



WYNWOOD RETAIL & OFFICE FOR LEASE

2021-2041 NW 1ST PLACE, MIAMI, FL 33127

LEASING BROCHURE

JUNE 2026



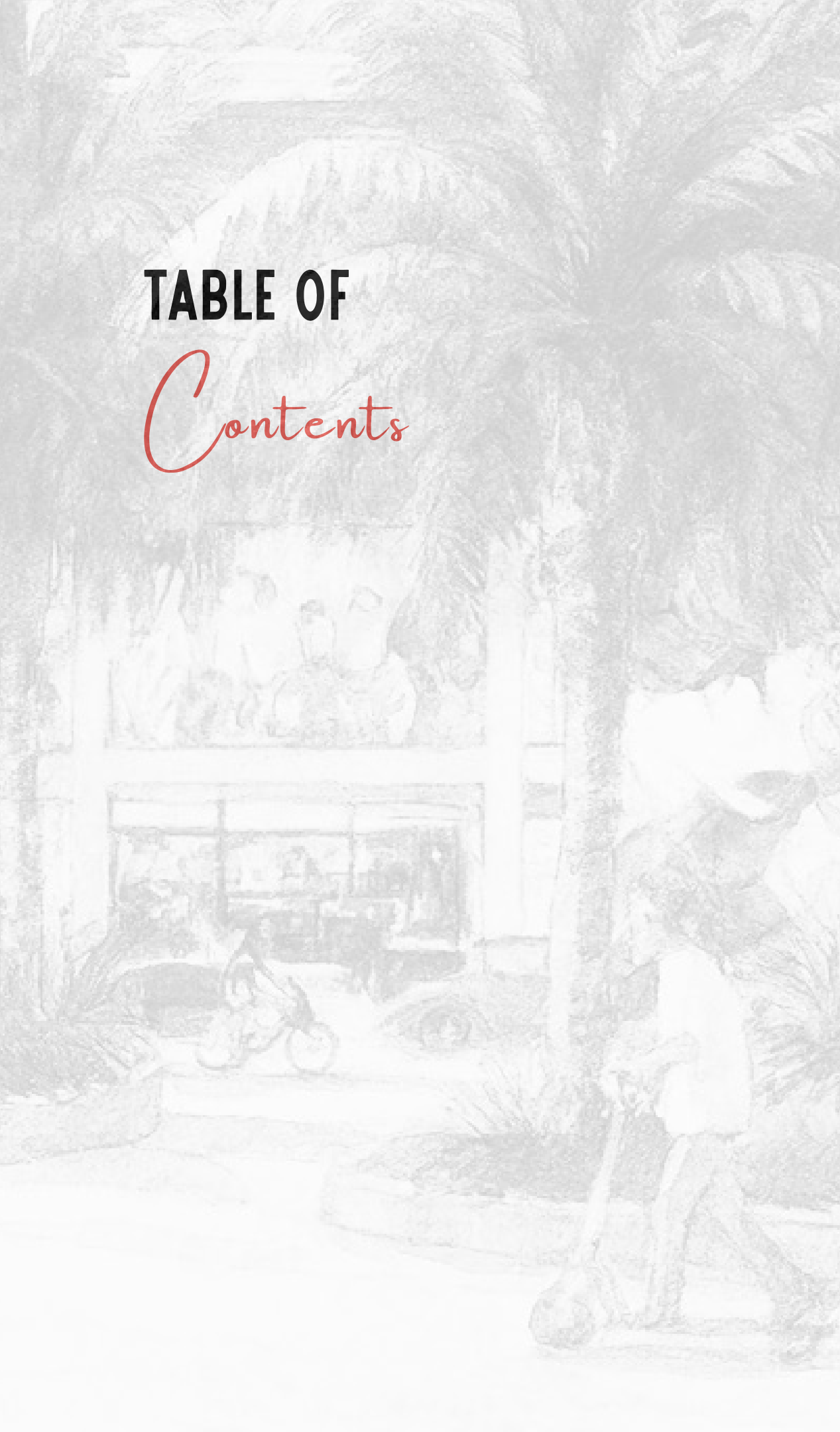


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2021 NW 1ST PLACE

Unit 1f



AVAILABLE SPACE: 1,800 SF

SPECS:

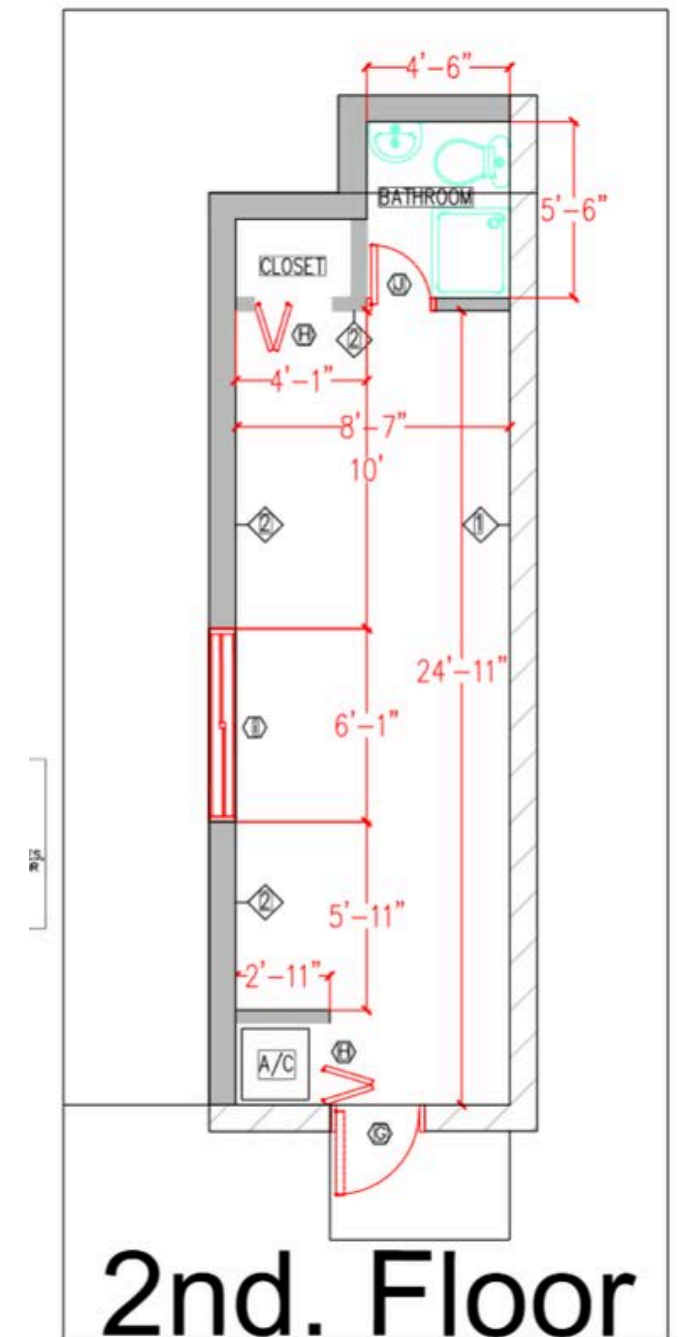
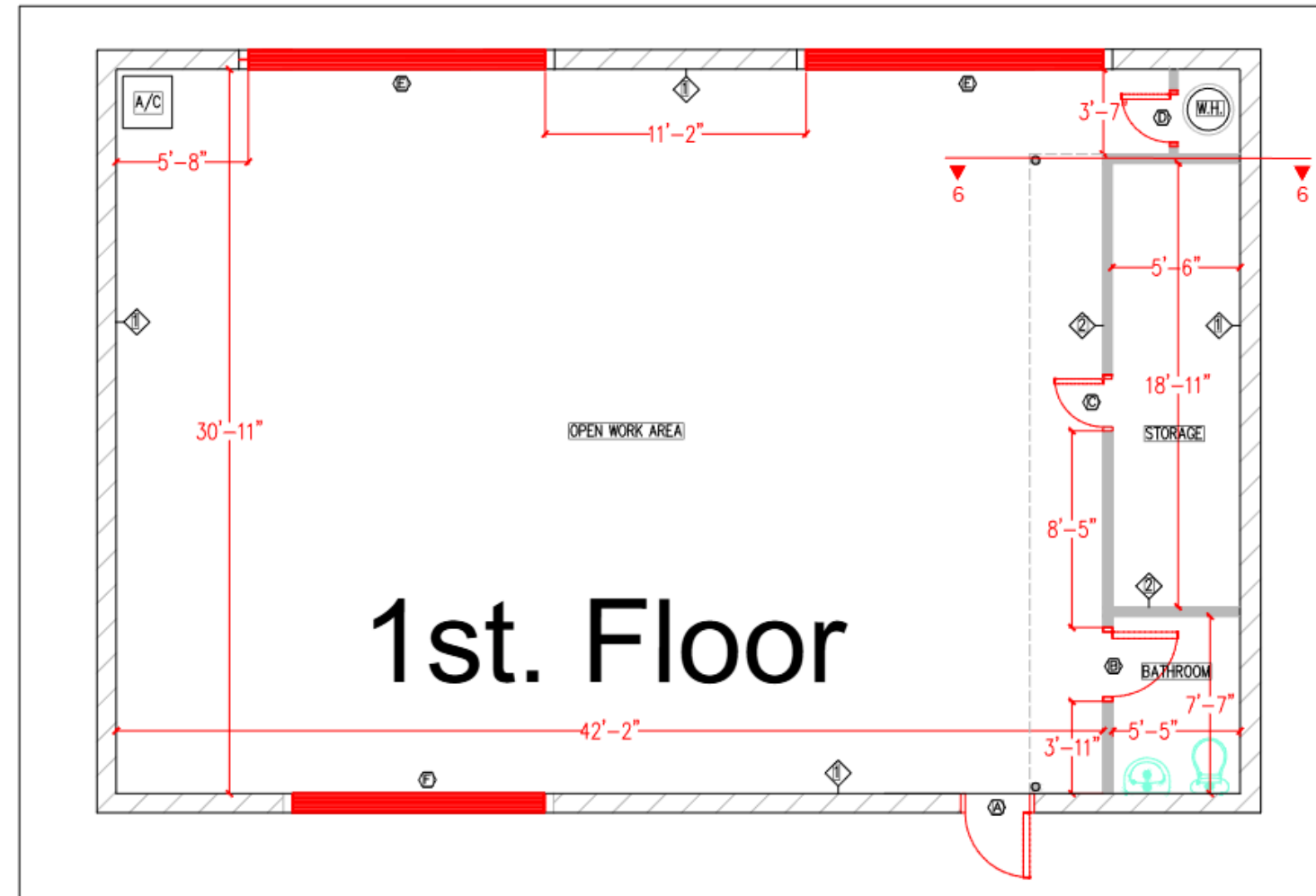
- Large open-concept layout
- Private second-floor loft with full bathroom

