

THE
HIGHLEY
HOUSE

Class A Office Space

2115 N Miami Ave Miami, FL 33127



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THE HIGHLEY OFFICE reflects the diverse, creative, and dynamic character of Wynwood.

Designed by Cohen Freedman Encinosa & Associates, with complementary interior design by iddi Design, WNWD 21 is set to deliver Q3 2024

- + New 12-story, two-towered mixed-use development
- + 304 apartment units
- + 72,331 Sq. Ft. of Class A Office Space
- + 17,846 Sq. Ft. of Prime Retail
- + 14 feet ceiling height slab to slab
- + Amazing views of Wynwood and Downtown Miami
- + Ample parking garage
- + 24 hours controlled access security
- + FGBC Silver
- + Contemporary Lobby Art



OFFICE LOBBY

OFFICE

RESIDENTIAL/
PARKING

RETAIL





The epicenter of shopping, dining, and collaboration

Fact Sheet



Project Name	Offices at THE HIGHLEY
Address	2115 North Miami Avenue, Miami, FL 33127
Office Space	72,331 SF
Floor Plates	17,430 - 20,042 SF
Retail Space	17,846 SF of Prime Retail Five ground floor spaces
Parking	On-Site Parking
Developer	Related Group /Rockpoint
Architect	Cohen Freedman Encinosa & Associates
Interior Architect	Iddi (ID & Design International)
Office Leasing	Colliers International
Delivery	2024



