



FOR LEASE

**DWN
TWN**
REALTY ADVISORS
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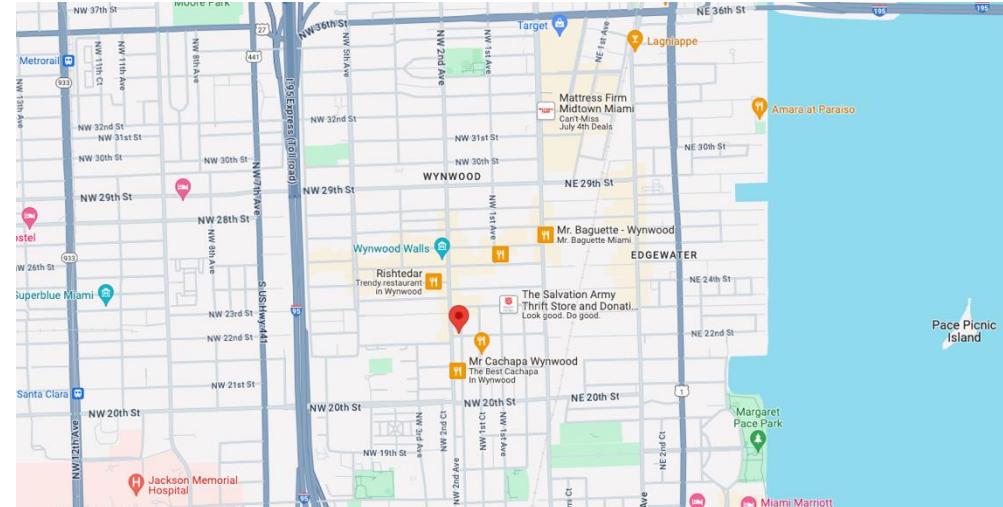
SoWy Urban Campus – Building 1
2021-2043 NW 1st Place, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Availability:	Upon Request
Building Conditions:	Warm V-Shell
Unit 1F:	1,800 SF
Unit 1I:	2,166 SF
Unit 1J:	719 SF
Unit 1K:	983 SF

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 Innovative 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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UNIT 1, 2 & 15 SITE PLAN



