

545
wyn

Think
outside
the walls.





Office, **artfully** done.

Introducing 545wyn, a 298,000 square foot creative Class A office and retail building located at 545 NW 26th Street in Wynwood. Designed by Gensler and now part of the Goldman Properties portfolio, 545wyn was created with three simple, yet crucial goals: to elevate Miami's office experience, authentically reflect Wynwood's vibrancy, and engage the neighborhood.

Goldman Properties is a privately held real estate development and management firm with a portfolio of office, retail, and integrated properties in SoHo, New York; Center City Philadelphia; and Miami. Goldman Properties has been a long-term presence in Miami's Wynwood Arts District, pioneering its growth into a premier creative and commercial neighborhood.

545wyn.com





The
finer
details.

Over 298,000 SF of modern office space on ten floors,
with flexible floorplates ranging from 20,248 to 38,271 SF

26,340 SF of retail

Elevated corporate signage opportunities

Dedicated tenant entrance available

18,000 SF dedicated, elevated, outdoor amenity deck

Open-air balconies on each floor totaling 12,800 SF

8,000 SF paseo park for tenants

Indoor/outdoor tenant lounge

On-site fitness center

On-site covered parking for 441 cars

Separately metered electric for full-floor tenants

Certifications:















The Wynwood advantage.

Wynwood is undeniably the most desirable art, retail and business hub of Miami. The city's corporate tenant interest is heavily focused on Wynwood, with the neighborhood's growth continuing to outpace the supply of quality office product. 545wyn is designed by one of the world's best architecture firms in the commercial real estate industry intent on setting a new standard of excellence for creative office space in South Florida.

2.4M SF

CURRENT OFFICE

1.4M SF

CURRENT RETAIL

15M+

ANNUAL VISITORS

4.3K units

APARTMENTS PROPOSED & UNDER CONSTRUCTION

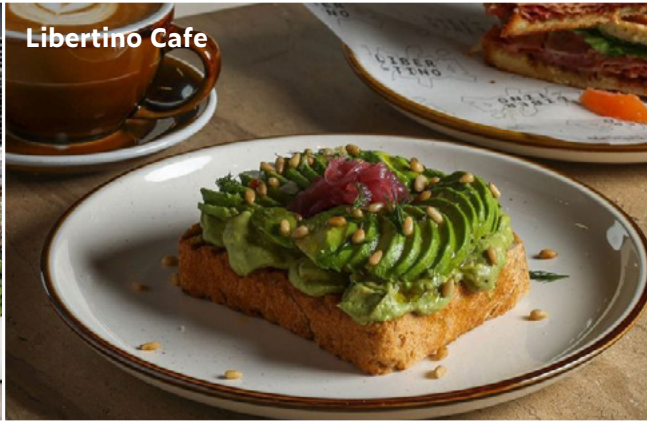
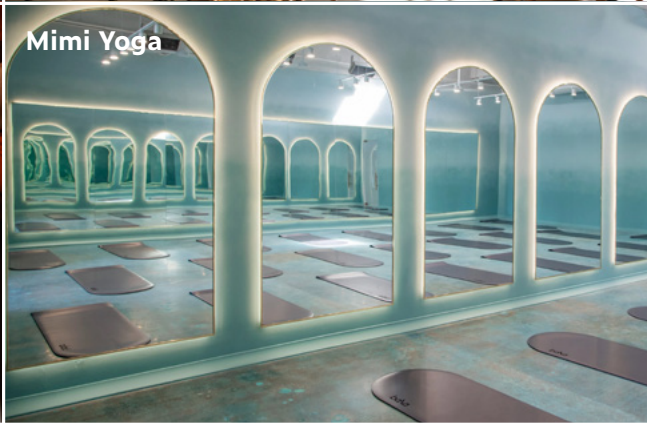
400+

BUSINESSES

6K +

RESIDENTS





Experience **more** at work.

Dozens of chef-driven restaurants, cafés & lounges

Health & wellness anchored by boutique fitness and spa concepts

Part of one of the fastest-growing dining scenes in the U.S.

