

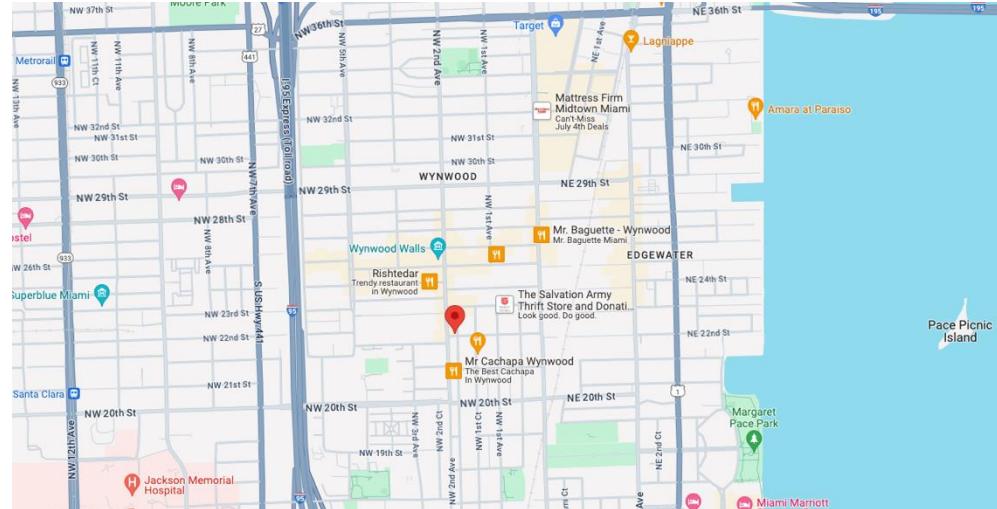
FOR LEASE

SoWy Urban Campus
Multiple addresses

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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 Innovative Offices, Art Gallery, Modern F&B Concepts, Creative Retail Uses, And More
- The Units Are In Warm V-Shell Condition

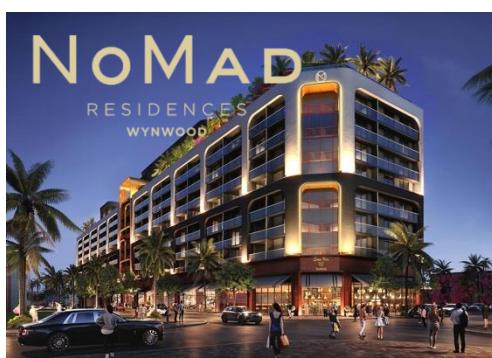
Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786.706.7061

Devlin Marinoff // Managing Partner & Broker
dm@dwntwnrealtyadvisors.com // (P) 305.909.7343

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

LOCATION DESCRIPTION



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

David Lerner // Executive
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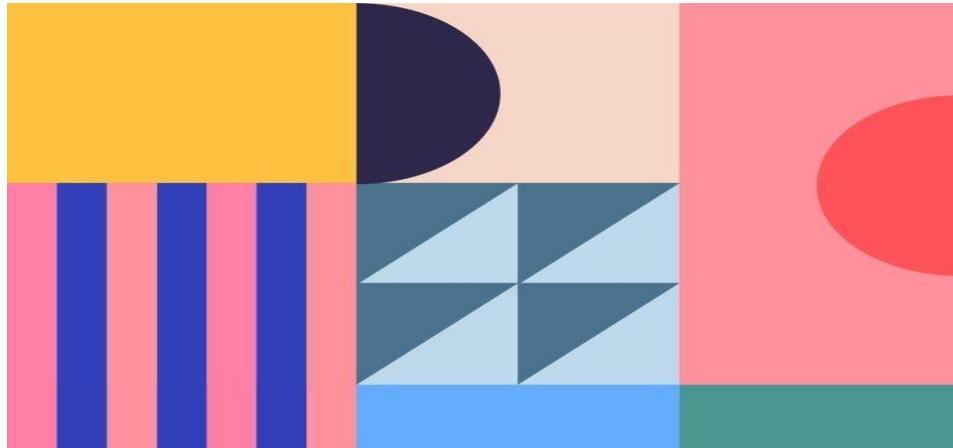
Devlin Marinoff // Managing Partner & Broker
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SOWY URBAN CAMPUS



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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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.