Floor Plans



THE HIGHLEY

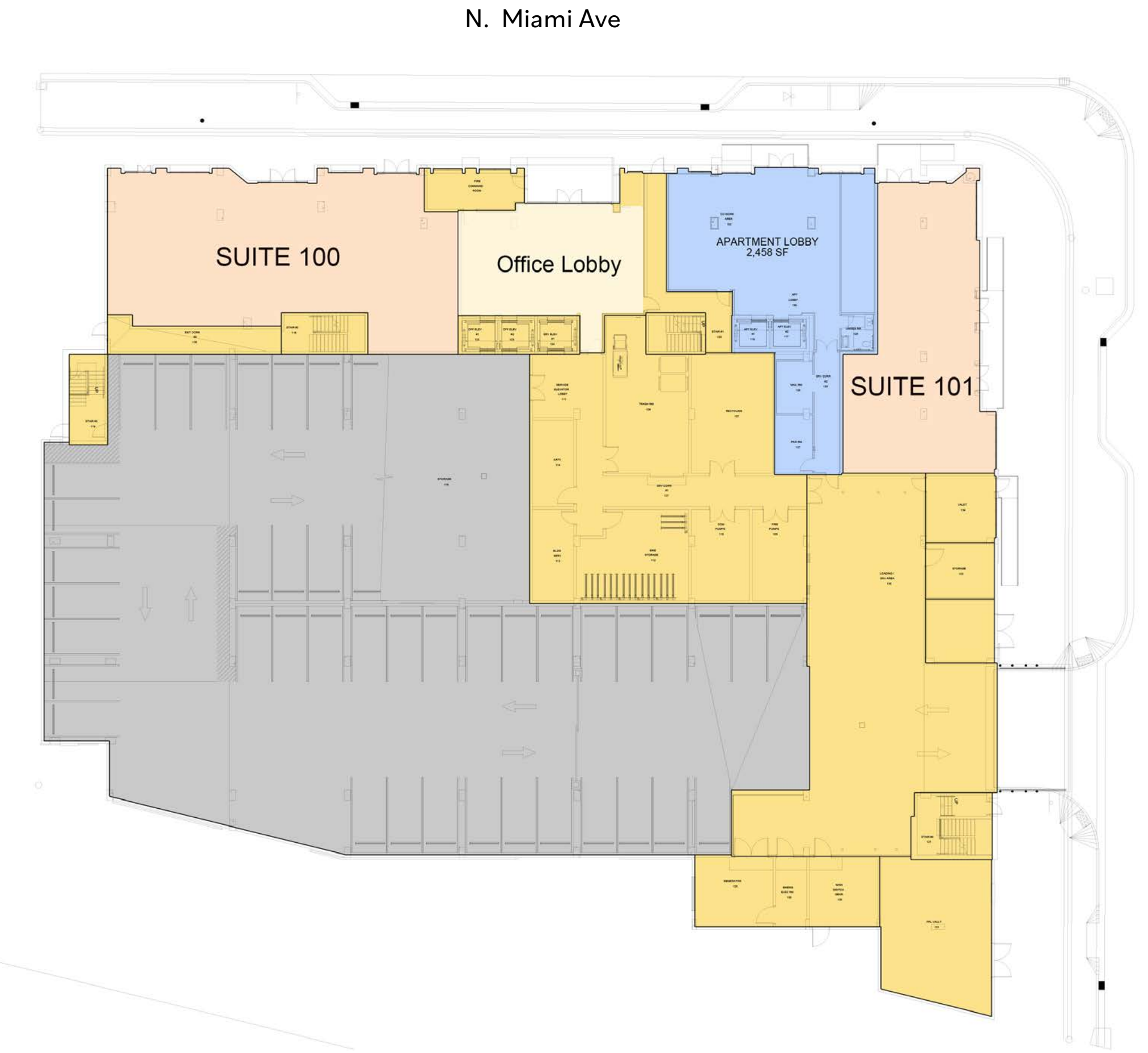
HOUSE

Ground Floor

Retail Space 5,049 RSF

+Retail Space #100
3,048 RSF

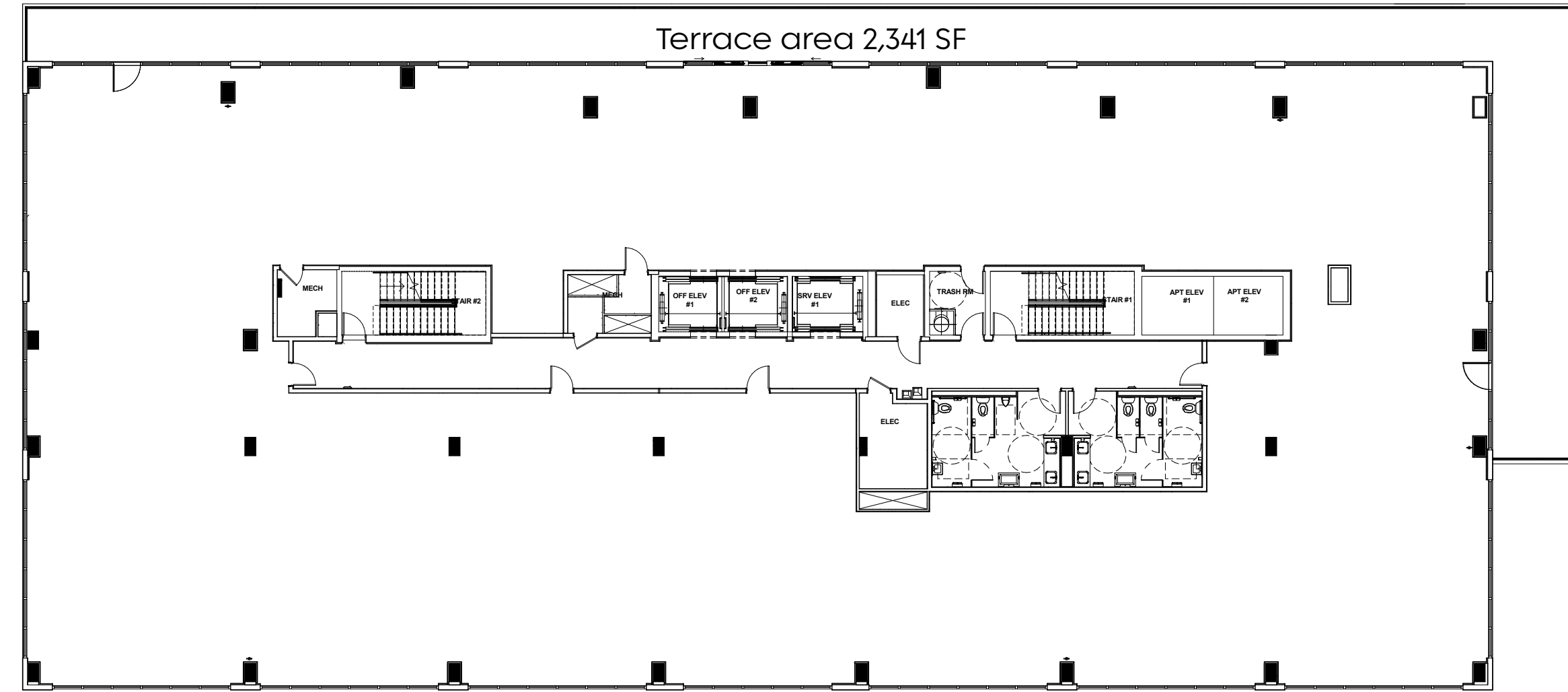
+Retail Space #1012,001
RSF



N.E. 22nd Street

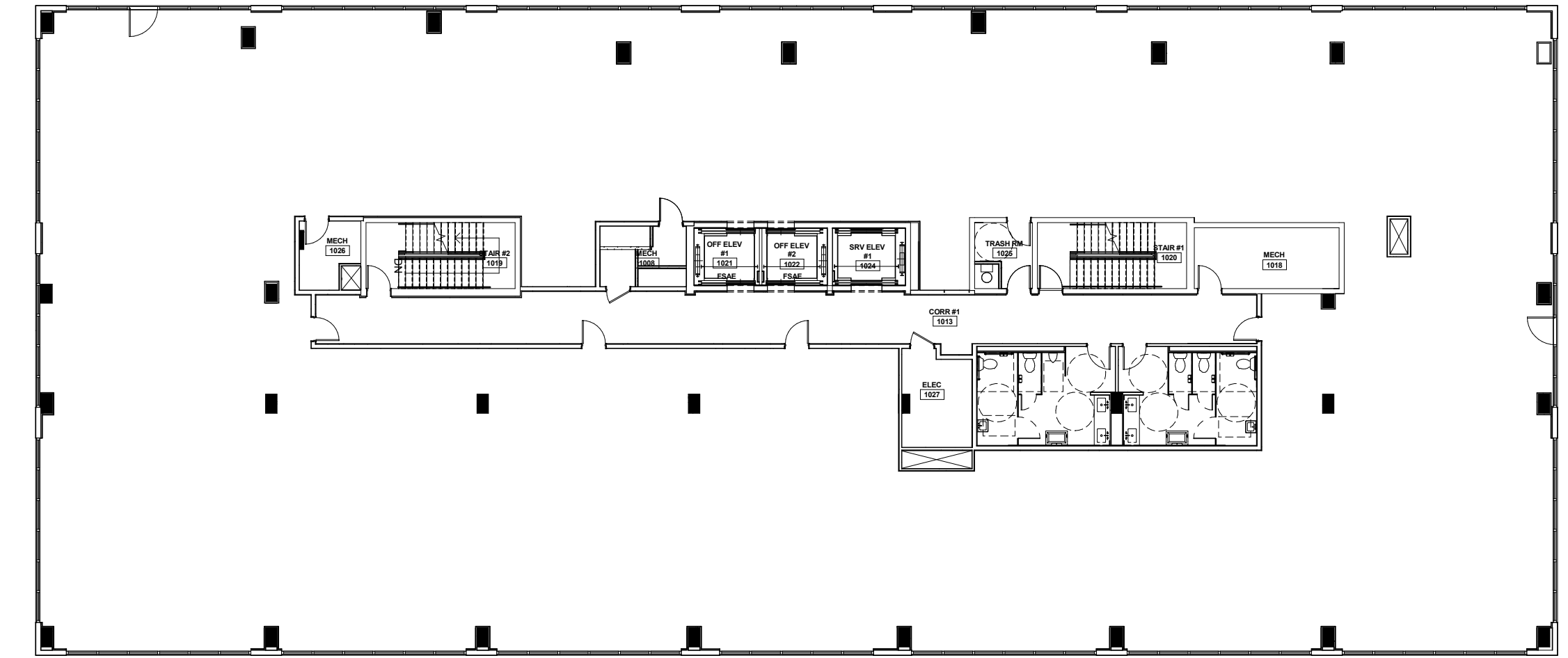
Level 9

Floorplan 20,166 RSF | Terrace area 2,341 SF

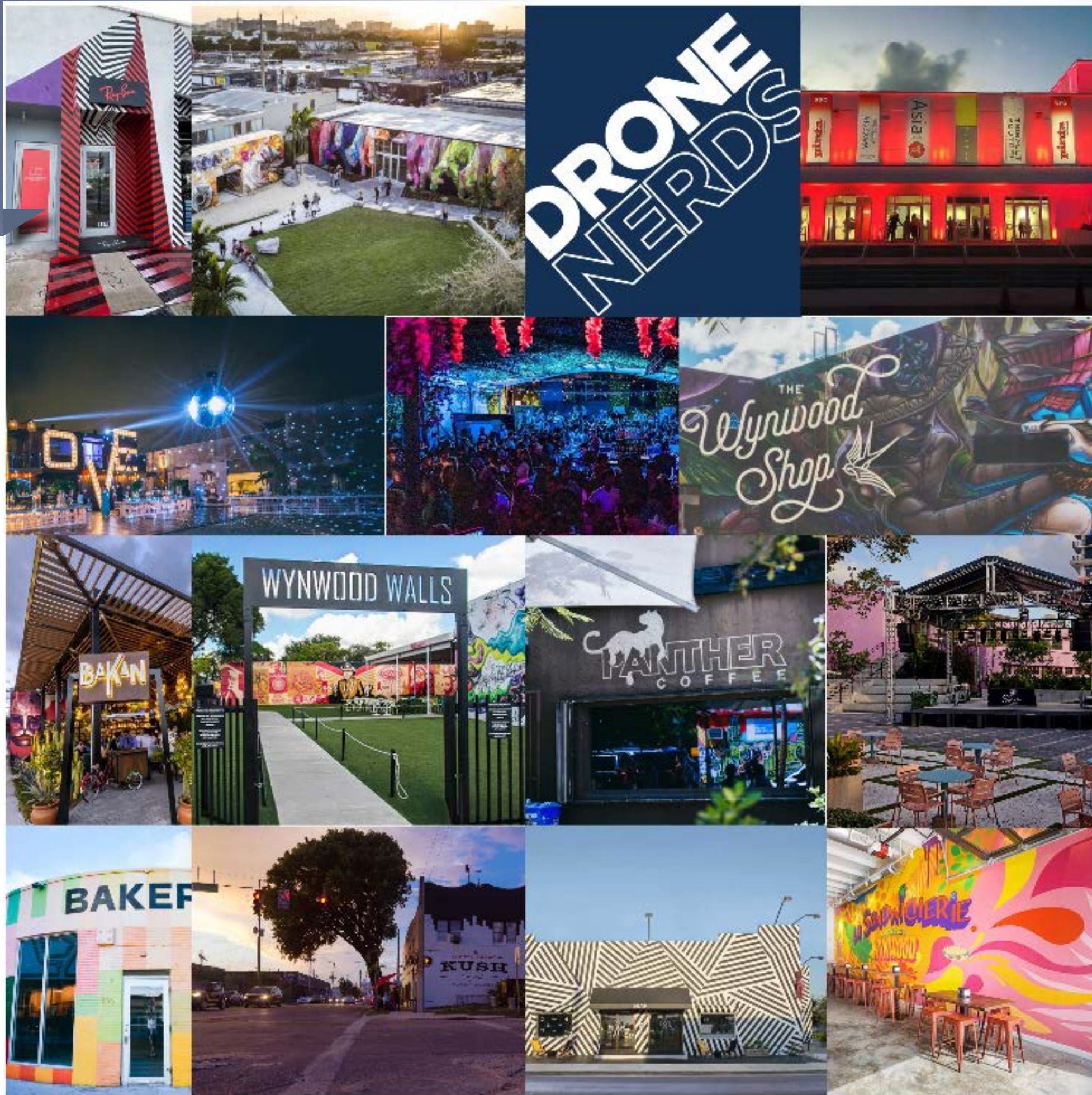


Levels 10-12

Floorplan 17,573 SF



WYNWOOD



Vibrant / Eclectic / Trendy Artsy / Colorful / Urban

Wynwood is one of the most happening areas in Miami. It's the kind of neighborhood where creativity is constantly flowing, and you never know what's going to happen next. You blink, and you might miss something incredible.

