



FOR LEASE

The Wynwood Sky Office Building For Lease

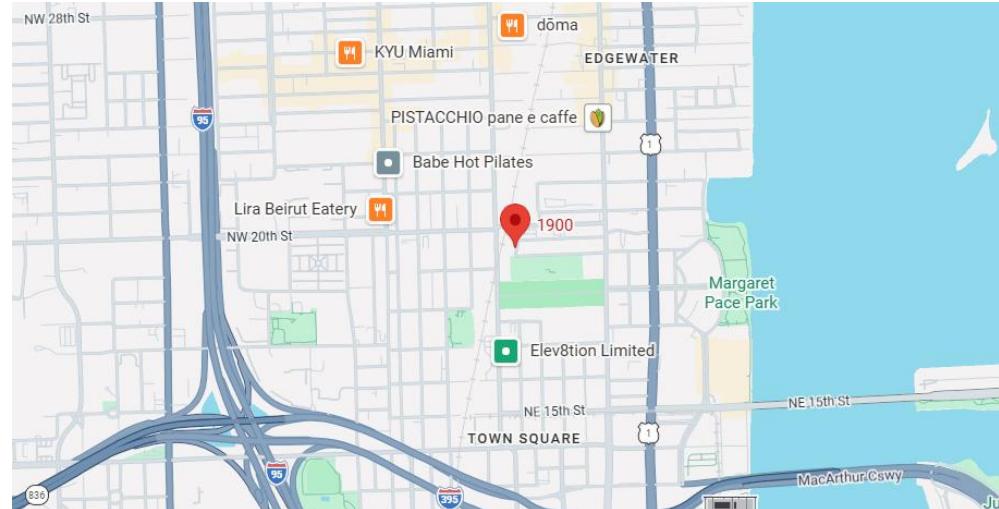
1900 NE Miami Court, Miami, FL 33132

The Wynwood Sky Office Building For Lease

1900 NE Miami Court, Miami, FL 33132



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$60 MG
Available SF:	2,550 SF
Type:	Class A Creative
Office RSF:	43,559 RSF
Lot SF:	14,354 SF
Submarket:	Wynwood // Edgewater

LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of the Wynwood Sky Building, a Class A creative office opportunity located at 1900 NE Miami Court at the intersection of Wynwood and Edgewater. The property offers a highly desirable office environment for companies seeking modern, flexible space within one of Miami's most dynamic and walkable submarkets. The Wynwood Sky Building occupies the second and third floors of a contemporary three-story mixed-use building and totals approximately 43,559 square feet of well-designed office space. Efficient floor plates, high ceilings, and abundant natural light support a wide range of layouts, allowing tenants to tailor the space to their operational and branding needs. The property benefits from on-site parking and valet service, a rare amenity within Wynwood, while its location just east of North Miami Avenue provides immediate access to I-95 and seamless connectivity to Downtown Miami, Brickell, Midtown, and the Design District. Surrounded by Wynwood's premier restaurants, cafés, and cultural destinations, the Wynwood Sky Building offers an amenity-rich environment that supports employee satisfaction, collaboration, and long-term growth.

LEASING HIGHLIGHTS

- Class A Creative Office Environment
- Prime Wynwood And Edgewater Location
- On-Site Parking And Valet

