

THE PRINT SHOP

2509 N MIAMI AVENUE, MIAMI, FL 33127

FOR LEASE OFFICE SPACE THAT MAKES A STATEMENT IN THE HEART OF WYNWOOD ARTS DISTRICT



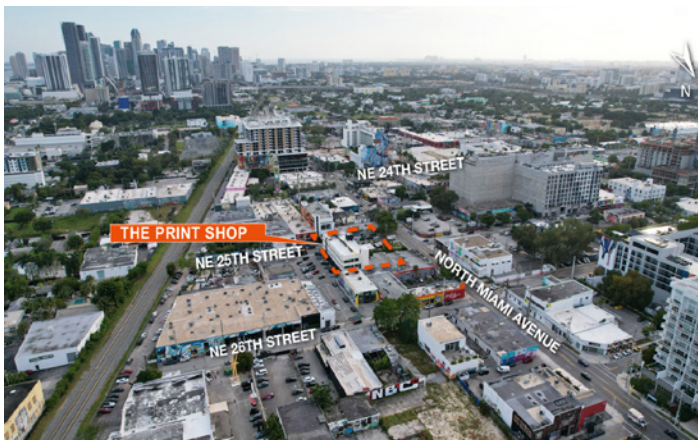
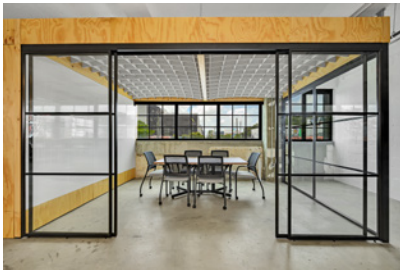
6820 LYONS TECHNOLOGY CIRCLE
SUITE 100
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Property Highlights

INTRODUCING THE PRINT SHOP, WHERE MIAMI'S INDUSTRIAL HISTORY MEETS THE FUTURE OF CREATIVE OFFICE SPACE.

A FORMER PRINTING PRESS BUILDING, THE 21,000-SQUARE-FOOT BUILDING HAS BEEN COMPLETELY RENOVATED INTO OPEN, HIGH-END OFFICE LOFTS, PERCHED ON BUSY NORTH MIAMI AVENUE IN THE HEART OF THE WYNWOOD ARTS DISTRICT.

THE PRINT SHOP IS NOW OFFERING OFFICE SUITES 674 RSF TO 3000 RSF FOR IMMEDIATE OCCUPANCY. THE BUILDING FEATURES HIGH CEILINGS WITH ORIGINAL EXPOSED WOOD BEAM WORK, POLISHED CONCRETE FLOORS AND SOARING GLASS WINDOWS WITH AN ABUNDANT OF NATURAL LIGHT FLOODING IN. EACH FLOOR HAS ITS OWN COMMON AREA LOBBY WITH FLASHBACK ARTIFACTS AND DÉCOR TO THE BUILDING'S STORIED PAST AS A LOCAL PRINT CENTER.

WALKABLE TO LOCAL SHOPS AND EATERIES WITH EASY ACCESS PARKING LOT AND STREET PARKING, CONSIDER MOVING YOUR BUSINESS TO MIAMI'S MOST UNIQUE BOUTIQUE MIDRISE. THE PRINT SHOP IS WHERE WORK MAKES A STATEMENT. CONTACT US TODAY FOR MORE INFORMATION AND TO SCHEDULE A TOUR.

