

An aerial night view of downtown Miami, Florida. The skyline is dominated by a tall, modern skyscraper with a grid-like facade, illuminated from within. Other buildings of varying heights are scattered across the city, some with lights on. In the foreground, a waterfront marina is visible with several boats docked. The sky is dark with scattered clouds, and a faint red glow is visible on the horizon. A large, stylized number '601' is overlaid on the left side of the image, set against a yellow brushstroke background.

# 601

Class-A Creative Office Located in Downtown Miami, at 601 NE 1st AVE

# The Rise of Downtown Miami



# 601

FLORIDA'S NEW SIGNATURE BRIDGE

PEREZ ART MUSEUM MIAMI  
200,000 VISITORS / YEAR

FROST SCIENCE MUSEUM  
600,000+ VISITORS / YEAR

MUSEUM PARK  
EST. 1 MM VISITORS / YEAR

MIAMI DADE ARENA  
1.7 MM ATTENDEES / YEAR

PORT OF MIAMI  
6 MILLION+ PASSENGERS / YEAR

NCL, ROYAL CARIBBEAN & VIRGIN PORTS

ADRIENNE ARSHT CENTER  
500,000 VISITORS / YEAR

MIAMI WORLD CENTER  
SHOPPING MALL  
500,000 PROJECTED VISITORS / YEAR

MIAMI METRO MOVER  
33,000 PASSENGERS / DAY

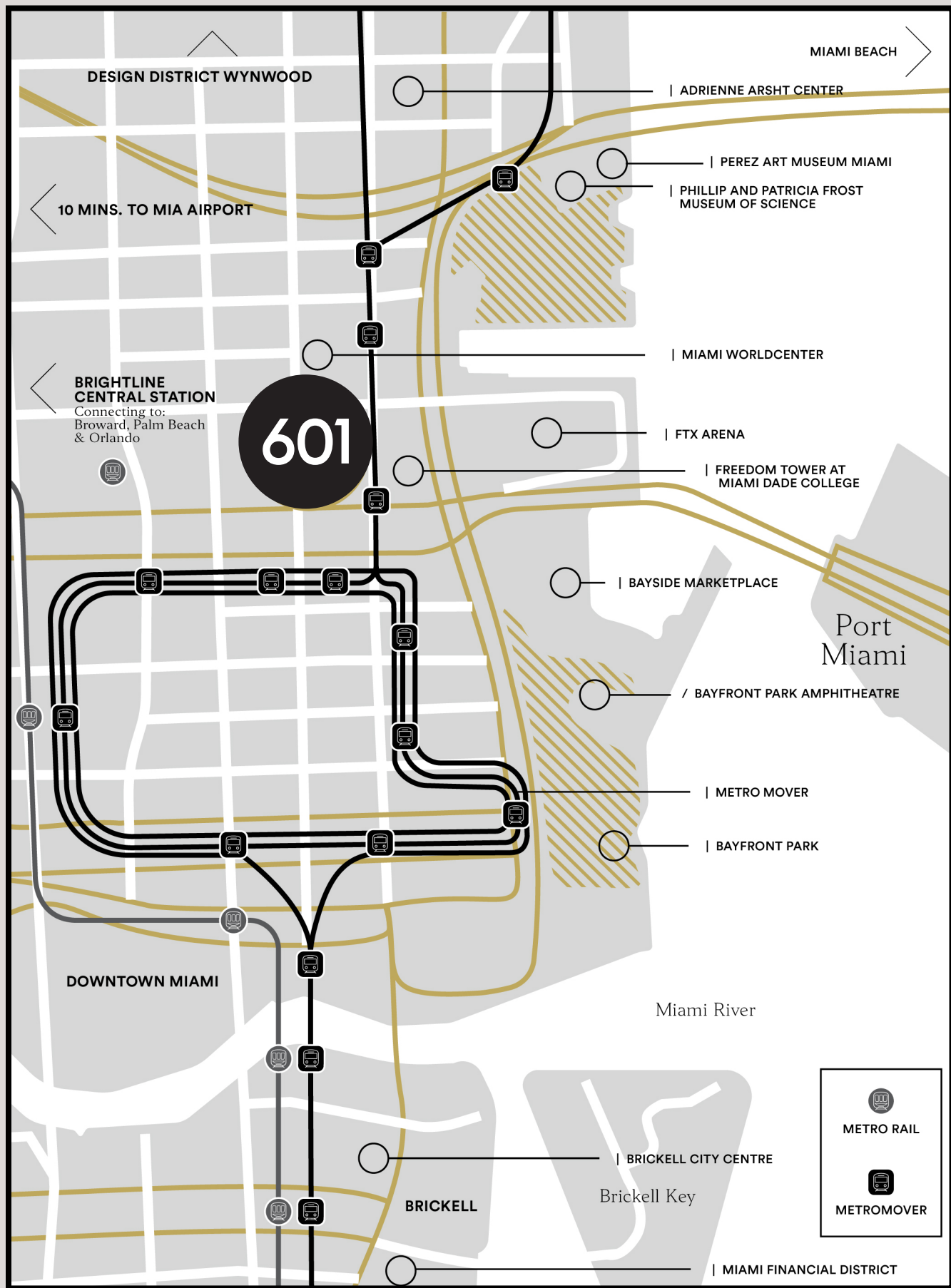
SKYVIEWS MIAMI  
3.2 MM PROJECTED VISITORS / YEAR

BAYFRONT PARK AMPITHEATER  
3.5MM VISITORS / YEAR

BRIGHTLINE TRAINS  
10 MM PROJECTED VISITORS

MIAMI-DADE COLLEGE  
67,000 STUDENTS

MIAMI DADE COUNTY COURTHOUSE & GOVERNMENT CENTER



# Walkability In the Heart of Downtown Miami

Walkability is about convenience, quality of life and everything outside the four walls of your office.

