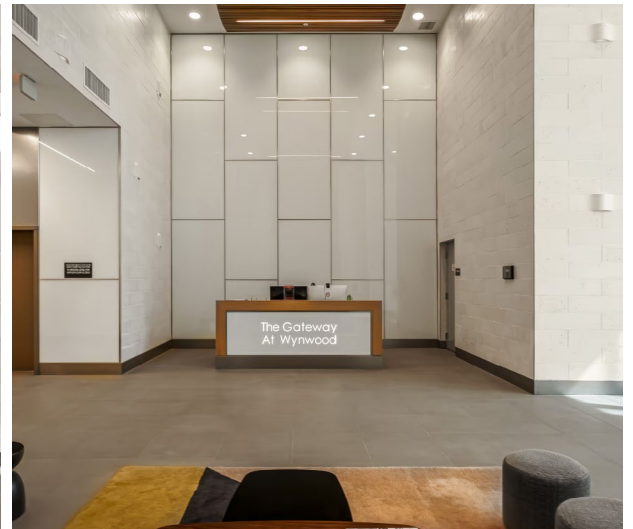
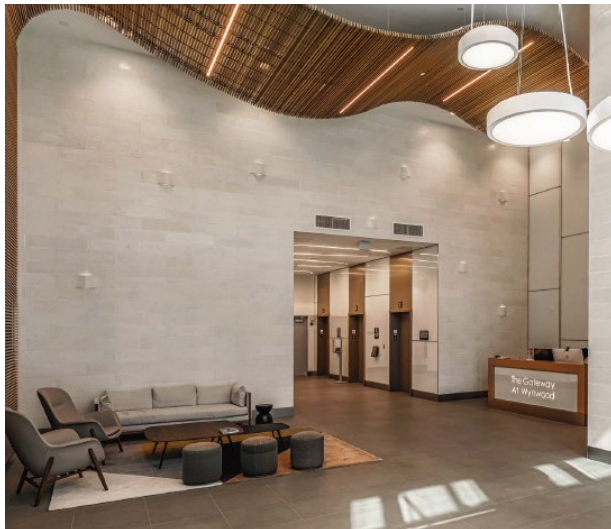




# SUBLEASE



## BUILDING FEATURES

- 195,000 Square Feet
- Class A Office
- On-site Covered Parking (2.22 / 1,000)
- WalkScore 96 (Walker's Paradise)
- Private Rooftop Terrace
- WiFi Access in Common Areas

### Suite 705, 5,231 RSF

### Sublease Term Expires 9/30/2028

- Move-in ready
- Abundant natural light
- Eastern exposure
- Furniture negotiable
- High ceilings

## OFFICE LEASING

Alex Marquez  
305.377.6589  
alex.marquez@blancacre.com

Christopher Harak  
305.377.6589  
christopher.harak@blancacre.com

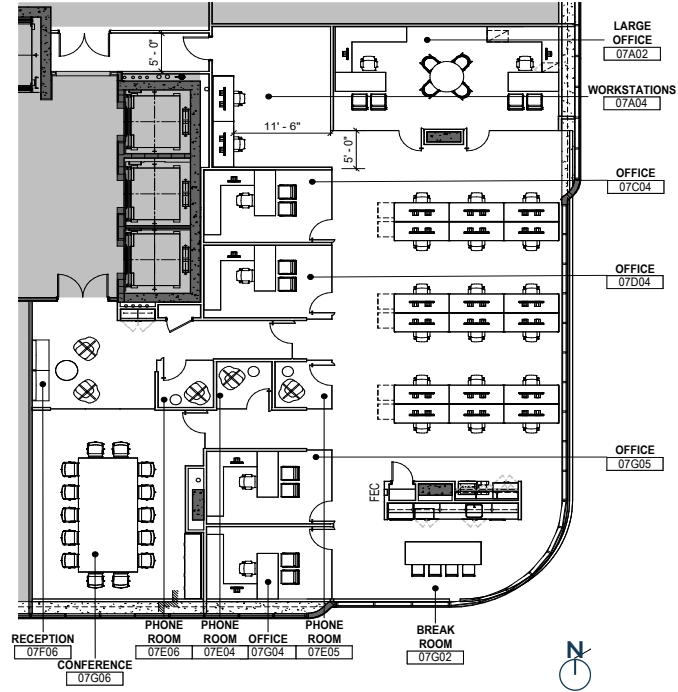
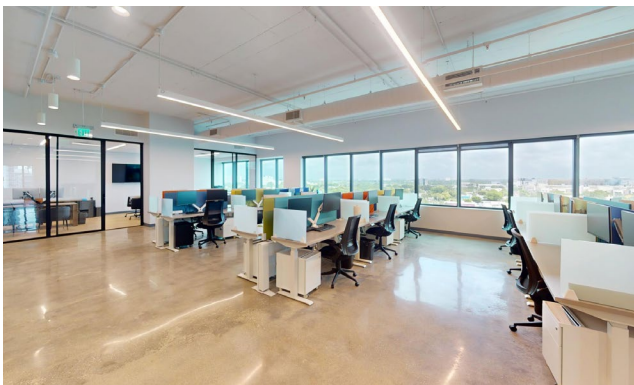
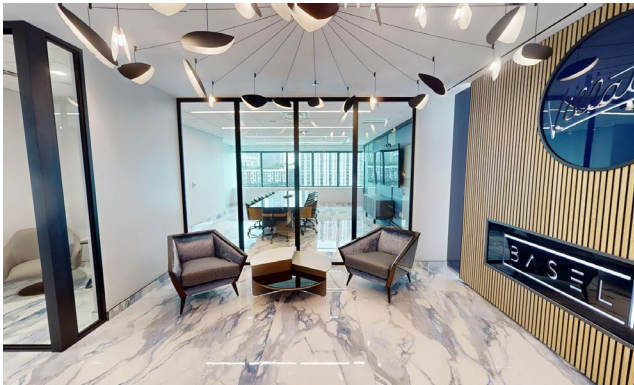


