

# 601 NE 36TH STREET

OFFICE CONDO FOR SALE | MIAMI, FL



AVENUE

# BUILDING FEATURES

## PREMISES

FLOOR 1-5: +/- 16,139 TOTAL SF

CU-1: +/- 7,482 TOTAL SF

1ST FLOOR: +/- 5,535 SF

2ND FLOOR: +/- 1,394 SF

CU-2: +/- 8,657 TOTAL SF

3RD FLOOR: +/- 2,784 SF

4TH FLOOR: +/- 2,967 SF

5TH FLOOR: +/- 2,906 SF

## SALE PRICE

AVAILABLE UPON REQUEST

## LEASE RATE

AVAILABLE UPON REQUEST

## PROPERTY INFORMATION

5 STORY WATERFRONT COMMERCIAL CONDO WITH PARKING

DRAMATIC CEILING HEIGHTS AND STUNNING VIEWS OF THE BAY

IDEAL SPACE FOR MIAMI OFFICE HEADQUARTERS

GREAT FOR MEDICAL USE OR A LIVE/WORK ART GALLERY

BUILDING AMENITIES INCLUDE:  
CONCIERGE, VALET SERVICE, GYMNASIUM,  
TWO POOLS AND COVERED PARKING.



CU 1 ( FLOORS 1-2)

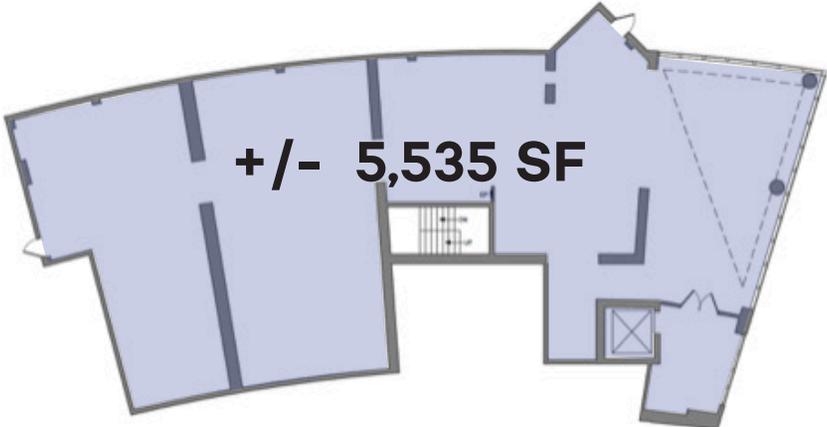


CU 2  
( FLOORS 3-5)

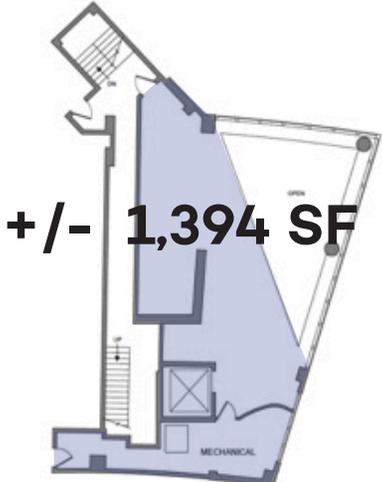


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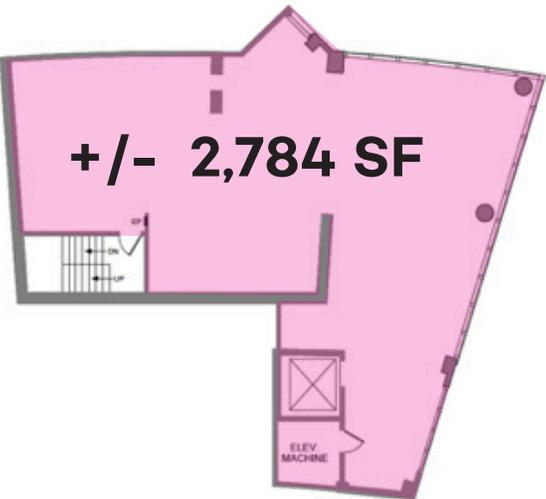
# FLOOR PLAN