TIMING: Available Now

RENTAL RATE: \$55.00/ SF

LEASE TYPE: Modified Gross

FLOOR PLAN



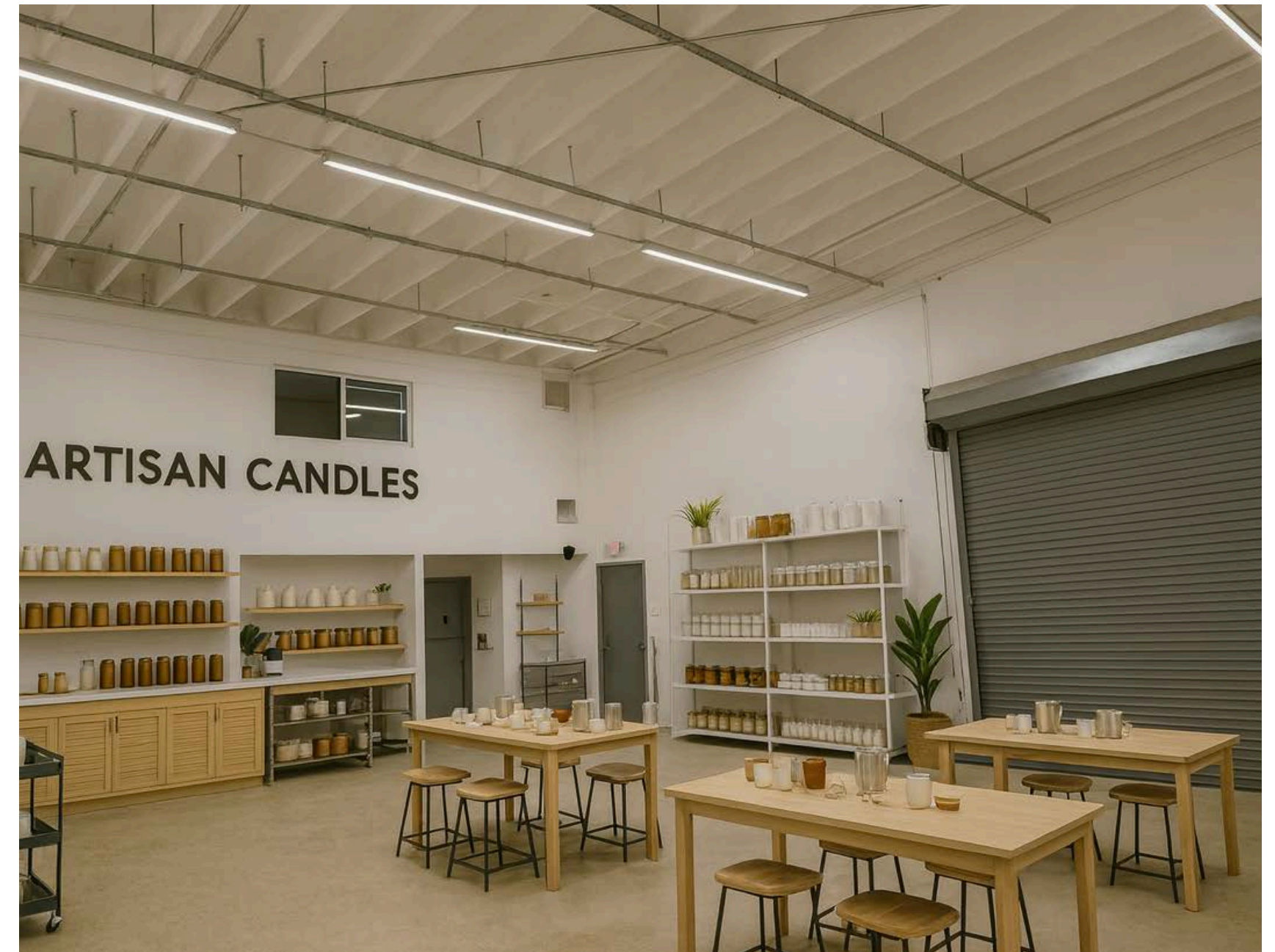
2021 NW 1ST PLACE

Unit 1R

INTERIOR IMAGES



CONCEPTUAL RENDERING



Unit 1h



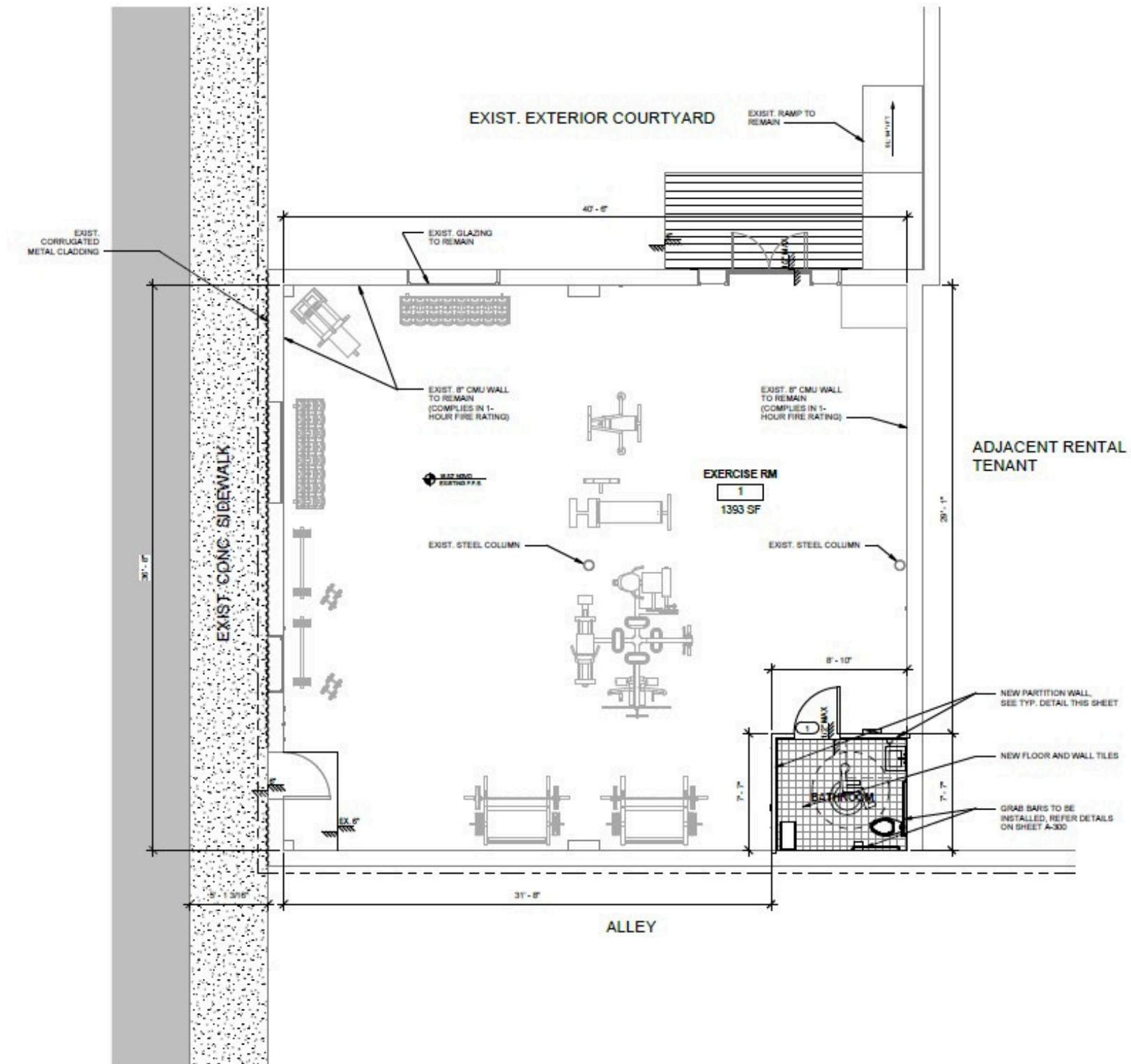
SPECS:

- Open-concept space
- Two separate entrances
- Wood accent wall
- Mirror feature wall

