



FOR LEASE

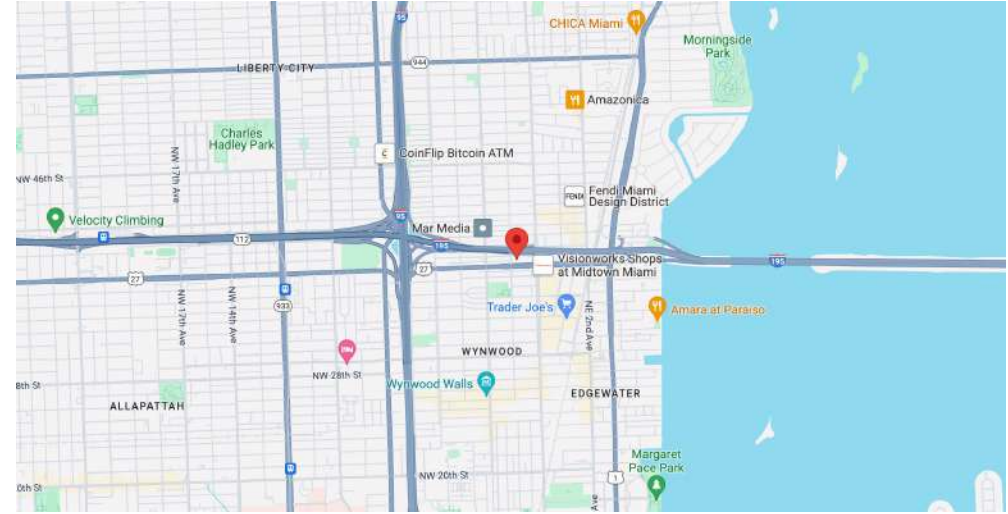
**DWN
TWN**
REALTY ADVISORS
23.77°N - 81.15°W

The 37 Building
78 NW 37th Street, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|---------------------|---|
| Lease Rate: | \$52 - \$65 NNN |
| Unit Sizes: | 945 SF – 28,075 SF |
| Total Available SF: | 28,075 SF |
| Total Building SF: | 51,518 SF |
| Lot SF: | 15,000 SF |
| Year Built: | 2021 |
| Floors: | 6 |
| Submarket: | Intersection of Wynwood, Midtown, Edgewater and the Design District |

LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of the 37 Building. This office building is strategically located at the intersection of the Design District, Wynwood, Midtown, and Edgewater with outstanding visibility from I-195 which has over 150,000+ VPD. Collectively, Wynwood, Midtown and Edgewater have a pipeline of 3,800 multi-family units under construction and 7,600 units proposed. Built in 2021, the 37 Building is an iconic development setting the standard for newly constructed buildings in the area. Spanning 51,518 SF across 6 floors, the property offers units ranging from 945 to 28,075 SF with short-term leases available. The units come with high speed fiber optic Internet and high touch finishes and design.

LEASING HIGHLIGHTS

- Single Tenant Opportunity For 28,000+ SF And Building Branding Rights.
- Turn-Key Private 5,500+ SF Upper Floors With Private Terraces And 13' Ceilings
- Onsite Private Underground Parking
- Easy Access to I-195 With Exposure To 150,000+ VPD
- High Speed Fiber Optic Internet & High Touch Finishes And Design

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LOCATION DESCRIPTION



WYNWOOD – MIDTOWN – EDGEWATER – THE DESIGN DISTRICT

THE INTERSECTION OF MIAMI'S URBAN CORE

Wynwood is bordered by I-95 to the west, Edgewater to the east, and Downtown to the south. Since the early 2000s, Wynwood has transformed into a global hub for art, fashion, and innovation. It's known as the "Silicon Valley of the South" with tech companies moving in, while also offering a vibrant art scene, unique restaurants, and a lively nightlife. Wynwood's main avenues are lined with local food spots, hip boutiques, museums, and entertainment options, making it a top choice in Miami's Urban Core.

Midtown Miami, nestled between Edgewater, Wynwood, and the Design District, offers a condensed urban experience with luxury residential towers and a bustling mix of stores, bars, and restaurants. The Shops at Midtown is a prominent shopping destination, surrounded by luxury buildings. Midtown's central location provides easy access to the Miami Design District and Wynwood for art and culture enthusiasts, and it's just a short drive or bike ride from Miami Beach via the Venetian Causeway.

