

Wynwood Retail & Office

FOR LEASE

# 70 NW 28th ST

MIAMI, FL 33127

GRIDLINE  
PROPERTIES







The Toll Building is a 3-story retail jewel box with a collaborative design spearheaded by Arquitectonica and Studio James Brazil. Open to the public, a through-way (paseo) will serve as an open area for the community to gather, dine, and connect. This unique open-air space will draw more traffic and create more frontage. Once complete, the building will serve as a worthy representative of the avant-garde ambiance that characterizes Wynwood.

The Toll Building provides retail users with a unique opportunity to lease the entire storefront ground-floor space consisting of 3,358 SF (divisible) with the capability to add a mezzanine for storage or potential additional occupiable space. Given the retail unit's efficient layout, it may be subdivided to accommodate a variety of sizes as small as 1,005 SF. Within the scope of possibilities of uses, businesses such as a cafe, dry retail, fitness, and ground floor office uses, are all welcome.

Tenants can synergistically connect with patrons who attend the anchoring tenant of the building, The Stand, Restaurant & Comedy Club, originally from New York City. The Stand's restaurant and bar will occupy a portion of the inner paseo space for its restaurant and connect to the second floor of the Comedy Club. Additionally, The Toll Building offers office and fitness users an opportunity to occupy 4,748 SF on the 3rd floor with a 1,275 SF terrace. The 3rd floor offers plenty of natural light filtering into the unit with its own private terrace and elevator opening directly into the suite.

With more than 2,700 residential units currently approved or under construction in a 1 block radius. It sits less than 2 blocks from Midtown and the proposed new Wynwood/Midtown train station, exactly 1 block E of NW 2nd Ave (Wynwood's main boulevard). The Toll Building is surrounded by completed apartment projects from Related, Lennar, and AMIL with a new Chase Bank and 200,000 SF Gateway office building.

The Toll Building shell is expected to be completed in the Summer of 2024 and hard hat tours are currently underway. For a private tour, please inquire directly.





