

2621 NW 2nd AVENUE, MIAMI, FL

WYNWOOD BLOCK

FOR LEASING
INFORMATION
305.532.6100
KONIVER
STERN GROUP

2621

ATM
2621
@LUCRATIVE_MIA

WYNWOOD
BLOCK

WYNWOOD BLOCK



UNIT	SF	CEILINGS	FRONTAGE	STATUS
4	860	12' - 6"	17' - 6"	Lease Pending
7	1,772	17' - 4"	17' - 4"	Available
8	812	18'	22' - 9"	Available
13	1,077	17'	12'	Available
17	1,234	16'	17' - 3"	Available
18	1,129	17' - 5"	16' - 9"	Available
19 + 20	981	17' - 7"	26' - 5"	Available
21	804	17' - 9"	23' - 1"	Available
25*	1,681	12' - 5"	69'	Available
26*	1,036	12' - 5"	20'	Lease Pending

■ Lease Pending
■ Available

*Terrace space not included in SF

Located on NW 2nd Avenue between 26th and 27th Streets

SARA WOLFE
 305-532-6100 x229
 305-799-9883, cell
 sara@koniversterngroup.com

Join neighboring tenants:

Aēsop®

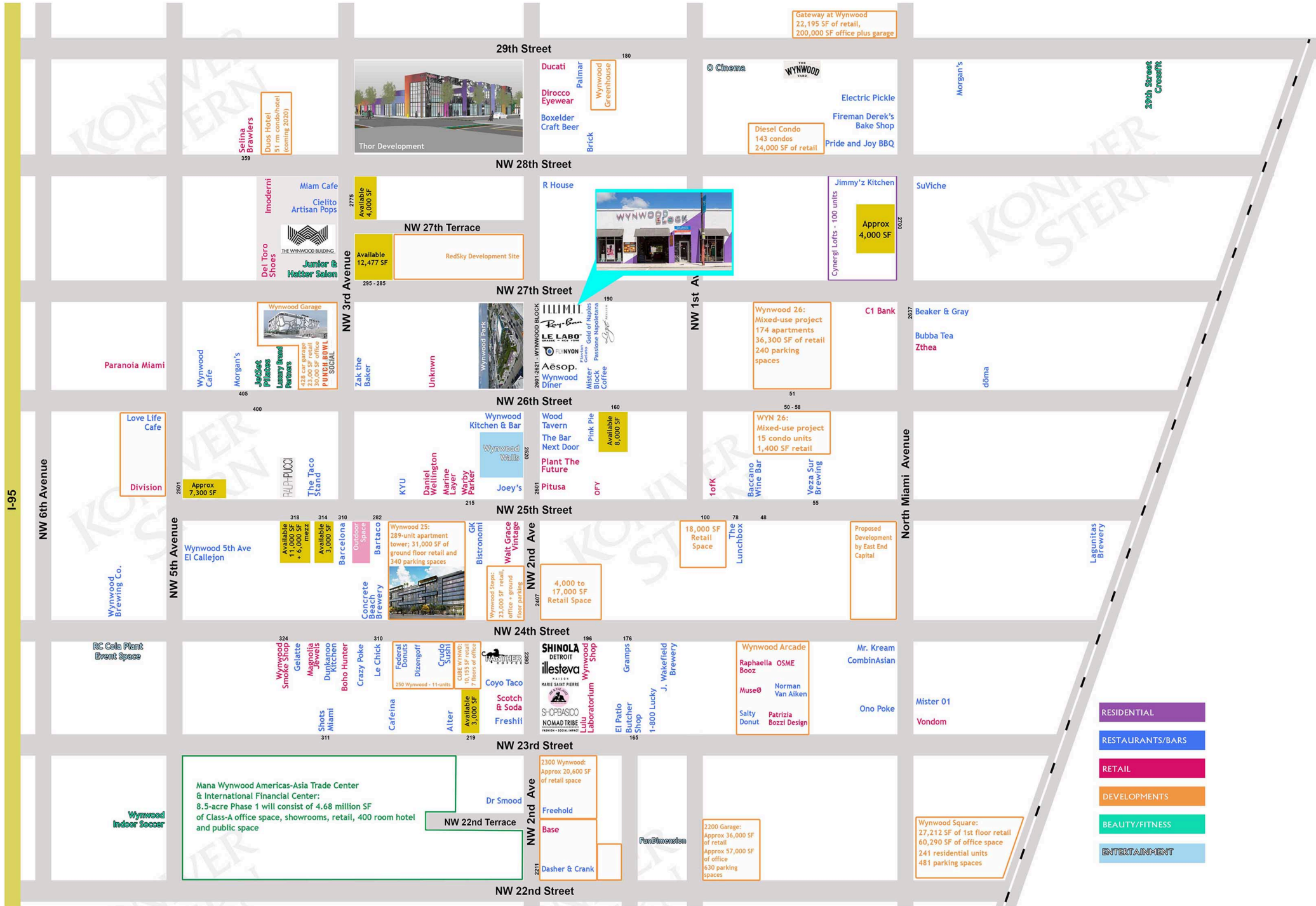


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WYNWOOD BLOCK



- RESIDENTIAL
- RESTAURANTS/BARS
- RETAIL
- DEVELOPMENTS
- BEAUTY/FITNESS
- ENTERTAINMENT

WYNWOOD



Wynwood has become a viable pedestrian walking district, home to over 70 galleries, 5 museums, 3 collections, 7 art complexes and 5 art fairs as well as creative professional services, 4 breweries and many restaurants.

“Art Walk” is held in Wynwood every 2nd Saturday of the month. It is a community wide Art Walk where galleries, art studios, showrooms and alternative spaces open their doors to the public. Wynwood Walls, in the heart of the district, is an outdoor permanent mural exhibit featuring some of the world's most renowned street artists. There are also hundreds of other street art and graffiti murals around the district, making Wynwood one of the biggest street art districts in the world.

Art Wynwood 2017 featured over 70 international galleries and highlighted street art, murals, pop surrealism and other genres from the contemporary underground movement. Every year it coincides with the prestigious Yacht & Brokerage Show in Miami Beach, based less than five miles from the Art Miami Pavilion. Art Wynwood 2016 attracted more than 36,500 visitors during its five-day run.

