



DEFINING OFFICES  
IN WYNWOOD

PROJECT  
■■■  
OVERVIEW

CUBE Wynwd will be the first boutique office-over-retail building in Wynwood. CUBE is located on NW 24th St, just a few steps west of NW 2nd Ave.

CUBE has been designed from the inside-out to tell a story about sustainability in an art-centric urban context. Now companies can attract and retain top talent, fuel creativity and win a competitive edge in spaces specifically designed to meet your office needs in Miami's most unique and creative urban district.



LOCATION  
& TRANSIT

With its premier location, CUBE provides access to major expressways via I-95 and I-195, as well as having close proximity to other key neighborhoods such as Edgewater, Design District, Miamo and Downtown Miami.

CUBE is located just minutes away from MiamiCentral train station, home to Brightline passenger train, MetroMover, Metrorail and TriRail.

TECHNOLOGY

CUBE has a highly sophisticated and efficient design with state-of-the-art connectivity. Common areas are WiFi connected throughout the property, providing tenants unmatched access.

AMENITIES

Tenants enjoy a variety of dining options and amenities within walking distance, including local favorites such as Panther Coffee, Coyo Taco, The Salty Donut and Wynwood Walls.

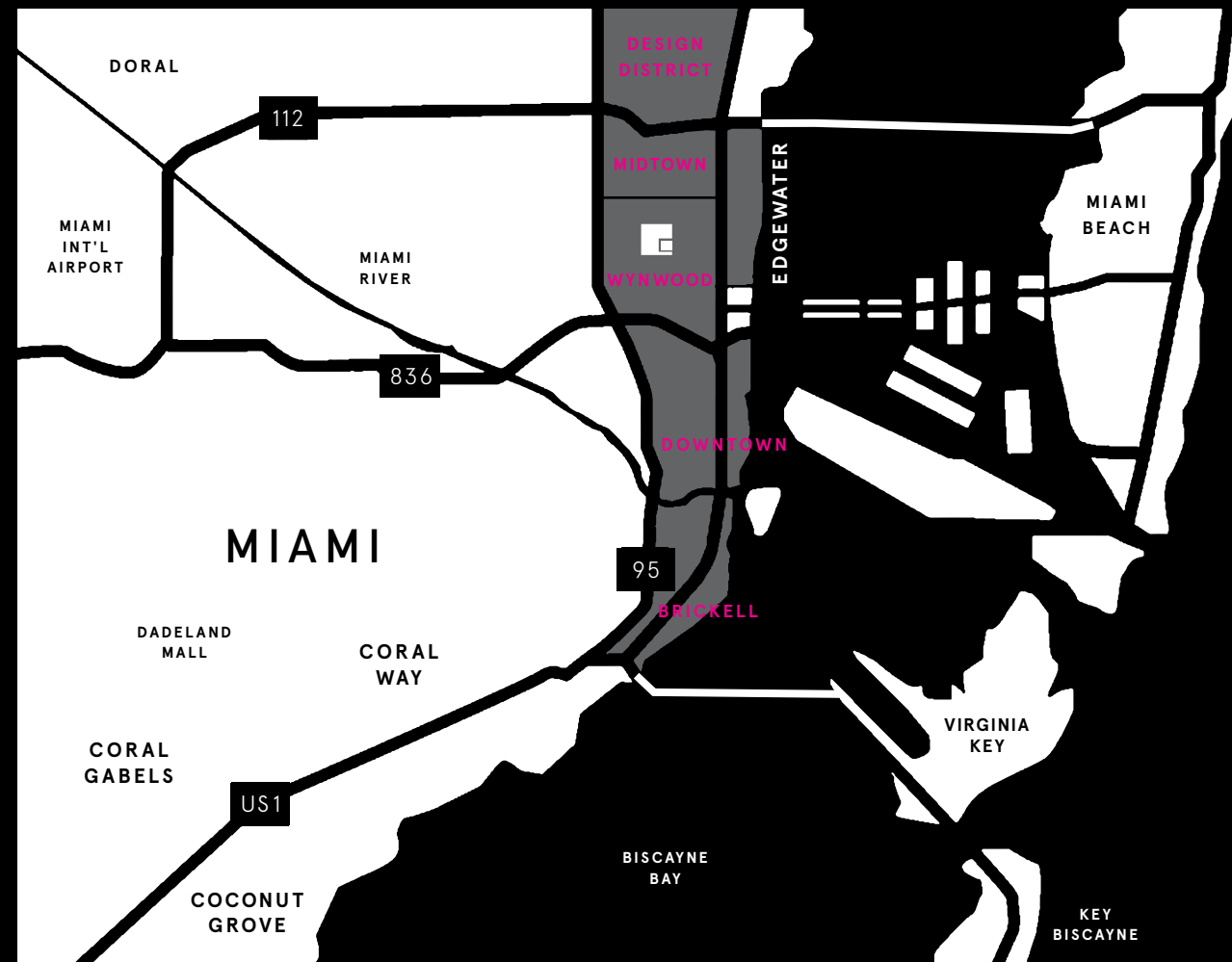
# WYNWOOD



MIAMI, FL

Dynamic + vibrant, Wynwood continues to attract creative businesses of all types clamoring for a presence in Miami's most authentic cultural hub.

CUBE Wynwd now brings unique loft style office space to Miami's Wynwood Art District, home to over 70 art galleries, retail stores, antique shops, eclectic bars and restaurants, as well as Wynwood Walls, one of the largest open-air street-art installations in the world.

