

Sony

WYNWOOD RETAIL & OFFICE FOR LEASE

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

LEASING BROCHURE

JANUARY 2026



TABLE OF

Contents



LOCATION

- 03 Wynwood Neighborhood Overview
- 04 Entertainment
- 05 Culinary Experiences
- 06 SoWy Redefining Wynwood
- 07 Aerial Map
- 08 SoWy Assemblage

AVAILABILITIES

- 09 2021 NW 1st Place
- 12 2035 NW 1st Place
- 15 2037 NW 1st Place
- 18 2041 NW 1st Place

WYNWOOD NEIGHBORHOOD

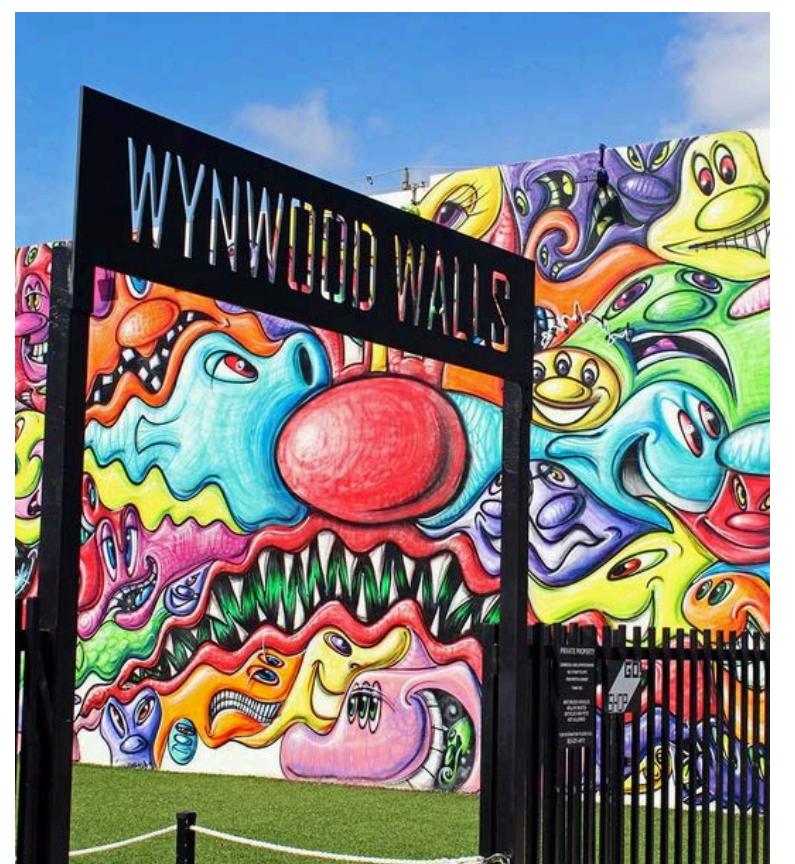
Overview

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 CUSINE, 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

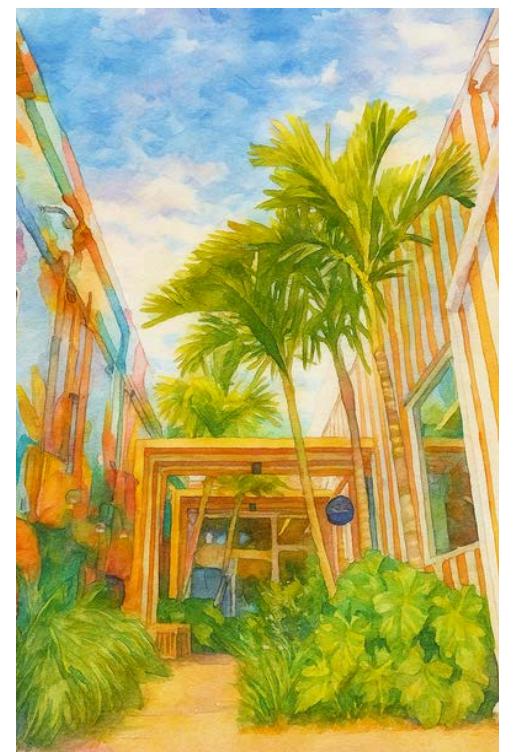
REDEFINING WYNWOOD

SoWy

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

HEALTH DISTRICT



Sowy

OVERTOWN

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



2021 NW 1ST PLACE

Unit 1f



AVAILABLE SPACE: 1,800 SF

SPECS:

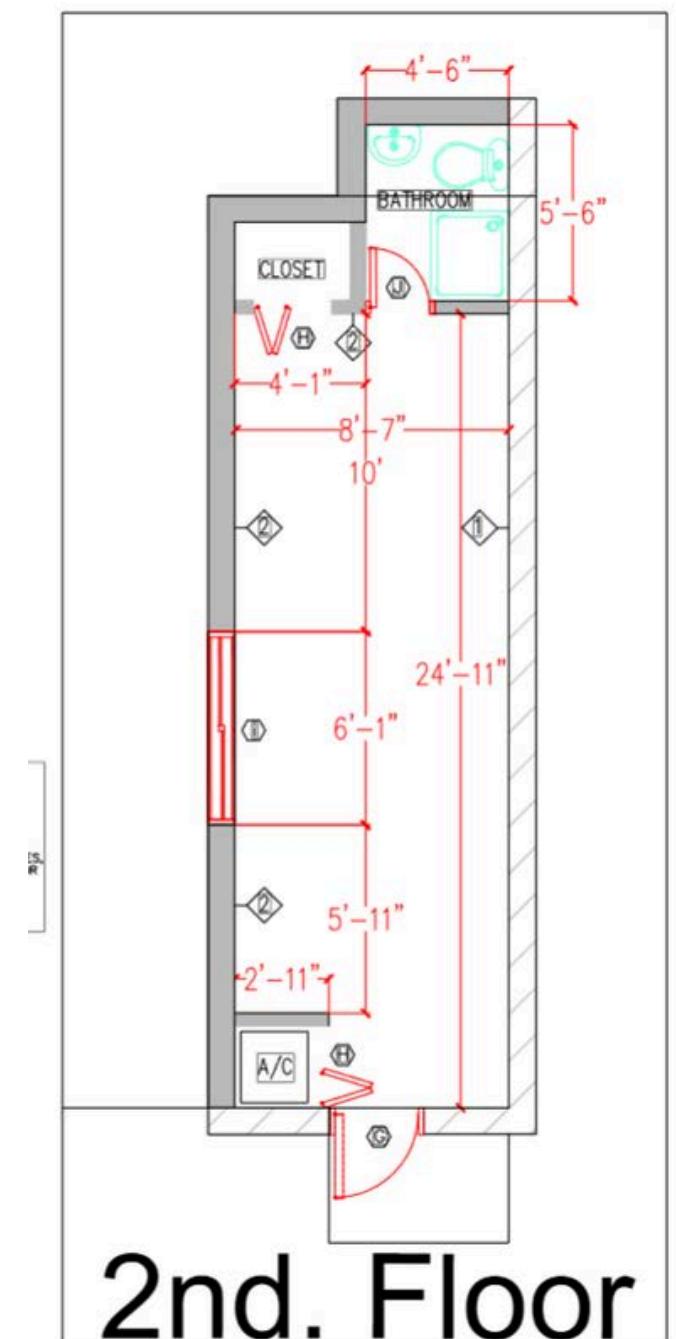
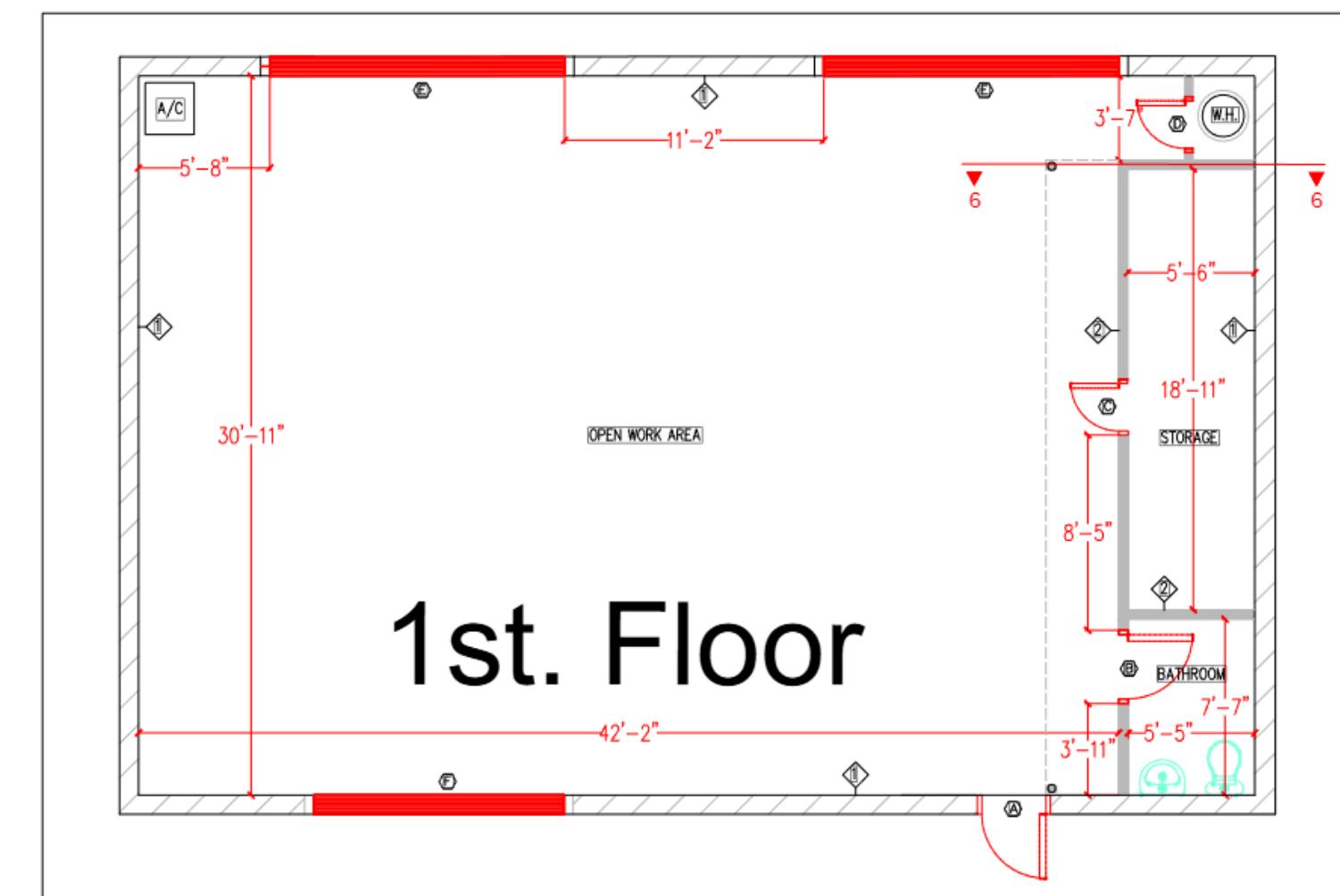
- Large open-concept layout
- Private second-floor loft with full bathroom