There's so much construction going on here that cranes are as common as the spray paint cans that the local artists use to decorate the walls. New developments and midrises are going up left and right. It's wild to think that this used to be an area filled with abandoned warehouses and now is a lively place to be, no matter what you're looking for work, play, and stay.

FOOD

- 1 Bottled Blond
- 2 Yoyoso
- 3 Bakan
- 4 R House
- 5 Zak the Baker
- 6 Sweetgreen
- 7 The Taco Stand
- 8 Pastis Miami
- 9 Joey's
- 10 Konos
- 11 Wynwood Brewing Company
- 12 Doya
- 13 bartaco
- 14 Salt & Straw
- 15 Veza Sur Brewing Company
- 16 The Dirty Rabbit
- 17 305 Pizza
- 18 Manta
- 19 Wayku
- 20 Centro Wynwood
- 21 Dukunoo
- 22 Panther Coffee
- 23 Coyo Taco
- 24 1-800-Lucky
- 25 La Sandwicherie
- 26 J Wakefield Brewing
- 27 Mayami Wynwood
- 28 The Salty Donut
- 29 OOH RAW Poke, Acai & Juice Bar
- 30 Back Door Monkey
- 31 Beaker + Cray
- 32 Dasher + Crank
- 33 Mister01 Pizza

MIXED-USE

- 48 The Annex
- 49 LYNQ Wynwood
- 50 Wynwood Garage
- 51 The Dorsey
- 52 NoMad Residences
- 53 Diesel Wynwood
- 54 29 Wyn
- 55 Artem
- 56 i5 Quarters Wynwood
- 57 The Gateway at Wynwood
- 58 Mohawk at Wynwood
- 59 Wynwood Station
- 60 WYND 27 & 28
- 61 545 WYN
- 62 Campus on 5th
- 63 Society Wynwood
- 64 AmlI Wynwood
- 65 LIVWRK Wynwood
- 66 The Print House
- 67 Atrium @ Trackside
- 68 The Oasis
- 69 CORE Wynwood
- 70 CUBE Wynwd
- 71 The Wynhouse
- 72 29N
- 73 Wyncatcher
- 74 Strata Wynwood
- 77 Wynwood Works
- 78 Cynergi
- 79 Wynwood 25

ACCOMMODATIONS

- 34 Duos
- 35 Krymwood Hotel
- 36 Moxy Wynwood
- 37 Sentral Wynwood
- 38 Arlo Wynwood

ATTRACTIONS

- 39 Timeless Gallery
- 40 Mana Convention Center
- 41 Wynwood Walls
- 42 Museum of Graffiti
- 43 Miami Selfie Museum
- 44 Miami Art Society Gallery
- 45 Nader Museum
- 46 The Wall Art Gallery
- 47 Miami Style Gallery

DRIVE TIMES

Miami International Airport - 15 minutes

Miami Beach - 15 minutes

Brickell - 12 minutes

Downtown Miami - 11 minutes

Design District - 7 minutes



Non-stop energy Wynwood a neighborhood dedicated to the pursuit of fun, pleasure and work.

