



**FOR LEASE**

**Turnkey Corner Office Near Wynwood & Design District**

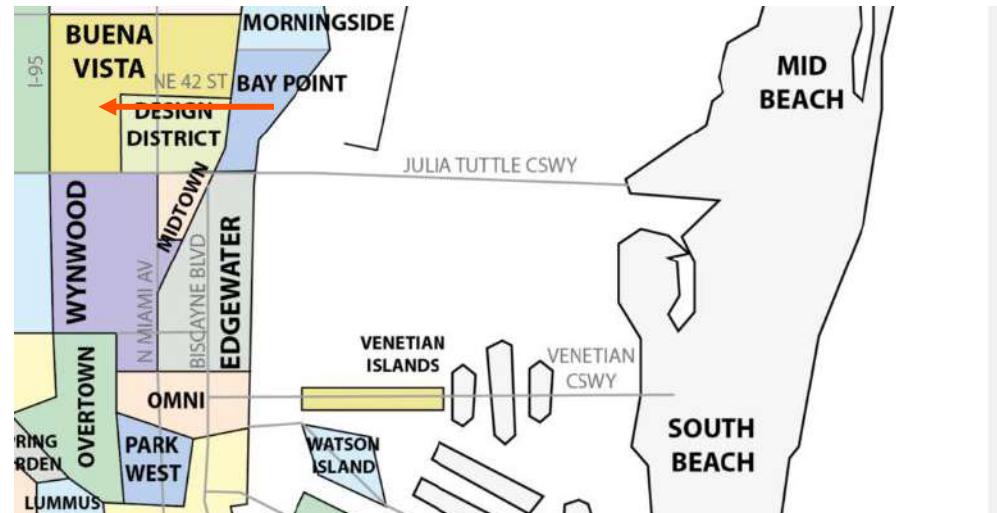
4201 NW 2<sup>nd</sup> Ave, Miami, FL 33127

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$45
Lease Format:	NNN
CAM:	\$16/ft
Available SF:	5,856 SF
Lot SF:	17,280 SF
Submarket:	Design District // Wynwood // Buena Vista
Ideal Uses:	Maker Space, Co-working, Music Production, Tech Incubator, HQ Office
Zoning:	T4-O/T4-L
Parking:	12 Gated Parking Spots

## LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of a prime and truly turn key office at 4201 NW 2nd Ave. This pristine 5,586 SF space is move-in ready on the corner of NW 2nd Ave and 42nd Street. Located at the nexus of Wynwood, the Design District, and Little River in Historic Buena Vista, it's an ideal setting for a startup seeking a brandable HQ in one of Miami's most vibrant neighborhoods—with gated on-site parking and easy I-95 access. Renovated in 2021 with over \$2 million in capital improvements, the property features custom lighting, polished concrete floors, and a top-of-the-line kitchen. It's a turnkey solution for a music studio, creative office, or co-working concept. Highlights include gated parking for 12 cars, a full designer kitchen, and a central patio that blends business, entertaining, and events. Tenants benefit from proximity to the Design District's luxury retail and dining, Midtown's urban hub, Edgewater's booming waterfront developments, and Wynwood's cultural core—home to companies like Amazon, Spotify, Sony Music, OpenStore, Atomic, and Founders Fund, alongside world-class restaurants, art, and fashion.

## LEASING HIGHLIGHTS

- Turnkey Office Campus including kitchen, and outdoor patio.
- Brandable Exterior currently features eye-catching street art design
- Gated On Site Parking

Andrew Dixon // Executive  
[ad@dwntwnrealtyadvisors.com](mailto:ad@dwntwnrealtyadvisors.com) // (P) 786.294.6378

Tony Arellano P.A. // Managing Partner  
[ta@dwntwnrealtyadvisors.com](mailto:ta@dwntwnrealtyadvisors.com) // (P) 786.235.8330

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## LOCATION DESCRIPTION



### Location Overview

#### Design District – 2 Minutes Away

Just a quick 2-minute drive south, the Miami Design District is a global destination for luxury retail, cutting-edge architecture, and fine dining. Home to brands like Gucci, Louis Vuitton, and Dior, as well as world-class restaurants and contemporary art installations, the District blends high fashion with cultural innovation—offering unmatched prestige and foot traffic just steps from the property.

