



FOR LEASE

Wynwood "Class A Creative" Turnkey Office Sublease

222 NW 24th Street, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Upon Request
Building Size:	108,952 SF
Building Levels:	9
Available SF:	4,727 SF
Level Available:	4
Market:	Miami
Submarket:	Wynwood
Condition:	Spec Suites Available
Parking Ratio:	4/1,000
Building Class:	Class A
Genre:	Creative Office

OFFERING SUMMARY

DWNTWN Realty Advisors has been exclusively retained to arrange the sublease of 4,727 SF on the 4th Floor of the Cube at 222 NW 24th Street. A direct lease is possible. The space is turnkey and may come fully furnished. There will also be additional offices and conference rooms that are currently under construction and set to be delivered in September 2026. The Cube is located within the core of Wynwood and offers premier Class A creative office space surrounded by some of the world's leading edge tech and financial firms, including Founders Funds, Atomic, Live Nation, Spotify, PwC, and many others. Exclusive, dedicated floors or thoughtfully designed half or partial floors, are available for companies looking for a more bespoke office experience. The Cube is on main and main, within walking distance to prime Wynwood establishments such as Panther Coffee, Zak the Baker, 1-800 Lucky, KYU, and Le Chick.

PROPERTY HIGHLIGHTS

- High Visibility In The Center Of Wynwood
- At The Core Of The Tech And Investment Community
- Flagship Creative Office Space
- Surrounded By The Most Popular F&B In The Neighborhood
- Above Standard Parking Ratio + Valet Parking

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A Commercial Brokerage Firm

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CLASS A CREATIVE TURNKEY & POTENTIALLY FURNISHED OFFICE



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BUILDING PHOTOS



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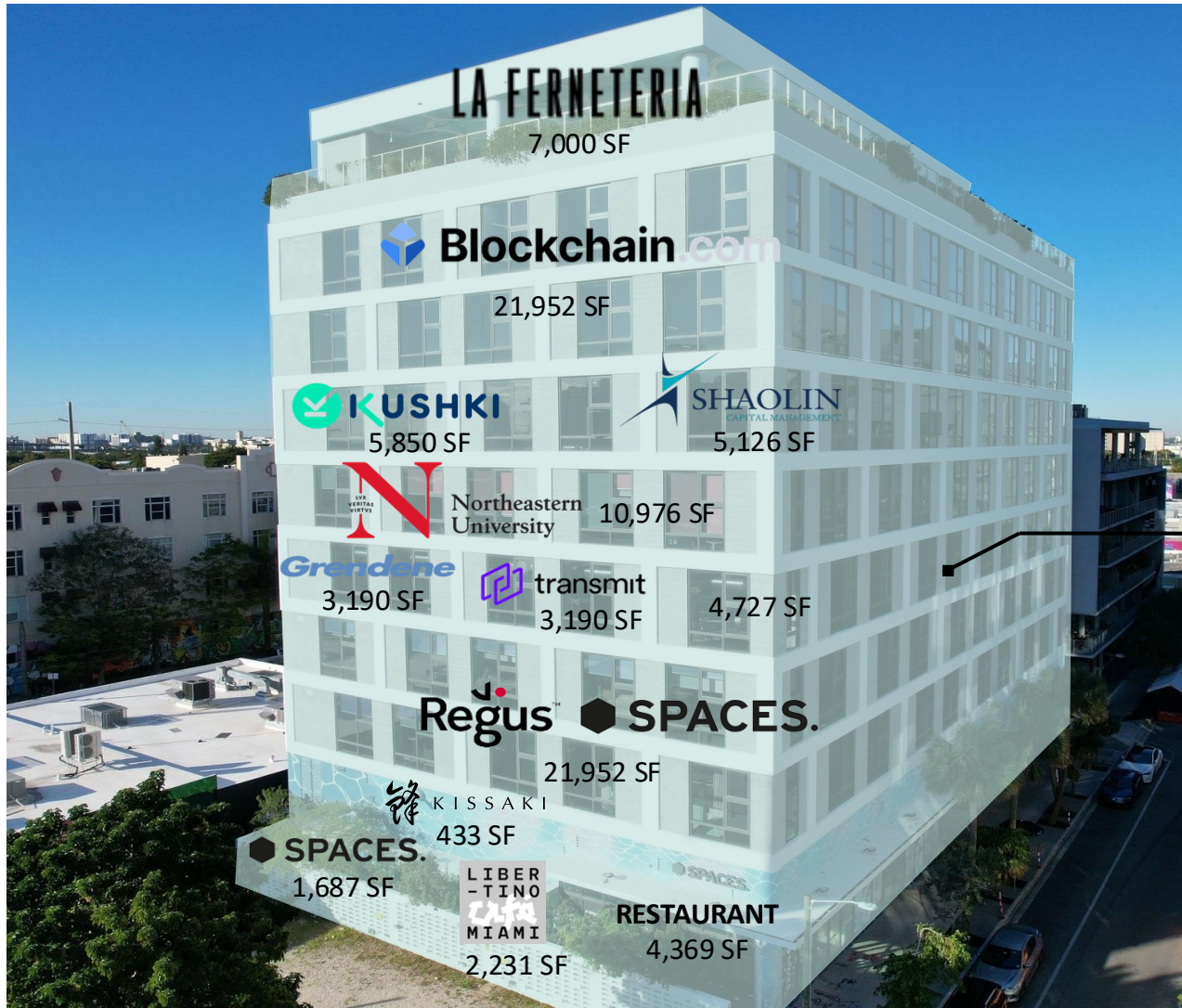
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STACKING PLAN