Wynwood is a preferred location for Miami tech and creative companies and modern workplaces for its dynamic atmosphere, prime location, and excellent connectivity. Companies are drawn to the neighborhood's eclectic mix of artists, entrepreneurs, and creative professionals, which provides a unique environment for fostering collaboration and new ideas.

Wynwood new locals - fostering the growth of innovative enterprises and emerging talent.



MINDSPACE

Gensler



FOUNDERS FUND



pwc

Evolution - Wynwood has changed several times since its inception, perhaps more than any other neighborhood in Miami, until it became what it's now a hub for a young, urban creative workforce.

963K SF

CURRENT OFFICE

1.3M SF

CURRENT RETAIL

±1M SF

OFFICE PROPOSED & UNDER CONSTRUCTION

±414K SF

RETAIL PROPOSED & UNDER CONSTRUCTION

±11,953 units

APARTMENTS PROPOSED & UNDER CONSTRUCTION

400+

BUSINESSES



12.3%
POPULATION CHANGE
SINCE 2010



33.8
MEDIAN AGE



16M+
ANNUAL VISITORS

REVITALIZING URBAN NEIGHBORHOODS

Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, Related has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. Related doesn't just create neighborhoods...it builds legacies.

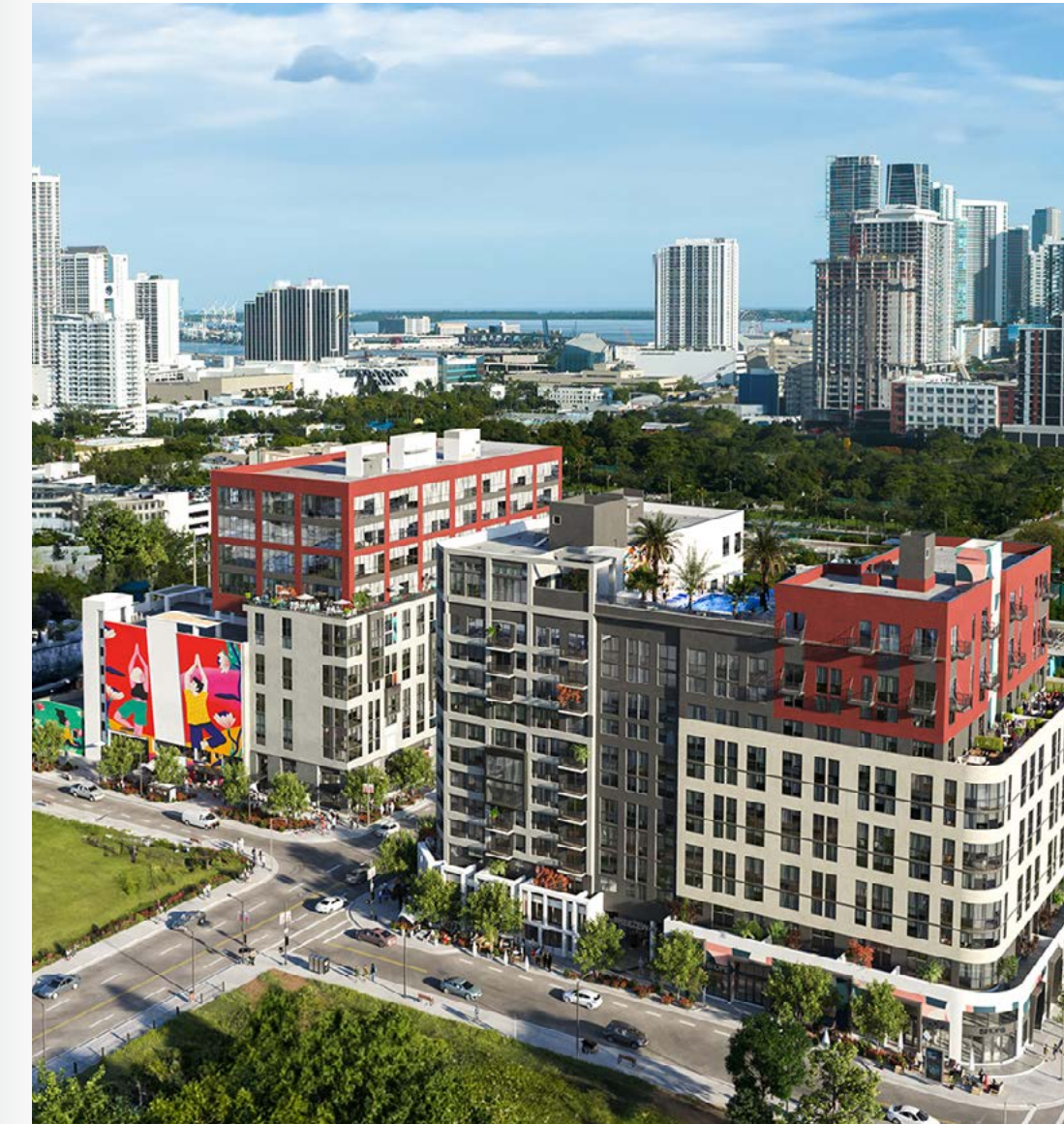
Related in Wynwood

