



**CUBE WYNWD**  
WYNWOOD

**FOR LEASE**

**Wynwood Cube “Class A Creative” Turnkey Office**

222 NW 24<sup>th</sup> Street, Miami, FL 33127



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	Upon Request
Building Size:	108,952 SF
Building Levels:	9
Available SF:	4,548 SF
Suite:	403
Market:	Miami
Submarket:	Wynwood
Condition:	Turnkey Furnished
Valet Parking Ratio:	4/1,000
Building Class:	Class A
Genre:	Creative Office

### OFFERING SUMMARY

DWNTWN Realty Advisors has been exclusively retained to arrange the leasing of 4,548 SF on the 4<sup>th</sup> Floor of the Cube at 222 NW 24<sup>th</sup> Street. The space is turnkey and may come fully furnished. The Cube is located within the core of Wynwood and offers premier Class A creative office space surrounded by some of the world's leading edge tech and financial firms, including Founders Funds, Atomic, Live Nation, Spotify, PwC, and many others. Exclusive, dedicated floors or thoughtfully designed half or partial floors, are available for companies looking for a more bespoke office experience. The Cube is on main and main, within walking distance to prime Wynwood establishments such as Panther Coffee, Zak the Baker, 1-800 Lucky, KYU, and Le Chick.

### PROPERTY HIGHLIGHTS

- Furnished Turnkey Creative Office
- At The Core Of The Tech And Investment Community
- Corner Unit W/ Abundant Natural Light
- Surrounded By The Most Popular F&B In The Neighborhood
- Above Standard Parking Ratio + Valet Parking

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A Commercial Brokerage Firm

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## LOBBY UPGRADES



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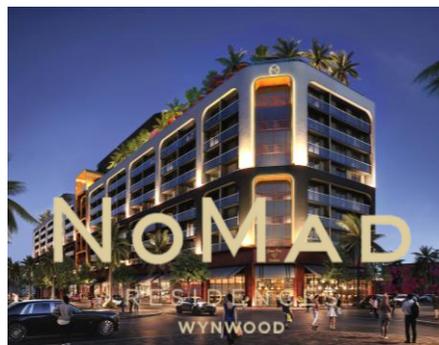
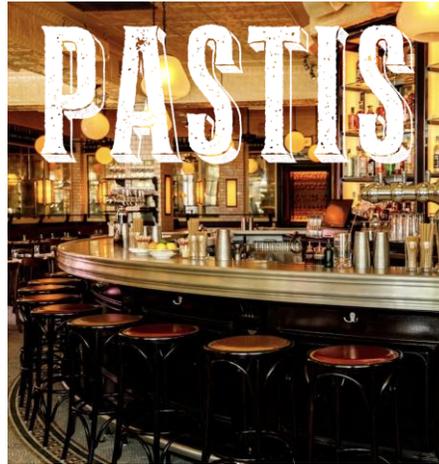
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## LOCATION DESCRIPTION



### LOCATION OVERVIEW

The Portfolio is located within 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. Ideally located next to the Wynwood 25 on 25<sup>th</sup> Street, with the best retail Wynwood has to offer; adjacent tenancy include Uchi, KYU, Salt&Straw, Warby Parker, Marine Layer, Joe’s Pizza, Rosemary’s, Taco Stand, the Wynwood Walls, Zak the Baker, Pastis, Le Chick, Panther Coffee, etc. office tenancy nearby includes Founder’s Fund, Atomic, Ramp Financials, Solana Spaces, etc.

