

Okan Tower's Ascent Continues At 555 North Miami Avenue In Downtown Miami



Photo by Oscar Nunez.

BY: OSCAR NUNEZ 8:00 AM ON MARCH 19, 2025

Construction continues to climb at Okan Tower, a 70-story mixed-use skyscraper at 555 North Miami Avenue in Downtown Miami. Designed by Behar Font & Partners with Thornton Tomasetti as the structural engineer and Ortus Engineering as the civil engineer, and developed by Okan Group, the 902-foot-tall tower will feature 163 luxury residences, 236 condo-hotel units under the Hilton Hotels & Resorts brand, a 316-key hotel, 64,000 square feet of office space, and multiple retail and dining venues. Okan Construction is the general contractor.

Recent aerial photographs show an accelerated pace of formwork installation, with the tower surpassing the 18th floor and work progressing on the 19th. The structure is estimated to stand between 180 and 190 feet tall, with subsequent floors following a repetitive layout that should allow for a steady rhythm of

vertical construction. While the tower still has a long way to go before reaching its pinnacle, the footprint of each floor will gradually taper as it ascends toward its curving apex. This reduction in required concrete and formwork per level is expected to accelerate further the construction timeline in the upper sections of the skyscraper.

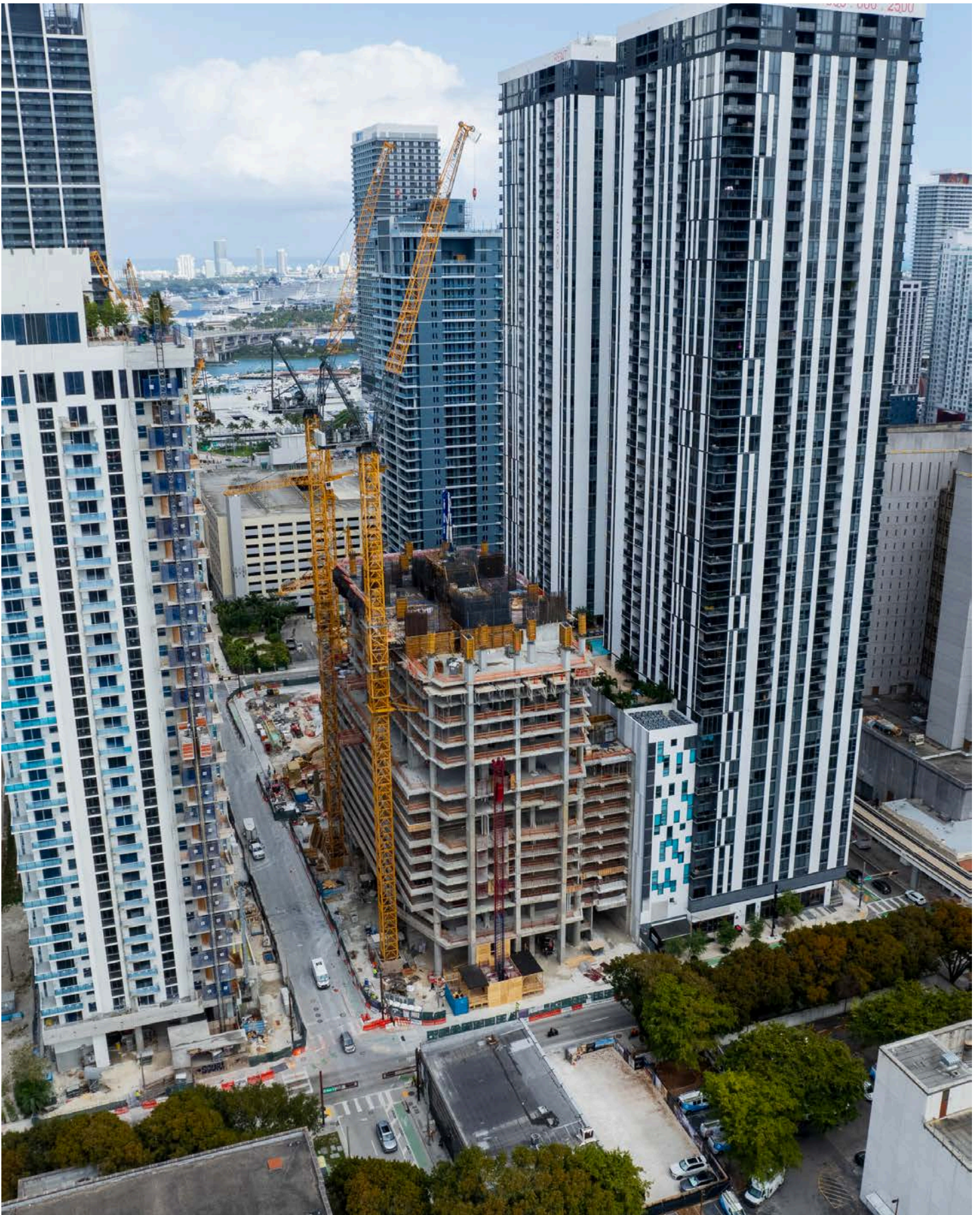


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The following view looks directly east toward the corner of NE 6th Street and North Miami Avenue, capturing the steady rise of Okan Tower. Two towering cranes from Morrow oversee material lifts as the reinforced concrete structure advances. The elevator hoist system is gradually assembled, climbing alongside the structure's west elevation. At the top, sizeable yellow formwork panels from EFCO Forming & Shoring Solutions cap the rising columns, shaping the following sections of vertical concrete placement. Dense rebar walls indicate the next construction phase, while shoring equipment spans multiple levels, supporting newly formed slabs. Post-tension cables supplied by PTE are in place for upcoming slab pours, while a blue concrete pump from U.S. American Concrete continues facilitating the buildout of floors.



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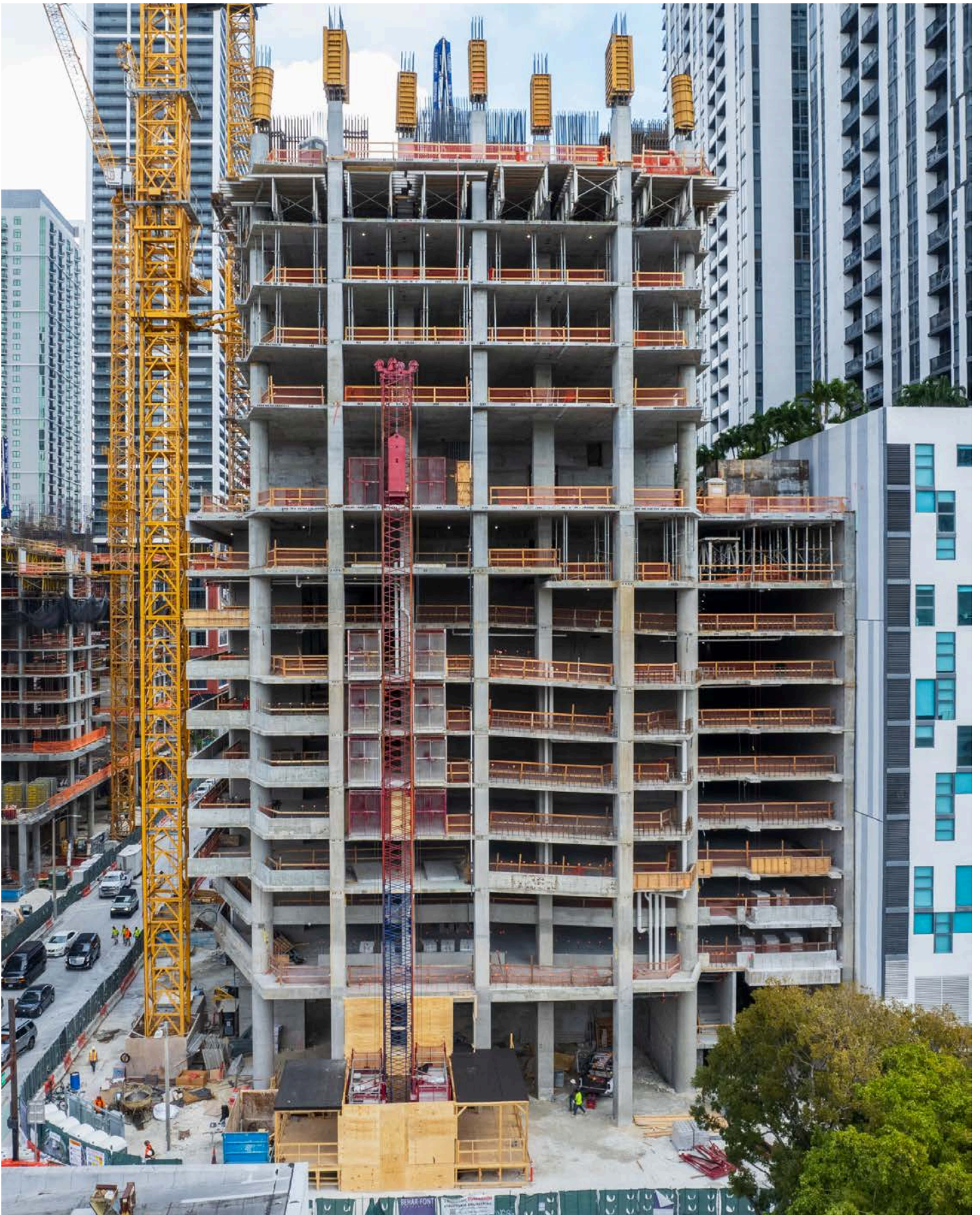