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

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

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

The Wynwood Sky Office Building For Lease

1900 NE Miami Court, Miami, FL 33132



WYNWOOD AERIAL CONTEXT



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

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

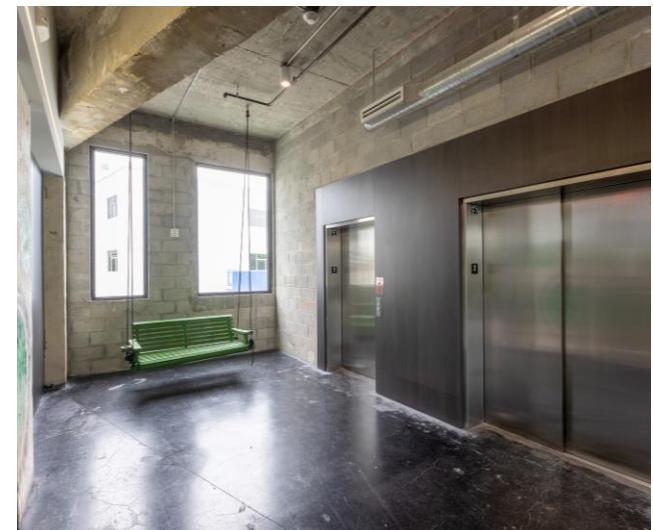
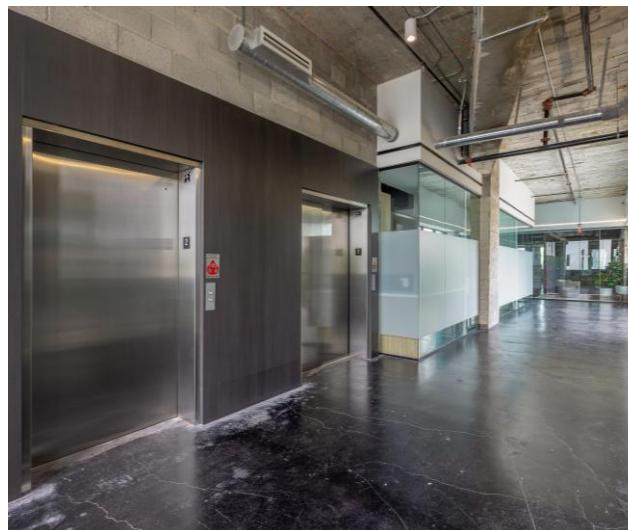
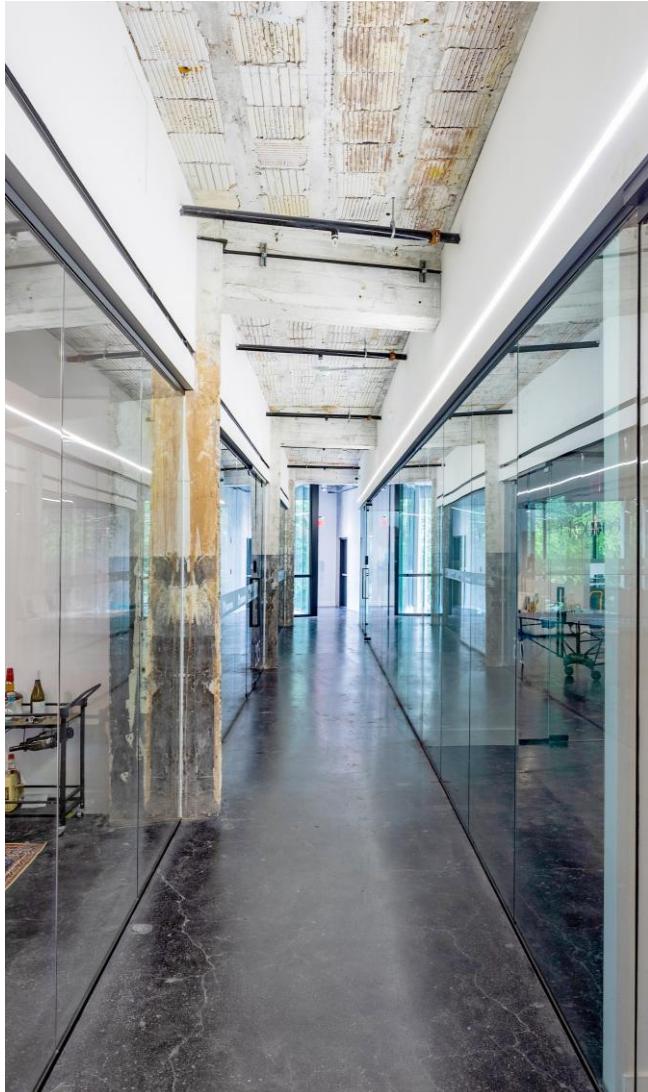
DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

