



MIA

MIA SUPPLEMENTAL TENANT GUIDELINES | DECEMBER 2025



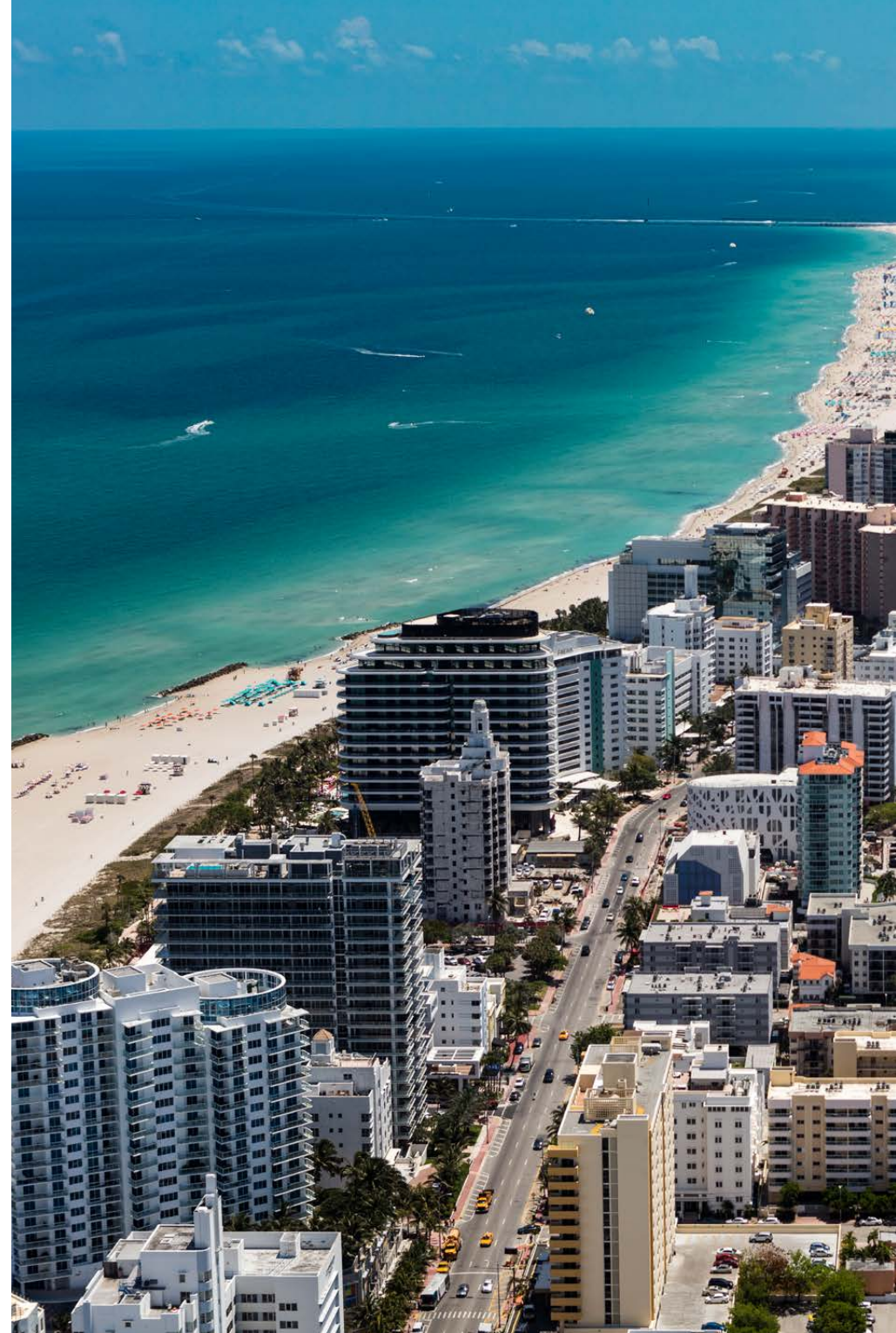
SUPPLEMENTAL TDC GOALS

Welcome to the Miami International Airport family.

The Miami-Dade Aviation Department (MDAD) has identified an opportunity to evolve its vision and goals for the North Terminal.

These updated guidelines will support the future development of commercial spaces at Miami International Airport. Concessionaires and tenants will benefit from a refreshed design aesthetic, while enhanced details will elevate overall quality and ensure the best possible results.

Please note that all other requirements (outside of signage) in the North Terminal criteria still apply to tenant spaces. All architectural dimensions and conditions to be site verified.



TDC OPPORTUNITIES

Contemporary Storefront Aesthetic

Introduce updated architectural elements, materials, and finishes to create a cohesive, modern look across all concessions, elevating the overall identity of MIA.

Flexible Design Framework

Expand design options so tenants can showcase brand individuality while meeting baseline standards. This balance encourages creativity and fosters a dynamic retail environment.

Streamlined Visual Environment

Simplify and declutter signage, lighting, and decorative elements to reduce visual noise, improving wayfinding and enhancing the passenger experience.

Technology Integration

Encourage the use of advanced lighting systems, digital displays, and sustainable materials to future-proof spaces and improve energy efficiency.

Efficient Approval & Coordination

Provide clearer, more concise guidelines to accelerate approvals, reduce rework, and strengthen collaboration between the Airport team and tenants.

Sustainability & Resilience

Incorporate environmentally responsible practices—such as energy-efficient lighting and durable, low-maintenance finishes—to support long-term operational efficiency.

An aerial photograph of a coastal scene. At the top, a paved road with white lane markings runs horizontally. Below the road is a wide, light-colored boardwalk. A row of palm trees is planted along the boardwalk, casting long, dark shadows that stretch across the road and boardwalk. Further down, a sandy beach area is visible, also dotted with palm trees. The bottom portion of the image is partially obscured by a dark, semi-transparent overlay containing text.

PART 1.

STOREFRONT GUIDELINES

STOREFRONT DESIGN GUIDELINES

General: To ensure guests have a comfortable experience, we encourage tenants to consider the following:

- Provide a unique branded experience to tell the story of the offering.
- Celebrate local and integrate MIA sense of place elements.
- Design spaces that are open and inviting.
- Tailor unit design to integrate within the larger Airport environment.
- Implement sustainable solutions, materials, and lighting.
- Use quality interior design suited for the Airport.
- Provide careful attention to the flow of passengers within the space.
- Ensure the unit experience is intuitive and convenient for guests.
- Incorporate the newest trends, digital integration and personalization.
- Additional lighting may be incorporated into the portal.