Edgewater is a residential condo neighborhood ideally situated between Downtown, Wynwood, Midtown, and the Design District. It has become a hotspot for developers due to its beautiful views and proximity to key Miami areas. The East Edgewater waterfront area is particularly active, commanding premium prices. Edgewater also boasts Margaret Pace Park, offering a range of outdoor amenities. With easy access to Wynwood, the Miami Design District, South Beach, and the airport, Edgewater combines convenience with a waterfront lifestyle.

The Design District is one of Miami's emerging downtown neighborhoods, between 38th and 46th Street, bordered by I-95 to the west and Biscayne Boulevard to the east. This creative neighborhood and luxury shopping destination seamlessly blend fashion, design, art, and world-class dining. The Design District boasts upscale boutiques, art galleries, showrooms, and trendy eateries, attracting both locals and visitors. Internationally recognized luxury brands have flagship stores here, making it a global fashion destination at the forefront of Miami's creative and cultural scene.

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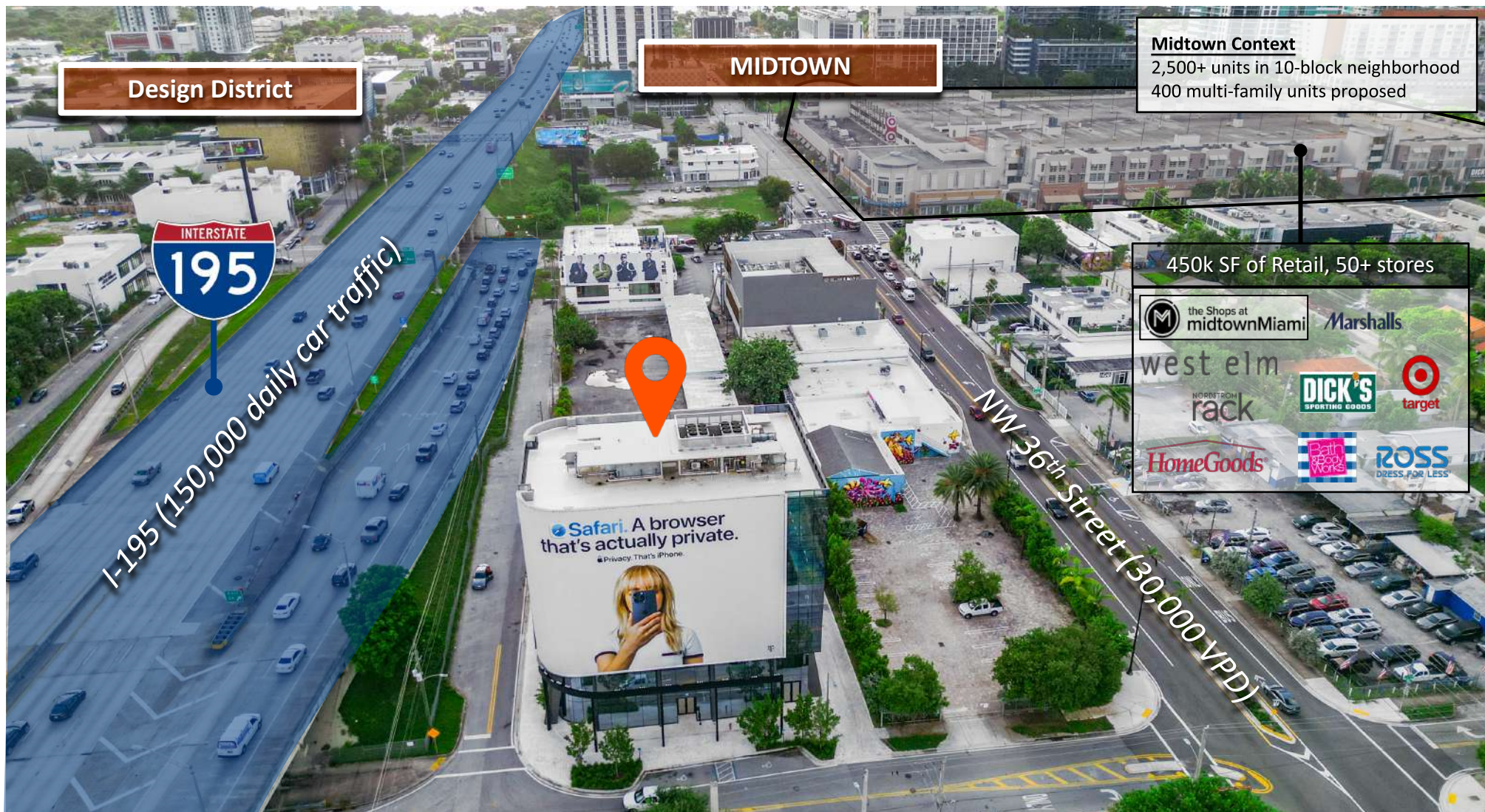
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[View Inventory](#)