▶ SPACE AVAILABLE

SUITE 303: 674 SF

SUITE 304: 2,461 SF

▶ \$70 PSF NNN

▶ \$15.62 OPEX NET OF UTILITIES AND FLORIDA SALES TAX

▶ EXPOSED CEILINGS

▶ GLASS FRONTS

▶ POLISHED CONCRETE FLOORS

▶ ON-SITE RESTAURANT

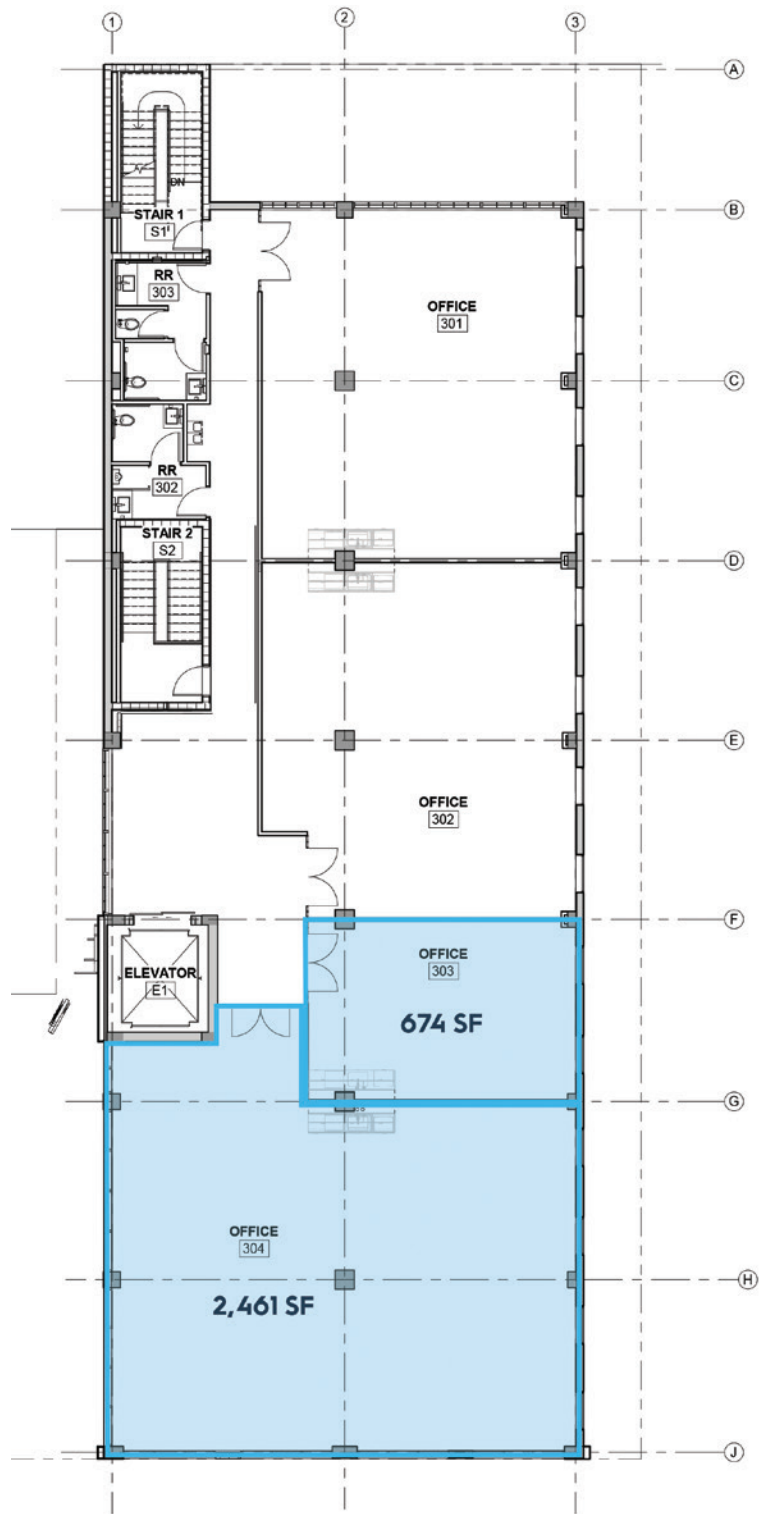
▶ OPEN PLANS

▶ ABUNDANT NATURE LIGHT

▶ URBAN SOFT SETTING

▶ EASY ACCESS PARKING

▶ SITUATED A SHORT DISTANCE TO MIAMI BEACH AND DOWN TOWN MIAMI IN THE VIBRANT WYNWOOD NEIGHBORHOOD WITHIN A 1.4-MILE DRIVE TO I-95 AND I-195 ACCESS.





Don't miss out on this unique opportunity to join one of the most exciting neighborhoods in the city. Contact us today for more information and to schedule a tour.



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