TIMING: Available Now

RENTAL RATE: \$55.00/ SF

LEASE TYPE: Modified Gross

FLOOR PLAN



2021 NW 1ST PLACE

Unit 1f



INTERIOR IMAGES



CONCEPTUAL RENDERING



2035 NW 1ST PLACE

Unit 1h



AVAILABLE SPACE: 1,485 SF

SPECS:

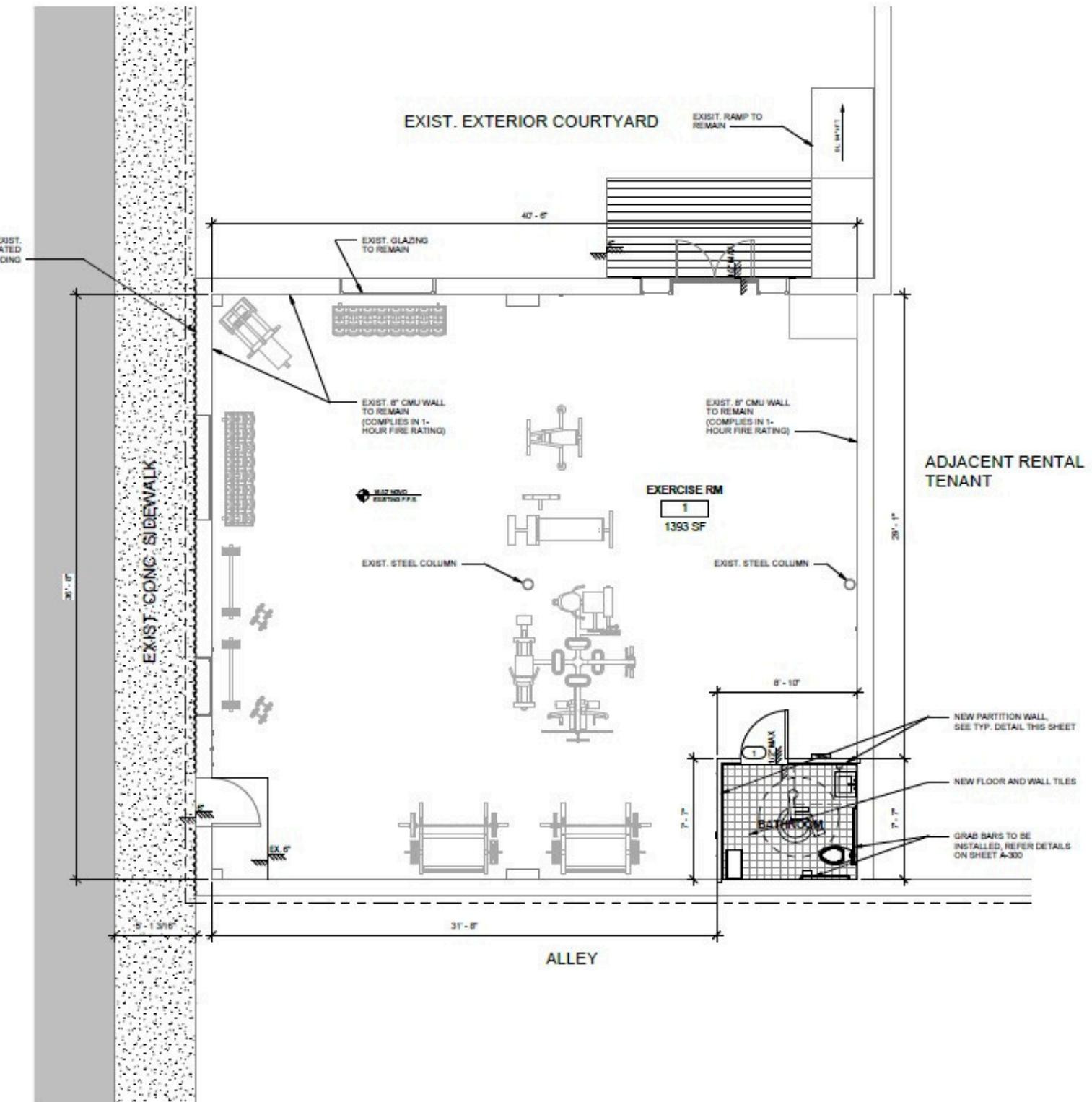
- Open-concept space
- Two separate entrances
- Wood accent wall
- Mirror feature wall

