



601 Ne 36th St, Miami, FL 33137

# OVERVIEW

Leading the incredible condo boom on Miami's world-famous waterfront is BLUE, a landmark 35-story glass tower and at the gateway to Uptown Miami.

Developed by Hyperion Development, BLUE is the first Miami condo project by Netscape's founder Jim Clark. Along with other projects like Marina Blue, this developer is bringing the buildings of tomorrow into Miami today.

With its stunning blue glass tower and state-of-the-art interiors, BLUE has redefined the Miami lifestyle and has created a residential living environment that is envied across the city and across the nation.

## CUSTOM KITCHEN FEATURES:

- Imported Italian cabinets in white lacquer, with stainless steel accents and glass doors
- Granite counters
- GE Profile stainless steel appliances
- Refrigerator with ice and water in door
- Multi-cycle built-in dishwasher
- 30" self-cleaning oven with separate cook top range and hood
- Built-in microwave
- European-brand full-size washer and dryer

## CUSTOM MASTER BATH FEATURES:

- Marble floor
- Lacquered doors with white vanity and marble top
- Tebisa designer faucets

## INTERIOR FEATURES:

- 9' high ceiling with smooth finish
- Pre-wired for Category 5 high-speed data/voice internet
- Energy-saving, high-impact glass floor-to-ceiling windows and doors with blue tint
- Recessed, covered balconies with blue-tinted glass railings
- Ventilated closet shelving system
- High-efficiency heating and air-conditioning system
- Fire sprinklers and smoke detectors
- Solid steel core entry door
- Entry corridor with city and bay views

# HYPERION DEVELOPMENT

The creator of blue is a next-generation developer whose futuristic vision is realized in cutting-edge design and rock-solid fundamentals.

Founded by two of the legends of the digital world and one of the South's most respected builders, the firm looks to urban Miami as a palette for large-scale, well-located projects, which will be distinctive for extraordinary designs and exceptional value.

Jim Clark, founder of multiple successful cutting-edge companies including Silicon Graphics, Netscape, Healtheon/WebMD and Shutterfly.

Tom Jermoluk, in business with Jim Clark for 20 years; CEO, founder and board member of over 15 successful companies.

Paul Murphy, master builder, developer and general contractor for 37 years, building over 22,000 units, including high-rise condominiums and apartments as well as office towers and shopping centers.

Together this team has the expertise in people, projects and finance for everything from start-up companies to homes and high-rises.

## ARCHITECT

Arquitectonica's housing architecture group is a global leader in its field. It is renowned for unique and iconic architecture and progressive interior planning. Its exterior designs are landmarks in the skyline and define the address of the residents. Its interior designs address contemporary lifestyles and explore new ways to improve private living spaces as well as shared public functions.

Arquitectonica's housing design group spans the full range of the residential options. It is a global leader in high-rise residential design with projects like Miami's Atlantis, Palace, Imperial, Bentley Bay, One Miami and Waverly condominium towers; New York's upcoming Queens West, Excelsior and Phoenix; San Francisco's 1177 Market Street; Columbus' Miranova; Los Angeles' Long Beach Tower; Manila's Pacific Plaza Towers; Osaka's Sanyo Park; Fukuoka's Nexus World; The Hague's International Park; Lima's San Gabriel; Caracas' Quinta Avenida; Shenzhen's West Mangrove and Shanghai's Central Park, among others. The firm is also involved in mid-rise and low-rise residential projects such as New York's Cooper Square, Miami's Bentley Beach, Los Angeles' San Pedro, San Francisco's Mission Bay and Dallas' White Rock.

Arquitectonica's housing architecture group creates new living environments with the foundation of up-to-date and cross-cultural market knowledge. It designs with functional ingenuity, proposes unique spaces, and presents exteriors that define architectural personality and contribute to the character of the city in which they are built.

