



WYNWOOD RETAIL & OFFICE FOR LEASE

2021-2041 NW 1ST PLACE, MIAMI, FL 33127

LEASING BROCHURE

JANUARY 2026





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WYNWOOD NEIGHBORHOOD

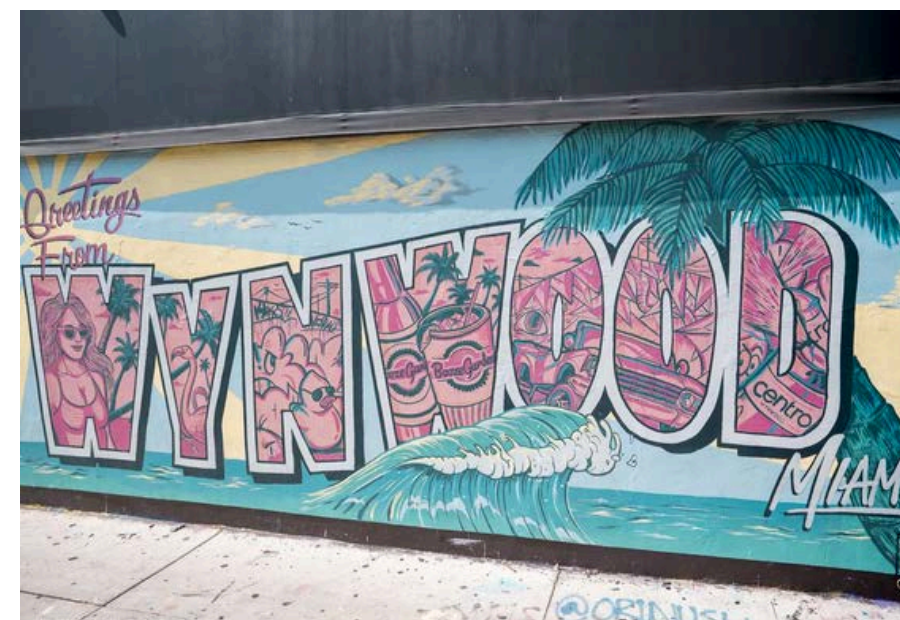
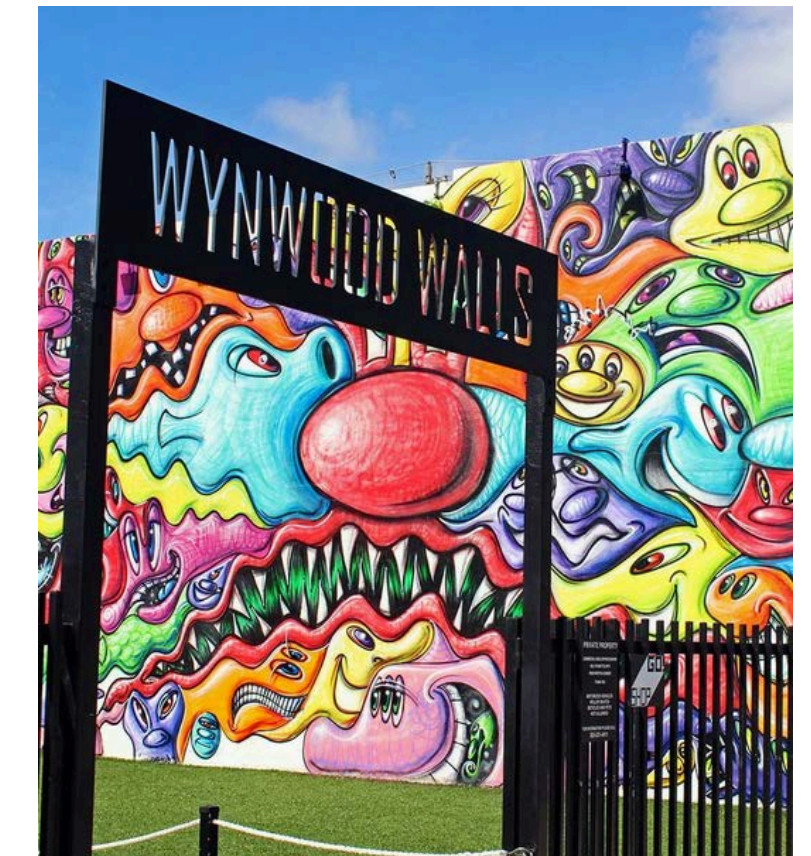
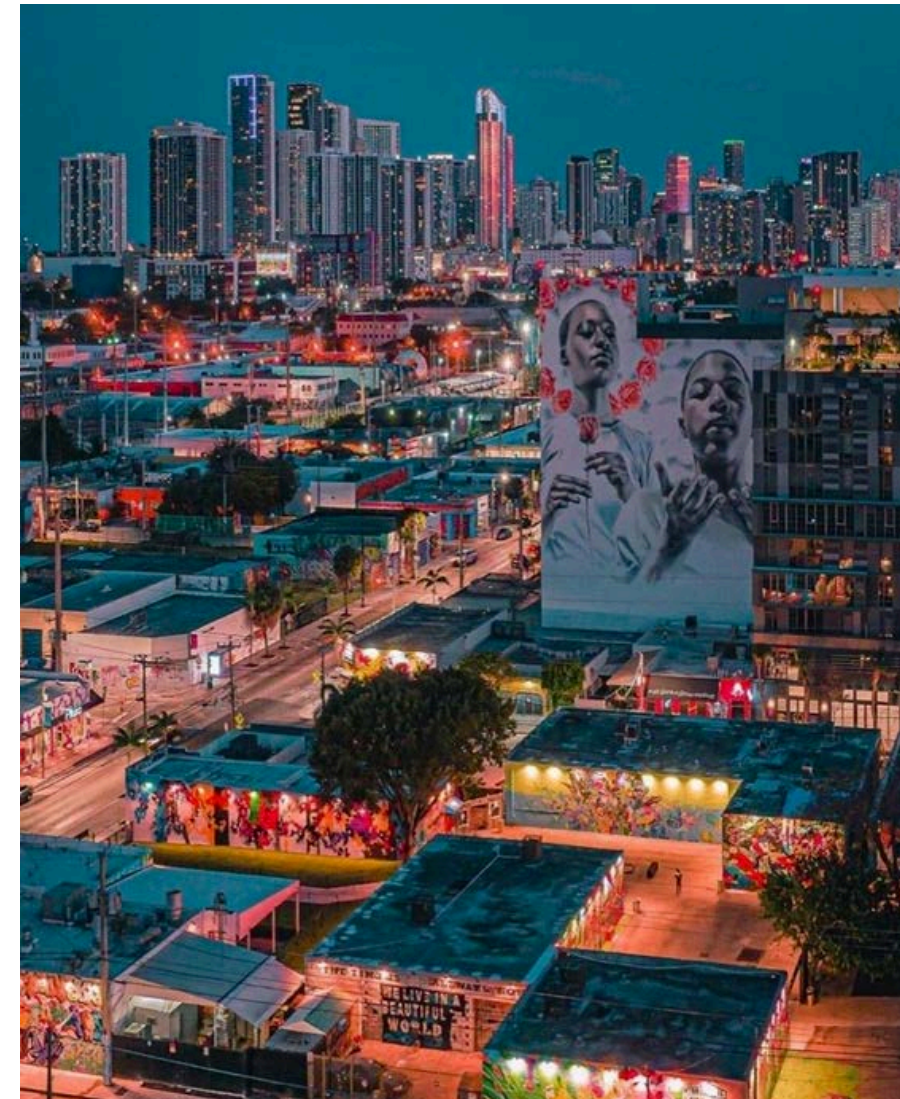
Overview