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, innovation and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, OpenStores, or Founders Fund moving into newly developed buildings. 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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CLASS A CREATIVE TURNKEY & POTENTIALLY FURNISHED OFFICE



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## BUILDING PHOTOS



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## CUBE AND ANNEX TENANCY



FOUNDERS FUND



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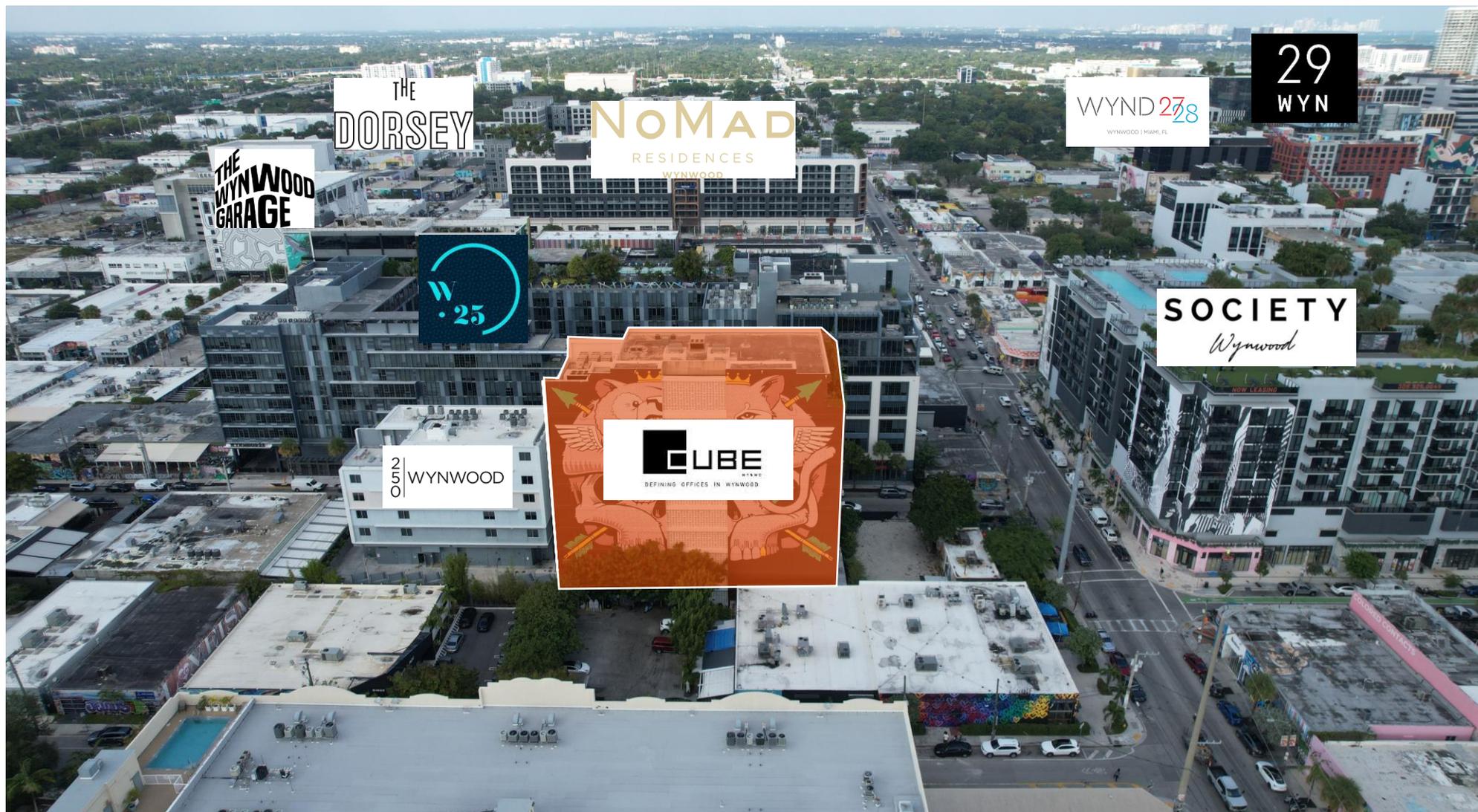
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## AERIAL CONTEXT



