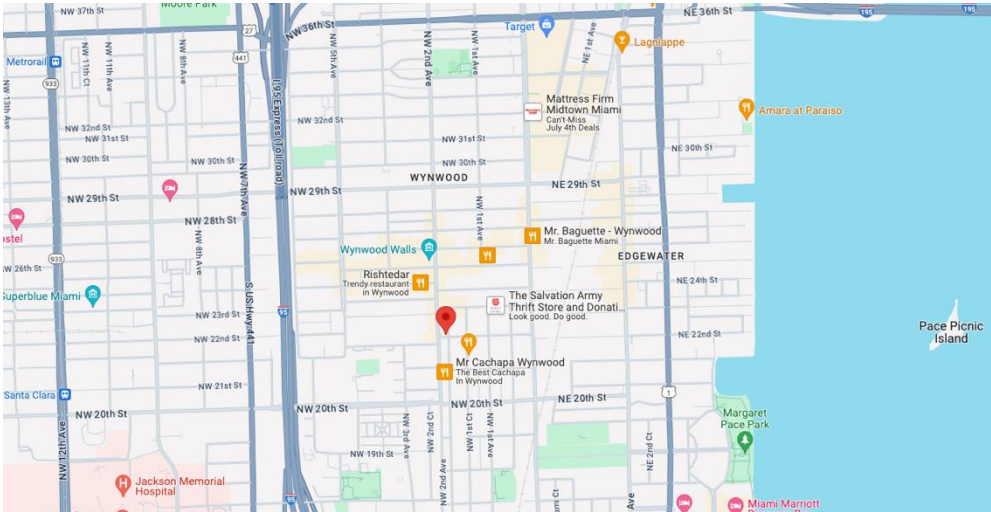


FOR LEASE

SoWy Urban Campus

Multiple addresses

EXECUTIVE SUMMARY



OFFERING SUMMARY

Availability:	Upon Request
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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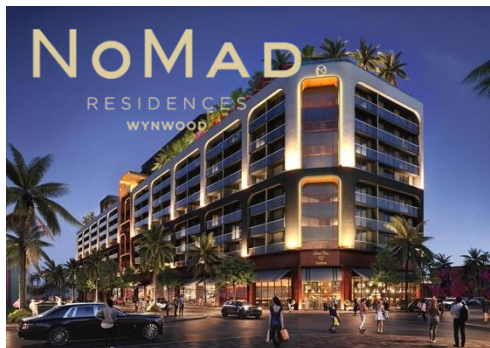
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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north.

Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, and innovation and is quickly becoming the "Silicon Valley of the South" with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Other notable companies include Spotify, PwC, Sony Music, or Schonfeld. Ideally located next to Midtown and Edgewater's dense residential communities, with quick access to Miami's Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood's main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy's Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

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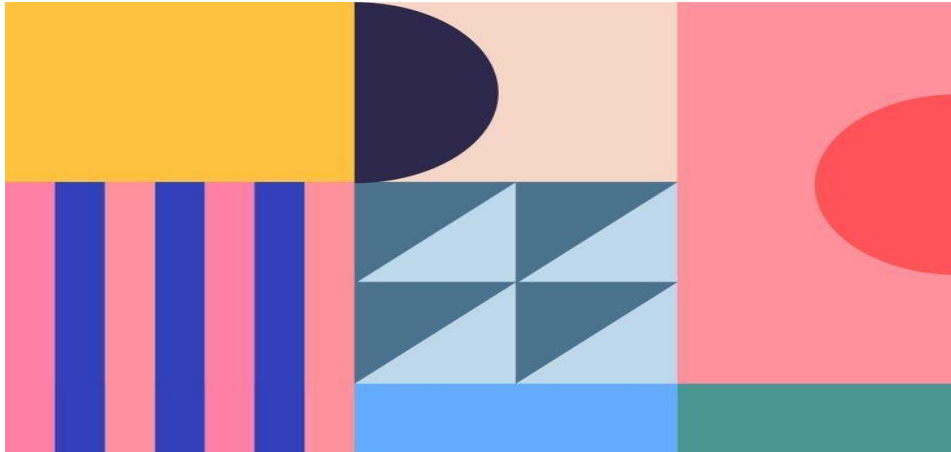
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SOWY URBAN CAMPUS



