



WYNWOOD RETAIL & OFFICE FOR LEASE

**219 NW 20<sup>TH</sup> STREET—UNIT 103, 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

## AVAILABILITY

- 09 219 NW 20<sup>th</sup> Street - Unit 103



# WYNWOOD NEIGHBORHOOD

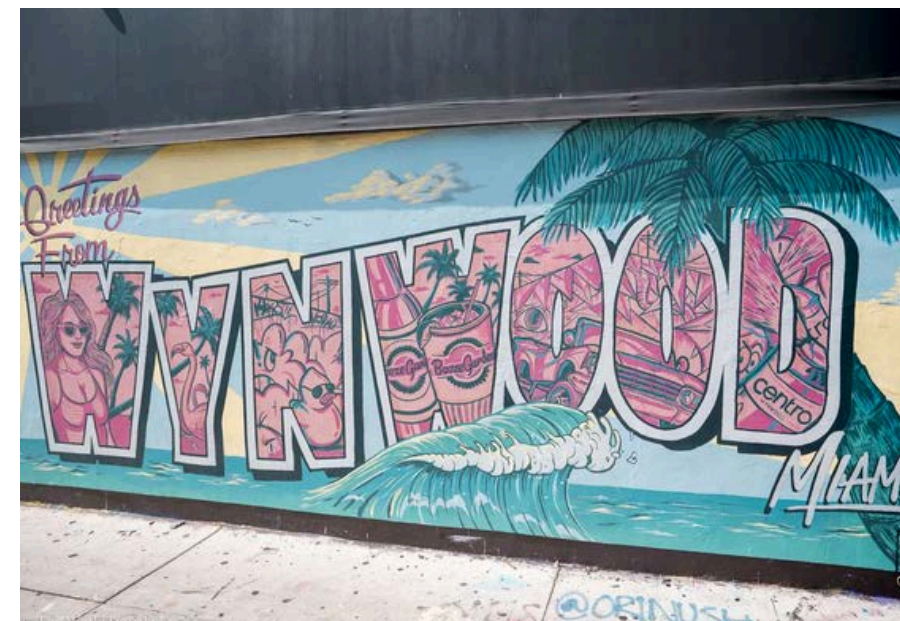
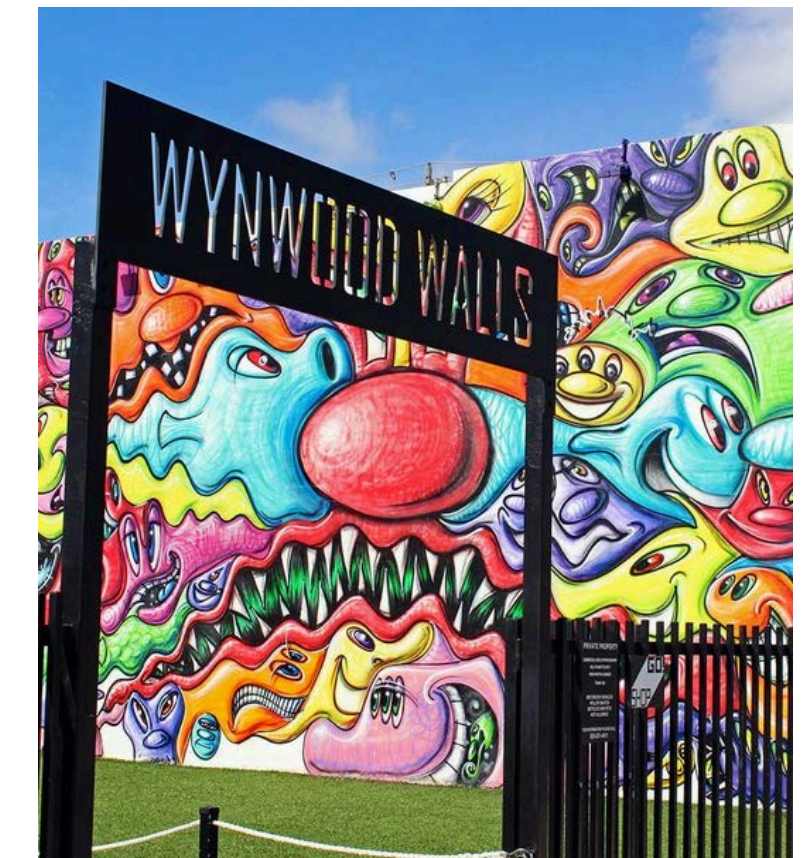
## Overview