The Wynwood Sky Office Building For Lease

1900 NE Miami Court, Miami, FL 33132

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

COMMON AREAS



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

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

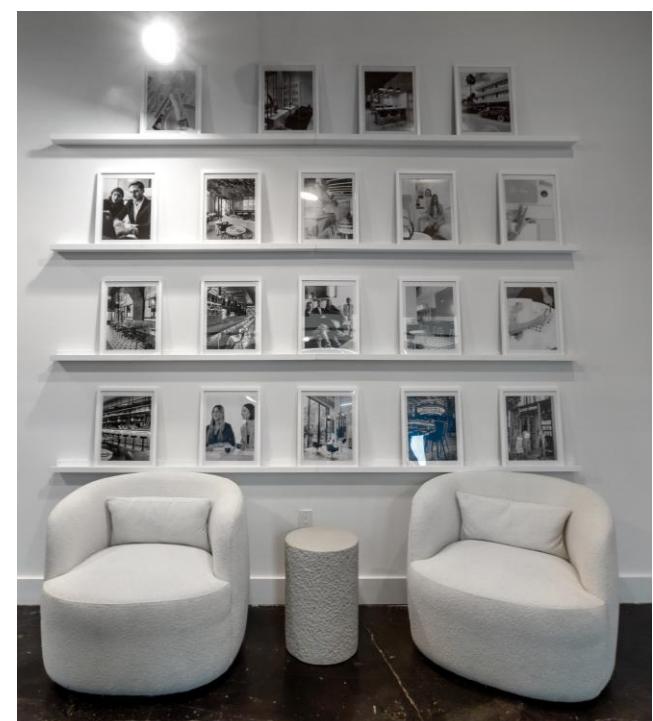
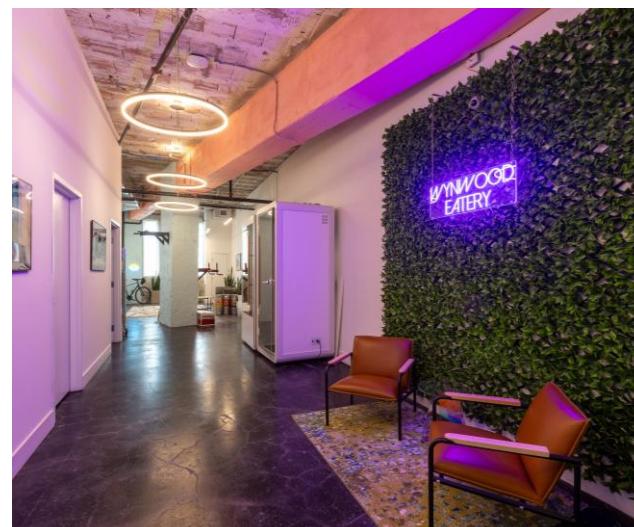
DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