#### Wynwood – 3 Minutes Away

Wynwood, Miami's creative epicenter, is only 3 minutes away. Known for its vibrant street art, buzzing breweries, galleries, and a growing tech scene, Wynwood attracts global visitors and top companies alike—Amazon, Spotify, and Founders Fund included. The neighborhood's energy and innovation make it a magnet for businesses seeking a forward-thinking address.

#### Midtown – 4 Minutes Away

Located just 4 minutes from the site, Midtown Miami offers a dense mix of residential towers, retail, and walkable streets. Anchored by national brands and buzzing with cafes and restaurants, Midtown provides a convenient lifestyle hub for both professionals and residents—bridging the gap between culture and commerce.

#### Little River – 5 Minutes Away

A short 5-minute drive north, Little River is one of Miami's fastest-growing creative districts. The area is home to design studios, artisanal makers, production houses, and emerging food and beverage concepts. With ongoing development and an influx of entrepreneurs, Little River continues to transform into a dynamic destination for innovation and craft.

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

## EXTERIOR PHOTOS



Andrew Dixon // Executive  
[ad@dwntwnrealtyadvisors.com](mailto:ad@dwntwnrealtyadvisors.com) // (P) 786.294.6378

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## INTERIOR PHOTOS



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## NEIGHBORHOOD CONTEXT



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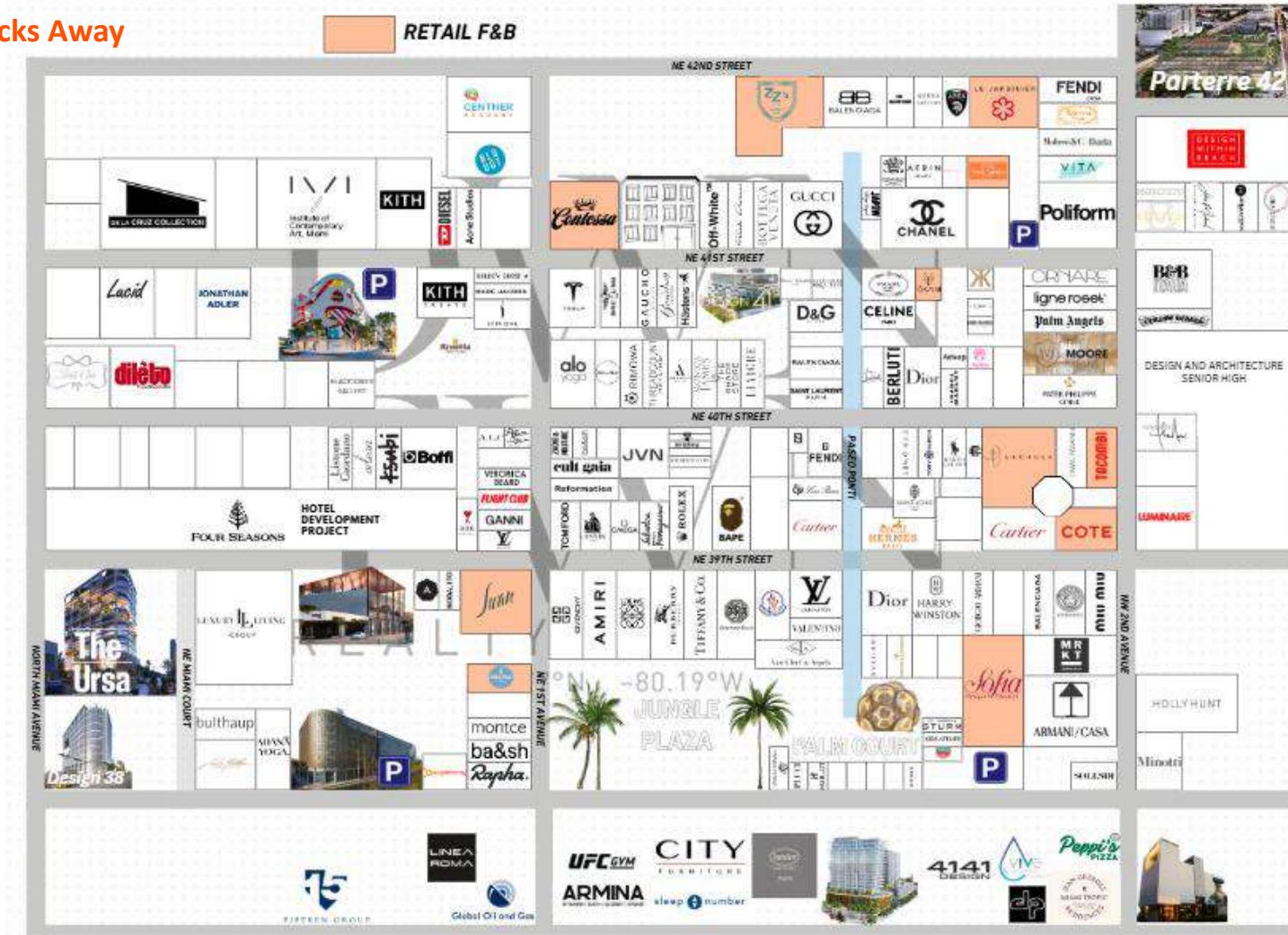
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The logo for DWN TWN REALTY ADVISORS. It features the letters 'DWN' stacked above 'TWN' in a large, bold, serif font. Below this, the words 'REALTY ADVISORS' are written in a smaller, all-caps, sans-serif font. At the bottom, there is a thin horizontal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