Located in the heart of Miami, Wynwood is one of the city's most vibrant and dynamic neighborhoods.

Once an industrial district, Wynwood has transformed into a global hub for art, culture, and innovation. Known for its colorful street murals, trendsetting galleries, and creative energy, the area attracts visitors, entrepreneurs, and investors from around the world.

Home to some of Miami's best restaurants, boutiques, and event spaces, Wynwood offers a unique blend of urban edge and modern sophistication.

Its central location and walkable streets make it a prime destination for business, culture, and lifestyle — making it one of the most desirable areas for investment and development in South Florida.



WYNWOOD

Entertainment



OPEN AIR MUSEUM WITH WORLD-FAMOUS
STREET ART AND EVENTS

Wynwood Walls



CURATED ASIAN CUISINE, MUSIC, AND
VIBRANT NIGHTLIFE

1-800-Lucky



INTERACTIVE GAMES, MUSIC, AND
COLORFUL LOUNGE SPACES

Throw Social



WEEKEND HUB WITH VENDORS, FOOD
TRUCKS, AND ENTERTAINMENT

Wynwood Marketplace

WYNWOOD

Culinary Experiences



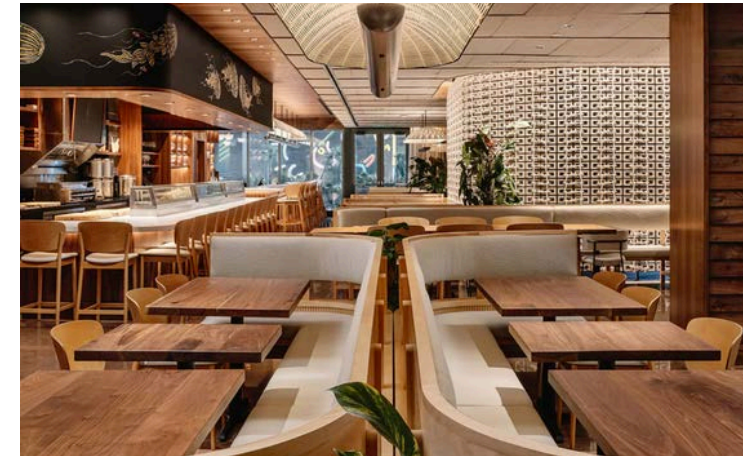
A MODERN AGEAN MESE & BAR. BLENDS GREEK & TURKISH COASTAL TRADITIONS WITH INGREDIENTS FROM THE MEDITERRANEAN & MIDDLE EAST

Doya



ROOTED IN WOOD-FIRED ASIAN CUISINE, KYU CHAMPIONS SHAREABLE PLATES WITH BOLD FLAVORS AND INVENTIVE TECHNIQUES

Kyu



AN ELEVATED JAPANESE RESTAURANT THAT BALANCES TRADITION WITH INNOVATION

Uchi



CLASSIC FRENCH BISTRO, TIMELESS PARISIAN AMBIANCE AND ELEVATED BRASSERIE DINING

Pastis

REDEFINING WYNWOOD



SOWY is envisioned as a **true neighborhood** - a place where locals and visitors alike can gather and return. Inspired by Wynwood's artistic roots, SoWy is an evolving community defined by connection, everyday experiences, and a sense of belonging.

Set across nearly **8 acres** and **23 parcels** along NW 2nd Ave between 20th and 22nd Streets, SoWy can encompass nearly **2.5 million buildable** square feet by-right.

This scale, paired with thoughtful design, will bring together **residences, shops, offices, dining, entertainment, and green spaces** to create a neighborhood that feels both authentic and enduring.



