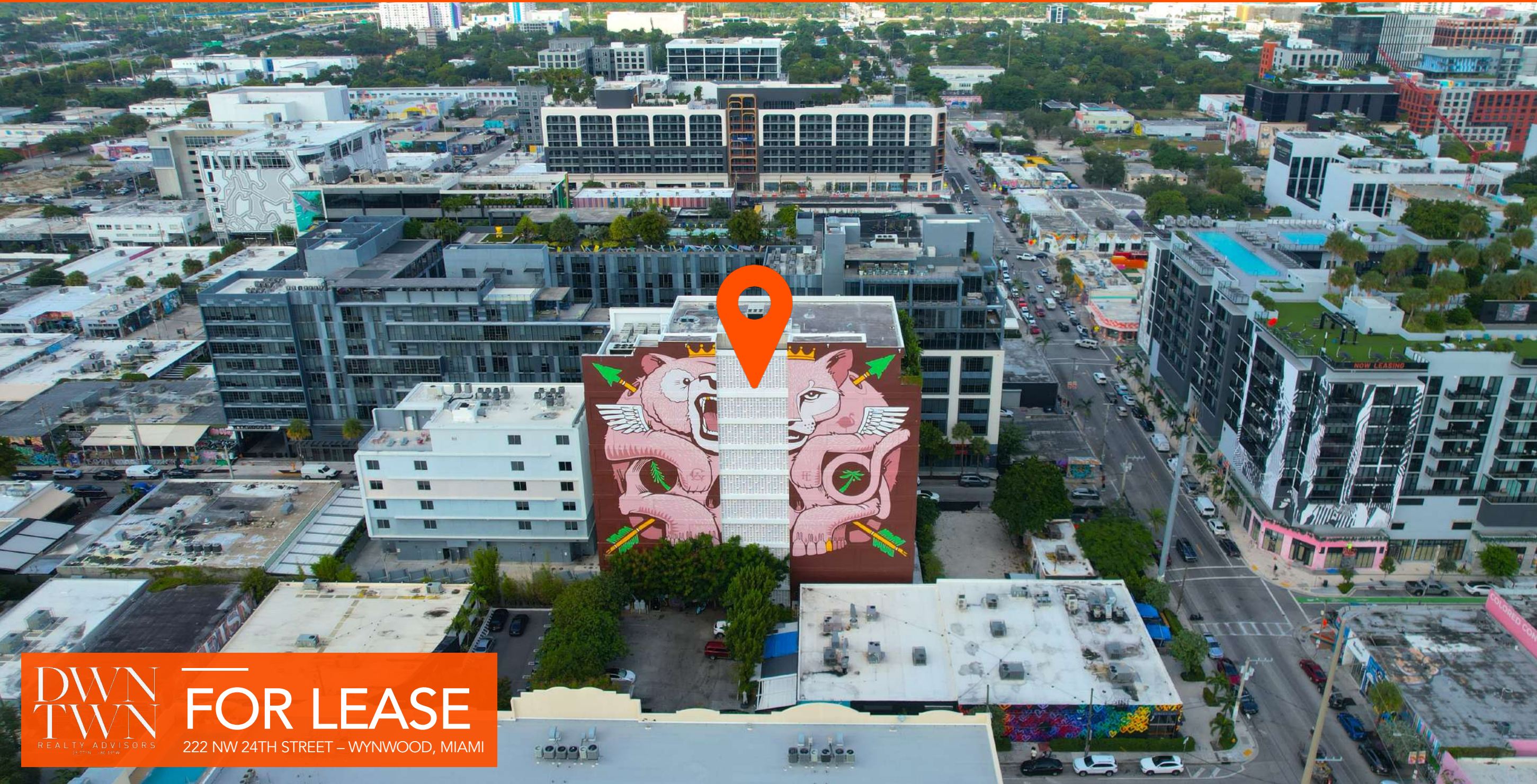


WYNWOOD CLASS A CREATIVE OFFICE SUITE



**DWN
TWN**
REALTY ADVISORS
EST. 2011 - 312.194.1940

FOR LEASE

222 NW 24TH STREET – WYNWOOD, MIAMI



LEASING ADVISORS

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

David Lerner

Executive

(C) 786.393.8667

(O) 786.706.7061

dl@dwntwnrealtyadvisors.com

DISCLAIMER:

DWNTWN Realty Advisors, LLC. All rights reserved. The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to its accuracy, completeness, or suitability. All information is subject to errors, omissions, changes in price, rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. Any projections, opinions, or assumptions used are for illustrative purposes only and do not represent current or future performance. DWNTWN Realty Advisors, LLC and its agents expressly disclaim any liability for errors, omissions, or misstatements. It is the sole responsibility of the prospective purchaser, tenant, or other party to conduct their own independent investigation and due diligence concerning the property and not rely on any representations made by DWNTWN Realty Advisors, LLC or its brokers.