Specific Details:

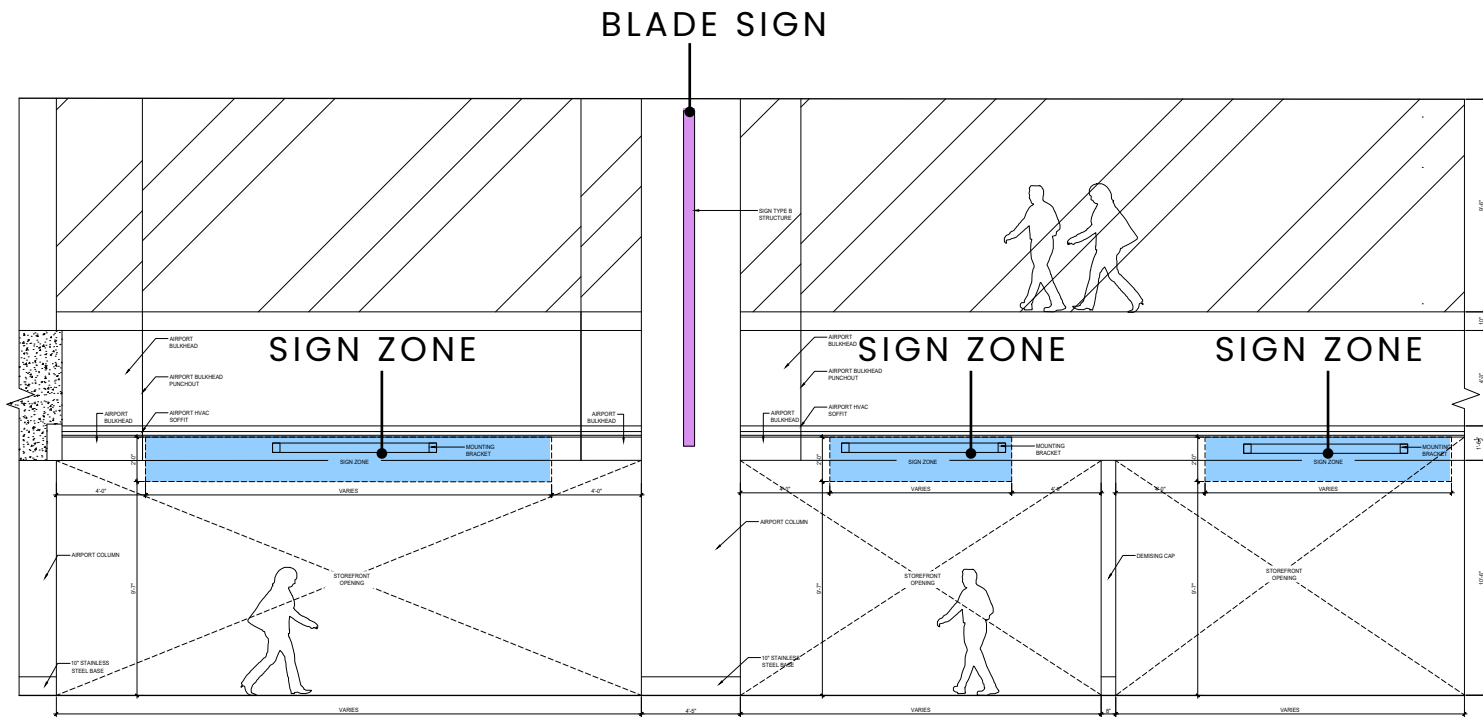
- All designs must respect the Design Control Zone.
- All storefronts to have a 10" brushed stainless steel base.
- All signage and branding are permitted in the specified zones.
- Signage must conform to the styles specified per LOD.
- Storefronts must provide minimum 70% openness to protect sightlines.
- Queuing must be controlled within the LOD – outside the lease line is not permitted.
- No bulkheads are permitted.
- Features should not protrude out of lease line causing tripping hazards and / or circulation obstructions.
- Storage and trash space in the concession are required to be concealed. Boxes and trash may not be scattered or discarded in public areas.
- Electrical conduits and transformers shall not be exposed; these items must be concealed within the millwork or area not visible to the public.
- Any self order kiosks must be located within the lease premises and set back a minimum of 36" from lease line to accommodate queuing.



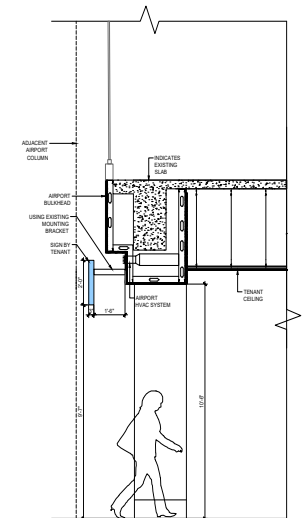
DOUBLE HEIGHT CEILING – STOREFRONT

STOREFRONT SIGN ZONE - TENANT MAY IMPLEMENT SIGNAGE WITHIN THIS ZONE ALIGNED WITH ACCEPTABLE SIGNAGE TYPES.

BLADE SIGN - UNITS WITH BLADE SIGNS WILL FOLLOW THE BLADE SIGN PERMITTED SIGNAGE STYLES.



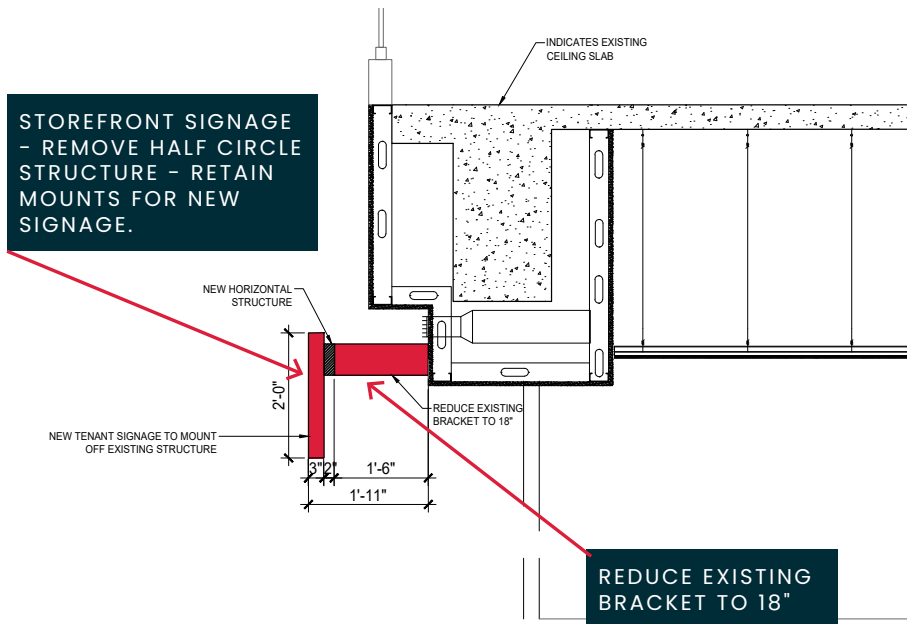
STOREFRONT ELEVATION - DOUBLE HEIGHT STOREFRONT