Level 4 – 7,786 SF **LEASED**
4,727 SF **AVAILABLE**

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PENDING LOBBY UPGRADES



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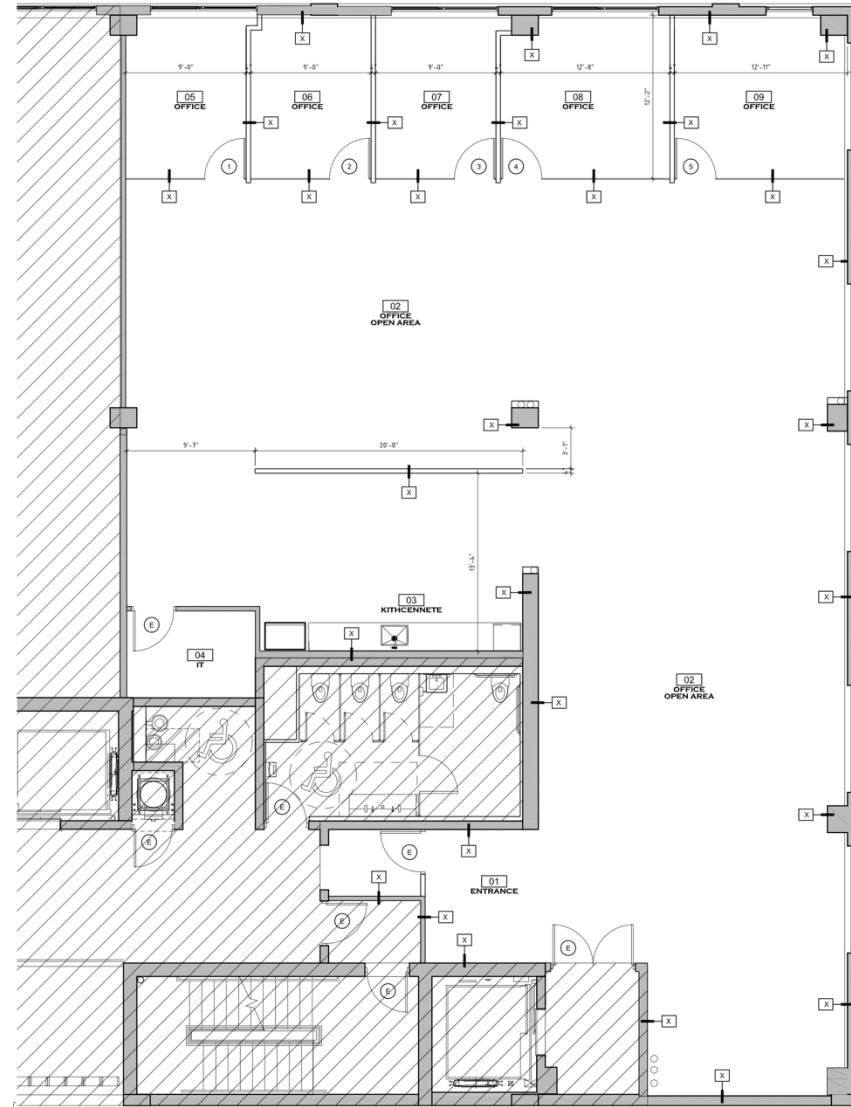
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FLOOR PLAN

There are additional offices and conference rooms under construction at The Cube. Set to be delivered September 2026.