EXECUTIVE SUMMARY

DWNTWN Realty Advisors has been exclusively retained to arrange the lease of Suite 401 at The Cube, a 3,463 SF turnkey creative office suite on the 4th floor of 222 NW 24th Street. The suite is fully built out with a reception area, conference room, expansive open work area, and dedicated storage, and may come fully furnished. The lease rate is available upon request.

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 tech and financial firms, including Founders Fund, Atomic, Live Nation, Spotify, PwC, and many others. The 108,952 SF, 9-level building is home to tenants such as Blockchain.com, Shaolin Capital Management, Kushki, Northeastern University, and Transmit, and offers exclusive, dedicated floors or thoughtfully designed half or partial floors for companies looking for a more bespoke office experience.

The Cube is on main and main, within walking distance of prime Wynwood establishments such as Panther Coffee, Zak the Baker, 1-800 Lucky, KYU, and Le Chick, and offers above standard on-site parking at a 4/1,000 ratio plus valet service.

222 NW 24th Street, Miami, FL 33127
Wynwood, Miami

3,463 SF
Available SF

Suite 401
Level 4

Upon Request
Lease Rate

Turnkey
Potentially Furnished

108,952 SF
Building Size

9
Building Levels

4/1,000
Parking Ratio

Class A
Creative Office

PROPERTY HIGHLIGHTS



TENANT ROSTER

At The Core Of The Tech Community

The Cube is home to leading firms including Blockchain.com, Shaolin Capital Management, Kushki, Northeastern University, and Transmit, with Founders Fund, Atomic, Spotify, Live Nation, and PwC all within blocks.



PRIME LOCATION

High Visibility In Wynwood's Core

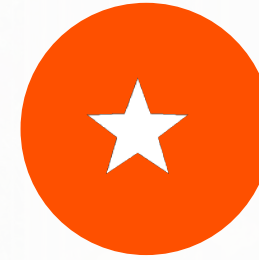
The Cube sits main and main in the center of Wynwood, surrounded by the most popular F&B in the neighborhood, within walking distance of Panther Coffee, Zak the Baker, 1-800 Lucky, KYU, and Le Chick.



TURNKEY SUITE

Turnkey & Potentially Furnished

Suite 401 delivers 3,463 SF of built-out creative office with a reception area, conference room, open work area, and dedicated storage. The space is move-in ready and may come fully furnished.