 **Address:** 70 NW 28th St

 **For Lease**

 **Type:** Commercial Retail & Office

 **Building Size:** 17,415 SF


 **Total Lot Size:** 11,250

 **Zoning:** T5-O

 **Total Retail SF:** 3,358 SF

 **Total Office SF:** 4,748 SF

 **Retail Rental Rate:** \$75-\$85 PSF NNN

 **Office Rental Rate:** \$65 PSF NNN



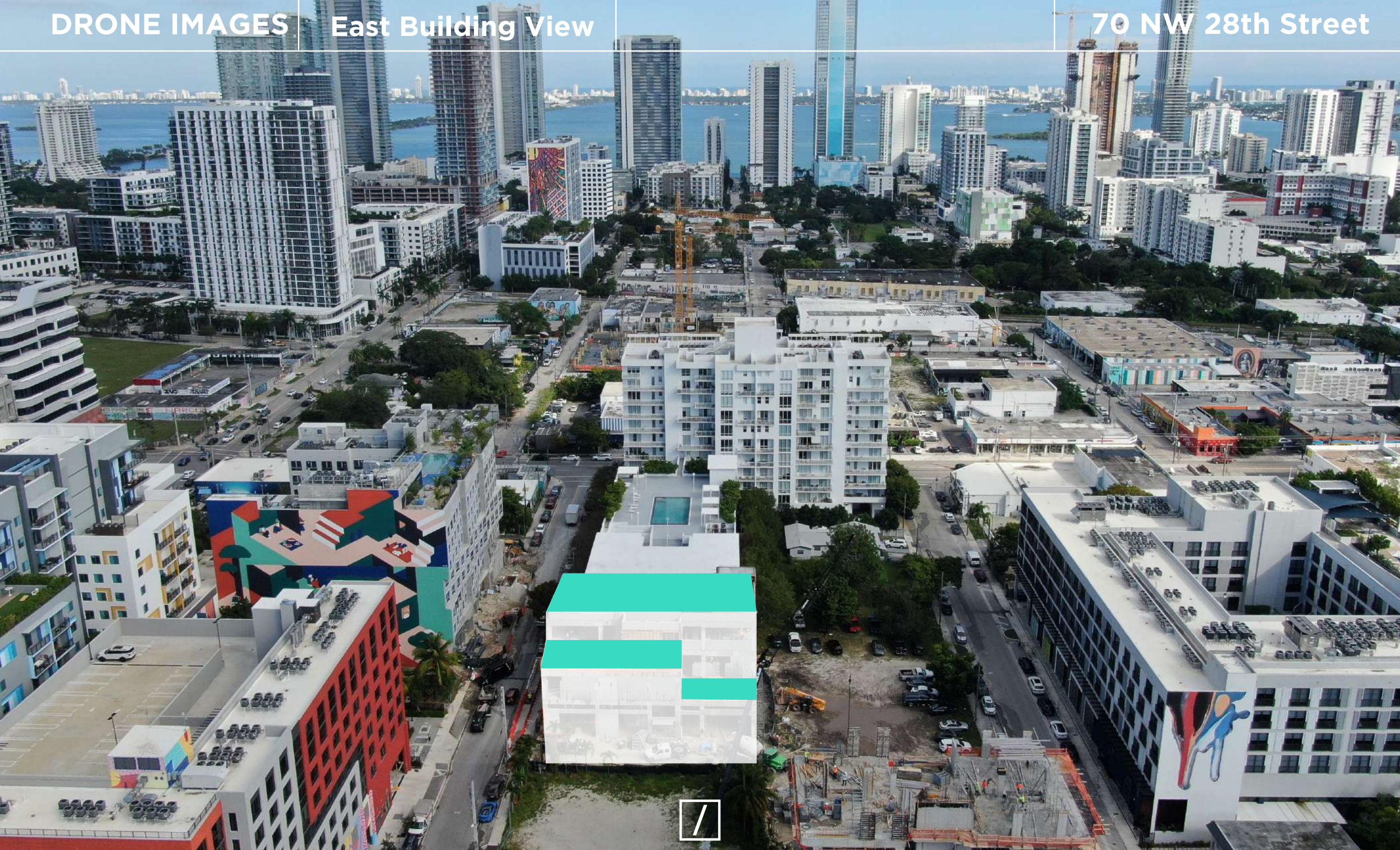




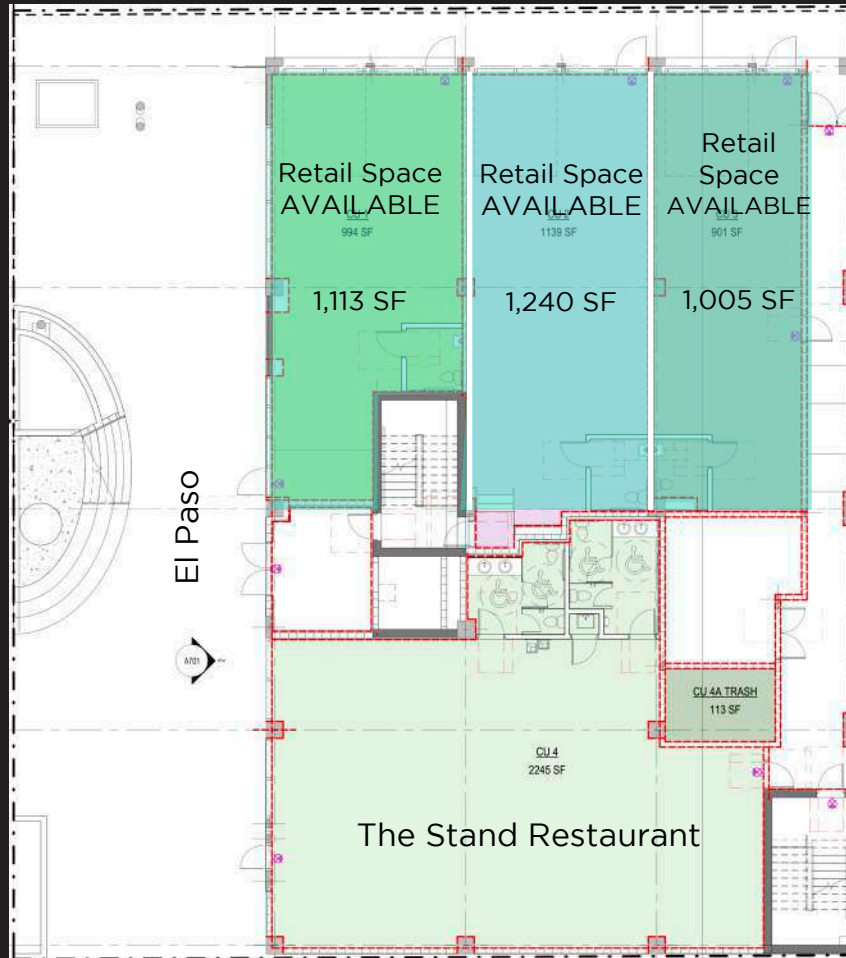