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# LOCATION



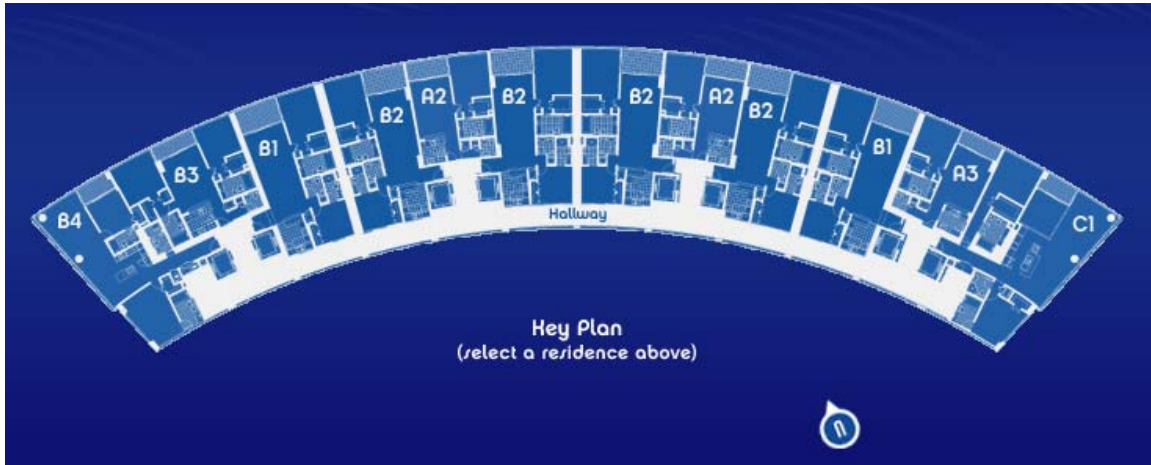
## NORTHWEST



## EAST

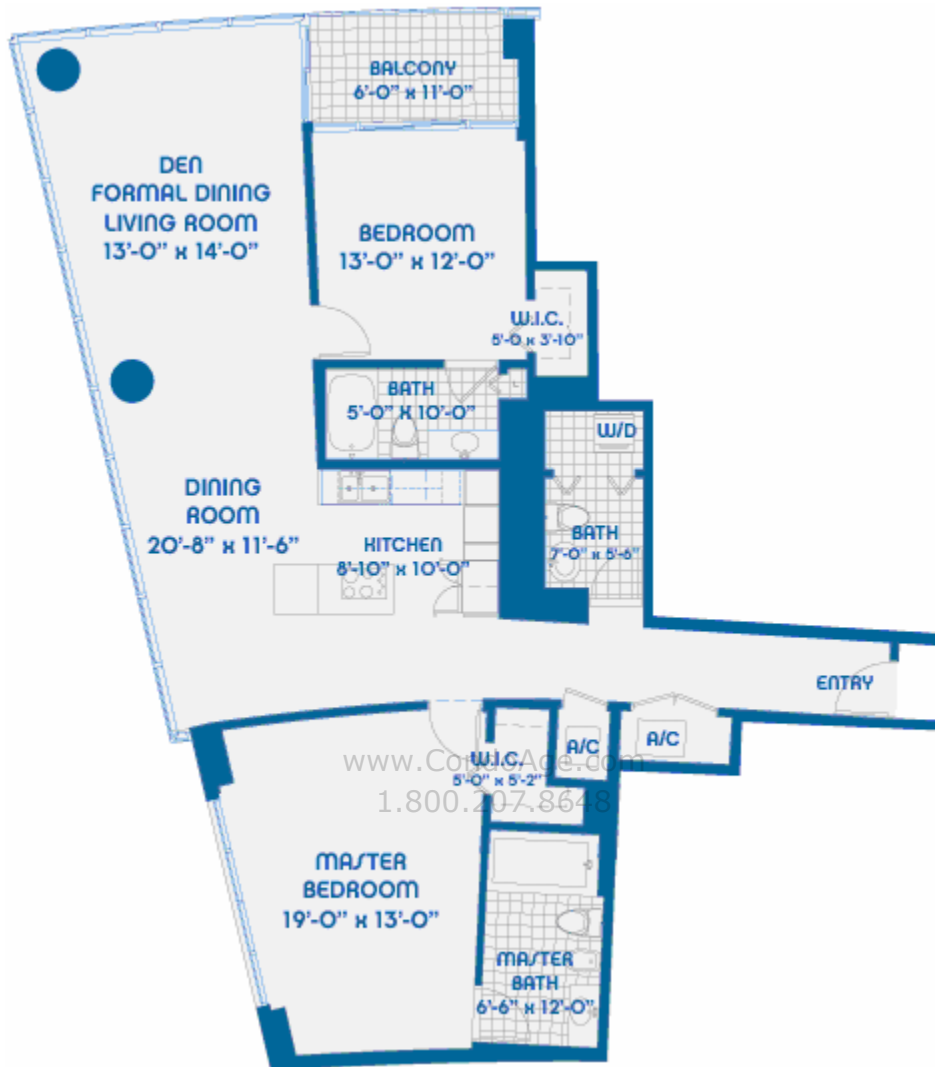


# FLOOR PLANS



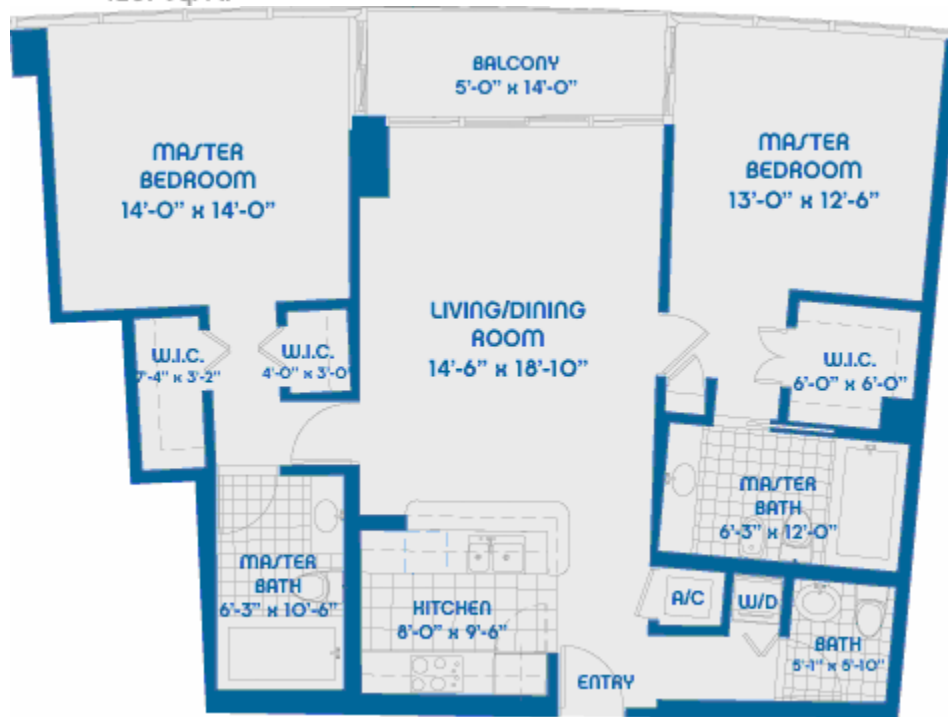
## Residence B4

2 Bedroom / 2.5 Bath  
1651 Sq. Ft.



# Residence B3

2 Bedroom / 2.5 Bath  
1267 Sq. Ft.