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Chamfered edges along the building's main volume are becoming more pronounced as Okan Tower continues its vertical rise. The concrete slabs are visibly cut at an angle along the corners, shaping the tower's distinctive profile.



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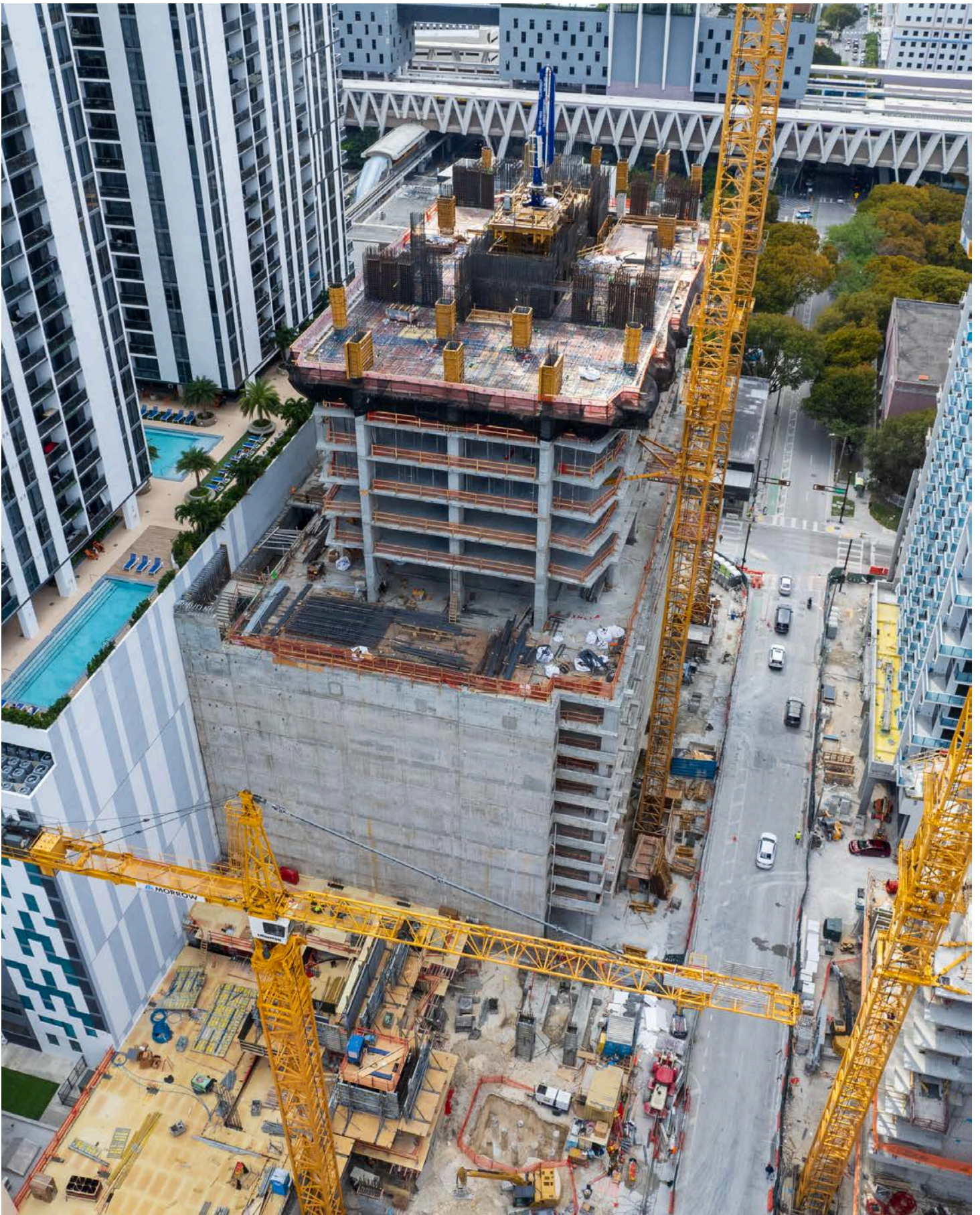


