



FOR LEASE

**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

Wynwood Annex – 3rd Floor
215 NW 24th Street, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$54 NNN
Building Size:	60,000 SF
Available SF:	8,200 SF
Market:	Miami
Submarket:	Wynwood
Condition:	Full Build Out
Parking Ratio:	4/1,000
Building Class:	Class A
Genre:	Creative Office

OFFERING SUMMARY

The Annex is located within the core of Wynwood and offers premier Class A creative office space. Exclusive and private full floors are also available for companies looking for a more bespoke office experience. The Annex is within walking distance to prime Wynwood establishments such as Panther Coffee, Zak the Baker, 1-800 Lucky, KYU, and Le Chick.

PROPERTY HIGHLIGHTS

- High Visibility In The Center Of Wynwood
- Flagship Creative Office Space
- Garage Parking For 322 Cars + Available Valet Parking
- 12 Ft Floor To Floor Ceilings
- Rooftop Common Area And Outdoor Conference Space
- Access To Full Scale Gym Available

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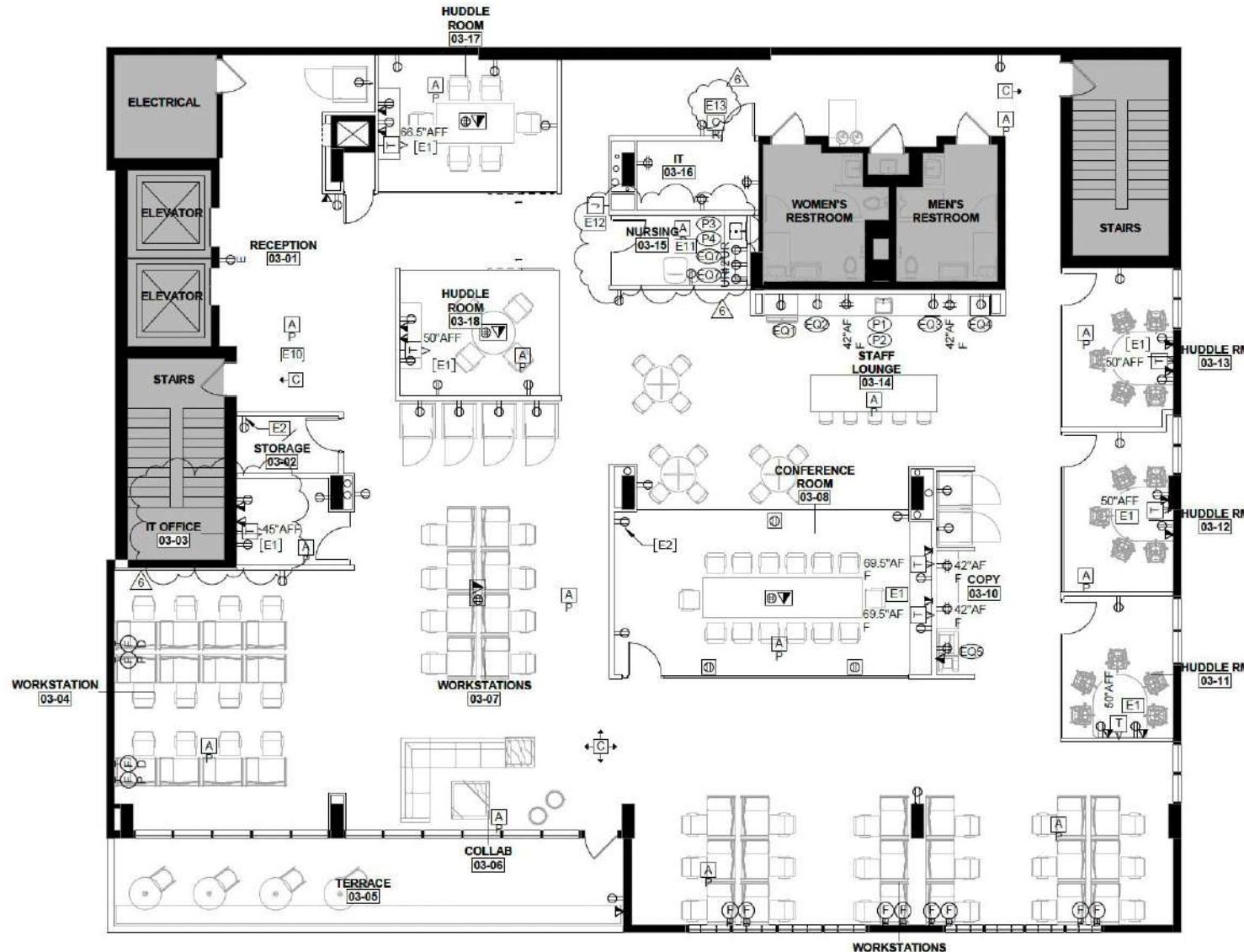
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FLOOR PLAN



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The logo for DWN TWN REALTY ADVISORS. It features the letters 'DWN' stacked above 'TWN' in a large, bold, serif font. Below this, the words 'REALTY ADVISORS' are written in a smaller, all-caps serif font. At the bottom, there is a thin line of text with '25.77°N -80.19°W'.