Available

Leased



Unit 1

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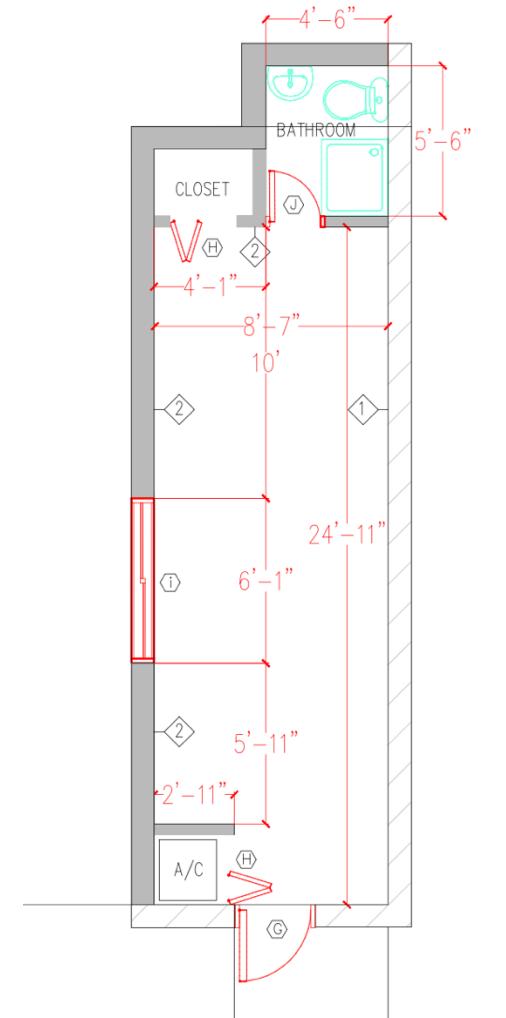
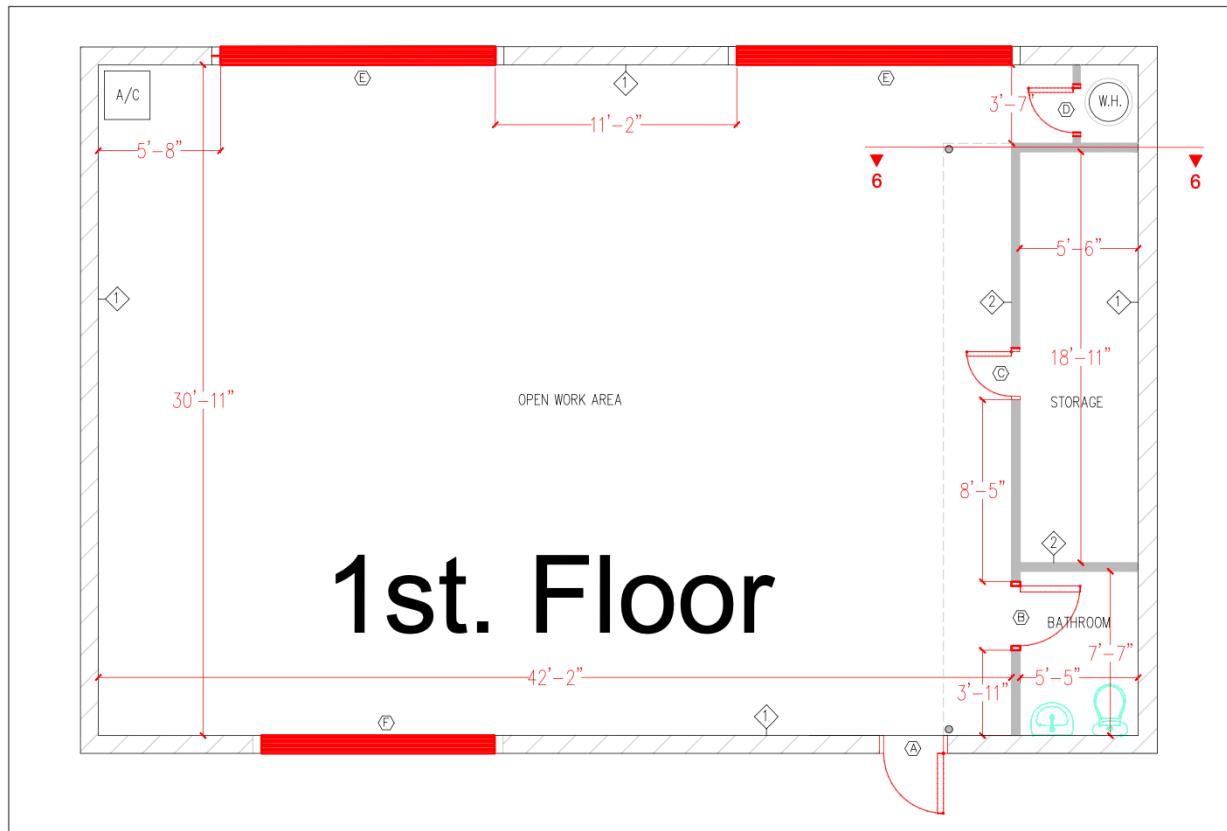
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UNIT 1F FLOORPLAN



