

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

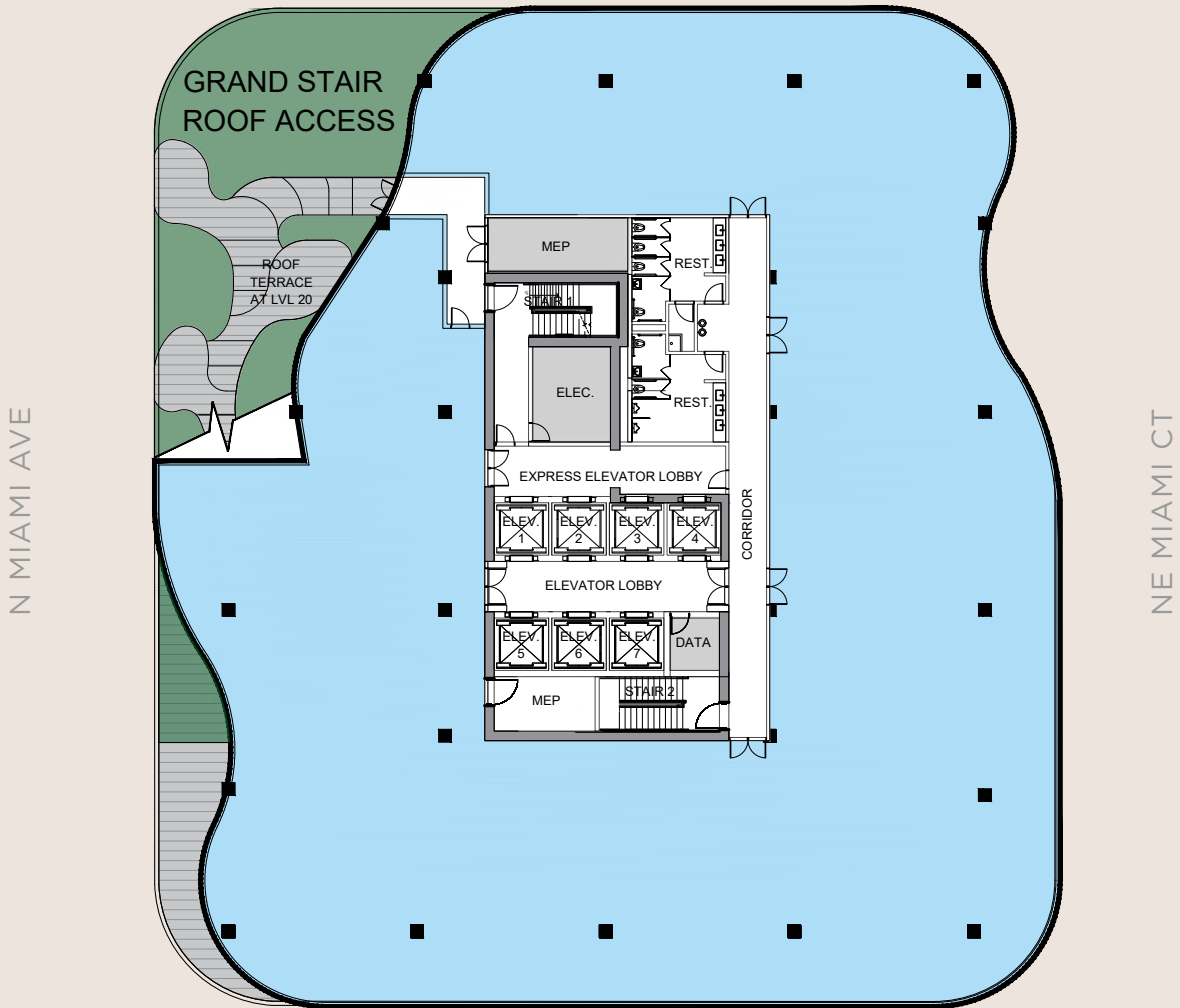
Expansive, unobstructed views in every direction, delivering both perspective and presence