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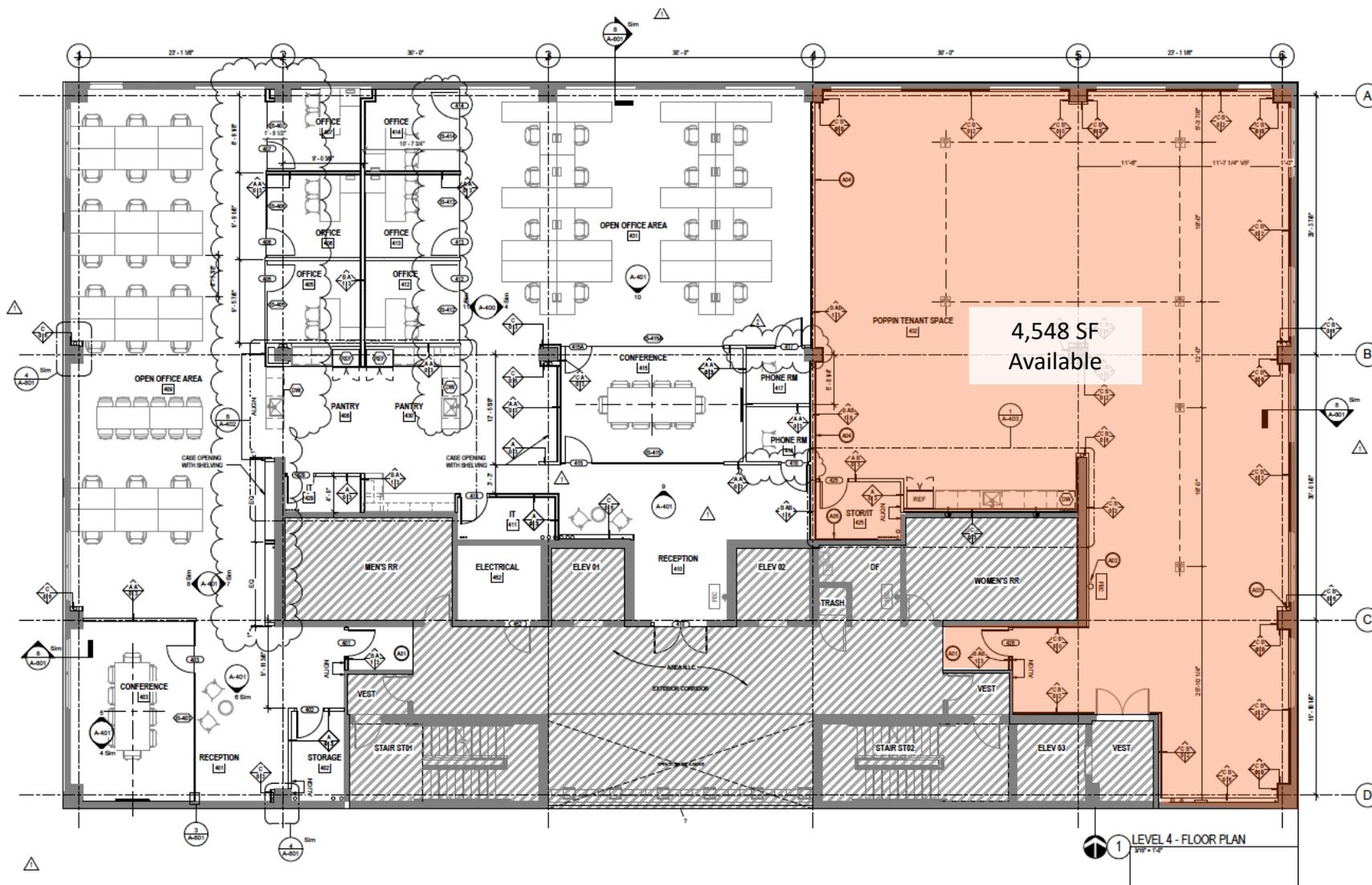
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## FLOOR PLAN



