

The background of the entire image is a photograph of a modern, multi-story office building with a grid-like facade of windows and dark structural elements. The image is overlaid with a semi-transparent dark blue filter. The title 'THE HIGHLEY HOUSE' is centered in the upper half of the image in a large, orange, serif font. Below the title, the text 'Class A Office Space' is centered in a white, sans-serif font. At the bottom, the address '2115 N Miami Ave Miami, FL 33127' is centered in a smaller white, sans-serif font.

THE HIGHLEY HOUSE

Class A Office Space

2115 N Miami Ave Miami, FL 33127



THE HIGHLEY HOUSE

THE HIGHLEY OFFICE reflects the diverse, creative, and dynamic character of Wynwood.

Designed by Cohen Freedman Encinosa & Associates, with complementary interior design by iddi Design.

- + New 12-story, two-towered mixed-use development
- + 304 apartment units
- + 72,885 Sq. Ft. of Class A Office Space
- + 17,846 Sq. Ft. of Prime Retail
- + 14 feet ceiling height slab to slab
- + Amazing views of Wynwood and Downtown Miami
- + Ample parking garage
- + 24 hours controlled access security
- + FGBC Silver
- + Contemporary Lobby Art



OFFICE LOBBY

OFFICE

RESIDENTIAL/
PARKING

RETAIL





The epicenter of shopping, dining, and collaboration

Fact Sheet



Project Name	Offices at THE HIGHLEY
Address	2115 North Miami Avenue, Miami, FL 33127
Office Space	72,885 SF
Floor Plates	17,573 – 20,166 SF
Retail Space	17,846 SF of Prime Retail Five ground floor spaces
Parking	On-Site Parking
Developer	Related Group /Rockpoint
Architect	Cohen Freedman Encinosa & Associates
Interior Architect	Iddi (ID & Design International)
Office Leasing	Colliers International