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# Residence B1

2 Bedroom / 2.5 Bath  
1362 Sq. Ft.



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# Residence B2

2 Bedroom / 2.5 Bath  
1319 Sq. Ft.

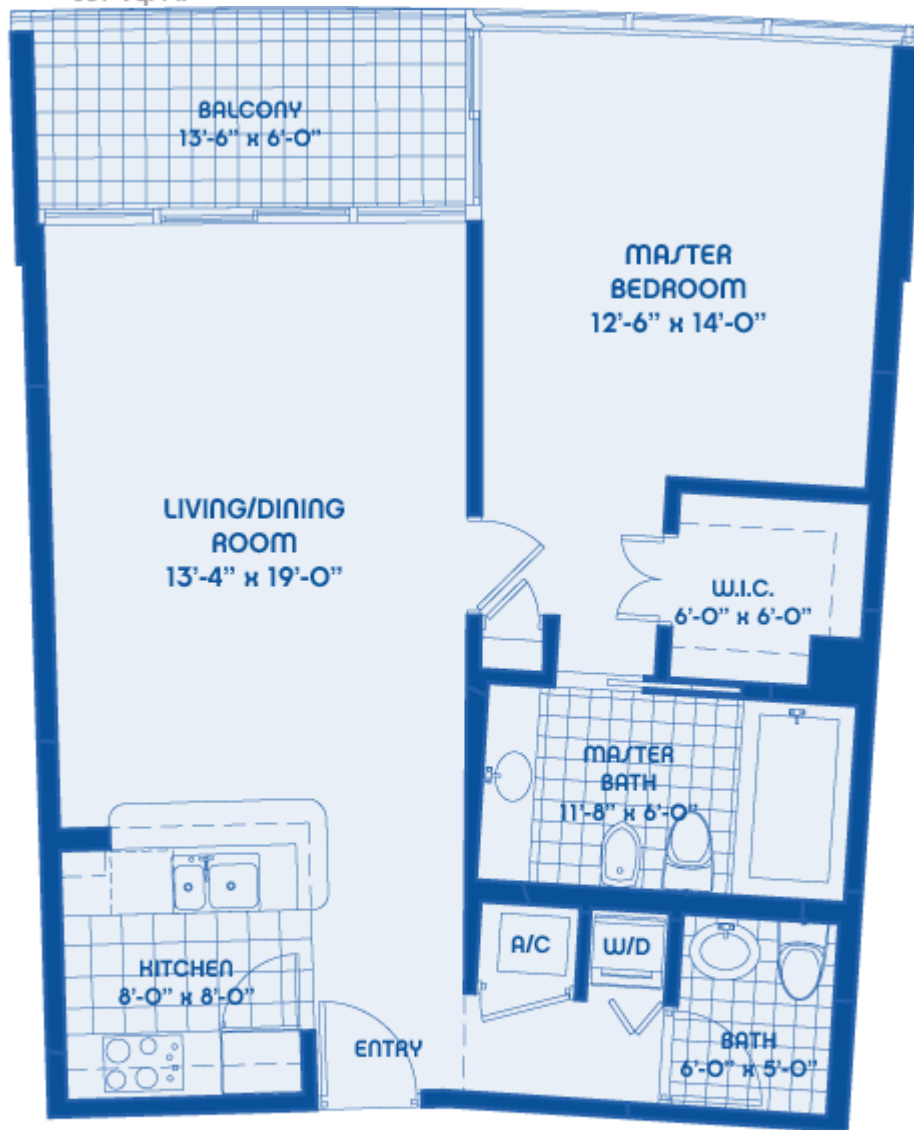


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## Residence A2