The Wynwood Sky Office Building For Lease

1900 NE Miami Court, Miami, FL 33132

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

OFFICES



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

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

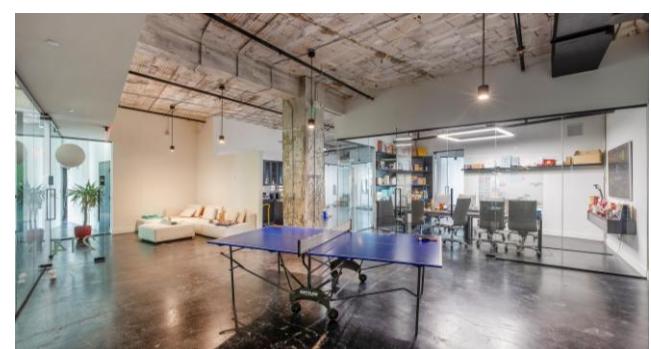
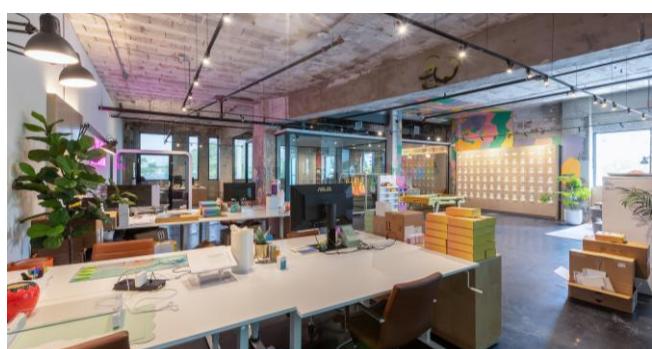
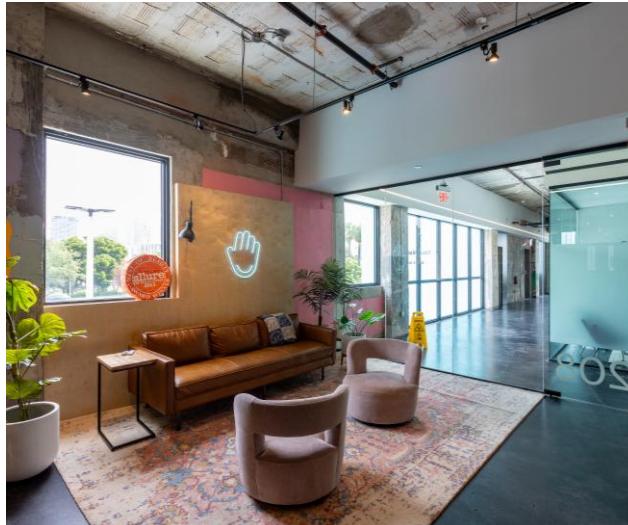
DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

The Wynwood Sky Office Building For Lease

1900 NE Miami Court, Miami, FL 33132

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

OFFICES



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

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

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

© DWNTWN Realty Advisors, LLC copyright 2024. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). It is the responsibility of the prospective purchaser to make an independent determination as to the condition of the property (or properties) in question and cannot rely upon any representation made by DWNTWN Realty Advisors, LLC or any broker associated with DWNTWN Realty Advisors, LLC.

[View Inventory](#)