## THE DESIGN DISTRICT RETAIL CONTEXT

← 2 Blocks Away



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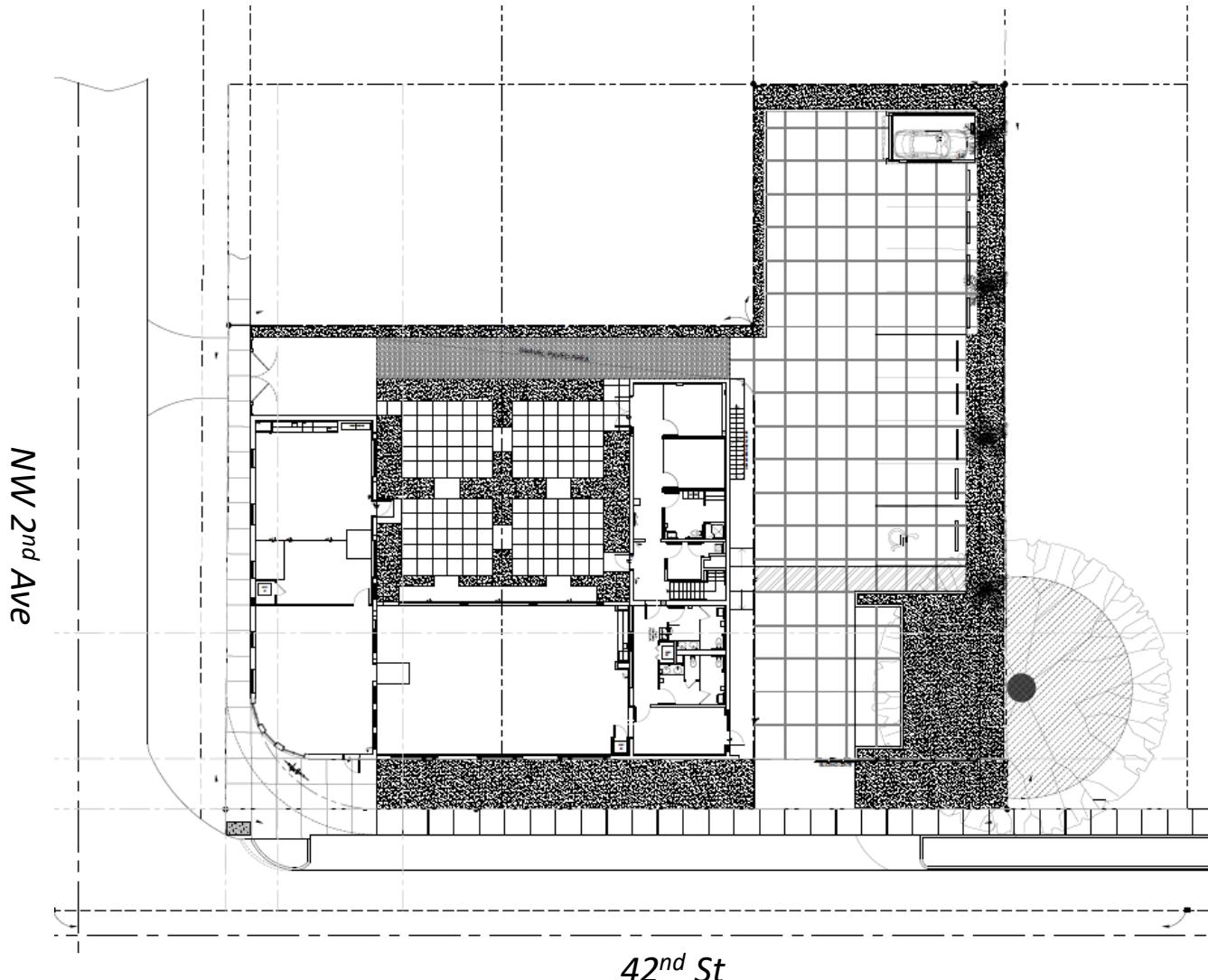
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## SITE PLAN



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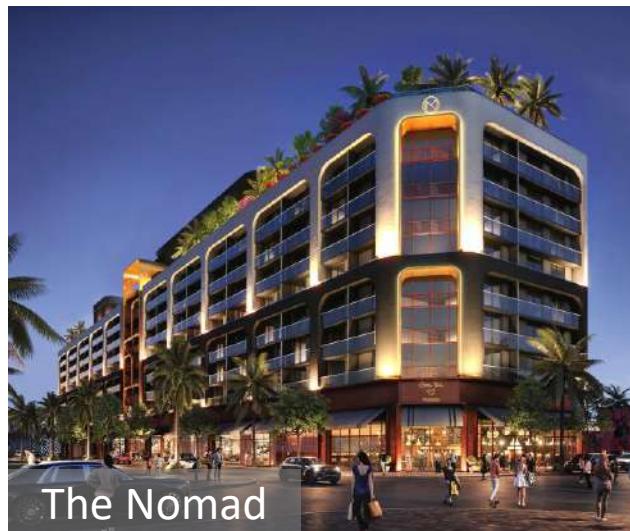
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## NEARBY WYNWOOD AND DESIGN DISTRICT DEVELOPMENTS



Wynwood Plaza



The Nomad



Wynwood Works



Quadro Design District



Wynwood Station



Twenty Sixth & 2nd

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AERIAL



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A Commercial Brokerage Firm

# CONTACT

## Andrew Dixon

Executive

(C) 305.498.9816

(O) 786.294.6378

[ad@dwntwnrealtyadvisors.com](mailto:ad@dwntwnrealtyadvisors.com)

## Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

[ta@dwntwnrealtyadvisors.com](mailto:ta@dwntwnrealtyadvisors.com)



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