**0 Miles** Downtown Miami

**0 Miles** Metro Mover

**0.3 Miles** Brightline - Miami Central

**1 Mile** Brickell Financial District

**3 Miles** Design District & Wynwood

**3 Miles** Port of Miami

**6 Miles** Miami Beach

**8 Miles** Miami International Airport

Walk score: **90**

Transit score: **95**

Bike score: **75**

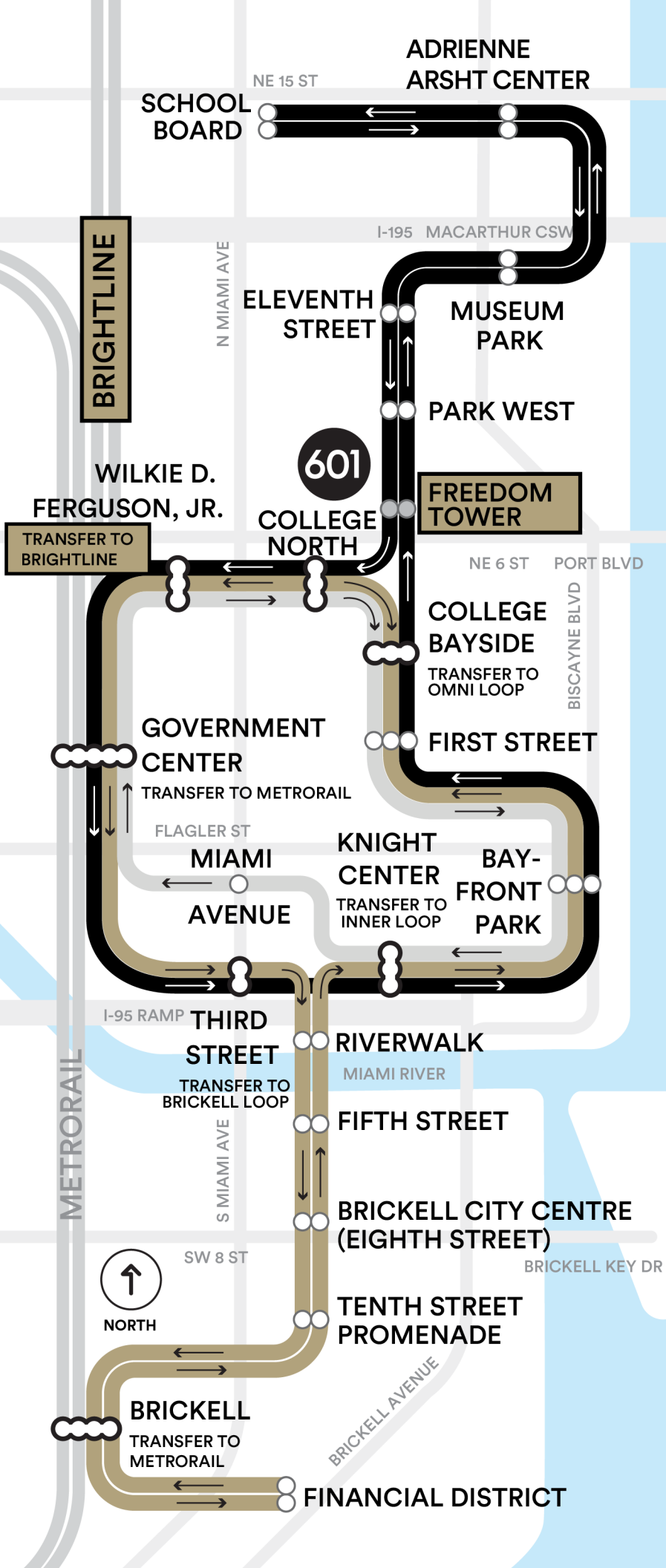


# Miami Worldcenter

Residential, commercial and hospitality uses complemented by a total of 300,000 square feet of retail, restaurant, and entertainment space.

- | Approximately 80% of retail space has been leased at the development
- | World Square, a 20,000-square-foot outdoor public plaza and park
- | Miami Worldcenter's \$5 million public art initiative – curated by international art dealer Jeffrey Deitch
- | Lululemon and Sephora now open
- | Apple building its biggest store yet