AERIAL MAP



Tony Arellano P.A. // Managing Partner
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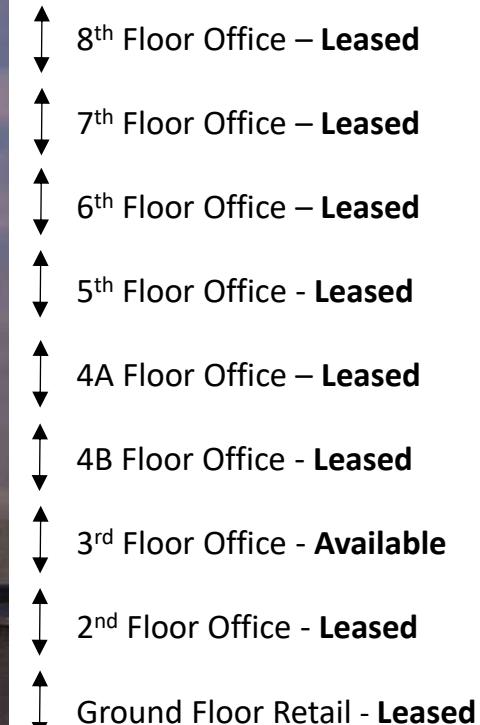
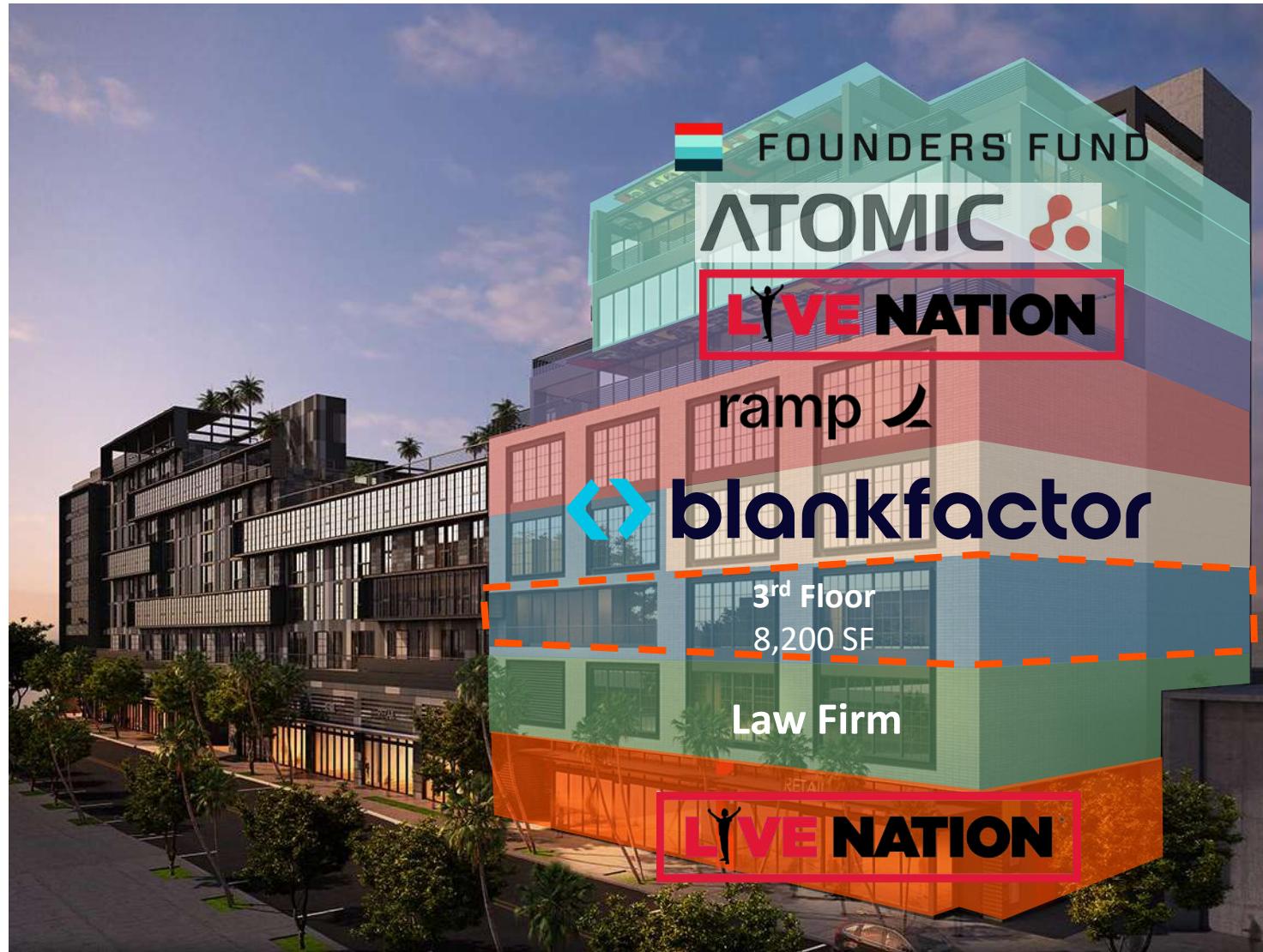
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STACKING PLANS