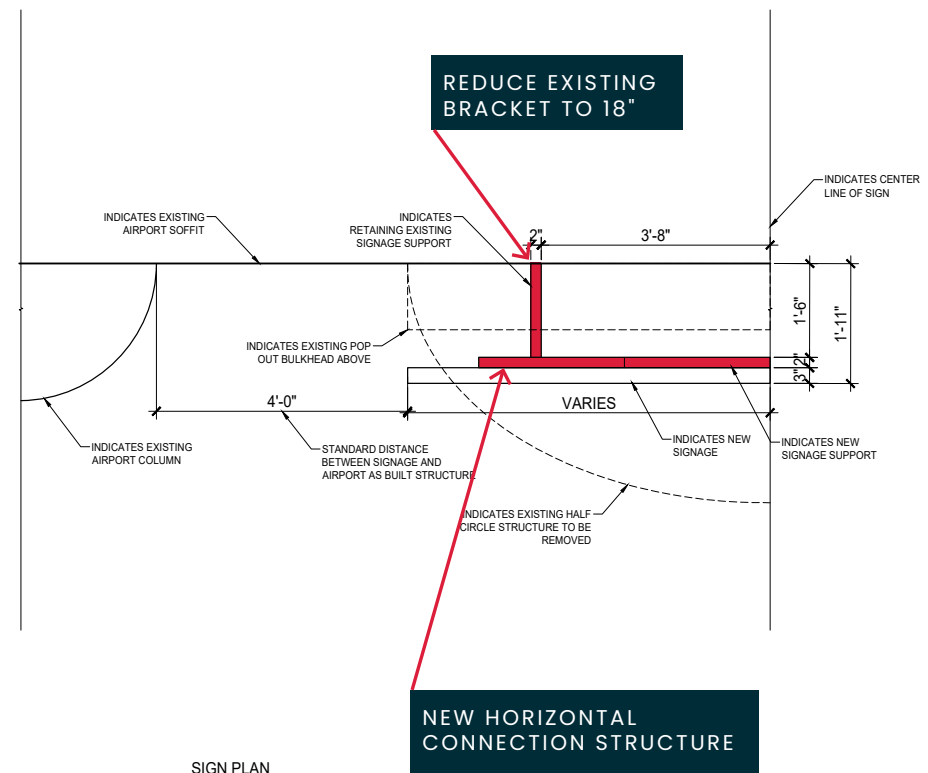
STOREFRONT SECTION - DOUBLE HEIGHT STOREFRONT

STOREFRONT GUIDELINES - PRIMARY STOREFRONT SIGNAGE

REMOVING EXISTING ARCH SIGN BAND AND RETAIN EXISTING MOUNTING BRACKETS



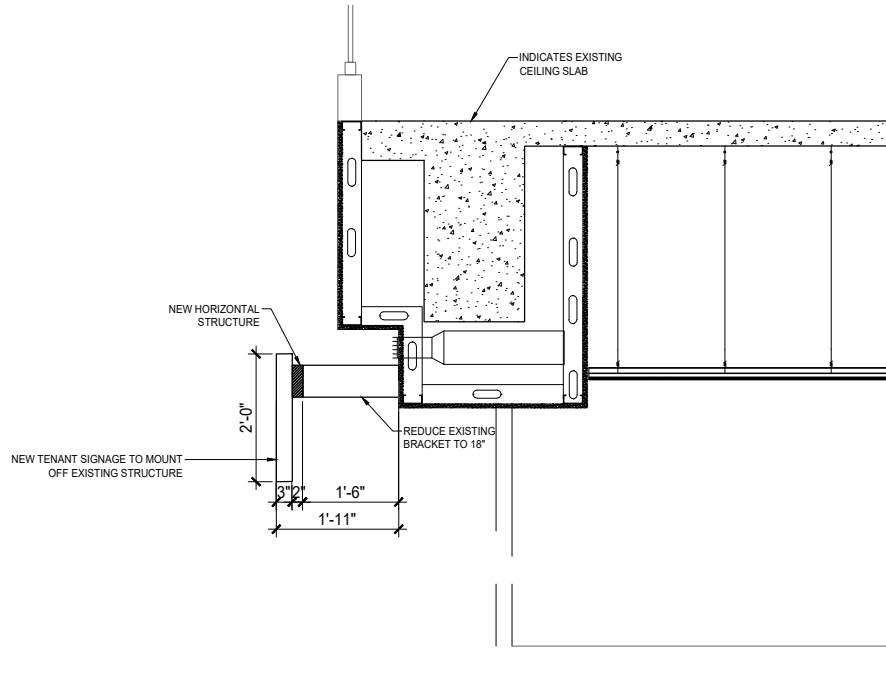
BULKHEAD SECTION - WITH SIGN



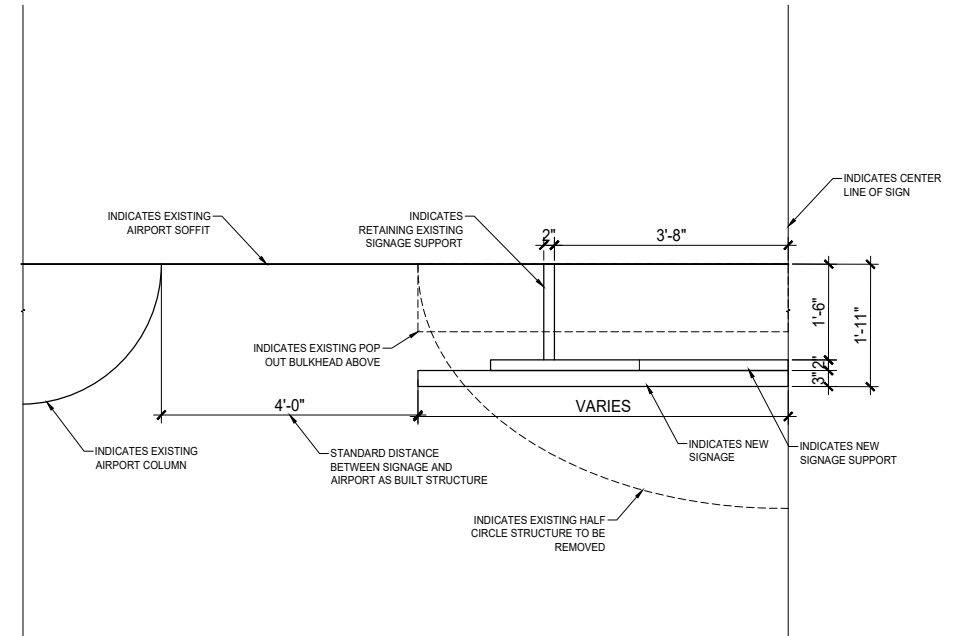
SIGN PLAN

NEW HORIZONTAL
CONNECTION STRUCTURE

DOUBLE HEIGHT CONCOURSE CEILING - STOREFRONT



BULKHEAD SECTION - WITH SIGN



SIGN PLAN

DESIGN CONTROL ZONES

DOUBLE HEIGHT CONCOURSE CEILING – STOREFRONT

SKETCH UP INTERPRETATION

TENANTS MAY POSITION SIGNAGE WITHIN THE ZONES DEPICTED BELOW, AND MAY UTILIZE ANY OF THE SIGNAGE STYLES DICTATED BY THE NEW SIGNAGE CRITERIA.

