

# THE WYNWOOD SKY OFFICE BUILDING



**DWN  
TWN**  
REALTY ADVISORS  
SINCE 1999

**FOR LEASE**

1900 NE MIAMI CT · WYNWOOD, MIAMI



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## EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to present the Wynwood Sky Building, a Class A creative office opportunity located at 1900 NE Miami Court at the convergence of Wynwood and Edgewater. Offered on an exclusive basis, the property delivers a highly desirable office environment for companies seeking modern, flexible space within one of Miami's most dynamic and walkable submarkets.

The Wynwood Sky Building occupies the second and third floors of a contemporary three-story mixed-use building, totaling approximately 43,559 SF of thoughtfully designed office space. Efficient floor plates, soaring ceilings, and abundant natural light accommodate a wide range of layouts, giving tenants full flexibility to configure the space around their operational and branding needs. On-site parking and valet service set the building apart from its Wynwood peers, where structured parking remains a genuine scarcity.

Positioned just east of North Miami Avenue, the property offers immediate access to I-95 and seamless connectivity to Downtown Miami, Brickell, Midtown, and the Design District. At street level, Wynwood's concentration of premier restaurants, cafes, galleries, and cultural destinations creates an amenity-rich environment that supports talent attraction, employee satisfaction, and day-to-day quality of life in a way few Miami office addresses can match.

1900 NE Miami Ct, Miami, FL 33132

Wynwood Arts District

**\$60 MG**

Asking Rent

**2,550 SF**

Available SF (Unit 322)

