

STRATA

WYNWOOD



61,269 SFT CLASS A OFFICE SPACE

2221 North Miami Ave. Miami, FL 33137

Rockhill
AN AFFILIATE OF ROCKPOINT

**CUSHMAN &
WAKEFIELD**

**3 FULL FLOORS
CONTIGUOUS
OFFICE SPACE
20,423 SF
FLOORPLATES**



A STEP ABOVE

61,269 SF OFFICE SPACE

Floors 2, 3 and 4,
with a dedicated
Office Lobby on the
ground floor



INGRESS/ EGRESS

Proximity to I-95 provides
ease of access

WINDOWS

Floor-to-ceiling, fixed pane,
hurricane-proof



EFFICIENT FLOORPLATES

Up to 20,423 SF full floors
for large tenants,
with ability to sub-divide



474 PUBLIC PARKING SPACES

Parking spaces
on levels 2-5

ELEVATORS

Two elevators dedicated
to office use, featuring access
control and CCTV

COLUMNS

30' X 30' on center

CEILING HEIGHTS

±12 feet slab to slab

RETAIL

27,040 SF of
prime ground floor
Retail Space



61,269 SF
Class A Office

257
Luxury Rental
Apartments

27,040 SF
Ground-Floor Retail

OFFICE FLOORS 2/3/4

EACH FLOOR MEASURING
APPROXIMATELY 20,423 RSF



Two elevators dedicated to office use, featuring access control and CCTV



Large floorplates that can accommodate bigger users



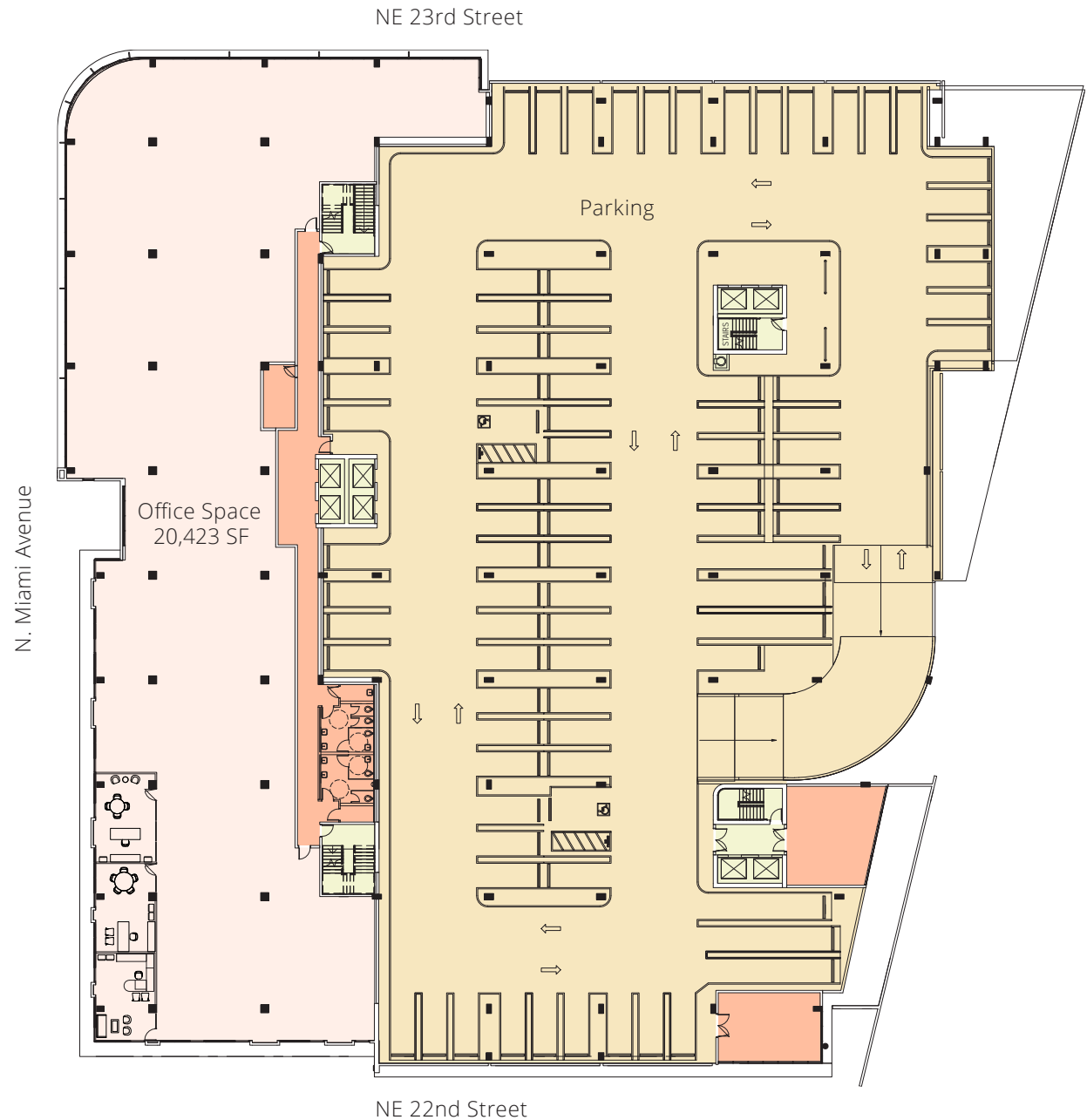
Within walking distance from numerous sit-down and take out restaurants