# Optimal Train Transit Locations

- 601
- Freedom Tower
- Transfer to Brightline
- Brightline

# 601





# Overview:

**Located within 601**

**Large 42,600 sq ft** open floorplates  
**128,500 SF** of space with lobby (700 SF)

**Location:** Downtown Miami

**Address:** 601 NE 1st Avenue, Miami, FL, 33132

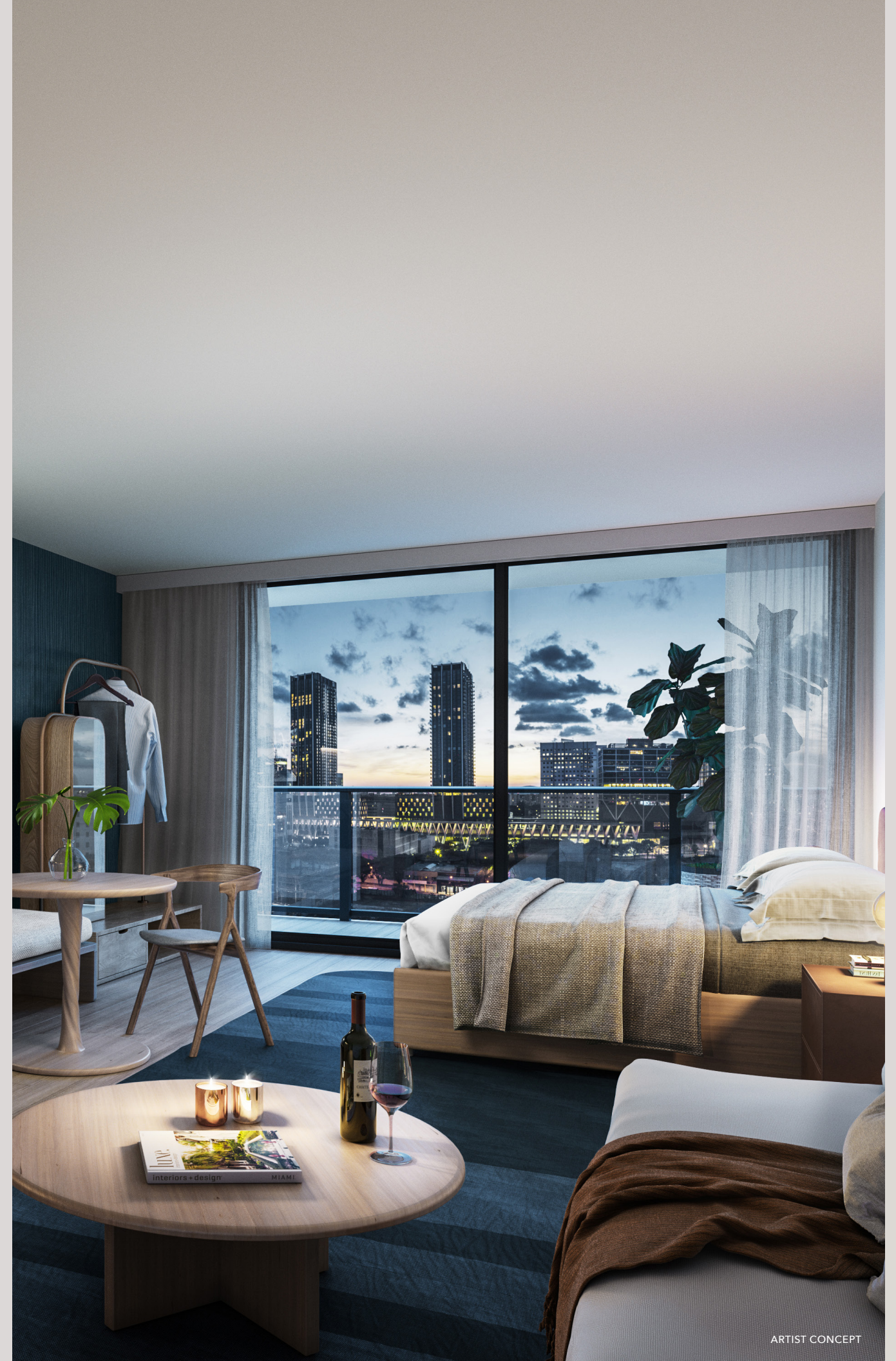
**Stories:** 51

**Office Levels:** 5, 6, 7

**Sizes:** From 431 to 42,600 Sq ft |  
40 to 3958 M<sup>2</sup>

# Hotel Features:

- | 240 Guest Rooms & Suites
- | 389 to 900 sq ft
- | Studio, one, & two-bedroom units
- | Furnished with curated by Urban Robot
- | Panoramic Biscayne Bay, and Miami skyline views
- | Private balconies with most units
- | Ceiling heights 9 ft
- | Advanced technology Smart Building wiring for HD TV, multiple telephone





# Office Features:

## **Creative offices from 431 to 42,600 SF:**

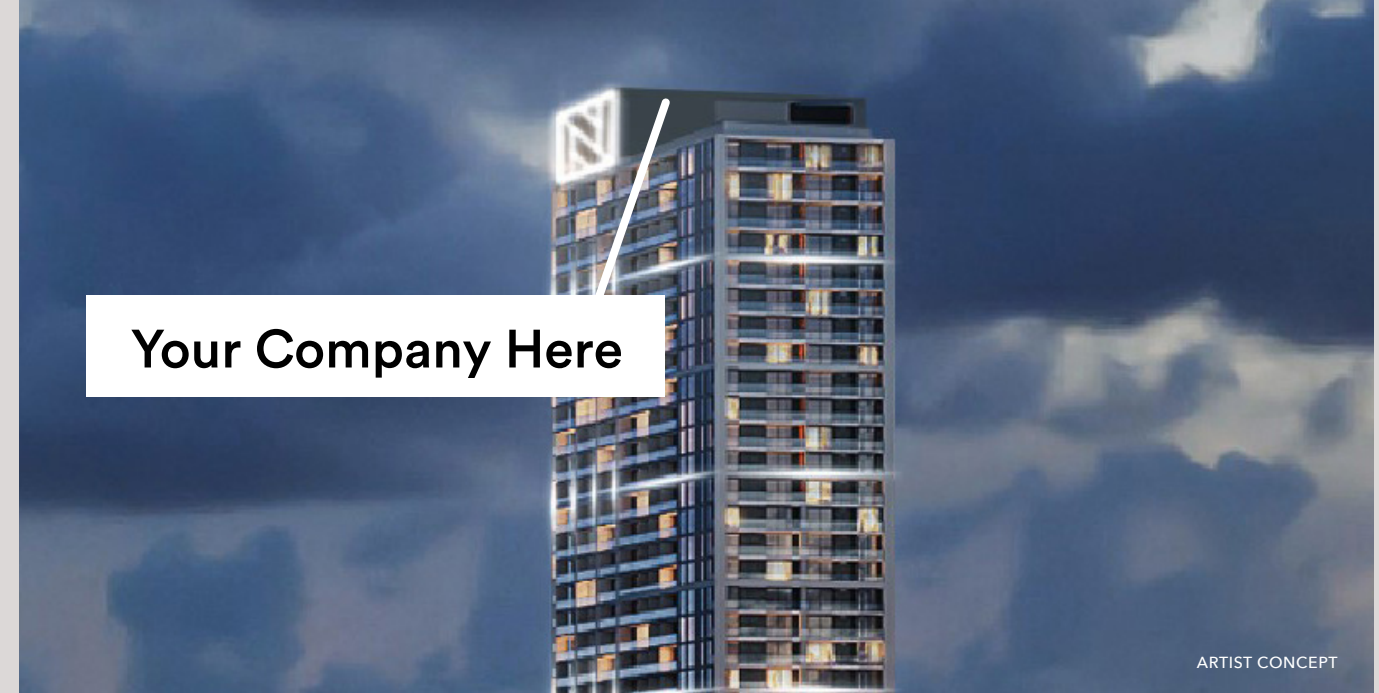
- | Delivered tenant ready
- | Private balconies in select units
- | 3 Office exclusive elevators
- | 3 Levels of Office Space
- | Select corner units offer wrap-around glass windows
- | 14' high exposed ceilings and concrete floors
- | Sound attenuating impact-resistant laminated glass throughout
- | Advanced technology Smart Building wiring for TV, multiple telephone /data lines and ultra-high-speed internet access
- | Combinations available for larger office spaces:  
1/4 , 1/2 or full floor offices
- | Covid Compliant wellness features
- | Private lobby and reception