SO WY
SOUTH WYNWOOD

Noun –

The cool part of Wynwood is SoWy

Adjective –

That part of Wynwood is “SoWy”

Adverb -

That part of Wynwood is always the center of “SoWy”

Verb –

Let’s go to “SoWy”

Concept -

A neighborhood is a common pattern, a fabric of ideas, energy, grid, glued together by a common thread. In the case of Wynwood, its culture, art, fun, and design, in a gritty urban new urbanist pedestrian-focused amalgamation. A unique neighborhood, not a neighborhood for everyone, but for those who are intrinsically unique, and curious, Wynwood is familiar. A live, work, play, create, work, thrive quilted neighborhood that will be an ode to the past, with our feet on the ground, dreaming and creating tomorrow.



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SOWY

Identity -

Abstract, Artistic and familiar.

South of Wynwood embraces geometric art patterns, on buildings, streets, sculptures, to create a sense of identity with colors and shape, Micro Parks, Trees, Sculptures, Geometric Art on Walls, Light, Shadow and Light Prisms, provide curious and creative installments that tie in the glue and pattern of SoWy.



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THE VISION

Drawn to the creative diversity of Wynwood, More Development is in the midst of crafting its contribution to this vibrant miami community. Starting with a unique assemblage, our vision is to create a lively urban campus for people to live, work, play or stay that embraces the true roots of Wynwood.



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THE VISION

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SO WY
SOUTH WYNWOOD

“SoWy”

*The beginning, the end, the
journey, and the destination.*



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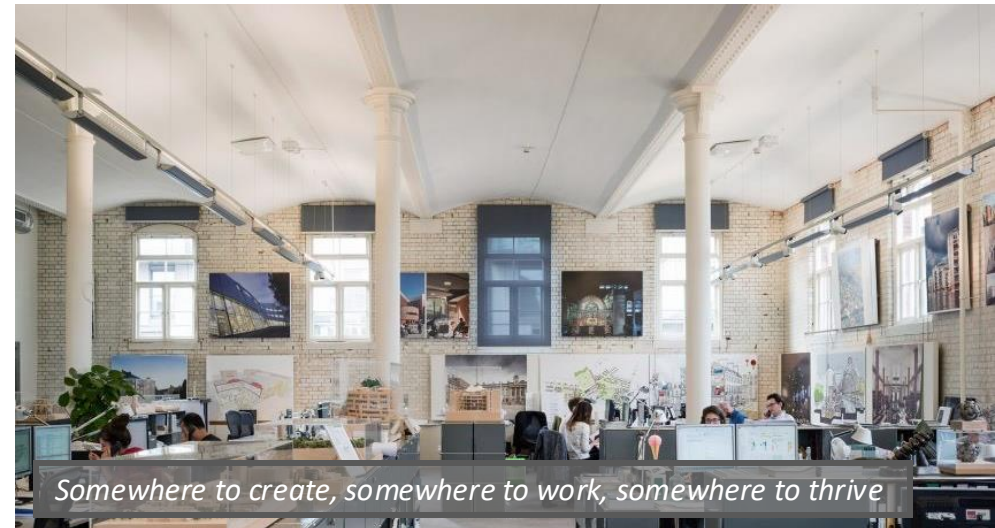
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SO-WY CONCEPTS



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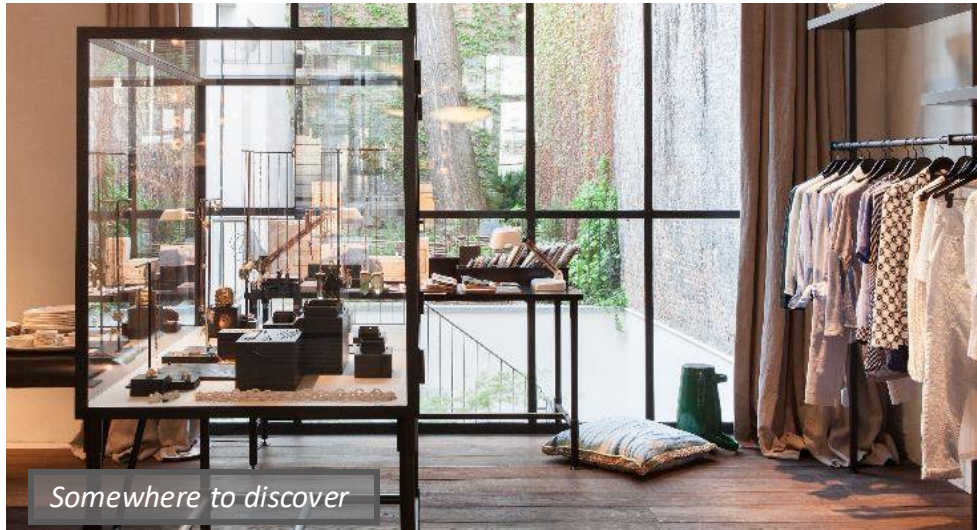
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SO-WY CONCEPTS