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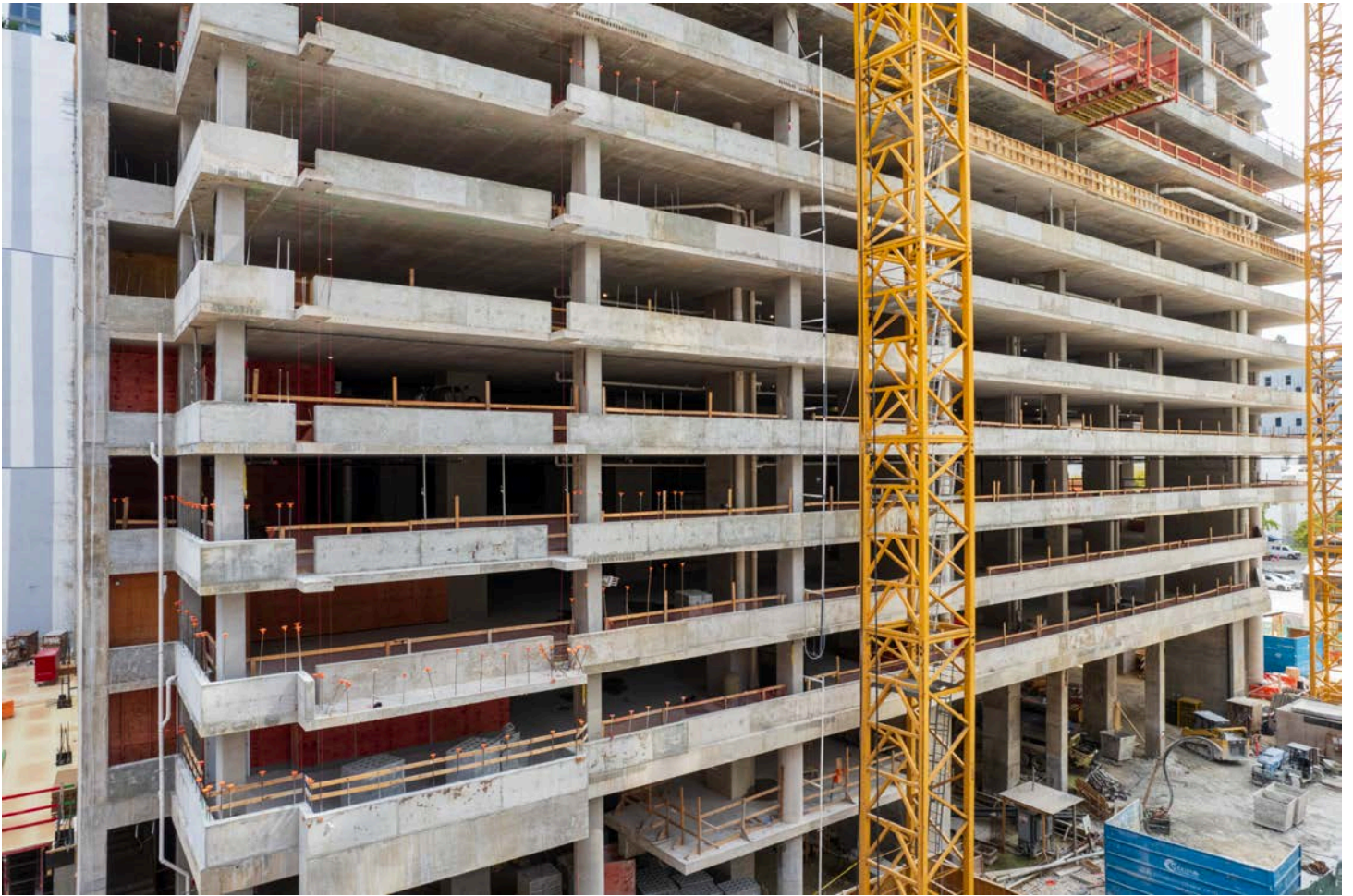


