

conceptual rendering

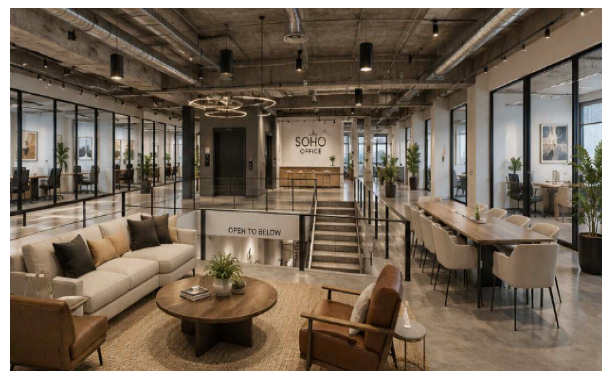


SOHO WYNWOOD OFFICE

2159 NW 1st Court MIAMI FL 33127

NOW UNDER RENOVATIONS

- ❖ Prime New Creative Office Space in the heart of Wynwood. (Second Floor)
- ❖ Available open space approximate 6,400 sf divisible approximately(net usable) 3600 sf and 2250 sf
- ❖ Building Signage opportunity
- ❖ Adjacent to new residential, retail and hotel
- ❖ Elevator Accessible and private stairs.
- ❖ Flex terms available starting at \$45 psf base.



SOHO OFFICE



MIAMI, FL 33127



**1-95 ACCESS
3 MIN DRIVE**



PRIME WYNWOOD LOCATION

 Steps from world-class art, dining, retail & hospitality

Excellent Access
Minutes to I-95, Downtown,
Design District & Miami Beach

**STRONG MARKET
FUNDAMENTALS**

Mynwood continues to experience significant growth and investment.

216,955

 \$104,700

122,687

Avg HH Income	Daytime Employees
0-10K	
10-15K	
15-20K	
20-25K	
25-30K	
30-35K	
35-40K	
40-45K	
45-50K	
50-60K	
60-70K	
70-80K	
80-90K	
90-100K	
100-120K	
120-150K	
150-200K	
200-250K	
250-300K	
300-400K	
400-500K	
500-750K	
750-1M	
1M+	



LEASING TEAM



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