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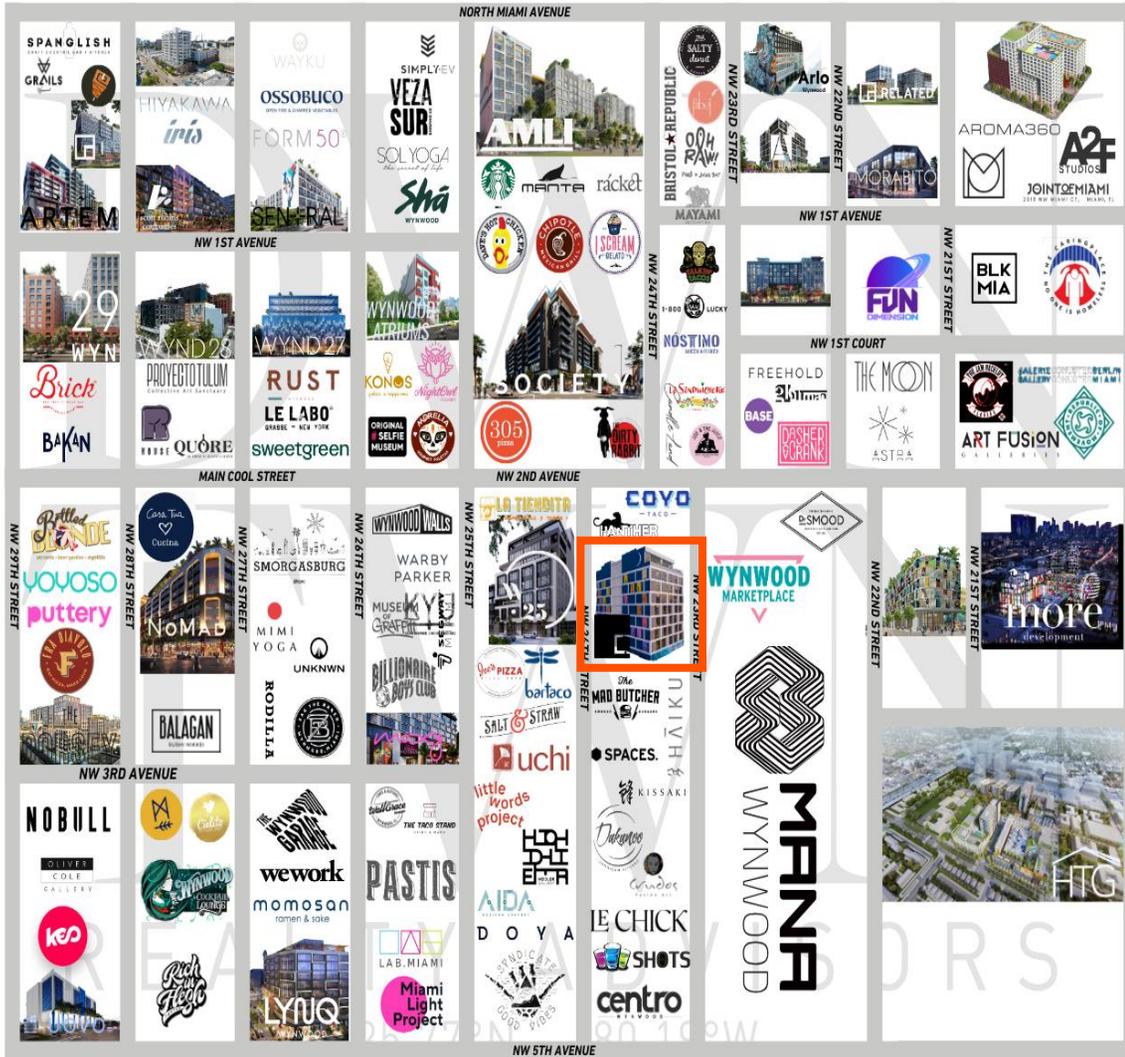
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## WYNWOOD RETAIL CONTEXT



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PASTIS

Joe's Pizza



Arlo  
Wynwood

D O  
Y A

dōma

FOOD & WINE MIAMI WYNWOOD

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## DEMOGRAPHIC CONTEXT



NO MAD



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Top Seller Brokers - All Time  
Top Leasing Brokers - All Time

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## WYNWOOD + CORPORATE TENANTS



SONY MUSIC



pwc



FOUNDERS FUND



ATOMIC



CLAIRE GROUP



Gensler

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THE WYNWOOD MIAMI TECH DISTRICT

DWNTWN  
REALTY ADVISORS  
25.77°N -80.19°W



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## MAJOR TECH TENANTS IN WYNWOOD