# Signage & Branding Opportunities

**Locations include:**

- | Massive Exposure to advertise your company name in Downtown Miami
- | East, West and South Façade
- | Ground Level Flags
- | Top of the building





OFFICE 01

OFFICE 02

OFFICE 03

2 34



# 601

OFFICES



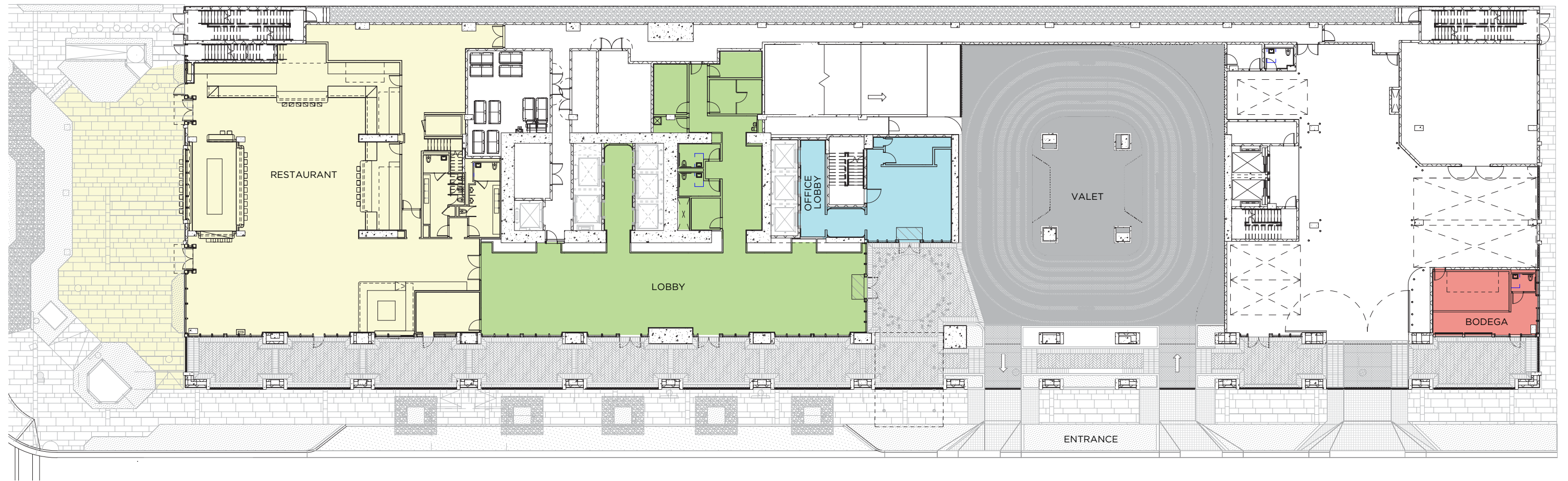


ARTIST CONCEPT



ARTIST CONCEPT

# LOBBY LEVEL PLAN

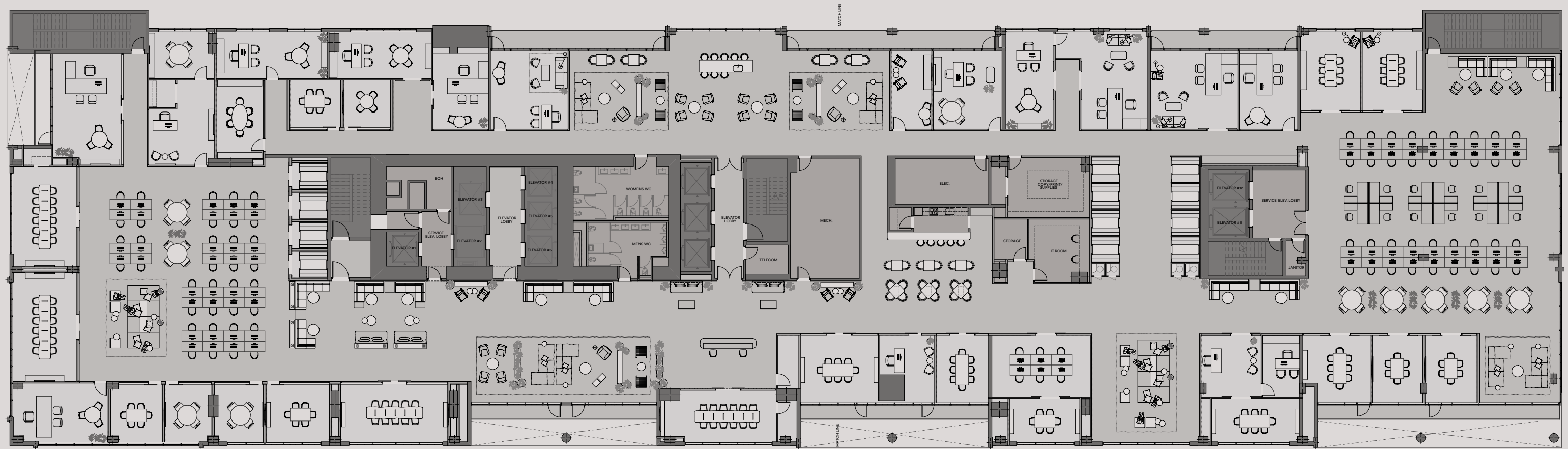




# Office Floor Plans



# Full Floor Tenant - Open Plan



DEVELOPED BY  
**SIXTH STREET**  
 MIAMI PARTNERS LLC

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE CONTRACT AND THE DOCUMENTS REFERENCED THEREIN. STATED SQUARE FOOTAGES ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS AND IN FACT VARY FROM THE SQUARE FOOTAGE AND DIMENSIONS THAT WOULD BE DETERMINED BY USING THE DESCRIPTION AND DEFINITION OF THE "UNIT" SET FORTH IN THE DECLARATION (WHICH GENERALLY ONLY INCLUDES THE INTERIOR AIRSPACE BETWEEN THE PERIMETER WALLS AND EXCLUDES ALL INTERIOR STRUCTURAL COMPONENTS AND OTHER COMMON ELEMENTS). THIS METHOD IS GENERALLY USED IN SALES MATERIALS AND IS PROVIDED TO ALLOW A PROSPECTIVE BUYER TO COMPARE THE UNITS WITH UNITS IN OTHER CONDOMINIUM PROJECTS THAT UTILIZE THE SAME METHOD. FOR YOUR REFERENCE, THE AREA OF THE