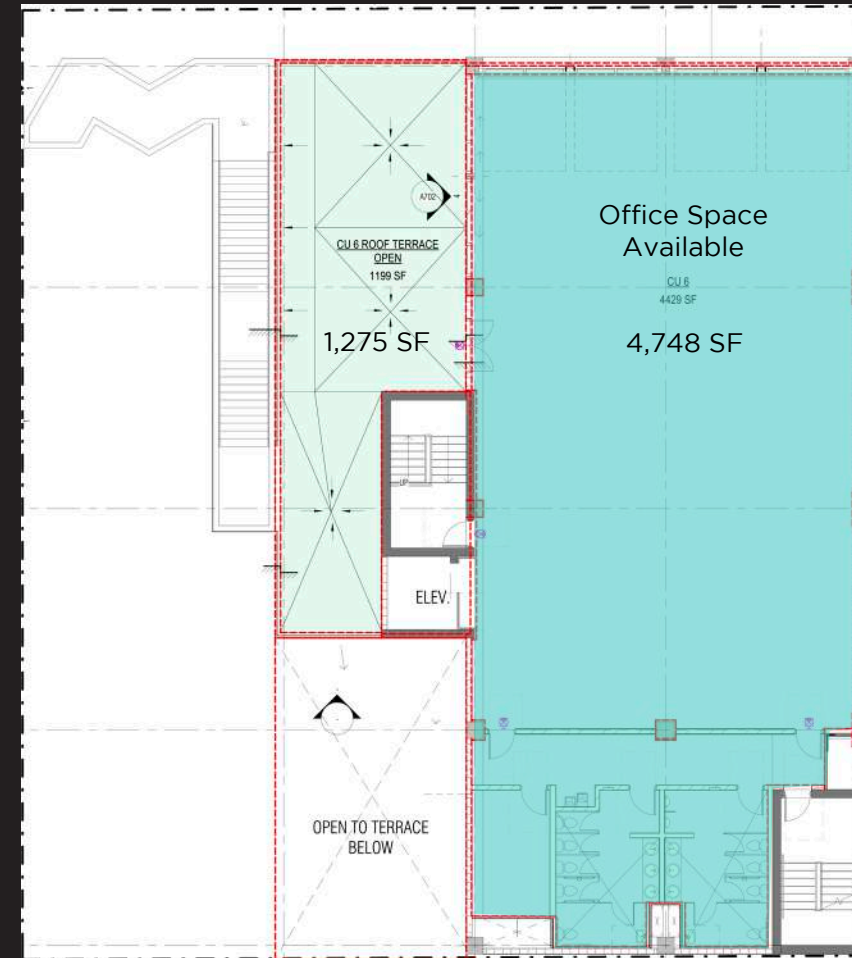






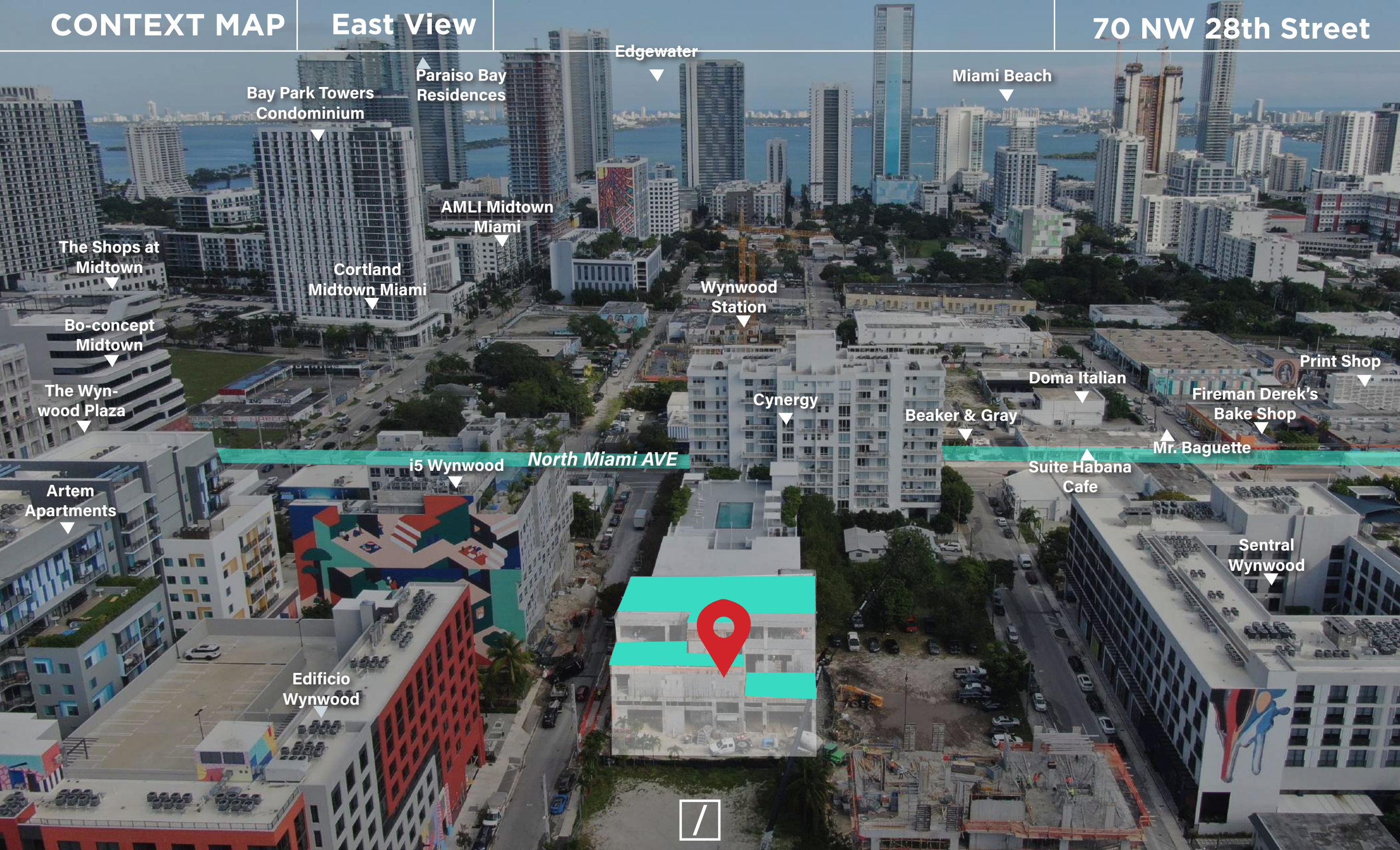


 **Ground Level**  
Retail Rental Rate: \$75-\$85 PSF NNN



 **3rd Floor**  
Office Rental Rate: \$65 PSF NNN





Edgewater

Miami Beach

Bay Park Towers  
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Residences

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Miami

Cortland  
Midtown Miami

Wynwood  
Station

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Midtown

Bo-concept  
Midtown

The Wyn-  
wood Plaza

Doma Italian

Print Shop

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Beaker & Gray

Fireman Derek's  
Bake Shop

Artem  
Apartments

i5 Wynwood  
North Miami AVE

Suite Habana  
Cafe

Mr. Baguette

Sentral  
Wynwood

Edificio  
Wynwood







## 70 NW 28th St

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