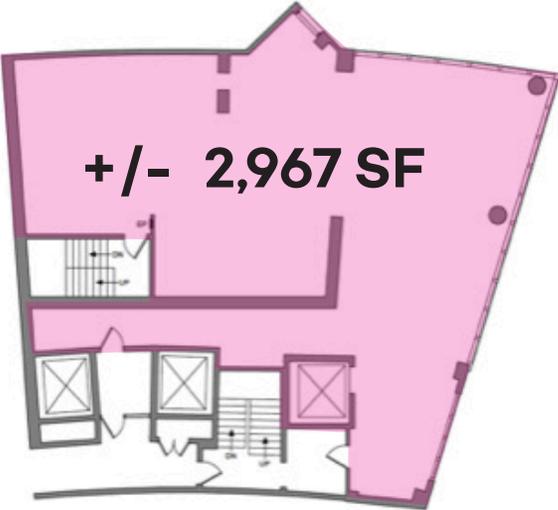
1ST FLOOR



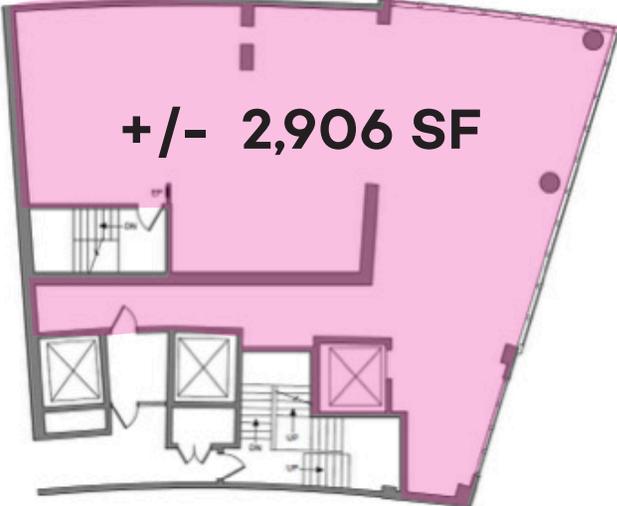
2ND FLOOR



3RD FLOOR



4TH FLOOR

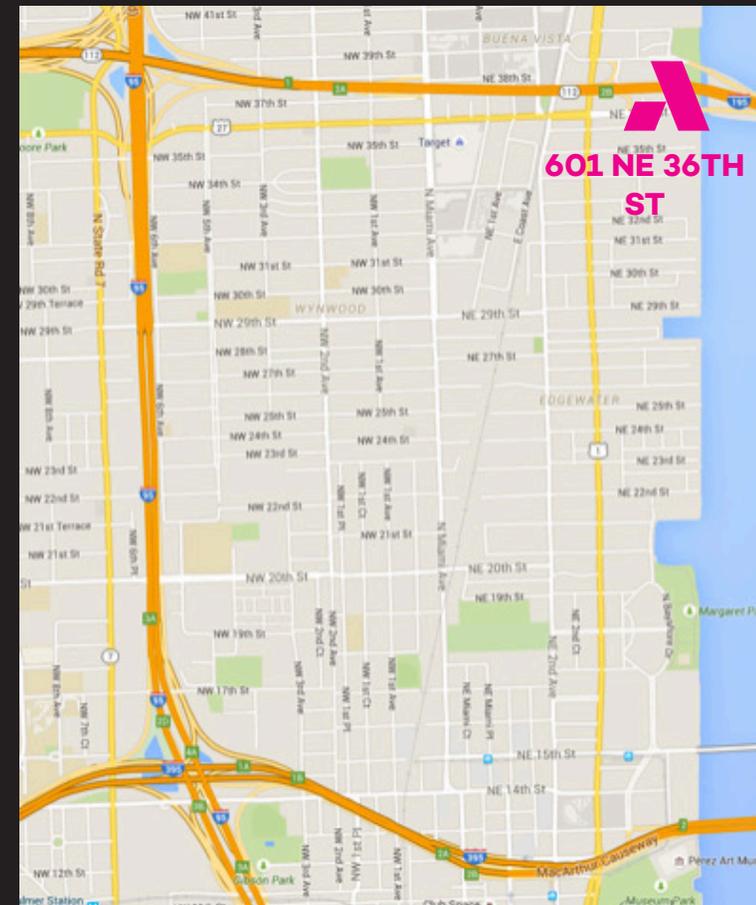


5TH FLOOR

# LOCATION

## PROPERTY LOCATION

+/- 16,139 SF Office Condo in the heart of the burgeoning Biscayne Corridor and Edgewater neighborhood. This office condo sits just several blocks east of Miami's fastest growing and most recognized markets; Wynwood, Midtown and the Design