Direct access from each parking level into tenant's premises





Legacy fitness center on-site



SPEC SUITE MULTI-TENANT SAMPLE

 Build your Suite to Fit Your Needs

 Architect Approved Color Palettes & Material Specs Available

 Extraordinary Sunset Views





STRATA

W Y N W O O D

RESTAURANTS

- | | | |
|------------------------------|----------------------------|-------------------------------|
| 1 KUSH | 23 FLAVO KITCHEN | 45 GELATTE |
| 2 MISTER | 24 J WAKEFIELD BREWING | 46 CRAZY POKE |
| 3 DOMA | 25 ONO POKE SHOP | 47 CRUDOS FUSION ART |
| 4 BUBBA TEA N SMOOTHIES | 26 MR KREAM WYNWOOD | 48 PANTHER COFFEE |
| 5 BURGER | 27 EL PATIO WYNWOOD | 49 KJIJ CUZCO RESTAURANT |
| 6 BEAKER & GRAY | 28 1-800-LUCKY | 50 LA PODEROSA BAR |
| 7 SUVICHE WYNWOOD | 29 LA GARAGE WYNWOOD | 51 CONCRETE BEACH BREWERY |
| 8 MORGANS RESTAURANT | 30 THE SALTY DONUT | 52 GKB WYNWOOD |
| 9 MELINDA'S | 31 BELLAMIA WYNWOOD | 53 THE TACO STAND |
| 10 MORTAR AND PISTIL | 32 OOH RAW! | 54 KYU |
| 11 MYUMI FOOD TRUCK | 33 THREE | 55 JOEY'S ITALIAN CAFE |
| 12 CHARCOAL GARDEN | 34 PIZZA AND BEER | 56 WYNWOOD KITCHEN & BAR |
| 13 FIREMAN DEREK'S BAKE SHOP | 35 SETTE OSTERIA | 57 HELAO MELAO |
| 14 SPANGLISH CRAFT | 36 WORLD FAMOUS | 58 WOOD TAVERN |
| COCKTAIL BAR + KITCHEN | HOUSE OF MAC | 59 M.U.G. |
| 15 JIMMYZ KITCHEN WYNWOOD | 37 305 DEGREES BURGERS BAR | 60 ZAK THE BAKER |
| 16 CHI FA | 38 DR. SMOOD | 61 WYNWOOD DINER |
| 17 VEZA SUR BREWING CO. | 39 SHOTS MIAMI | 62 MIAM |
| 18 BACCANO | 40 GARDEN FOOD BAR | 63 GIACHE CREPES AND ART |
| 19 NAOKI SUSHI | 41 FRESHII | 64 BARTER WYNWOOD |
| 20 WYNWOOD STOP | 42 COYO TACO | 65 R HOUSE WYNWOOD |
| 21 GRAMPS | 43 ALTER | 66 BAKAN |
| 22 CHARLY'S VEGAN TACOS | 44 CAFEINA WYNWOOD | 67 BOXELDER CRAFT BEER MARKET |
| | LOUNGE | 68 PALMAR |

