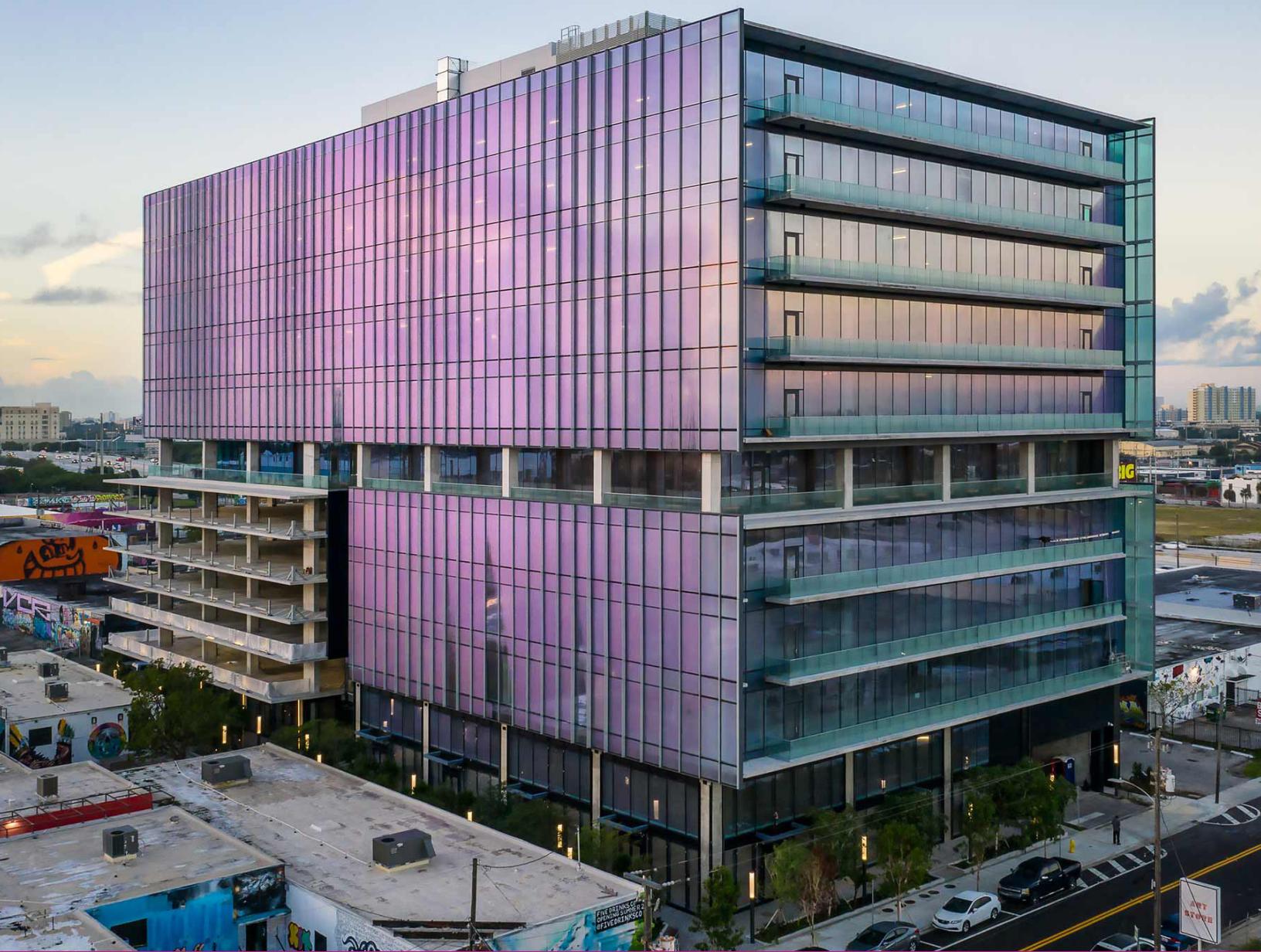


545  
—  
wyn



---

EXTERIOR BUILDING





## Think outside the Walls.

Introducing 545wyn, a ground-up new construction 298,000 square foot creative 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 typical office experience, to authentically reflect Wynwood's vibrancy and to 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. The firm has been a long-term presence in Miami's Wynwood Arts District, pioneering its growth into a premier creative and commercial neighborhood.







## Office, artfully done.

545wyn's progressive design offers tenants over 298,000 square feet of modern office space on oversized floor plates of up to 36,000 square feet. The building also features 441 on-site parking spaces, a 14,000 square foot private tenant amenity floor, open-air balconies and a 10,000 square foot paseo park connecting 26th and 27th Streets with 26,340 square feet of retail. These amenities, coupled with the incomparable design, will set a new standard of excellence for creative office space in Miami.

## Why Wynwood? Why now?

Wynwood is undeniably the new arts, 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 and envisioned by one of the most successful developers in the commercial real estate industry intent on setting a new standard of excellence for creative office space in South Florida.