UNIT, DETERMINED IN ACCORDANCE WITH THESE DEFINED UNIT BOUNDARIES, IS SET FORTH ABOVE AND IS LABELED AS "INTERIOR". MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ACCORDINGLY, THE AREA OF THE ACTUAL ROOM WILL TYPICALLY BE SMALLER THAN THE PRODUCT OBTAINED BY MULTIPLYING THE STATED LENGTH AND WIDTH. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS, LOCATION AND SIZES OF WINDOWS AND DOORS, AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. ALL DEPICTIONS OF APPLIANCES, COUNTERS, SOFFITS, FLOOR COVERINGS AND OTHER MATTERS OF DETAIL, INCLUDING, WITHOUT LIMITATION, ITEMS OF FINISH AND DECORATION, ARE CONCEPTUAL ONLY AND ARE NOT NECESSARILY INCLUDED IN EACH UNIT. THIS PROJECT IS BEING DEVELOPED BY SIXTH STREET MIAMI PARTNERS LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHICH WAS FORMED SOLELY FOR THIS PURPOSE. NEWGARD IS NOT THE DEVELOPER OF THIS PROJECT.

# Full Floor Tenant - Intensive Plan



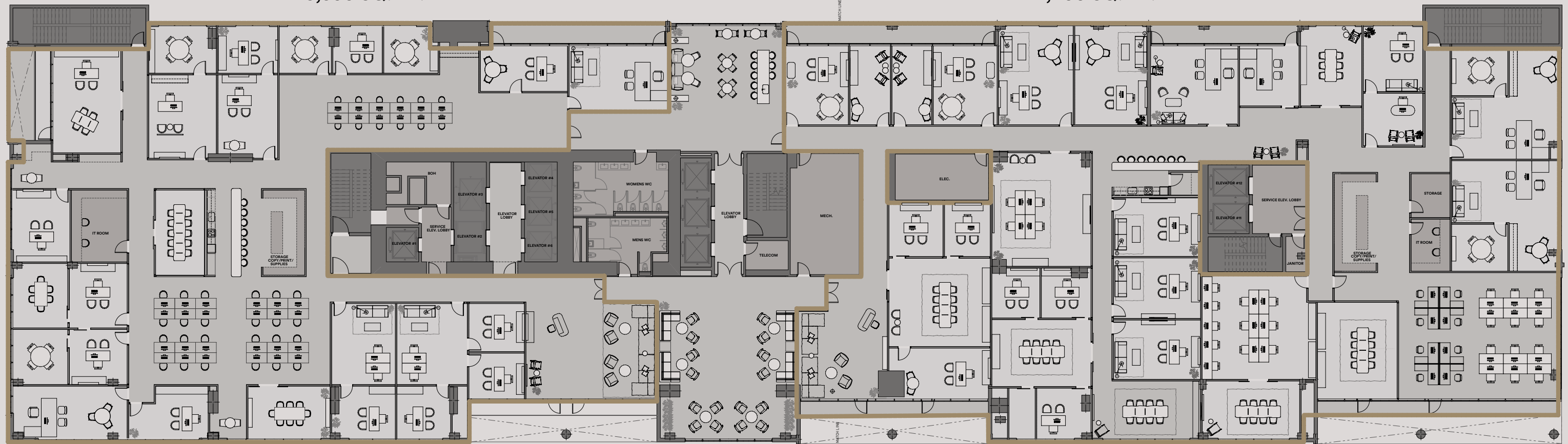
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# Full Floor w/ Two Tenants

**TENANT SPACE #1**  
13,300 SQ. FT.

**TENANT SPACE #2**  
17,400 SQ. FT.



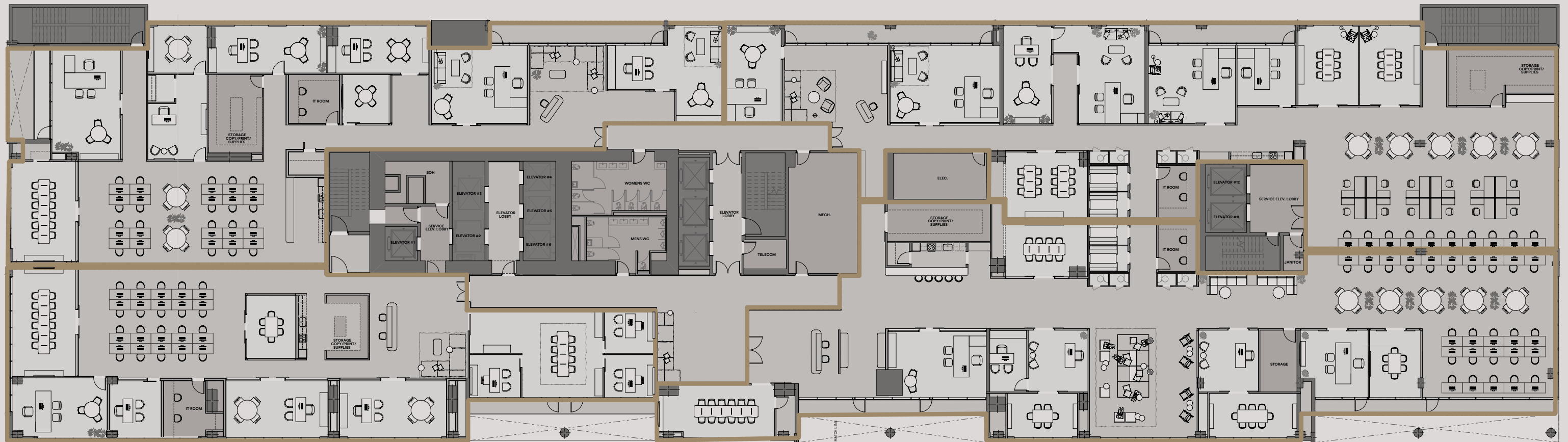
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# Full Floor w/ Four Tenants