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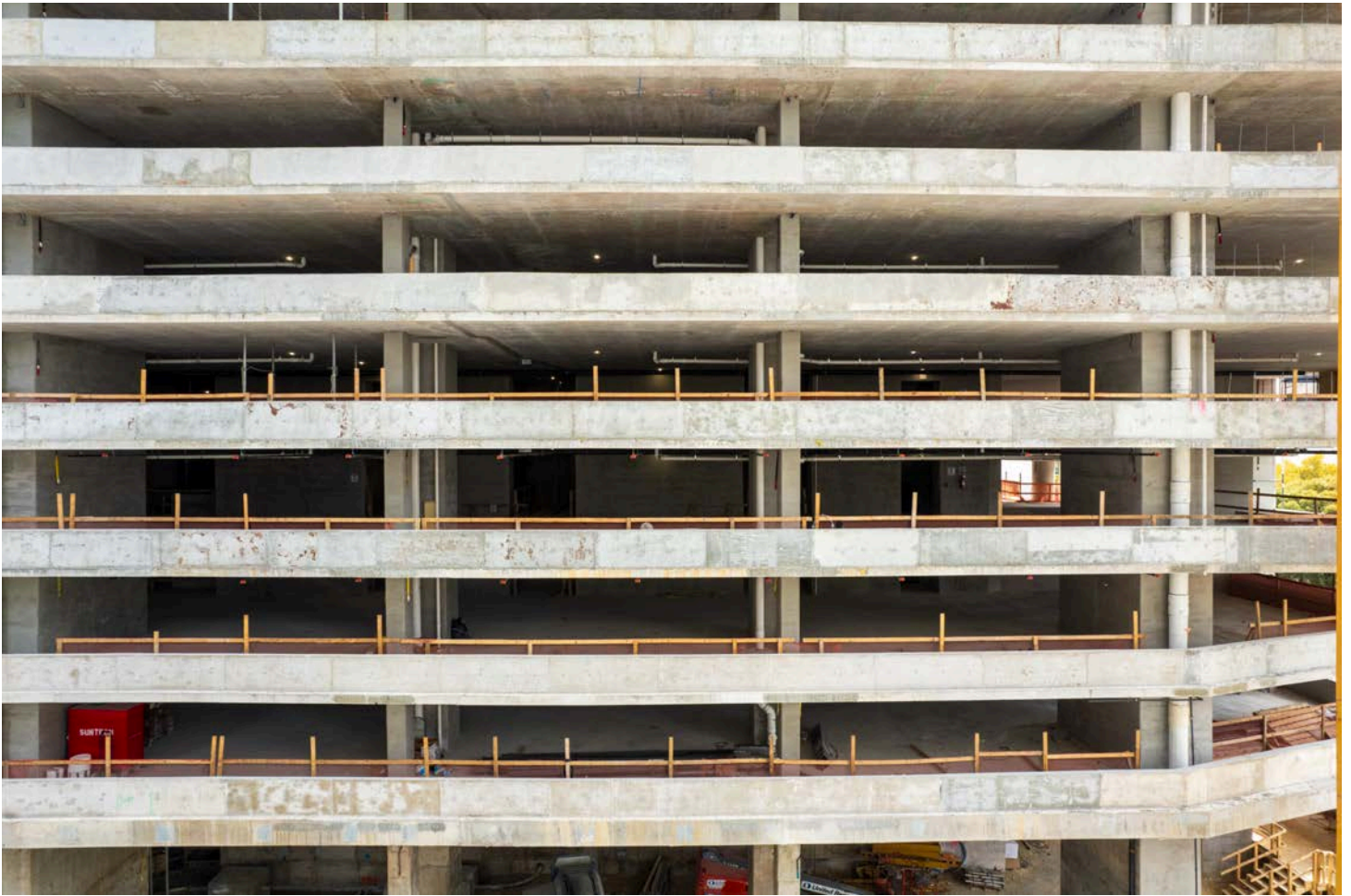


