



**FOR LEASE**

**DWN  
TWN**  
REALTY ADVISORS  
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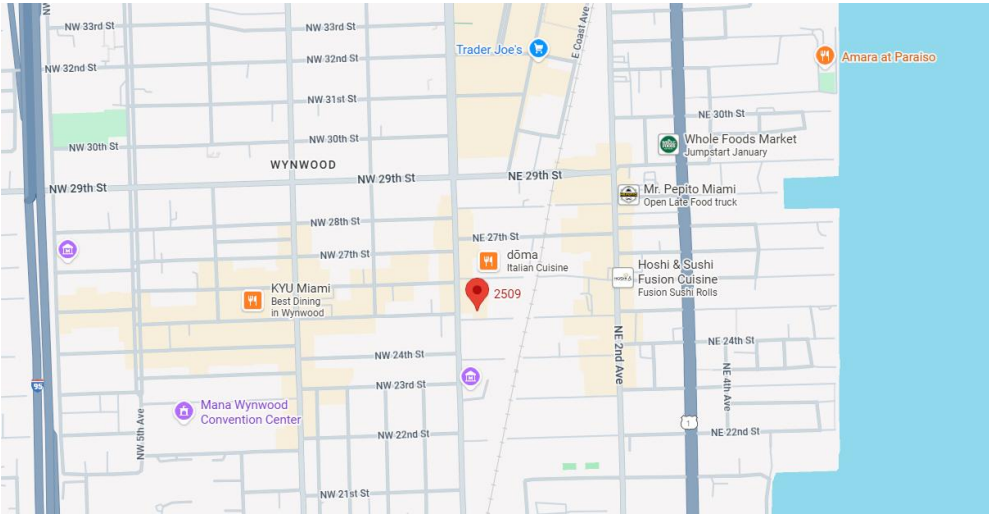
**The Print Shop**  
2509 North Miami Avenue, Miami, FL 33127



# The Print Shop

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$55 NNN
CAM Estimate:	\$20
Available SF:	9,891 SF
Building SF:	21,509 SF
Stories:	3
SF Available:	674 - 3,041 SF
Parking:	Ample
Submarket:	Wynwood
Zoning:	T6-8-O

### LEASING OVERVIEW

DWNTWN Realty Advisors has been exclusively retained to market The Print Shop Wynwood for lease. Located at 2509 North Miami Avenue, the property is a three-story boutique Class B creative building totaling approximately 21,509 SF, situated in the heart of Wynwood’s most active commercial corridor. The building offers full-building and multi-unit leasing opportunities, featuring flexible floor plates, abundant natural light, and a modern industrial aesthetic. The Print Shop is ideally suited for creative office, showroom, studio, and experiential users seeking a highly visible presence in one of Miami’s most dynamic neighborhoods. Strategically positioned on North Miami Avenue between NE 25th and NE 26th Streets, the property benefits from strong vehicular traffic, walkability, and proximity to Midtown, the Design District, and Edgewater. The surrounding area is home to a dense mix of residential developments, national retailers, restaurants, and emerging tech and creative tenants, making The Print Shop a premier leasing opportunity in Wynwood. Leasing opportunities include upper-floor creative office suites as well as a ground-floor food and beverage space with strong street presence.

### LEASING HIGHLIGHTS

- Prime Wynwood Location on North Miami Avenue
- Boutique Class B Creative Office Building
- Full Building or Individual Units Available

