

**FOR LEASE**

*OFFICE*

**2121 NW  
2ND AVE**

**SUITE 202**

MIAMI, FL 33127

**GRIDLINE**  
PROPERTIES



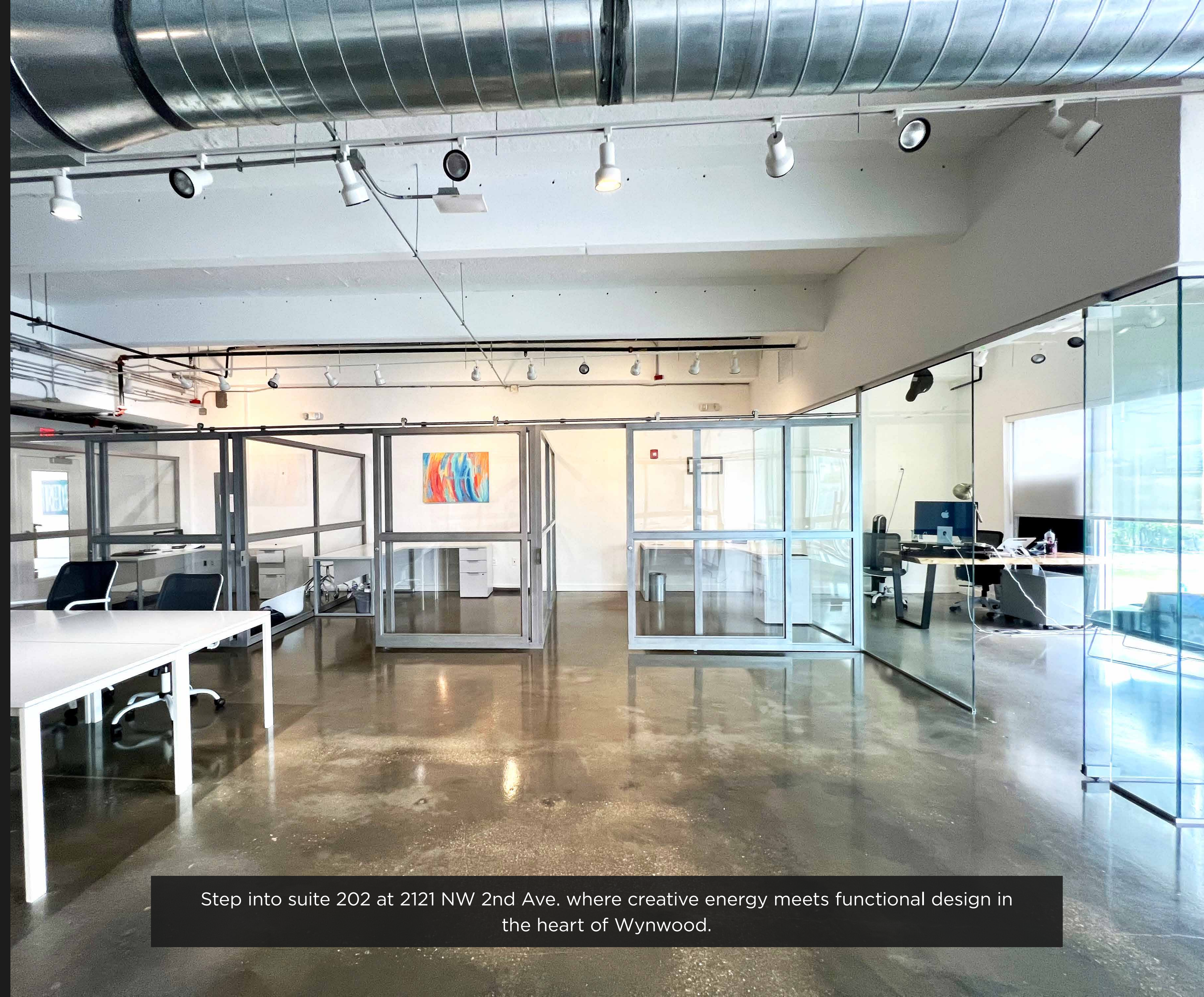


## Executive Summary

This premier office space offers a turnkey solution with built-out offices, an abundance of natural light, and a layout designed to inspire productivity and collaboration.

Situated along one of Wynwood's most iconic corridors, the suite places your business within walking distance to renowned dining, retail, and cultural destinations. The unit is perfectly suited for creative, tech, or professional service users seeking a vibrant and accessible location. Inside, the space features several private offices, open work areas, and ample windows that flood the suite with daylight fostering a welcoming and energizing work environment along with access to private and street parking.

