



FOR LEASE

4 side-by-side
office suites with
option to
combine up to
6,176 SF in
acclaimed
Wynwood
historic building

**AVAILABLE
IMMEDIATELY**

*Historic printing press
turned creative offices*

2509 N Miami Ave., Miami FL 33137

METRO

CONSULTING & MANAGEMENT

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Prime Location Opportunity

Creative office suites in a fully renovated historic building on a high-visibility stretch of North Miami Avenue in the heart of Wynwood. Surrounded by cafés, galleries, and innovation, The Print Shop offers unmatched character and prime positioning.



Iconic Location: Seize the opportunity to lease distinctive, open-layout office spaces on the top floor of a former printing press turned creative hub. Located at 2509 North Miami Avenue, the building sits steps from top restaurants, boutiques, and residential developments. Ideal for design studios, media firms, tech startups, or any team seeking an inspiring environment in one of Miami's most sought-after neighborhoods.





Executive Summary

The Print Shop is a fully renovated 21,000 SF former printing press building offering modern, high-end office lofts in the heart of Wynwood. Featuring open layouts, exposed wood beams, polished concrete floors, and floor-to-ceiling windows, each space is filled with natural light and character. Curated common areas nod to the building's industrial past.



Historic printing press

Renovated in 2021; 21,509 SF Class B



Prime Wynwood location

Steps from NW 1st Ave., walk score 95 and transit score 50



Open, flexible floor plates

High ceilings, abundant natural light & industrial finishes



24/7 access & security

Controlled entry, convenient parking and on-site terrace

Highlights

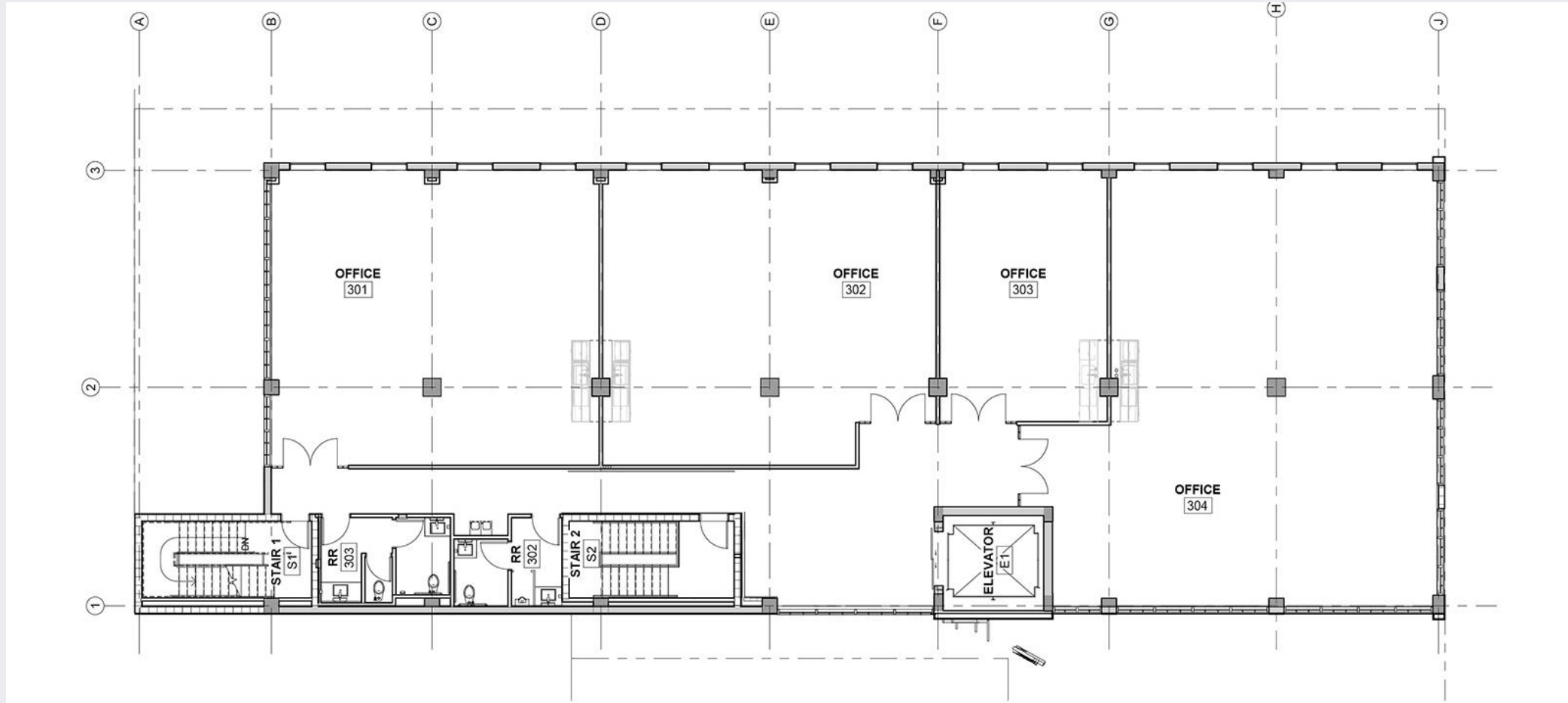
PROPERTY	
ADDRESS:	2509 N Miami Ave, Miami FL 33137
COUNTY:	MIAMI-DADE
MARKET:	SOUTH FLORIDA
SUBMARKET:	WYNWOOD
STORIES:	3-STORY BUILDING
BUILDING AREA:	21,509+ SF
YEAR RENOVATED:	2021
Folio #s:	01-3125-010-0020
TRANSIT SCORE:	50 (MEDIUM TRANSIT)
WALKING SCORE:	95 (WALKER'S PARADISE)
ZONING	T6-8-O