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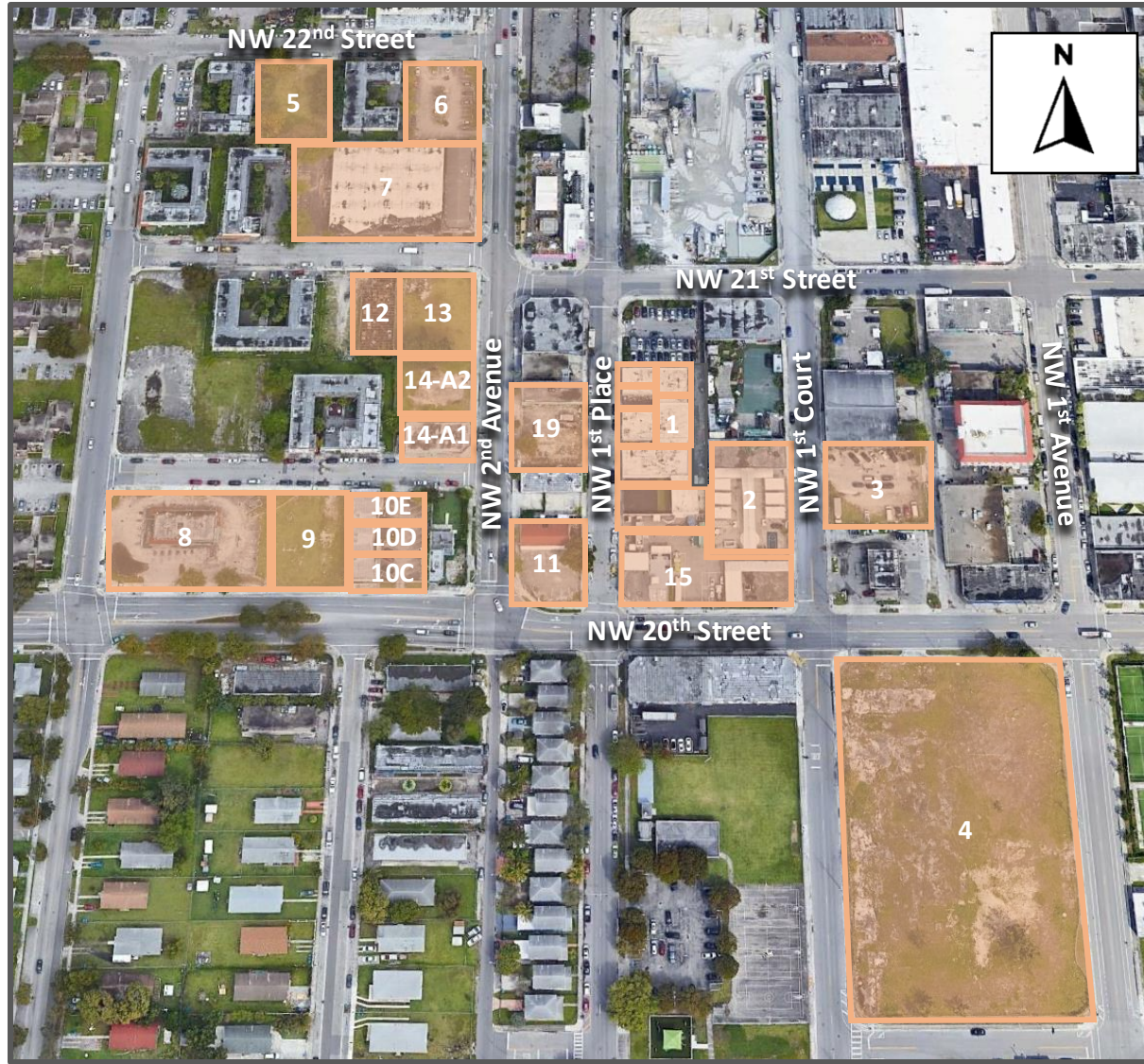
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PORTFOLIO OVERVIEW



