



FOR LEASE

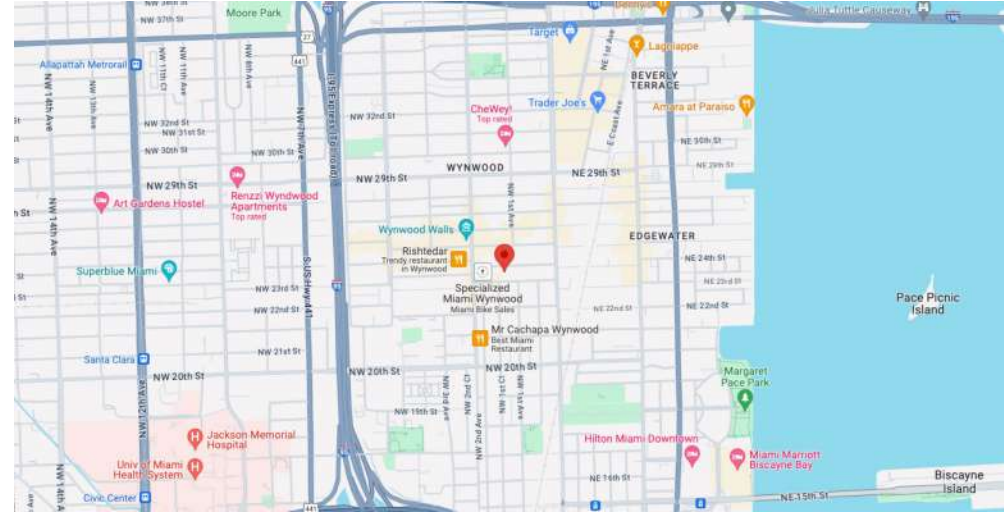
Core Wynwood Flex Space

120 NW 24th Street, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$50/SF NNN
Building SF:	5,600 SF
Lot SF:	7,500 SF
Year Built:	1948
Number of Stories:	Single w/ Mezzanine
Zoning:	T5-O
Market:	Florida
Submarket:	Wynwood

LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 120 NW 24th Street in Wynwood. The subject property is at the intersection of art, culture and entertainment in the middle of Wynwood on a very active residential and retail street at the core of the neighborhood. The building features 5,600 square feet of retail space, with double height ceilings and a small mezzanine, ideal for any creative use. At the front of the property is an approximately 3k sq ft patio that can be used for parking or other uses. The site is at the core of Wynwood's pedestrian grid, directly between the newly finished mixed use projects, Society Wynwood with 318 apartments units, and AMLI with 316 apartments. The site is right off the corner of 2nd avenue, where Panther Coffee is, and on the same street at Aviator Nation, Bodega, and Gramps. The property is ideal for operators looking to capitalize on a prime location and enjoy unparalleled exposure in an urban walkable market.

LEASING HIGHLIGHTS

- Excellent location, walkable to all of the best Wynwood retail/restaurant spots
- Double high ceilings with mezzanine for creative uses
- ~3,000 sq ft parking lot/patio in front

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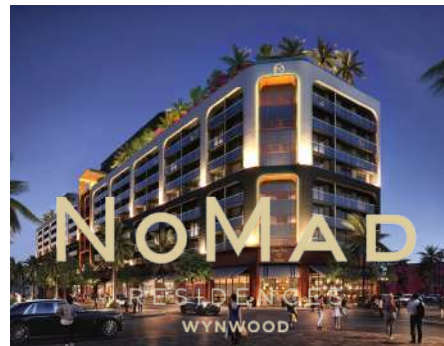
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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Portfolio is located within the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north. Ideally located next to the Wynwood 25 on 25th Street, with the best retail Wynwood has to offer; adjacent tenancy include Uchi, KYU, Salt&Straw, Warby Parker, Marine Layer, Joe's Pizza, Rosemary's, Taco Stand, the Wynwood Walls, Zak the Baker, Pastis, Le Chick, Panther Coffee, etc. office tenancy nearby includes Founder's Fund, Atomic, Ramp Financials, Solana Spaces, etc.

Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the "Silicon Valley of the South" with tech companies such as Blockchain.com, OpenStores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater's dense residential communities, with quick access to Miami's Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood's main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy's Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

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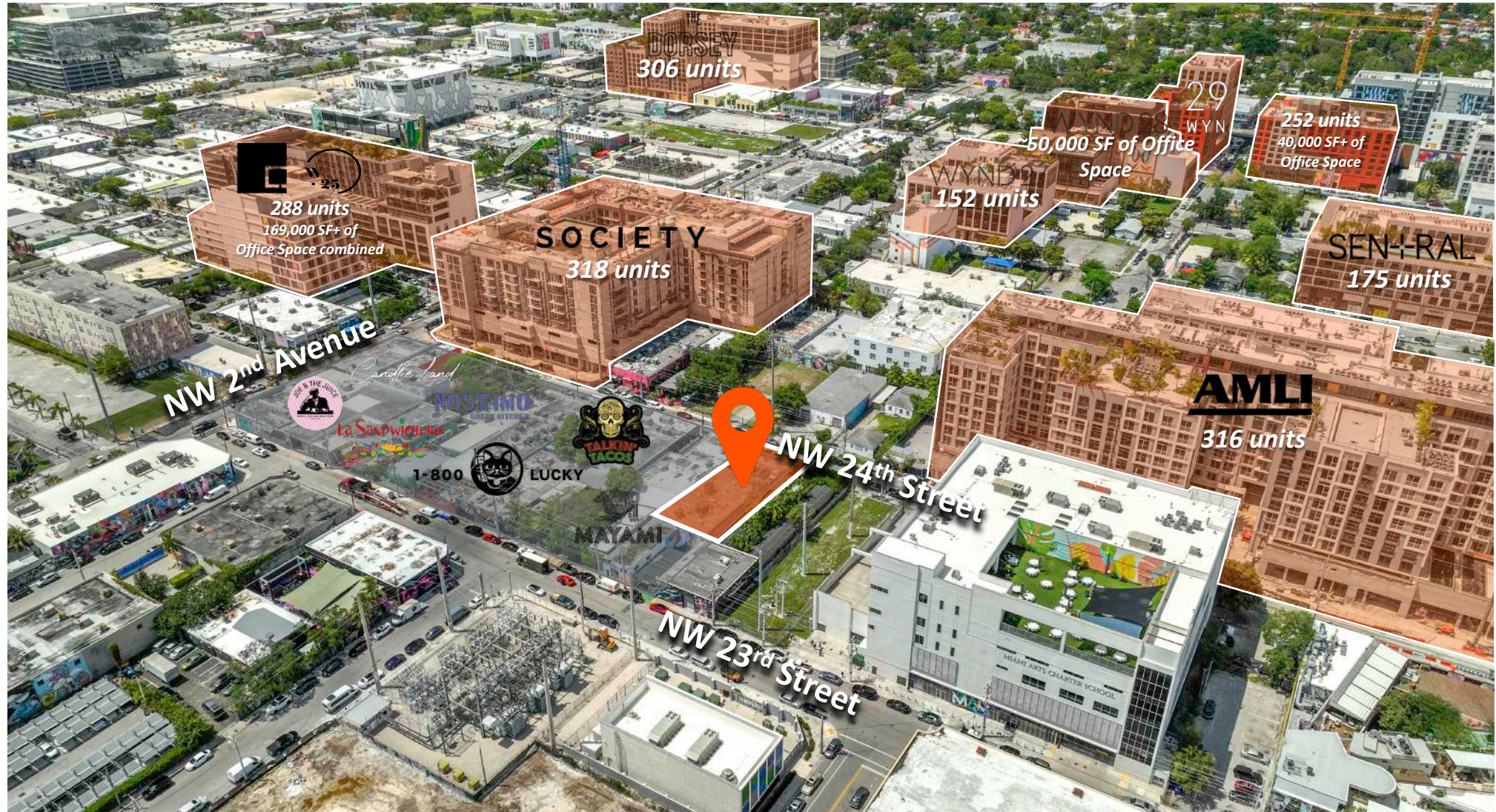
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AERIAL CONTEXT