545WYN LOBBY





TENANT AMENITY LOUNGE





## The broad strokes

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

---

On-site fitness center

---

On-site covered parking for 441 cars

---

Separately metered electric for full-floor tenants

---

Completed Summer 2020









FLOOR 10

SO

FLOOR 9

mia

FLOOR 8

pw

FLOOR 7

ne

FLOOR 6

 **actuate**  
LAW

 **Eightfold**  
Real Estate Capital, L.P.

**SONY**

FLOOR 5

AVAILABLE | 18,595 SF

FLOOR 4

AVAILABLE | 20,194 SF

FLOOR 3

SPEC SUITE AVAILABLE | 12,237 SF

FLOOR 2

 **milo**

**Gensler**



LEASED

AVAILABLE

NY

ax®

c

ocis

BASHOLDINGS

ABInBev

chefswarehouse

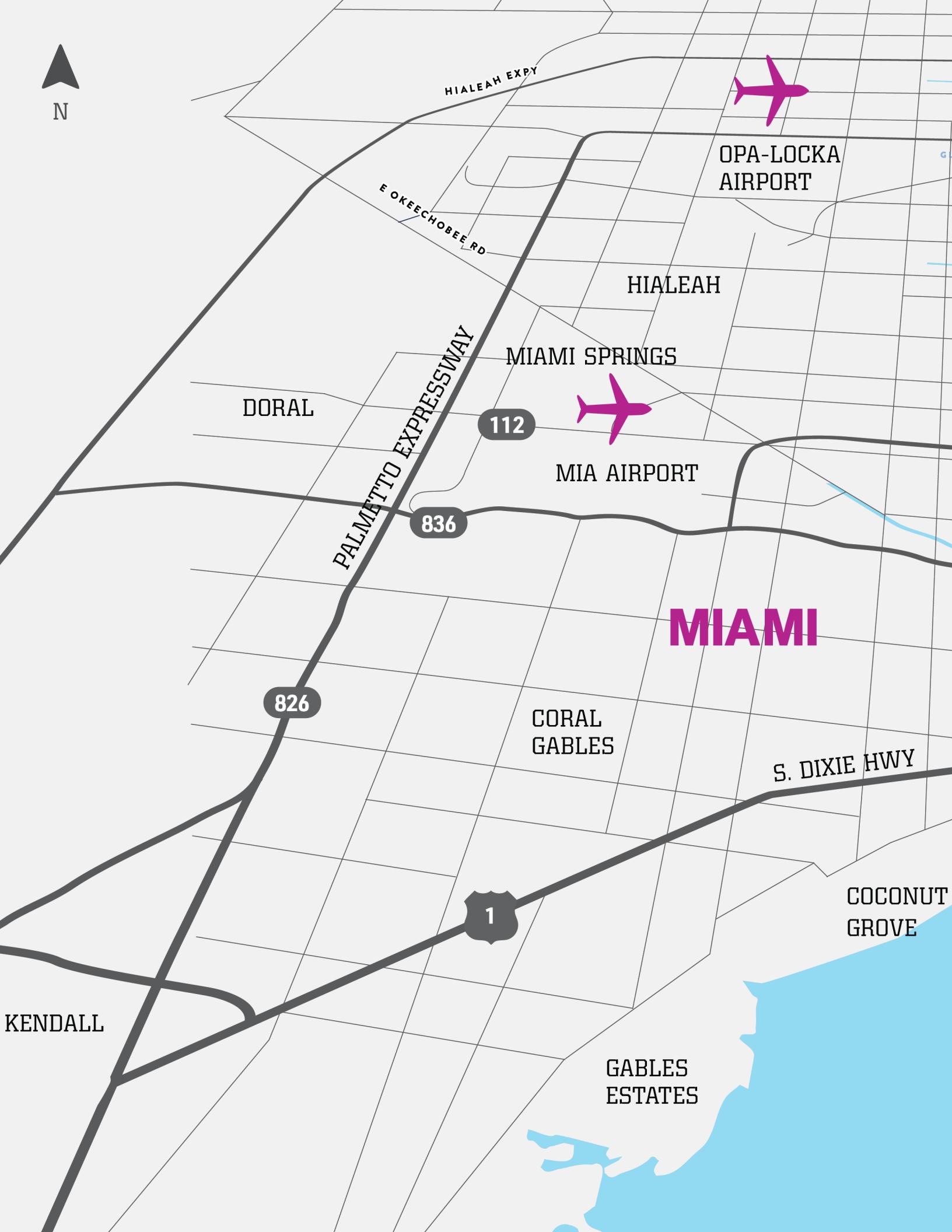
slalom

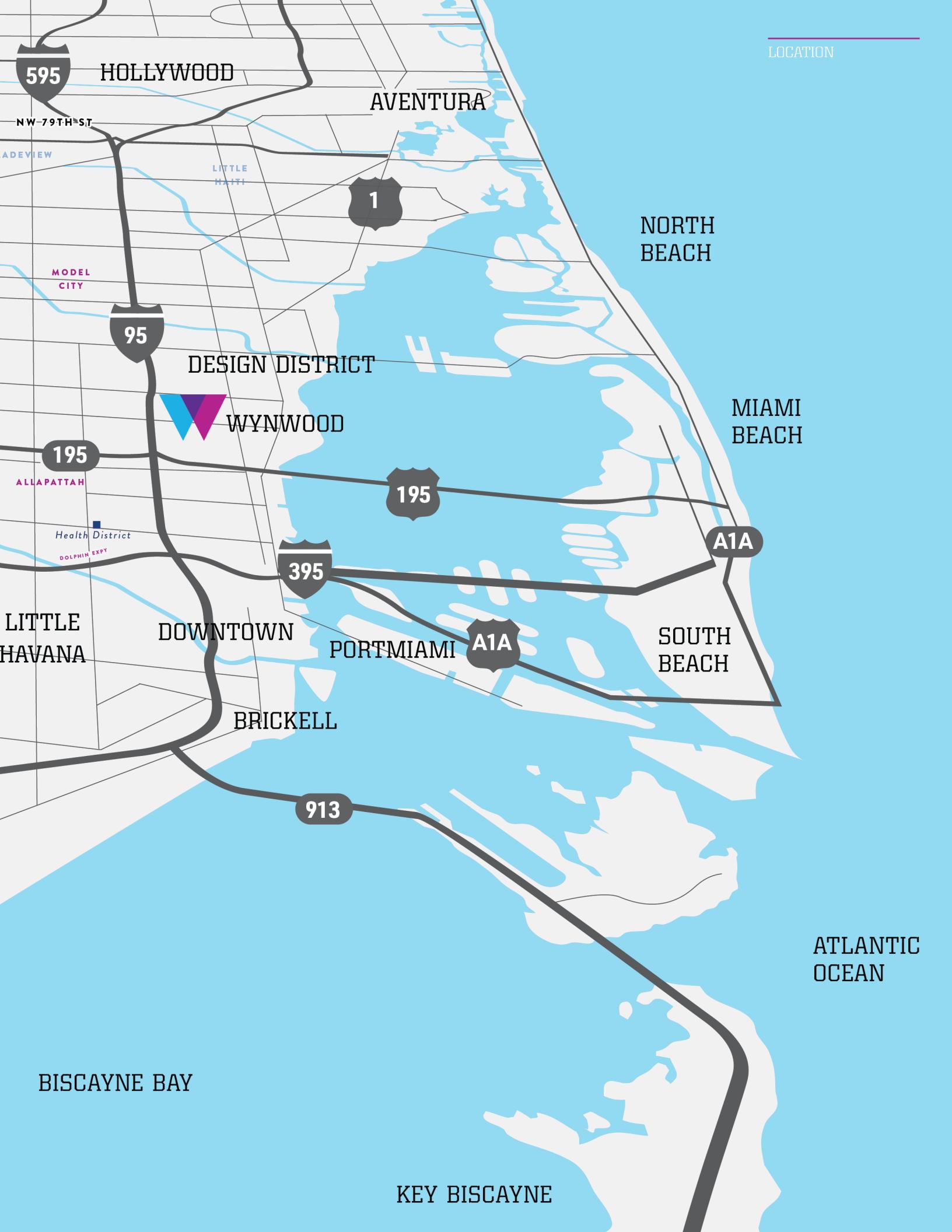
AMENITY FLOOR

GYM  
TENANT LOUNGE  
OUTDOOR TERRACE

PARKING  
FLOORS 2-4

GROUND FLOOR RETAIL  
26,340 SF







SEATING AREA



---

OPEN-AIR BALCONY





ROOFDECK AMENITY





---

EXTERIOR BUILDING





## About Goldman Properties

Founded by patriarch and storied placemaker Tony Goldman, the Goldman Properties portfolio includes office buildings, destination retail, mixed-use developments, and hospitality. Each