The area is also home to many original restaurant concepts including Zak the Baker, Joey's Restaurant and Panther Coffee and houses 4 original breweries. Wynwood Brewing Company is Miami's first craft production brewery and features a tap room. Boxelder Craft Beer & Market, J. Wakefield and Concrete Beach Brewery have all opened in the past year.

To the north of the Wynwood Art District is the Miami Design District, home to over 100 galleries, antique dealers, showrooms, modern furniture stores, bars and restaurants.

“Wynwood is a living museum, filled with endless possibilities”

Tom Curitore, Executive Director Wynwood BID



WYNWOOD

- ◆ Today, Wynwood is recognized on a global scale as a premier destination for art, fashion, innovation, and creative enterprise.
- ◆ Hundreds of thousands of visitors from all over the world discover Wynwood each year (1,500,000 people per quarter).
- ◆ Wynwood has become a viable pedestrian walking district, home to over 70 galleries, 5 museums, 3 collections, 7 art complexes and 5 art fairs as well as creative professional services, 4 breweries and many restaurants.
- ◆ Wynwood Walls, in the heart of the district, is an outdoor permanent mural exhibit featuring some of the world's most renowned street artists.
- ◆ There are hundreds of street art and graffiti murals around the district, making Wynwood one of the biggest street art districts in the world.
- ◆ Today Wynwood is one of the largest outdoor open-air museums in the world that attracts visitors that experience an always-changing environment and art.
- ◆ 2nd Saturdays Art Walk attracts upwards of 3,000-5,000 per evening.
- ◆ Wynwood was up-zoned from 36 units/acre to 150 units/acre in 2015
- ◆ Being the only neighborhood of its kind in South Florida, and one of the few in the world, Wynwood is a destination not only for South Florida locals but also for people around the world.
- ◆ Wynwood has been listed as one of the top coolest, hip, neighborhoods by publications and studies from Forbes to Vogue Magazine.