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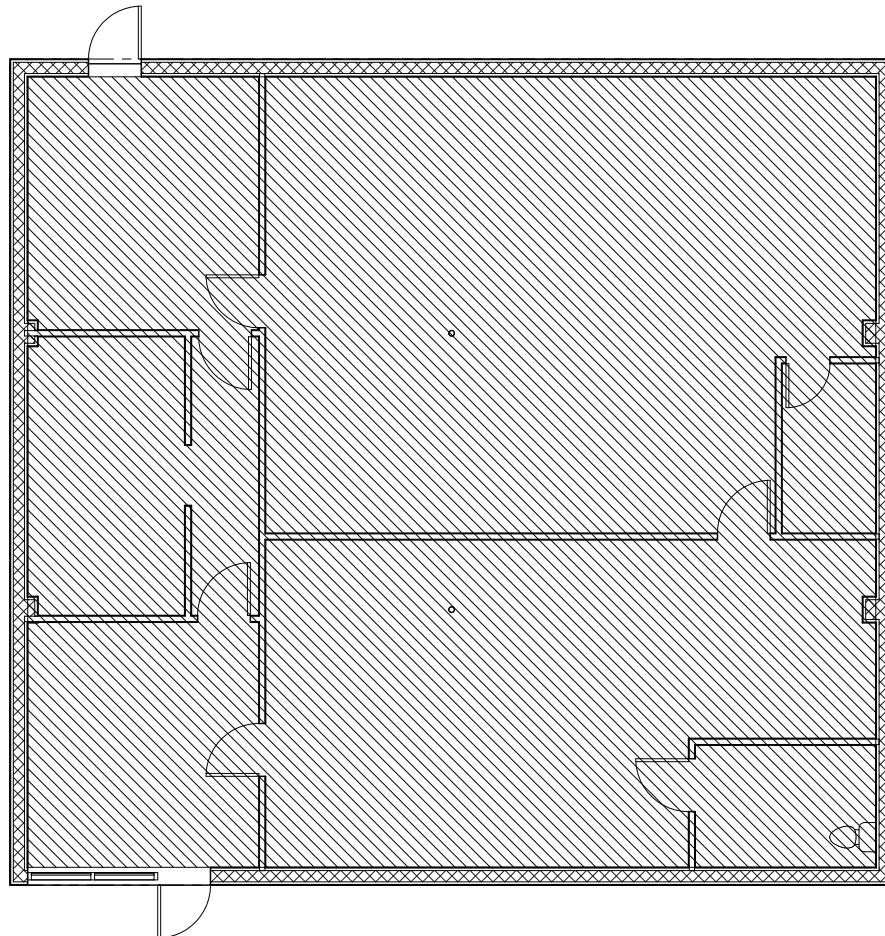
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UNIT 11 FLOORPLAN



① PAINT TO PAINT AREA
1/4" = 1'-0"

PAINT TO PAINT AREA **2166.22 SQ FT**

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[View Inventory](#)