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AERIAL CONTEXT



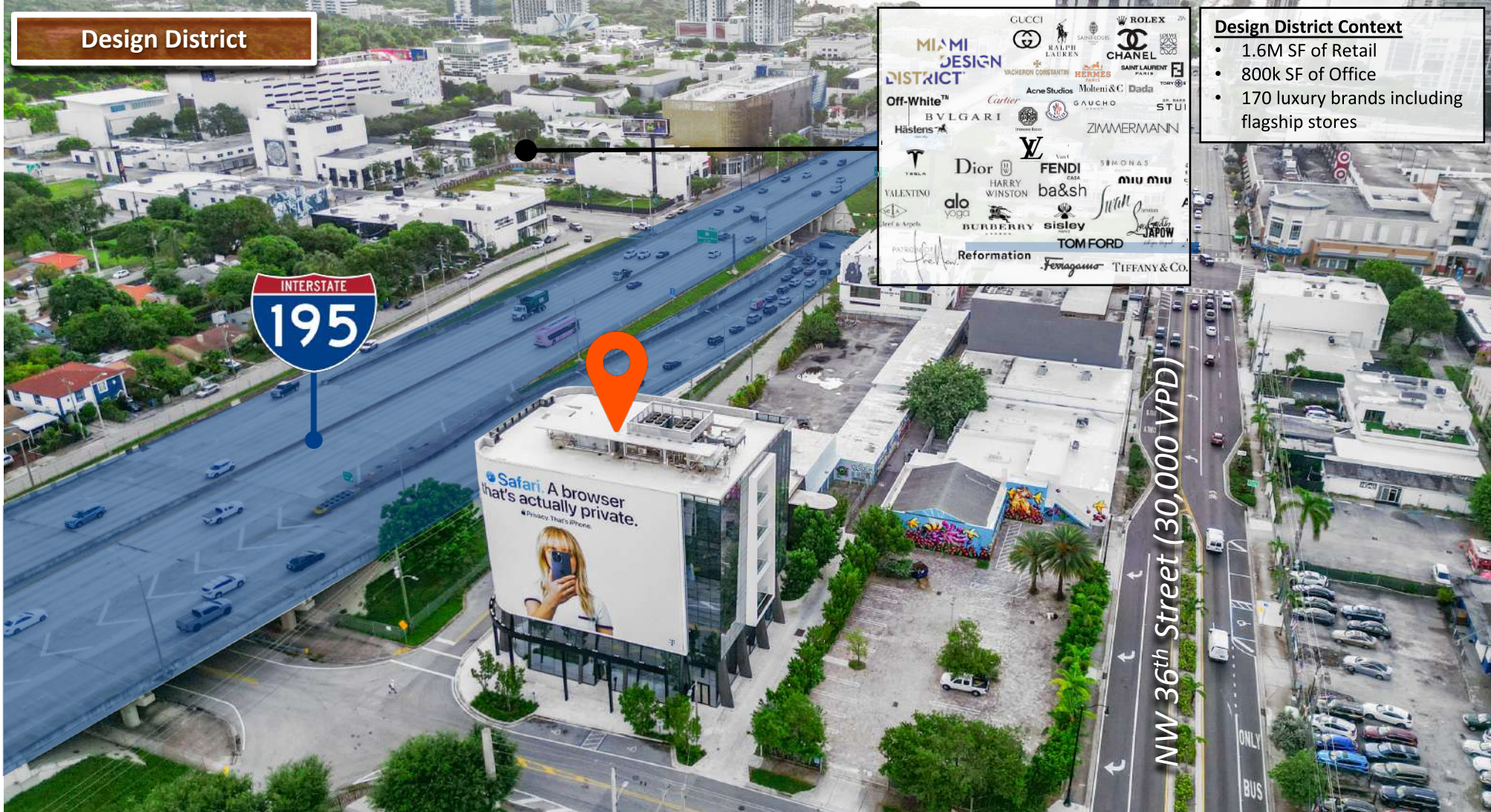
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AERIAL CONTEXT