## EXCLUSIVE LISTING AGENTS:

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**NEW RESIDENTIAL DEVELOPMENT**



**WYNWOOD**



**MIDTOWN**



**DESIGN DISTRICT**

**WYNWOOD**

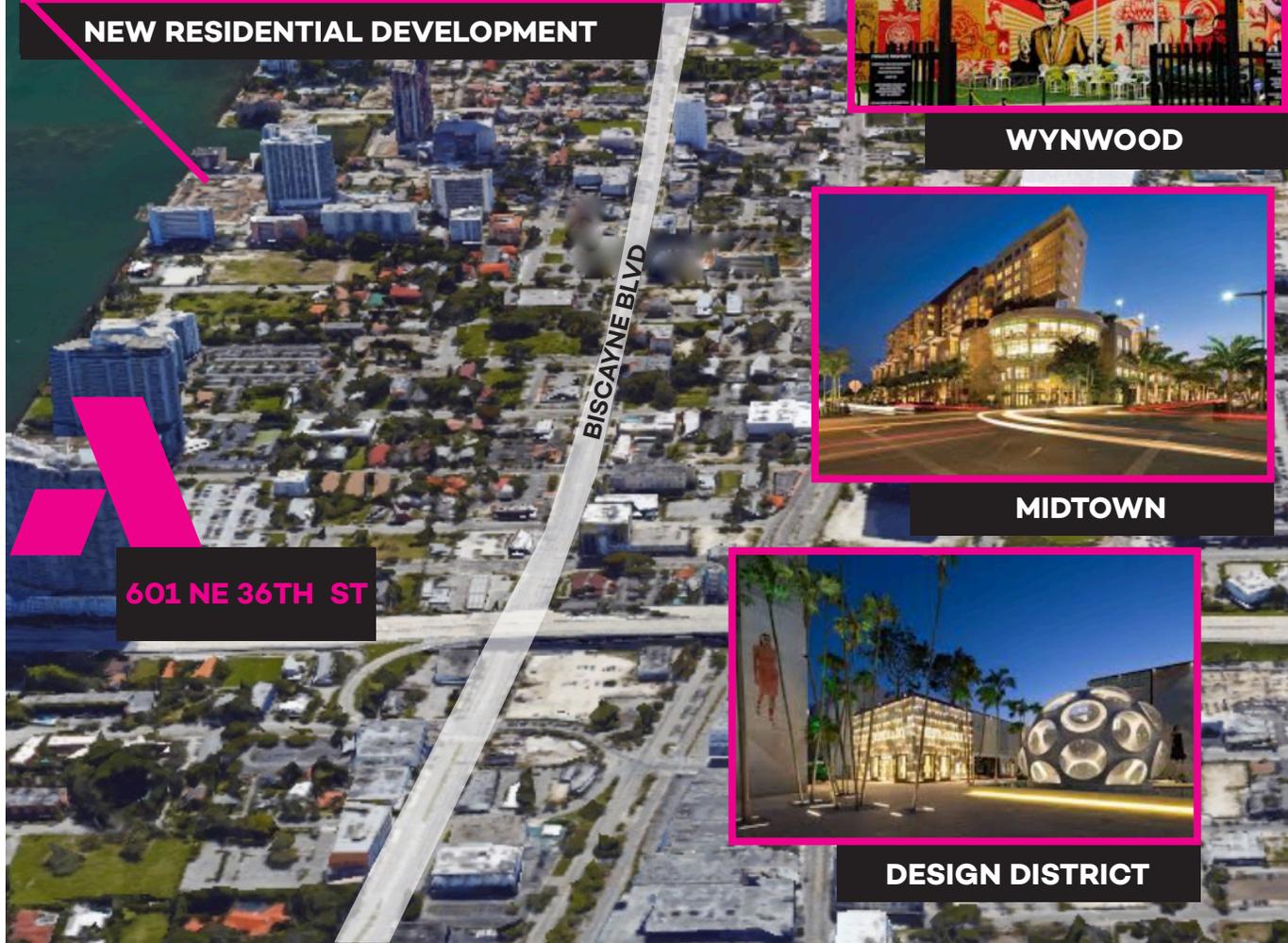
The Wynwood Arts District is home to over 70 Galleries Art Galleries, Retail Stores, Antique Shops, Eclectic Bars, and one of the largest open-air street-art installations in the world. Taking over what used to be the warehouse and manufacturing district of Greater Miami, developers have rehabilitated neglected warehouses, shuttered factories, and other unused buildings, transforming them into the numerous art complexes, galleries, performing art spaces, restaurants, cafes, and other creative businesses that are seen here today. With the arrival of Art Basel in 2002, Wynwood has seen some unexpected growth in a relatively short period of time as it gets more and more attention by the locals as the go-to place for an alternative and more cultural nightlife in the City of Miami.

