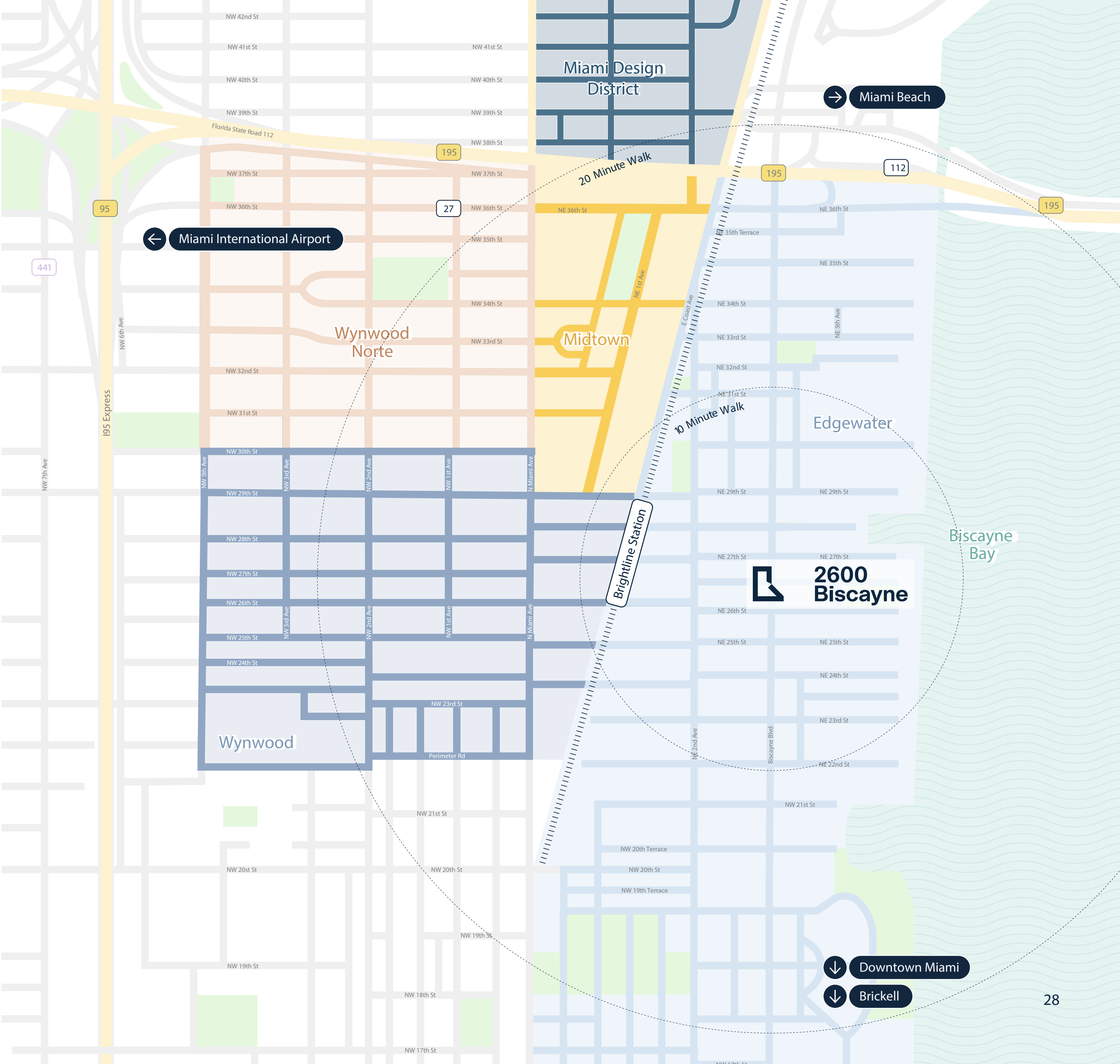
Wynwood
Car 4 min | Bike 6 min | Walk 10 min

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

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.