is shaped by a focus on architectural integrity, neighborhood identity, and long-term value. Goldman Properties continues to approach development as placemaking, creating environments where business and community intersect and flourish. For more information, visit [goldmanproperties.com](http://goldmanproperties.com).

## Experience in Success

- 60 year track record of neighborhood placemaking
- Transformed forgotten neighborhoods in the urban core of major cities into global destinations
- Infuse real estate projects with award-winning art, design, and architecture





FOR LEASING OPPORTUNITIES, CONTACT:

### Office

JUAN RUIZ  
[JUAN.RUIZ@BLANCACRE.COM](mailto:JUAN.RUIZ@BLANCACRE.COM)  
305.577.0251

ANDRES DEL CORRAL  
[ANDRES.DELCORRAL@BLANCACRE.COM](mailto:ANDRES.DELCORRAL@BLANCACRE.COM)  
305.577.0271

TERE BLANCA  
[TERE.BLANCA@BLANCACRE.COM](mailto:TERE.BLANCA@BLANCACRE.COM)  
305.577.8851

### Retail

ALFREDO RIASCOS  
[ARIASCOS@GRIDLINEPROPERTIES.COM](mailto:ARIASCOS@GRIDLINEPROPERTIES.COM)  
305.507.7098

JOSEPH FURST  
[JOE@PLACEPROJECTS.COM](mailto:JOE@PLACEPROJECTS.COM)  
786.907.4140

G O L D M A N



P R O P E R T I E S