Position your business at the epicenter of Miami's most dynamic district. Contact us today to schedule your private tour.



Step into suite 202 at 2121 NW 2nd Ave. where creative energy meets functional design in the heart of Wynwood.



# Property Highlights

## FOR LEASE

TYPE	Commercial Mixed-Use
BUILDING SIZE	26,200 SF
TOTAL LOT SIZE	13,437 SF
UNIT AVAILABLE	202
UNIT SIZE	2,200 SF
ZONING	T5-O
ASKING RATE	\$40.00 PSF+ 16.50 NNN

## FEATURES



Built-out office configuration for immediate use



Exceptional natural light throughout



Private entry and upper-floor privacy

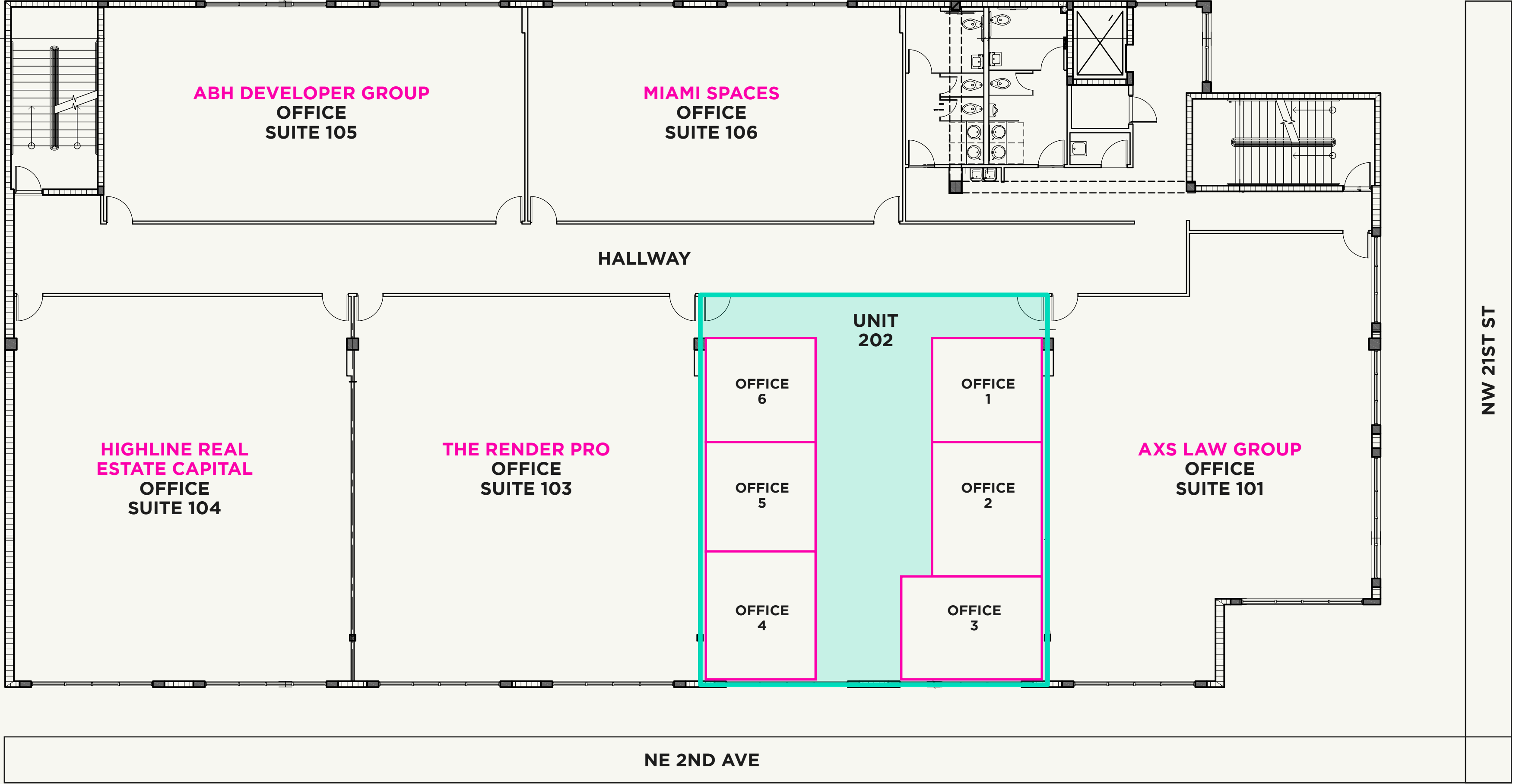


Convenient access to parking and street-level amenities





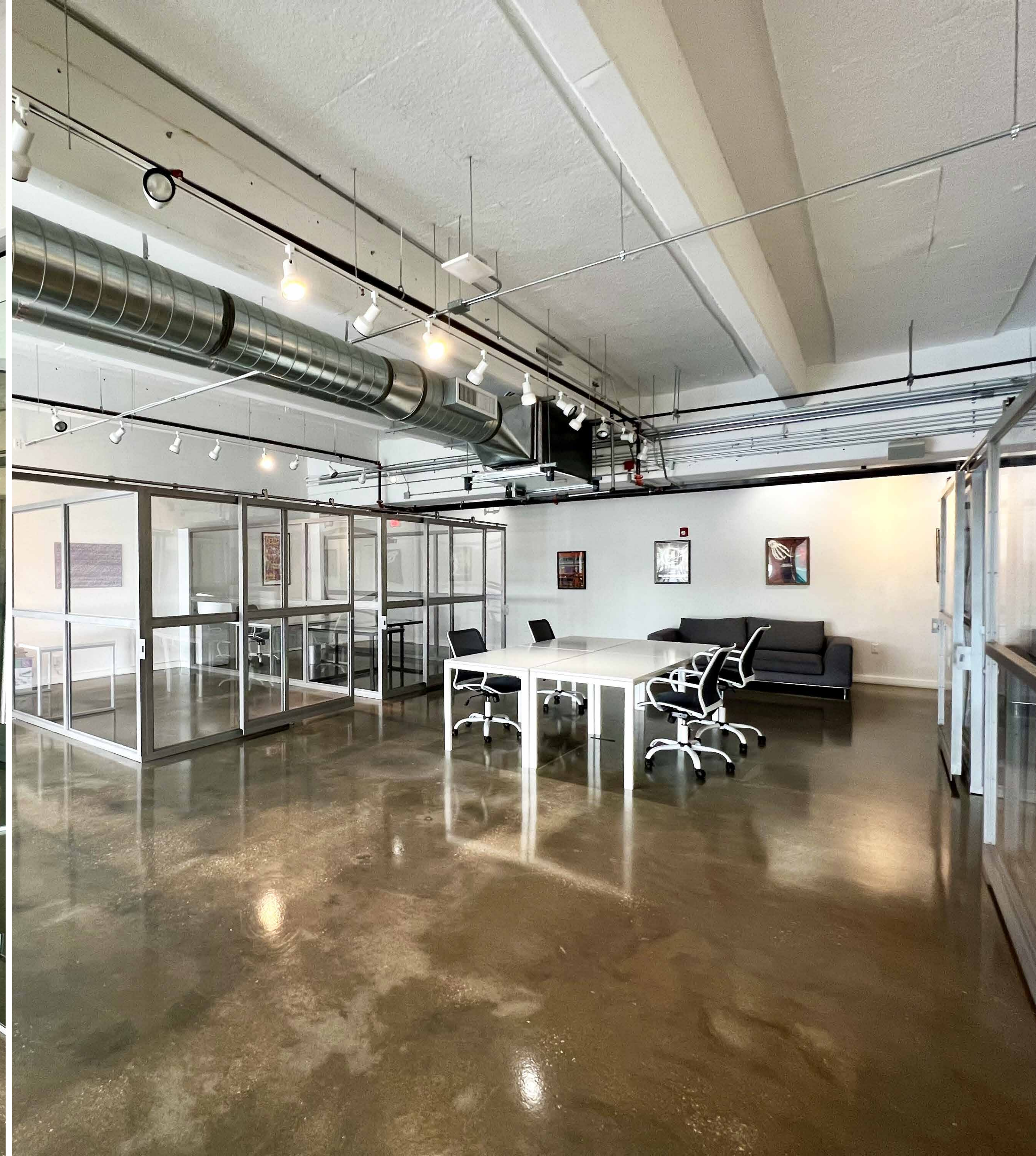
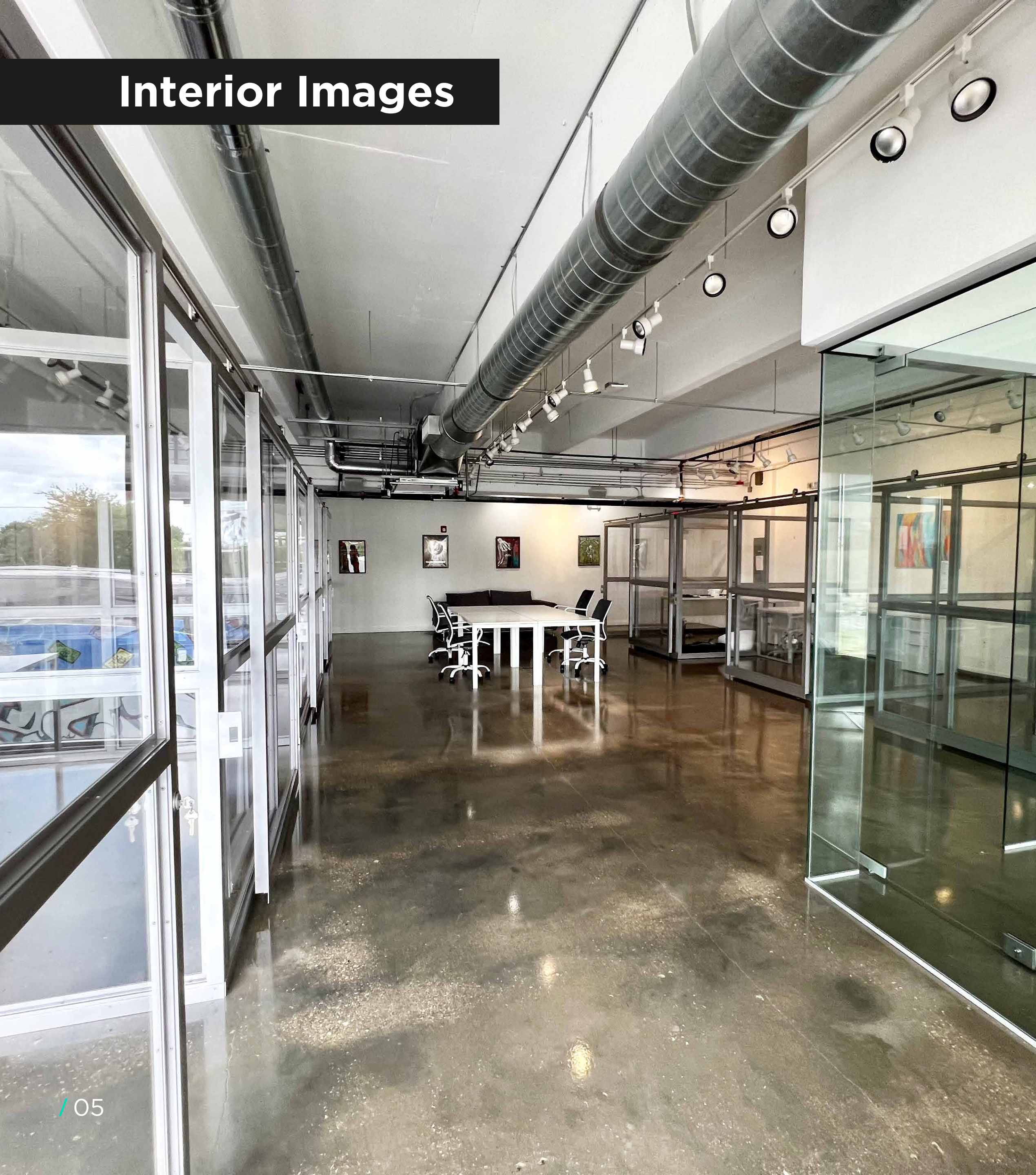
# Floor Plan



**UNIT 202**  
\$40.00 PSF+ 16.50 NNN



# Interior Images





## Location Overview

Wynwood is Miami's premier arts and innovation district, known for its colorful murals, cutting-edge galleries, and vibrant mix of dining, shopping, and entertainment. Once an industrial hub, it has transformed into a global destination for creativity, attracting top talent, startups, and established brands alike.

With a walkable layout, lively streets, and a constant buzz of cultural events, Wynwood offers the perfect backdrop for businesses looking to thrive in a dynamic, trendsetting neighborhood. Easy access to parking and major transit routes adds to its appeal, making it one of Miami's most sought-after locations for work and play.

< 4 MINS to Midtown

< 5 MINS to Edgewater

< 5 MINS to Design District

< 8 MINS to Downtown

< 10 MINS to Brickell







# 2121 NW 2ND AVE - SUITE 202

READY TO SCHEDULE A TOUR?  
**CONTACT US**

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.