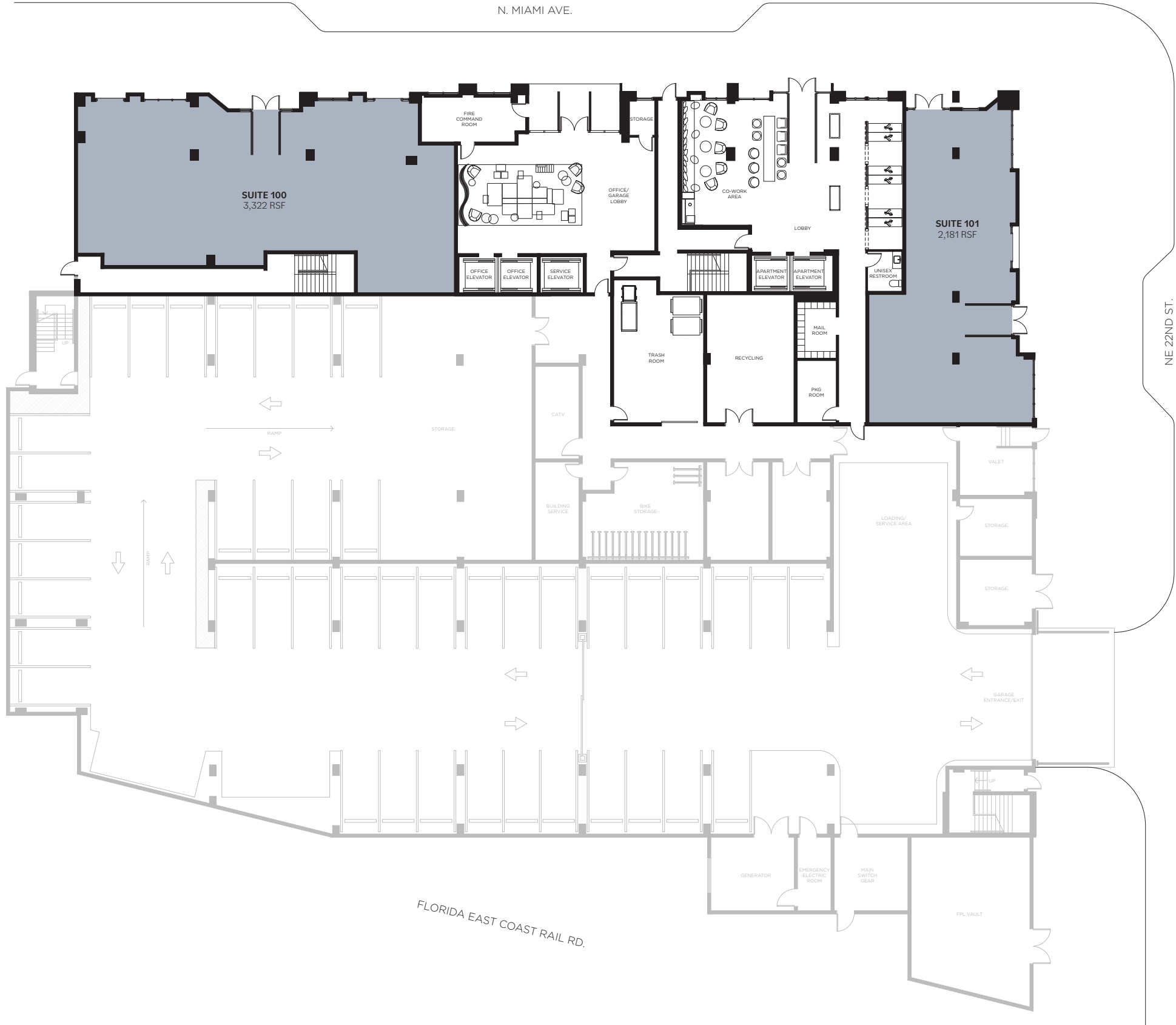
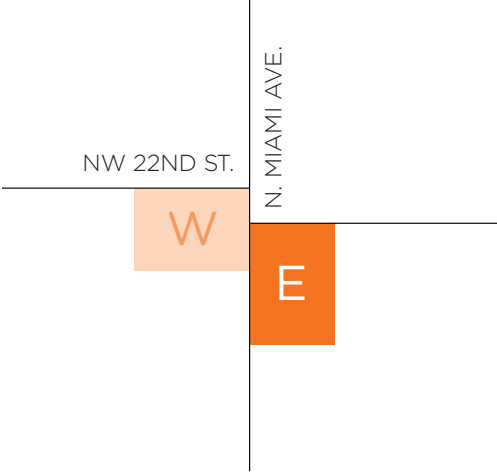