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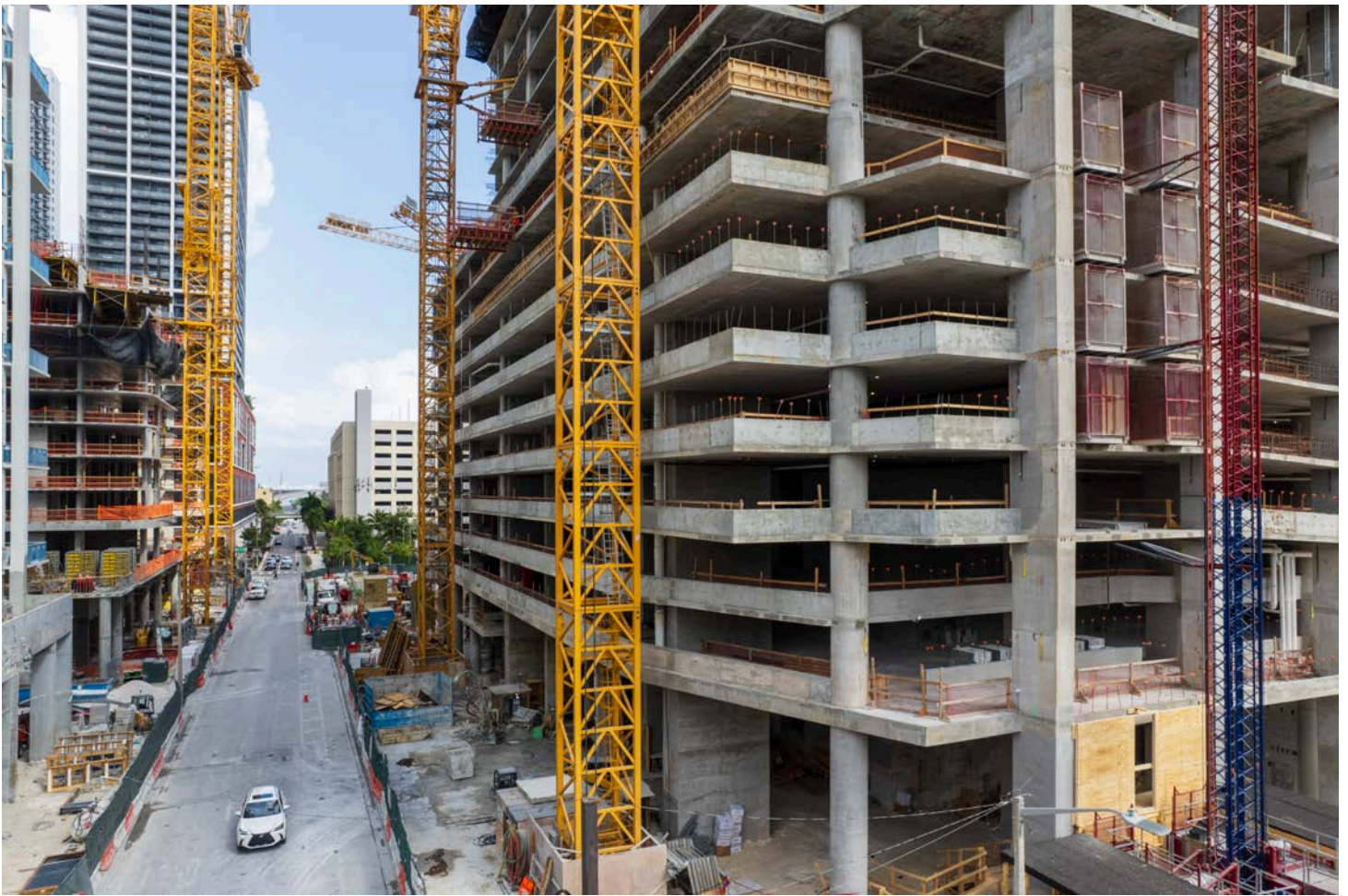