RETAIL & AMENITIES

- | | | |
|------------------------|---------------------------|----------------------------|
| 1 PUNCH ELITE FITNESS | 17 MARIE SAINT PIERRE | 34 FRANGIPANI |
| 2 CROSSFIT YELLOW | 18 NOMAD TRIBE WYNWOOD | 35 PITUSA |
| FALCON MIAMI | 19 EDITE MODE | 36 LOVELY BRIDE MIAMI |
| 3 PUBLX | 20 INDIGO HUES DESIGNS | 37 MIMO MARKET |
| 4 VONDOM MIAMI | 21 ALLURA BRAIDS | 38 JETSET MIAMI |
| 5 WYNWOOD DOG FOOD CO. | 22 MVM MIAMI | 39 UNKWN |
| 6 PARAMOUNT LUXURY | 23 CONCRETE BUNGALOW | 40 ILLIMIT MIAMI |
| RENTALS | 24 REPUBLIC OF MOVEMENT | 41 LE LABO |
| 7 CROSSFIT WYNWOOD | 25 KATHERINE CORDERO | 42 WYNWOOD BLOCK |
| 8 O CINEMA WYNWOOD | 26 SCOTH & SODA | 43 MERIDIANI USA |
| 9 DEJA VU AUDIO SOUTH | 27 BOHO HUNTER MIAMI | 44 DEL TORO SHOES |
| 10 RED DIGITAL CINEMA | 28 MAISONS DU MONDE | 45 JUNIOR & HATTER |
| 11 SOL YOGA FLORIDA | 29 RALPH PUCCI MIAMI | 46 DUCATI MIAMI |
| 12 BIEFFE DESIGN | 30 A&BÉ BRIDAL SHOP MIAMI | 47 DIROCCO EYEWEAR |
| 13 004 CONNEC | 31 WALT GRACE VINTAGE | 48 PANIQ ESCAPE ROOM MIAMI |
| 14 FREEDOGM | 32 DANIEL WELLINGTON | |
| 15 ILLESTEVA | 33 MARINE LAYER | |
| 16 BASICO WYNWOOD | | |

GALLERIES

- | | | |
|----------------------------|-----------------------------|--------------------------------|
| 1 J. RIGGS FINE ART | 10 LELIA MORDOCH GALLERY | 19 ART & SOL STUDIOS |
| 2 IDEOBOX ARTSPACE | 11 GREGG SHIENBAUM FINE ART | 20 GGA GALLERY |
| 3 AQUA ART | 12 SAPAL | 21 THE PETER TUNNEY EXPERIENCE |
| 4 GARY NADER ART CENTRE | 13 ART FUSION GALLERIES | 22 WYNWOOD WALLS |
| 5 DIANA LOWENSTEIN GALLERY | 14 WOODFERS CAFE | 23 PARMIGIANI |
| 6 ASCASO GALLERY INC | 15 SILVANA FACCHINA GALLERY | 24 UNIVERSITY OF MIAMI GALLERY |
| 7 FREEDOM | 16 ALBERTO LINERO GALLERY | 25 ART NOUVEAU GALLERY |
| 8 GALLERY 212 | 17 HAROLD GOLEN GALLERY | 26 OLIVER COLE GALLERY |
| 9 WALTMAN ORTEGA FINE ART | 18 LULU LABORATORIUM | |

VENUES

- | | | |
|---------------------|---------------------------|-------------------------|
| 1 THE OASIS WYNWOOD | 6 WYNWOOD CONVENTION | 10 ATICO WYNWOOD |
| 2 THE WYNWOOD YARD | CENTER | 11 MAPS BACKLOT |
| 3 WYNWOOD ARCADE | 7 MOONLIGHTER MAKERSPACE | 12 THE LAB MIAMI |
| 4 CARBON WYNWOOD | 8 TOE JAM | 13 255 MIAMI STUDIO |
| 5 SOHO STUDIOS | 9 THE WYNWOOD MARKETPLACE | 14 THE WYNWOOD BUILDING |



The property is within walking distance to all of Wynwood's most prominent attractions.



