



FOR LEASE



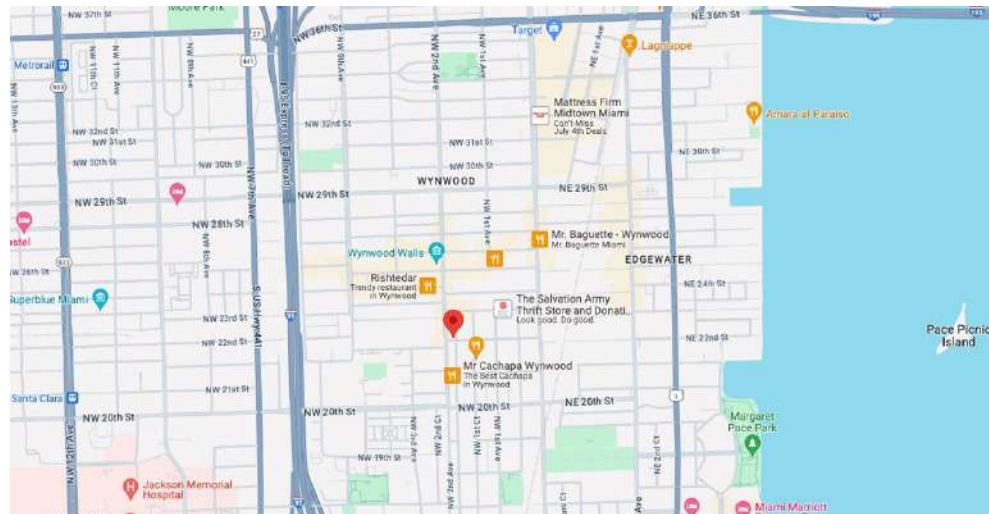
SoWy Urban Campus – Building 1

2021-2043 NW 1st Place, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Unit 1F:	1,800 SF // \$55 PSF, MG
Unit 1L:	2,166 SF // \$45 PSF, MG
Unit 1J:	719 SF // \$50 PSF, MG
Unit 1K:	983 SF // \$50 PSF, MG
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 1 SITE PLAN



Available

Not A Part

UNIT	ADDRESS	SQUARE FOOTAGE
1F:	2021 NW 1st Place	1,800 SF
1I:	2037 NW 1st Place	2,166 SF
1J:	2043 NW 1st Place	719 SF
1K:	2041 NW 1st Place	983 SF