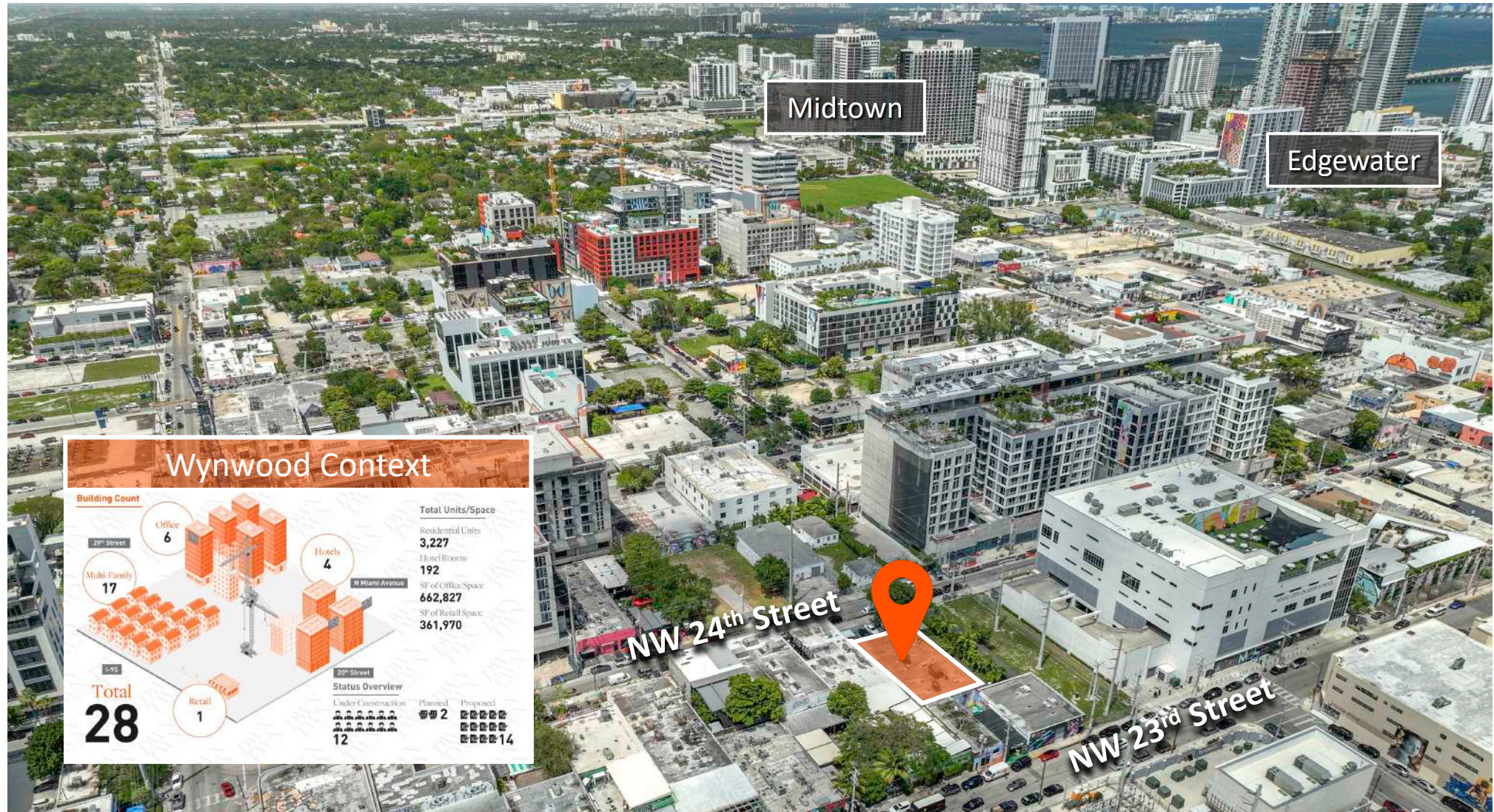
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NORTHEAST AERIAL CONTEXT