2.6 Miles
Downtown Miami



6.5 Miles
From Miami Intl. Airport



3 Miles
From Port of Miami



5.5 Miles
From Miami Beach

2221 North Miami Avenue Miami, FL 33137



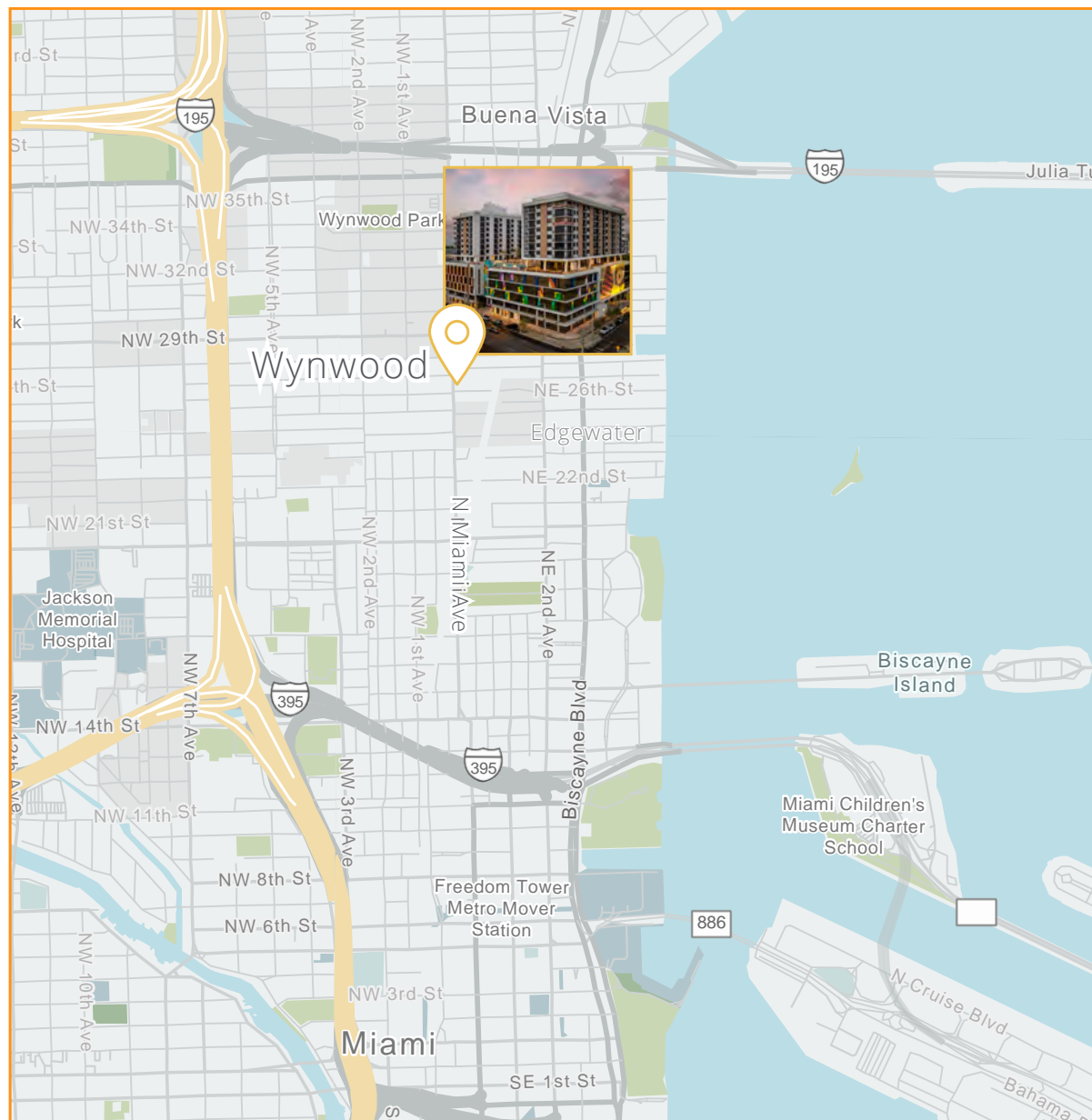
Wynwood is a short drive away from Miami Beach, Downtown Miami, Miami International Airport and neighbors the Design District, Midtown and Edgewater neighborhoods



Close to all major thoroughfares including North Miami, Biscayne Boulevard, and NE 2nd Avenue



About 1.4 miles to I-95 and I-195



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