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

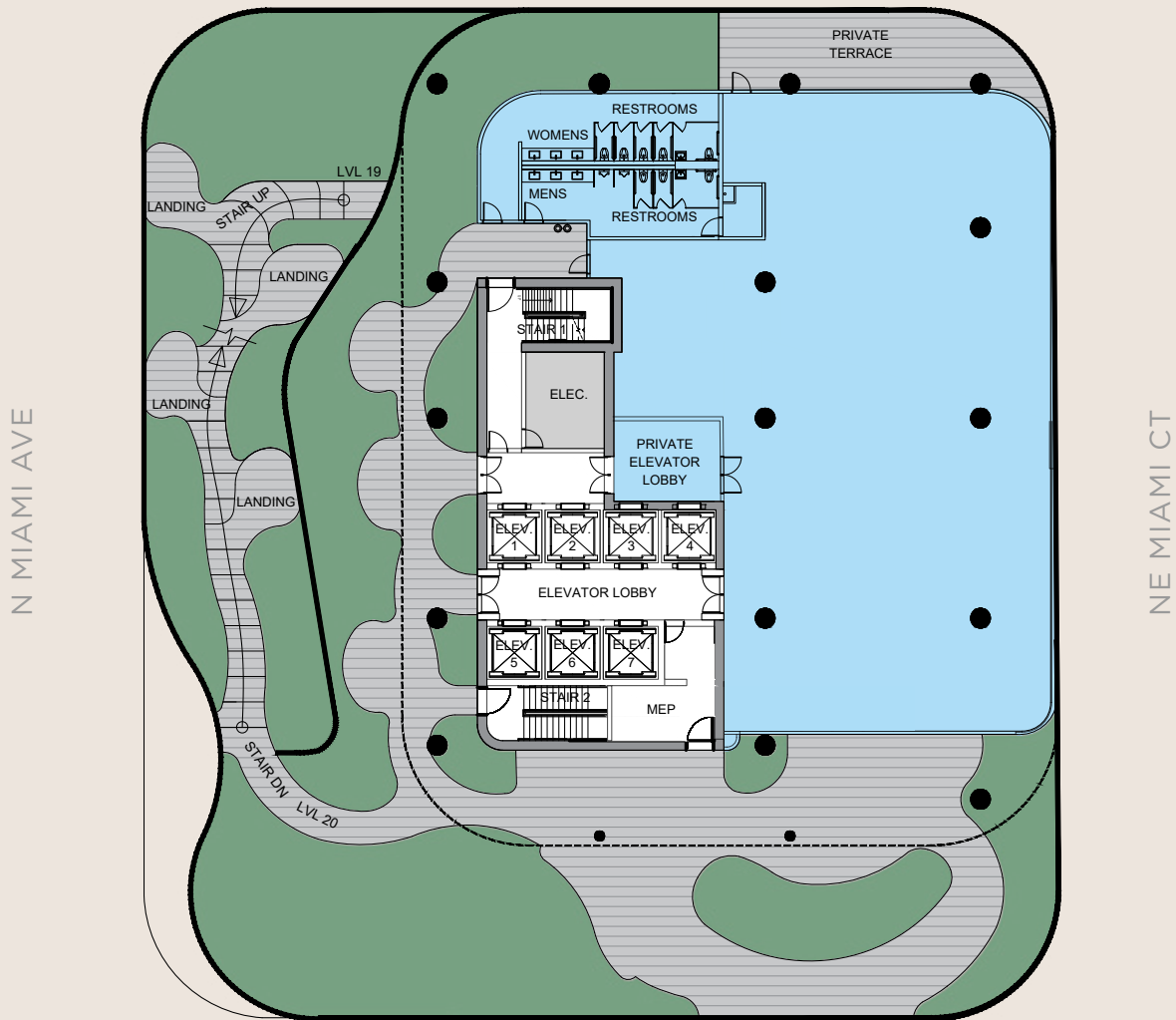


NE 36TH ST



# FLOOR 20

±8,258 SF SF



NE 36TH ST



# 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

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.