**MIDTOWN**

Midtown's urban design is reminiscent of New York's SoHo district with a miami twist. It is home to some of Miami's trendiest restaurants and it's retail and shops gives residents a convenient lifestyle. The Shops at Midtown is a 645,000 SF retail property which features the largest critical mass of value-oriented retailers in the city of Miami. Midblock, in the heart soul of Midtown Miami, is a neighborhood where modern architecture intersects a vibrant city culture. A pedestrian base with shops and offices adds to the synergy of the neighborhood. A pedestrian arcade from Midtown Blvd to Market street is flushed with a mix of greenmarkets and street fairs. This is true city living.

**DESIGN DISTRICT**

The Miami Design District is a neighborhood dedicated to innovative fashion, design, architecture and dining experiences. It has been transformed into a vibrant destination for residents and visitors by presenting the best shopping, cultural and culinary experiences within an architecturally significant context. Like all authentic neighborhoods, the Miami Design District continues to evolve; public art installations, more amazing shops, restaurants and galleries, and a boutique hotel and residences are all planned. A renaissance of the streetscape and landscape of the district is also underway.



**601 NE 36TH ST**

**BISCAYNE BLVD**

## NEARBY RESIDENTIAL DEVELOPMENTS

The Edgewater submarket has experienced significant condo development in the early part of this cycle with several more projects expected in the future. The “East Edgewater” area east of Biscayne Boulevard is the most active development area within the submarket with several projects under construction and several additional projects and/or phases of current projects planned. The waterfront projects in East Edgewater are commanding the highest \$/SF and present the strongest absorption of pre-sale units. There are several projects that are either actively selling or planned along Biscayne Boulevard.



### PARAISO BAY

From a distance, its striking architecture soars into the sky, offering breathtaking views from its spacious residences over Biscayne Bay and the city skyline to its privileged residents. Pass through secure gates into this private oasis and leave the city behind. Enter the acres of lush, beautifully landscaped gardens surrounding the towers and breathe at a different pace. Ascend by private elevator access to expertly designed residences and enjoy the abundant natural light and splendid views through floor-to-ceiling windows. Take pleasure in a rich array of unparalleled indoor and outdoor amenities – tennis courts, swimming pools, playgrounds, state-of-the-art fitness center, marina, and bayfront park among them – of this resort styled, self-contained community. Paraiso Bay will have 690 residential units.