Floor Plans

THE
HIGHLEY
HOUSE

Retail | East
5,503 RSF

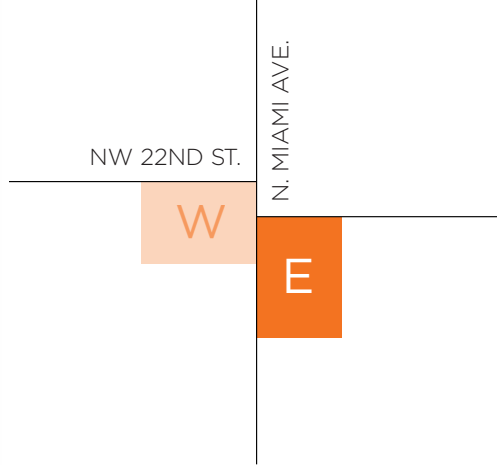
Suite 100	3,322 RSF
Suite 101	2,181 RSF



THE
HIGHLEY
HOUSE

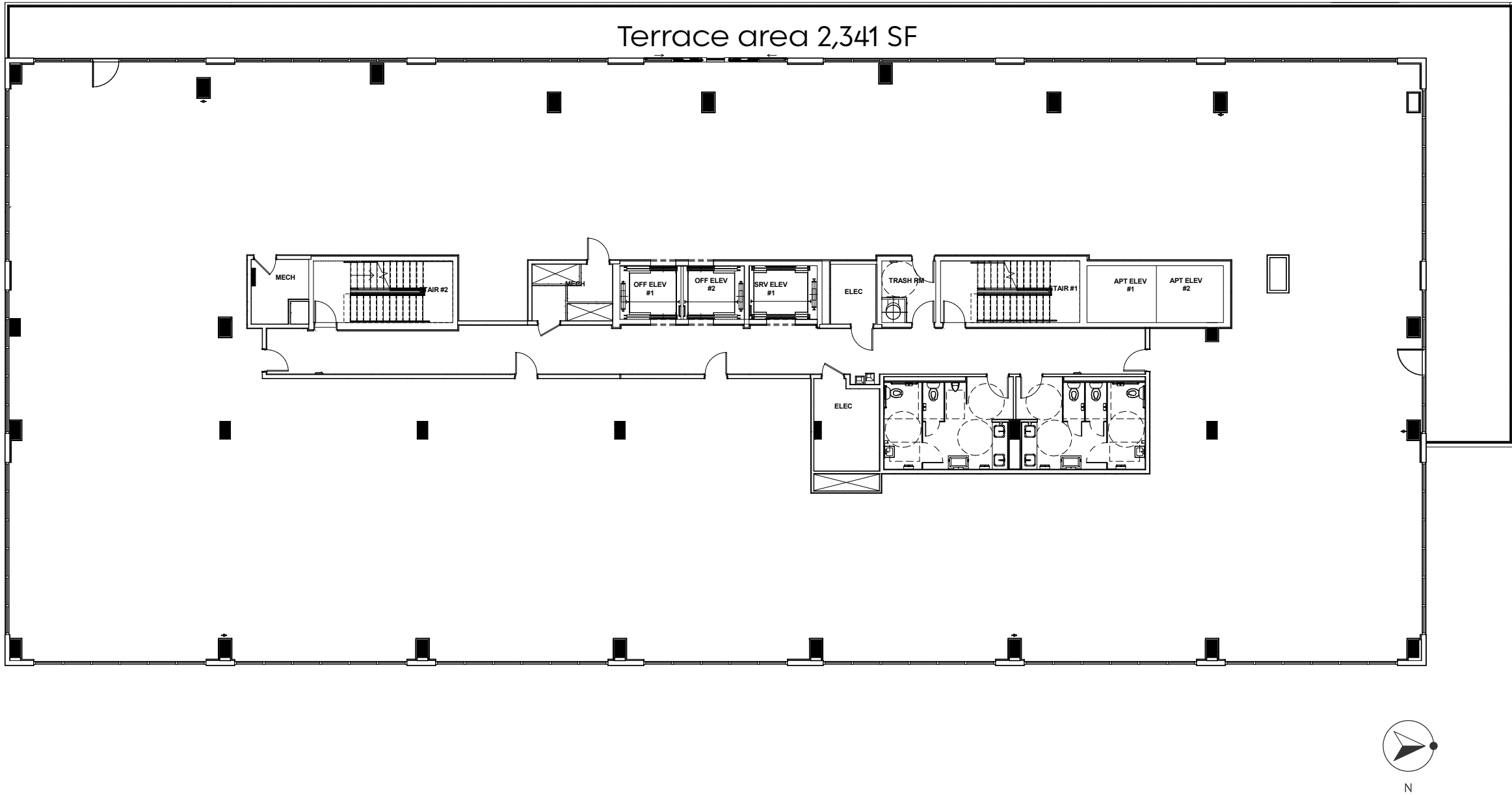
Retail | West
Retail Spaces 14,589 RSF

Suite 1	2,103 RSF
Suite 2	2,332 RSF
Suite 3	3,037 RSF
Suite 4	2,350 RSF
Suite 5	2,108 RSF
Suite 6	2,659 RSF