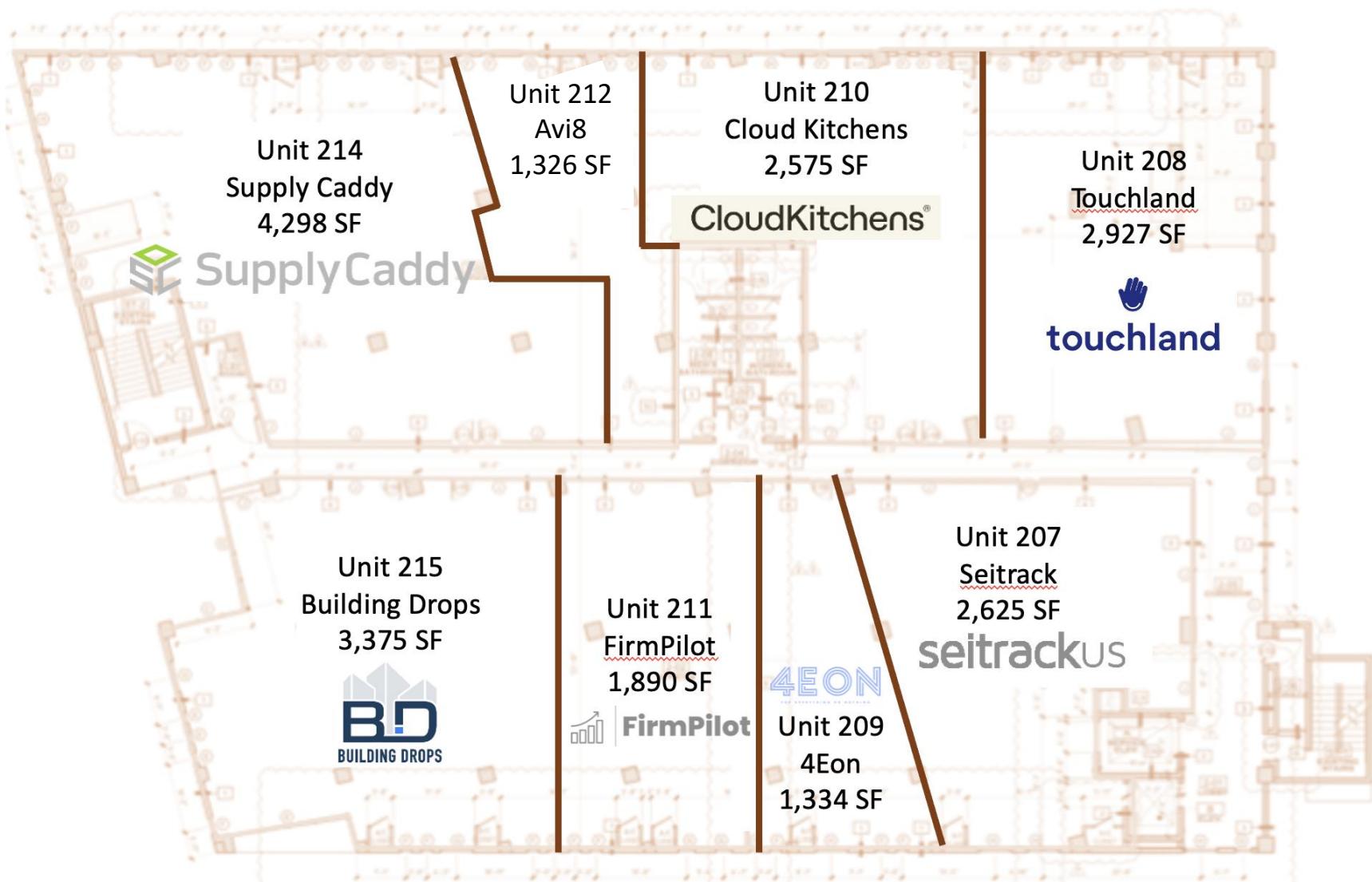
Page 6

The Wynwood Sky Office Building For Lease

1900 NE Miami Court, Miami, FL 33132



SITE PLAN – 2nd FLOOR



