

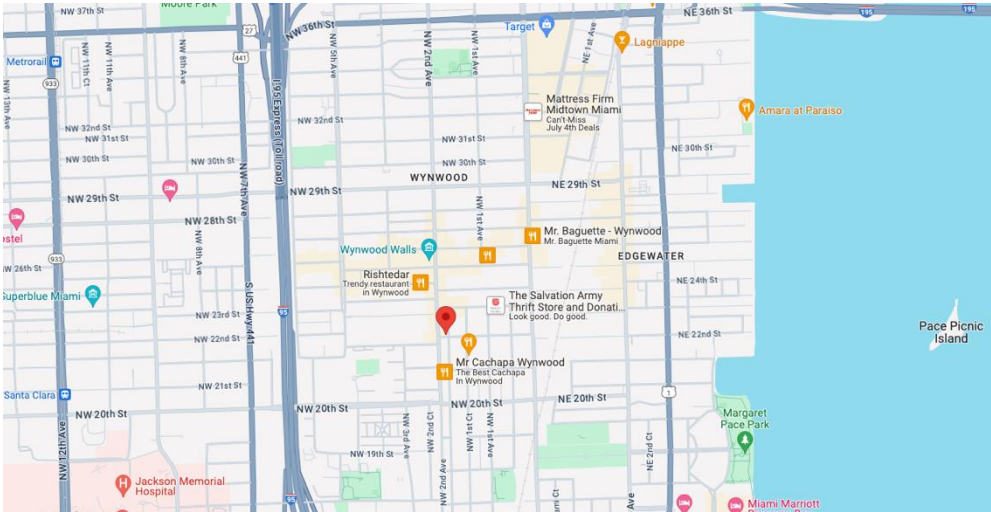


FOR LEASE

SoWy Urban Campus – Building 10C

219 NW 20th Street, Miami, FL 33127

EXECUTIVE SUMMARY



OFFERING SUMMARY

Availability:	Upon Request
Building Conditions:	Warm V-Shell

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of the SoWy Portfolio in Miami, FL. Located along NW 2nd Avenue, one of Wynwood’s main arteries with 8,000 VPD, this leasing opportunity is in the heart of the SoWy urban campus, a creative environment ideal for innovative offices, art gallery, modern F&B concepts, creative retail uses and more. The condition of the units are warm V-Shell with white walls and polished concrete finishes. The units also have working HVAC, bathrooms, impact fees paid with good exterior lighting, ideal to showcase murals. This portfolio represents the opportunity to acquire a footprint in one of Miami’s highest growth neighborhoods with strong leasing demand. There are currently 28 development projects in Wynwood, totaling 3,227 residential units, 192 hotel rooms, 662k SF of office space and 361k SF of retail space.

PROPERTY HIGHLIGHTS

- Located In The New SoWy Urban Campus
- Ideal For Innovate Offices, Art Gallery, Modern F&B Concepts, Creative Retail Uses, And More
- The Units Are In Warm V-shell Condition

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SOWY DISTRICT AERIAL CONTEXT



