



HIGHEST VALUE IN MIAMI  
SUBLEASE OPPORTUNITY  
PLUG & PLAY OFFICE SPACE AVAILABLE



THE  
GATEWAY AT  
WYNWOOD

2916 N MIAMI AVE | MIAMI, FL 33127



# SUBLEASE HIGHLIGHTS

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**Premises:** 10th Floor | 3,495 RSF - 8,814 RSF

**Building Class:** A

**Submarket:** Wynwood

**Term:** Negotiable

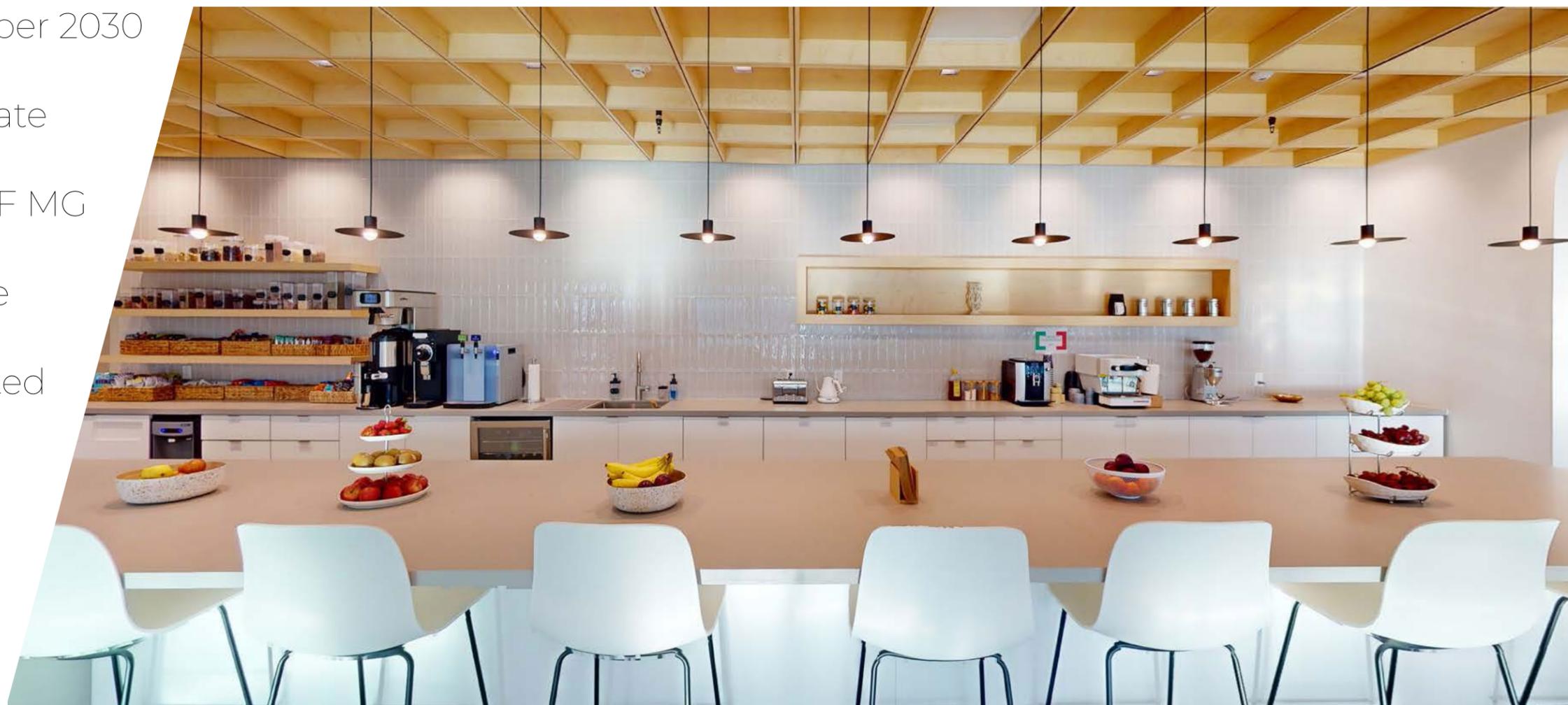
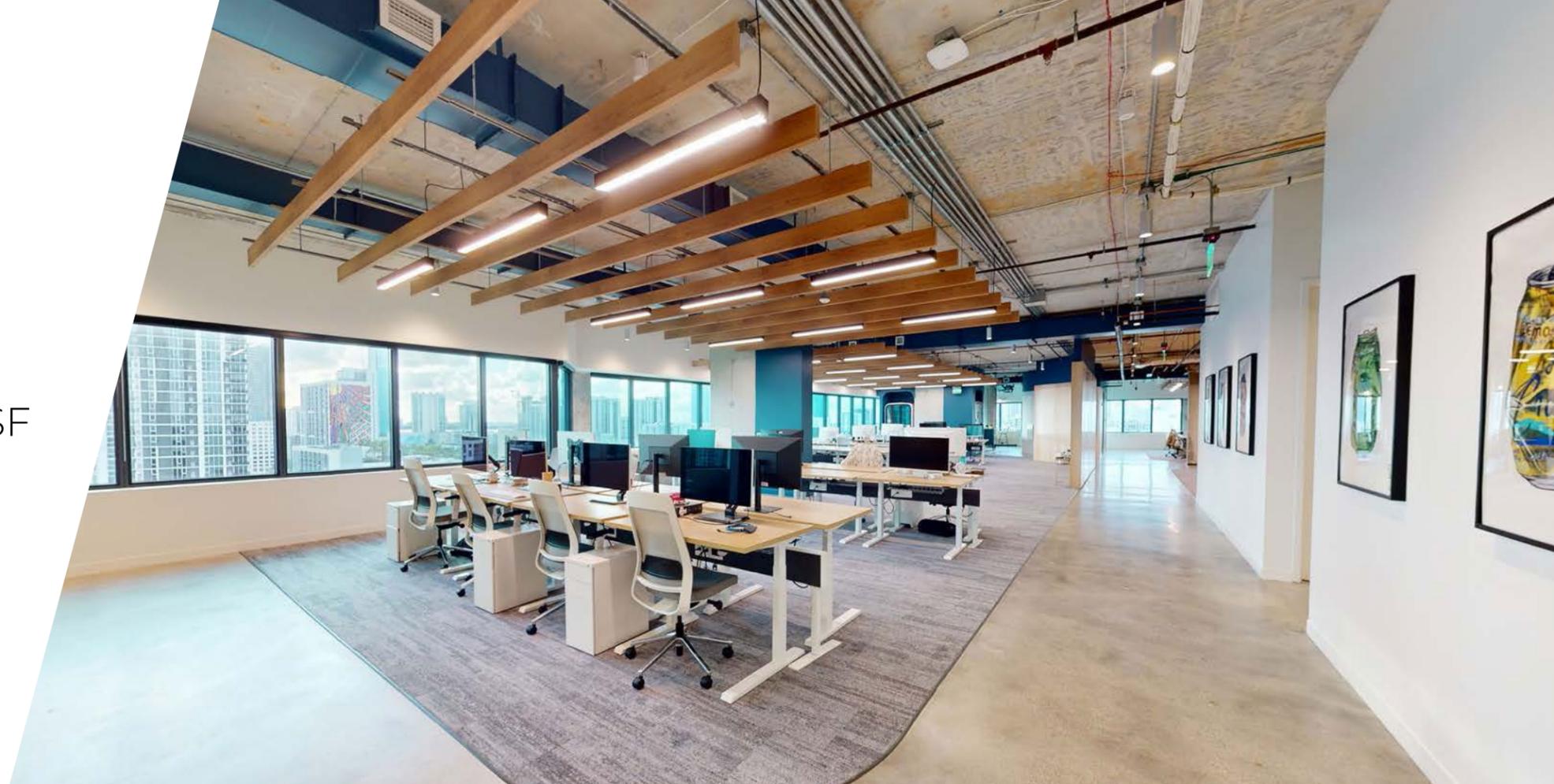
**Master Lease:** Expires September 2030