AERIAL MAP

DESIGN DISTRICT



WYNWOOD

MIDTOWN

EDGEWATER

DOWNTOWN MIAMI

OVERTOWN



HEALTH DISTRICT



Approximate Drive Time from SOWY:

6 min	University of Miami Medical Campus
7 min	Adrienne Arsht Center for the Performing Arts
10 min	LoanDepot Park
13 min	PortMiami
13 min	Miami Freedom Park & Soccer Village
15 min	Brickell City Centre
15 min	Miami International Airport



SOWY ASSEMBLAGE

Assemblage Land Area: ~8 acres (~341,500 SF)
Existing Building Area: 58,800 SF
Max Buildable Area: 2.5M GSF (By Right) | 11.2M GSF (Live Local)

★ Subject Site

Overtown

2021 NW 1ST PLACE

Unit 1f



AVAILABLE SPACE: 1,800 SF

SPECS:

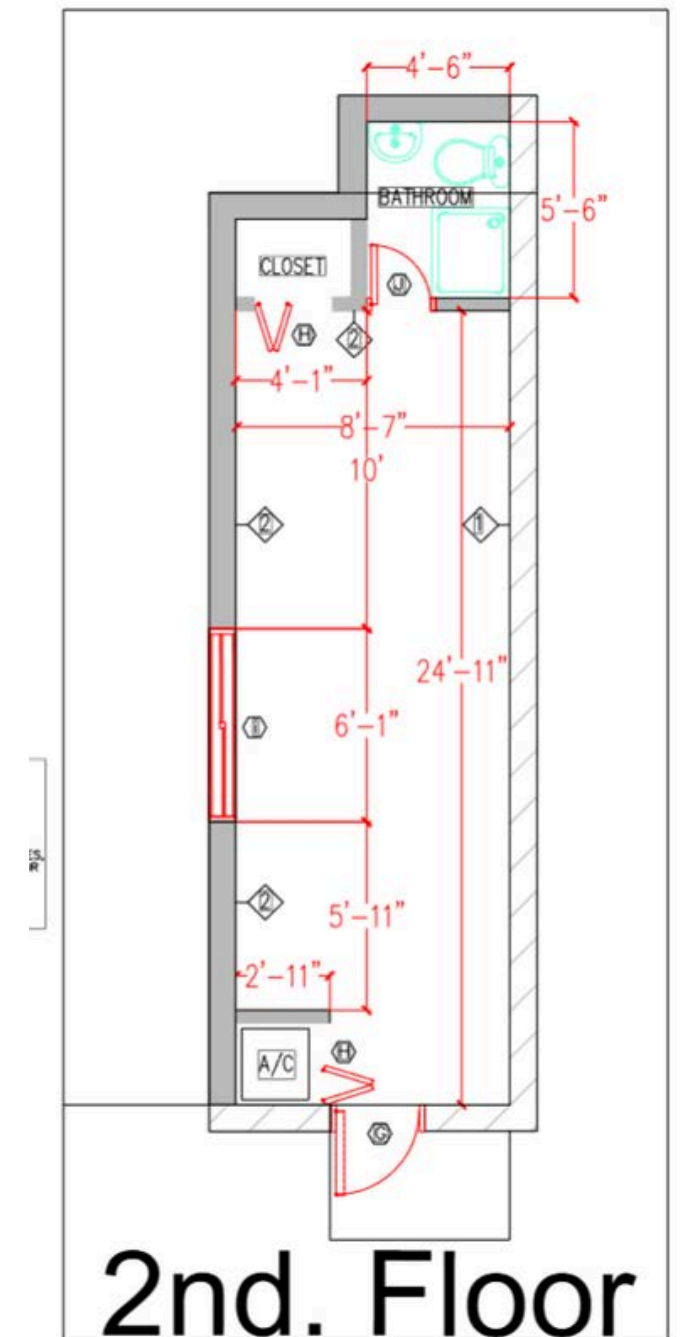
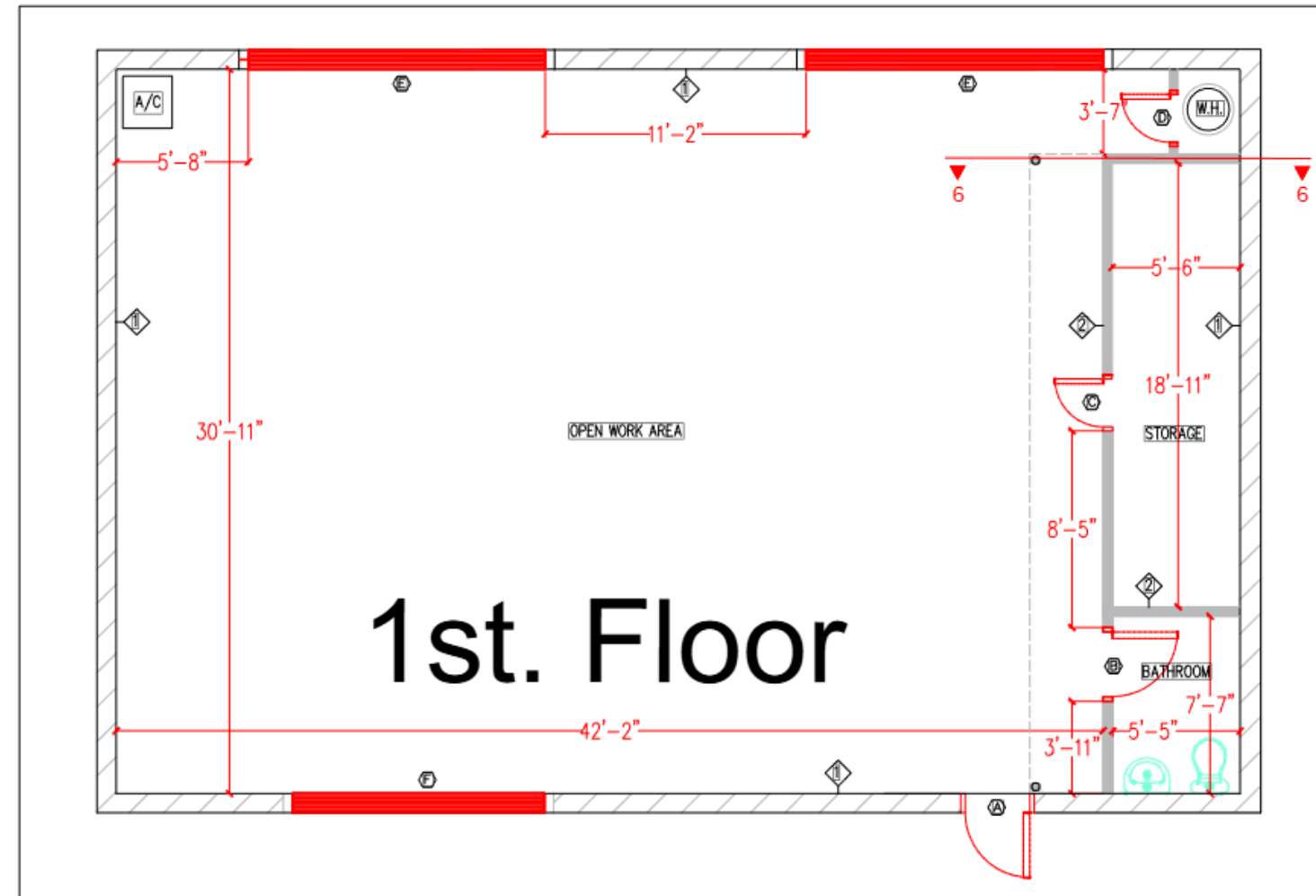
- Large open-concept layout
- Private second-floor loft with full bathroom