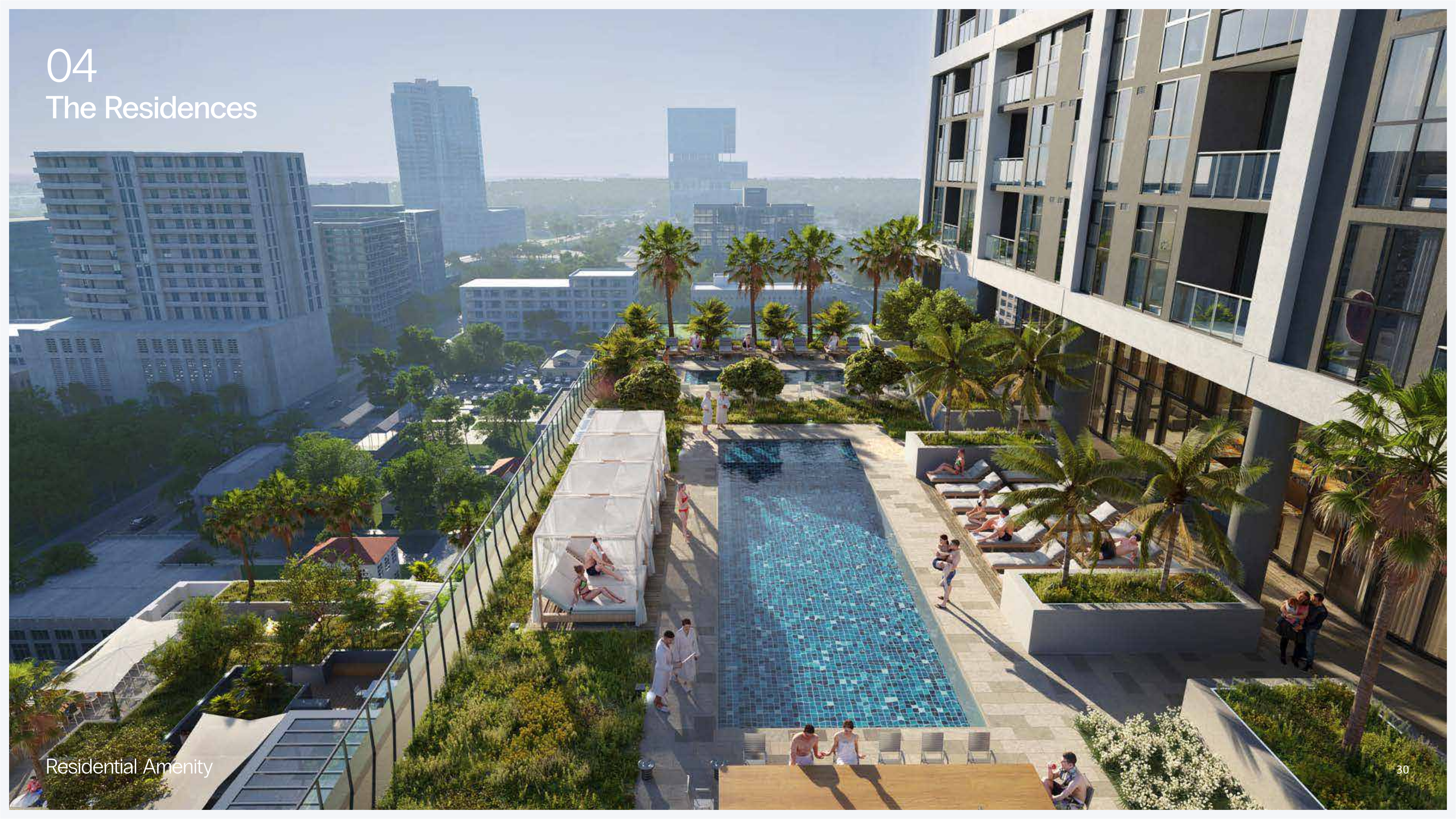
Oliver Cole Gallery

A detailed map of the Wynwood and Midtown areas in Miami, showing streets, landmarks, and numbered location markers. The map includes labels for Wynwood, Midtown, Wynwood Norte, and Edgewater. Major roads like Florida State Road 112 and 195 Express are highlighted. Numbered markers correspond to the list on the left, indicating the location of various businesses. The map also shows the proximity to Biscayne Bay and the 2600 Biscayne building.