One of Miami's most walkable creative & retail neighborhoods

Home to 15+ galleries and artist-spaces

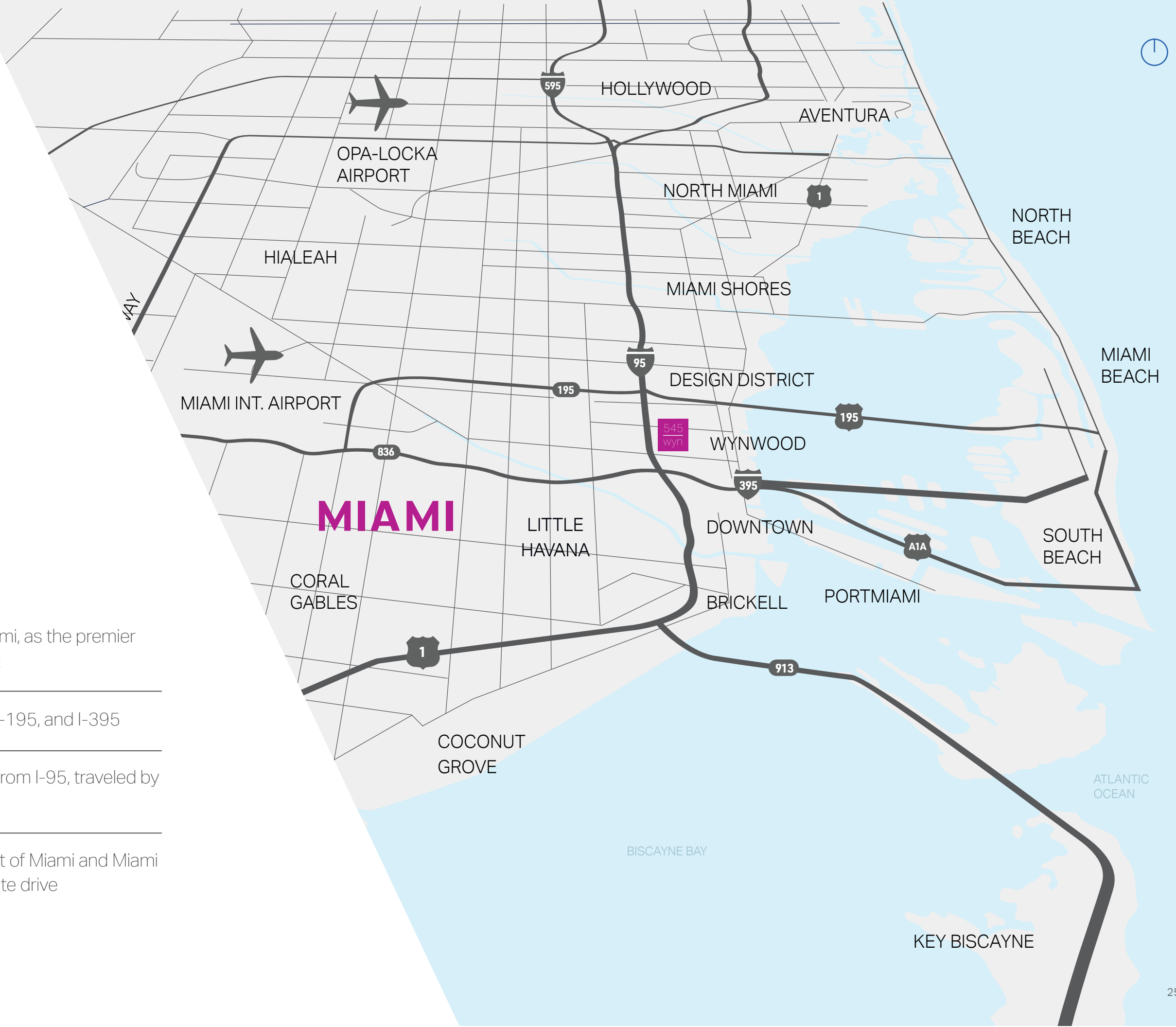
Because location matters.