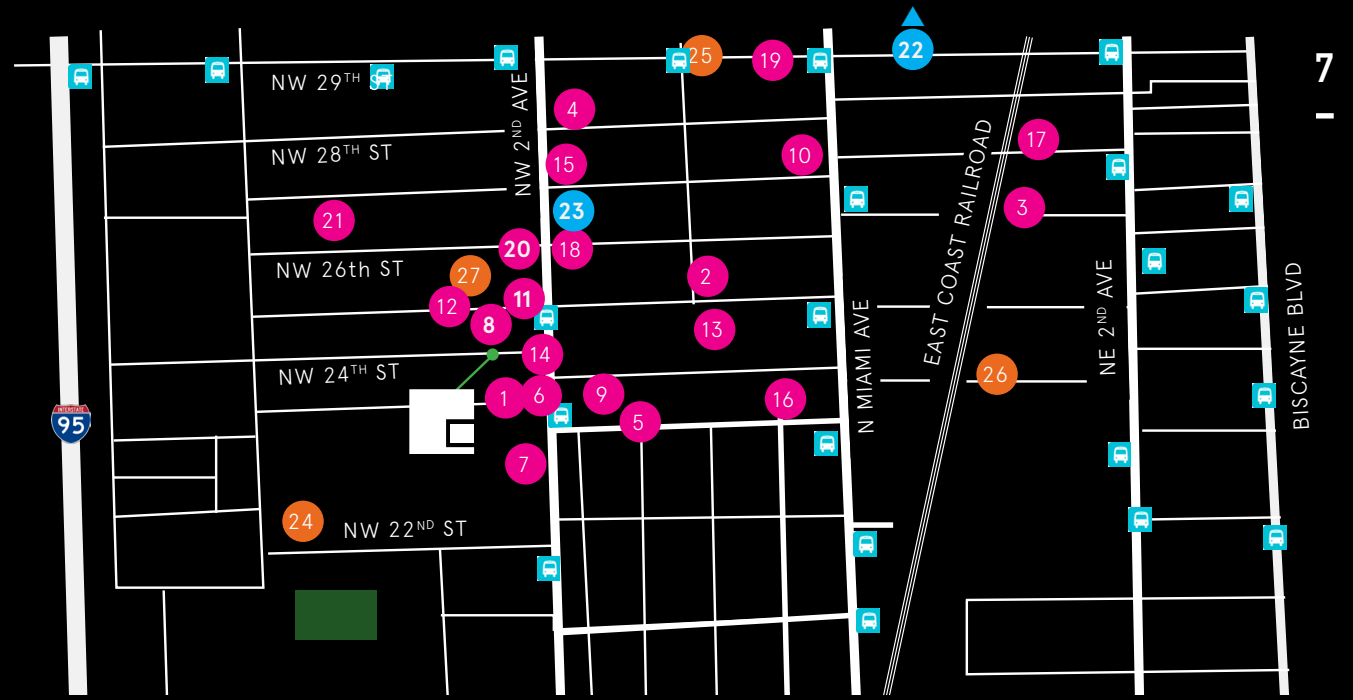


NEIGHBORHOOD  
ACCESS

PROJECT



LOCATION



## NEARBY AMENITIES

### DINING


- |                        |                          |
|------------------------|--------------------------|
| 1 Alter                | 12 KYU                   |
| 2 Baccano              | 13 Lunchbox              |
| 3 Beaker & Gray        | 14 Panther Coffee        |
| 4 Brick                | 15 R House               |
| 5 Butcher Shop         | 16 Salty Donut           |
| 6 Coyo Taco            | 17 Suviche               |
| 7 Dr. Smood            | 18 Wood Tavern           |
| 8 GK Bistronomie       | 19 Wynwood Yard          |
| 9 Gramps               | 20 Wynwood Kitchen & Bar |
| 10 Jimmy's Kitchen     | 21 Zak the Baker         |
| 11 Joey's Italian Café |                          |

### SHOPS

- 22 Shops at Midtown
- 23 Wynwood Block

### POINTS OF INTEREST

- 24 Mana Wynwood Convention Center
- 25 O Cinema
- 26 Sacred Space
- 27 Wynwood Walls

 MetroBus Stops



PROPERTY



FEATURES

- Approx. 90,000 square feet Class A office building in the heart of Wynwood's Art District
- Rising 8 stories, CUBE WYNWD offers 10,908 square foot floor plates for office space and 9,759 square feet of ground floor retail space
- Parking ratio: 2/1,000
- Valet parking service
- 24/7 access
- Rooftop terrace
- NGBS certification
- Onsite restaurants and retail
- Access to numerous dining options within walking distance
- Wifi connected common areas