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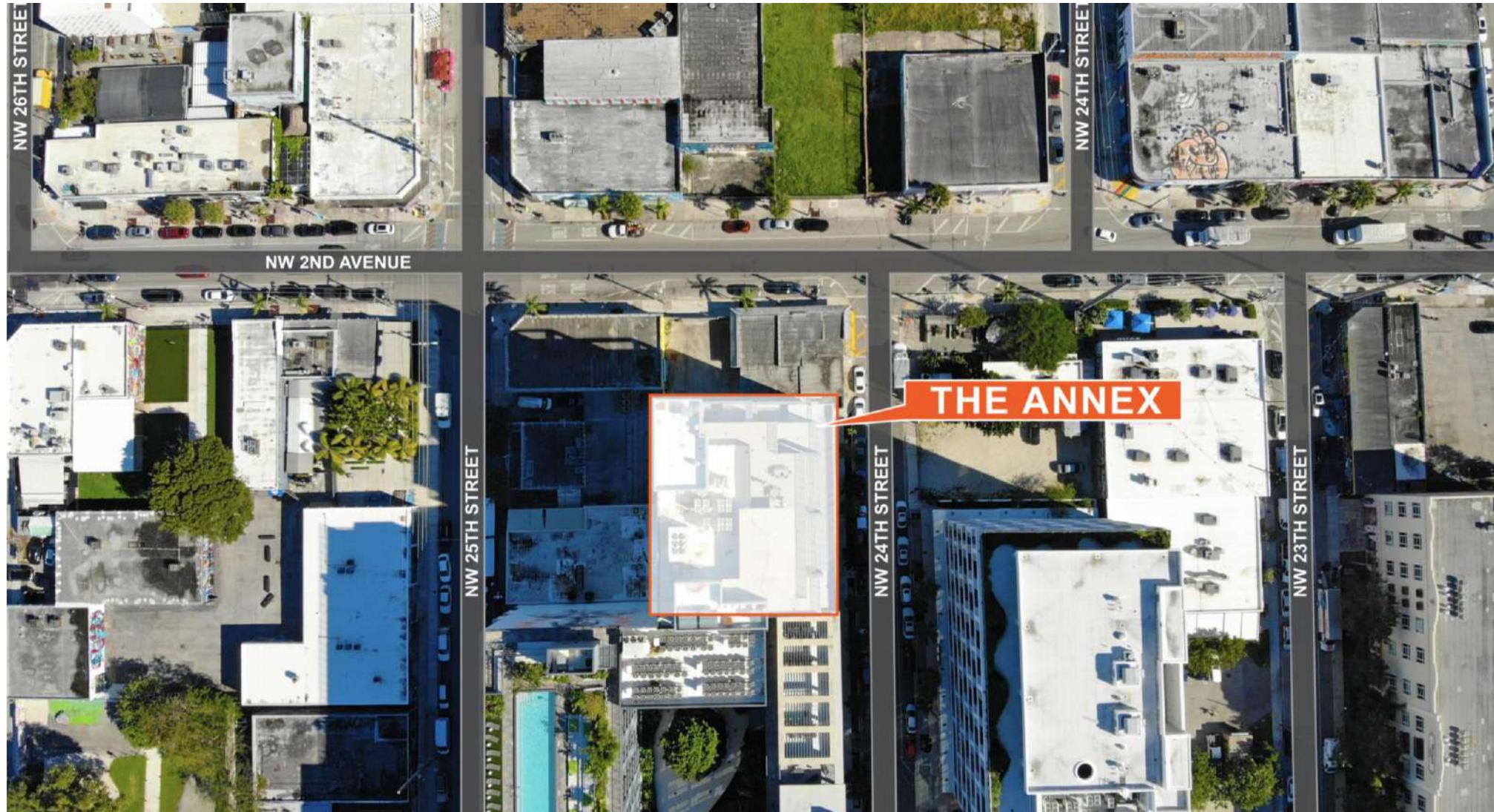
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FOCUSED AERIAL



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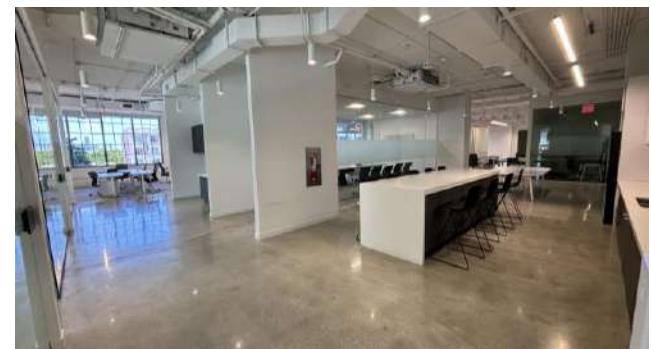
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The Annex Wynwood

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INTERIOR PICTURES



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THE NEIGHBORHOOD

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