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

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

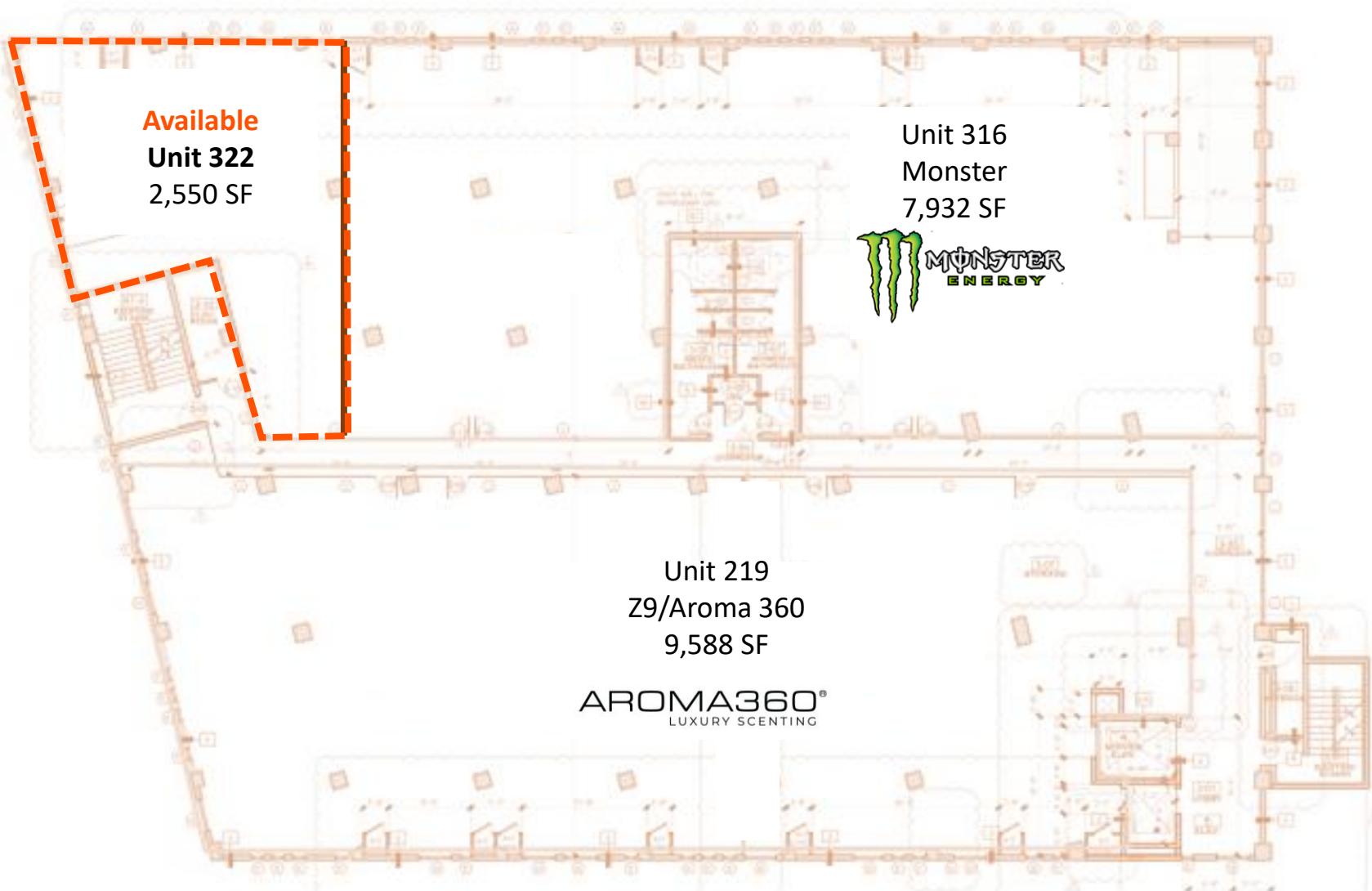
DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