RENTAL RATE: \$50.00/ SF

LEASE TYPE: **Modified Gross**

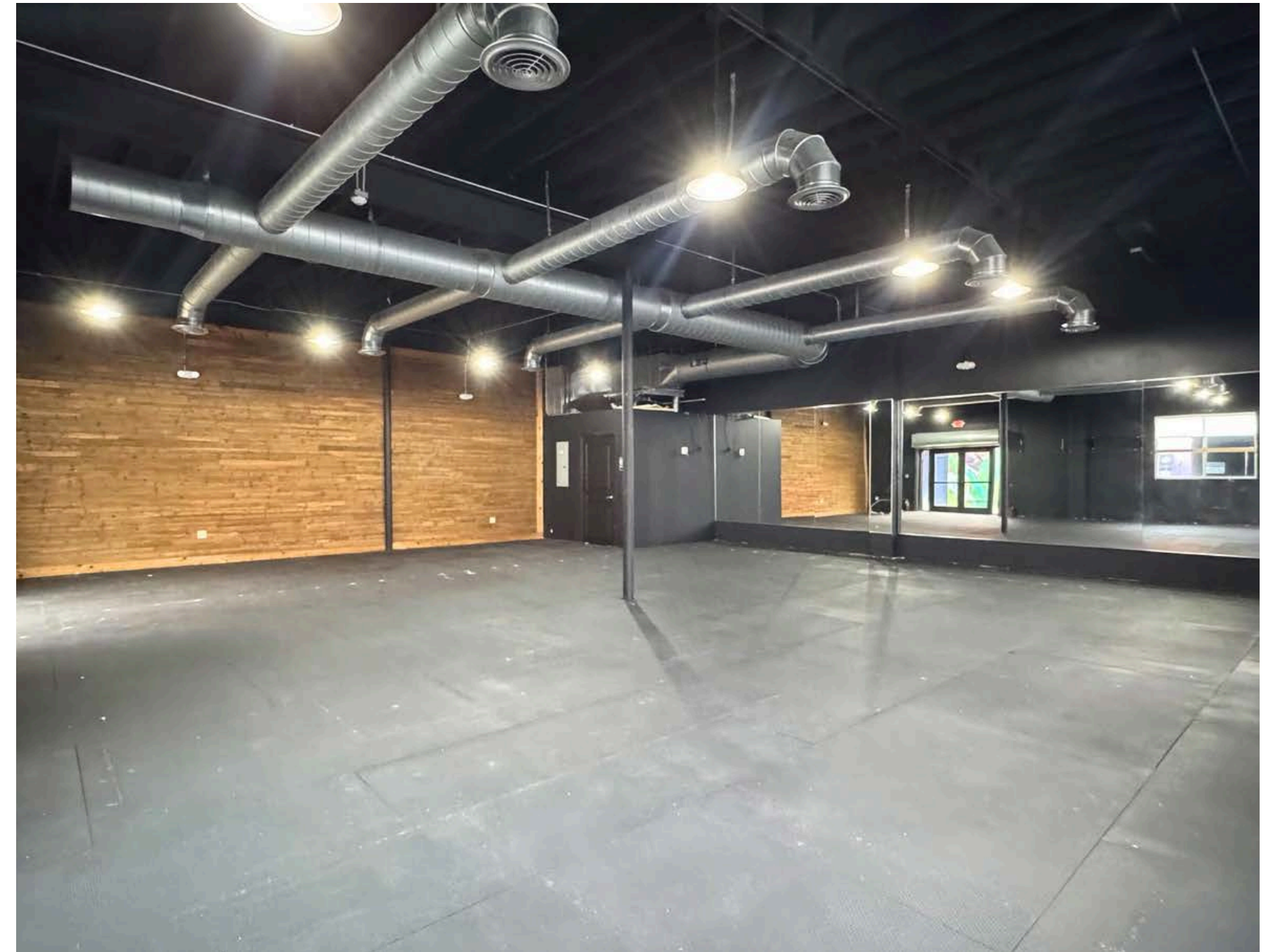
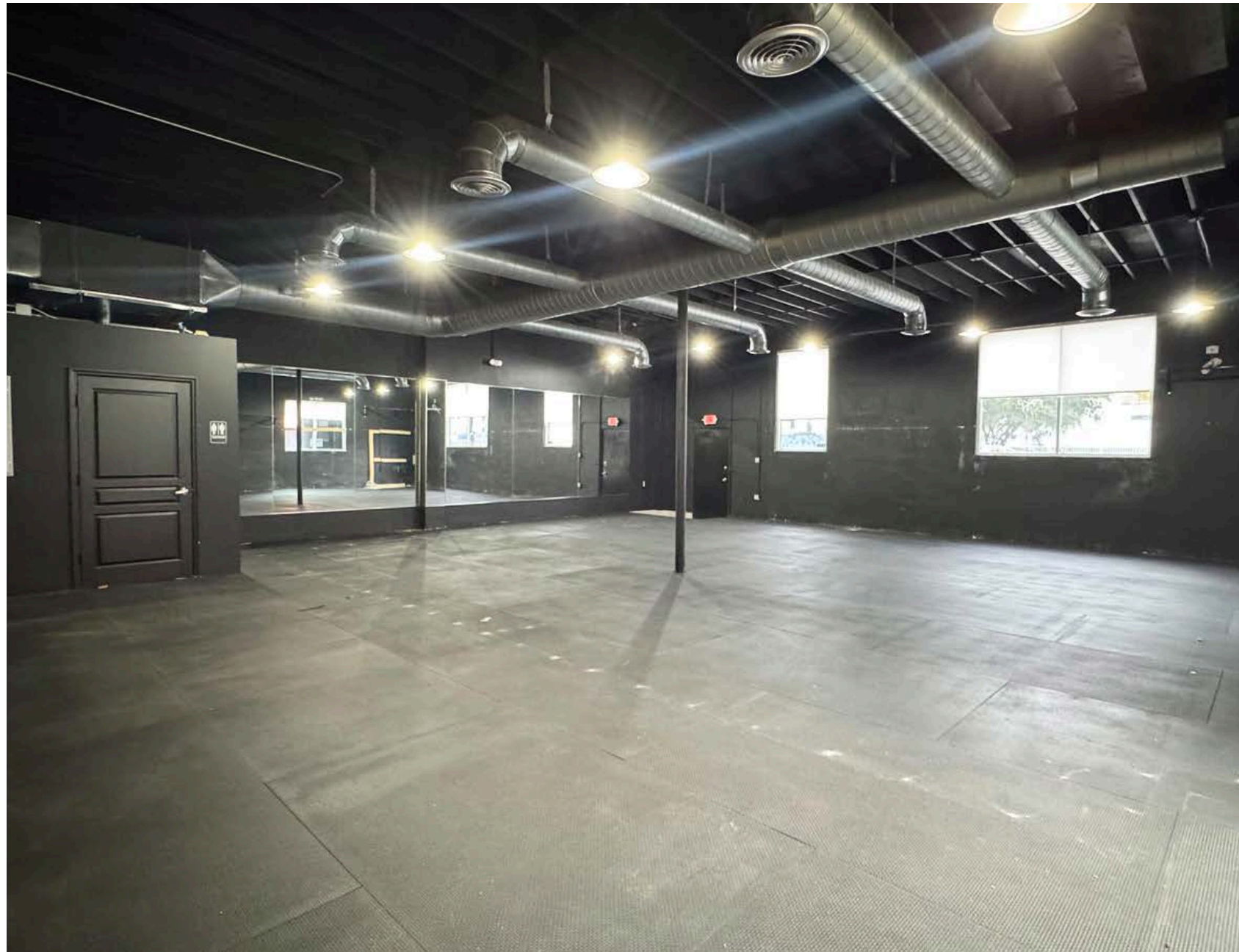
FLOOR PLAN