3601 Design



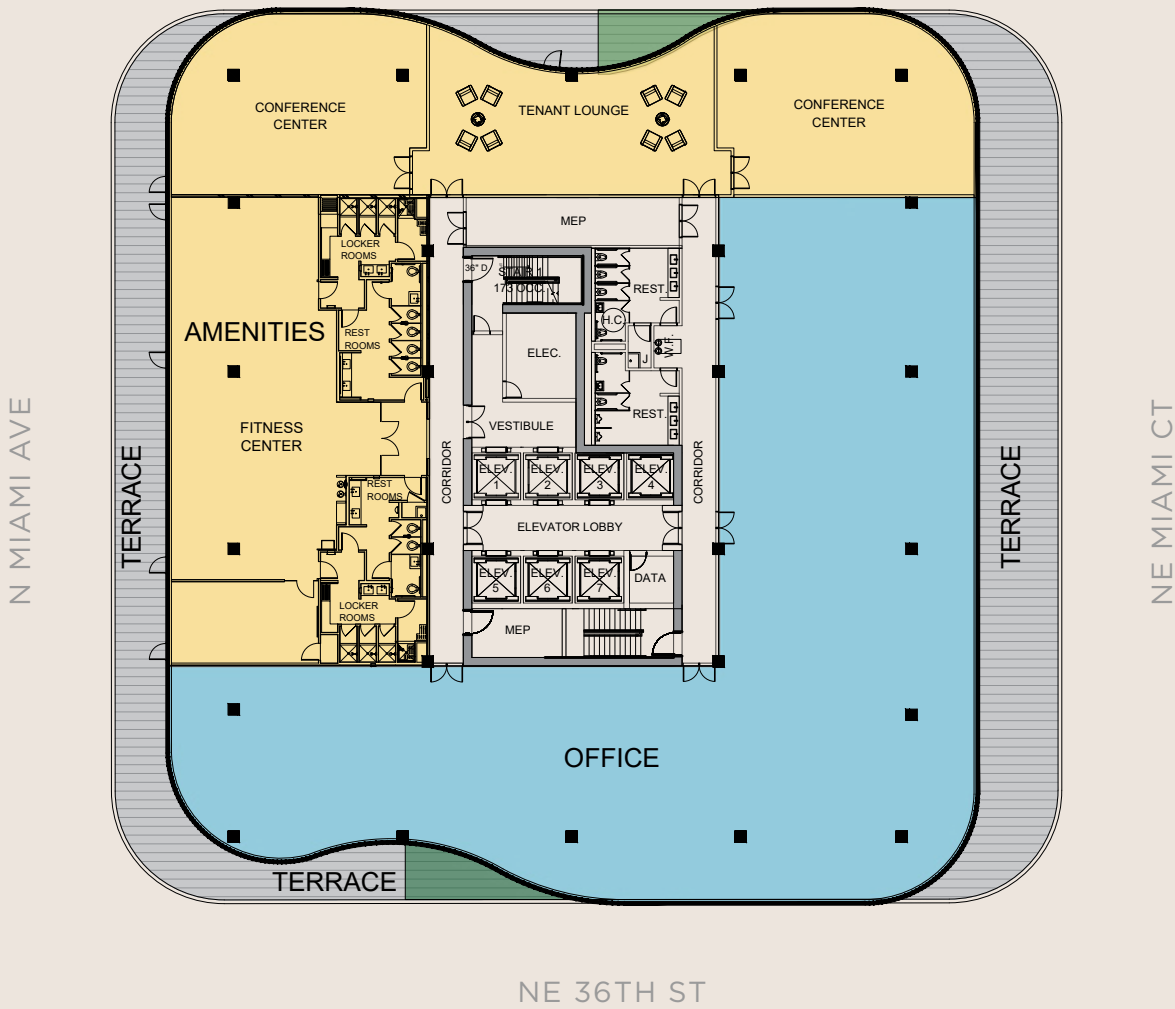


# FLOOR 08

AMENITIES 8,100 SF

OFFICE 11,762 SF

## AMENITY LEVEL



Total Building Size: ±282,737 RSF

Floors: 20 stories

Floorplates: Up to ±21,000 SF

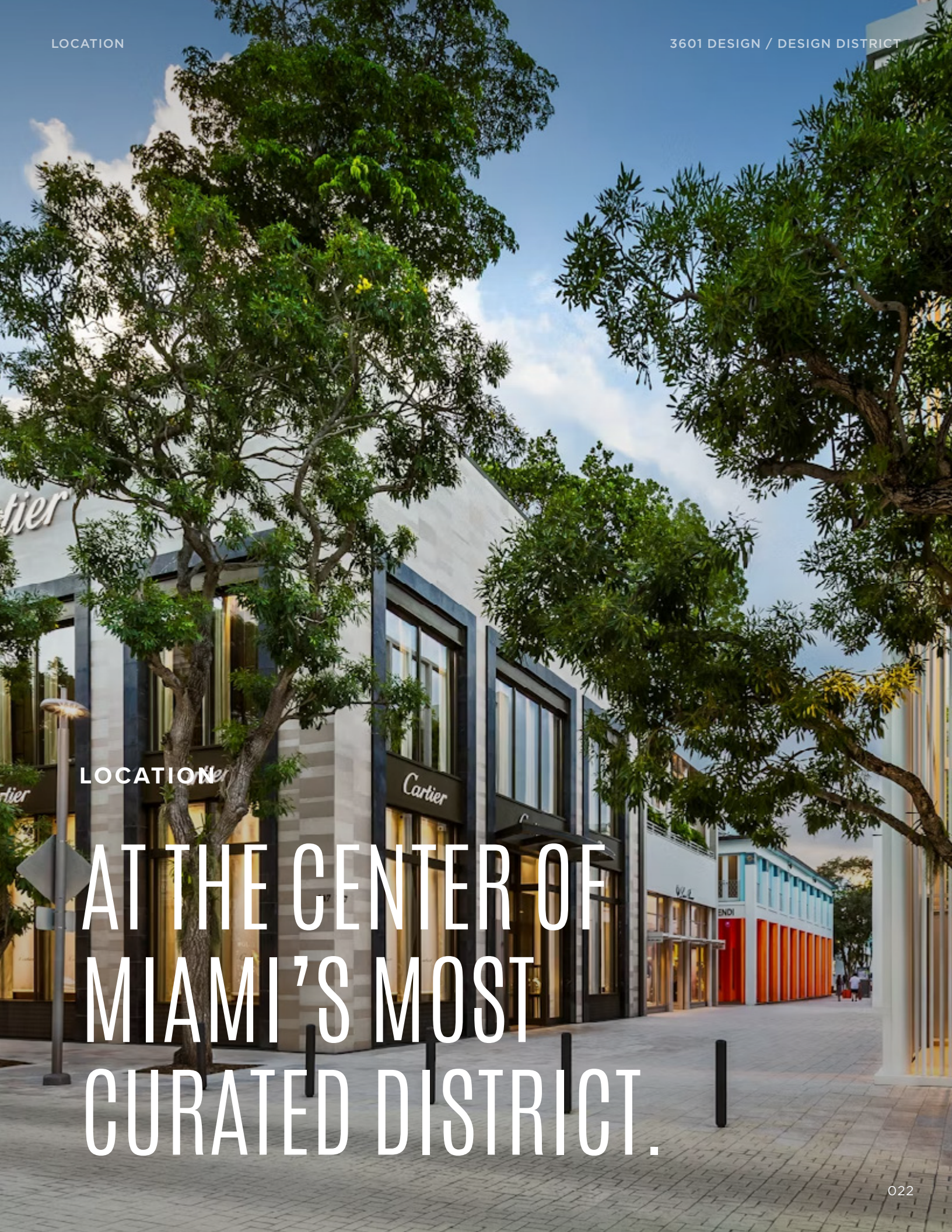
Ceiling Heights: 14' slab-to-slab

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](http://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](http://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](http://wynwoodmiami.com)





LEASING

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

# 3601 DESIGN

3601 N Miami Ave  
Miami, FL 33127

For office leasing information,  
please contact:

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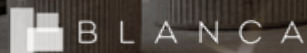
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