TIMING: Available Now

RENTAL RATE: \$55.00/ SF

LEASE TYPE: Modified Gross

FLOOR PLAN



2021 NW 1ST PLACE
Unit 1R

INTERIOR IMAGES



CONCEPTUAL RENDERING



2035 NW 1ST PLACE

Unit 1h



AVAILABLE SPACE: 1,485 SF

SPECS:

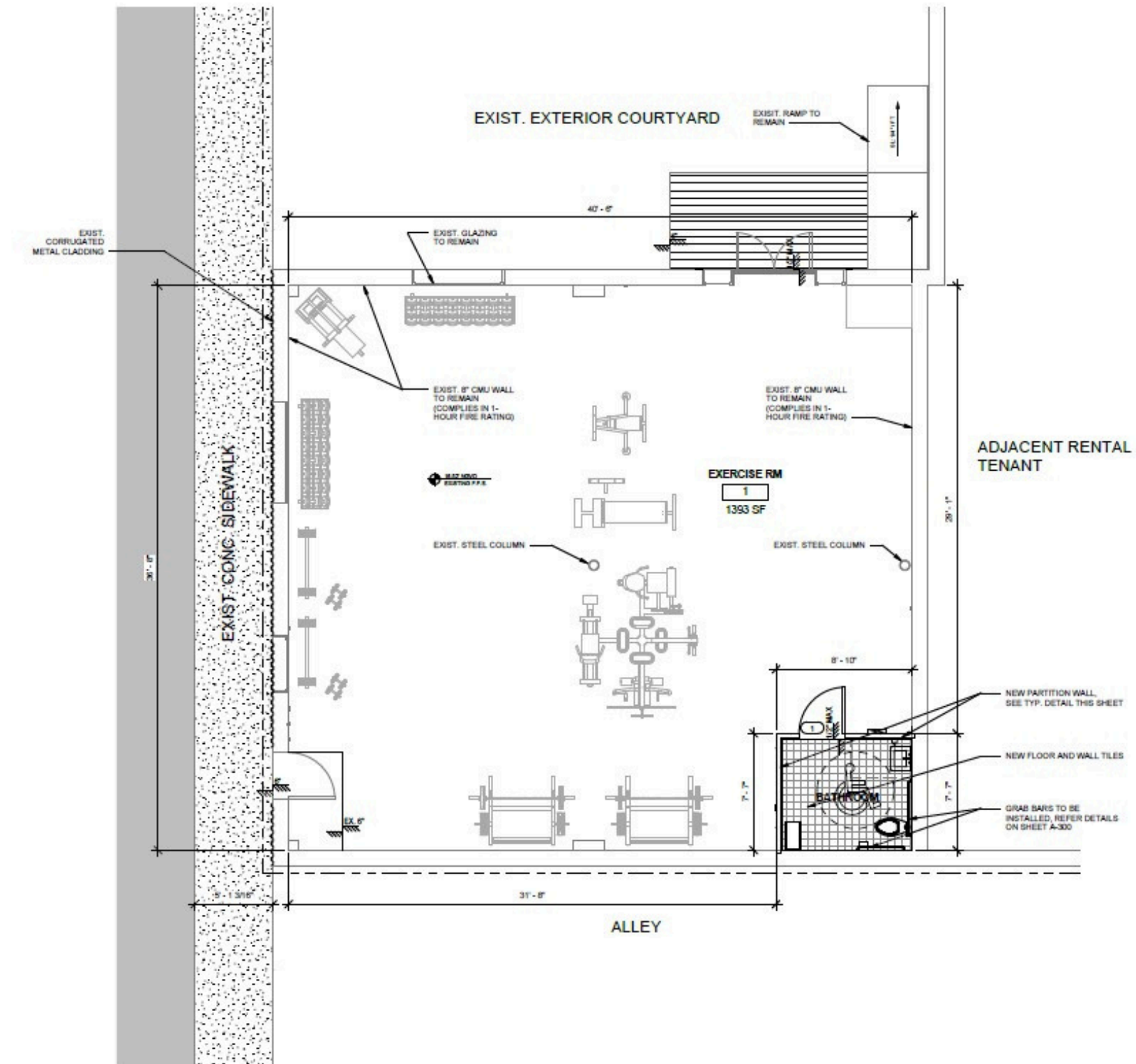
- Open-concept space
- Two separate entrances
- Wood accent wall
- Mirror feature wall