UNIT	ADDRESS	SQUARE FOOTAGE
1F:	2021 NW 1st Place	1,800 SF
1G:	2033 NW 1st Place	3,426 SF
1H:	2035 NW 1st Place	1,485 SF
1I:	2037 NW 1st Place	2,166 SF
1J:	2043 NW 1st Place	719 SF
1K:	2041 NW 1st Place	983 SF
1L:	2039 NW 1st Place	1,640 SF
2:	2010-2022 NW 1st Ct	3,840 SF / 15,900 SF Lot
3:	2019-2021 NW 1st Ct	13,000 SF Lot
4:	1905 NW 1st Ct / 1950 NW 1st Ave	108,334 SF Lot
5:	236 NW 22nd St	14,000 SF Lot
6:	210 NW 22nd St	13,000 SF Lot
7:	201 NW 21st St	26,764 SF
8 – 9:	237-295 NW 20th St	36,306 SF Lot
10C:	219 NW 20th St, Ste 101/102	1,923 SF
10D:	219 NW 20th St, Ste 103	990 SF
10E:	219 NW 20th St, Ste 104	1,190 SF
11:	199 NW 20th St	2,500 SF
12:	220 NW 21st St	5,300 SF
14-A1:	2032 NW 2nd Ave	3,070 SF
14-A2:	2034-2038 NW 2nd Ave	9,000 SF Lot
15:	155-175 NW 20th St	3,600 SF / 20,140 SF Lot
19:	2029-2041 NW 2nd Ave	3,506 SF

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OUTDOOR RETAIL CONCEPTS



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OUTDOOR RETAIL CONCEPTS

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CREATIVE RETAIL CONCEPTS



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ENTERTAINMENT USES / GYM / ART GALLERY CONCEPTS

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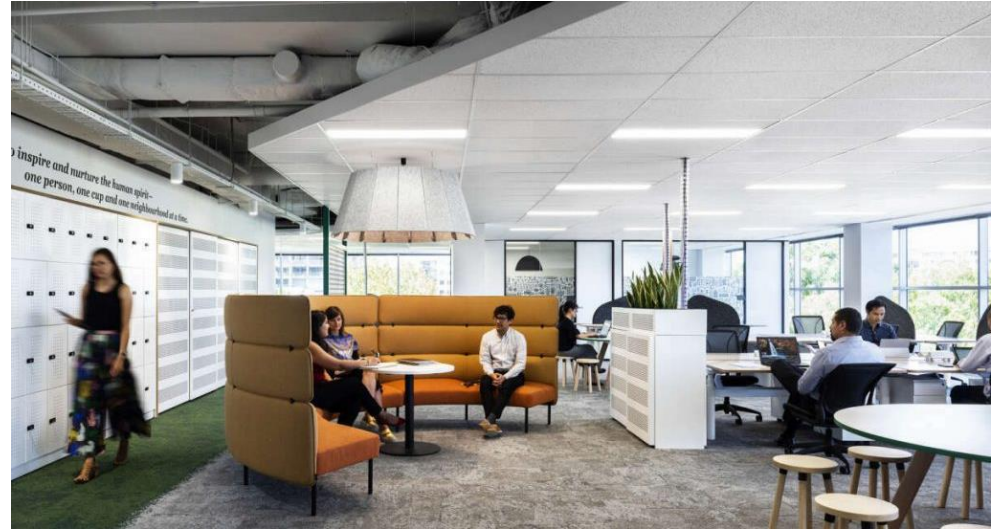
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CREATIVE OFFICE CONCEPTS

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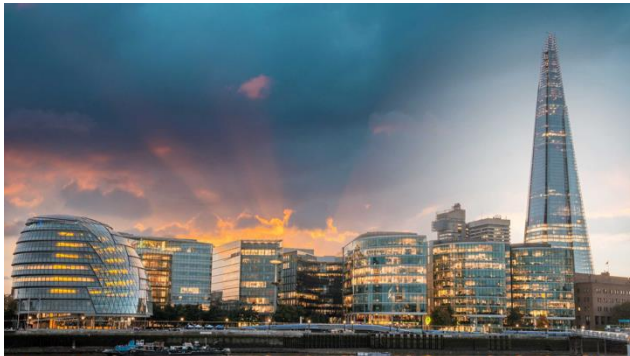