STOREFRONT SIGNAGE
– REMOVE HALF CIRCLE
STRUCTURE – RETAIN MOUNTS
FOR NEW SIGNAGE.

UPDATE NEW STOREFRONT
SIGNAGE DESIGN.

CREATE NEW CONTROL ZONES
FOR SIGNAGE AND OPENNESS.

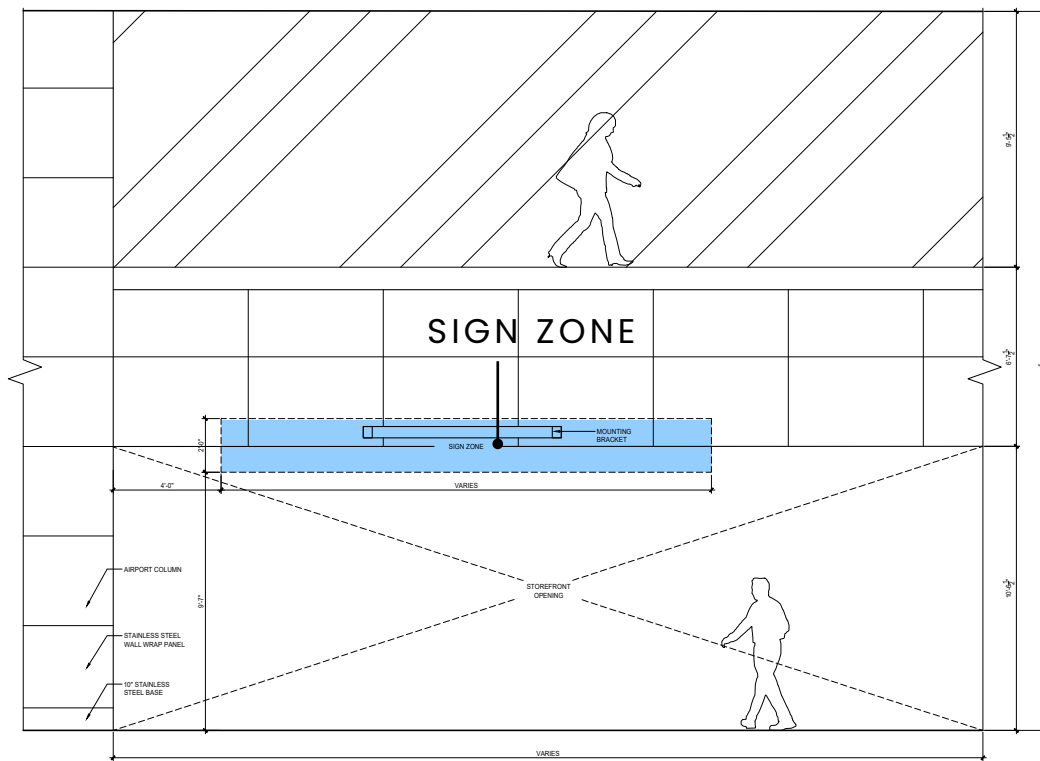
IDEATE NEW MODERN BLADE
SIGN DESIGN.



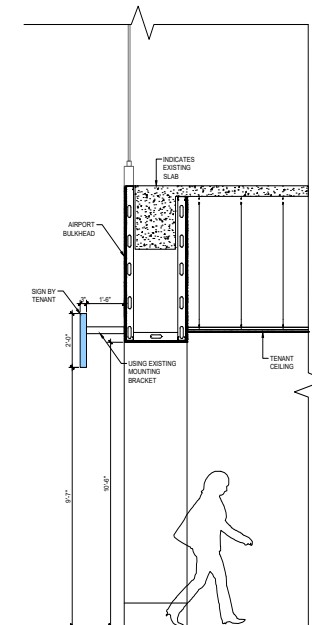
DESIGN CONTROL ZONES

DOUBLE HEIGHT CONCOURSE CEILING - ESCALATOR

STOREFRONT SIGN ZONE - TENANT MAY IMPLEMENT SIGNAGE WITHIN THIS ZONE ALIGNED WITH ACCEPTABLE SIGNAGE TYPES.