### ICON BAY

Arrive with a grand sense of style to your private sanctuary framed by the sparkling blue waters of Biscayne Bay and a luscious waterfront park and sculpture garden. Enter the elegant lobby of the exclusive 43-story concrete and glass structure located directly on Biscayne Bay's waterfront. The tower's undulating façade, inspired by the rippling waves of the bay, reflects the artistic nature of Miami with sleek style. Designed by the international award-winning firm Arquitectonica, all residences offer complete flow-through floor plans with breathtaking views from the floor to ceiling windows of every unit. Top it all with every building amenity imaginable. You have arrived... Icon Bay boasts 299 units



### BAY HOUSE

Surrounded by amazing scenery, Bay House at East Edgewater offers fortunate owners, wide open views across the blue waters of Biscayne Bay, overlooking the isles of Miami Beach and Key Biscayne and the vibrant city lights of Downtown, Midtown and the Miami Design district. Bay House is located in the heart of Miami, and is part of the hottest new neighborhood where parks, galleries, restaurants and shops are just a few steps away. East Edgewater is the place where trends are created and the style of living is defined. Bay House features 164 exclusive residences.



### BISCAYNE BEACH

Biscayne Beach has 399 residences, ranging from one to four bedroom floor-plans. The penthouse units have private rooftop garden terraces. Units offer floor-to-ceiling windows, 10-foot ceilings, 8-foot terraces and more. The beach club will be built along Biscayne Bay, complete with white sand, swimming platforms and water sports. Every residence has a direct or side water view.



### THE CRIMSON

Where the unexpected becomes standard, and within 20 stories that encompass only 90 exclusive units, a rare balance between passion and reason has been mixed project in residences, penthouses and townhomes. Located in Edgewater, Miami's hottest new district, with shops, restaurants, cafes, and clubs all nearby.

# AVENUE

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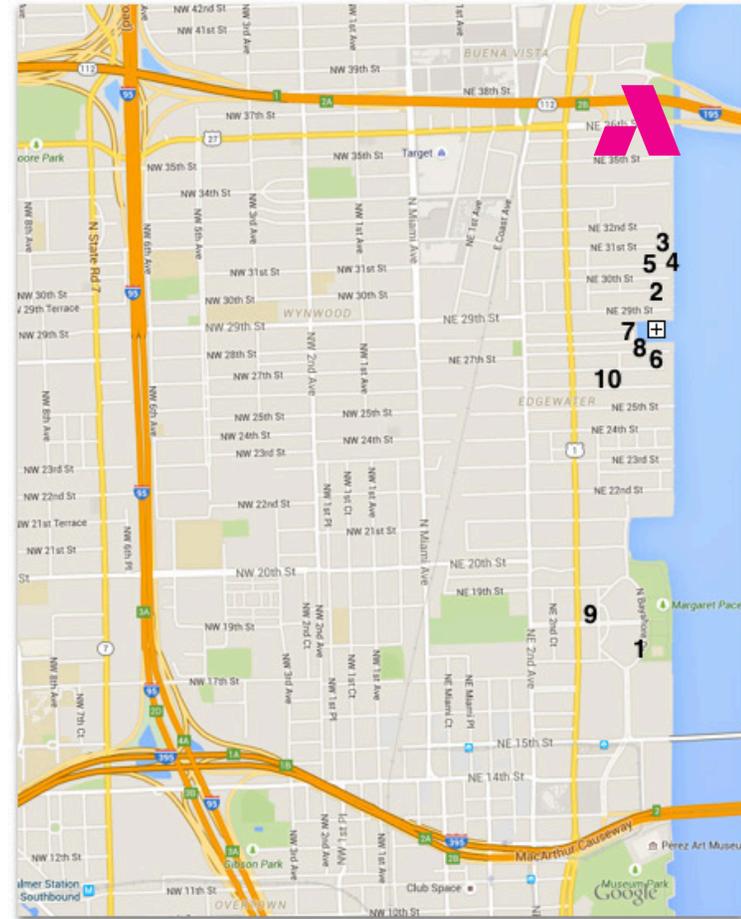
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# PRE CONSTRUCTION/NEW CONSTRUCTION CONDO MARKET SALES