TIMING: Available Now

RENTAL RATE: \$55.00/ SF

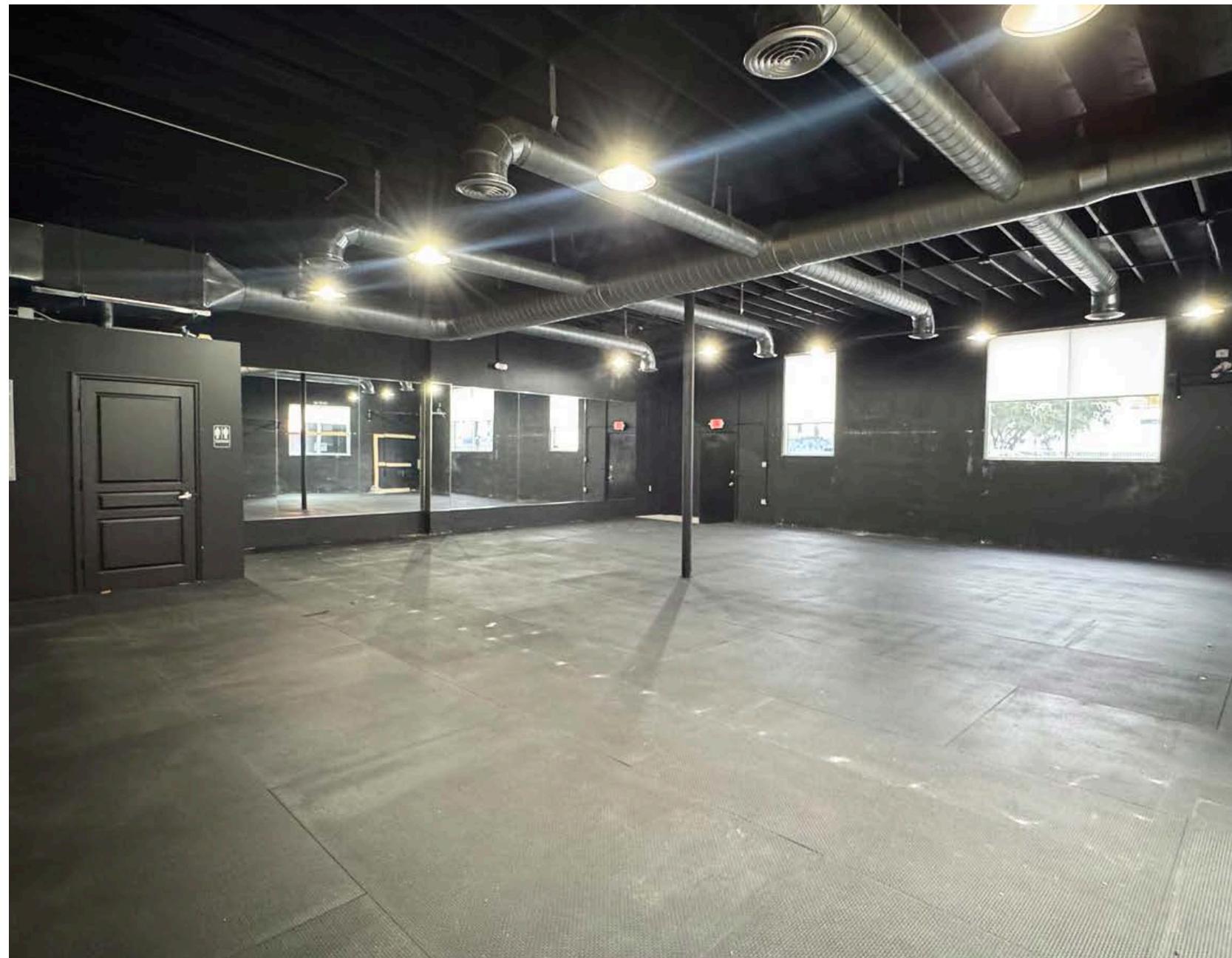
LEASE TYPE: **Modified Gross**

FLOOR PLAN

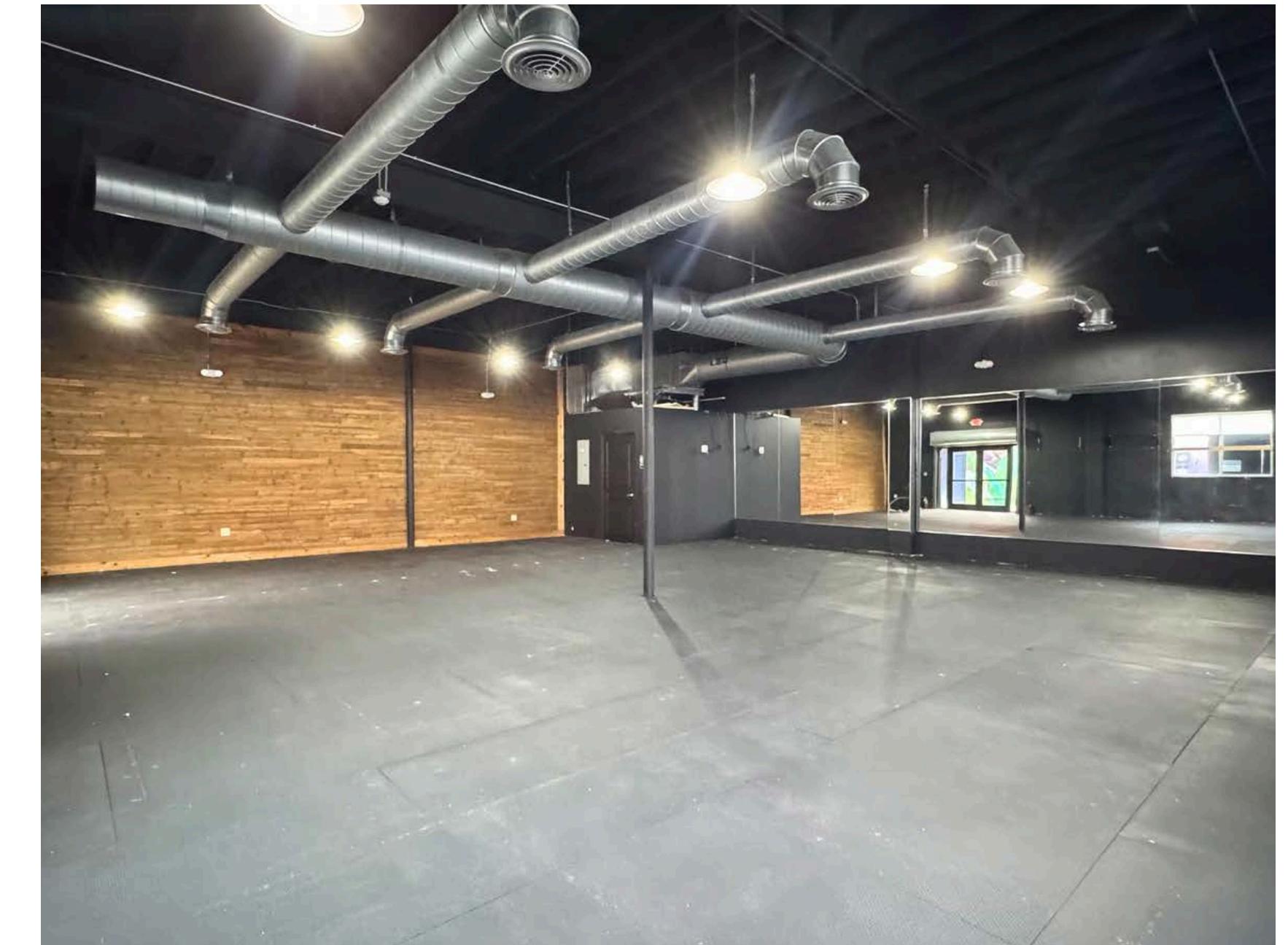


2035 NW 1ST PLACE

Unit 1h



INTERIOR IMAGES



CONCEPTUAL RENDERING



2037 NW 1ST PLACE

Unit 1i



AVAILABLE SPACE: 2,166 SF

SPECS:

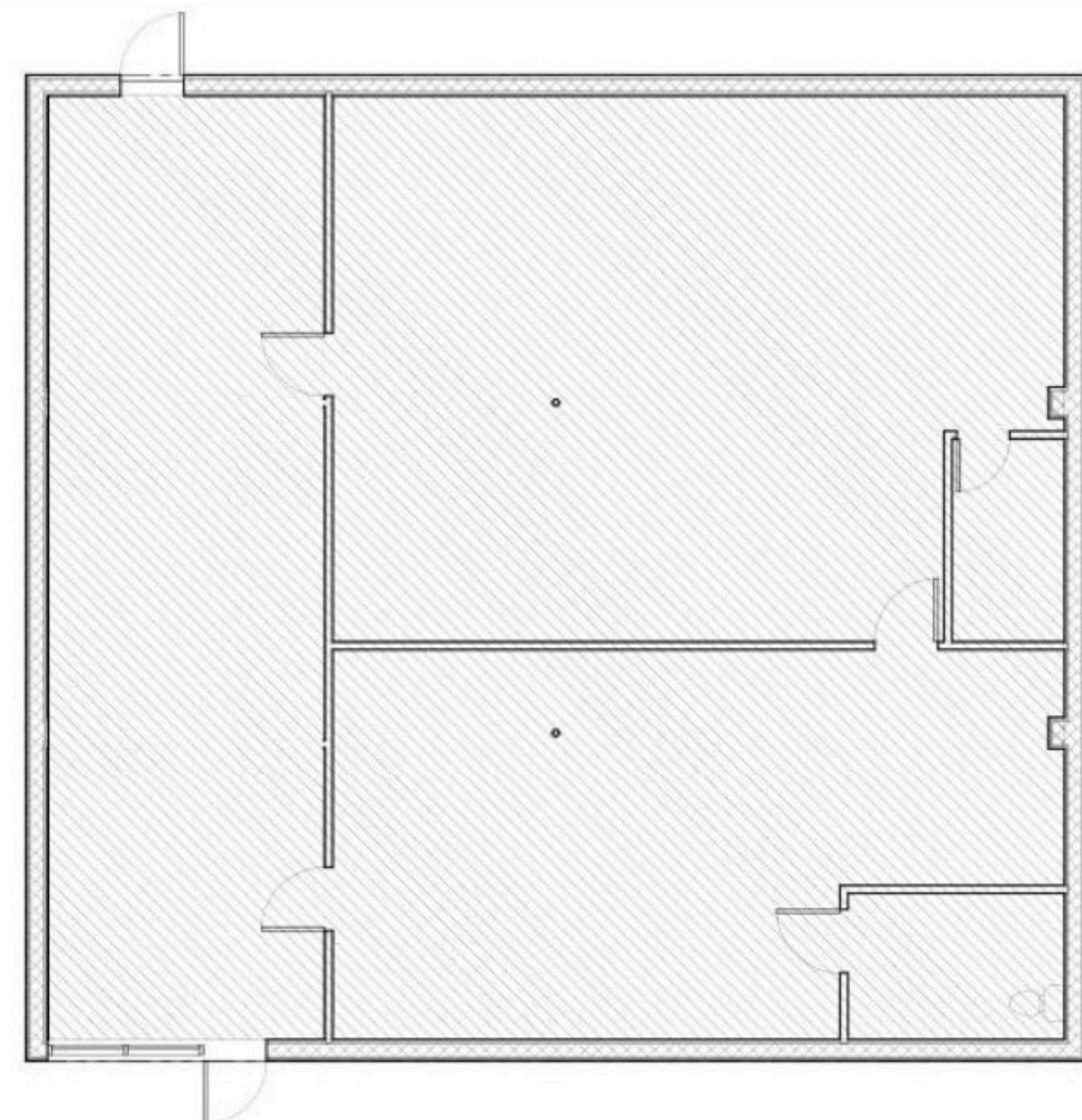
- Large open space divided into three rooms
- Tall ceiling height
- Updated interior lighting