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## INTERIOR PHOTOS



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## NW AERIAL CONTEXT

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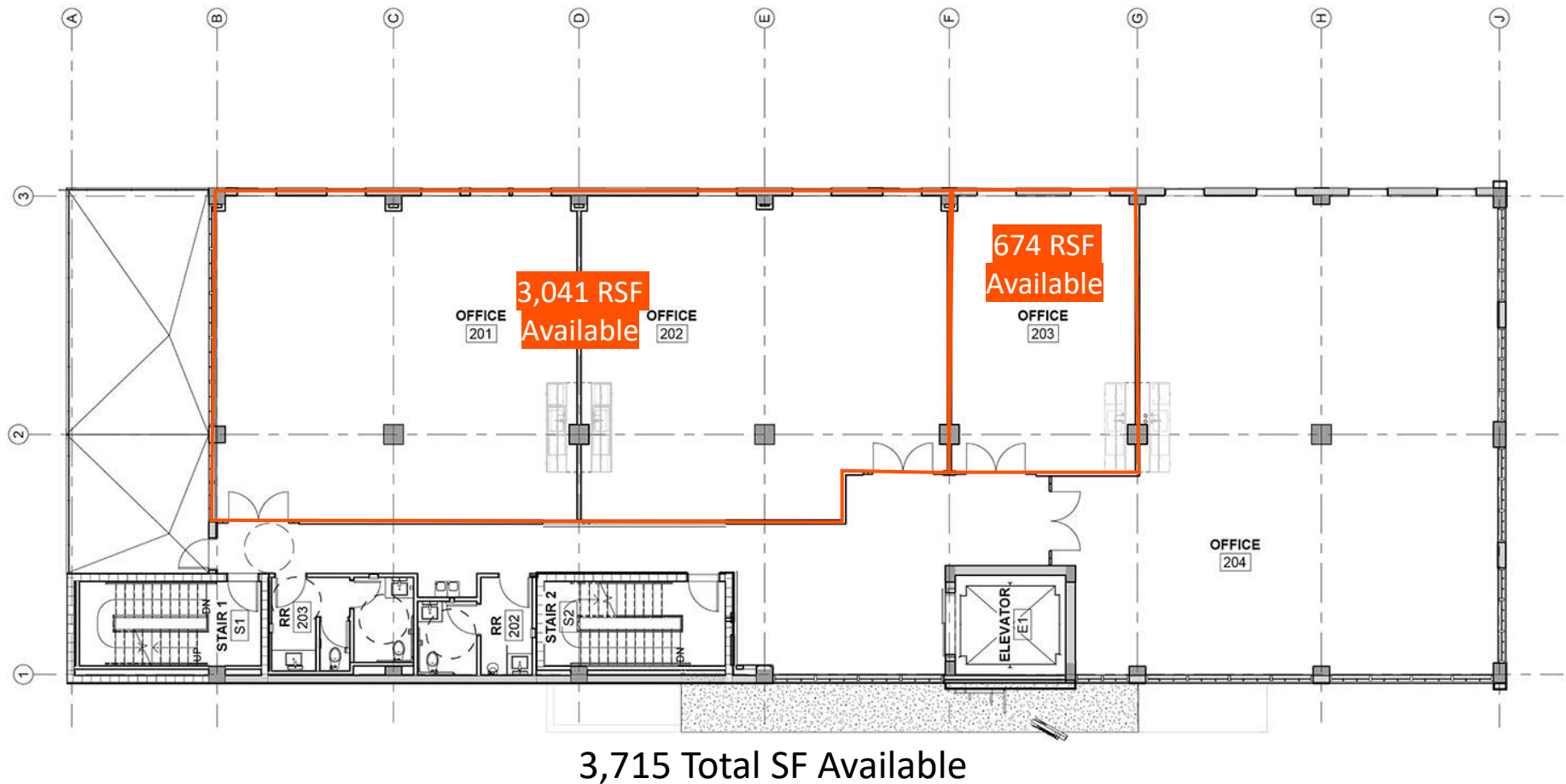
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## 2<sup>nd</sup> FLOOR PLAN



