

conceptual rendering

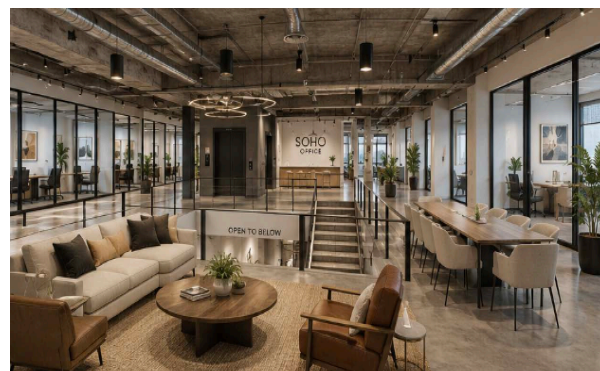


SOHO WYNWOOD OFFICE

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



2159 NW 1st Ct

MIAMI, FL 33127

THE HEART OF WYNWOOD

MIAMI DESIGN DISTRICT
5 MIN DRIVE

INTERSTATE
95

I-95 ACCESS
3 MIN DRIVE

NW 5th Ave

NW 5th Ave

NW 3rd Ave

NW 2nd Ave

NW 1st Pl

NW 1st Ct

N Miami Ave

NE 2nd Ave

NW 28th St

NW 27th St

NW 26th St

NE 26th St

NE 25th St

NW 25th St

NW 24th St

NW 24th St

NE 24th St

NW 23rd St

NW 23rd St

NW 22nd St

NW 22nd St

NW 21st St

NW 20th St

CAFE
WYNWOOD

Museum of Graffiti

WYNWOOD WALLS
10 MIN WALK

Coyo Taco

Miami Pole

Miami Mojo Company

Balloon Museum
| Pop Air Miami

Rainbow Village

Rainbow Village Park

Blandon
Enterprise Services

Mayami Wynwood

FunDimension
Game Center

Arlo Wynwood

Strata Wynwood

La Otra at Mād
Wynwood

Cerveceria La Tropical

Lock & Load Miami
Machine Gun...

dōma

2159 NW 1ST CT



PRIME WYNWOOD LOCATION

- Steps from world-class art, dining, retail & hospitality
- Excellent Access
Minutes to I-95, Downtown, Design District & Miami Beach



**WALKABLE
NEIGHBORHOOD**

Surrounded by art galleries, restaurants, cafés, and boutique hotels.



**VIBRANT
WYNWOOD**

One of Miami's most dynamic and sought-after neighborhoods.



**PRIME
CONNECTIVITY**

Quick access to I-95, Midtown, Downtown & Miami Beach.



**STRONG MARKET
FUNDAMENTALS**

Wynwood continues to experience significant growth and investment.

2024 DEMOGRAPHICS (3 MILE RADIUS)



216,955

POPULATION



\$104,700

AVG HH INCOME



122,687

DAYTIME EMPLOYEES



LEASING TEAM



JULIAN HUZENMAN

SR. VICE PRESIDENT

julian@fipcommercial.com

M: (305) 773-1213

O: (786) 361-6971



ROY FAITH

PRESIDENT

royfaith@fipcommercial.com

M: (305) 333-7250

O: (305) 682-4991

REPRESENTED BY



COMMERCIAL OFFICE

2627 NORTHEAST 203RD STREET SUITE 207
AVENTURA FLORIDA 33180