Design District

Design District Context

- 1.6M SF of Retail
- 800k SF of Office
- 170 luxury brands including flagship stores



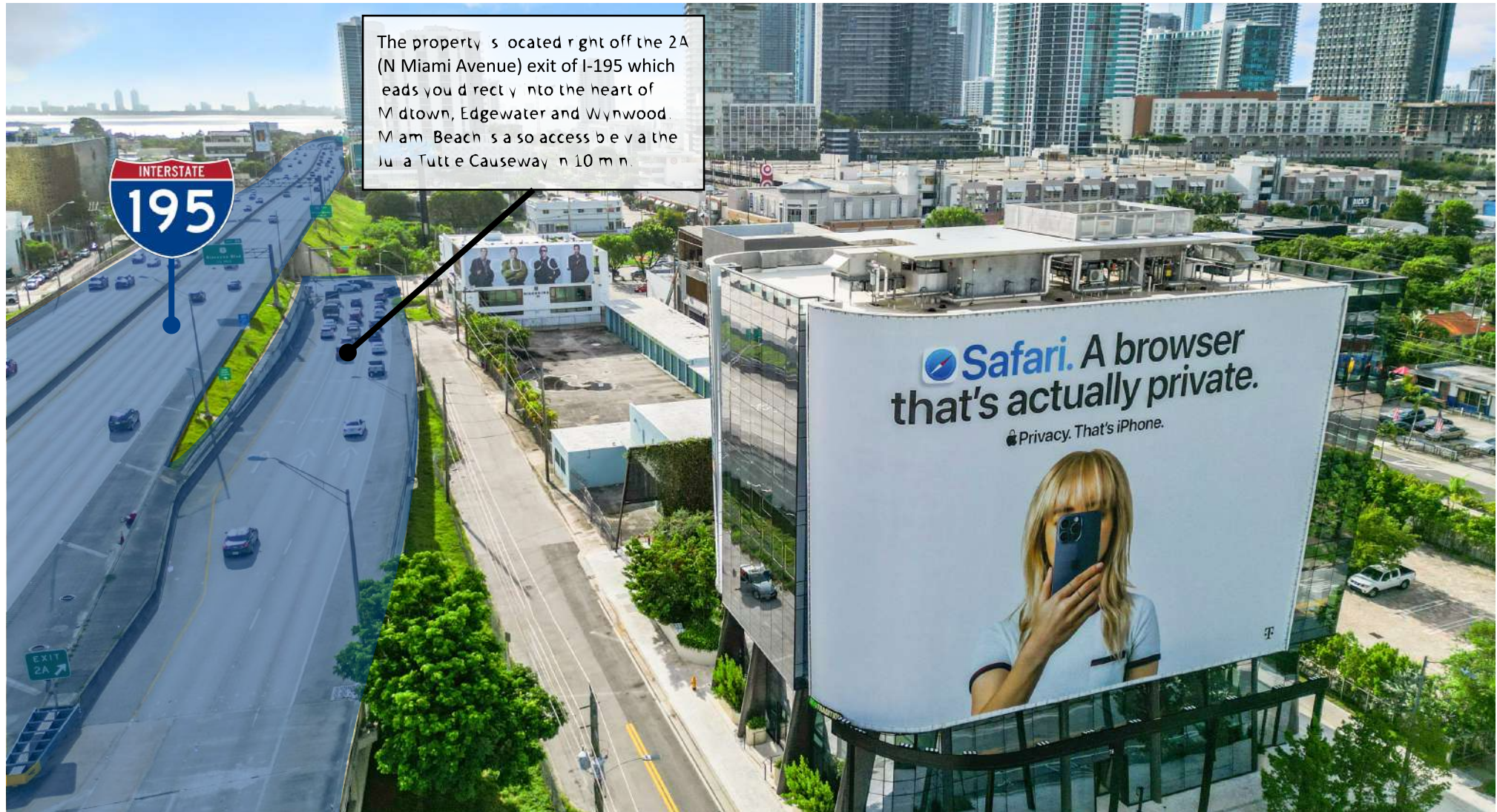
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I-195 ACCESS