PHOTO: MARTHA COOPER
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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



SO WY
SOUTH WYNWOOD

“SoWy”
*The beginning, the end, the
journey, and the destination.*



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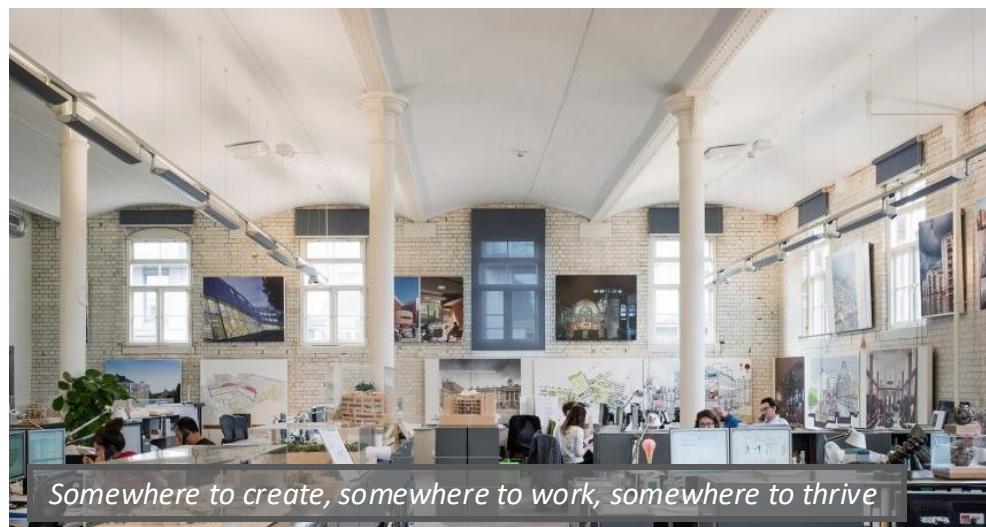
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dm@dwntwnrealtyadvisors.com // (P) 305.909.7343

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A Commercial Brokerage Firm

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SO-WY CONCEPTS



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

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dm@dwntwnrealtyadvisors.com // (P) 305.909.7343

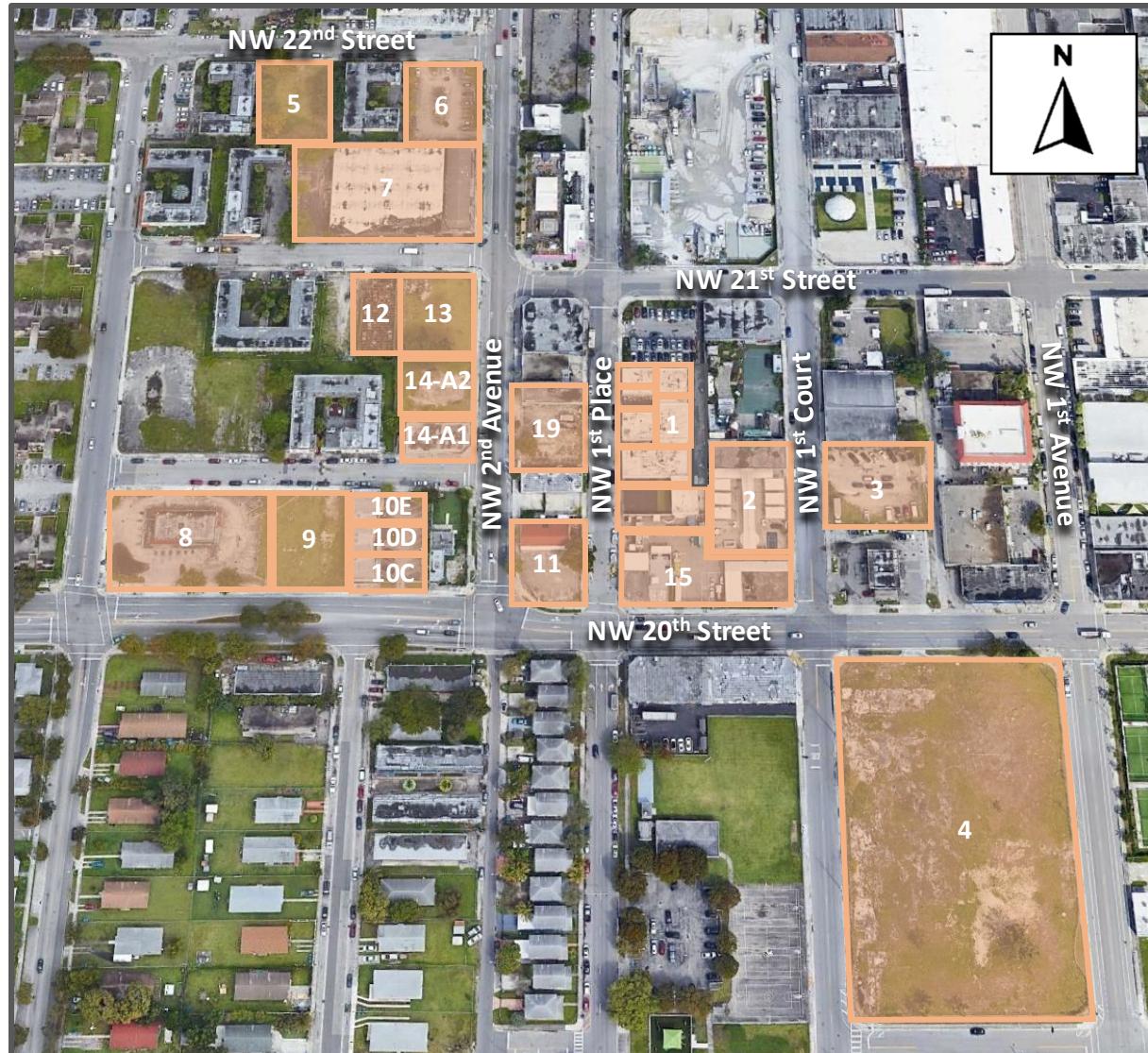
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PORTFOLIO OVERVIEW