1,082 new apartments

255,000 SF of commercial space in residential developments

81,517 SF lease-ready commercial space

126,532 SF planned space



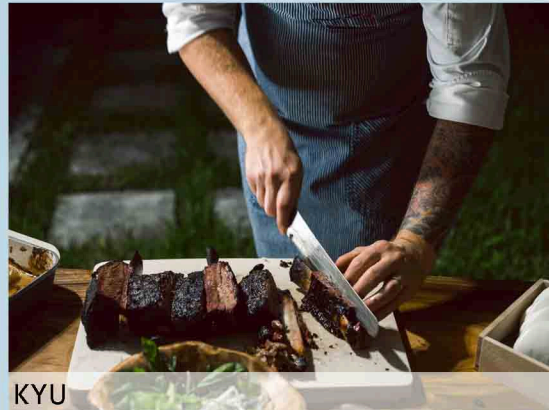
2,457 parking spaces

450 space garage currently under construction

250,000 Parking Transactions in Q1 2017

WYNWOOD

DINING



WYNWOOD

SHOPPING



ILLESTEVA



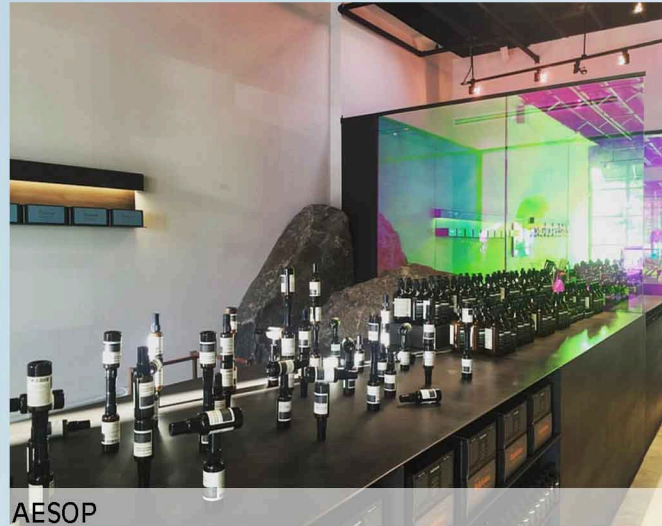
NOMAD TRIBE



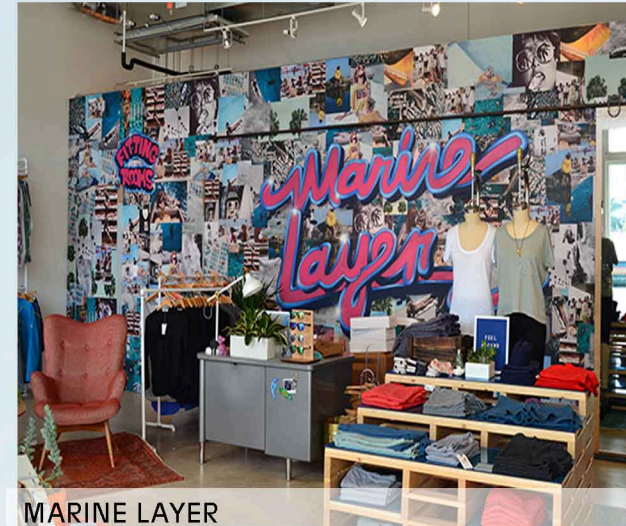
WARBY PARKER



PLANT THE FUTURE



AESOP



MARINE LAYER