STOREFRONT ELEVATION - DOUBLE HEIGHT - ESCALATOR



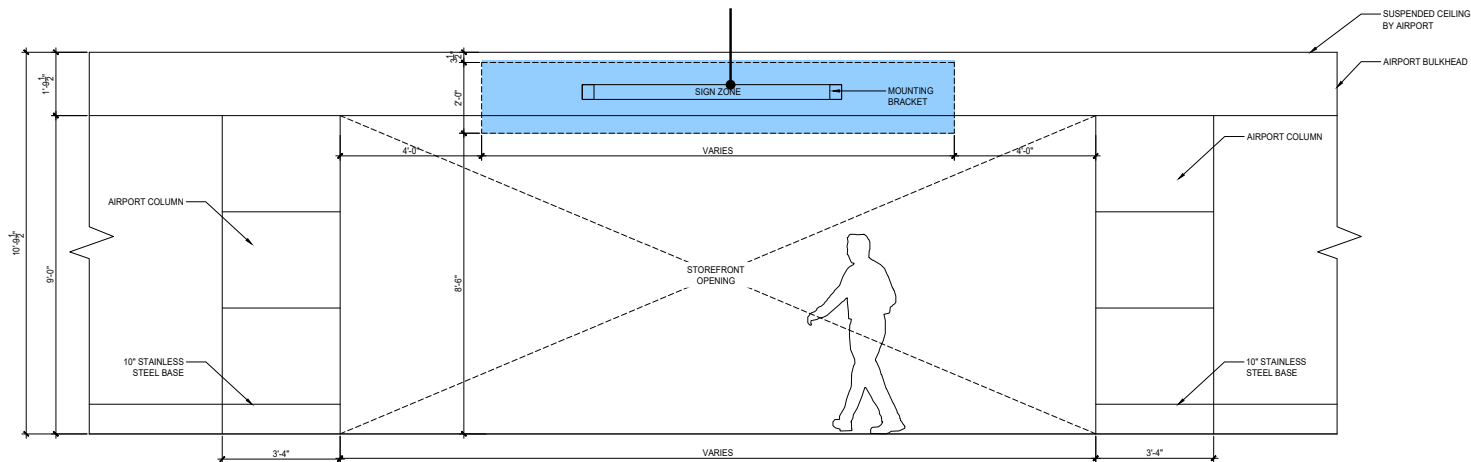
STOREFRONT SECTION - DOUBLE HEIGHT
STOREFRONT- ESCALATOR

DESIGN CONTROL ZONES

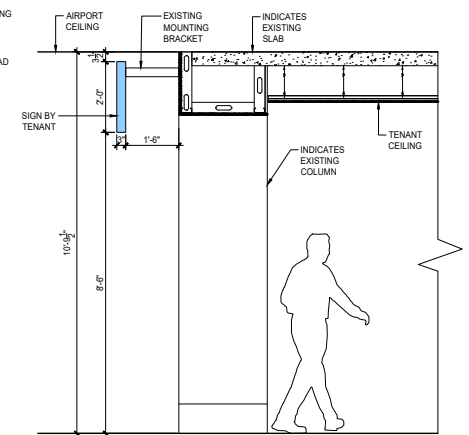
SINGLE STORY CONCOURSE CEILING - STOREFRONT

STOREFRONT SIGN ZONE - TENANT MAY IMPLEMENT SIGNAGE WITHIN THIS ZONE ALIGNED WITH ACCEPTABLE SIGNAGE TYPES.

SIGN ZONE



STOREFRONT ELEVATION - SINGLE STORY

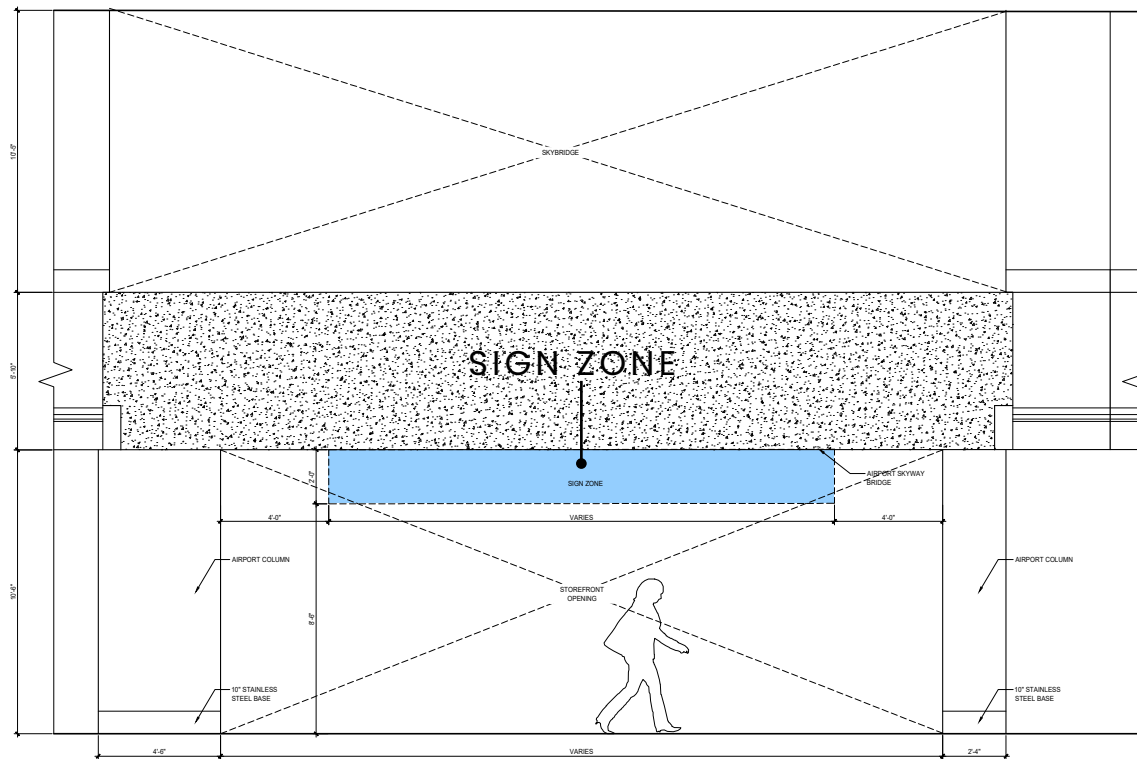


STOREFRONT SECTION - SINGLE STORY

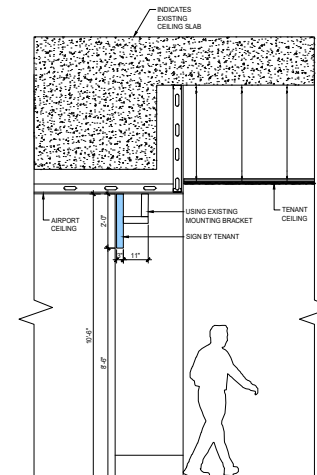
DESIGN CONTROL ZONES

DOUBLE HEIGHT CONCOURSE UNDER SKY BRIDGE – STOREFRONT

STOREFRONT SIGN ZONE – TENANT MAY IMPLEMENT SIGNAGE WITHIN THIS ZONE ALIGNED WITH ACCEPTABLE SIGNAGE TYPES.