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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DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

OUTDOOR RETAIL CONCEPTS



Tony Arellano P.A. // Managing Partner
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Tony Arellano P.A. // Managing Partner
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A Commercial Brokerage Firm

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Multiple addresses

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

CREATIVE RETAIL CONCEPTS



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786.706.7061

Devlin Marinoff // Managing Partner & Broker
dm@dwntwnrealtyadvisors.com // (P) 305.909.7343

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

ENTERTAINMENT USES / GYM / ART GALLERY CONCEPTS



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ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786.706.7061

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dm@dwntwnrealtyadvisors.com // (P) 305.909.7343

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

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Multiple addresses

CREATIVE OFFICE CONCEPTS



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786.706.7061

Devlin Marinoff // Managing Partner & Broker
dm@dwntwnrealtyadvisors.com // (P) 305.909.7343

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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



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786.706.7061

Devlin Marinoff // Managing Partner & Broker
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The logo for DWN TWN REALTY ADVISORS. It features the letters 'DWN' and 'TWN' stacked vertically in a large, bold, serif font. Below them, the words 'REALTY ADVISORS' are written in a smaller, bold, sans-serif font. At the bottom, the coordinates '25.77°N -80.19°W' are displayed in a smaller, regular sans-serif font.

WYNWOOD RETAIL CONTEXT MAP



Tony Arellano P.A. // Managing Partner
ta@dwtwnrrealtyadvisors.com // (P) 786.235.8330