**Occupancy:** Immediate

**Asking Rate:** \$55.00/RSF MG

**Furniture:** Available

\*Sublandlord motivated  
to make a deal!



10<sup>TH</sup> FLOOR : 3,495 RSF - 8,814 RSF



Suite A - 3,495 RSF

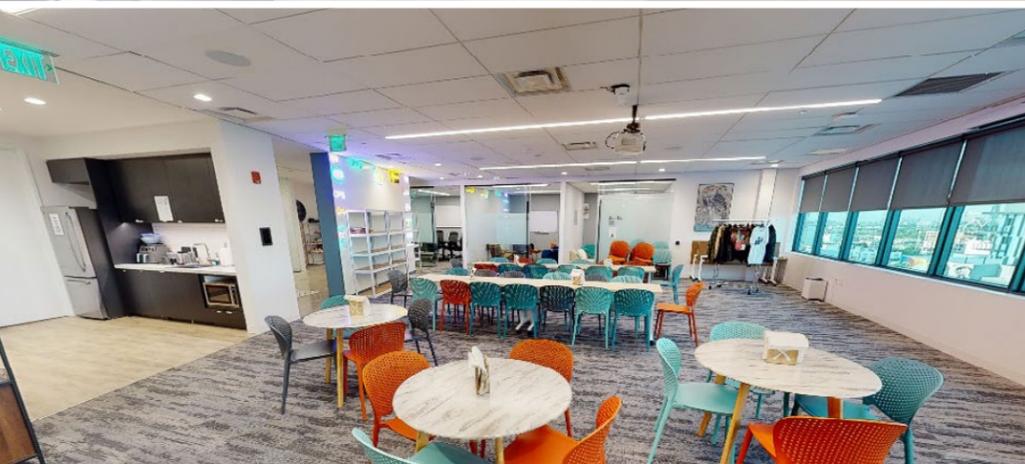
Suite B - 5,319 RSF



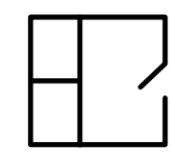
CLICK TO TOUR



## SUITE & BUILDING NOTES



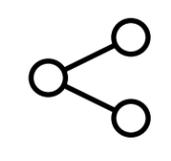
Modern buildout with high-end finishes, an abundance of glass, and wrap around views of the Downtown Miami & Brickell skyline.



Primarily open layout with workstations throughout the perimeter and meeting rooms/offices along the interior.



Suite can come fully furnished and wired, including A/V equipment.



Prime Wynwood location on North Miami Ave with easy access to I-95, I-395, Midtown, Edgewater, Downtown, Brickell, and the Design District.



Short walk to the Shops at Midtown and downtown Wynwood with ample food and beverage options including Carrot Express, Chipotle, Five Guys, Fresh Kitchen, Pasion de Cielo Coffee, Trader Joe's, and Coyo Taco.



# Contact us

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