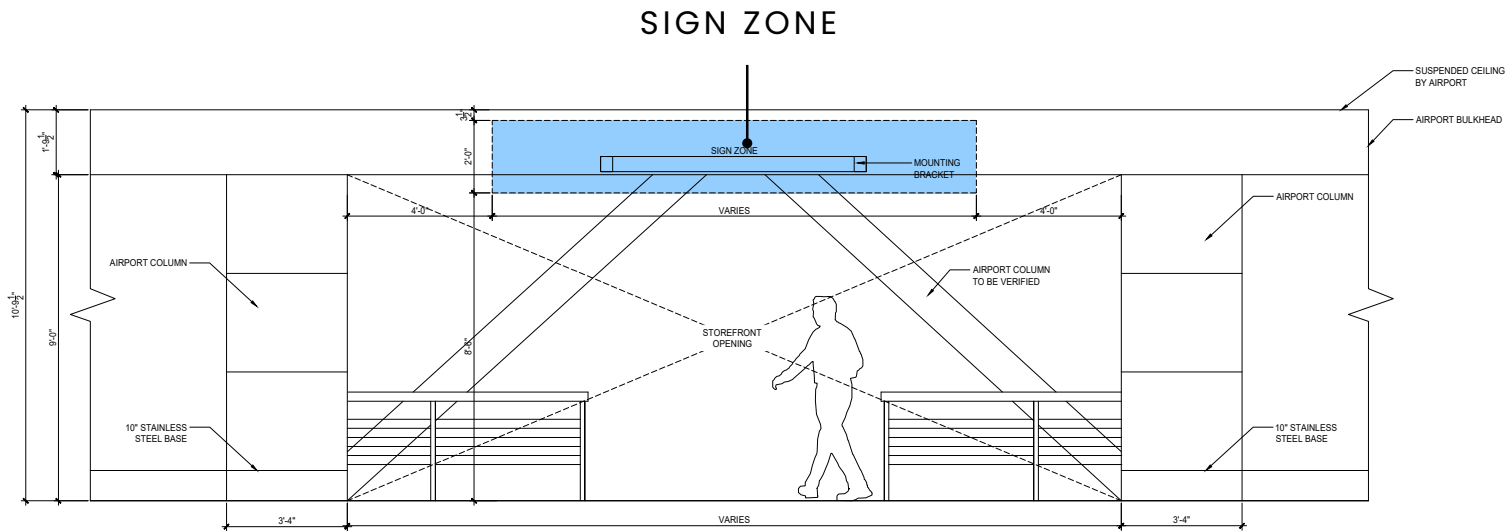
STOREFRONT ELEVATION – UNDER SKY BRIDGE



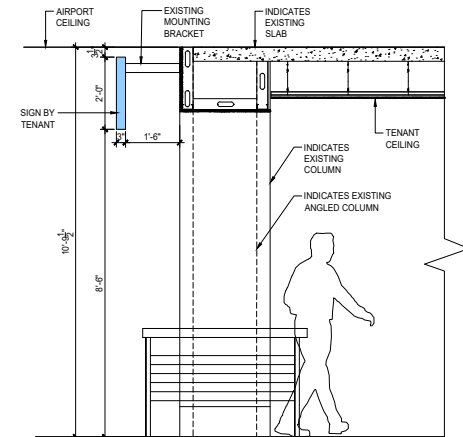
STOREFRONT SECTION – UNDER SKY BRIDGE

SINGLE STORY CROSS FRAME – STOREFRONT

STOREFRONT SIGN ZONE - TENANT MAY IMPLEMENT SIGNAGE WITHIN THIS ZONE ALIGNED WITH ACCEPTABLE SIGNAGE TYPES.



STOREFRONT ELEVATION - SINGLE STORY - CROSS FRAME



**STOREFRONT SECTION - SINGLE STORY
- CROSS FRAME**

An aerial photograph of a coastal scene. At the top, a paved road with white lane markings runs horizontally. Below the road is a sidewalk lined with several palm trees. Further down is a sandy beach area, also populated with palm trees. The bottom portion of the image is partially obscured by a dark blue semi-transparent overlay containing text.

PART 2.

SIGNAGE GUIDELINES

NEW STOREFRONT SIGNAGE CRITERIA

Signage

The design goals for storefront signage include well-proportioned designs that integrate within the overall architectural aesthetic of the brand and terminal.

All signage must be approved by MIA.

Technical Requirements

- Signage must position within airport control zones.
- All signs shall be constructed of premium quality materials and craftsmanship.
- Materials are fire rated, permanent fit for purpose, and durable such as aluminum composites, stainless steel, tempered glass, acrylic, and fire-retardant polymers
- Minimum Letter size 10", maximum 24".
- Sign to be mounted on bracket / raceway.
- LEDs to be evenly distributed, no hot spots.
- Signage must provide access for maintenance, servicing and cleaning.
- Materials to reflect the brand's nature and MIA sense of place.
- No visual clutter (credit card/written signs) applied to glazing.
- All signage to conform to ADA standards for clearances both overhead and protruding.

Acceptable Signage Types

Face illuminated, halo, edge or internally illuminated box or letters are acceptable. Use only factory-finished materials with precise engineering and jointing.



NEW STOREFRONT SIGNAGE CRITERIA

GLOSSARY – Acceptable Signage Types

The following are acceptable signage types, Tenants are encouraged to be creative in execution while adhering to signage zones and requirements.

All signage must be professionally fabricated and approved by MIA.



Halo-Lit

1" opaque satin acrylic face. Remaining 2" returns to be illuminated sign white acrylic.

Remaining 2" of return to be white and illuminated.

(any color)

INSTALLATION:

Logo sign to be mounted directly to raceway / backer with appropriate non-visible fixings.



Face-Lit Channel Letters

3"-5" thick channel letters with white (any color) illuminated acrylic face.

Black returns satin finish.

Back painted to match.

(any color)

INSTALLATION:

Logo sign to be mounted directly to raceway / backer with appropriate non-visible fixings.



Fully Lit Lettering

3"-5" thick illuminated acrylic letters/logo.

Face and returns to be illuminated white.

Back painted to match.

(any color)

INSTALLATION:

Logo sign to be mounted directly to raceway / backer with appropriate non-visible fixings.



Push-Through Letters

4.5" thick metal cabinet, opaque face and returns. 1/2" white push thru illuminated letter/logo.

Metal panel painted RAL (TBD).

Letters to be evenly illuminated on all sides.

(any color)

INSTALLATION:

Logo sign to be mounted directly to raceway / backer with appropriate non-visible fixings.



Front lit or Full Lit Acrylic Light box

5" thick. Max width / height of sign zone.

Acrylic face & returns with full digital print applied or Acrylic face with Returns & rear of box to be metal. 1" Trim cap to match face or returns.

Internally lit, no hot spots.

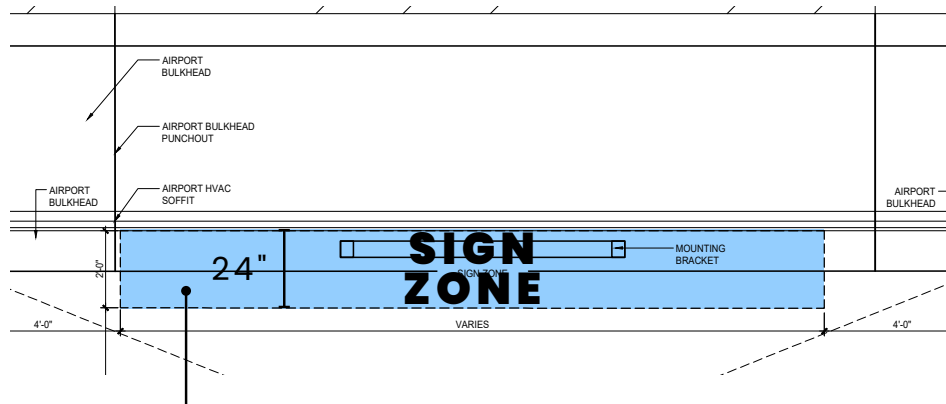
(any color)

INSTALLATION:

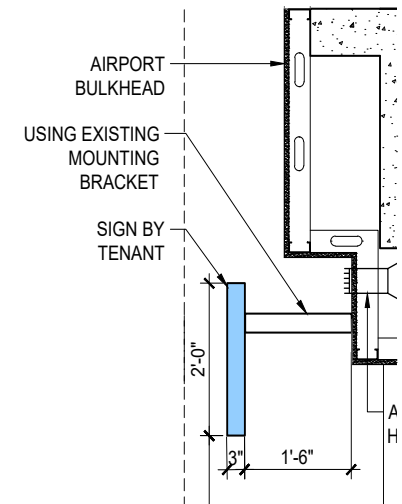
Sign box to be mounted directly to raceway / backer with appropriate non-visible fixings.