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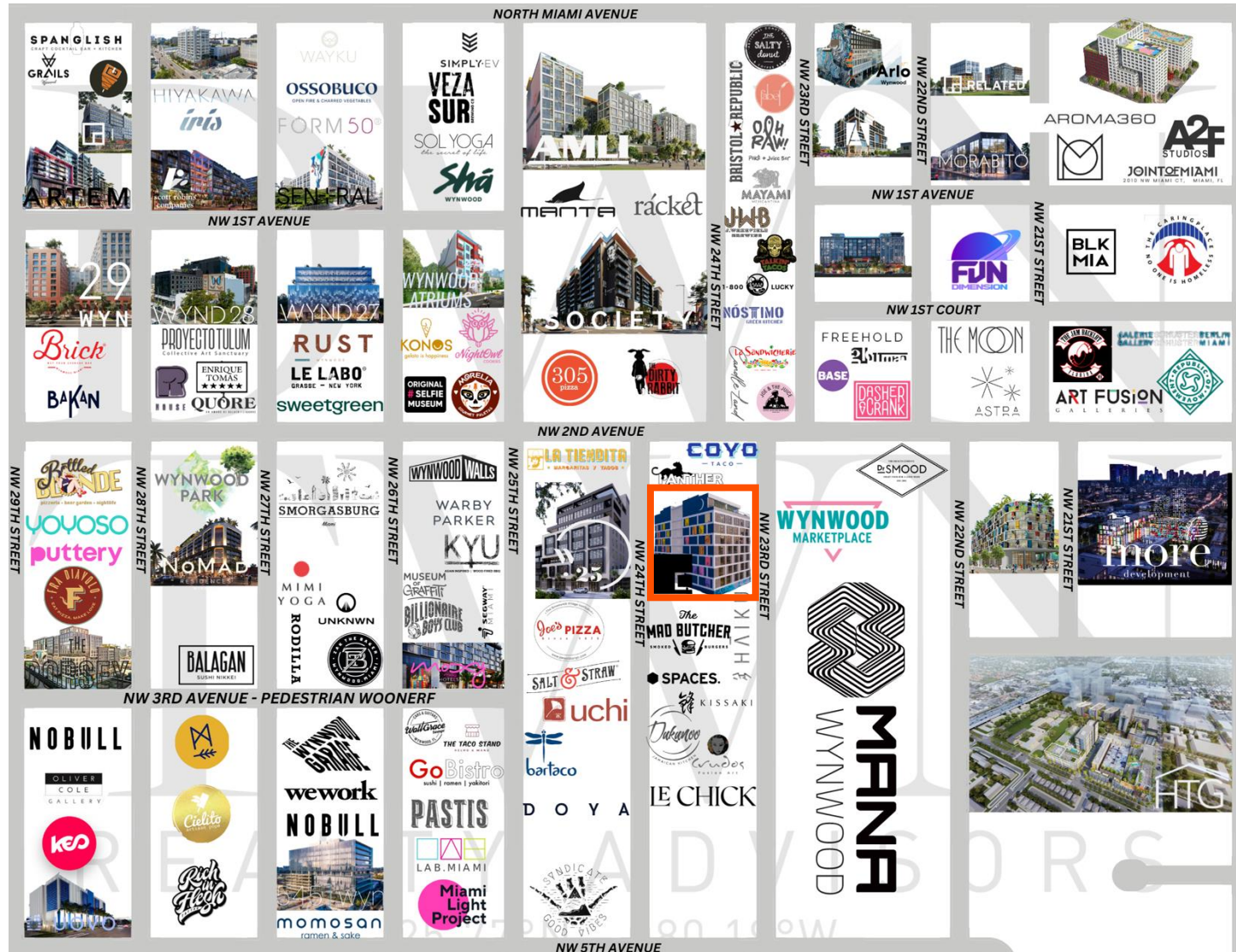
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WYNWOOD RETAIL CONTEXT



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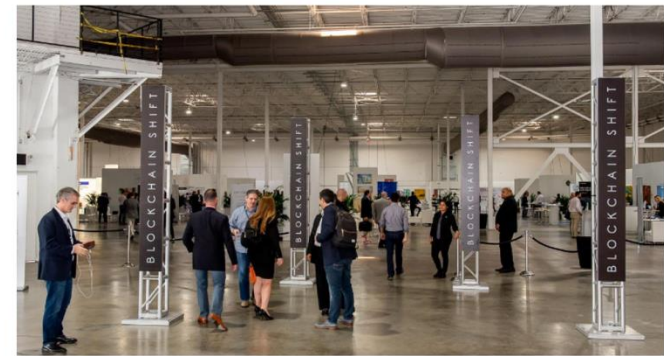
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THE WYNWOOD MIAMI TECH DISTRICT