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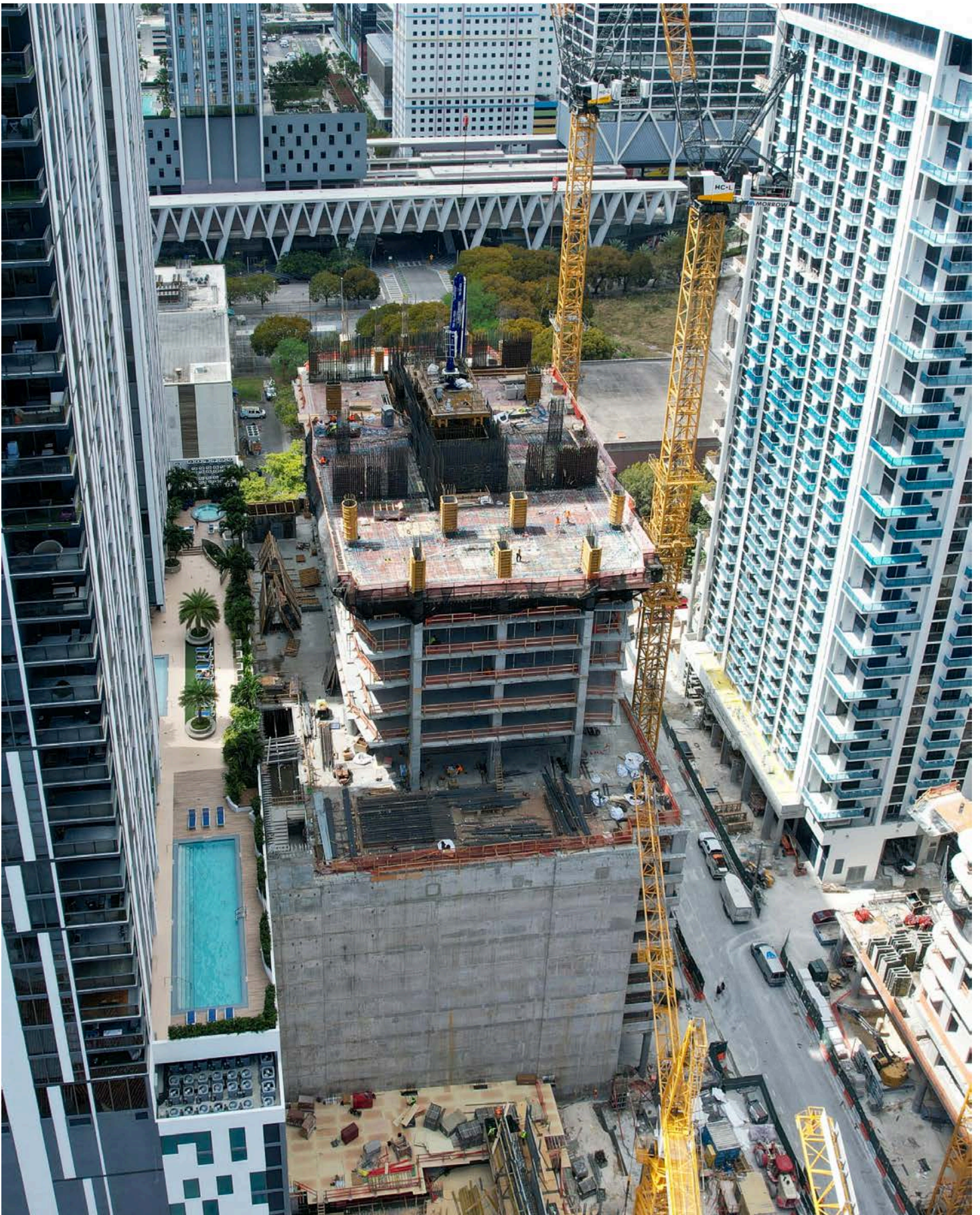


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Okan Tower is surrounded by a flurry of high-rise construction, with Melo Group's Downtown 6th site rising to the east and their Downtown 5th towers standing to the south. Directly across the street to the north, The Crosby Miami Worldcenter by Related Group and Merrimac Ventures and 600 Miami Worldcenter by Aria Development Group and Merrimac Ventures are also under construction. This area is among Miami's most construction-dense blocks, as shown in the image below.