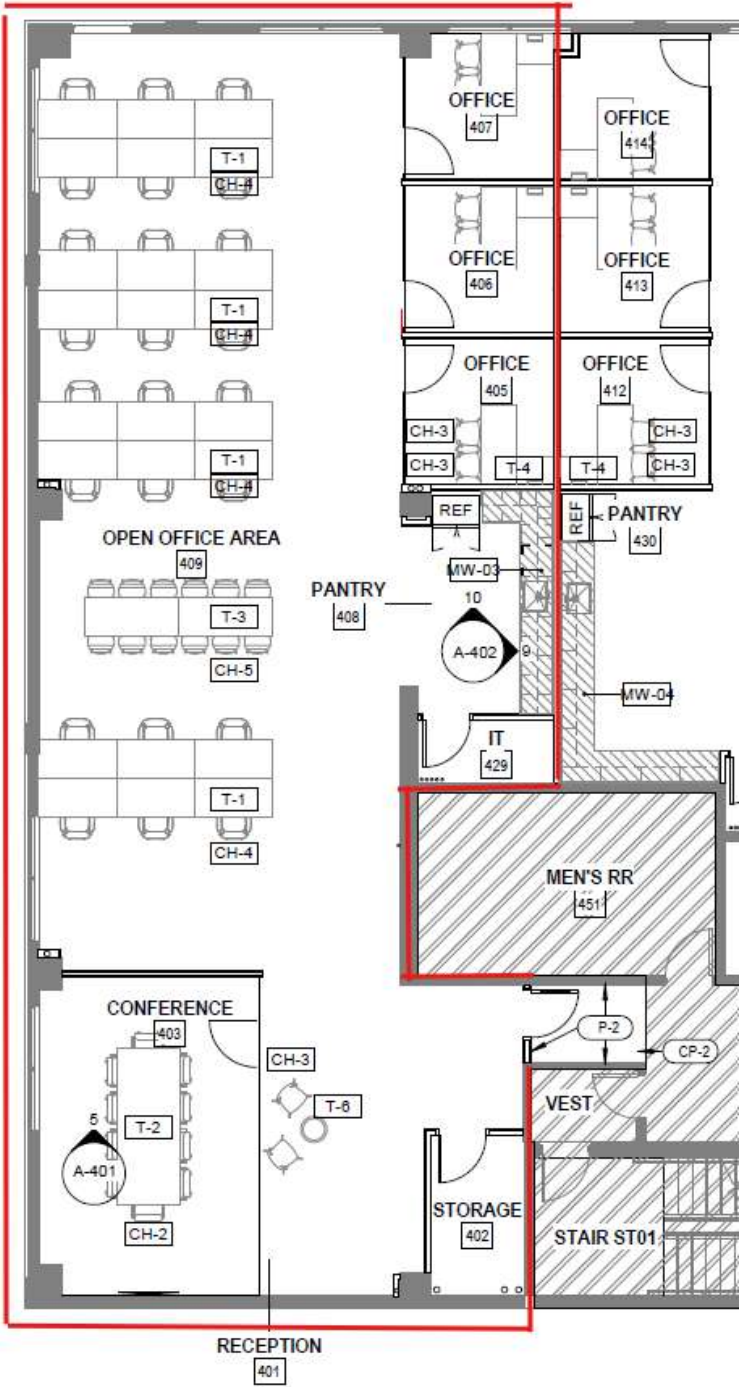
PARKING & ACCESS

Above Standard Parking Ratio

On-site structured parking at a 4/1,000 ratio, above standard for Wynwood, plus valet parking for tenants and their guests.