DWNTWN
REALTY ADVISORS
25.77°N -80.19°W



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MAJOR TECH TENANTS IN WYNWOOD



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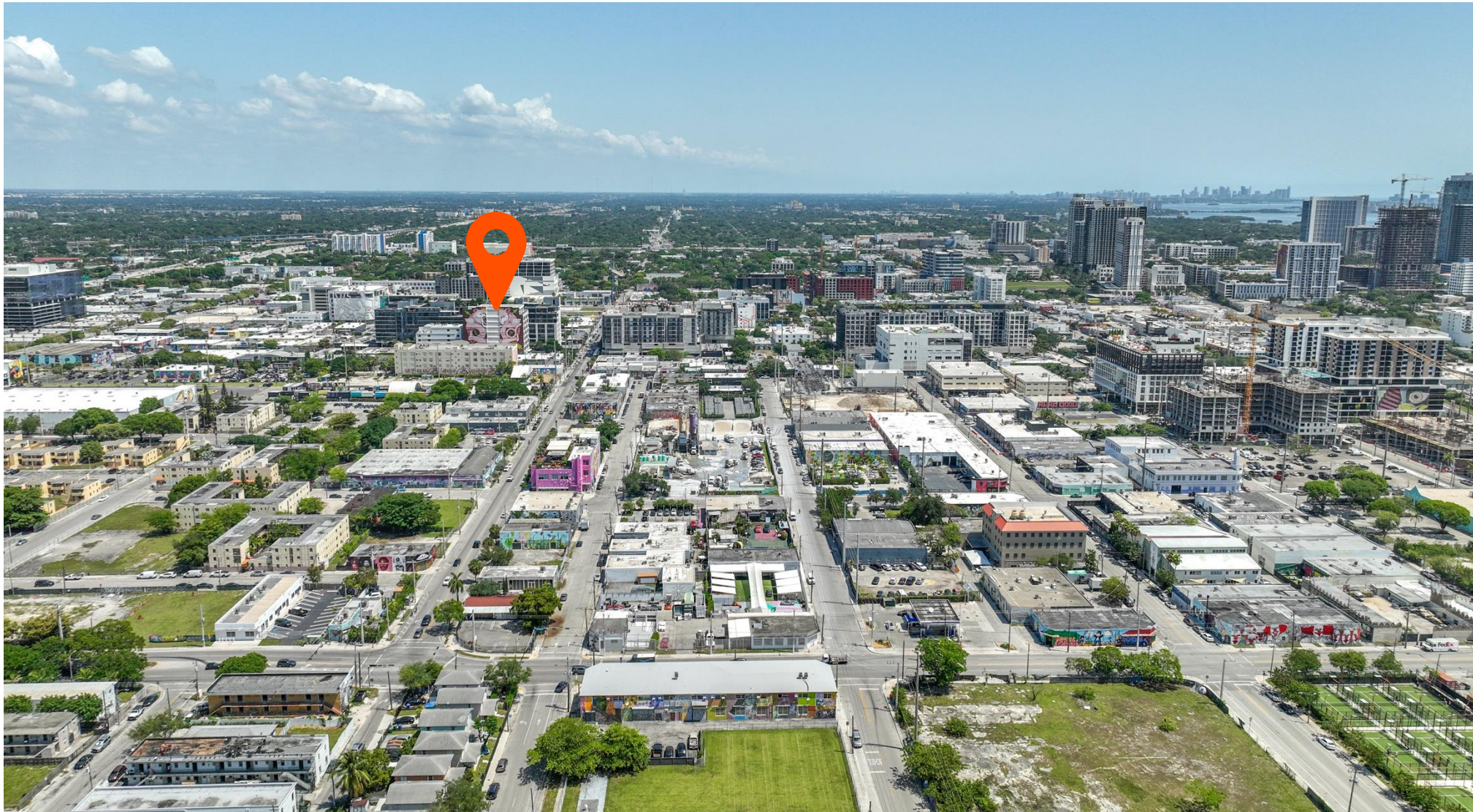
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NEW URBANIST WALKABLE CREATIVE NEIGHBORHOOD, HOME TO MIAMI TECH DISTRICT



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