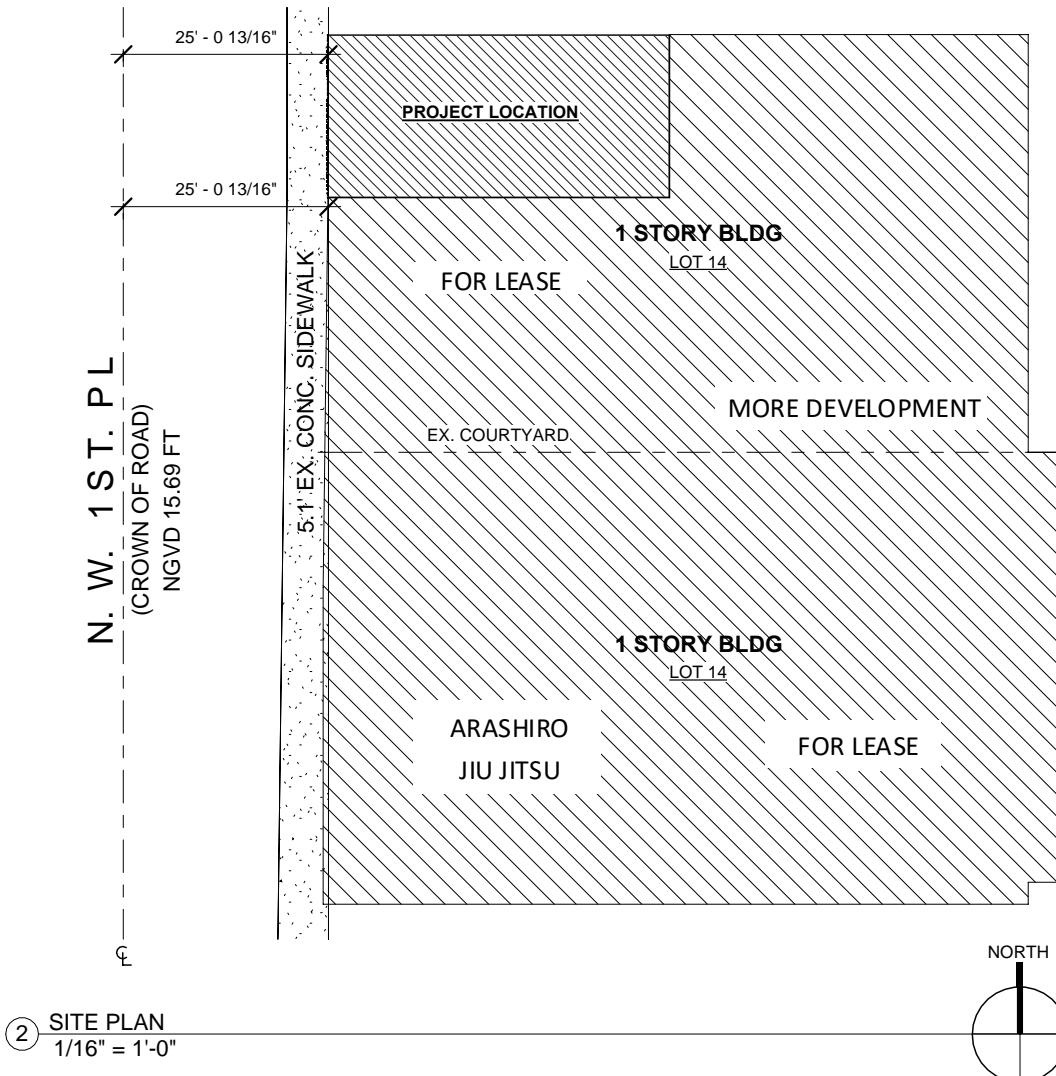
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UNIT 1J FLOORPLAN