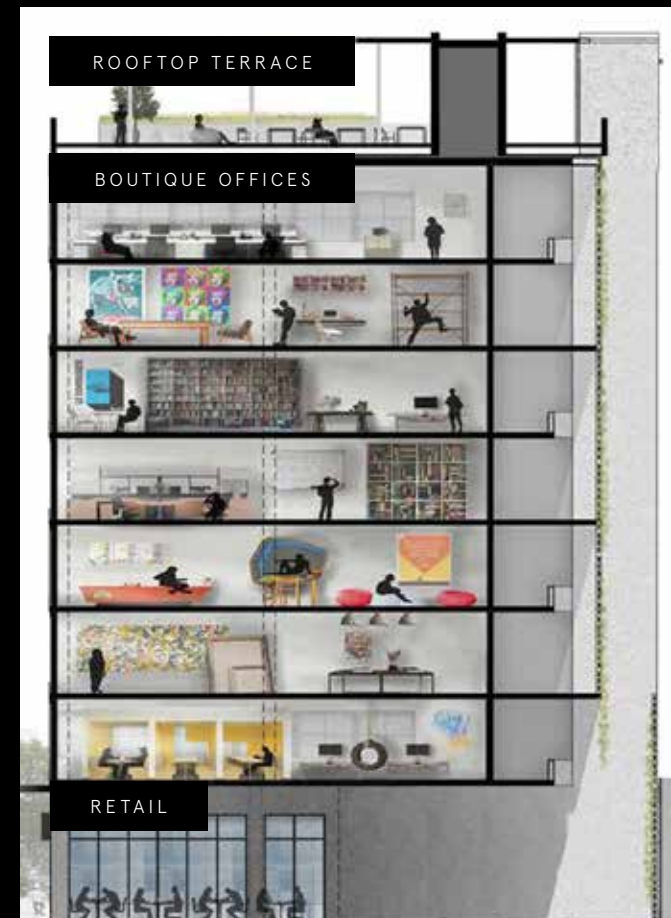
**CUBE WYNWD**

222 NW 24<sup>TH</sup> ST MIAMI, FL 33127

PROJECT



DATA



## PROJECT FEATURES

### STORIES

RETAIL	1 LEVEL
OFFICE	7 LEVELS
ROOFTOP	1 LEVEL

### RENTABLE SF

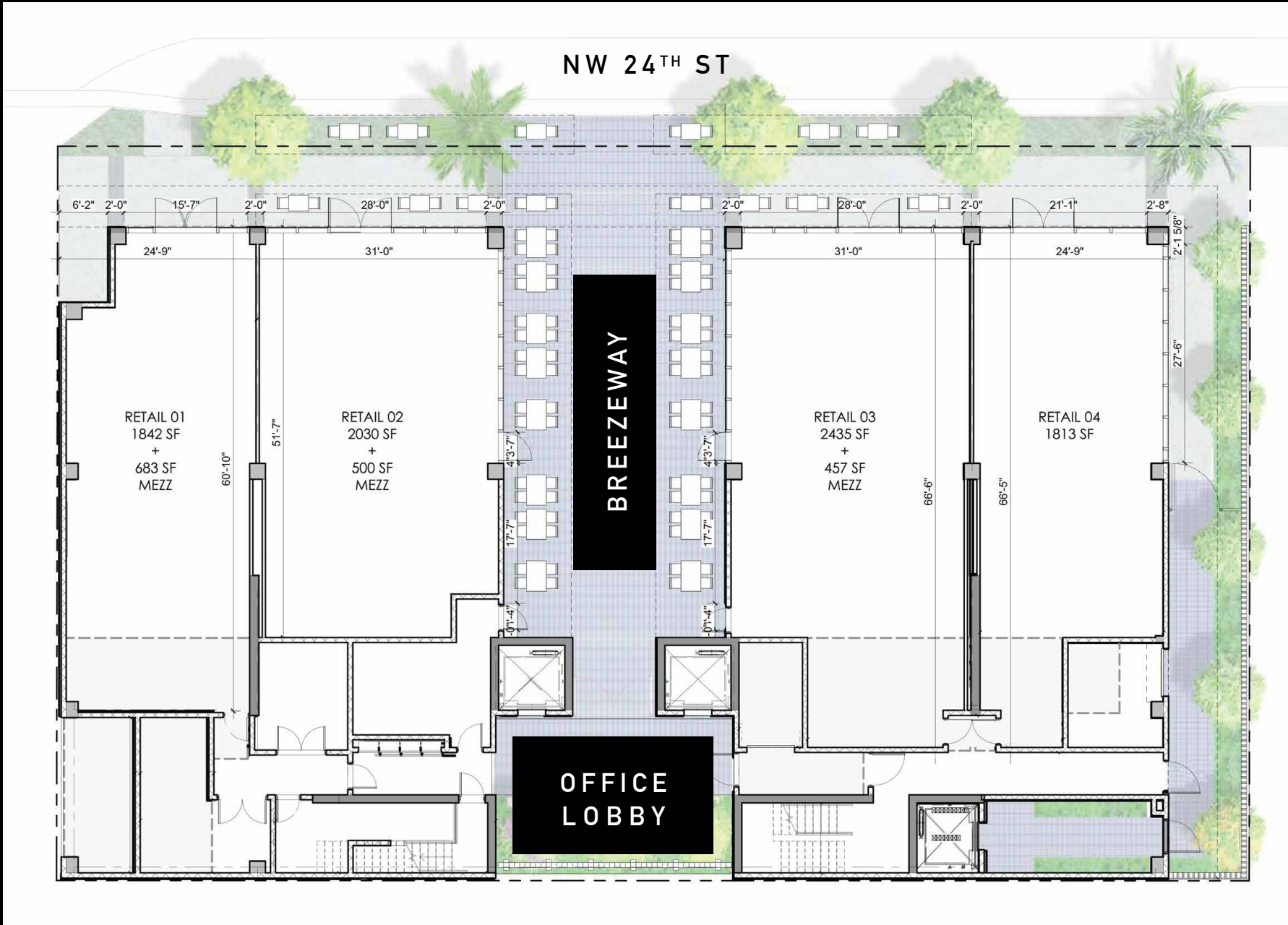
RETAIL	9,759 SF
OFFICES	10,908 SF
TOTAL OFFICE	76,356 SF

TOTAL BUILDING	86,115 SF
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FLOOR  
■ ■ ■  
PLANS

RETAIL FLOOR PLAN

FLOOR PLATE 9,759 RSF



LEASING



INFO

## KONIVER STERN

RETAIL REAL ESTATE & BROKERAGE

1665 WASHINGTON AVENUE  
PENTHOUSE  
MIAMI BEACH, FL 33139  
305.532.6100  
WWW.KONIVERSTERNGROUP.COM

### SARA WOLFE

305.799.9883  
SARA@KONIVERSTERNGROUP.COM

### LYLE STERN

305.785.3863  
LYLE@KONIVERSTERNGROUP.COM

### BRUCE KONIVER

305.613.9300  
BKONIVER@KONIVERSTERNGROUP.COM







WYNWD

222 NW 24<sup>TH</sup> ST MIAMI, FL 33127