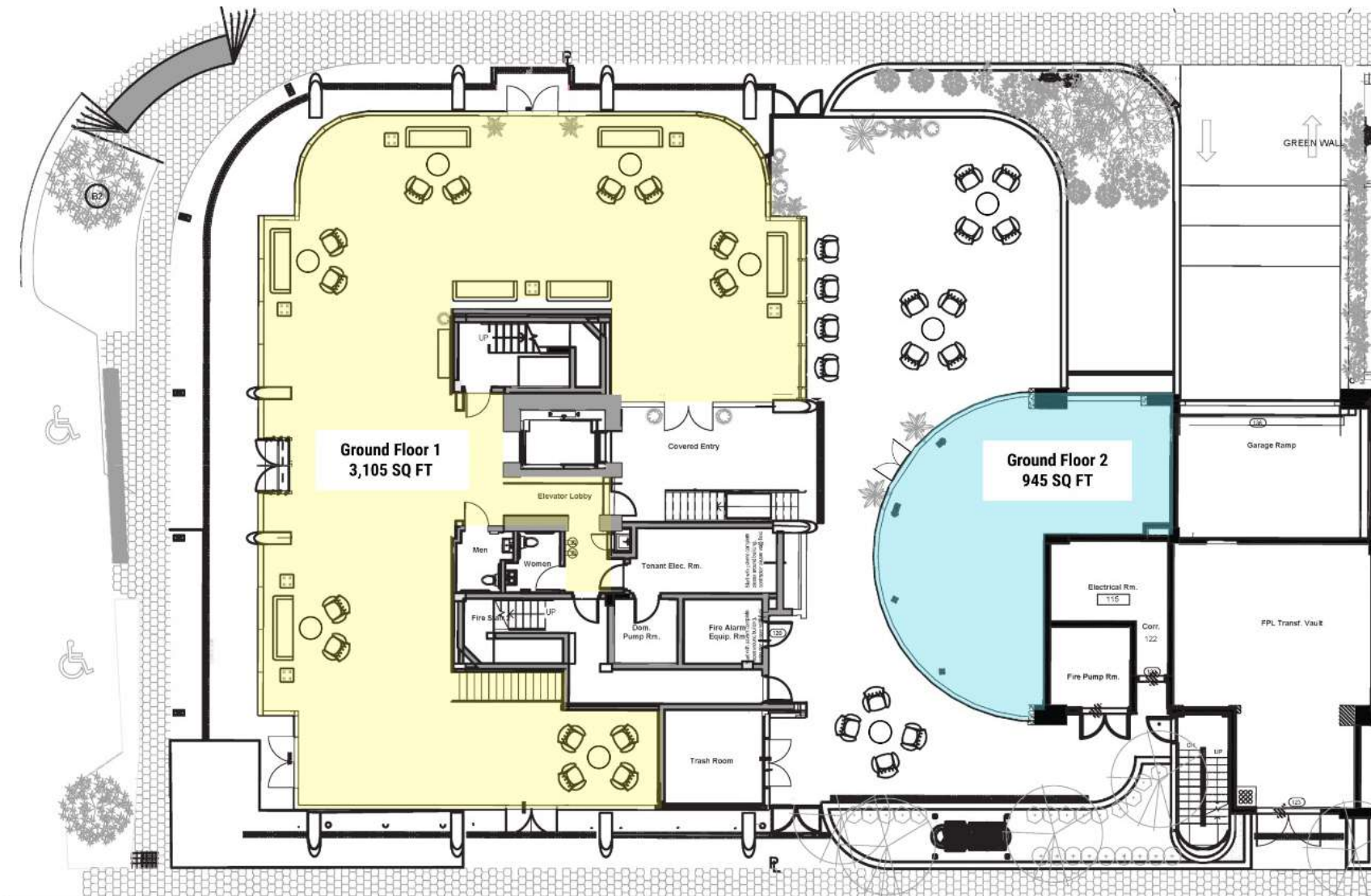
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GROUND FLOOR