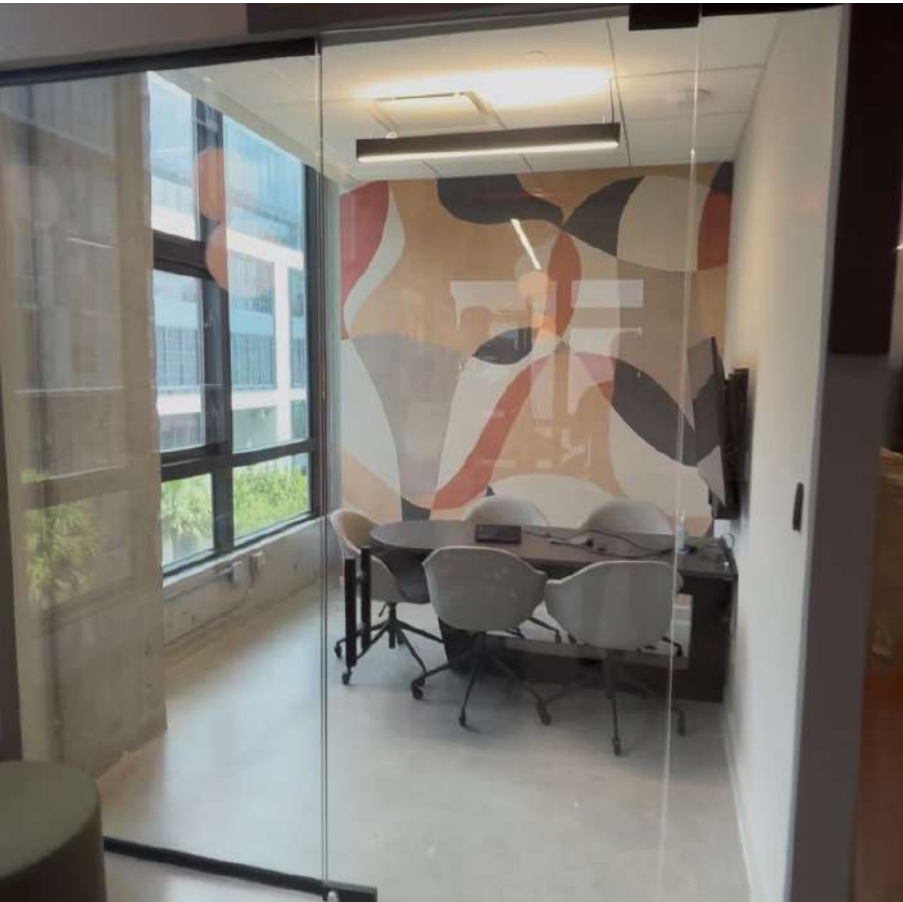
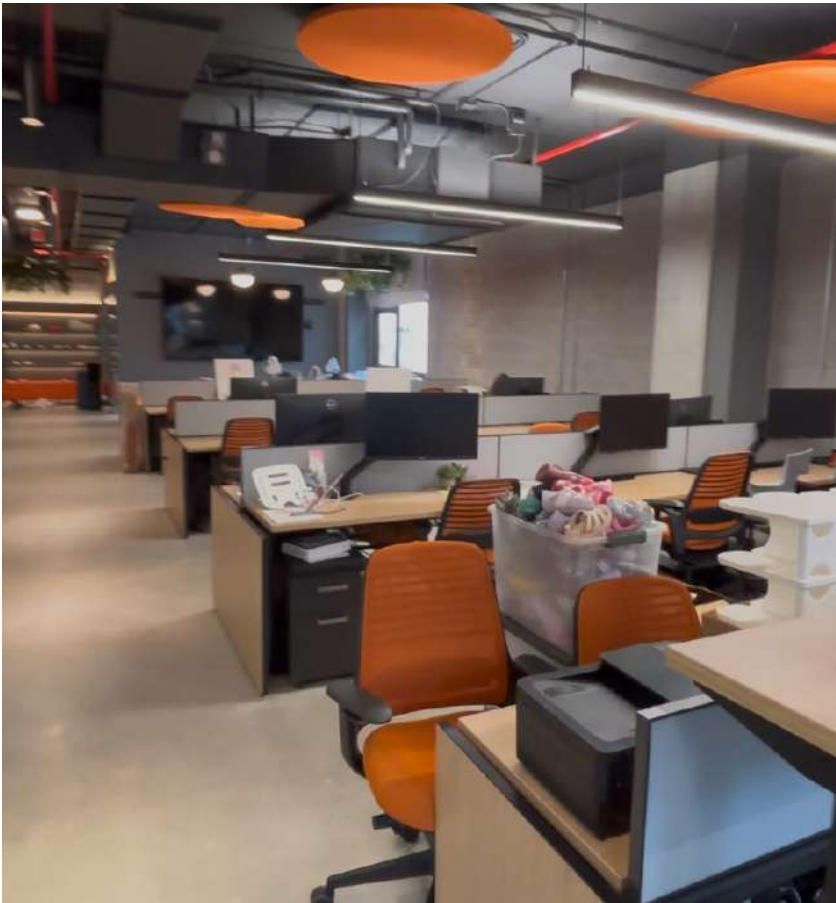
SUITE 401 | 3,463 SF

- Reception & Waiting Area
- Conference Room
- Expansive Open Work Area
- Dedicated Storage
- Turnkey | Potentially Furnished



