



THE OASIS OFFICE BUILDING IN THE HEART OF WYNWOOD, MIAMI



DW
TVN
ADVISORS

CONFIDENTIAL
OFFERING MEMORANDUM



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THE OASIS - OFFICE



EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present 2319 North Miami Avenue (the "Property" or the "Offering"), a 4,000 rentable square foot, fully built-out creative office suite available for immediate occupancy within The Oasis Wynwood — Wynwood's first and only true creative office and retail campus.

The Property is situated at the eastern edge of The Oasis complex, offering premier ingress and egress along North Miami Avenue, direct adjacency to a structured parking garage, and street-level eyebrow signage opportunities. The suite is delivered fully built-out with premium, high-end finishes, private restrooms, and high-end contemporary furniture available for inclusion — representing a true plug-and-play opportunity for a discerning operator.

The Oasis itself is a landmark mixed-use destination comprising approximately 20,000 SF of creative office space anchored by Spotify's Miami headquarters, and 17,000 SF of curated ground-floor retail tenanted by a carefully selected mix of fitness, food and beverage, and dry-goods concepts, and a 35,000 square foot open-air courtyard functioning as one of Miami's only dedicated outdoor music and event venues.

The available suite is offered at \$80/SF Gross, providing a prospective tenant immediate access to one of Wynwood's most recognizable addresses, an unmatched amenity ecosystem steps from Novela Café Social, Wynwood Walls, and over two dozen of the neighborhood's most sought-after food, beverage, and lifestyle destinations, and the built-in brand elevation that comes with co-tenancy alongside Spotify in Wynwood's defining creative campus.

