



**FOR SUBLEASE**

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

**The Annex Wynwood – 5<sup>th</sup> Floor Sublease**

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

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$72 NNN/SF
CAM Estimate:	\$13/SF
5 <sup>th</sup> Floor SF:	3,000 SF
Lease Term:	8 years left on the lease, terminating 8/17/2032
Market:	Miami
Submarket:	Wynwood
Condition:	Fully Build Out
Parking Ratio:	4/1,000
Building Class:	Class A
Building Size:	60,000 SF
Genre:	Creative Office

### OFFERING SUMMARY

The Annex is located within the core of Wynwood and offers premier Class A creative office space. Exclusive and private full floors are also available for companies looking for a more bespoke office experience. The Annex is within walking distance to prime Wynwood establishments such as Panther Coffee, Zak the Baker, 1-800 Lucky, KYU, and Le Chick.

### PROPERTY HIGHLIGHTS

- High Visibility In The Center Of Wynwood
- Flagship Creative Office Space
- Garage Parking For 322 Cars + Available Valet Parking
- 12 Ft Floor To Floor Ceilings
- Rooftop Common Area And Outdoor Conference Space
- Access To Full Scale Gym Available

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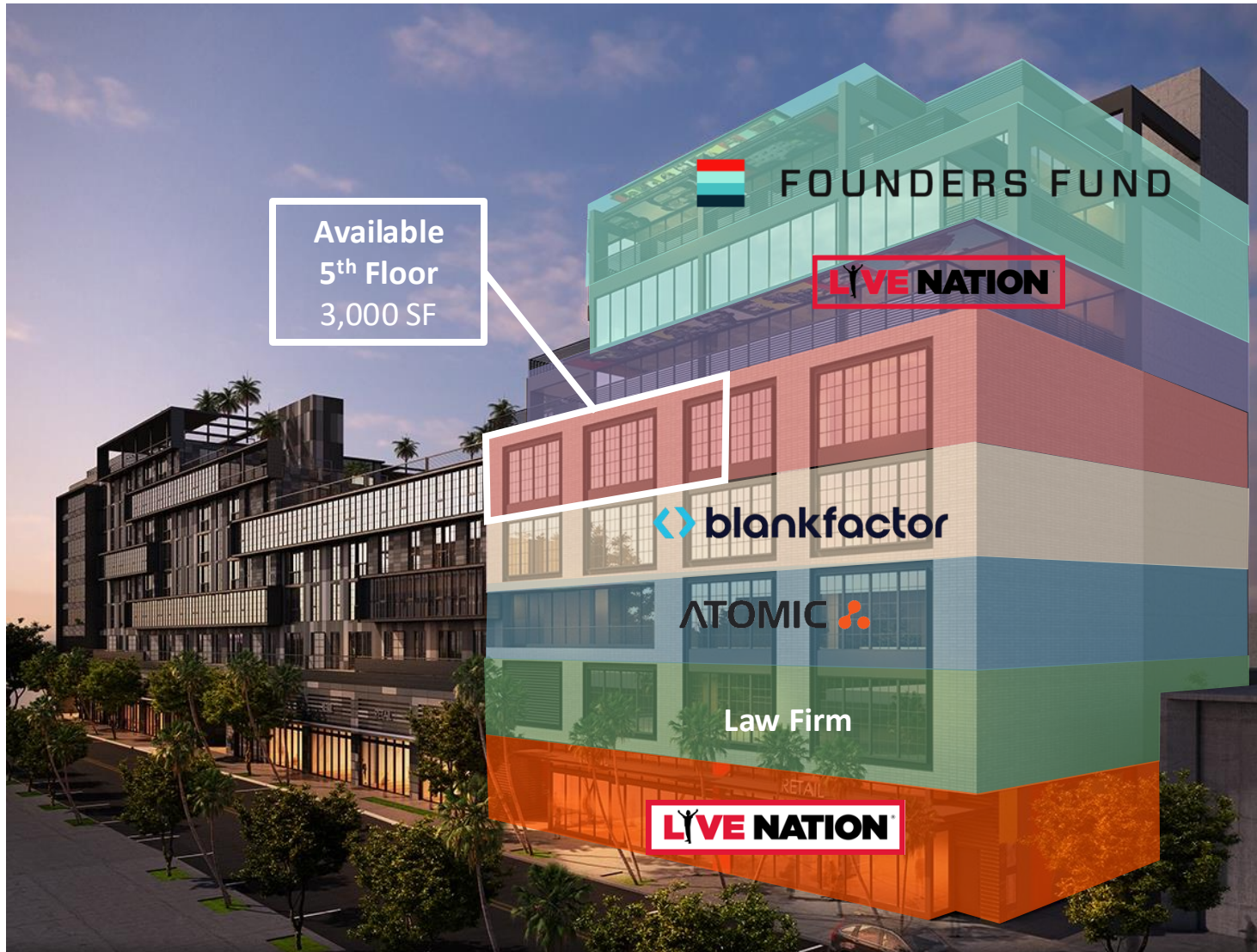
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[View Inventory](#)

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## CO-TENANCY PLAN



- 8<sup>th</sup> Floor Office – Leased
- 7<sup>th</sup> Floor Office – Leased
- 6<sup>th</sup> Floor Office – Leased
- 5<sup>th</sup> Floor Office - Available
- 4A Floor Office – Leased
- 4B Floor Office - Leased
- 3<sup>rd</sup> Floor Office - Leased
- 2<sup>nd</sup> Floor Office - Leased
- Ground Floor Retail - Leased