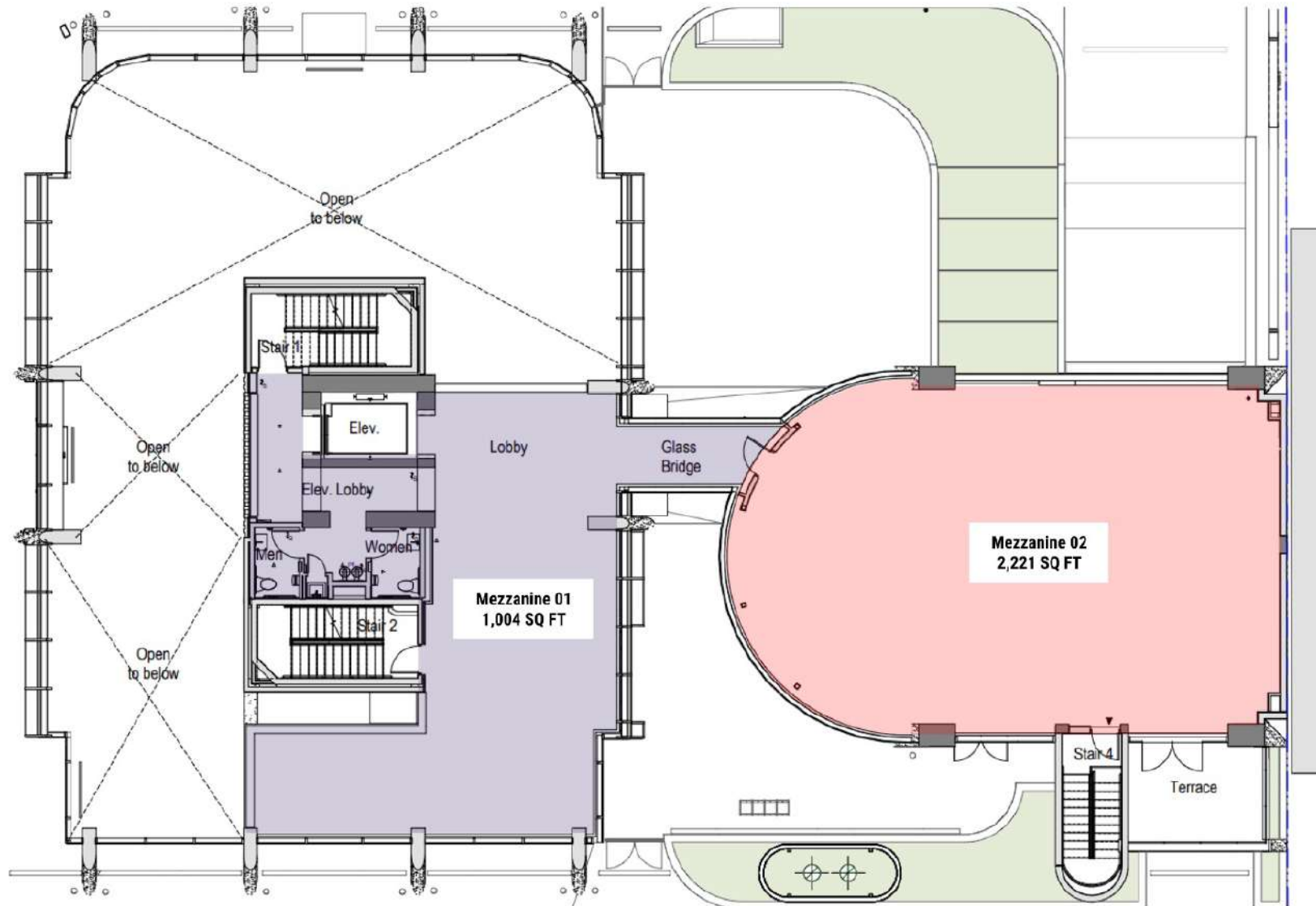
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MEZZANINE FLOOR