**43,559 SF**

Total Building SF

**14,354 SF**

Total Lot Size

**3**

Number of Stories

**On-Site + Valet**

Parking

# THE NEW WYNWOOD

A NEIGHBORHOOD THAT HAS ALREADY ARRIVED

Edgewater  
5min Drive

Strata Wynwood  
257 units

The Highley House  
304 units

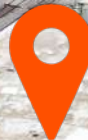
Joule House  
308 units

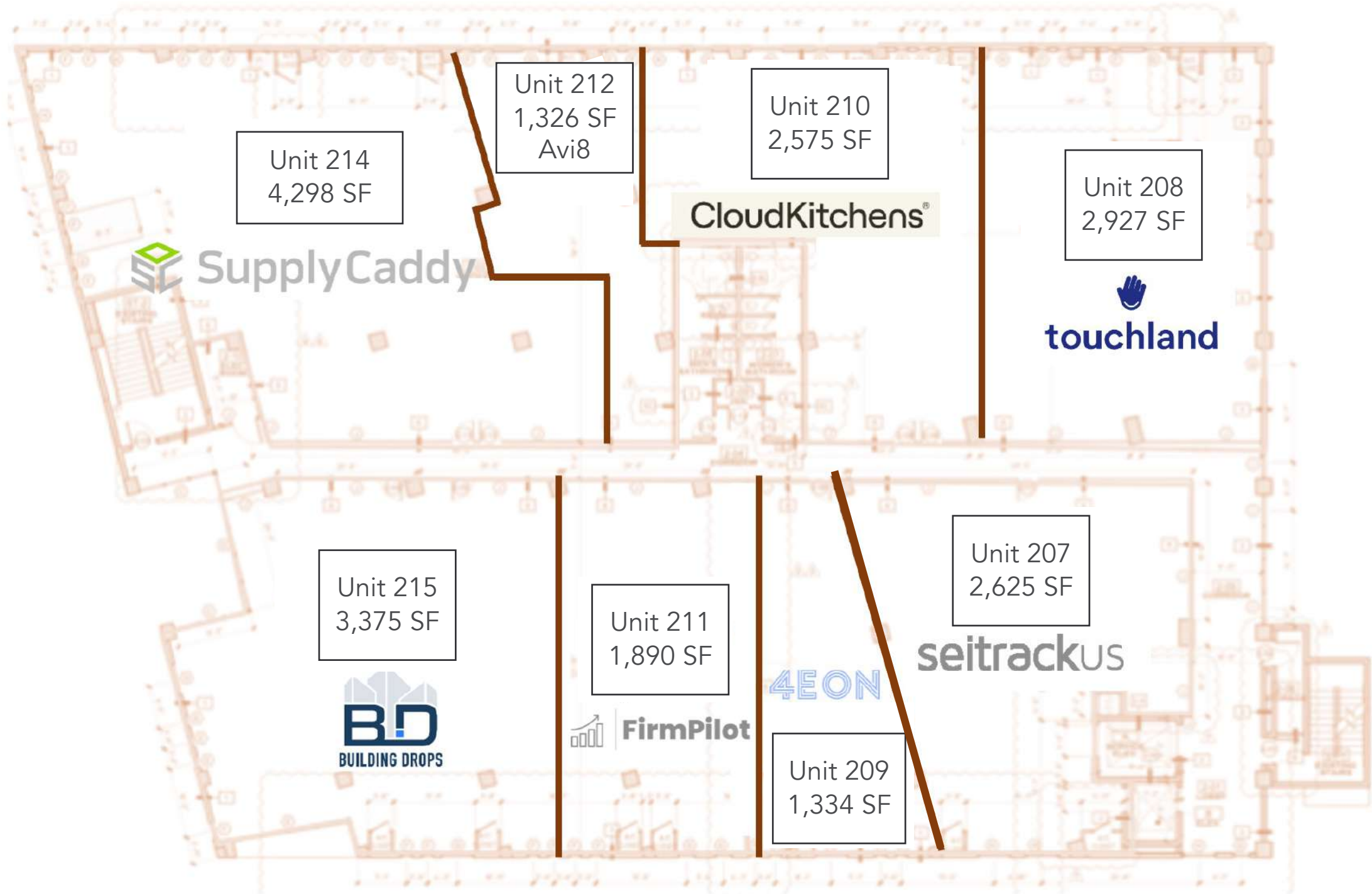
Wynwood Works  
122 units

2000 Wynwood  
310 units  
Under Construction

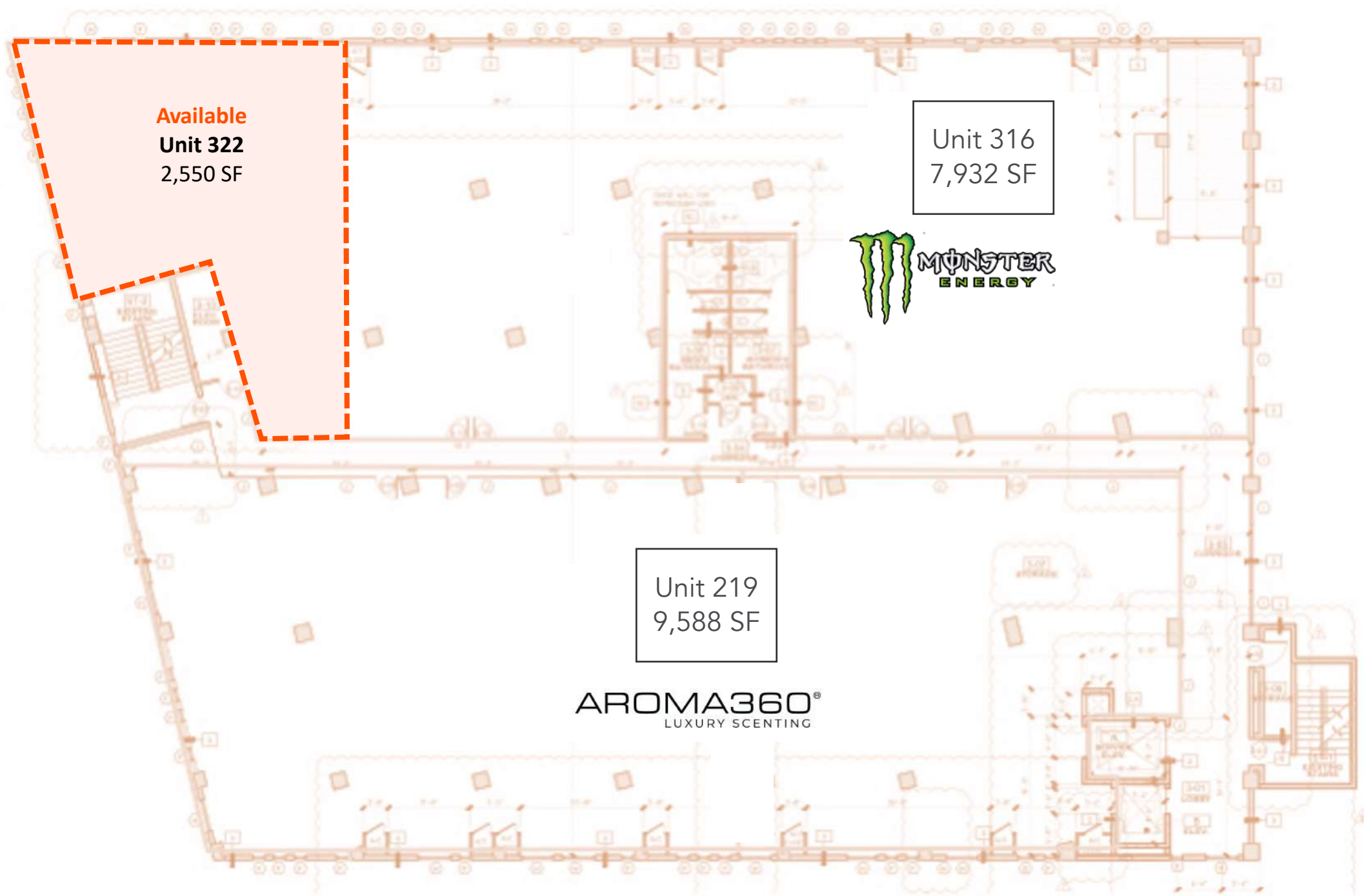
WYNWOOD  
PADEL CLUB

CENTER  
ACADEMY





NE Miami Court



**Available**  
**Unit 322**  
2,550 SF