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LICENSED REAL ESTATE BROKER



OFFICE SPACE

SUITE 705 HIGHLIGHTS

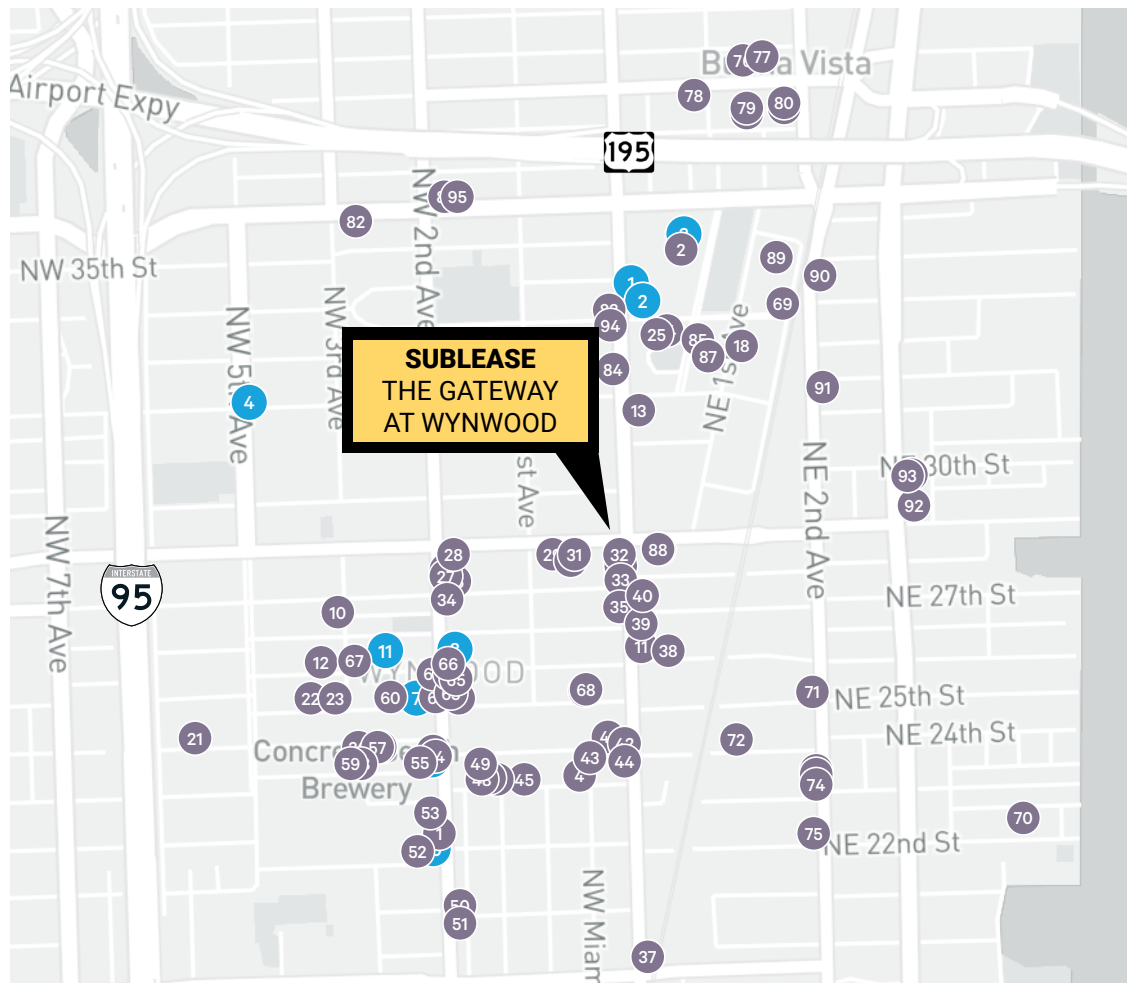


CLICK HERE FOR VIRTUAL TOUR

- Lease expiration date: 9/30/2028
- One (1) large office
- Four (4) standard offices
- 18 workstations
- Reception area
- Two (2) conference rooms
- Three (3) phone / private rooms
- IT / server closet
- Break area / kitchenette with storage cabinets, refrigerator, sink, dishwasher, two (2) microwaves

Disclaimer: Blanca Commercial Real Estate is a Licensed Real Estate Broker. No warranty of representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price rental or other conditions, withdrawal without notice, and to any special conditions imposed by our clients.

# NEIGHBORHOOD



## FOOD & BEVERAGE

1. Dr. Smood
2. Pinkberry
3. Madlab Creamery
4. Salty Donut
5. Fireman Derek's Bake Shop
6. Bunnie Cakes
7. Morelia Gourmet Paletas
8. Stefano Versace Gelato
9. Mr Kream Wynwood
10. MIAM - Wynwood
11. Suite Habana Cafe
12. M.U.G.
13. Starbucks US
14. Starbucks US
15. Panther Coffee
16. Veza Sur Brewing Co.
17. Boxelder Craft Beer Market
18. Pasion Del Cielo
19. Sabal Coffee
20. Gelatte - Gelato & Coffee S
21. Wynwood Brewing Company
22. Growler USA - Wynwood
23. The Taco Stand
24. Bar Louie
25. Rubio's Restaurants
26. Brick
27. BAKAN
28. Palmar
29. Charcoal Garden Bar + Grill
30. Myumi
31. Mortar and Pistil