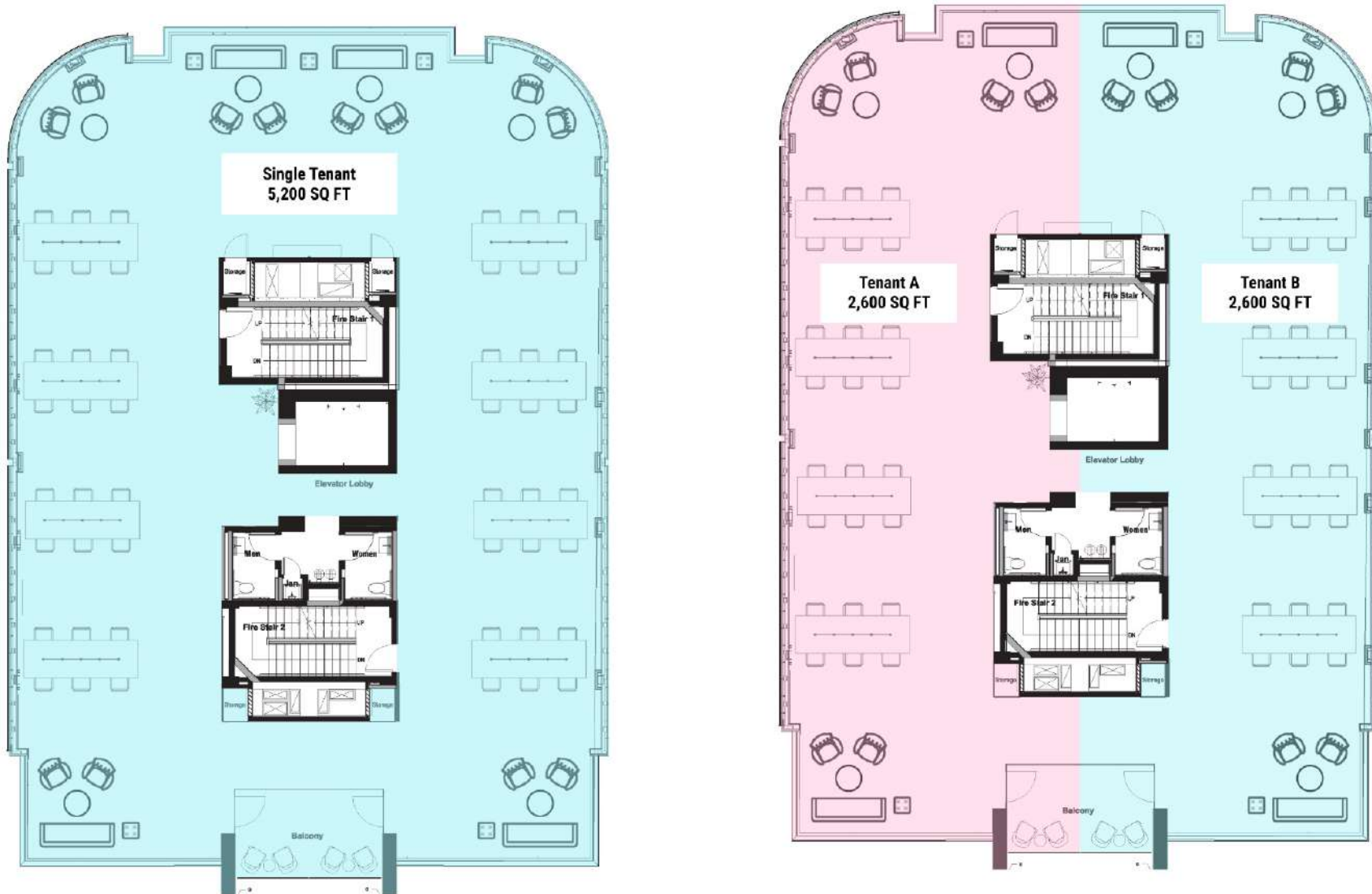
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FLOORS 2-5 OPTIONS



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OVERHEAD VIEW



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PROPERTY PICTURES



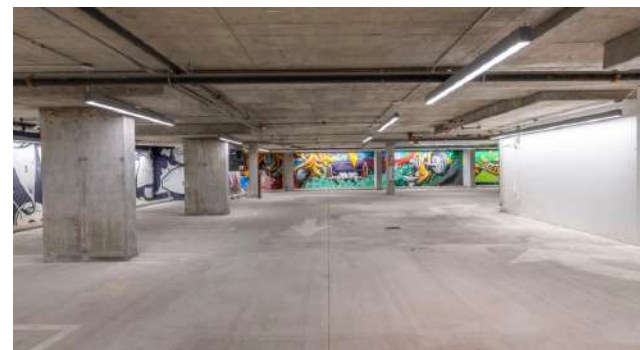
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INTERIOR PHOTOS