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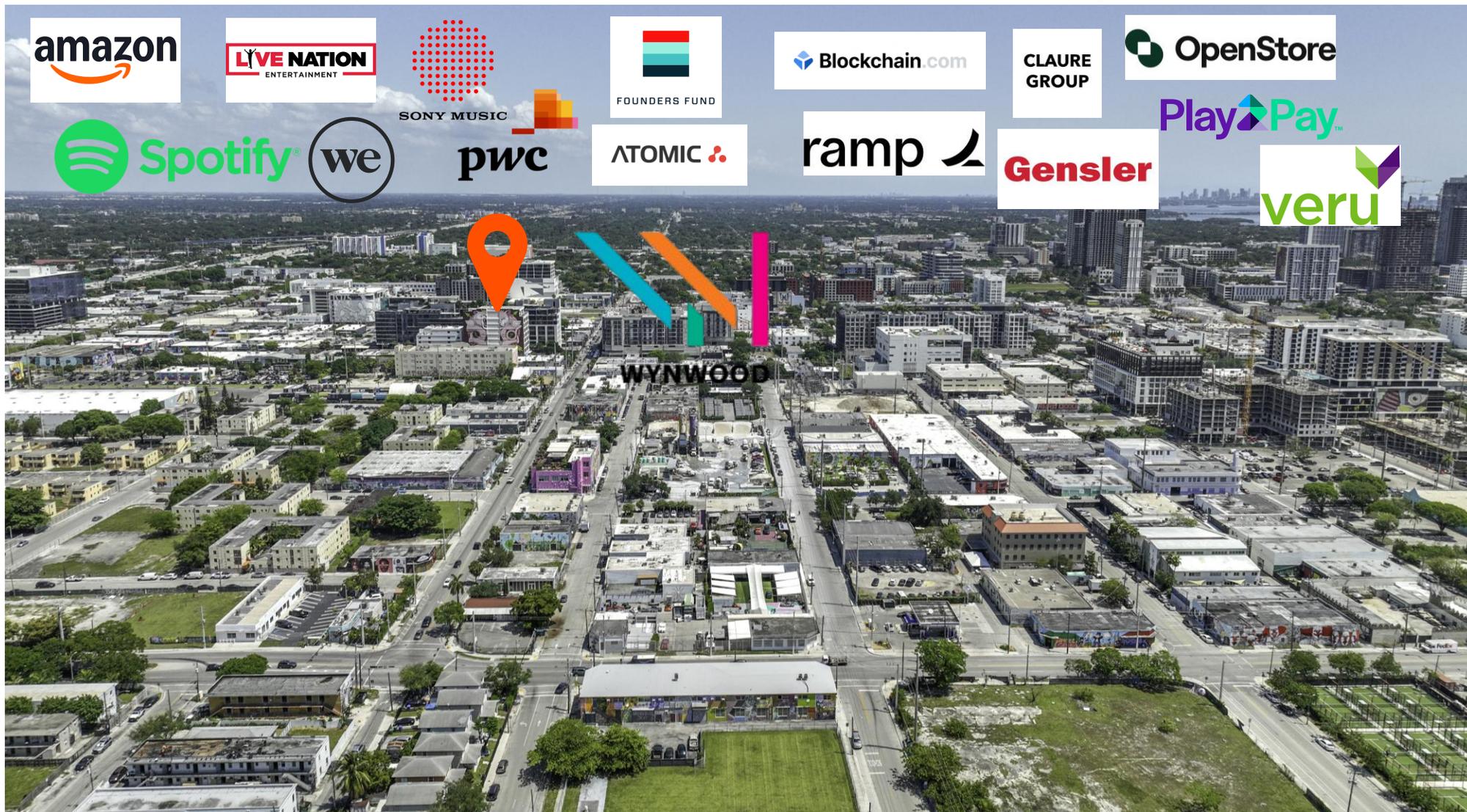
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NEW URBANIST WALKABLE CREATIVE NEIGHBORHOOD, HOME TO MIAMI TECH DISTRICT



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