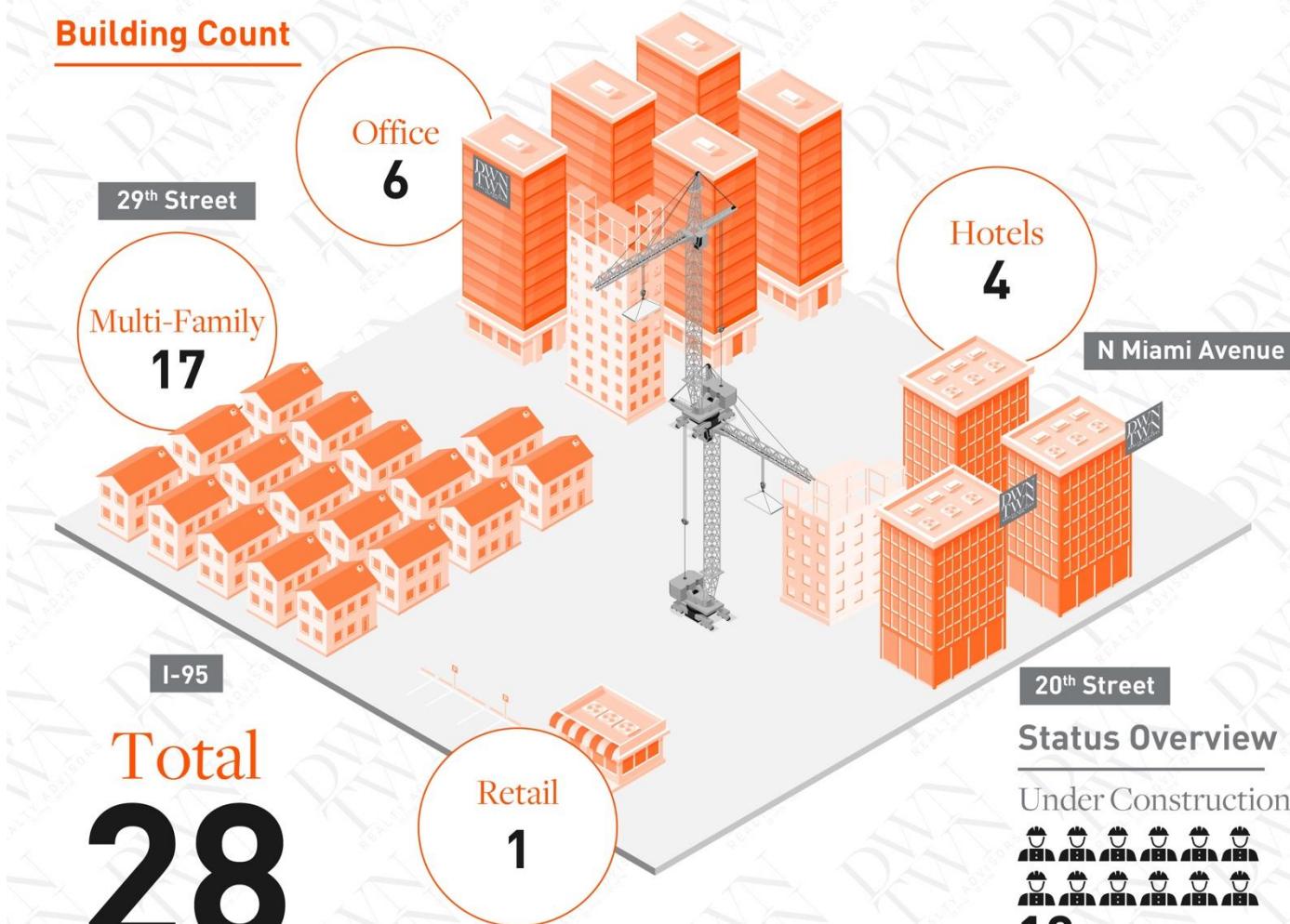
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2024 WYNWOOD DEVELOPMENT PIPELINE

Building Count



Total Units/Space

Residential Units

3,227

Hotel Rooms

192

SF of Office Space

662,827

SF of Retail Space

361,970

Status Overview

Under Construction



12

Planned



Proposed

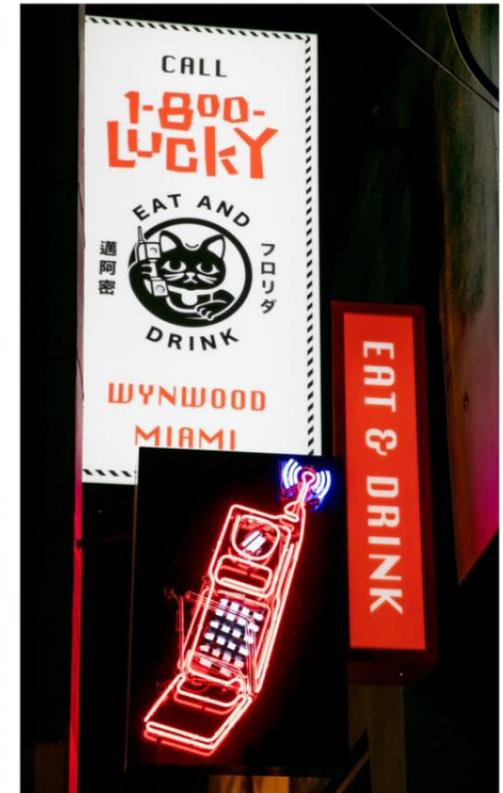


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Multiple addresses

THE NEIGHBORHOOD



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786.706.7061

Devlin Marinoff // Managing Partner & Broker
dm@dwntwnrealtyadvisors.com // (P) 305.909.7343

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

David Lerner

Executive

(C) 786.393.8667

(O) 786.706.7061

dl@dwntwnrealtyadvisors.com

Devlin Marinoff

Managing Partner & Broker

(C) 917.312.2219

(O) 305.909.7343

dm@dwntwnrealtyadvisors.com