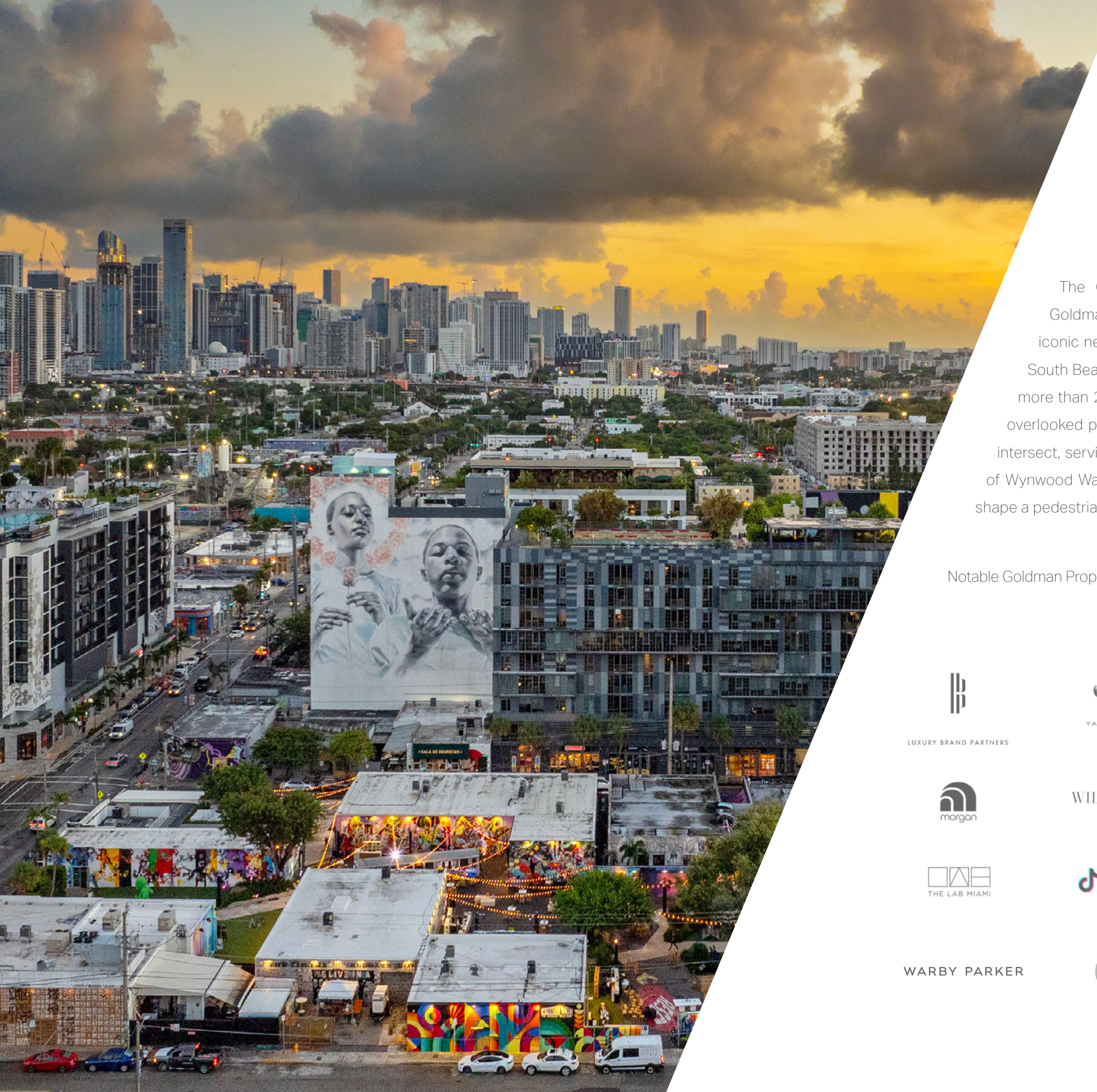
Wynwood is positioned in the heart of Miami, as the premier arts, innovation, and entertainment district

Highly accessible from on-ramps to I-95, I-195, and I-395

Unmatched visibility with direct sightlines from I-95, traveled by over 186,000 vehicles daily












Quick connectivity to major gateways: Port of Miami and Miami International Airport both within a 15-minute drive





The Goldman Properties' touch for placemaking is undeniable. Founder Tony Goldman's love for historic preservation, paired with his bold vision, helped revitalize iconic neighborhoods, including SoHo in New York City, Center City in Philadelphia, and South Beach. From 2005 to 2010, under Tony's leadership, Goldman Properties acquired more than 25 properties in Wynwood, guided by the continued vision of creating magic in overlooked places. The result was a neighborhood where art, culture, and hospitality could intersect, serving as a center for a rising class of creative entrepreneurs. Through the launch of Wynwood Walls and support of first-in-class restaurants, Goldman Properties continues to shape a pedestrian-driven neighborhood where people and businesses can flourish.

Notable Goldman Properties' Wynwood tenants:

 LUXURY BRAND PARTNERS	 YANN COUVREUR PÂTISSERIE		 WALL GRACE VINTAGE	
 MORGAN	WILHELMINA	 PANTHER COFFEE	MEJURI	MKDA
 THE LAB MIAMI		wework	BARRY'S	
WARBY PARKER		CHOEFF LEVY FISCHMAN		

An **exclusive** tenant roster.

An exclusive mix of forward-thinking companies defines 545wyn, bringing together a dynamic tenant roster that reflects the energy and evolution of Wynwood.



SONY

slalom

miax

pwc

Gensler

neocis

milo

BAS HOLDINGS

GEMINI

the chefs WAREHOUSE

Much

ANHEUSER-BUSCH

Eightfold
Real Estate Capital, LP

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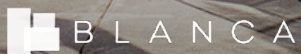
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Retail

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Licensed Real Estate Broker

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GOLDMAN



PROPERTIES