TIMING: Available Now

RENTAL RATE: \$55.00/ SF

LEASE TYPE: Modified Gross

FLOOR PLAN



2037 NW 1ST PLACE

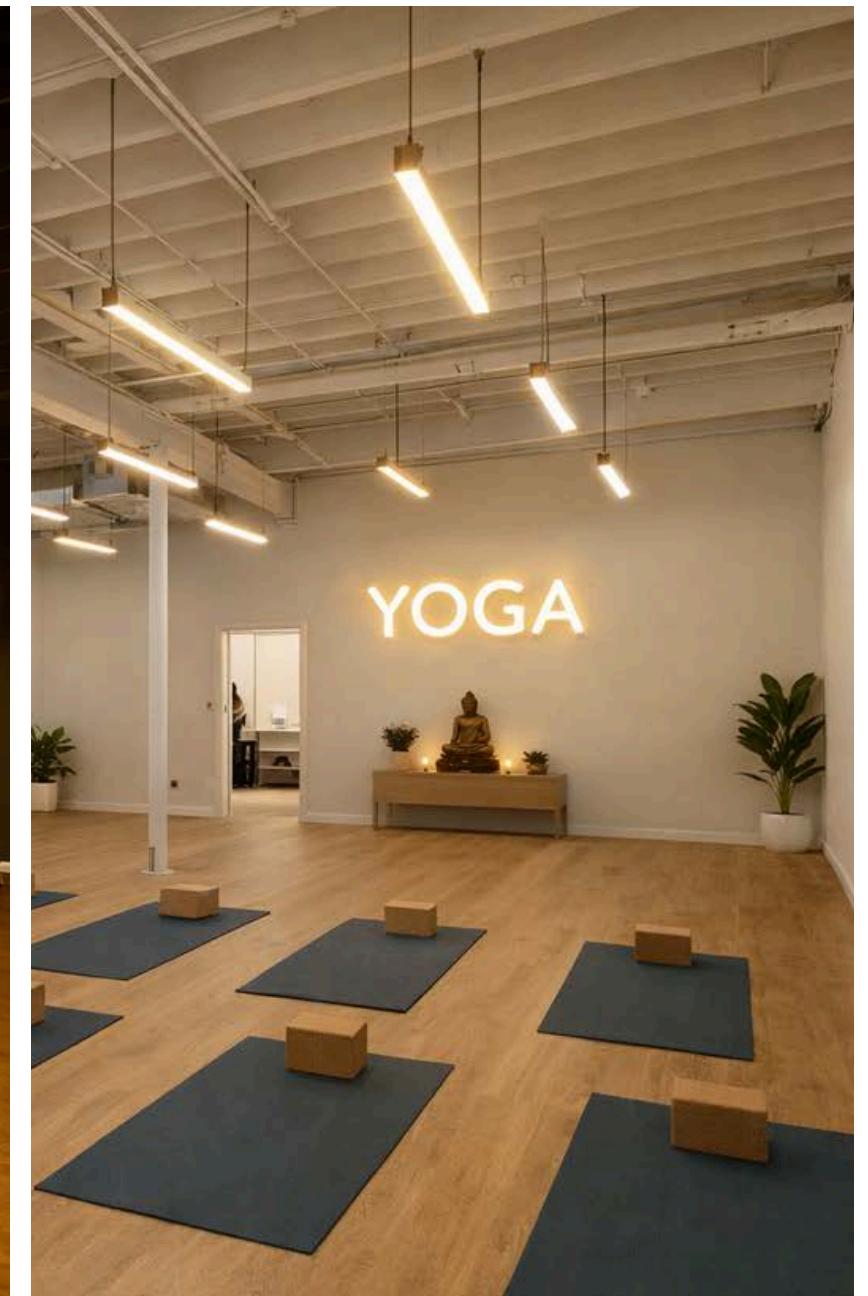
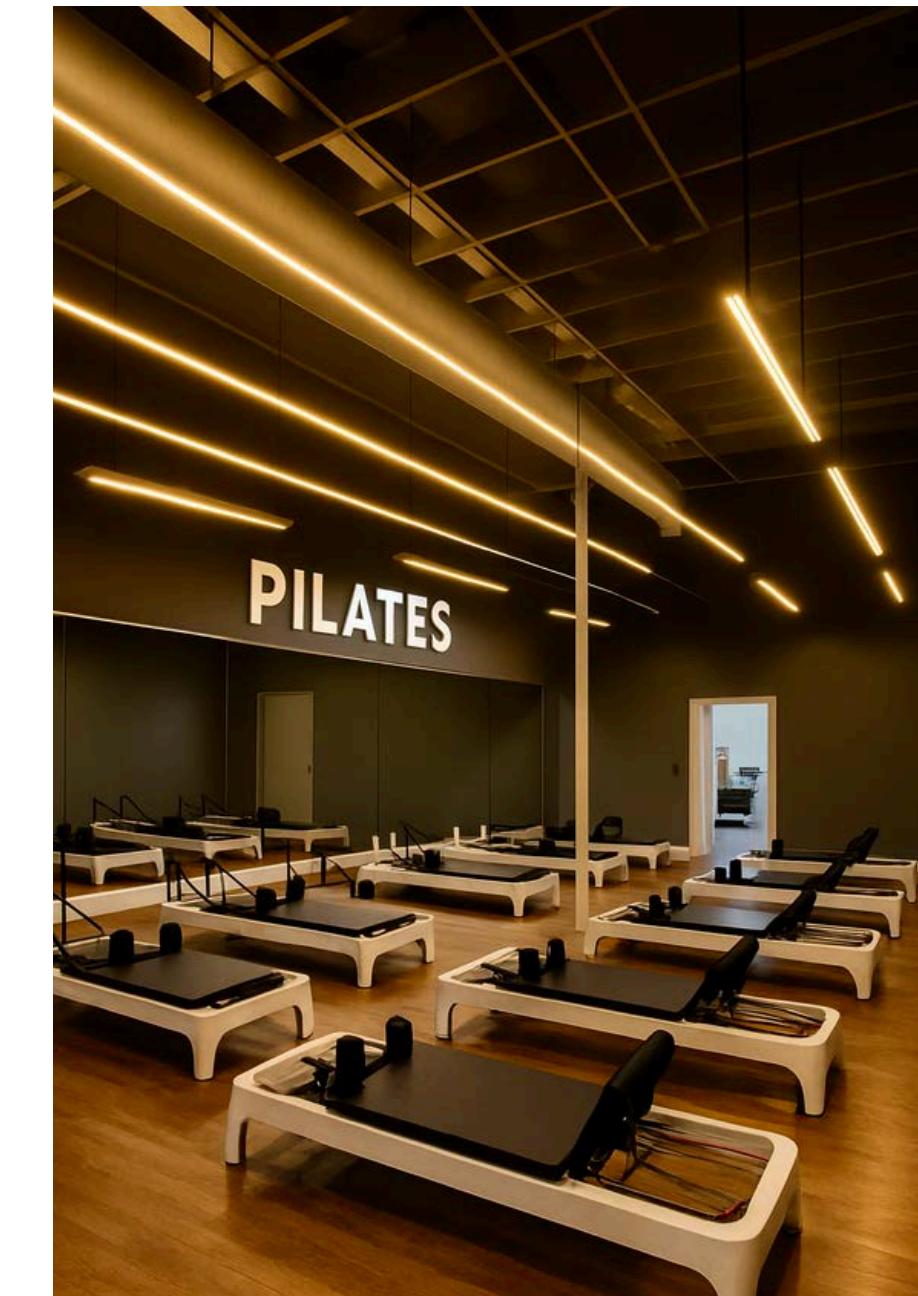
Unit 1i



