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545WYN.COM

Retail Leasing Opportunities



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Urban, Creative, Sophisticated.

In Wynwood, an old industrial working part of Miami has come to life with a stylized, atmospheric vibrancy.

Drawing inspiration from the surrounding neighborhood, 545wyn features a paseo park connecting 26th and 27th Streets with 26,340 square feet of first floor retail, a 18,000 square foot private tenant amenity floor perfect for a restaurant/hospitality user and 441 on-site parking spaces.



The Finer Details.

Over **271,000 SF** of modern office space on ten floors, with floorplates ranging from **18,595 to 38,409 SF**.

20,500 SF (5,000 + 11,00 + 4,500) of prime retail space available

18,000 SF dedicated, elevated roofdeck perfect for hospitality/restaurant user

Excellent signage & branding opportunities

Paseo park for tenants connecting **26th and 27th Streets**

On-site covered parking for **441 cars**

Delivered **mid-2020**

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545wyn Retail

RETAIL HIGHLIGHTS:

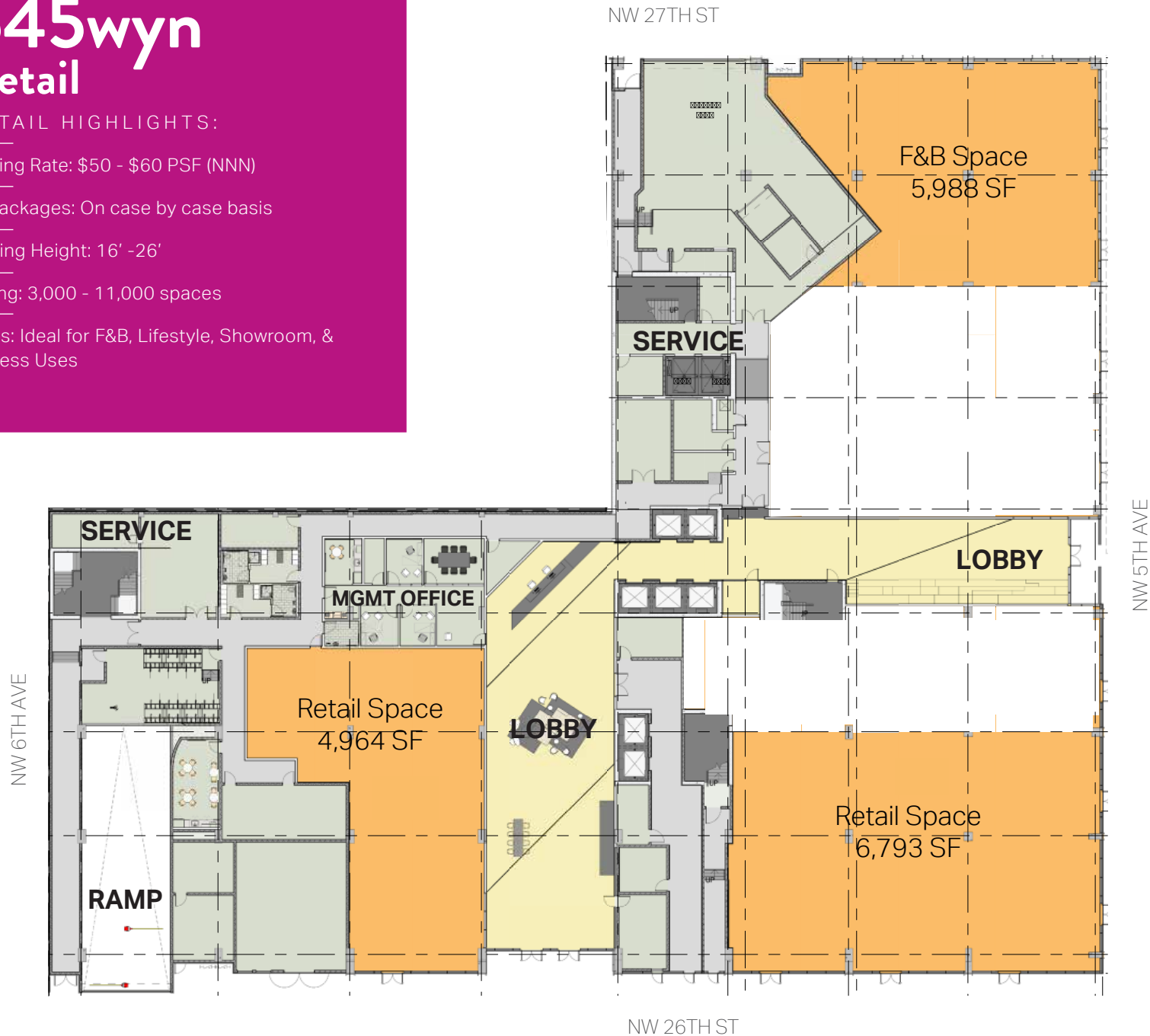
Asking Rate: \$50 - \$60 PSF (NNN)

TI Packages: On case by case basis

Ceiling Height: 16' -26'

Sizing: 3,000 - 11,000 spaces

Uses: Ideal for F&B, Lifestyle, Showroom, & Fitness Uses



Paseo Park

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Outdoor Plaza



Lobby



Amenity floor



Common Area





Why Wynwood?

Wynwood is undeniably the new arts, retail and business hub of Miami. From handmade bread shops to guided (or not) art walks and everything in between, it's an authentic, design-driven urban lifestyle. In Wynwood, the neighborhood is the amenity.

WYNWOOD BY THE NUMBERS

964,000 SF

commercial office proposed/under development

5,545

residential units proposed/under development

1,018

hotel units proposed

\$488 M

local spending by out-of-town visitors

1

of the largest open-air street installations in the world, Wynwood Walls

2 M+

visitors to Wynwood Walls since 2009

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RETAIL LEASING

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G O L D M A N



P R O P E R T I E S