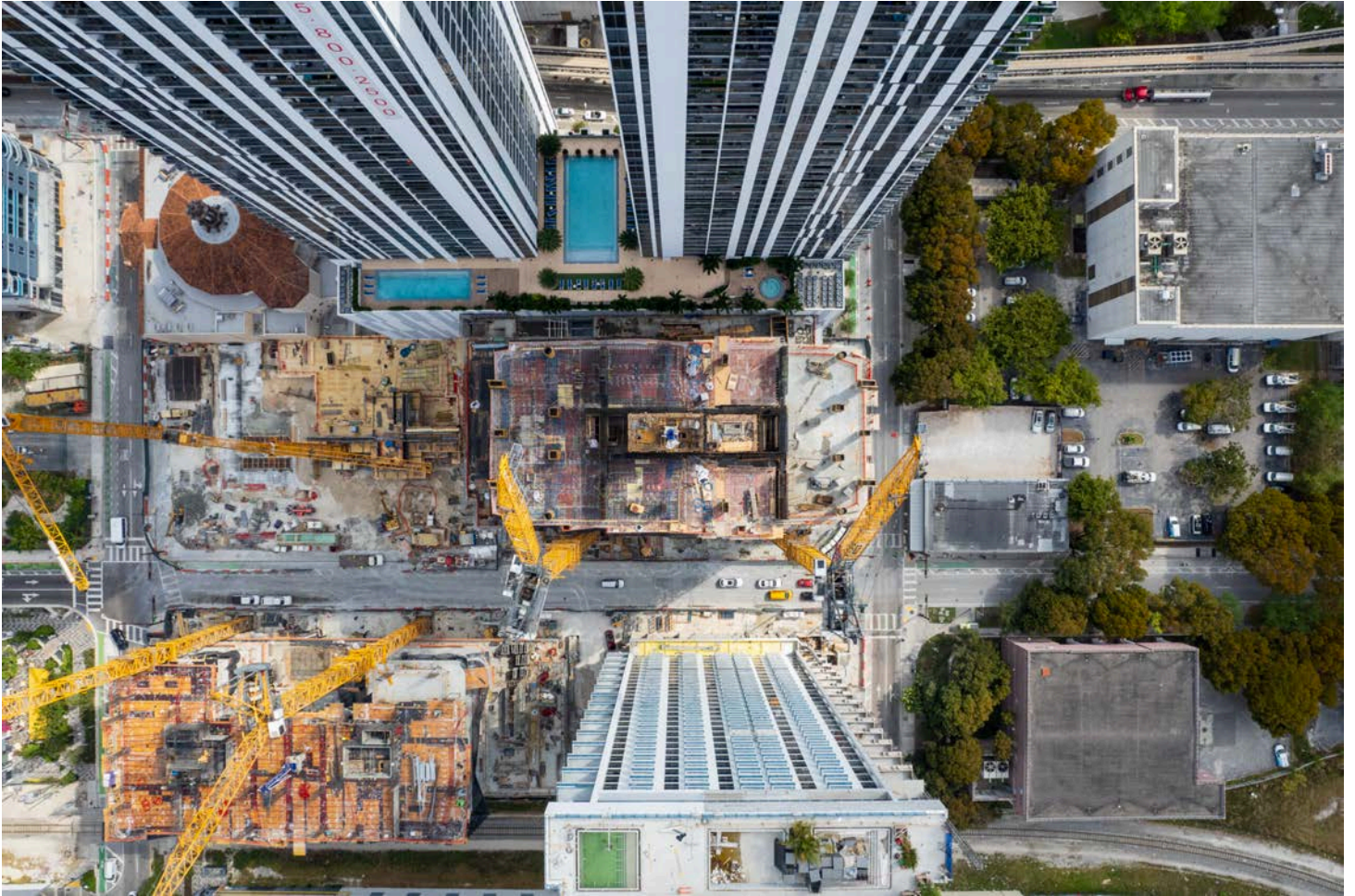


Photo by Oscar Nunez.



Credit: Okan Group.

Okan Tower will feature a mix of 163 private condominium residences on floors 51 through 70 and 236 condo-hotel units on floors 36 to 50, designed for short-term stays with luxury hotel amenities and services. Residences will range from studios starting at 447 square feet to three-bedroom layouts spanning up to 2,183 square feet.



Okan Tower. Credit: Okan Group.

An extensive array of amenities will cater to both residents and hotel guests. Private condominium owners will have access to a resort-style pool with outdoor lounges and cabanas, a wellness spa with sauna and steam rooms, a state-of-the-art fitness center, a cinema screening room, a children's sensory playroom, a wine cellar and lounge, and a rooftop sunset deck with panoramic city and water views. The development will also include a 70th-floor rooftop pool and sky deck with private cabanas—one of the highest rooftop pools in the country—alongside an additional lap pool on the 12th floor. The condo-hotel component will feature an outdoor pool on the 27th floor, a Turkish-inspired wellness spa with a marble hammam, a modern fitness center equipped with Peloton® bikes and a yoga studio, multiple dining options including a gourmet restaurant and grab-and-go café, and event spaces such as a 4,500-square-foot ballroom and conference rooms. Shared services across the development include 24-hour concierge and security, professional housekeeping and maintenance, valet parking, and in-unit dining and catering options.



Okan Tower. Credit: Okan Group.

The tower's location at 555 North Miami Avenue puts it close to key public transportation options. The Wilkie D. Ferguson Jr. Metromover station is just a short walk to the west. The MiamiCentral Brightline station is also nearby, along with multiple Metrobus routes that serve the area.

Okan Tower is on track for completion in early 2027. With its distinct tulip-inspired silhouette, the skyscraper is poised to become a striking new fixture on Miami's skyline. While it falls just short of the 984-foot threshold to qualify as a supertall, at 902 feet, it will still surpass any existing building in Miami and make a significant impact on the city's growing skyline.

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