

3601 DESIGN

MIDTOWN

WYNWOOD

MIAMI
DISTRICT DESIGN

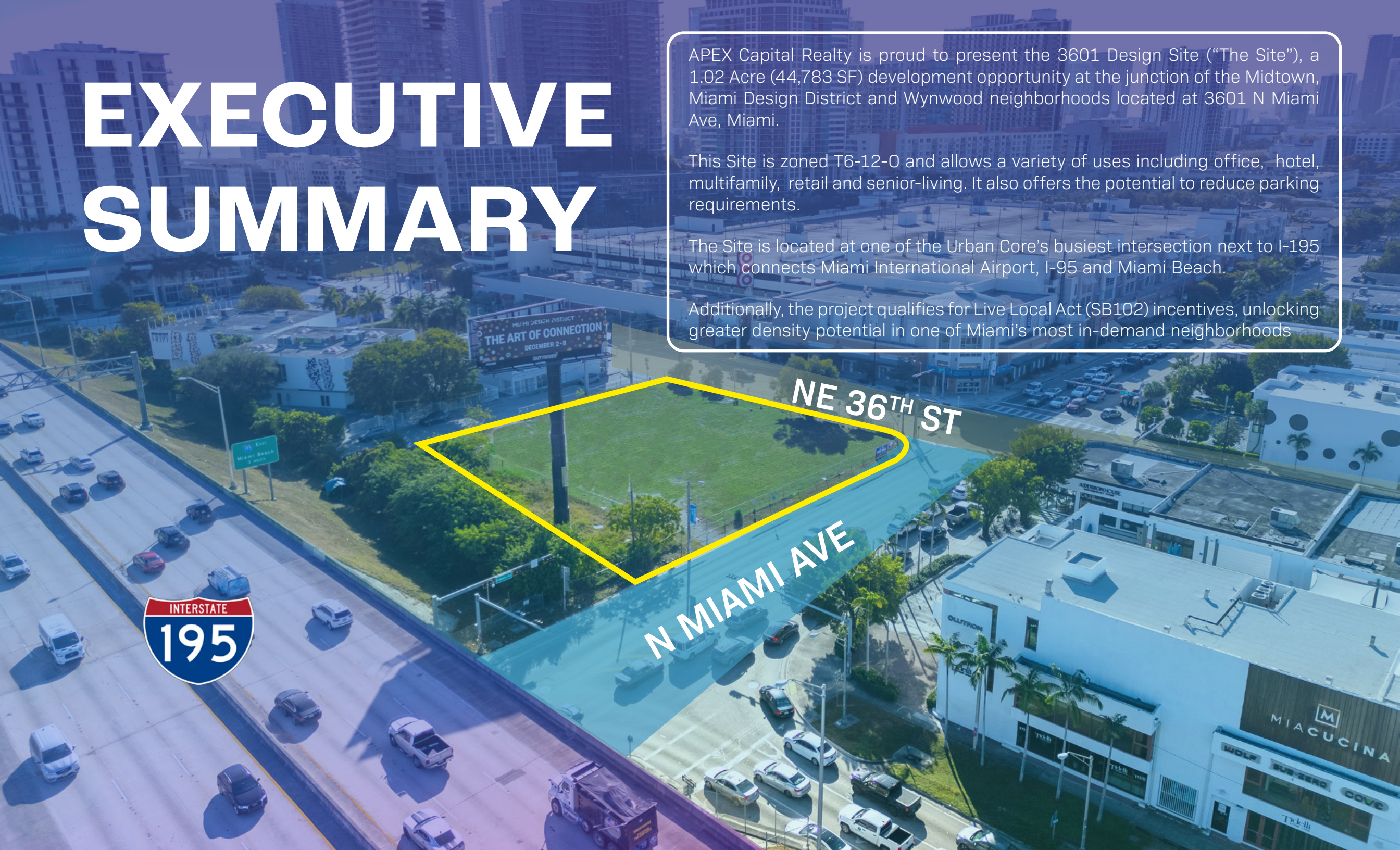
EXECUTIVE SUMMARY

APEX Capital Realty is proud to present the 3601 Design Site ("The Site"), a 1.02 Acre (44,783 SF) development opportunity at the junction of the Midtown, Miami Design District and Wynwood neighborhoods located at 3601 N Miami Ave, Miami.

This Site is zoned T6-12-O and allows a variety of uses including office, hotel, multifamily, retail and senior-living. It also offers the potential to reduce parking requirements.

The Site is located at one of the Urban Core's busiest intersection next to I-195 which connects Miami International Airport, I-95 and Miami Beach.