**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



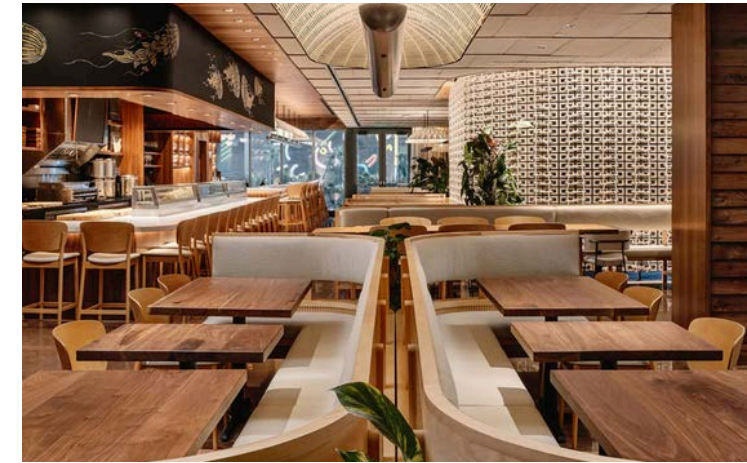
A MODERN AGEAN MESE & BAR. BLENDS GREEK & TURKISH COASTAL TRADITIONS WITH INGREDIENTS FROM THE MEDITERRANEAN & MIDDLE EAST

*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*



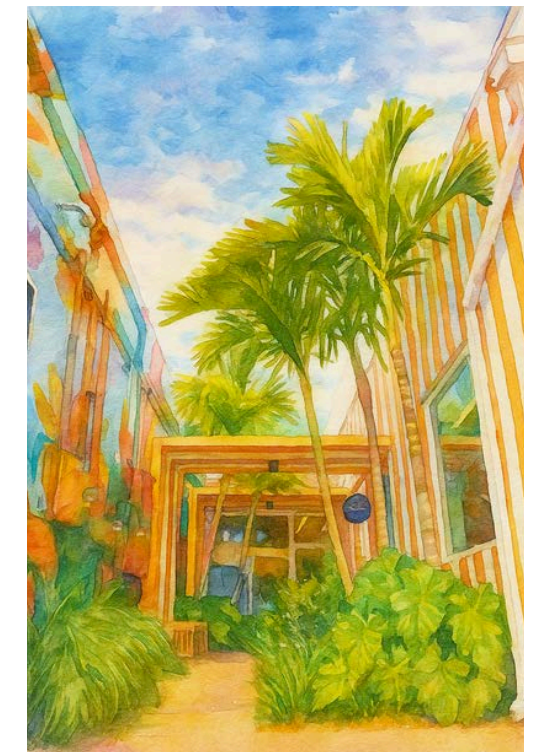
# REDEFINING WYNWOOD



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)

# Midtown

# Wynwood



**Subject Site**

# Overtown



219 NW 20<sup>TH</sup> STREET

Unit 103



AVAILABLE SPACE: 990 SF

SPECS:

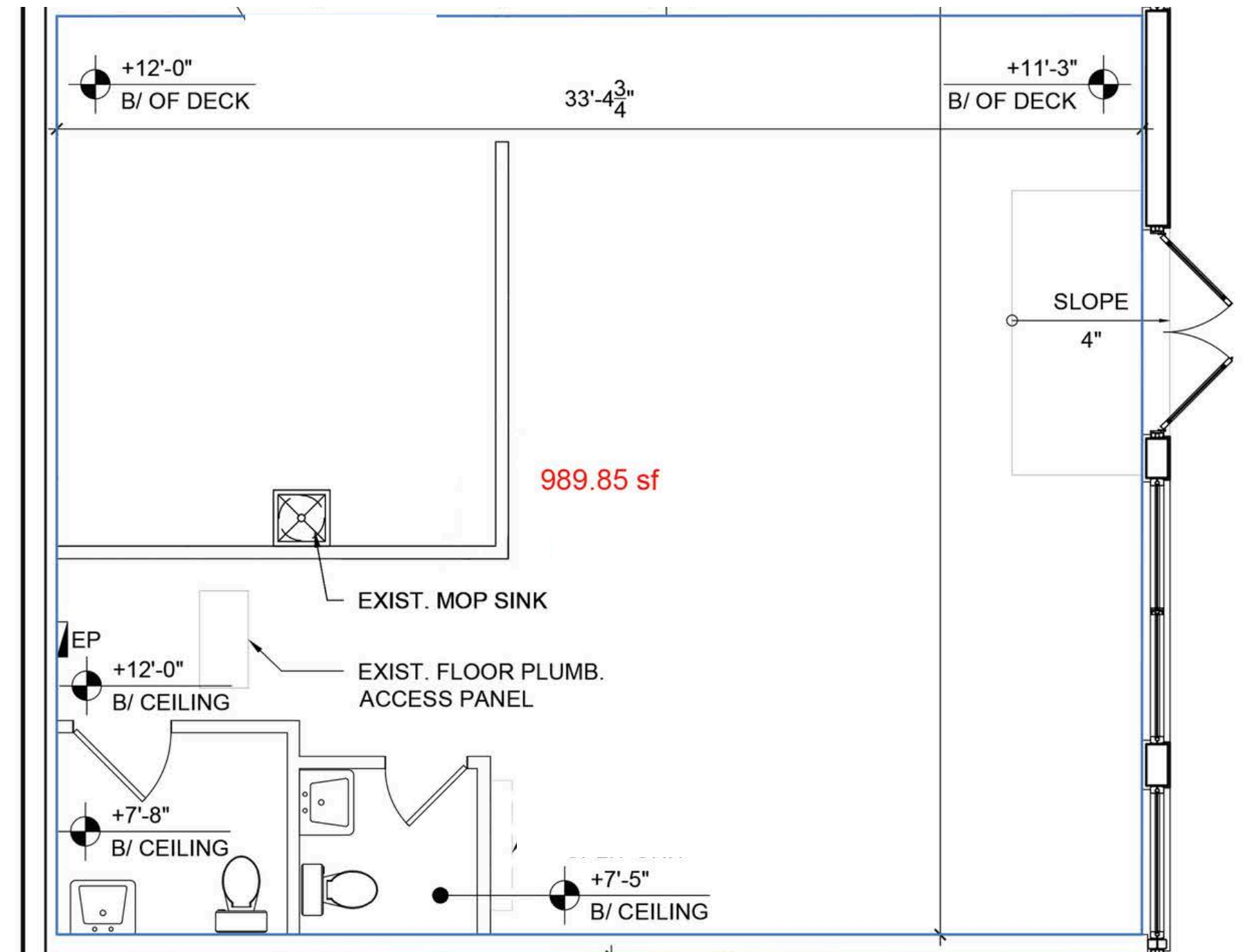
- Continuous 24/7 property access
- Secure gated parking area
- Two restrooms