ABOUT THE DEVELOPER



More development® is an international development company that has an unparalleled track record in the creation, management and operation of developments of varying sizes around the globe. We capitalize on decades of experience and are focused on building new places for people to experience their best lives. We take pride in great design and care deeply about our people and the environment. We connect with local communities to ensure that all can meaningfully benefit from our developments. We challenge ourselves to be creative in our decision-making to produce well-executed destinations.

PROJECTS



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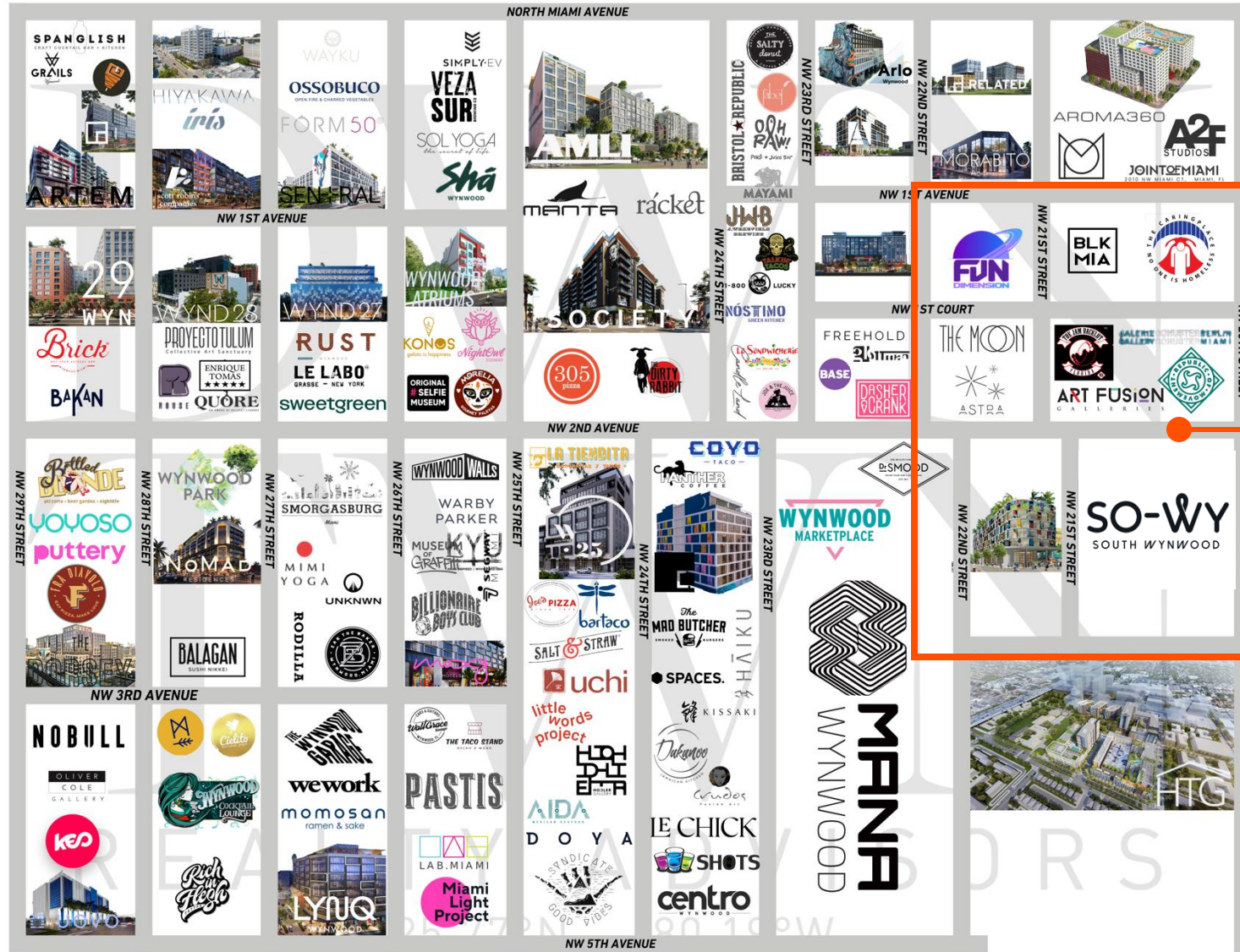
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WYNWOOD RETAIL CONTEXT MAP