NEW STOREFRONT SIGNAGE CONTROL ZONE

STOREFRONT SIGN ZONE - TENANT MAY IMPLEMENT SIGNAGE WITHIN THIS ZONE ALIGNED WITH ACCEPTABLE SIGNAGE TYPES



SIGN ZONE (MAX 24" HEIGHT, WIDTH VARIES BY LOD -70% OF OPENING)



MIN/MAX SIGNAGE SIZING:



DEPTH OF SIGN MUST MATCH SCALE PROPORTIONALLY WITH A MIN 3" AND MAX 5"

NEW STOREFRONT SIGNAGE CRITERIA

Signage Illumination

- In compliance with applicable codes and standards.
- Sign illumination in general should be internal & self-contained.
- The mechanics of all internal illuminations must be concealed.
- All external light fixtures must be glare free.
- Sign illumination must be on a timer aligned with trading hours.
- No exposed wiring, conduits, crossovers, or raceway is permitted.
- All conductors, transformers, cabinets, housings must be concealed.

Unacceptable Sign Types

- No taglines included in Storefront signage, only logo (icon & wordmark).
- Paper, cardboard, styrofoam, cloth and similar stickers or decals.
- Digital, animated, flashing, flickering or intermittent lights, black light or strobe lighting or moving or rotating signs.
- Noise making or odor producing.
- Veneer or plywood products.
- Pre-molded plastic letters with reflective coatings.
- Sign manufacturers/installer decals may not be in public view.
- Any graphics or signs that are not professionally produced.
- Exposed neon is not permitted. All light sources must be LED.
- Mobile signage boards.
- Lettering with exposed fastenings and unfinished edges.



NO TAGLINES ON STOREFRONT OR ILLEGIBLE FONTS



NO FLIMSY BANNER MATERIAL, SIGNS MUST BE OF PROFESSIONAL QUALITY



NO DIGITAL, ANIMATED, FLASHING, FLICKERING, STROBE OR ROTATING



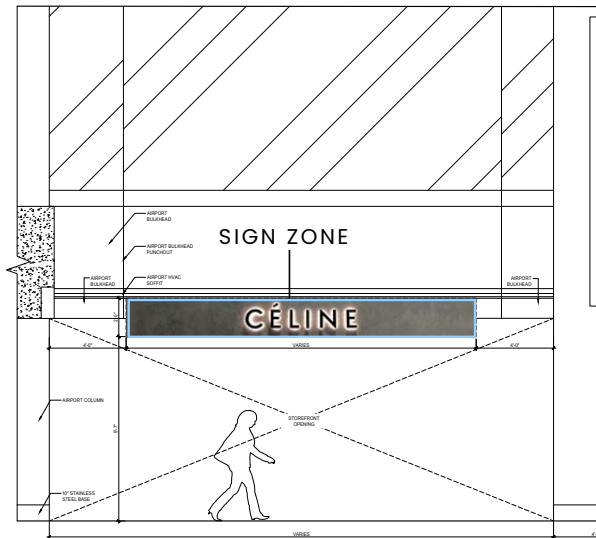
NO VISIBLE HOT SPOTS

NEW STOREFRONT SIGNAGE SAMPLES

STOREFRONT SIGN ZONE - TENANT MAY IMPLEMENT SIGNAGE WITHIN THIS ZONE ALIGNED WITH ACCEPTABLE SIGNAGE TYPES

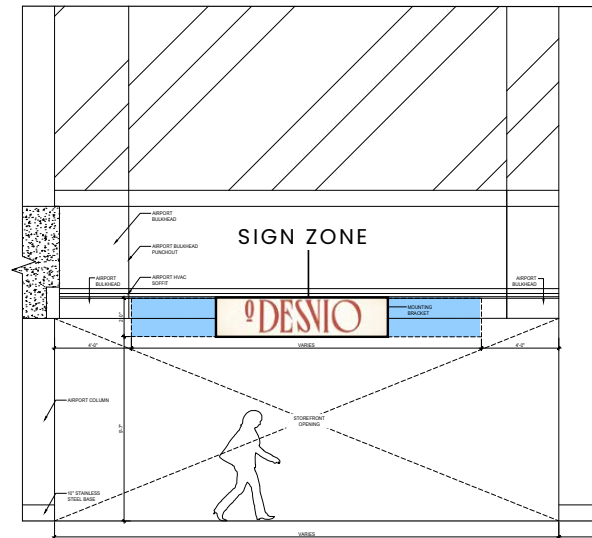
Tenants are encouraged to bring creativity of their brands in to the storefront design, here are some examples of how the signage zone can be used with different applications.

Tenant can fill the entire sign zone with a backer and flush mount halo lit signage.



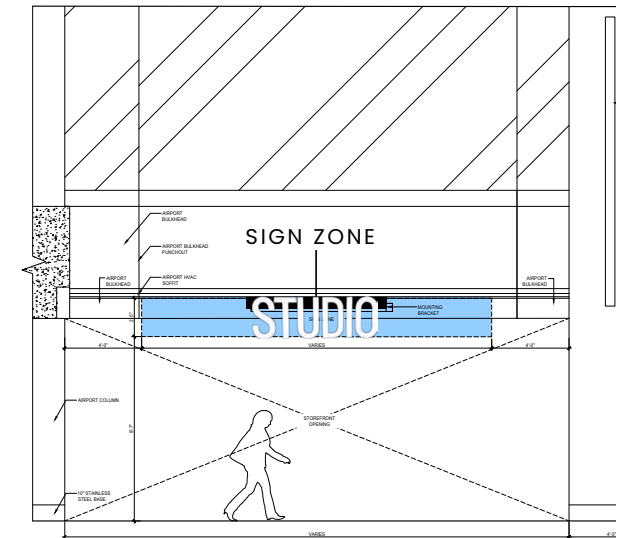
STOREFRONT ELEVATION - DOUBLE HEIGHT STOREFRONT

Tenant can build an illuminated sign box and mount to raceway.