**TENANT SPACE #2**  
7,450 SQ. FT.

**TENANT SPACE #4**  
8,850 SQ. FT.



**TENANT SPACE #1**  
6,000 SQ. FT.

**TENANT SPACE #3**  
9,400 SQ. FT.

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MIAMI PARTNERS LLC

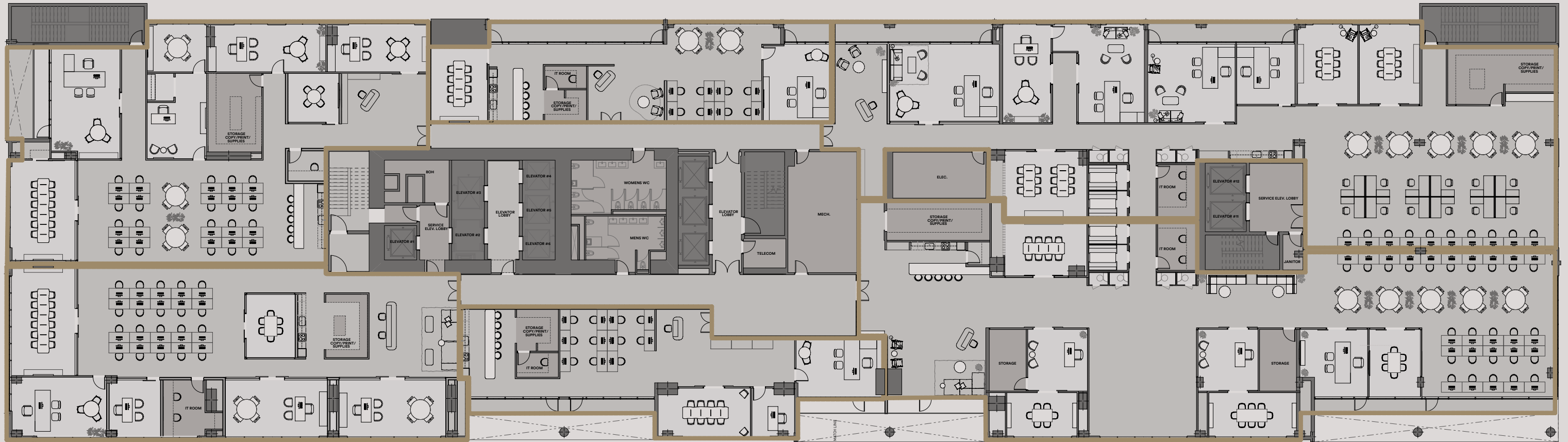
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# Full Floor w/ 6-8 Units of Various Sizes

**TENANT SPACE #2**  
5,400 SQ. FT.

**TENANT SPACE #3**  
2,500 SQ. FT.

**TENANT SPACE #4**  
8,200 SQ. FT.



**TENANT SPACE #1**  
6,000 SQ. FT.

**TENANT SPACE #6**  
2,650 SQ. FT.

**TENANT SPACE #5**  
8,000 SQ. FT.

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# AMENITIES

THREE FLOORS WITH 70,000 SF OF CURATED AMENITIES  
FOOD & BEVERAGE BY TAO GROUP

# CONFERENCE CENTER

Whether you're hosting a corporate meeting, a reception, or a family reunion, the Conference center features 20,000 square feet of customizable event space with multiple boardrooms, with catering provided.

# FOOD & BEVERAGE OFFERINGS

Offerings include first-class restaurants, conference center, bars, cafes, pool bars and lounges of the highest food, beverage and service standards.

# SKY POOL

The 9th floor features a 16,000 sq ft poolside retreat elevated above the hum of downtown featuring lush tropical flora and uniquely Florida features that evoke a deep sense of place.

# WELLNESS

The 10th floor features a ±18,000 SF health and fitness center, replete with an amenity program aimed at nourishing body & soul and featuring bespoke programming that is responsive to Miami's tropical setting.

# AMENITIES / 8<sup>th</sup> FLOOR

- / EXPANSIVE BALLROOMS
- / PRIVATE BOARDROOM RENTALS
- / FLEXIBLE OFFICE ARRANGEMENTS
- / VIDEO CAPABLE CONFERENCE ROOMS
- / CUTTING EDGE TECHNOLOGY & CONNECTIVITY
- / PREMIER CATERING
- / PRE-FUNCTION SPACE