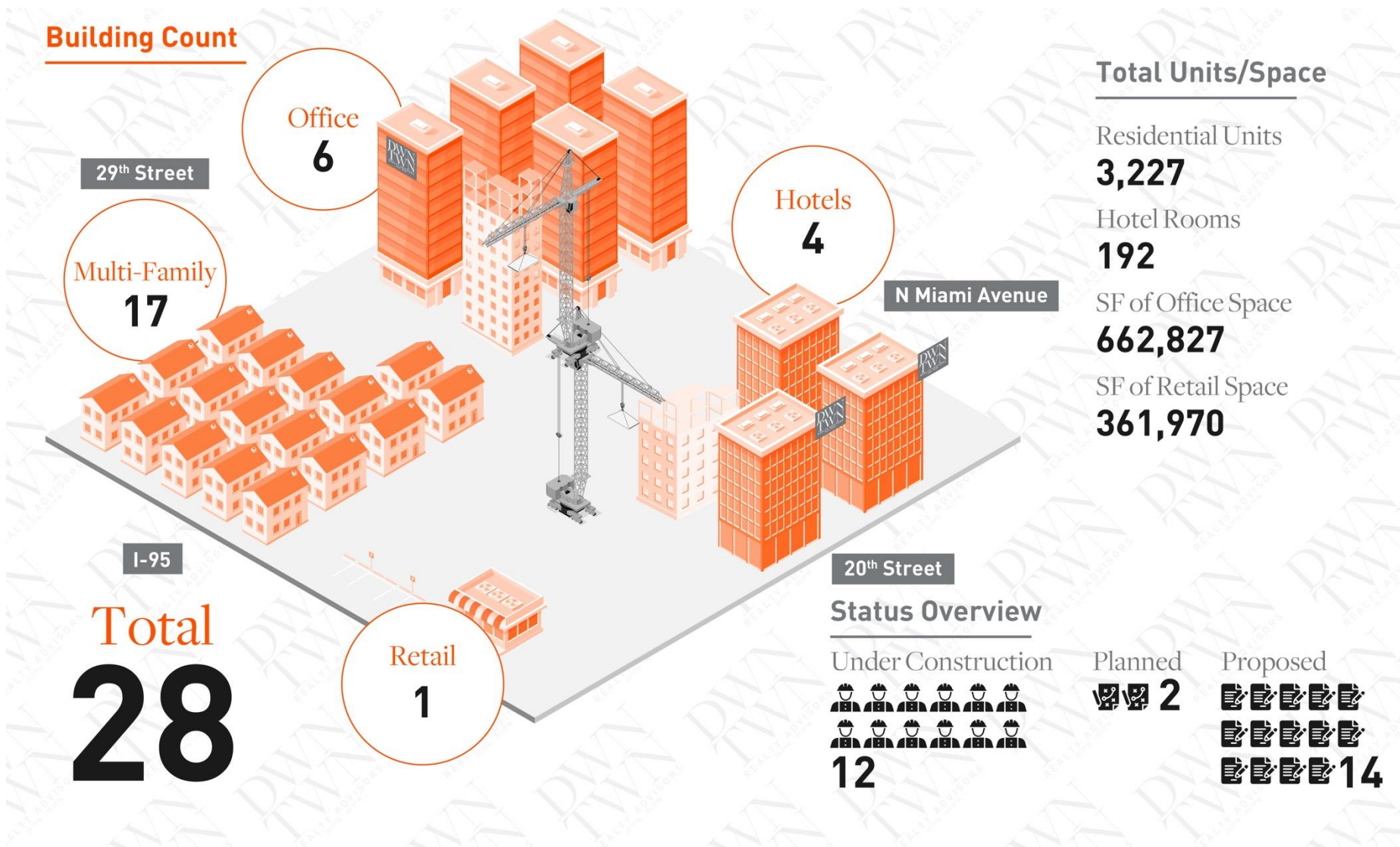
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2024 WYNWOOD DEVELOPMENT PIPELINE



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THE NEIGHBORHOOD

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