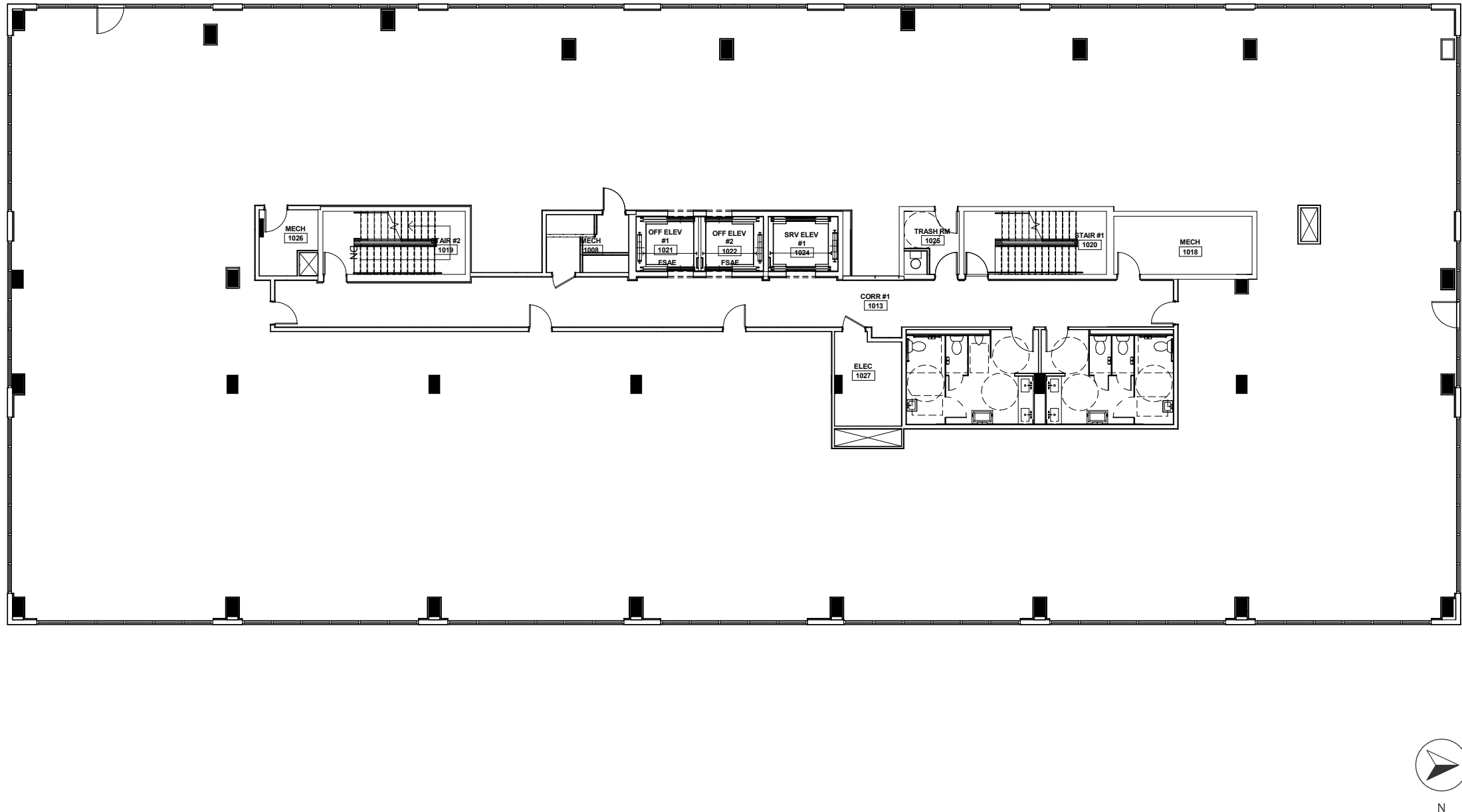
Level 9

Floorplan 20,166 RSF | Terrace area 2,341 SF



Levels 10-12

Floorplan 17,573 SF



Now Complete and Ready for Business



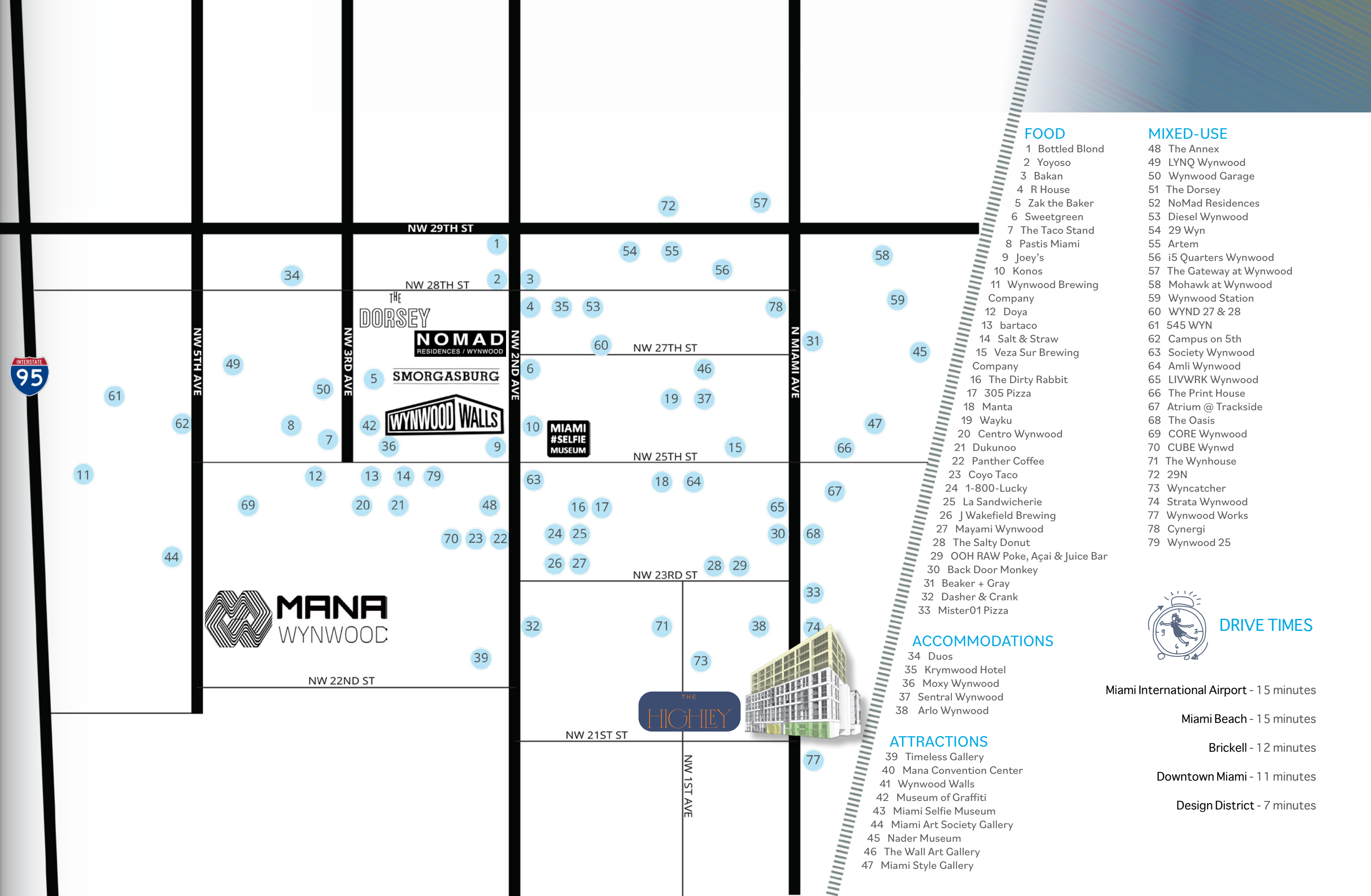
WYNWOOD



Vibrant / Eclectic / Trendy Artsy / Colorful / Urban

Wynwood is one of the most happening areas in Miami. It's the kind of neighborhood where creativity is constantly flowing, and you never know what's going to happen next. You blink, and you might miss something incredible.