Additionally, the project qualifies for Live Local Act (SB102) incentives, unlocking greater density potential in one of Miami's most in-demand neighborhoods





PROPERTY DETAILS

ADDRESS	3601 N Miami Ave
LOT SIZE	44,783 SF / 1.02 Acres ⁰
ZONING	T6-12-0
GROSS DEVELOPMENT SF	358,264 (465,743 Including public benefit bonuses)
MAX HEIGHT	12 Stories (20 Including Benefit Height)
DENSITY ALLOWED	154 Residential Units 308 Lodging Units
Additionally, the project qualifies for Live Local Act (SB102) incentives, unlocking greater density potential in one of Miami's most in-demand neighborhoods	
USES ALLOWED	Hotel, Multifamily, Retail, Office, Senior Living, Mixed-Use
TRAFFIC COUNTS (AADT)	146,000 on I-195, 19,400 on NW 36 ST, 18,500 on the highway off ramp, 17,200 on N Miami Ave
PRICE	Call for Price Guidance
⁰ Per the County Tax Assessor Measurement	



LOCATION HIGHLIGHTS

Situated next to the main I-195 Offramp to the Midtown, Miami Design District and Wynwood neighborhoods.

- North of the Midtown Miami master development, which is home to over 50 retailers, 3,800 residential units and 1M+ SF of retail.
- South of The Miami Design District which is South Florida's most prestigious outdoor luxury high street retail shopping district and it is home to world's most exclusive flagship stores including Balenciaga, Hermes, Fendi, Dior, Cartier, Louis Vuitton and more.
- North of the Wynwood Arts District which is a worldrenowned destination for the art, entertainment and creative industries. The District is home to more than 400+ businesses, over 200 murals and a variety of entertainment establishments.
- The site also offers unparalleled access to Miami International Airport due to the easy access to the Airport Expressway. I-195 also connects to the Julia Tuttle Causeway to Miami Beach. It also offers exceptional visibility to over 146,000 Vehicles per day.
- The site is located steps from the rail line where the Brightline high speed train service currently operates between Miami and Palm Beach Counties. The Brightline is planned to offer service to Orlando in the next two years and is planning to expand to the Tampa area in the future. In addition to the Brightline, there is a Coastal-Link service being planned which will be operated by Tri-Rail. This service will travel from Miami to Palm Beach and offer local stops including one being planned at 36th St and NE 2 Ave.



MIAMI DESIGN DISTRICT

More than twenty years ago, Miami native Craig Robins recognized the potential of the Miami Design District and started acquiring buildings in the neighborhood. His goal was to reinvigorate a forgotten part of Miami, transforming it into a unique creative community through exceptional architecture, design and experiences. This singular vision for the neighborhood has now been realized. Today the District is a vibrant community where residents and visitors enjoy amazing shopping, chef-driven restaurants, world-class museums and abundant outdoor space.

Through careful stewardship and rich cultural programming, the Design District began to attract design brands, important art collections and design installations and great dining experiences. As new buildings were erected and historic structures were transformed, design showrooms flocked to the area, led by Holly Hunt, Knoll, Poliform and others. Central to the DNA of the Miami Design District has been a program of art and design that is both stunning, culturally enriching and functional as a neighborhood.

L Catterton (then L Real Estate) joined Robins as a partner in 2011 and encouraged the luxury brands of LVMH to recognize the unique

potential of the community. Centrally located in Miami and culturally at the vanguard of global creative industry, the partnership believed that those brands could locate their flagship stores in the District and showcase their complete offering in abundant spaces that could reflect their brand via both architecture and design – all north of downtown and less than 10 minutes away from South Beach in a pedestrian-friendly environment. Today, there are more than 120 flagship luxury stores in the neighborhood and cultural institutions like ICA Miami, the De La Cruz Collection and Locust Projects call the District home.

Like all true neighborhoods, the Miami Design District continues to evolve: more amazing shops, restaurants and galleries and a boutique hotel and residences are all planned.





midtownMiami



Midtown Miami offers a lively and cosmopolitan atmosphere. The neighborhood is home to a diverse mix of residents, including young professionals, artists, and families, drawn to its central location.

Boasting a prime location between Edgewater, Design District and Wynwood, Midtown has emerged as a dynamic urban hub that seamlessly blends residential, commercial, and cultural amenities.



Wynwood is an eclectic district in the urban core of Miami, Florida. It is home to art galleries, retail stores, antique shops, eclectic bars, artisanal eateries and one of the largest open-air street-art installations in the world.

Throughout the mid-to-late 1900s, Wynwood was an enclave for Caribbean immigrants and home to Miami's Garment District. Following a decade of economic exodus and depression, in the early 2000s, forward thinking developers and property owners rehabilitated neglected warehouses, shuttered factories, and other unused buildings, transforming them into

the innovative businesses that are visible today. However, it is street art that helped spark Wynwood's renaissance. Since the introduction of Second Saturday Art Walk and the arrival of Art Basel (2002), the influence and relevance of the arts community in Wynwood has become undeniable. Artists from around the world have sought inspiration in the area's windowless facades and used them as canvases to showcase their work, leading to the vivid murals that adorn the district.

Today, Wynwood is recognized globally as a premier destination for art, fashion, innovation and creative enterprise. It is one of the largest and most prominent creative communities in

the United States and where a new generation of creative and entrepreneurs want to live, work, eat, play and learn.

WYNWOOD





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