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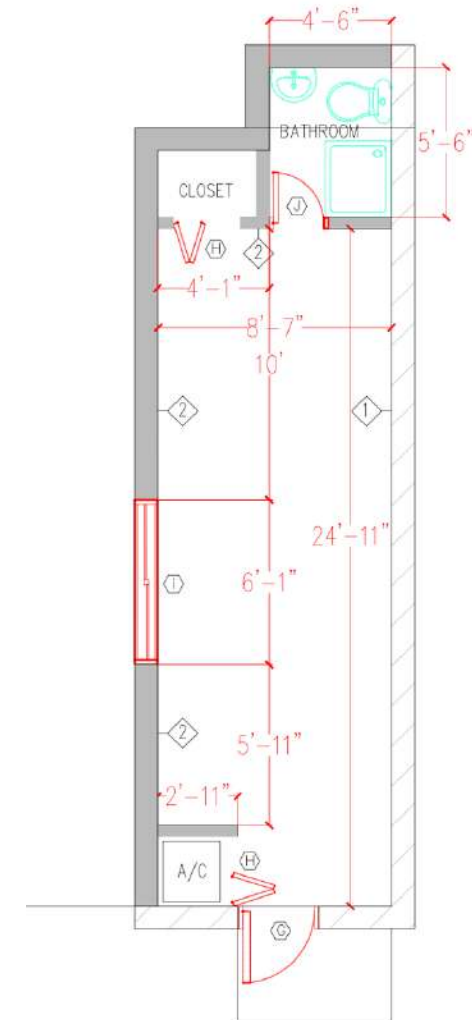
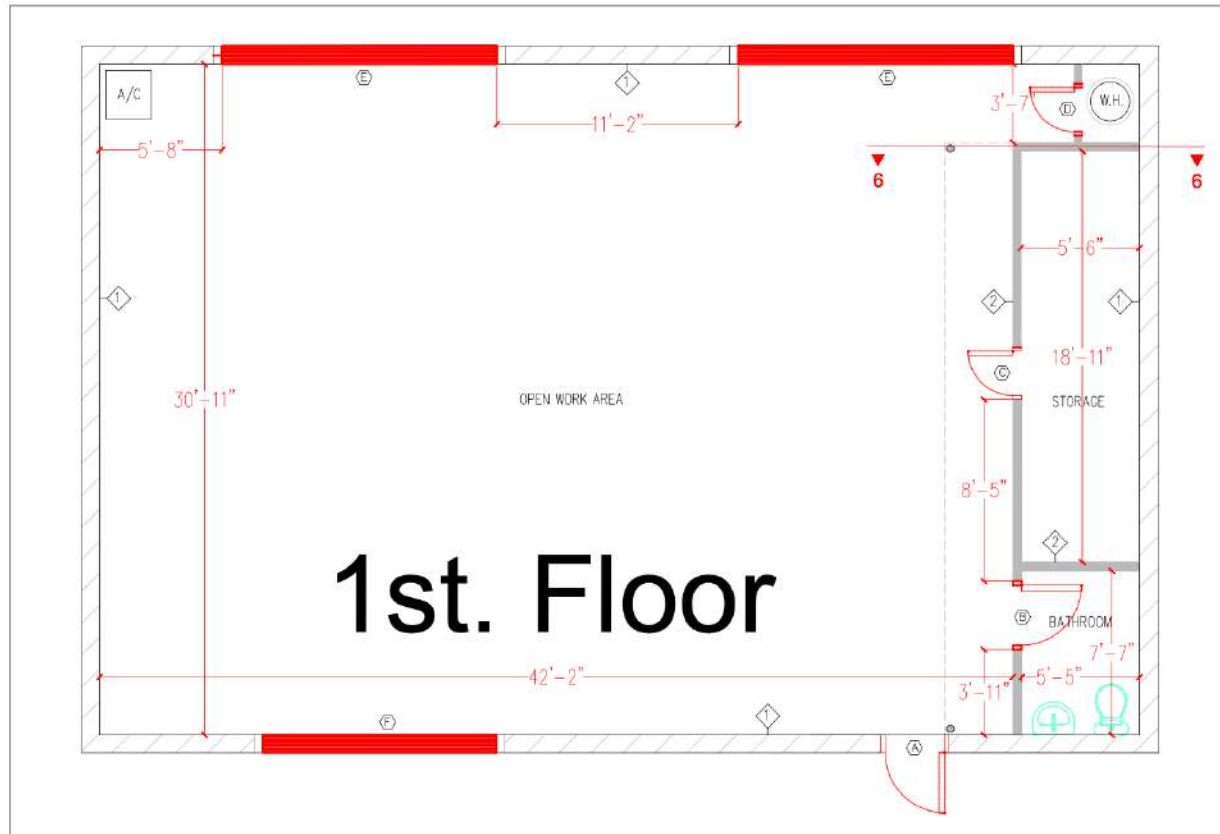
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UNIT 1F FLOORPLAN



2nd. Floor

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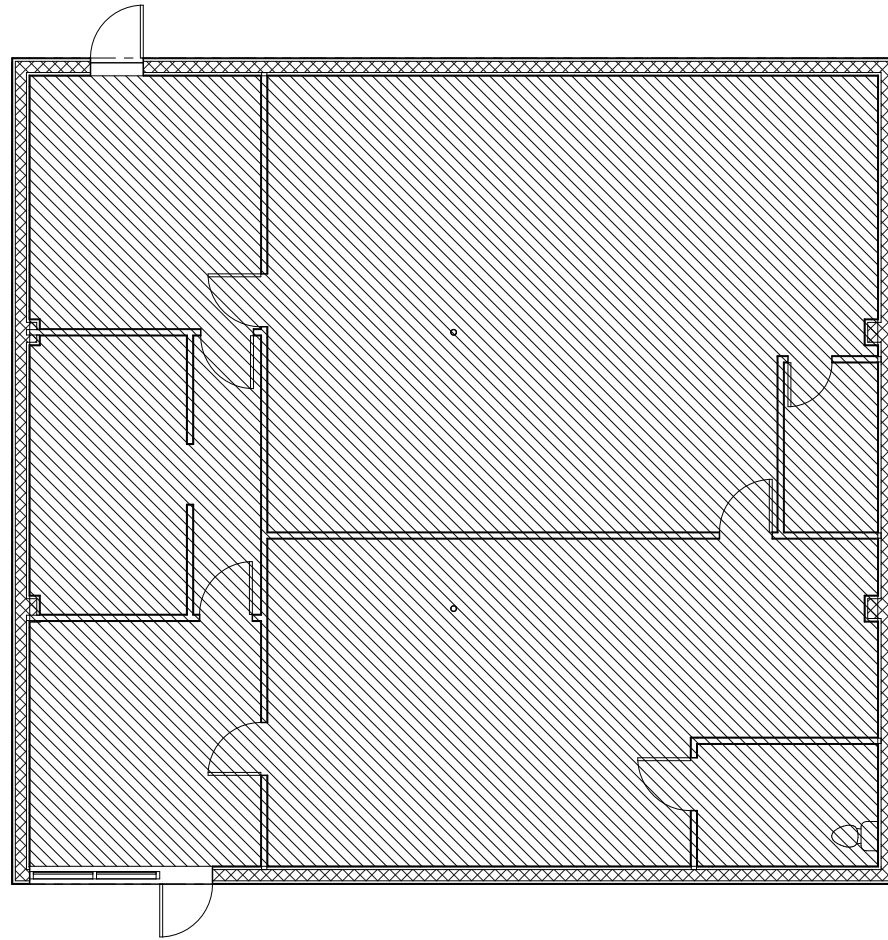
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UNIT 1I FLOORPLAN