There's so much construction going on here that cranes are as common as the spray paint cans that the local artists use to decorate the walls. New developments and midrises are going up left and right. It's wild to think that this used to be an area filled with abandoned warehouses and now is a lively place to be, no matter what you're looking for work, play, and stay.





Non-stop energy Wynwood a neighborhood dedicated to the pursuit of fun, pleasure and work.

Wynwood is a preferred location for Miami tech and creative companies and modern workplaces for its dynamic atmosphere, prime location, and excellent connectivity. Companies are drawn to the neighborhood's eclectic mix of artists, entrepreneurs, and creative professionals, which provides a unique environment for fostering collaboration and new ideas.

Wynwood new locals - fostering the growth of innovative enterprises and emerging talent.

ATOMIC

BLOCKCHAIN

INDUSTRIOUS

LIVE NATION
ENTERTAINMENT

MINDSPACE

Gensler

SCHONFELD

OpenStore

Spotify

THOMABRAVO

FOUNDERS FUND

pwc

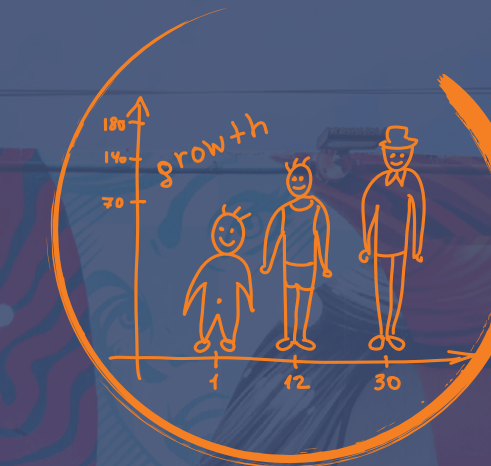
Evolution - Wynwood has changed several times since its inception, perhaps more than any other neighborhood in Miami, until it became what it's now a hub for a young, urban creative workforce.

963K SF

CURRENT OFFICE

1.3M SF

CURRENT RETAIL



12.3%
POPULATION CHANGE
SINCE 2010

±1M SF

OFFICE PROPOSED &
UNDER CONSTRUCTION

±414K SF

RETAIL PROPOSED &
UNDER CONSTRUCTION



33.8
MEDIAN AGE

±11,953 units

APARTMENTS PROPOSED
& UNDER CONSTRUCTION

400+

BUSINESSES



16M+
ANNUAL VISITORS

REVITALIZING URBAN NEIGHBORHOODS

Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, Related has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. Related doesn't just create neighborhoods...it builds legacies.

Related in Wynwood

The Related Group, has been instrumental in developing Wynwood, Miami, FL. The company has several projects in the area, including Wynwood 25, a mixed-use development that includes residential units, retail space, and co-working spaces. The Wynwood 25 features modern architecture focusing on sustainability and community spaces. The company has also developed the Wynwood Annex, a boutique office building that offers small and mid-size offices for startups and creative professionals. The Related Group's projects in Wynwood have helped transform the area into a vibrant and dynamic neighborhood, attracting residents, businesses, and tourists alike. **THE HIGHLEY** is RELATED's seventh commercial development in Wynwood.

“When I first started coming to the area in the early 2010's, it was immediately clear there was something special happening. People visited Wynwood in masses and loved taking photos in front of the street art, and hanging out with friends – but there was simply no residential product. When we broke ground on our first residential project in the area, Wynwood 25, we made a big bet that those same people would want to live here full time. Today, Wynwood is one of the city's most desirable places to live. It's amazing to see how far the neighborhood has come.”

-Jon Paul Perez, President of Related Group

Related developments in Wynwood



THE HIGHLEY HOUSE



The NoMad Wynwood Residences



The Dorsey



Wynwood Annex



The Bradley



Wynwood 25



Wynwood 29



THE HIGHLEY HOUSE

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