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# Work Where Creativity Lives

Located directly in the heart of Wynwood, this office opportunity places your business within Miami's most dynamic and design-forward district. Surrounded by globally recognized street art, top-tier dining, and a constant flow of creative energy, the location offers more than just visibility—it delivers an environment that inspires innovation, collaboration, and growth.

Wynwood has evolved into a premier destination for forward-thinking companies, blending culture and commerce in a way that attracts talent, clients, and ideas. With immediate access to the neighborhood's vibrant amenities and a setting that reflects originality and momentum, this is an address that elevates your workplace experience.



# 2nd Floor

9,543 RSF



Dedicated elevator for office use



Floor-to-Ceiling Windows



Large Floorplate

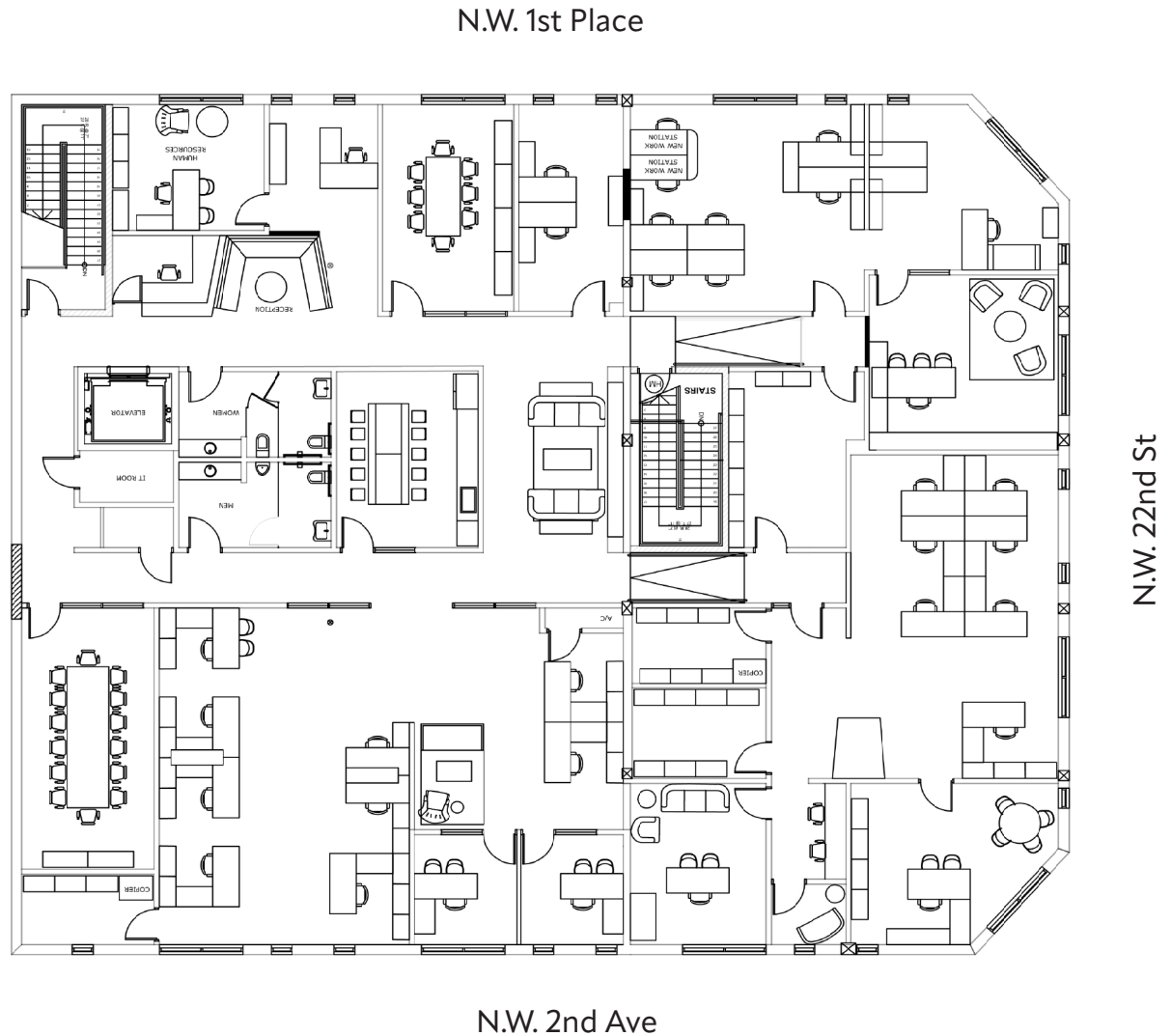


Building Signage Opportunity



Dedicated ground floor lobby

Private Office	6
Workstations	30
Conference Room	2
Huddle Room	1
Total Headcount	36