Unit 316  
7,932 SF

Unit 219  
9,588 SF

**AROMA360<sup>®</sup>**  
LUXURY SCENTING



*NE Miami Court*





**CENTNER  
ACADEMY**

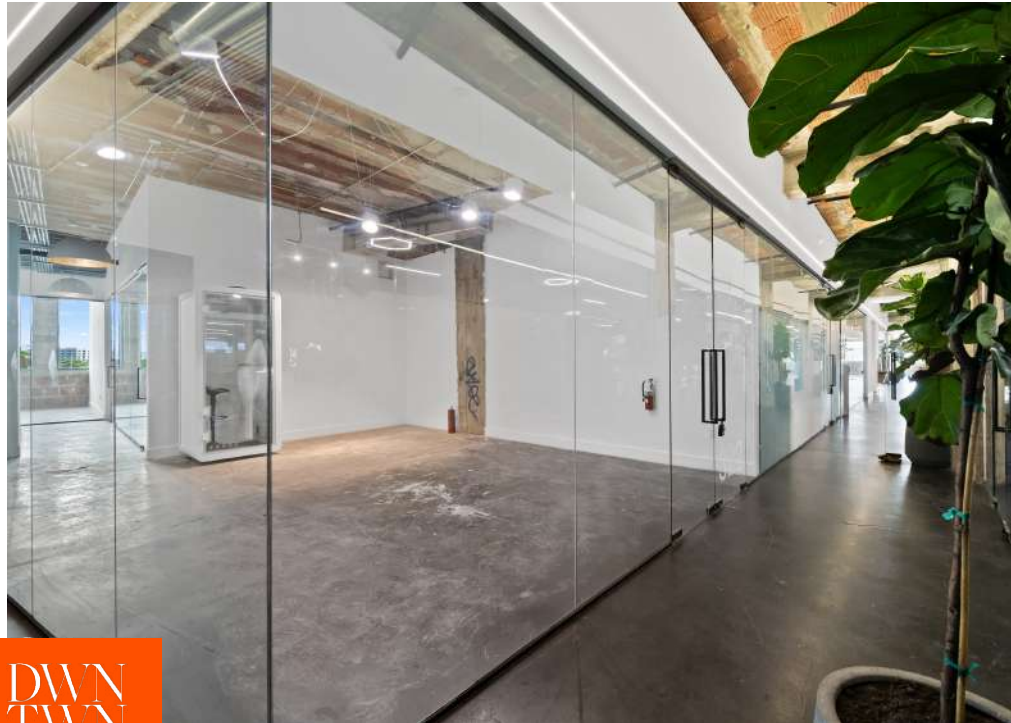
NE Miami Court

N Miami Avenue

NW 20<sup>th</sup> Street

NE 20<sup>th</sup> Street

UNIT 322







# WYNWOOD

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

An aerial photograph of the Wynwood neighborhood in Miami, Florida, showing a dense urban landscape with various buildings, streets, and greenery. The sky is blue with scattered white clouds. A large white text overlay is centered on the image.