STOREFRONT ELEVATION - DOUBLE HEIGHT STOREFRONT

Tenant can mount face illuminated channel letters to raceway.

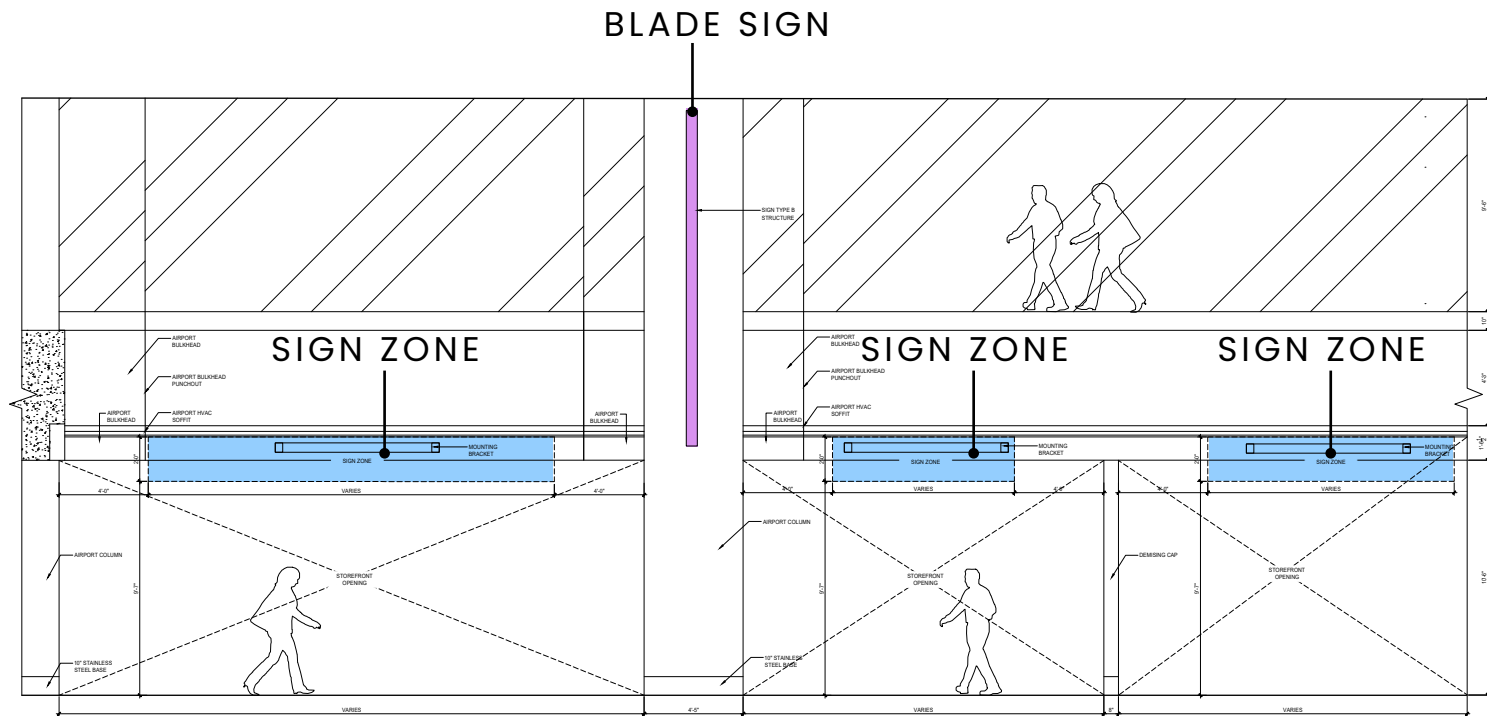


STOREFRONT ELEVATION - DOUBLE HEIGHT STOREFRONT

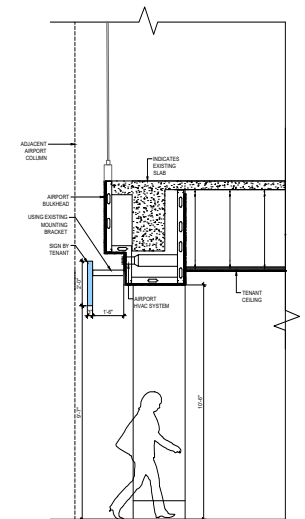
NEW BLADE SIGNAGE SAMPLES

STOREFRONT SIGN ZONE - TENANT MAY IMPLEMENT SIGNAGE WITHIN THIS ZONE ALIGNED WITH ACCEPTABLE SIGNAGE TYPES.

BLADE SIGN - UNITS WITH BLADE SIGNS WILL FOLLOW THE BLADE SIGN PERMITTED SIGNAGE STYLES.



STOREFRONT ELEVATION - DOUBLE HEIGHT STOREFRONT



STOREFRONT SECTION - DOUBLE HEIGHT STOREFRONT

NEW BLADE SIGNAGE CRITERIA

Blade Signage

The blade sign design aims to achieve a modern, organic aesthetic while effectively highlighting the brand offering. Sculpted acrylic or resin forms incorporate integrated lighting to add visual interest. The brand wordmark should be placed vertically near the top to enhanced sightlines, with brand icon centered at the bottom.

All signage is subject to approval by MIA.

Technical Requirements

- The design must be consistent with brand graphics, preferably incorporating both an icon and a wordmark.
- Artwork should be applied within the specified locations and fill the designated zones as effectively as possible.
- The signage frame, mounting brackets, and illumination will be provided by the tenant.
- The wordmark and icon will consist of acrylic lettering illuminated with LED lighting.
- All blade-style signage must be fabricated by an airport-approved fabricator to ensure consistency and quality.



NEW BLADE SIGNAGE CRITERIA

Wordmark Zone

10" x 8'6" Wordmark sits in this zone, must fill zone as fully as possible.

Wordmark is acrylic face and push thru lettering

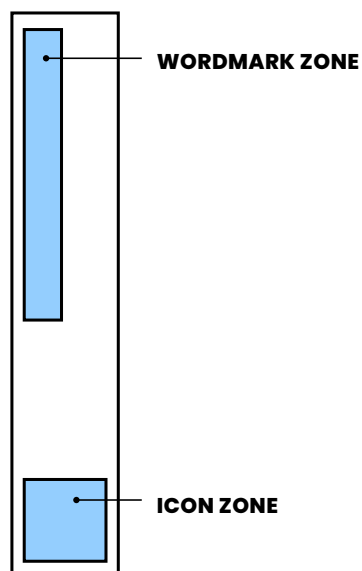
Color is permitted aligning with brand

Icon Zone

2' x 1' 10" icon zone

Icon is acrylic face, push thru symbol

Color is permitted, aligning with brand



MATTHEWS
BRUSHED ALUMINUM
#41342SP/281342SP
with a satin finish