32. Electric Pickle
33. Spanglish Cocktail Bar
34. R House Wynwood
35. Jimmy'z Kitchen Wynwood
36. Morgans Restaurant

37. KUSH
38. doma
39. Beaker & Gray
40. SuViche Wynwood
41. Naoki Sushi
42. Wynwood Station
43. Three
44. Ono Poke Shop
45. Chimi El Tigre - Wynwood
46. 1-800-Lucky
47. The Butcher Shop Beer Garden & Grill
48. El Patio Wynwood
49. Gramps
50. Sette Osteria
51. World Famous House of Mac
52. Shots Miami
53. The Deck Wynwood
54. Coyo Taco
55. Alter
56. Le Chick Miami
57. Crazy Poke Wynwood
58. Cafeina Wynwood Lounge
59. Centro Wynwood
60. KYU
61. Joey's Italian Cafe
62. Wynwood Kitchen & Bar
63. Miami Mojito Company
64. Wood Tavern
65. Yoko Matcha
66. Wynwood Diner
67. Zak the Baker
68. Brewers Association
69. Burgerim
70. Burda Wynwood/Midtown
71. Fuchai Miami
72. Plant Miami
73. Amor Di Pasta

74. Fuel Poke
75. Bunbury Miami
76. Michael's Genuine Food & Drink
77. OTL
78. Swan
79. Ella
80. Estefan Kitchen
81. Pandoree Pizza & Burger
82. El Bajareque
83. Proof Restaurant
84. Organic Food Kings
85. 100 Montaditos
86. Five Guys
87. Sugarcane Raw Bar Grill
88. Morgans Restaurant
89. Little Hen
90. Lagniappe
91. La Toxica Food and Grill
92. Diced - Edgewater
93. Starbucks
94. Pumarola Midtown
95. Arepa.bar

## SHOPPING

1. The Shops at Midtown Miami
2. Ross
3. Target
4. Rosita Hurtado
5. Ray-Ban
6. Wynwood Block
7. Warby Parker
8. Le Labo
9. Scotch + Soda
10. Wynwood Tribe Store
11. UNKNWN