① PAINT TO PAINT AREA
1/4" = 1'-0"

PAINT TO PAINT AREA 2166.22 SQ FT

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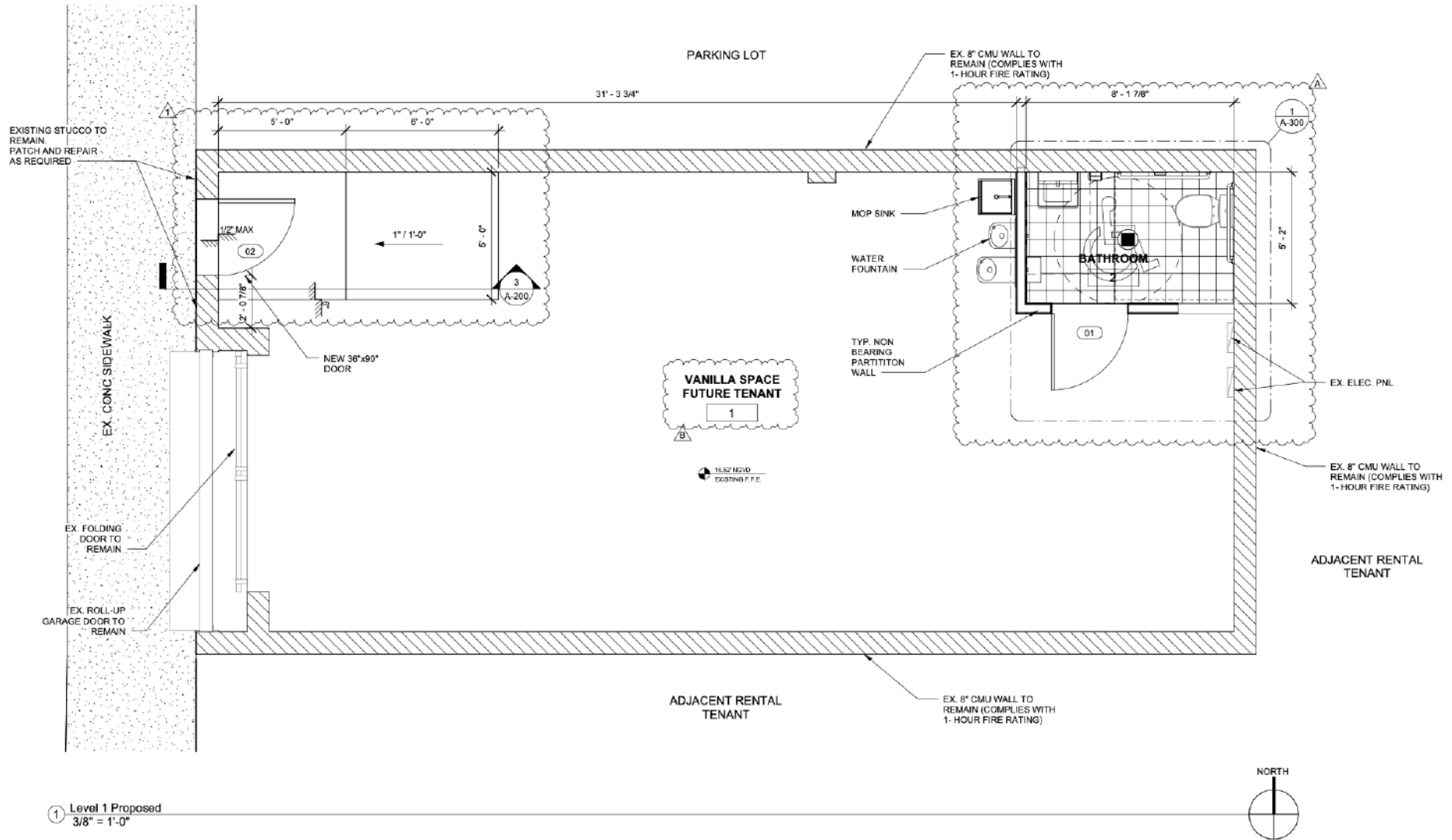
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UNIT 1J FLOORPLAN