TTIMING: Available Now

RENTAL RATE: \$55.00/ SF

LEASE TYPE: Modified Gross

## FLOOR PLAN



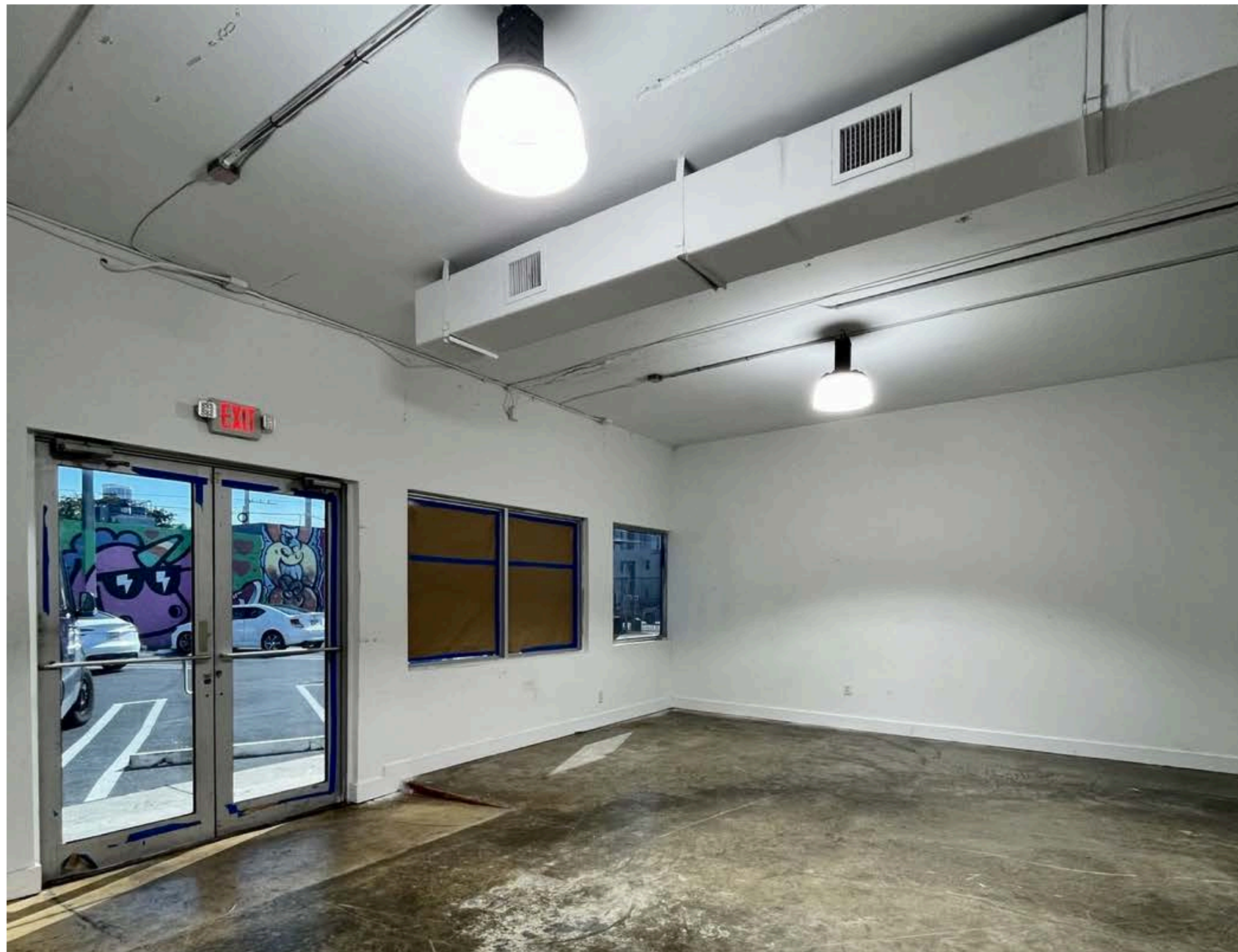
NOT TO SCALE



219 NW 20<sup>TH</sup> STREET

Unit 103

## INTERIOR IMAGES





# CONCEPTUAL RENDERING