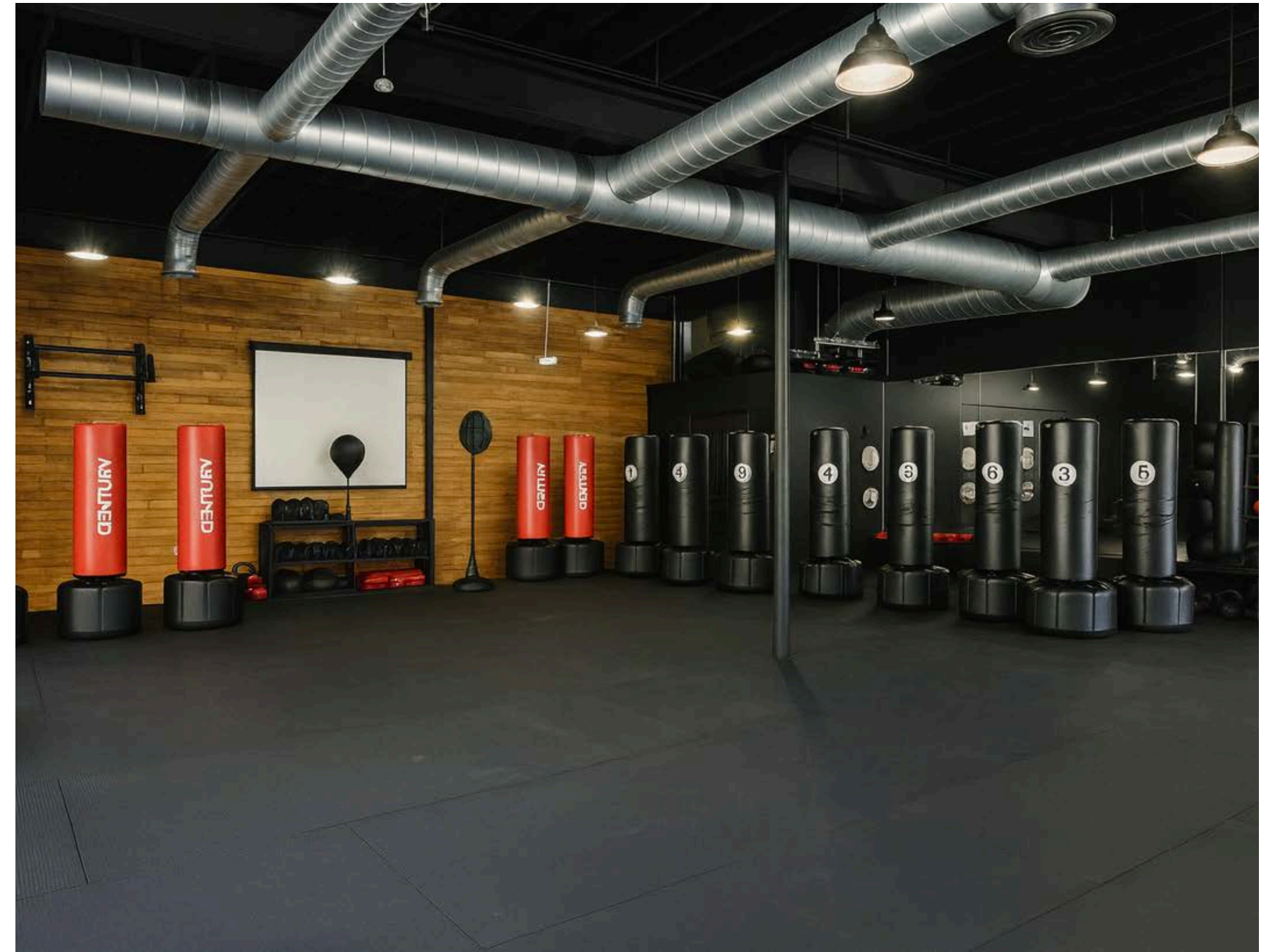
2035 NW 1ST PLACE

Unit 1h

INTERIOR IMAGES



CONCEPTUAL RENDERING



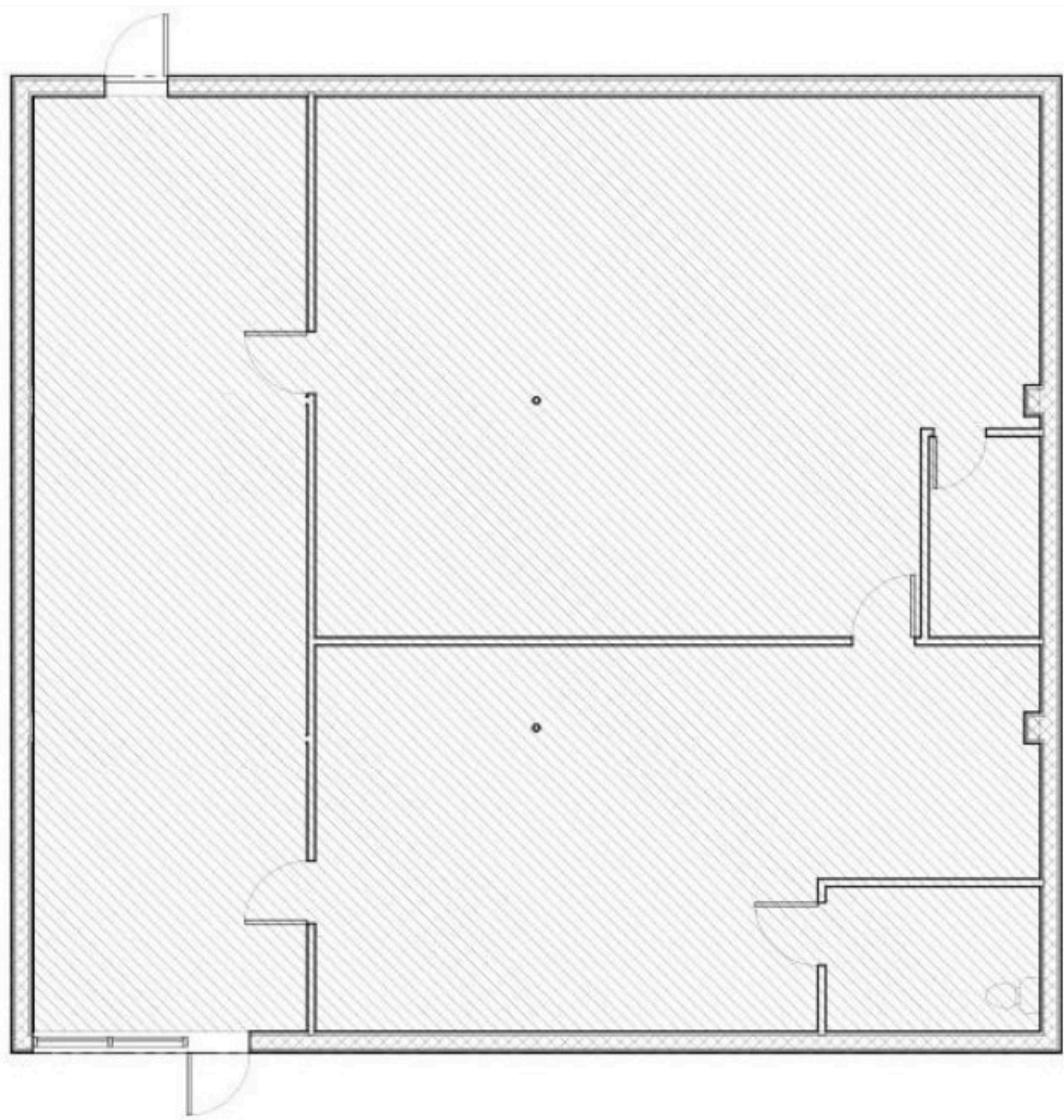
2037 NW 1ST PLACE

Unit 1i



AVAILABLE SPACE:	2,166 SF
SPECS:	• Large open space divided into three rooms • Tall ceiling height • Updated interior lighting
TIMING:	Available Now
RENTAL RATE:	\$45.00/ SF
LEASE TYPE:	Modified Gross