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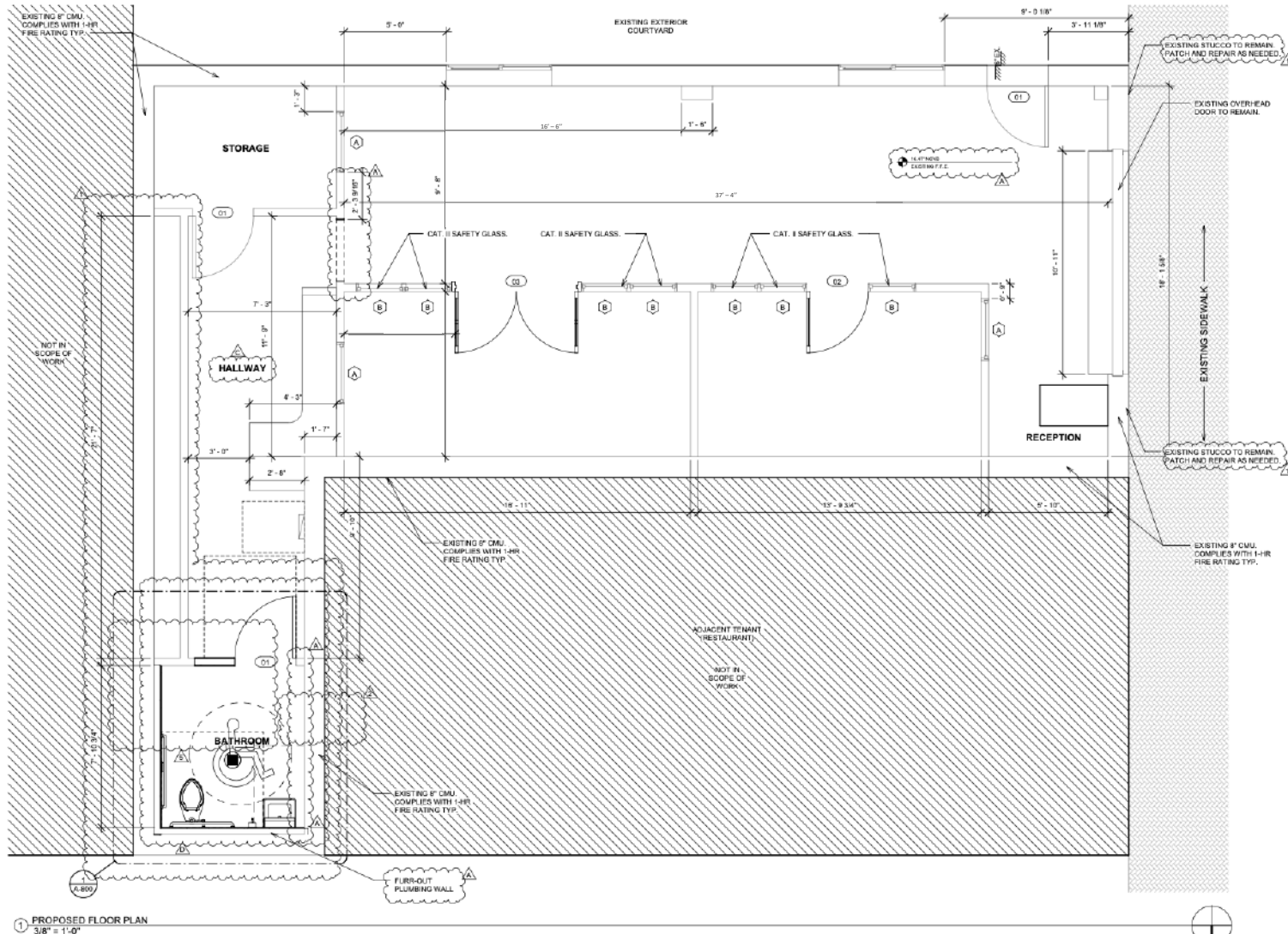
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UNIT 1K FLOORPLAN



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CREATIVE OFFICE CONCEPTS



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