29

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



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



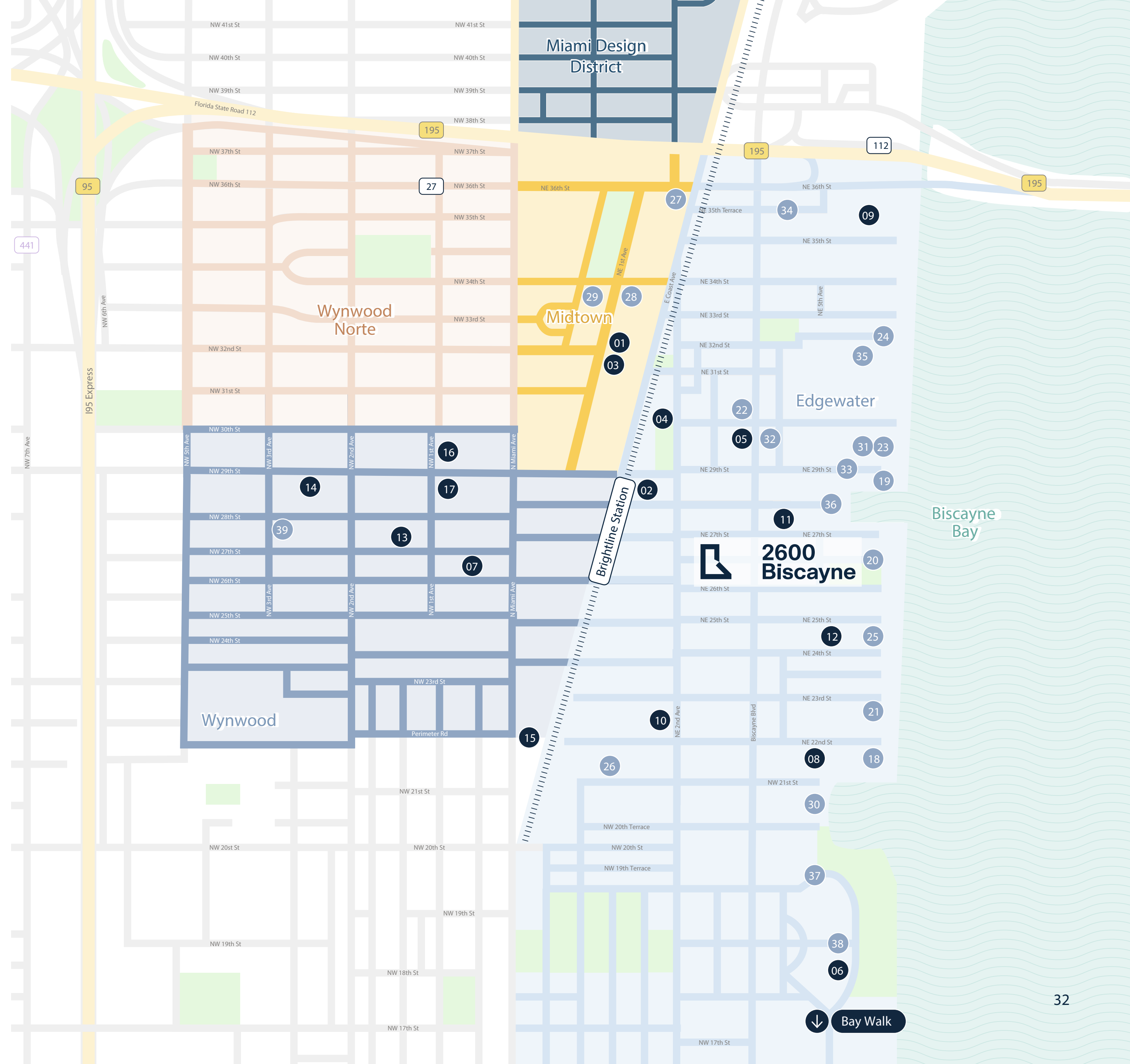
**2600
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Residential Porte-Cochère