CONDO PROJECT	# UNITS	AVG PRICE	AVG SF	AVG \$/SF
1. Aria on the Bay	647	\$720,384	1,344	\$536
2. Biscayne Beach	399	\$833,952	1,428	\$584
3. Paraiso Bay Tower I	360	\$782,000	1,360	\$575
4. One Paraiso	276	\$1,184,400	1,680	\$705
5. Paraiso Bayviews	388	\$551,200	1,040	\$530
6. Bay House	165	\$659,020	1,660	\$397
7. Icon Bay	300	\$651,222	1,287	\$506
8. The Crimson	90	\$622,935	1,143	\$545
9. Ion East Edgewater	330	\$565,400	1,100	\$514
10. 26 Edgewater	86	\$316,910	670	\$473
<b>Total Edgewater</b>	<b>3,041</b>	<b>\$721,842</b>	<b>1,309</b>	<b>\$552</b>



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# MIXED USE PROJECTS UNDERWAY

**Miami WorldCenter**



Developer: Miami World Center Associates  
 Development Type: Mixed Use  
 Size: 27 acres  
 Condominiums: 1,200; Retail: 90,000 sq. feet

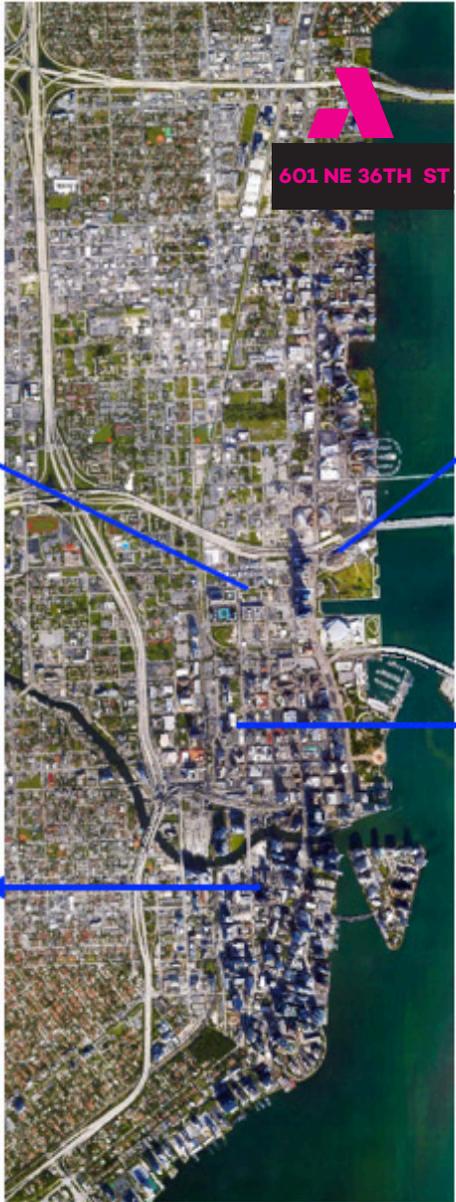
700 North Miami Avenue, Miami, FL 33136  
 Central Business District

**Brickell City Centre**



Developer: Swire Properties  
 Estimated Year of Completion: 2016  
 Development Type: Mixed Use  
 Condominiums: 780; Hotel Rooms: 263; Serviced Apartments: 89; Office Space: 260,000 sq. feet; Retail: 565,000 sq. feet

701 South Miami Avenue, Miami, FL 33130



**Patricia & Philip Frost Museum of Science**



Developer: City of Miami  
 Estimated Year of Completion: 2015  
 Development Type: Museum  
 Size: 4.9 acres

1101 Biscayne Boulevard, Miami, FL 33132  
 Arts & Entertainment District

**All Aboard Florida's "MiamiCentral Station"**



Developer: Florida East Coast Industries  
 Estimated Date of Completion: 2017  
 Development Type: Mixed Use  
 Condominiums: 280; Apartments: 800; Hotel Rooms: 250; Office Space: 880,000 sq. feet; Retail: 212,000 sq. feet  
 Size: 11 acres

NW 1st Avenue at NW 3rd Street, Miami, FL 33128  
 Central Business District

**All Aboard Florida**

All Aboard Florida is a passenger rail project connecting Miami to Fort Lauderdale, West Palm Beach and Orlando. Developed by Florida East Coast Industries, this rail service will give residents and visitors an alternative to congested highways and airport terminals. It's also more comfortable on the inside—with high quality food, drink and atmosphere. It's the only privately owned, operated and maintained passenger rail system in the United States.