



THE PREMIER MIXED-USE DEVELOPMENT IN THE HEART OF WYNWOOD

The Offering

Jones Lang Lasalle (“JLL”), has been retained as the exclusive sales representative for Strata Wynwood (the “Property”) – a soon-to-be completed, Class AAA, mixed-use project. The world-class development seamlessly integrates 257 multifamily units, 60,300 square feet of office, and 27,040 square feet of ground floor retail located in the heart of Wynwood, a rapidly growing regional tech and cultural epicenter. The project features 474 parking spaces, which when completed will be one of the best functioning and thought out parking facilities in Wynwood. The Property boasts a spacious amenity deck while also incorporating LEED-certified design, establishing the Property as the preeminent development in Wynwood. The Property is prominently situated on one of Miami’s busiest north-south corridors, adjacent to Spotify’s new Latin American HQ, which perfectly positions the asset for strong demand from tenants and residents alike.

Strata Wynwood is the flagship mixed-use development in Wynwood, Miami’s hottest and youngest neighborhood, an area that has emerged as the Southeast’s answer to Silicon Valley and is rapidly developing into a technology and venture capital hub. This is a generational offering, and a truly unique opportunity to obtain a trophy asset with the ability to lease-to-core in one of the most coveted submarkets in the country.

The property is being offered in whole, though potential purchasers may choose to bid on individual use components. Closing is expected to occur upon issuance of Temporary Certificate of Occupancy.

MULTIFAMILY

257

luxury apartments

OFFICE

60,300

square feet

RETAIL

27,040

square feet

PARKING GARAGE

474

parking spaces

Asset Overview

MAIN ADDRESS	2201 N Miami Avenue, Miami, FL 33127
RESIDENTIAL ADDRESS	21 NE 22nd Street, Miami, FL 33127
PARKING	474 spaces
SITE AREA (ACRES)	1.72 Acres
MULTIFAMILY UNITS	257
OFFICE RSF	60,300
RETAIL RSF	27,040
# OF FLOORS	12
YEAR BUILT	2021



Offering Highlights

- Strata Wynwood Defines Miami’s Live Work Play Paradigm
- SALT Effect Supports Continued Growth of Miami Job Market and Metro
- Wynwood is the Experience-Driven, Cultural Nexus of Miami
- Accelerated Talent and Capital Flight to Miami
- Business-Friendly Florida Regulatory Environment
- Strong Tenant Demand in Wynwood Amongst Tech and Venture Capital Firms



TO ACCESS THE OFFERING SUMMARY, PLEASE EXECUTE THE CONFIDENTIALITY AGREEMENT BELOW

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