The Wynwood Sky Office Building For Lease

1900 NE Miami Court, Miami, FL 33132

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

SITE PLAN – 3rd FLOOR



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

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

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

The Wynwood Sky Office Building For Lease

1900 NE Miami Court, Miami, FL 33132

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

OVERHEAD AERIAL



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

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

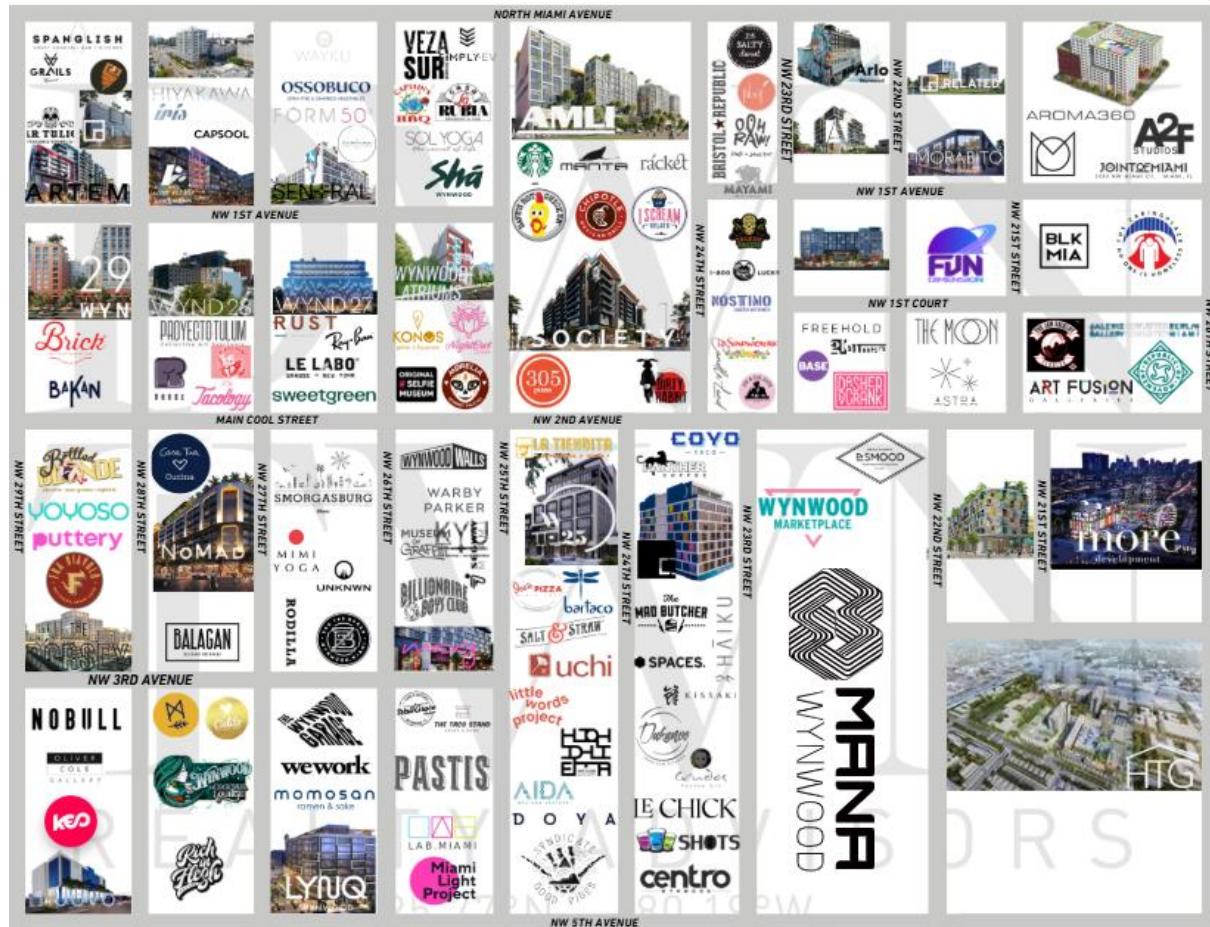
DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

The Wynwood Sky Office Building For Lease

1900 NE Miami Court, Miami, FL 33132

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 serif font. At the bottom, the coordinates '25.77°N -80.19°W' are displayed in a smaller serif font.

WYNWOOD NEIGHBORHOOD CONTEXT



NoMAD RESIDENCES WYNWOOD



kyu

PASTIS

Joe's
Pizza®



Arlo Wynwood

dōma
FOOD + WINE MIAMI WYNWOOD — 202

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

David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786 706 7061

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



DISCLAIMER:

DWNTWN Realty Advisors, LLC. All rights reserved. The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to its accuracy, completeness, or suitability. All information is subject to errors, omissions, changes in price, rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. Any projections, opinions, or assumptions used are for illustrative purposes only and do not represent current or future performance. DWNTWN Realty Advisors, LLC and its agents expressly disclaim any liability for errors, omissions, or misstatements. It is the sole responsibility of the prospective purchaser, tenant, or other party to conduct their own independent investigation and due diligence concerning the property and not rely on any representations made by DWNTWN Realty Advisors, LLC or its brokers.