FLOOR PLAN



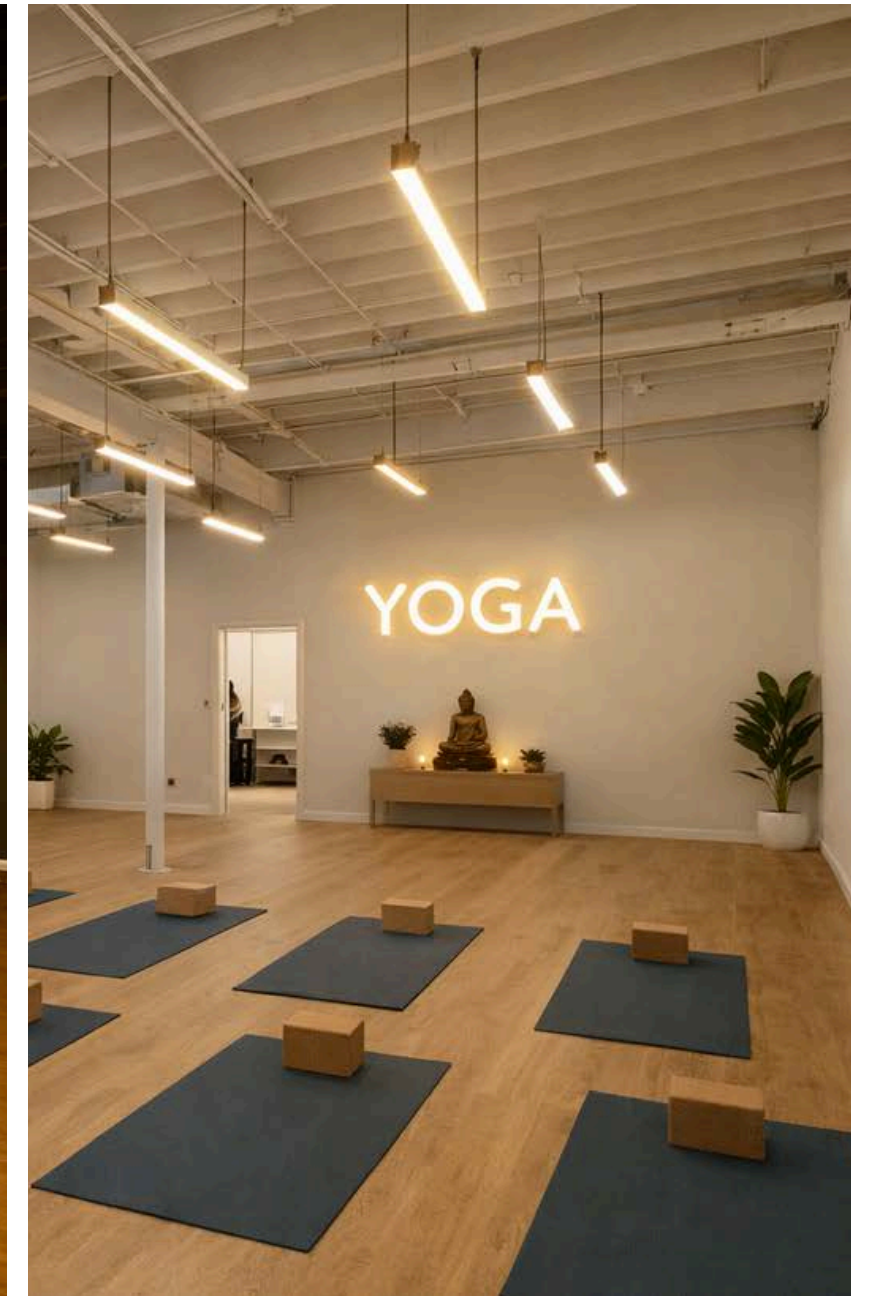
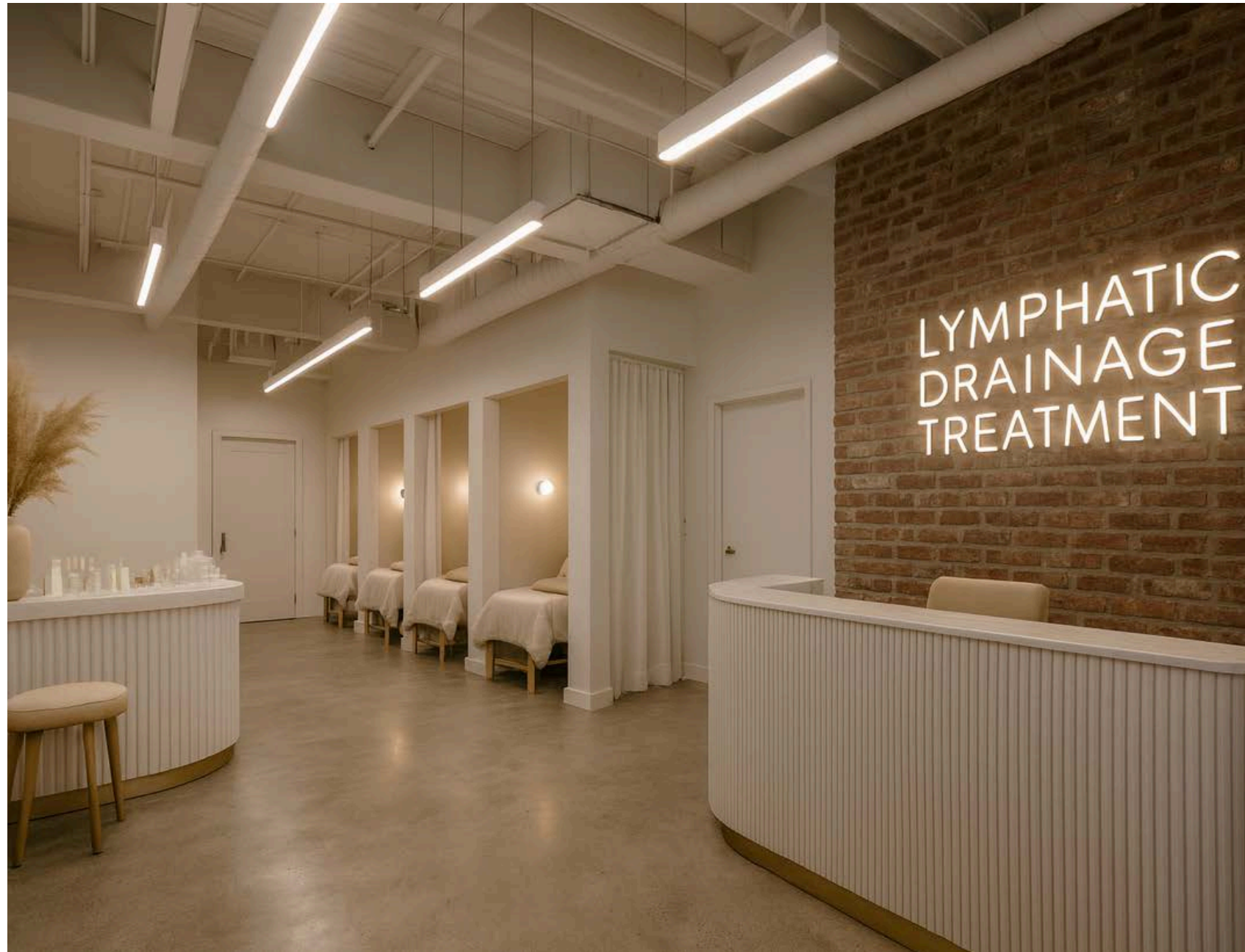
2037 NW 1ST PLACE