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BUILDING 10C SITE PLAN



UNIT	ADDRESS	SQUARE FOOTAGE
10C:	219 NW 20 th St	1,923 SF



Available

Leased

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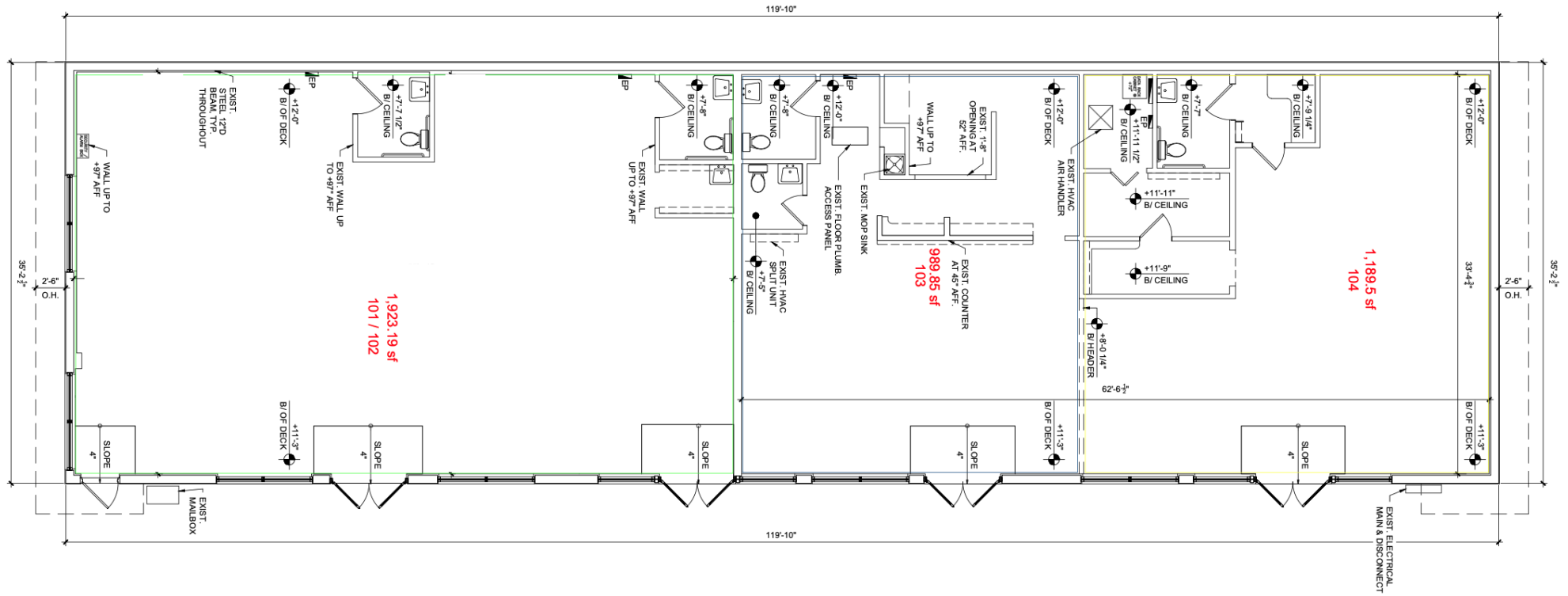
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BUILDING 10C FLOORPLAN



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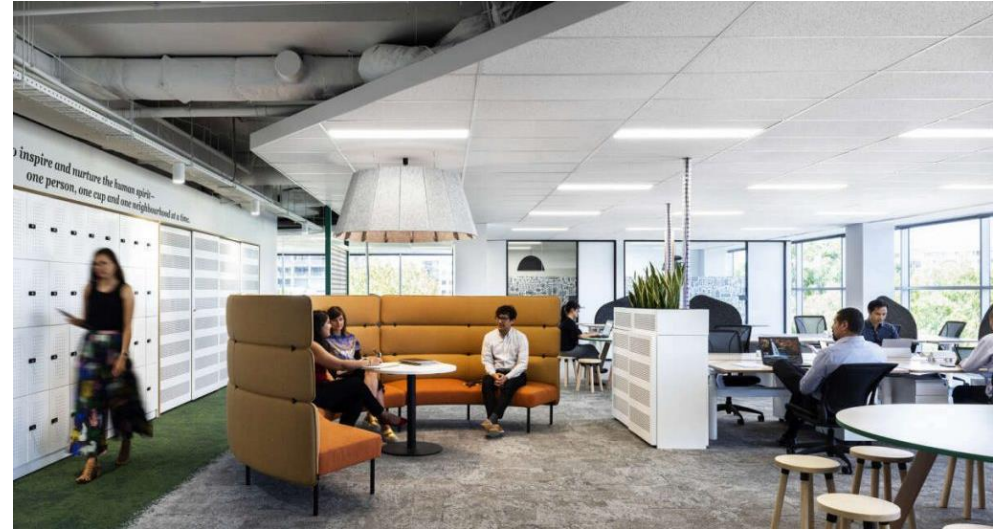
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CREATIVE OFFICE CONCEPTS



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