Available Suites

Suite	Square Feet	Type	Rate (NNN)
301–302	3,041	Shell	\$55/SF/YR
303	674	Shell	\$55/SF/YR
304	2,461	Shell	\$55/SF/YR

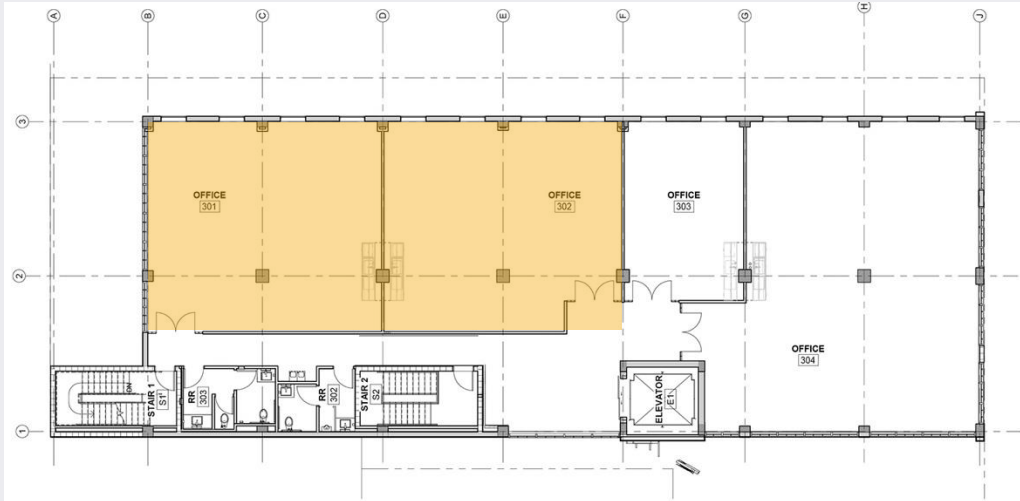
Combine suites for up to 6,176 SF of office space

Floor Plans & Flexibility



**Adjacent suites can be combined for up to
6,176 SF**

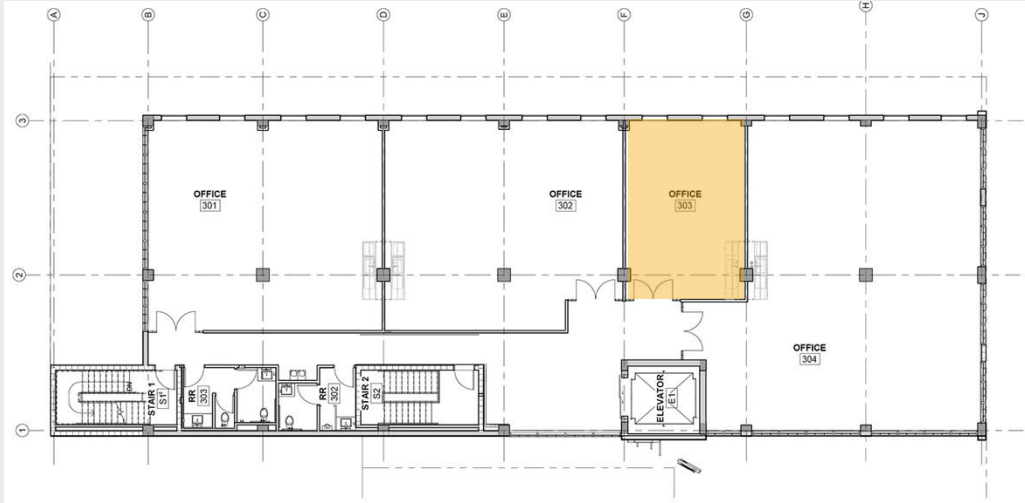
Suite 301-302



- Size: 3,041 SF
- Rental Rate: \$55/SF/YR (NNN)
- Term: Negotiable
- Condition: Shell space
- Abundant natural light and open floorplates