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

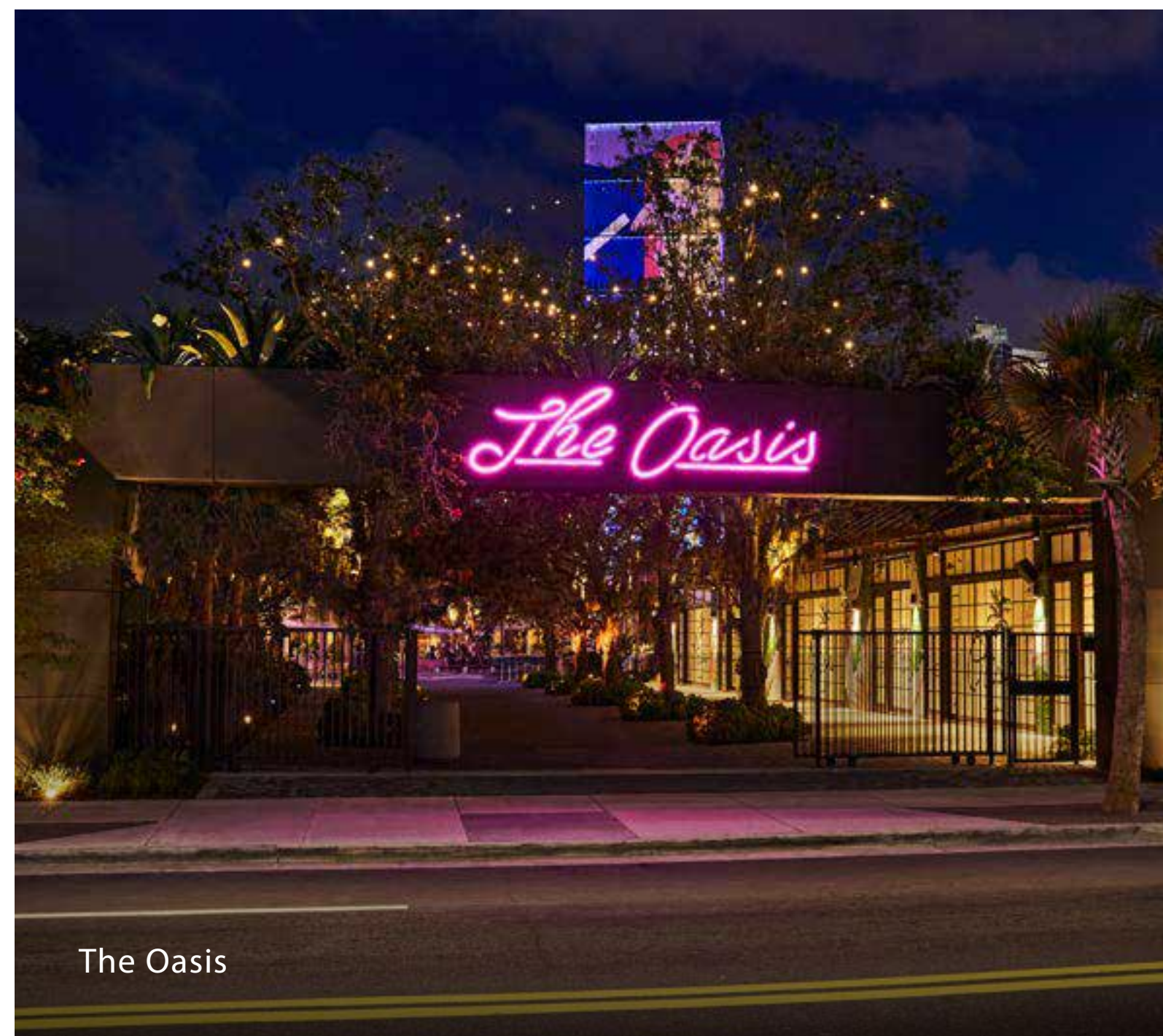
The Development Team



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.