# AMENITIES / 9<sup>th</sup> FLOOR

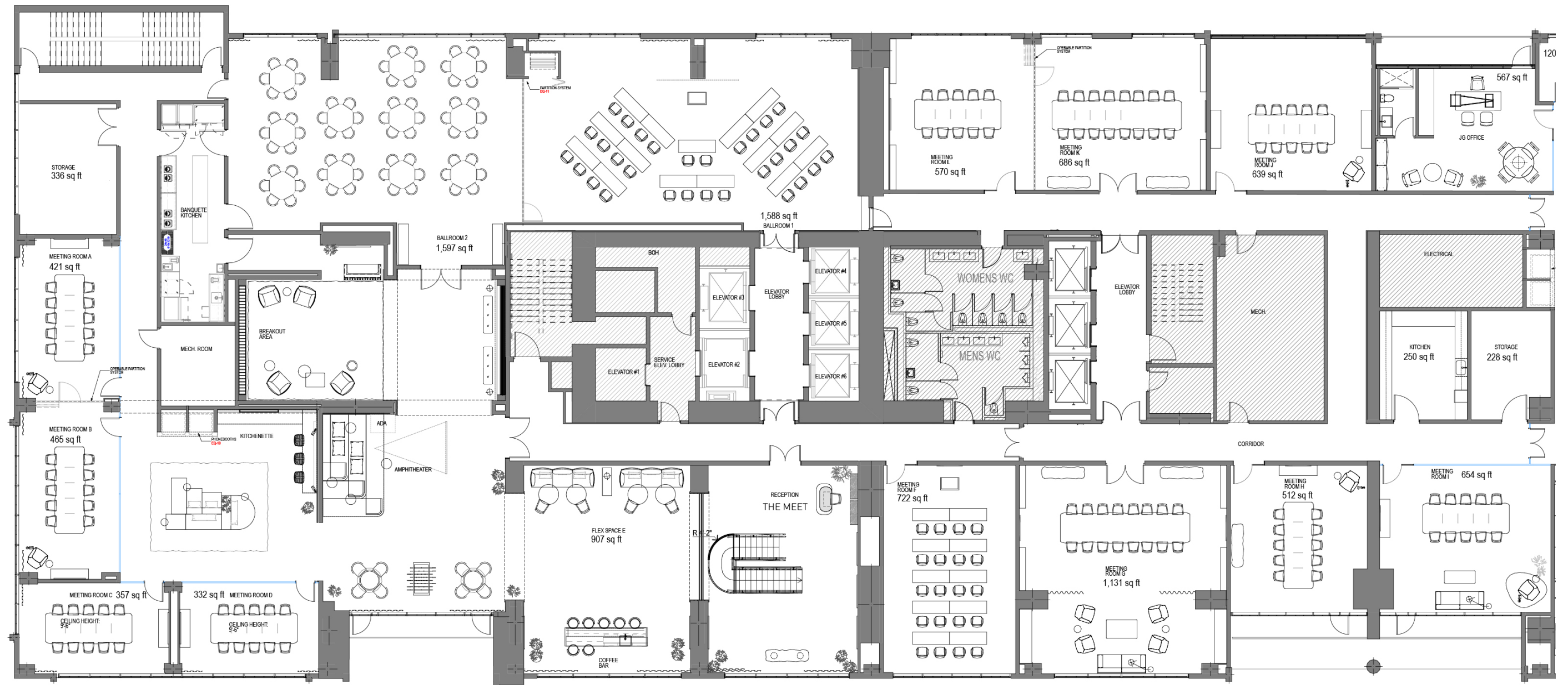
- / SPECIALTY RESTAURANTS & BARS
- / DINING TERRACE
- / CAFE & COCKTAIL BAR
- / DRINK. DINE. WORK. LOUNGE AREAS
- / MEDIA LOUNGE
- / DJ BOOTH
- / PROGRAMED EVENTS

- / RESORT-STYLE POOL
- / LAP POOL
- / POOL CABANAS
- / HAMMOCKS LOUNGE
- / SUN DECK
- / LANDSCAPED ISLAND SWIMOUT
- / NATIVE TROPICAL LANDSCAPING
- / LIVE PERFORMANCE / EVENT DUNE
- / POOL BAR
- / POOL TOWEL SERVICES

# AMENITIES / 10<sup>th</sup> FLOOR

- / JUICE BAR
- / YOGA / PILATES
- / PELOTON / BOXING
- / WEIGHT STATION
- / CROSS-TRAINING
- / PICKLEBALL COURT
- / SPA / TREATMENT ROOMS
- / SAUNA / STEAM ROOMS
- / LOCKER ROOMS
- / OUTDOOR TERRACE / TRAINING
- / PLUNGE TUBS