2319 N Miami Avenue, Miami, FL 33127
Wynwood Arts District

\$80/SF Gross

Lease Rate

4,000 SF

Suite SF

38,351 SF

Building SF

Spotify, Novela Café

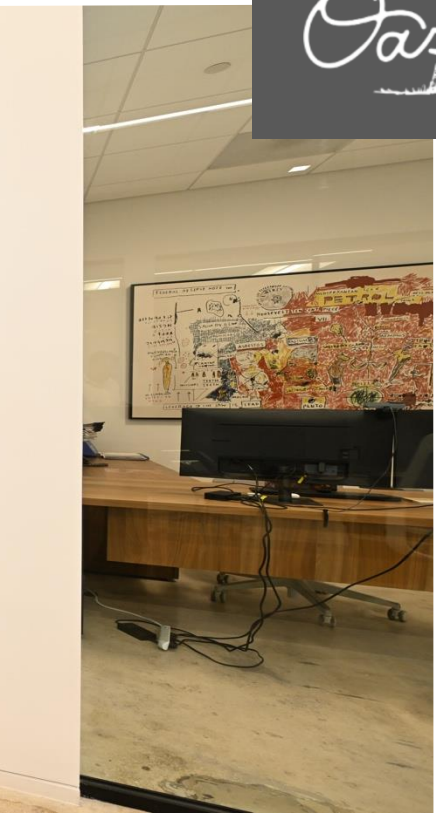
Co-tenants

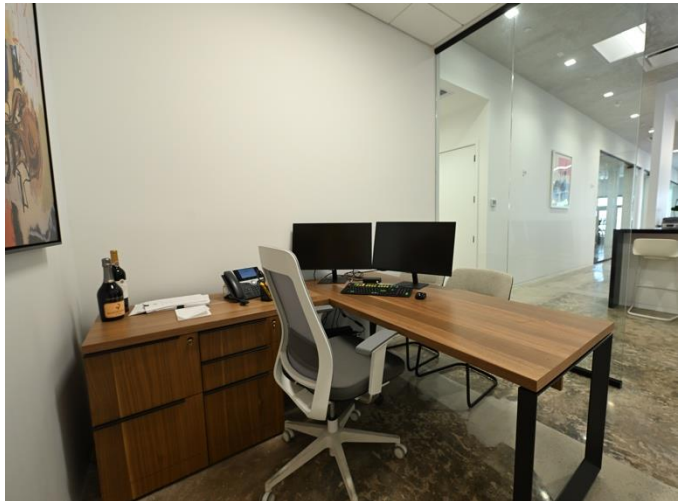
1984 / 2019

Year Built

Move-In Ready

Condition







WYNWOOD'S MOST ICONIC CAMPUS, WHERE SPOTIFY, CULTURE, AND CREATIVE COMMERCE CONVERGE AT YOUR FRONT DOOR



25 Mirage
171 units

Urban 22
441 units

NE 2nd Avenue



Strata Wynwood
257 units



Available Unit
4,000 SF

Arlo Wynwood
217 rooms

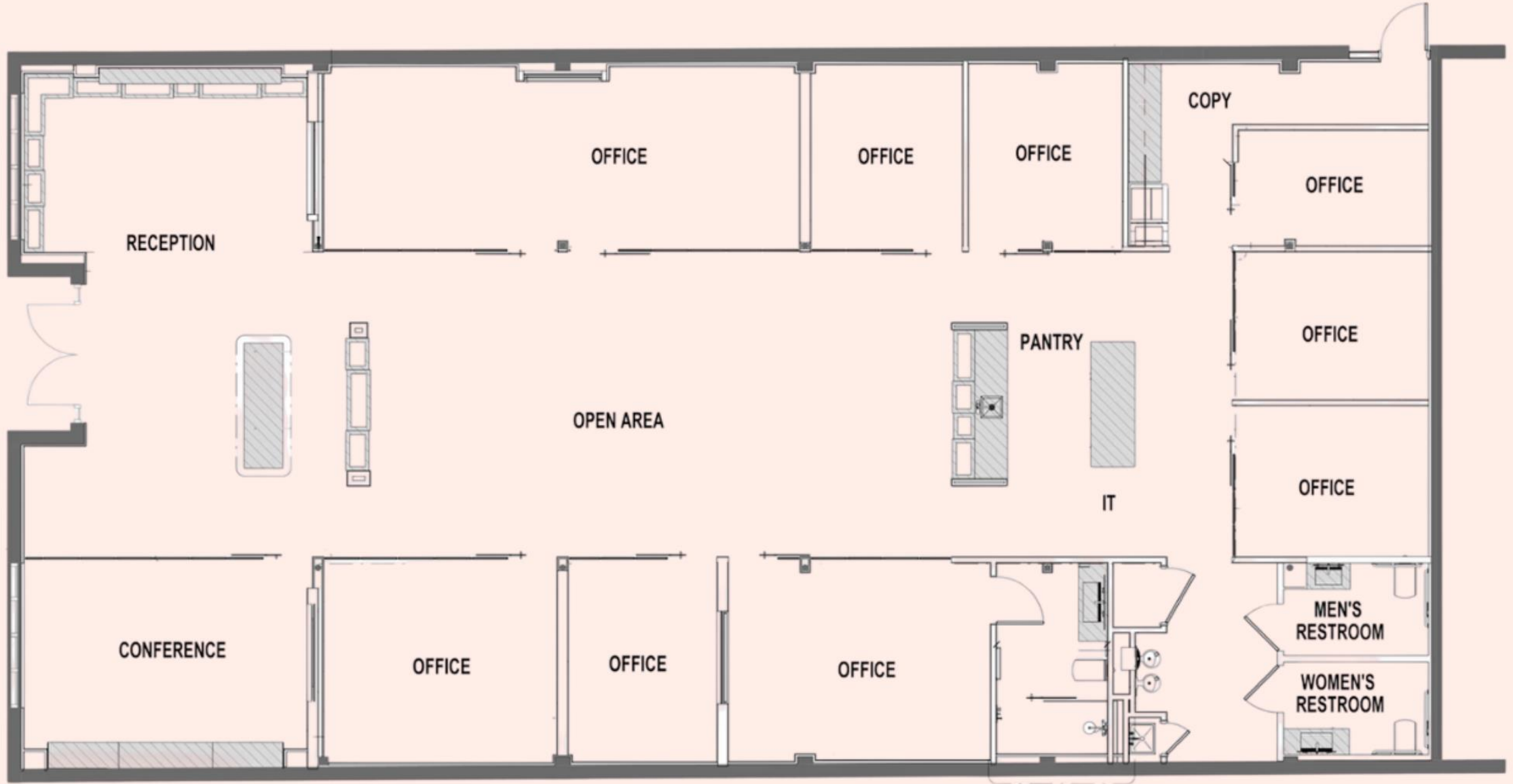
NE 25th Street

NE 24th Street

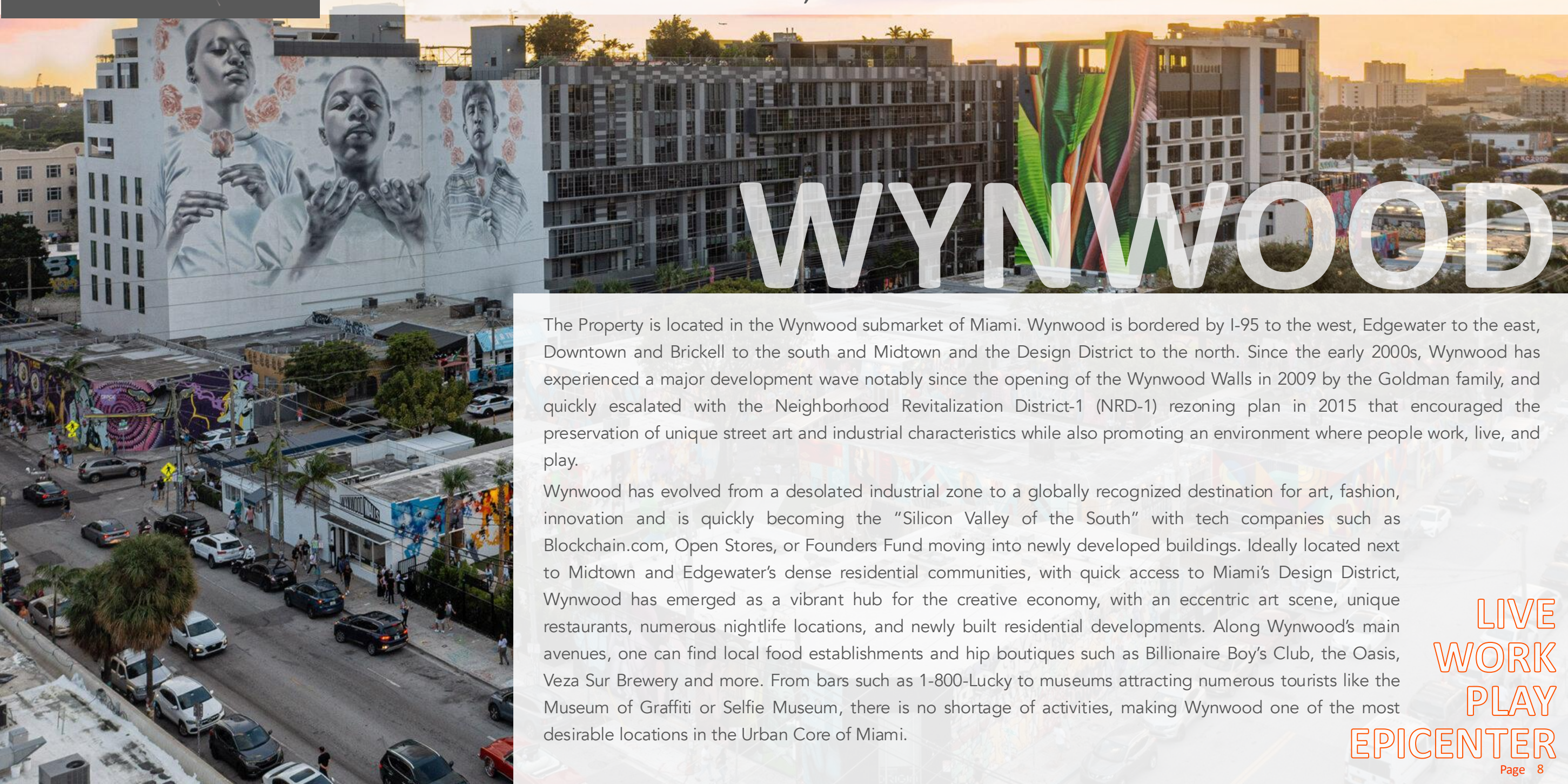
N Miami Avenue: 16,000 VPD



N Miami Avenue



CLICK HERE FOR MATTERPORT: 



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

WYNWOOD

50 City Blocks

= ~1 Square Mile of Vibrant Neighborhood

400+

Businesses

6M

Annual Visitors

10k

Residents

57+

Restaurants

495

Buildings

16.5K

Daily visitors

6k+

Daytime Office Population