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

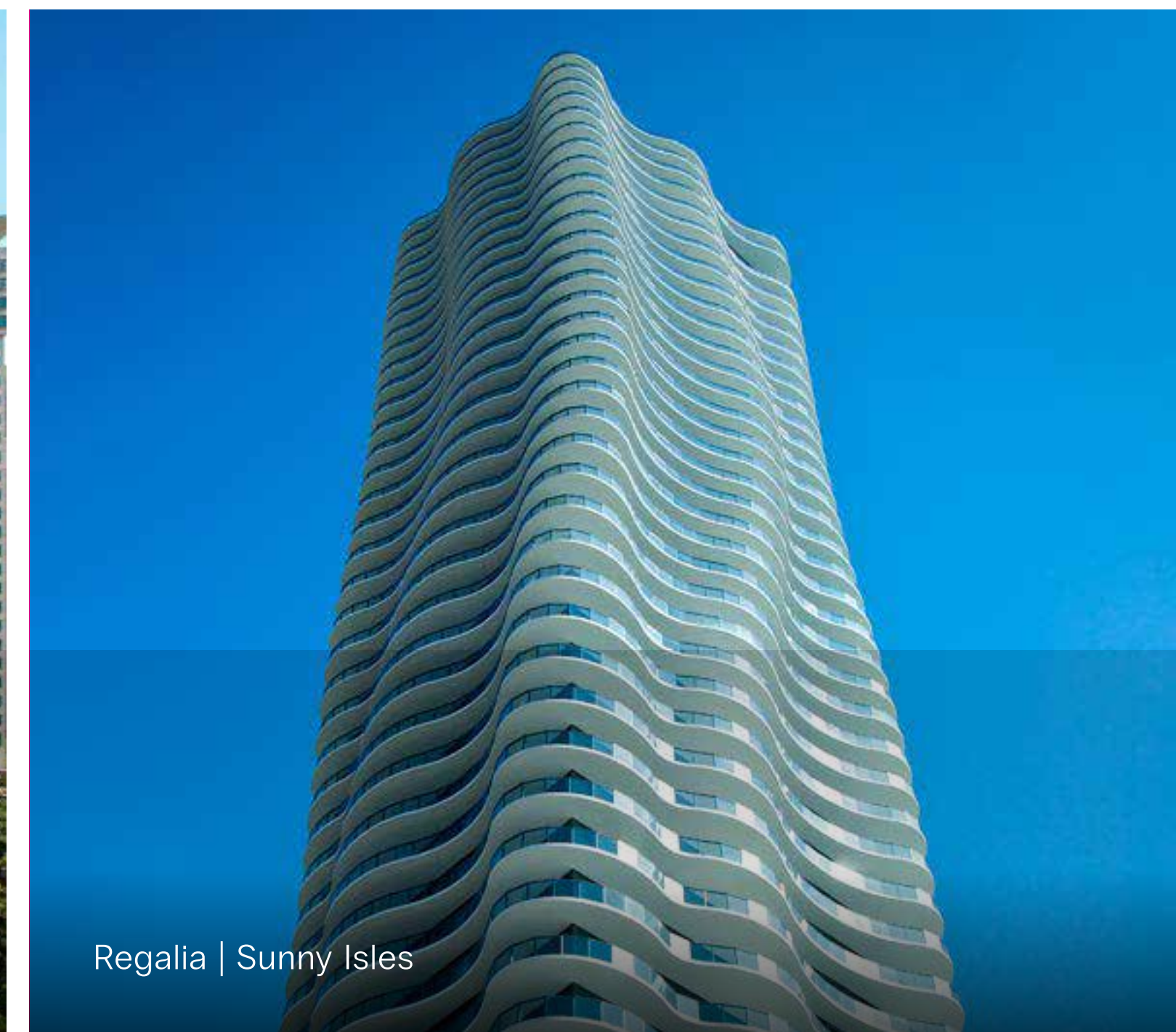
Arquitectonica is comprised of a group of more than 650 architects, urban designers, planners, and interior and landscape designers that collectively work out of a network of 10 offices around the world.

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.