TIMING: Available Now

RENTAL RATE: \$55.00/ SF

LEASE TYPE: Modified Gross

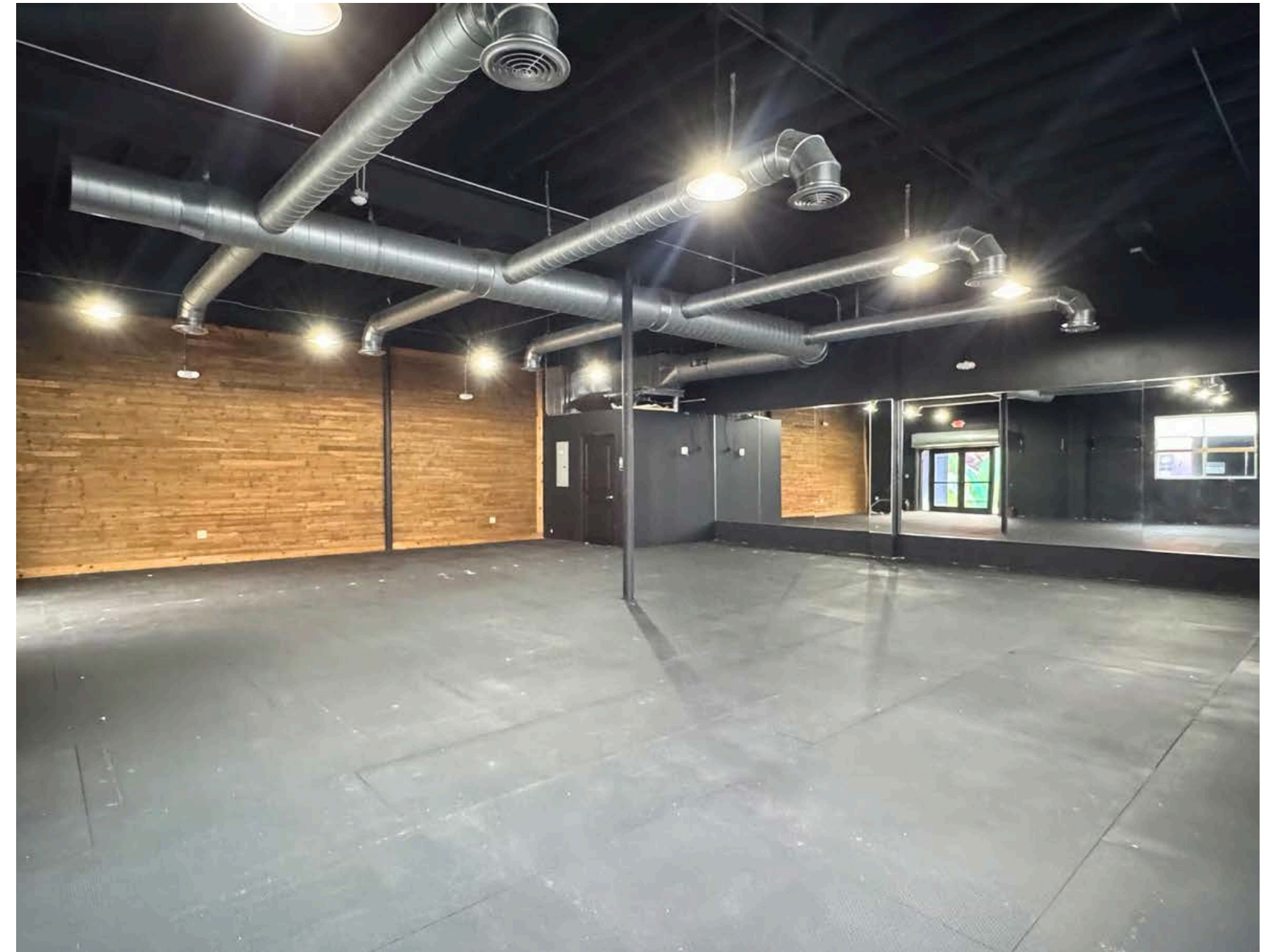
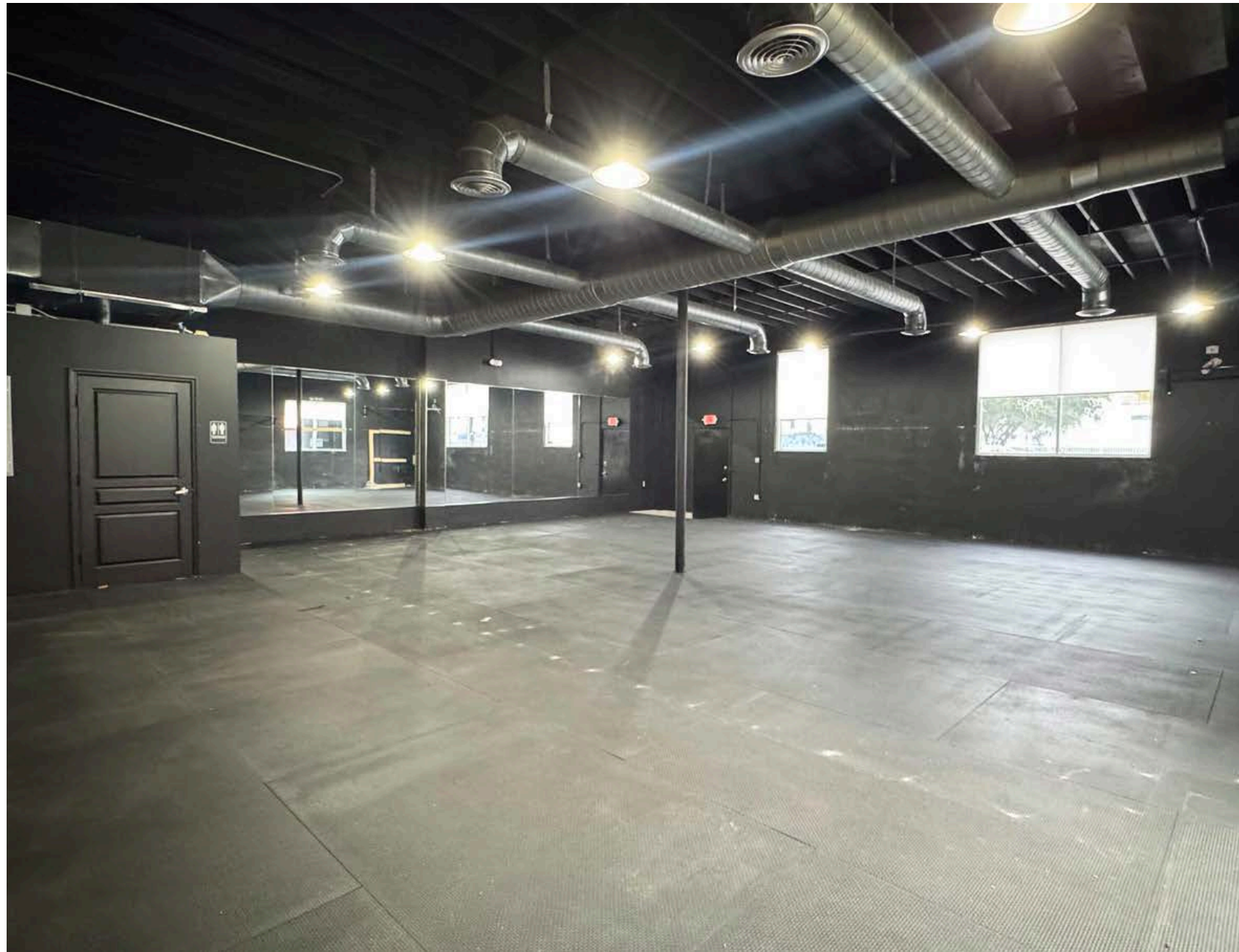
FLOOR PLAN