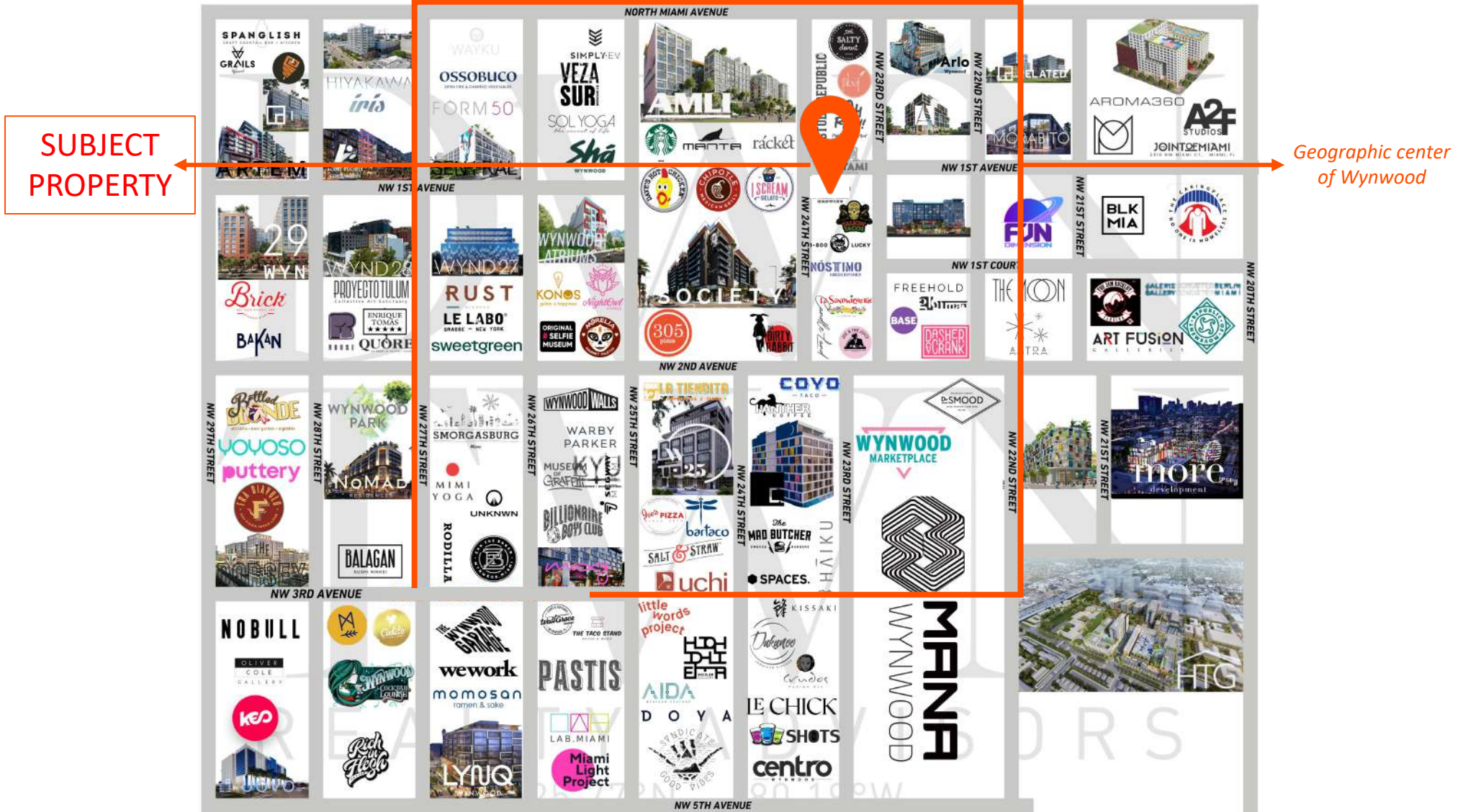
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WYNWOOD RETAIL CONTEXT MAP



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OUTDOOR RETAIL CONCEPTS



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OFFICE CONCEPTS



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