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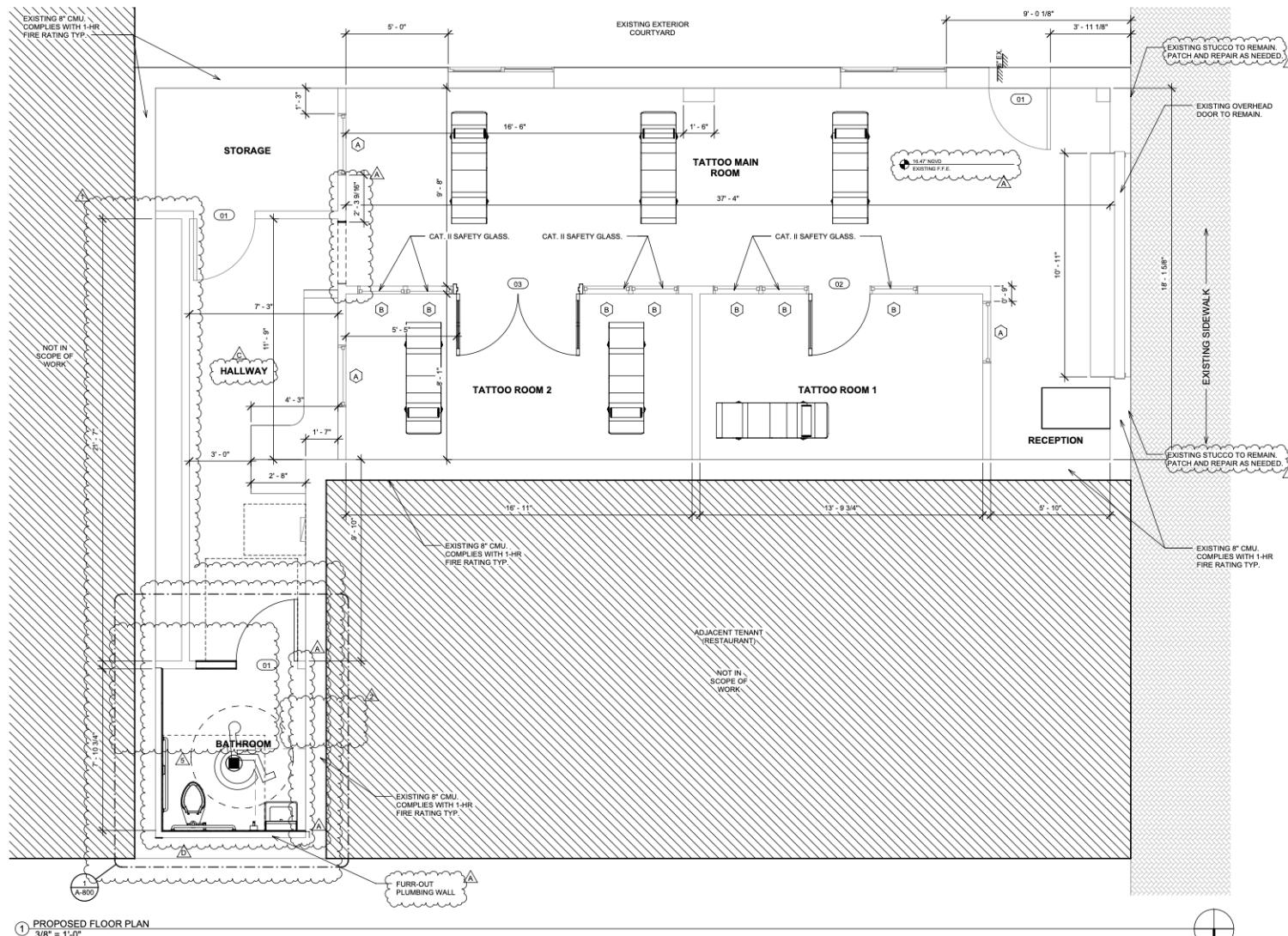
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UNIT 1K FLOORPLAN



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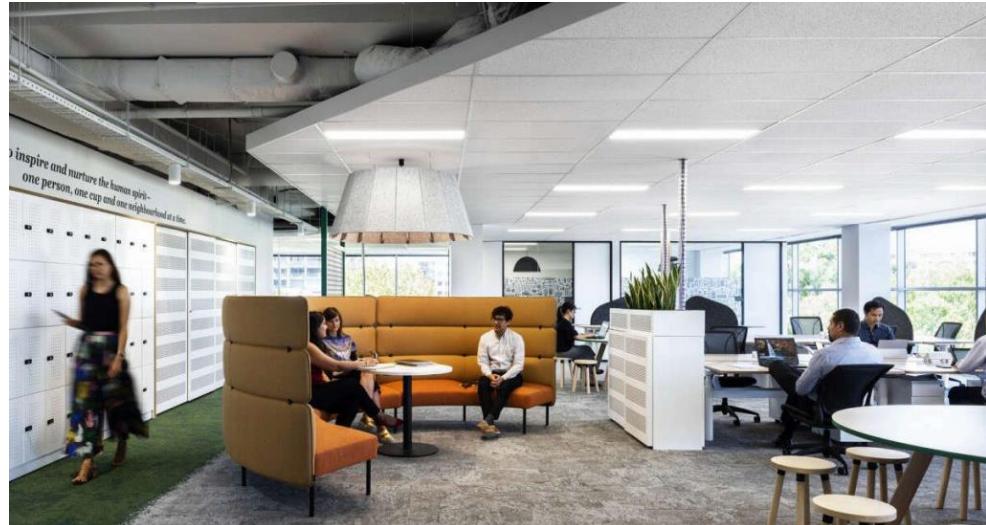
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CREATIVE OFFICE CONCEPTS



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