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

mañana
COFFEE. BAKERY. KITCHEN

SKINNY LOUIE
SMASH'D BURGERS

OMAKAI
sushi

KYU

sweetgreen

Dante's HiFi

LA TROPICANA
EST. 1988

OSSOBUCO
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

we work

Arlo
Wynwood

WYNWOOD WALLS

POOL HOUSE
MIAMI

paradox
museum

RESIDENTIAL DEVELOPMENTS

ADDRESS	NUMBER OF UNITS	DEVELOPER
Diesel	159	Diesel
Mohawk	226	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 (Quarters Wynwood)	63	Related Group and W5 Group
Krymwood Hotel	12	QKapital Group
PRN N. Miami	317	Related Group
Sentral	175	Sentral
Society Wynwood	289	PMG
Strata Wynwood	257	Rockpoint
The Dorsey	306	Related Group
The Rider	130	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
TOTAL	5,659	



SOCIETY WYNWOOD



NOMAD



THE WYNWOOD PLAZA



THE CUBE



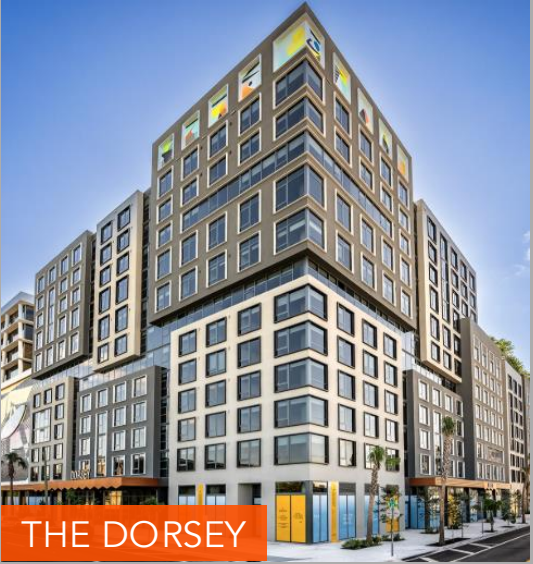
ARLO



THE STANDARD



29 WYN



THE DORSEY



THE WYNHOUSE

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