

# STRATA

WYNWOOD



61,503 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  
20,501 SF  
FLOORPLATES**



## A STEP ABOVE

## 61,503 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 20,501 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



**61,503 SF**  
Class A Office

**257**  
Luxury Rental  
Apartments

**27,040 SF**  
Ground-Floor Retail

## OFFICE FLOORS 2/3/4

EACH FLOOR MEASURING  
APPROXIMATELY 20,501 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 BAR + GRILL            | 34 PIZZA AND BEER            | 56 WYNWOOD KITCHEN & BAR      |
| 13 FIREMAN DEREK'S BAKE SHOP              | 35 SETTE OSTERIA             | 57 HELAO MELAO                |
| 14 SPANGLISH CRAFT COCKTAIL BAR + KITCHEN | 36 WORLD FAMOUS HOUSE OF MAC | 58 WOOD TAVERN                |
| 15 JIMMYZ KITCHEN WYNWOOD                 | 37 305 DEGREES BURGERS BAR   | 59 M.U.G.                     |
| 16 CHI FA                                 | 38 DR. SMOOD                 | 60 ZAK THE BAKER              |
| 17 VEZA SUR BREWING CO.                   | 39 SHOTS MIAMI               | 61 WYNWOOD DINER              |
| 18 BACCANO                                | 40 GARDEN FOOD BAR           | 62 MIAM                       |
| 19 NAOKI SUSHI                            | 41 FRESHII                   | 63 GIACHE CREPES AND ART      |
| 20 WYNWOOD STOP                           | 42 COVO TACO                 | 64 BARTER WYNWOOD             |
| 21 GRAMPS                                 | 43 ALTER                     | 65 R HOUSE WYNWOOD            |
| 22 CHARLY'S VEGAN TACOS                   | 44 CAFEINA WYNWOOD LOUNGE    | 66 BAKAN                      |
|   |                              | 67 BOXELDER CRAFT BEER MARKET |
|   |                              | 68 PALMAR                     |

## RETAIL & AMENITIES

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

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



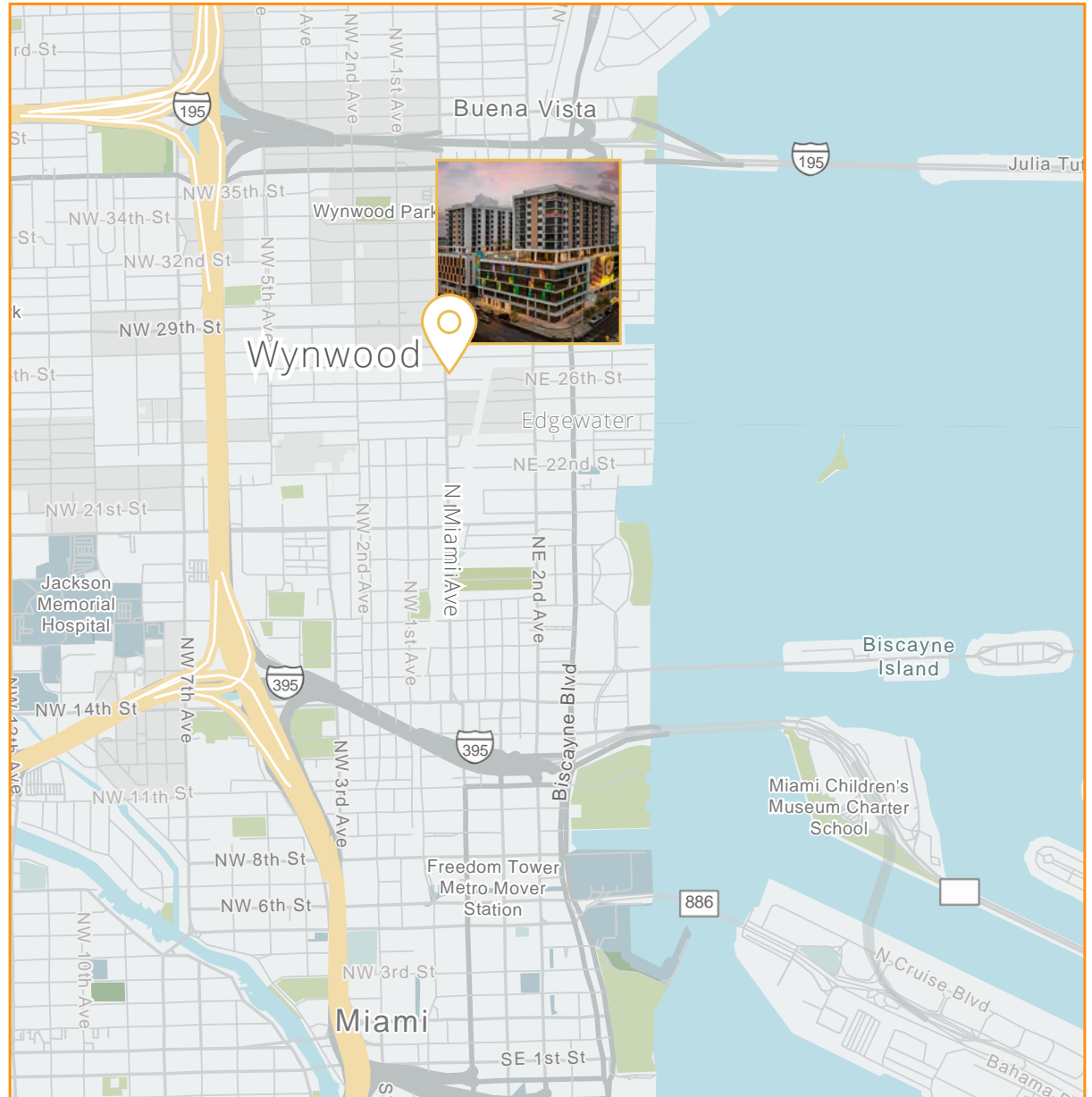
Wynwood is a short drive away from Miami Beach, Downtown Miami, Miami International Airport and neighbors the Design District, Midtown and Edgewater neighborhoods



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



About 1.4 miles to I-95 and I-195



# STRATA

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