The Related Group, has been instrumental in developing Wynwood, Miami, FL. The company has several projects in the area, including Wynwood 25, a mixed-use development that includes residential units, retail space, and co-working spaces. The Wynwood 25 features modern architecture focusing on sustainability and community spaces. The company has also developed the Wynwood Annex, a boutique office building that offers small and mid-size offices for startups and creative professionals. The Related Group's projects in Wynwood have helped transform the area into a vibrant and dynamic neighborhood, attracting residents, businesses, and tourists alike. **THE HIGHLEY** is RELATED's seventh commercial development in Wynwood.

“When I first started coming to the area in the early 2010's, it was immediately clear there was something special happening. People visited Wynwood in masses and loved taking photos in front of the street art, and hanging out with friends - but there was simply no residential product. When we broke ground on our first residential project in the area, Wynwood 25, we made a big bet that those same people would want to live here full time. Today, Wynwood is one of the city's most desirable places to live. It's amazing to see how far the neighborhood has come.”

-Jon Paul Perez, President of Related Group

Related developments in Wynwood



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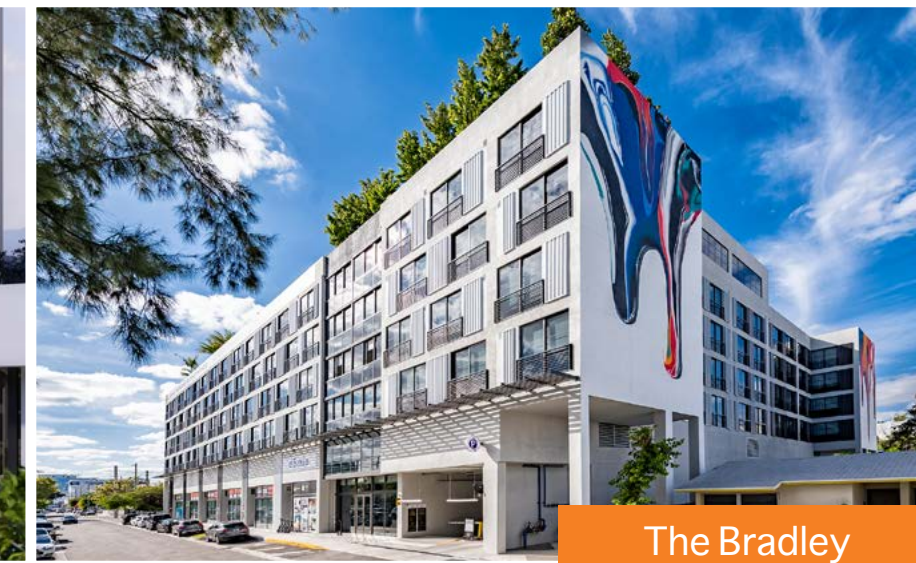
The NoMad Wynwood Residences



The Dorsey



Wynwood Annex



The Bradley



Wynwood 25



Wynwood 29



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