INTERIOR IMAGES



CONCEPTUAL RENDERING



2041 NW 1ST PLACE

Unit 1k



AVAILABLE SPACE: 983 SF

SPECS:

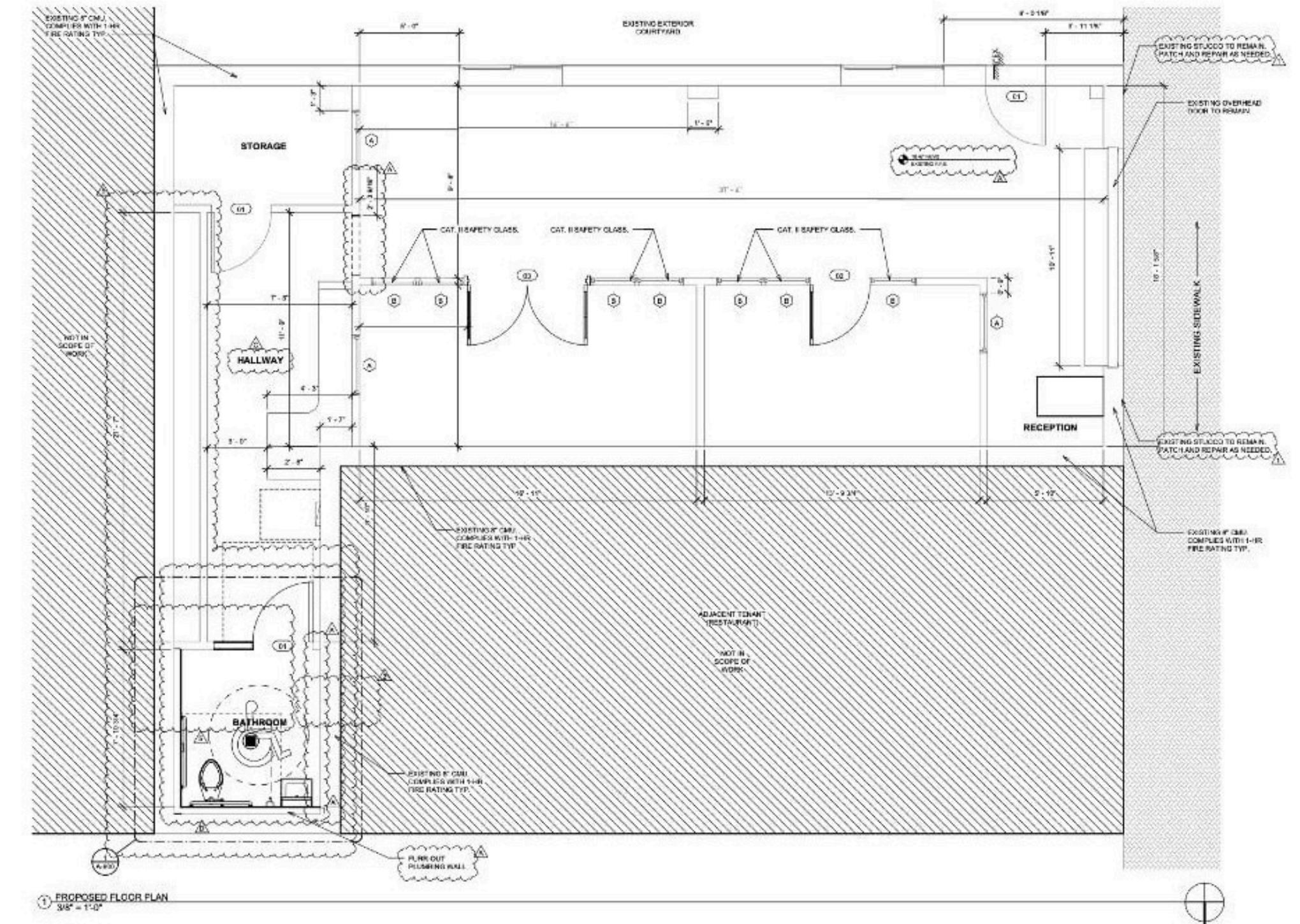
- Store front
- Great natural light
- Private meeting spaces/office

TIMING: Available Now

RENTAL RATE: \$55.00/ SF

LEASE TYPE: Modified Gross

FLOOR PLAN



2041 NW 1ST PLACE

Unit 1k



INTERIOR IMAGES



CONCEPTUAL RENDERING