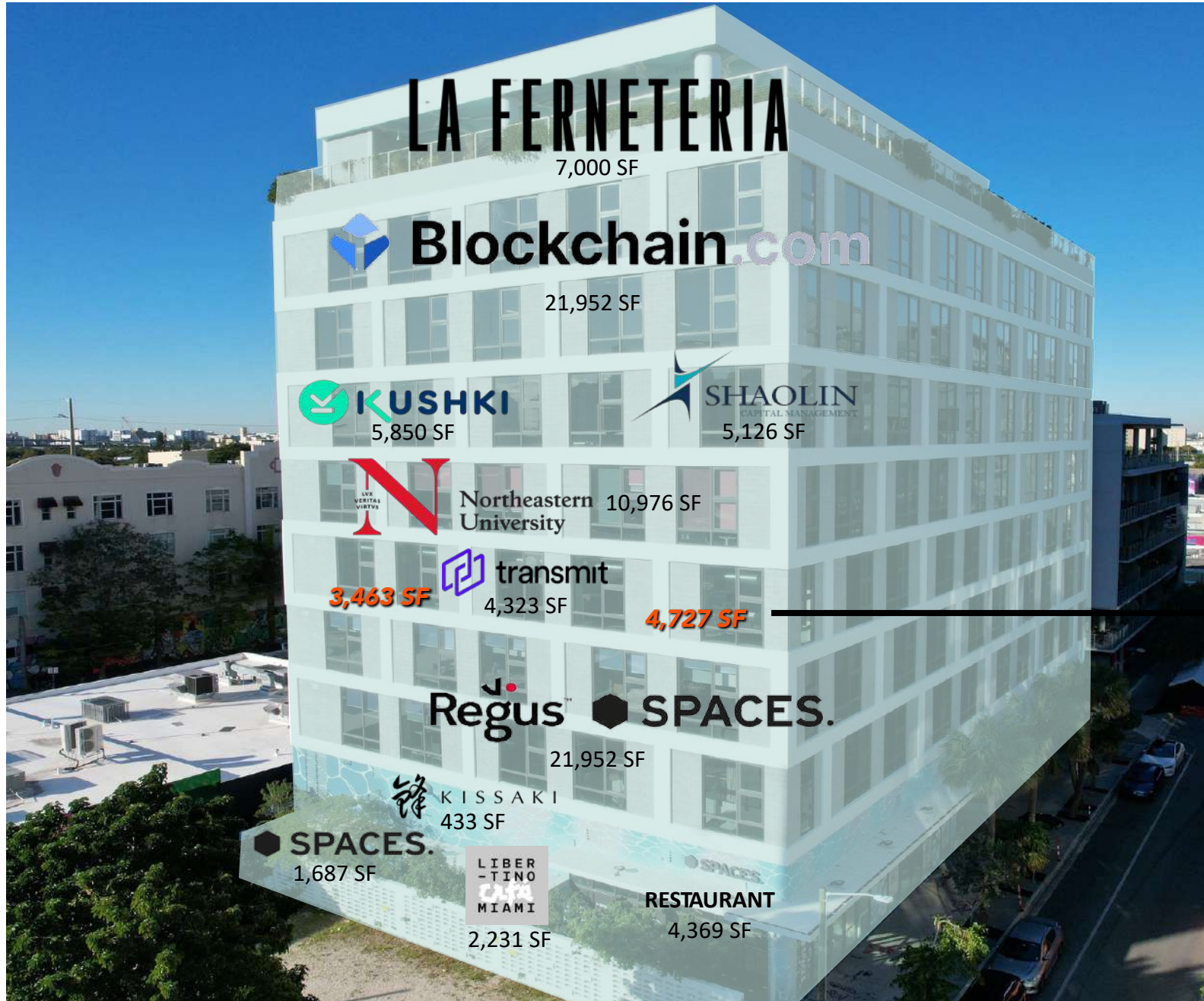
Floor plan is illustrative and subject to verification.

TURNKEY OFFICE SUITE



BUILDING PHOTOS





Level 4 – 4,323 SF LEASED
4,727 SF AVAILABLE
3,463 SF AVAILABLE | SUITE 401



The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north. Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater’s dense residential communities, with quick access to Miami’s Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy’s Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

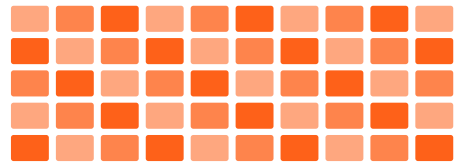
LIVE
WORK
PLAY
EPICENTER



FLY OVER WYNWOOD

WATCH THE VIDEO: WYNWOOD FROM ABOVE

WYNWOOD BY THE NUMBERS



50
CITY BLOCKS
≈ 1 Square Mile of
Vibrant Neighborhood



57+

RESTAURANTS

Acclaimed dining & café destinations



400+

BUSINESSES

Retail, creative & service industries

495

BUILDINGS

Defining Wynwood's iconic urban landscape



6M

ANNUAL VISITORS



16.5K

DAILY VISITORS

Consistent foot traffic, every single day



10k

RESIDENTS

A vibrant local community



6k+

DAYTIME OFFICE POPULATION

A growing professional workforce



TRANSFORMING A TOURIST DESTINATION TO A LOCALS' NEIGHBORHOOD

F&B



RETAIL & FITNESS



OFFICE TENANTS



LANDMARKS



CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

David Lerner

Executive

(C) 786.393.8667

(O) 786.706.7061

dl@dwntwnrealtyadvisors.com



DISCLAIMER:

DWNTWN Realty Advisors, LLC. All rights reserved. The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to its accuracy, completeness, or suitability. All information is subject to errors, omissions, changes in price, rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. Any projections, opinions, or assumptions used are for illustrative purposes only and do not represent current or future performance. DWNTWN Realty Advisors, LLC and its agents expressly disclaim any liability for errors, omissions, or misstatements. It is the sole responsibility of the prospective purchaser, tenant, or other party to conduct their own independent investigation and due diligence concerning the property and not rely on any representations made by DWNTWN Realty Advisors, LLC or its brokers.