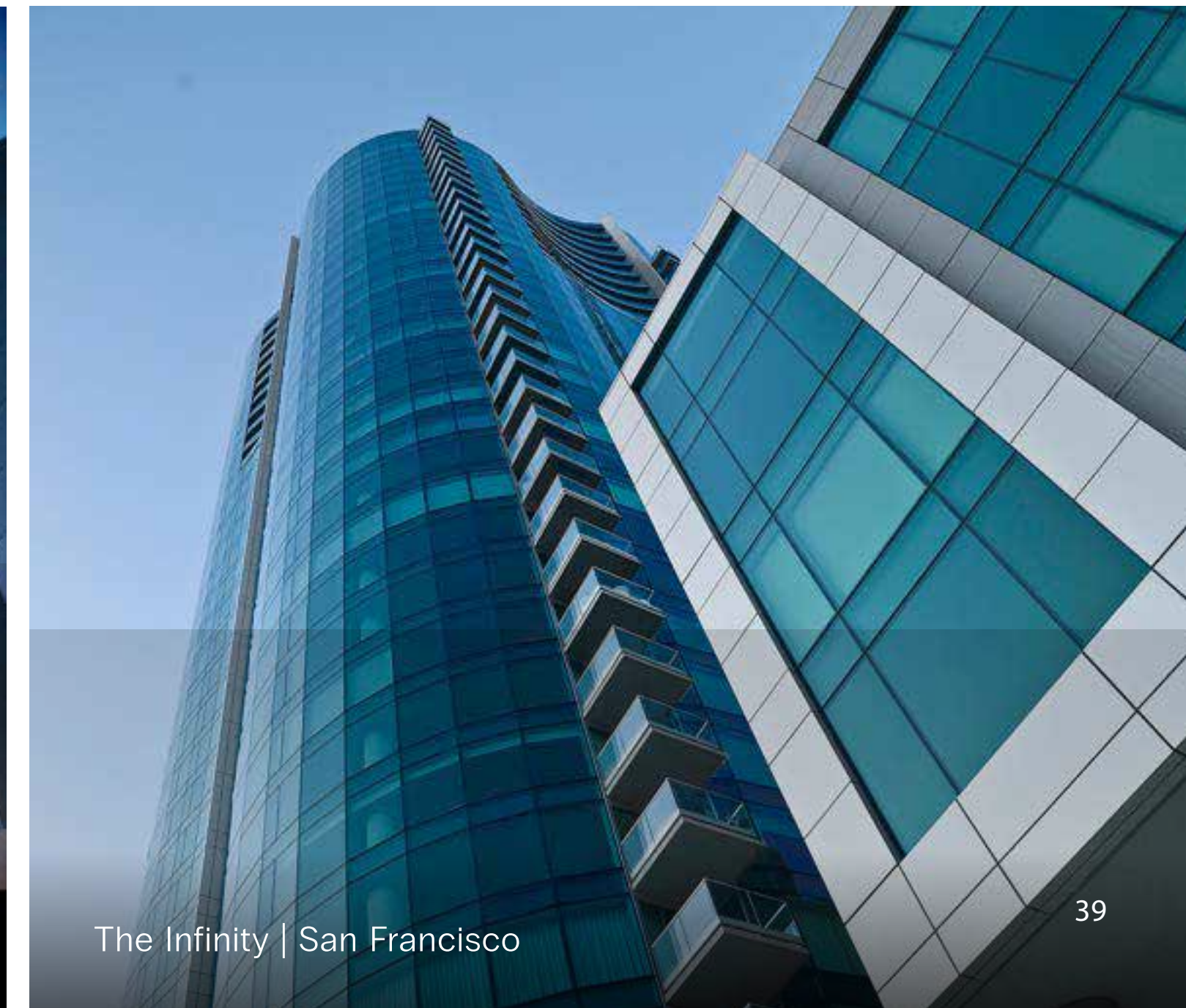
Mouter Park | Hong Kong



Regalia | Sunny Isles



Bronx Museum of Art | New York



The Infinity | San Francisco

For Leasing Information,
Please Contact:

Eric Groffman

786-390-7497
eric.groffman@cbre.com

Cameron Tallon

407-284-7455
cameron.tallon@cbre.com

Randy Carballo

305-299-9163
randy.carballo@cbre.com