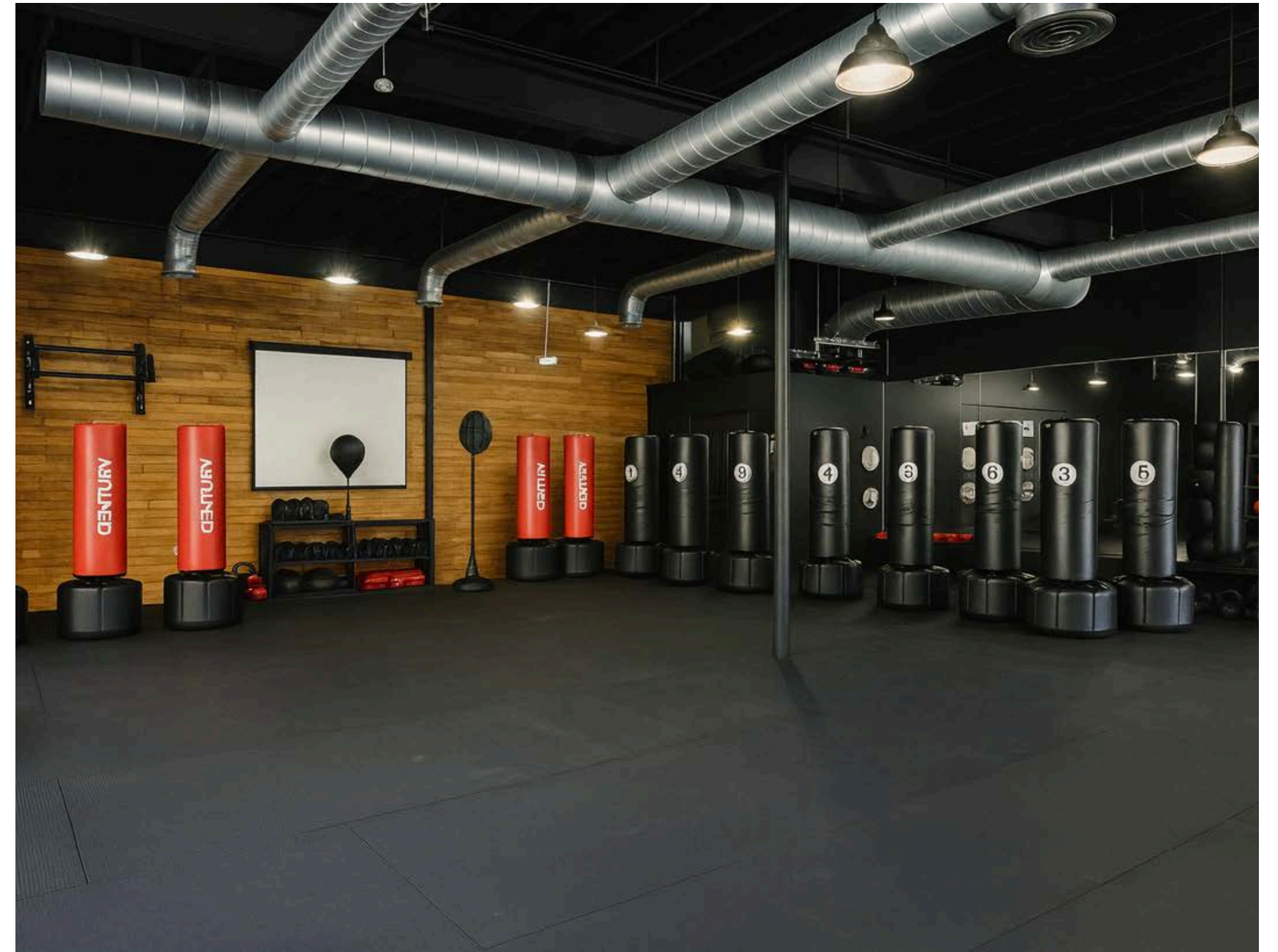
2035 NW 1ST PLACE

Unit 1h

INTERIOR IMAGES



CONCEPTUAL RENDERING



2037 NW 1ST PLACE

Unit 1i



- AVAILABLE SPACE:

2,166 SF
- SPECS:

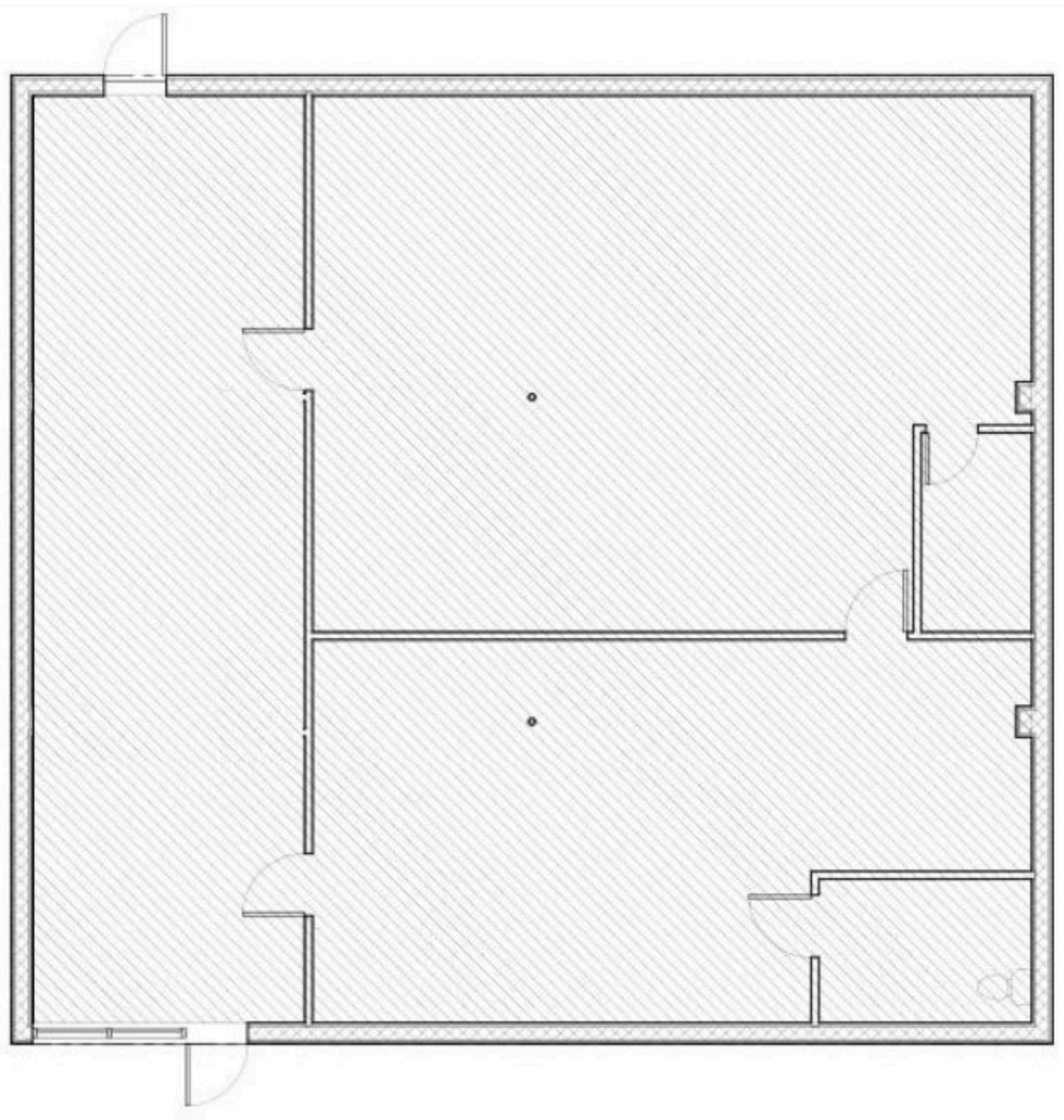
- Large open space divided into three rooms
 - Tall ceiling height
 - Updated interior lighting
- TIMING:

Available Now
- RENTAL RATE:

\$55.00/ SF
- LEASE TYPE:

Modified Gross

FLOOR PLAN



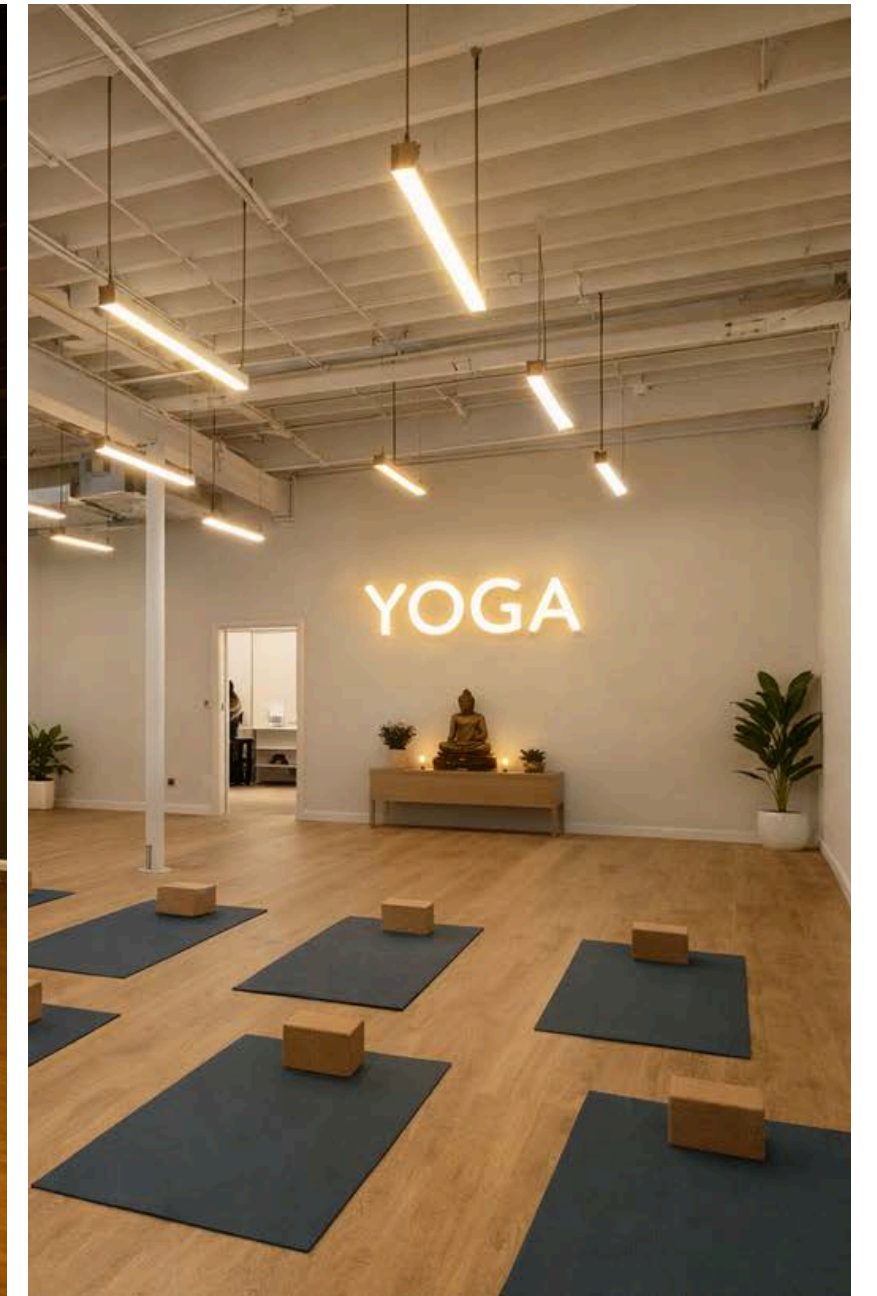
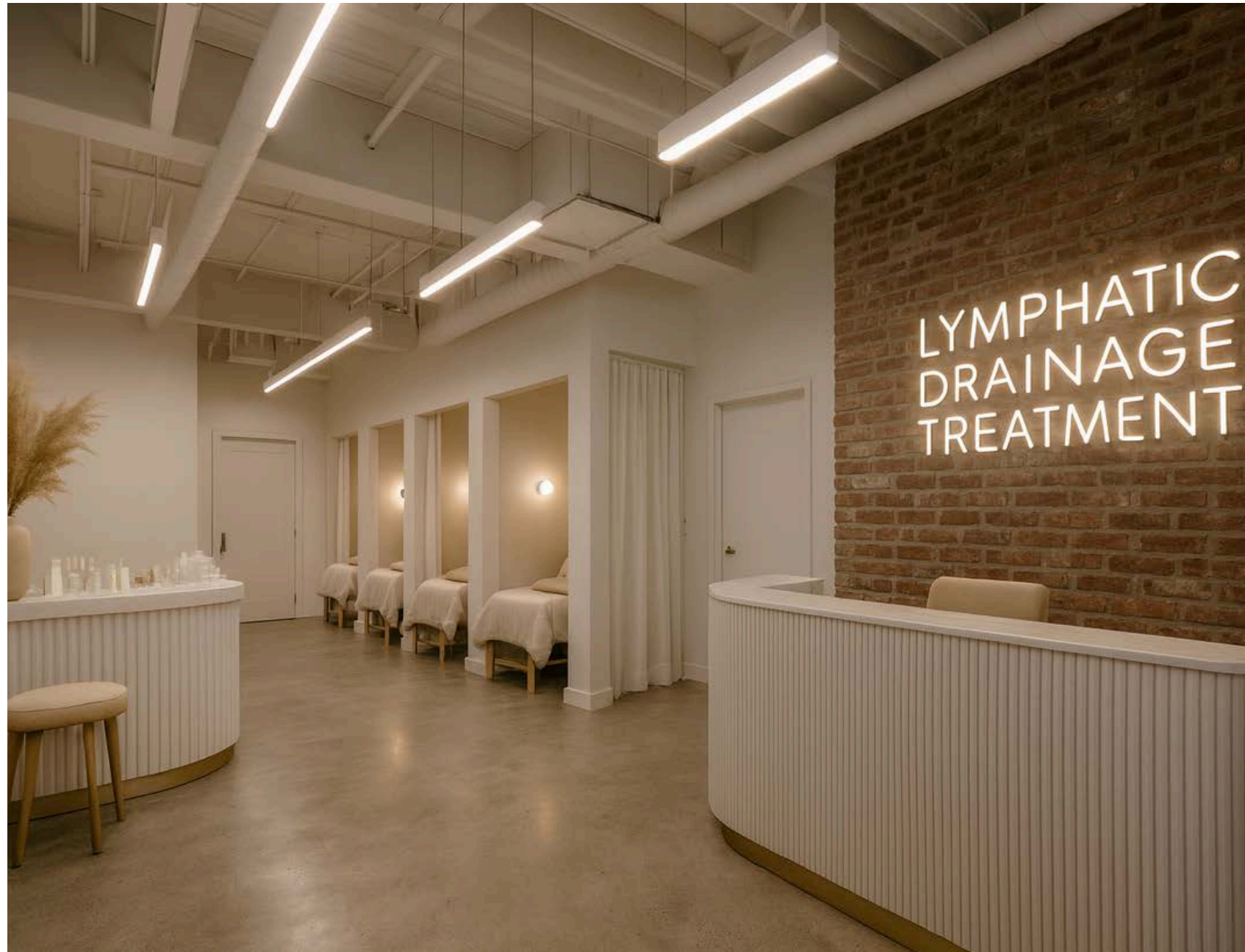
2037 NW 1ST PLACE

Unit 1i

INTERIOR IMAGES



CONCEPTUAL RENDERING



Unit 1k

[illegible]

2041 NW 1ST PLACE

Unit 1k

INTERIOR IMAGES



CONCEPTUAL RENDERING