Unit 1i

INTERIOR IMAGES



CONCEPTUAL RENDERING



2041 NW 1ST PLACE

Unit 1k



AVAILABLE SPACE: 983 SF

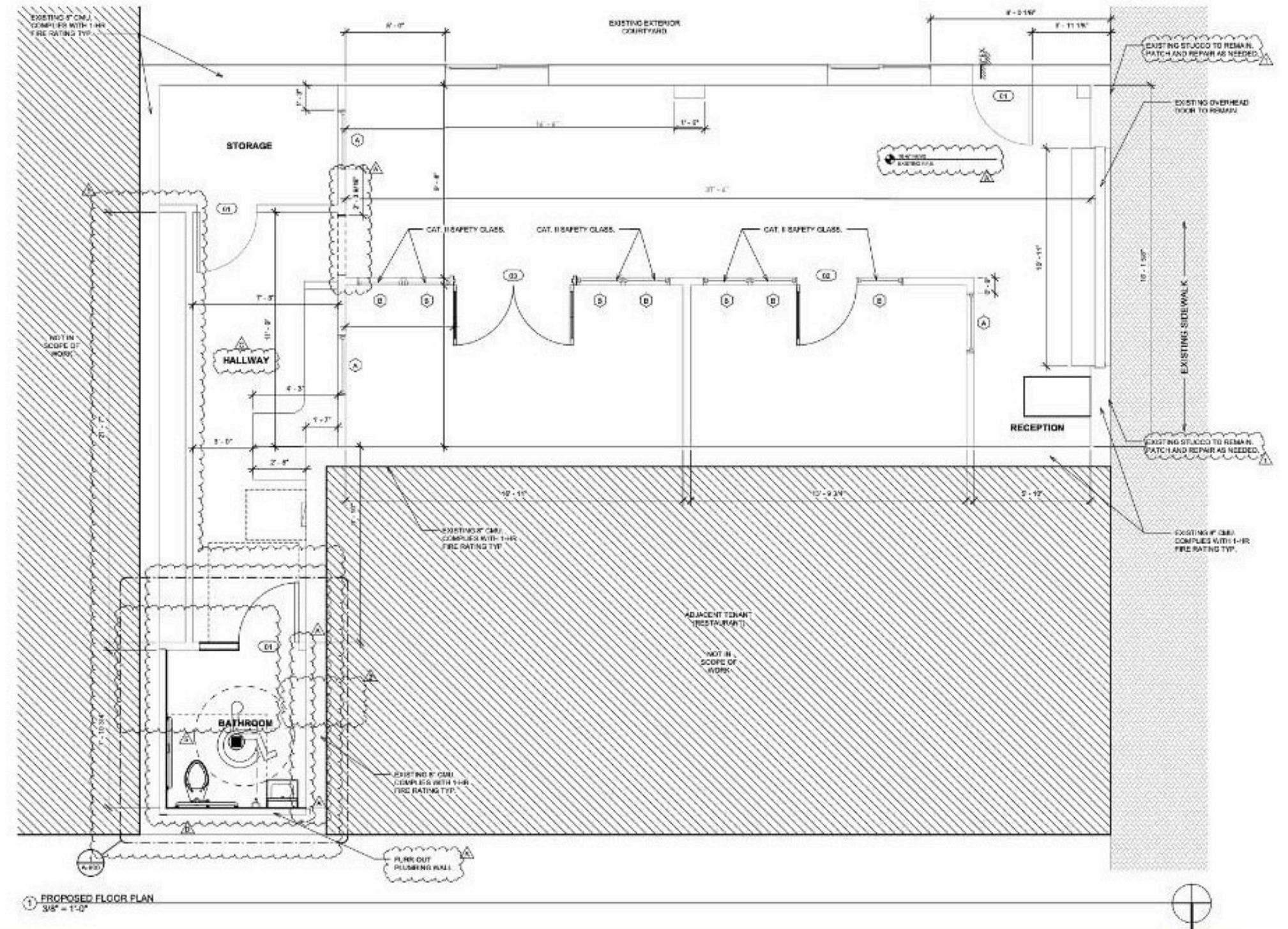
- SPECS:**
- Store front
 - Great natural light
 - Private meeting spaces/office