ALUSTIN BIRRIE  
 545  
 wyn  
 Dante's HiFi  
 Sky Ink Tattoo  
 love life

NW 26TH STREET  
 NW 5TH AVENUE  
 NW 5TH AVENUE  
 F.F.H.  
 ULTIMATE SPORTS, INC.  
 New Connection  
 D&M Wholesale  
 Solar Fashion  
 ATTOWEAR

RC Cold Plant  
 HERSHEY REY STREETWEAR  
 SWARM

NW 23RD STREET  
 PERIMETER ROAD

Rainbow Village Park

MANA  
 SOBEER  
 THE WYNWOOD MARKETPLACE  
 Timeless Gallery  
 Her Little Secret Boutique

NW 24TH STREET  
 NW 23RD STREET  
 MAPS Backlot  
 HENRY  
 SHERIDAN  
 THE CHICK  
 DODGIE'S  
 RINATEDAR  
 PANTHER  
 COYO TACO  
 COWY BURGER  
 SHAIKU  
 centro  
 HAWAII UNIVERSE

NW 25TH STREET  
 NW 24TH STREET  
 Savage Labs  
 ROSEMARY'S  
 GRACE LOUVE LACE  
 ELSA HAIR SUPPLY  
 USA CLOTHING  
 SCOOTER STEVE'S  
 DOYA  
 UDON  
 uch STUDS  
 Joe's Pizza  
 ADX RMI therapy  
 THE ANNEX WYNWOOD

NW 26TH STREET  
 NW 2ND AVENUE  
 THE LAB MIAMI  
 PASTIS  
 SAUCY BOODAH  
 Teds Burgers  
 THE TACO STAND  
 MUSEUM OF CREATIVITY  
 WYNWOOD WALLS  
 IT'SUGAR  
 MEJURI  
 KYU  
 JOEY'S

NW 26TH STREET  
 NW 2ND AVENUE  
 NW 25TH STREET  
 Margarita Mama  
 MOSTAZA  
 Wynwood Smoke Shop  
 LOVELY  
 sama.  
 NIGHT COOKIES  
 OBEY  
 SHI WYNWOOD  
 VEZA SUR  
 L'APPARTEMENT

NW 25TH STREET  
 NW 24TH STREET  
 Starbucks  
 MINDS  
 MANTA  
 SOL YOGA  
 I SCREAM  
 Nacho Daddy  
 THE DIRTY BURGERS  
 THE DIRTY RABBIT

NW 24TH STREET  
 NW 23RD STREET  
 Topologie illesteva  
 DJI  
 PILOS  
 raket  
 GHEE  
 THE SALTY  
 MATAKI

NW 23RD STREET  
 PERIMETER ROAD  
 Juanita's  
 2214 WYN  
 THE SALVATION ARMY  
 Stella's Cuts  
 LIMITED EDITION LIMITED EDITION

PERIMETER ROAD  
 NW 1ST PLACE  
 NW 1ST COURT  
 NW 1ST AVENUE  
 MDTOWN  
 babe  
 LOPIVER  
 OMAKAI  
 THE MOON  
 ASTRA  
 FUN  
 SOHO STUDIOS  
 WHITTALL & SHON

NW 21ST STREET  
 NW 20th TERRACE  
 NW 1ST AVENUE  
 NW 1ST AVENUE  
 FLUFFY FLUFFY  
 Mr. Cachapa  
 AROMA360  
 GYMSHARK  
 SUPERCAR

N MIAMI AVENUE  
 NE 25TH  
 FIREMAN DERBY'S  
 PREMIER CHINA  
 SPIN  
 NE 23RD ST  
 NE 22ND  
 LEGACY  
 GYM SHARK

# 2024 WYB

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