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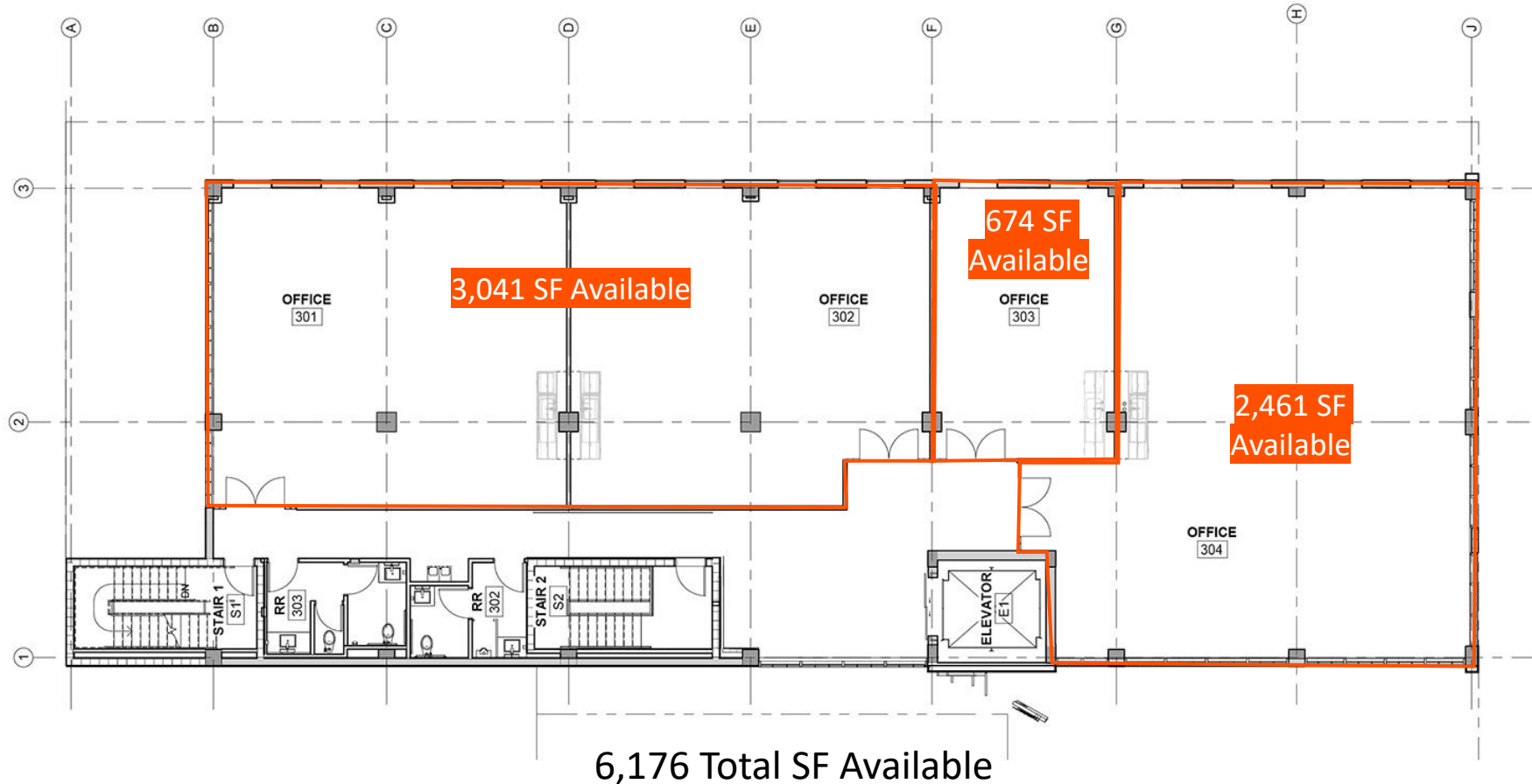
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## 3<sup>rd</sup> FLOOR PLAN