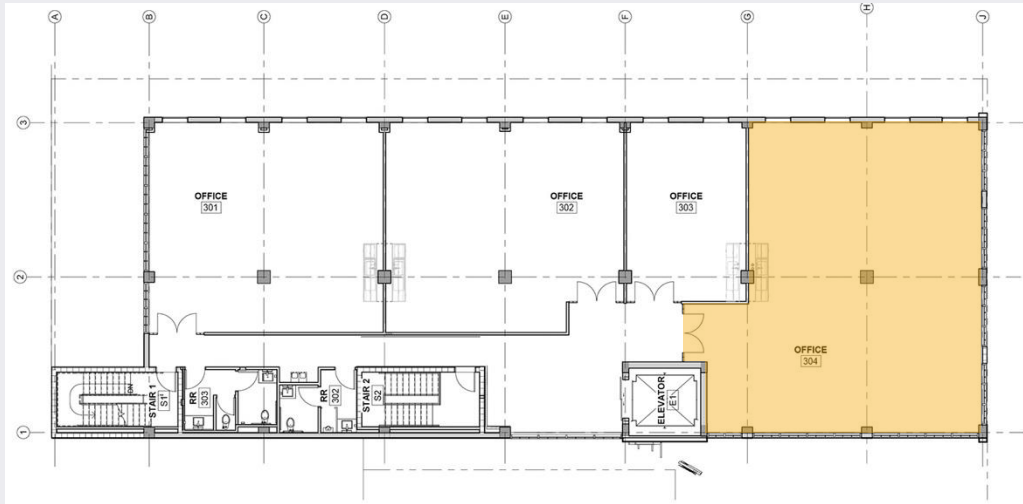
Suite 303



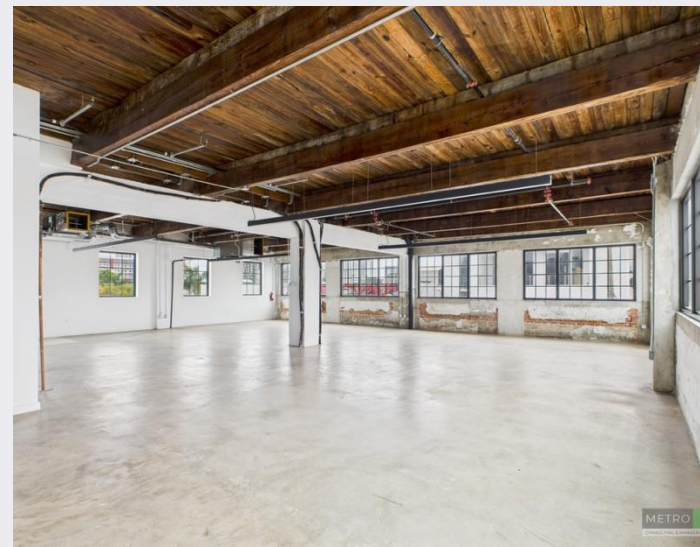
- Size: 674 SF
- Rental Rate: \$55/SF/YR (NNN)
- Term: Negotiable
- Condition: Shell space
- Ideal for startups or small teams; combine to grow



Suite 304



- Size: 2,461 SF
- Rental Rate: \$55/SF/YR (NNN)
- Term: Negotiable
- Condition: Shell space
- Abundant natural light and open floorplates







Location

Wynwood is one of Miami's most dynamic and creative neighborhoods, best known for its world-famous street art and industrial-chic atmosphere. This vibrant district draws thousands of daily visitors with its colorful murals, trendsetting galleries, and eclectic mix of restaurants, bars, and boutiques. Originally a warehouse district, Wynwood has evolved into a hub for art, culture, and innovation, attracting both locals and international tourists.

Located just north of Downtown Miami and adjacent to Edgewater and Midtown, Wynwood offers exceptional connectivity to the city's major commercial and residential centers. Its close proximity to I-95 and the Design District enhances its accessibility. With major developments underway and a thriving tech and creative scene, Wynwood is a sought-after destination for businesses and entrepreneurs seeking a lively, inspiring environment.



Neighborhood & Lifestyle

A Creative District

Wynwood's streets pulse with vibrant murals, galleries and boutiques. A short walk to The Salty, Zak the Baker, KYU, 1-800-Lucky, Joey's and Panther Coffee fosters collaboration and inspiration.

World-class street art and creative studios make Wynwood a global destination. Enjoy networking in hip cafés, gallery openings and unique retail – everything within a few blocks.

The neighbourhood's energy attracts innovators and creatives alike, offering a dynamic community just outside your office door.

Points of Interest

Brickell



Downtown Miami



Coconut Grove



Coral Gables



Miami International



Calle Ocho



Why Choose Print Shop Offices



Creative Industrial Design

Soaring ceilings, exposed structure and generous daylight inspire collaboration.



Flexible & Scalable

Shell suites combine into 6,176 SF to grow with your business.



Vibrant Community

Join a district buzzing with innovators, artists and entrepreneurs.



24/7 Access

Controlled entry and secure parking ensure convenience day or night.



Virtual Tour

For additional information,
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