1 Bedroom / 1.5 Bath  
831 Sq. Ft.



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# Residence A3

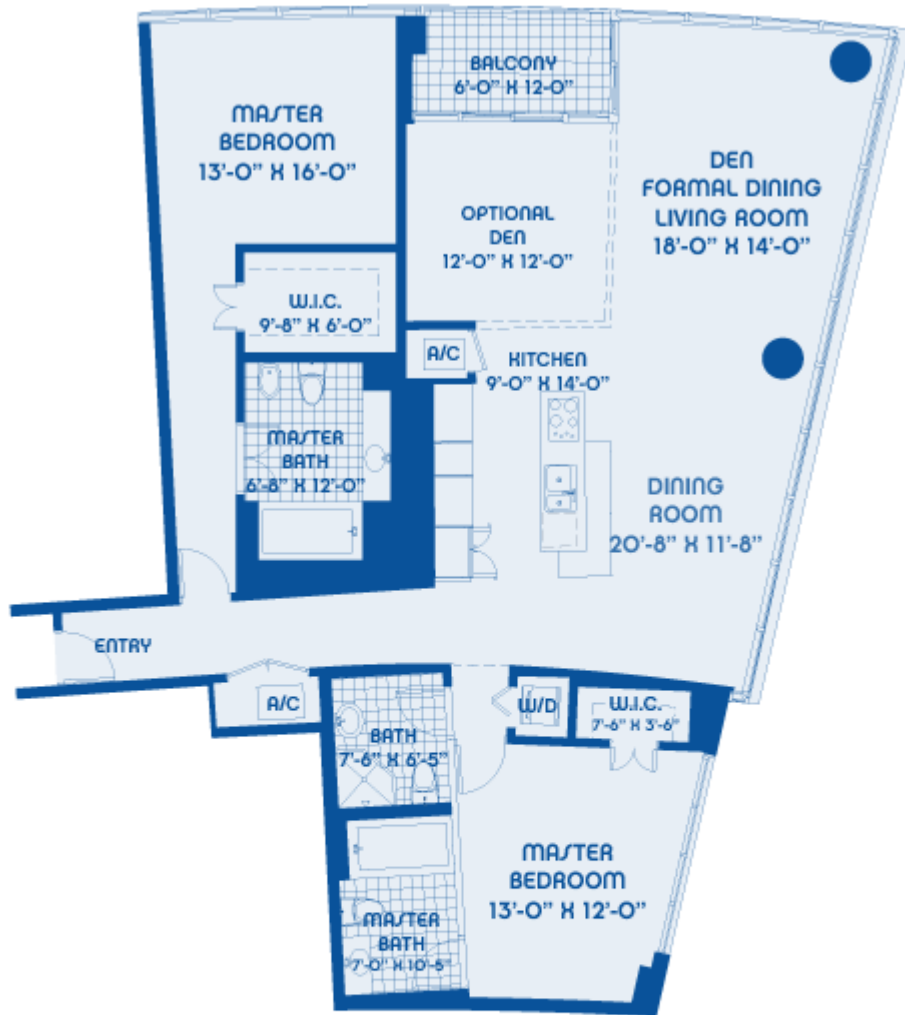
1 Bedroom / 1.5 Bath  
883 Sq. Ft.



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# Residence C1

2 Bedroom / 3 Bath  
2048 Sq. Ft.



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