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## SUITE INTERIOR PHOTOS



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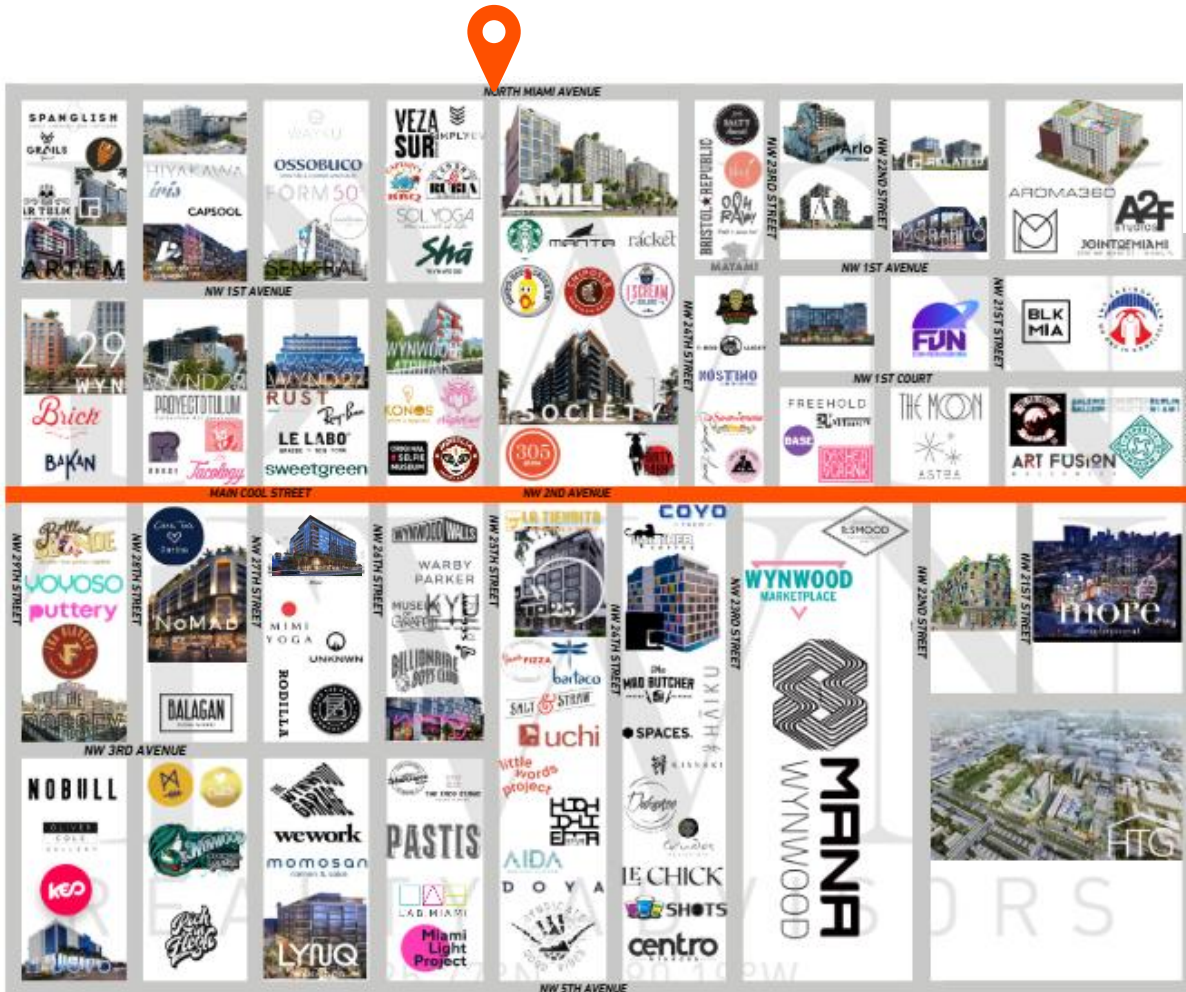


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## NEIGHBORHOOD CONTEXT MAP

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moxy NoMAD  
HOTELS RESIDENCES  
WYNWOOD



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## THE NEIGHBORHOOD

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SONY MUSIC



pwc



FOUNDERS FUND

ATOMIC



CLAIRE  
GROUP

Blockchain.com

OpenStore

ramp

PlayPay

veru

Gensler

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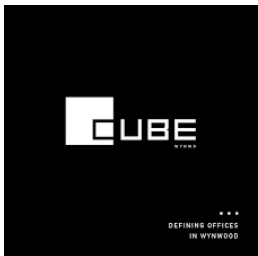
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## DEMOGRAPHIC CONTEXT



NoMAD



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