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## INTERIOR PICTURES



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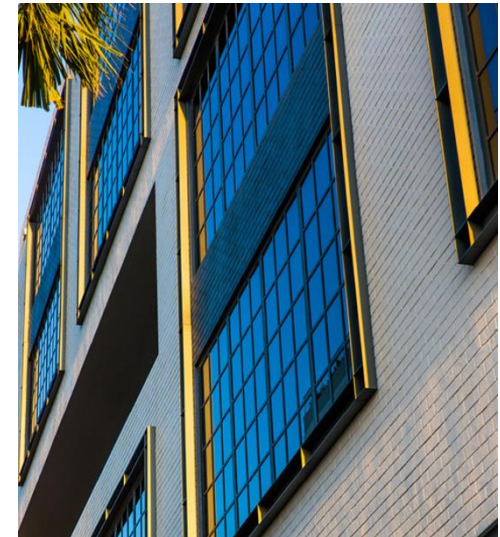
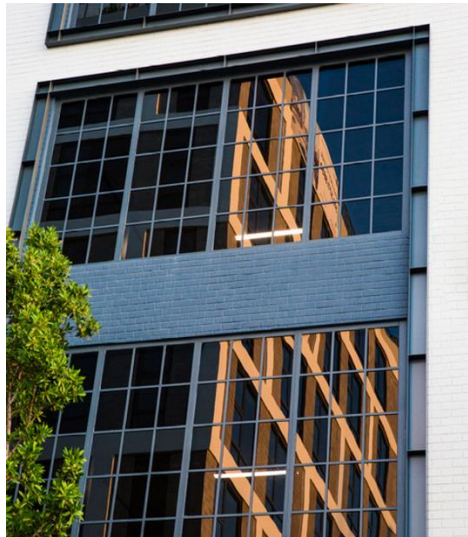
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## EXTERIOR PHOTOS



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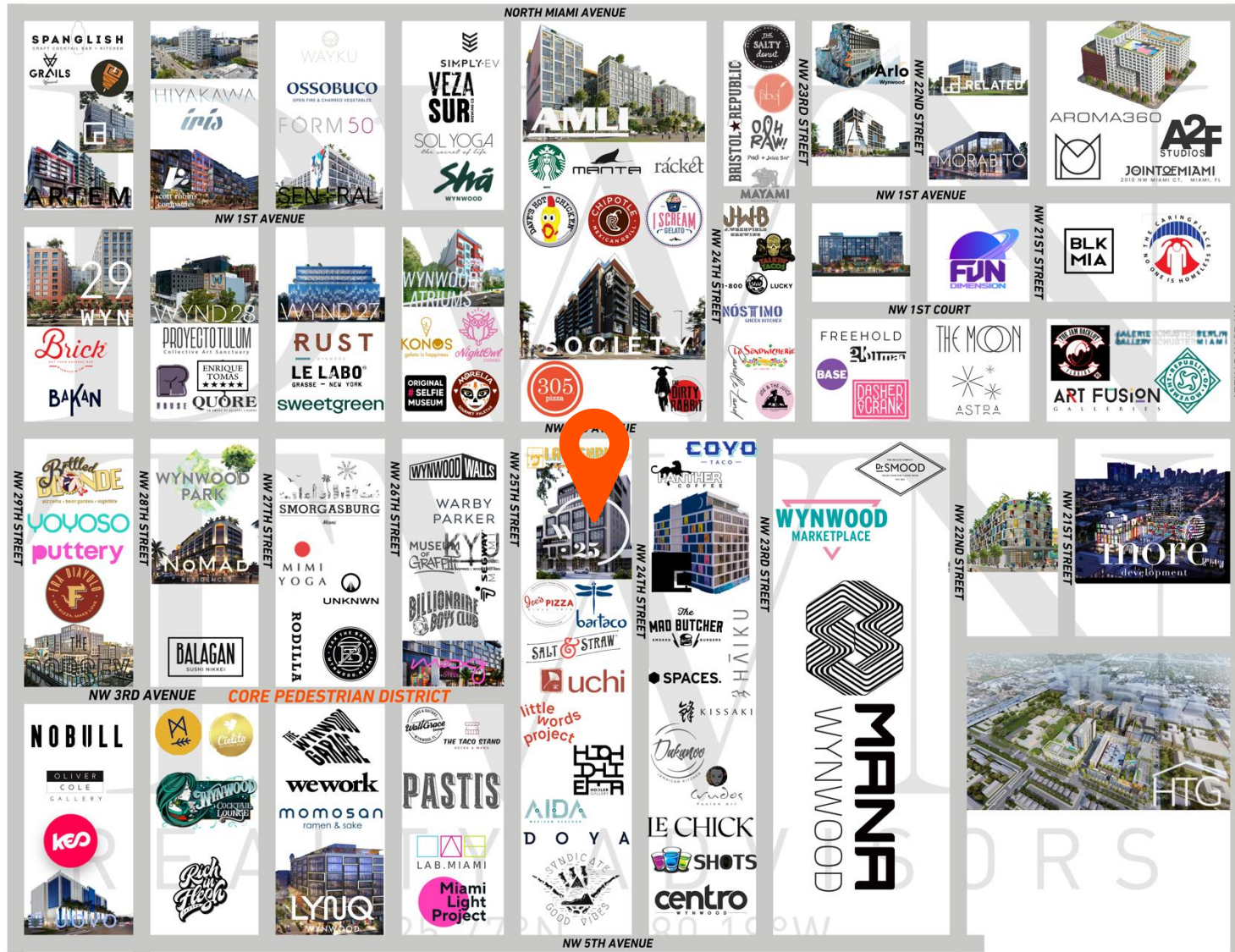
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## WYNWOOD RETAIL CONTEXT MAP



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## THE MIAMI TECH DISTRICT



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## MAJOR TECH TENANTS IN WYNWOOD



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# CONTACT

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