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OFFICE CONCEPTS



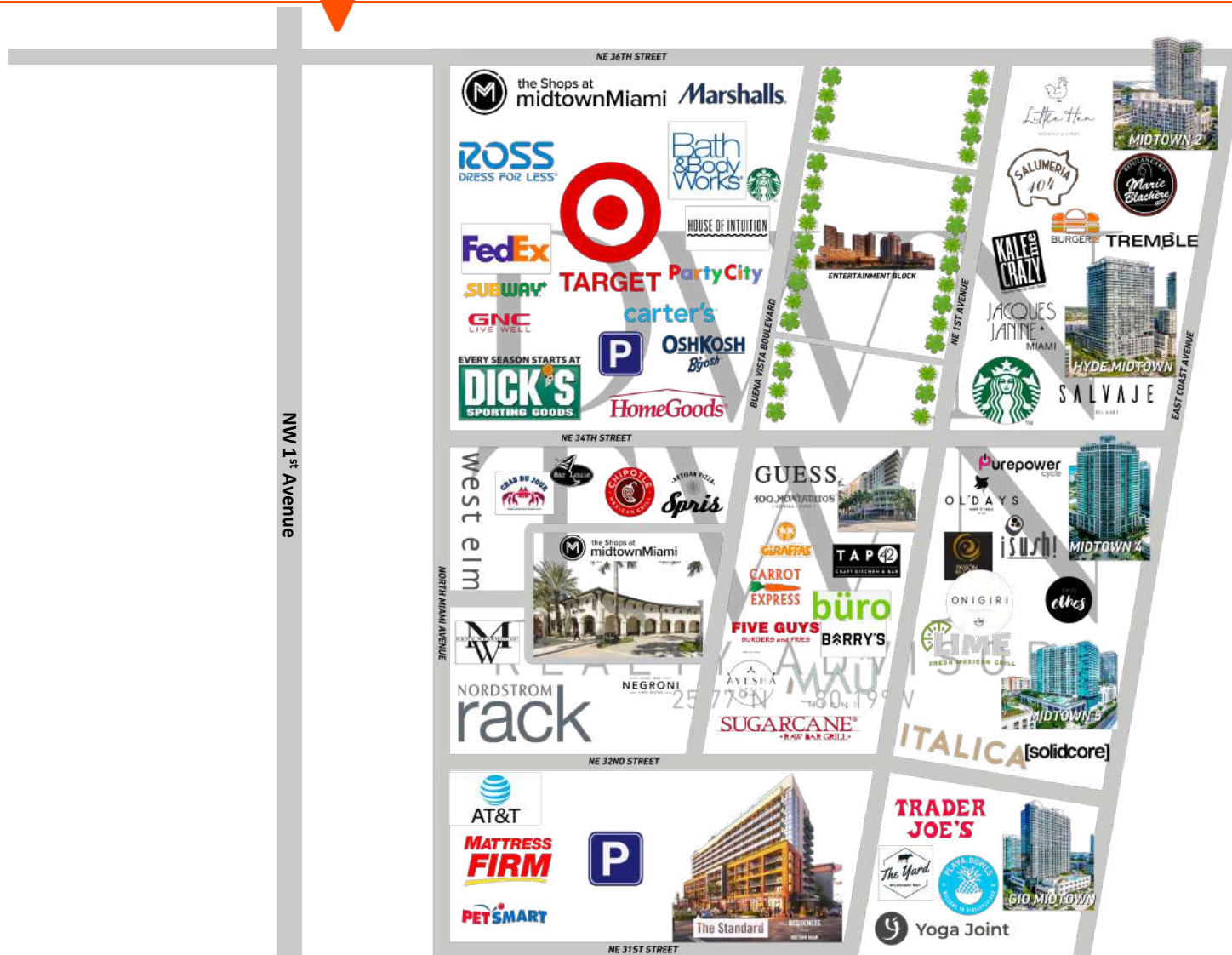
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MIDTOWN RETAIL CONTEXT



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WYNWOOD RETAIL & DEVELOPMENT CONTEXT



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DESIGN DISTRICT RETAIL & DEVELOPMENT CONTEXT



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