TIMING: Available Now

RENTAL RATE: \$50.00/ SF

LEASE TYPE: Modified Gross

FLOOR PLAN



2041 NW 1ST PLACE

Unit 1k

INTERIOR IMAGES



CONCEPTUAL RENDERING



WYNWOOD NEIGHBORHOOD

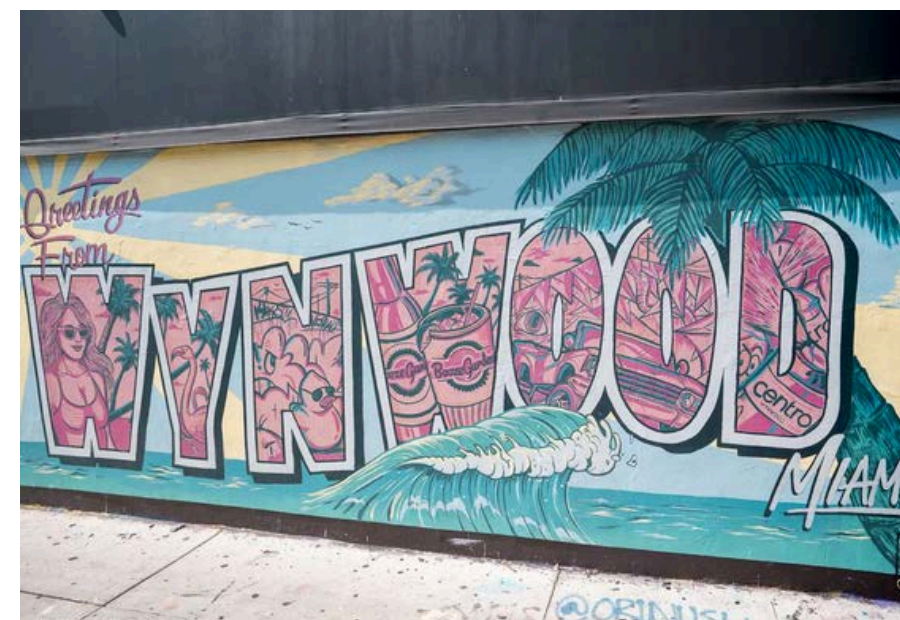
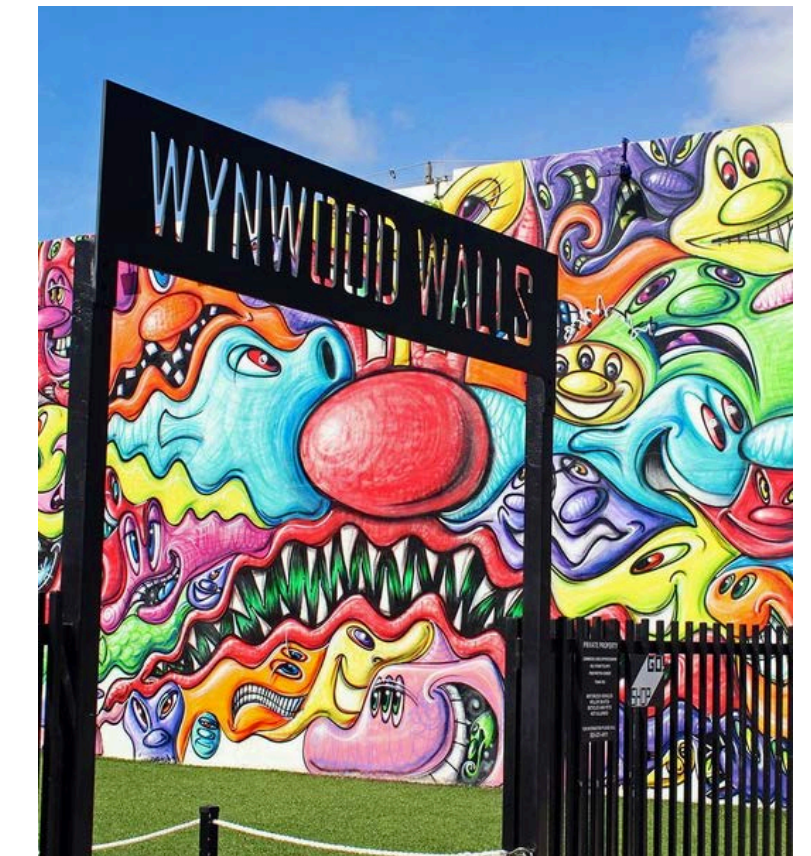
Overview

Located in the heart of Miami, Wynwood is one of the city's most vibrant and dynamic neighborhoods.

Once an industrial district, Wynwood has transformed into a global hub for art, culture, and innovation. Known for its colorful street murals, trendsetting galleries, and creative energy, the area attracts visitors, entrepreneurs, and investors from around the world.

Home to some of Miami's best restaurants, boutiques, and event spaces, Wynwood offers a unique blend of urban edge and modern sophistication.

Its central location and walkable streets make it a prime destination for business, culture, and lifestyle — making it one of the most desirable areas for investment and development in South Florida.



WYNWOOD

Entertainment



OPEN AIR MUSEUM WITH WORLD-FAMOUS
STREET ART AND EVENTS

Wynwood Walls



CURATED ASIAN CUISINE, MUSIC, AND
VIBRANT NIGHTLIFE

1-800-Lucky



INTERACTIVE GAMES, MUSIC, AND
COLORFUL LOUNGE SPACES

Throw Social



WEEKEND HUB WITH VENDORS, FOOD
TRUCKS, AND ENTERTAINMENT

Wynwood Marketplace

WYNWOOD

Culinary Experiences



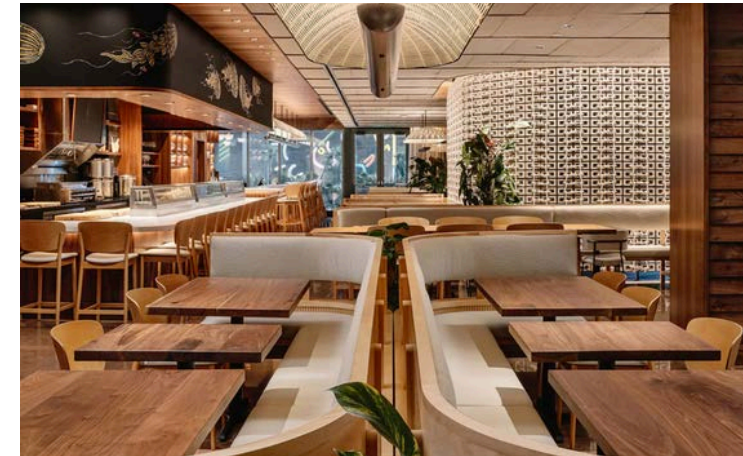
A MODERN AEGEAN MEZE & BAR. BLENDS GREEK
& TURKISH COASTAL TRADITIONS WITH
INGREDIENTS FROM THE MEDITERRANEAN &
MIDDLE EAST

Doya



ROOTED IN WOOD-FIRED ASIAN CUISINE, KYU
CHAMPIONS SHAREABLE PLATES WITH BOLD FLAVORS
AND INVENTIVE TECHNIQUES

Kyu



AN ELEVATED JAPANESE RESTAURANT THAT
BALANCES TRADITION WITH INNOVATION

Uchi



CLASSIC FRENCH BISTRO, TIMELESS PARISIAN
AMBIANCE AND ELEVATED BRASSERIE DINING

Pastis

REDEFINING WYNWOOD



SOWY is envisioned as a **true neighborhood** - a place where locals and visitors alike can gather and return. Inspired by Wynwood's artistic roots, SoWy is an evolving community defined by connection, everyday experiences, and a sense of belonging.

Set across nearly **8 acres** and **23 parcels** along NW 2nd Ave between 20th and 22nd Streets, SoWy can encompass nearly **2.5 million buildable** square feet by-right.

This scale, paired with thoughtful design, will bring together **residences, shops, offices, dining, entertainment, and green spaces** to create a neighborhood that feels both authentic and enduring.



AERIAL MAP

DESIGN DISTRICT



WYNWOOD

MIDTOWN

EDGEWATER

DOWNTOWN MIAMI

OVERTOWN



HEALTH DISTRICT



Approximate Drive Time from SOWY:

6 min	University of Miami Medical Campus
7 min	Adrienne Arsht Center for the Performing Arts
10 min	LoanDepot Park
13 min	PortMiami
13 min	Miami Freedom Park & Soccer Village
15 min	Brickell City Centre
15 min	Miami International Airport

SOWY ASSEMBLAGE

Assemblage Land Area: ~8 acres (~341,500 SF)

Existing Building Area: 58,800 SF

Max Buildable Area: 2.5M GSF (By Right) | 11.2M GSF (Live Local)

Midtown

NW 33rd St

Wynwood North

NW 29th St

Wynwood

Subject Site

Overtown

MORE DEVELOPMENT

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