# AMENITIES FLOORPLAN / 8<sup>th</sup> FLOOR



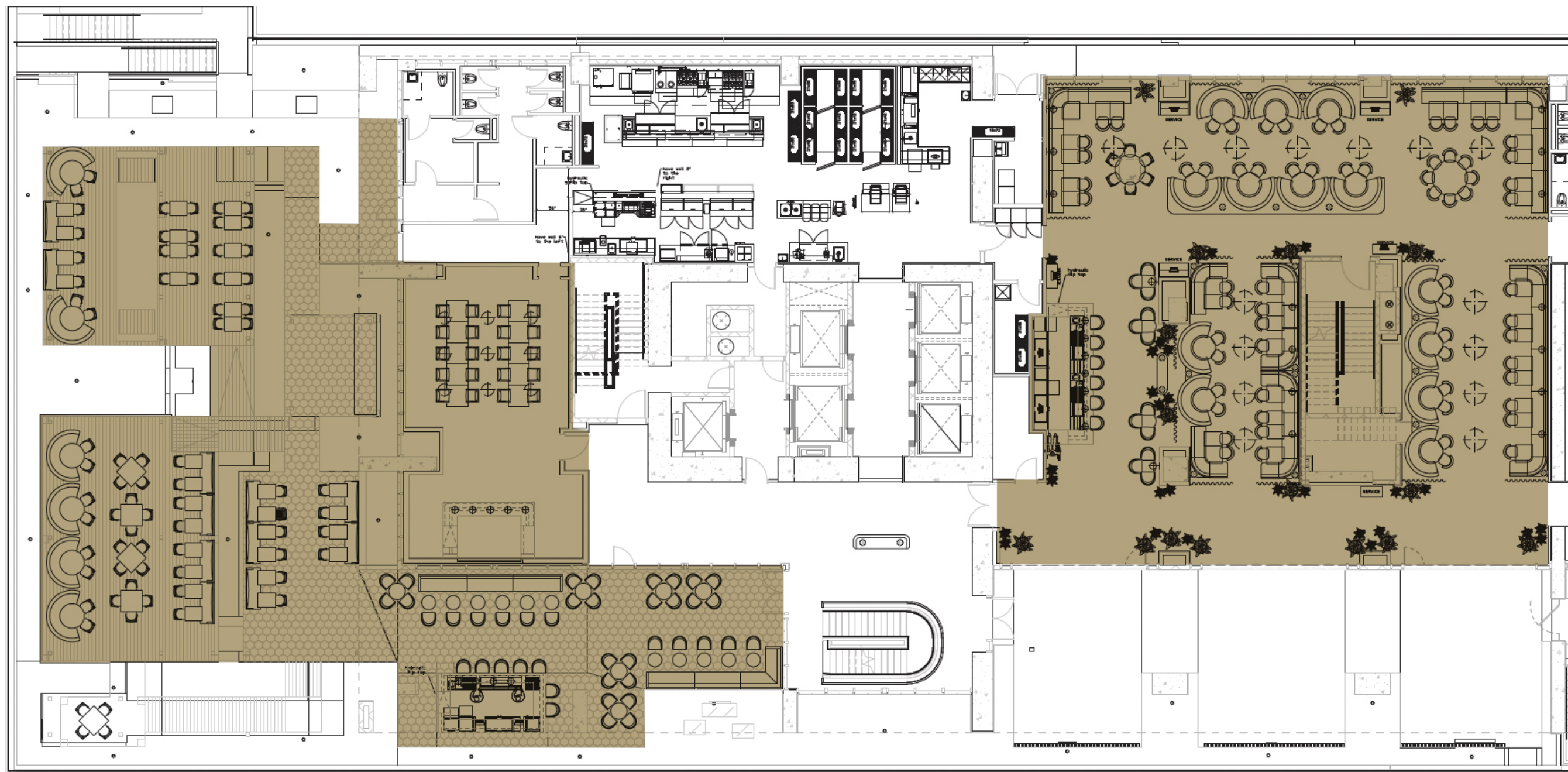
## CONFERENCE CENTER



# SKY POOL

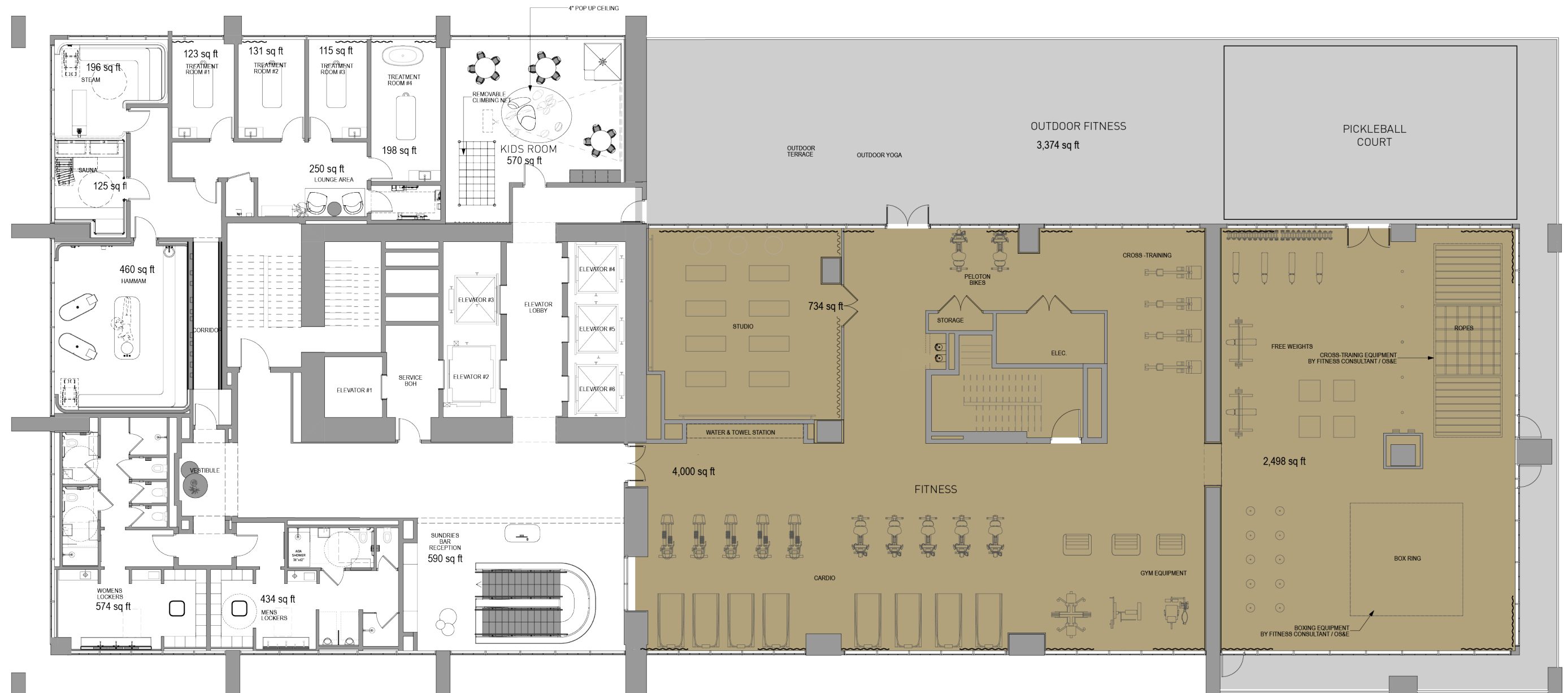


# AMENITIES FLOORPLAN / 9<sup>th</sup> FLOOR



RESTAURANT & BAR

# AMENITIES FLOORPLAN / 10<sup>th</sup> FLOOR



SPA & FITNESS



**SIXTH STREET**  
MIAMI PARTNERS LLC

DEVELOPED  
BY  
SIXTH  
STREET  
PARTNERS LLC



*ARQUITECTONICA*

ARCHITECTURE  
BY  
RENOWNED  
FIRM,  
ARQUITECTONICA



ARTIST CONCEPT



ARTIST CONCEPT



ARTIST CONCEPT

URBAN ROBOT ASSOCIATES

INTERIOR  
DESIGN BY  
URBAN ROBOT



ARTIST CONCEPT

**601 NE 1 St Ave, Miami, FL 33132**