# FLY OVER WYNWOOD

[WATCH THE VIDEO: WYNWOOD FROM ABOVE](#)

# TRANSFORMING A TOURIST DESTINATION TO A LOCALS' NEIGHBORHOOD

## F&B

ZAK THE BAKER  
WYNWOOD MIAMI

PASTIS

uchi

Joe's Pizza

CARS & GUITARS  
Wall Grace  
Vintage  
WYNWOOD, FL

COFFEE. BAKERY. KITCHEN

SKINNY LOUIE  
SMASH'D BURGERS

OMAKAI  
sushi

KYU

sweetgreen

Dante's HiFi

LA TROPICANA  
ESTD 1980

OSSOBUOCO  
OPEN FIRE & CHARRED VEGETABLES

THE TACO STAND  
HECHO A MANO

DOYA

## RETAIL & FITNESS

BILLIONAIRE BOYS CLUB

MIMI YOGA  
AND PILATES

WARBY PARKER

LEGACY

FORM 50

STUDS

STUDIO

BASE

## OFFICE TENANTS

amazon

SONY MUSIC

LIVE NATION  
ENTERTAINMENT

FOUNDERS FUND

ramp

ATOMIC

Spotify

OpenStore

## LANDMARKS

KNOTEL

moxy  
HOTELS

MANA  
WYNWOOD

MUSEUM OF GRAFFITI

wework

Arlo  
Wynwood

WYNWOOD WALLS

POOL HOUSE  
MIAMI

paradox  
museum

# WYNWOOD MULTI-FAMILY DEVELOPMENTS

ADDRESS	NUMBER OF UNITS	DEVELOPER
Diesel	159	Diesel
Mohawk	300	Rilea Group
NoMad	329	Related Group and Tricap
LIVWRK	542	LIVWRK
29N	523	L&L Holding Company
250 Wynwood	11	Fortis Development Group
35 NW 27 St	203	Bay Road Partners and Scott Robins
91 NW 27 St	17	Block Capital Group
AMLI Wynwood	316	AMLI
Artem	189	LMC
Cynergi	100	WellDuo
i5 Wynwood	63	Related Group and W5 Group
Krymwood Hotel	12	QKapital Group
PRN N. Miami	317	Related Group
Sentral	175	Sentral
Society Wynwood	318	PMG
Strata Wynwood	257	Rockpoint
The Dorsey	306	Related Group
The Rider	146	Rilea Group
WYND 27	152	Kushner and Block Capital Group
WYND 28	152	Kushner and Block Capital Group
Wynwood 25	290	Related and East End Capital
Wynwood 29	248	Related Group and Metro 1
Wynwood Atriums	32	Fortune International Realty
Wynwood Station	210	Fifield Companies
Wynwood Urby	291	Ironstate Development and Brookfield
Wynwood Works	120	Magellan Housing and Udonis Haslem
<b>TOTAL</b>	<b>5,659</b>	



SOCIETY WYNWOOD



NOMAD



THE WYNWOOD PLAZA



AMLI



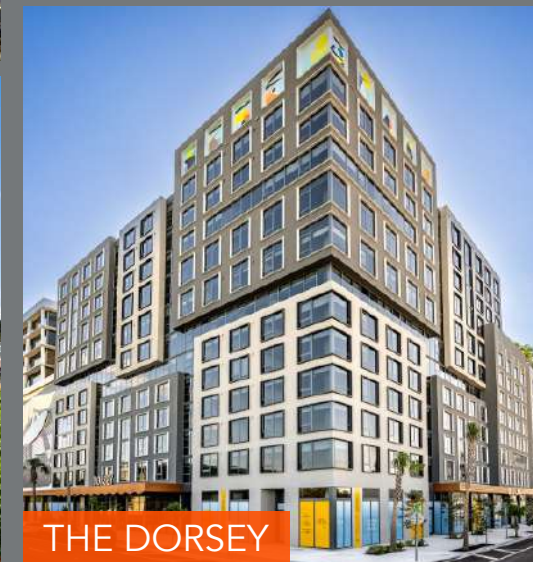
ARLO



THE STANDARD



29 WYN



THE DORSEY



THE WYNHOUSE

# CONTACT

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