

CONCEPTUAL RENDERING

YOUR SIGN HERE



185,000 VPD

FOR SALE

Iconic Wynwood Building with Prominent I95 Exposure

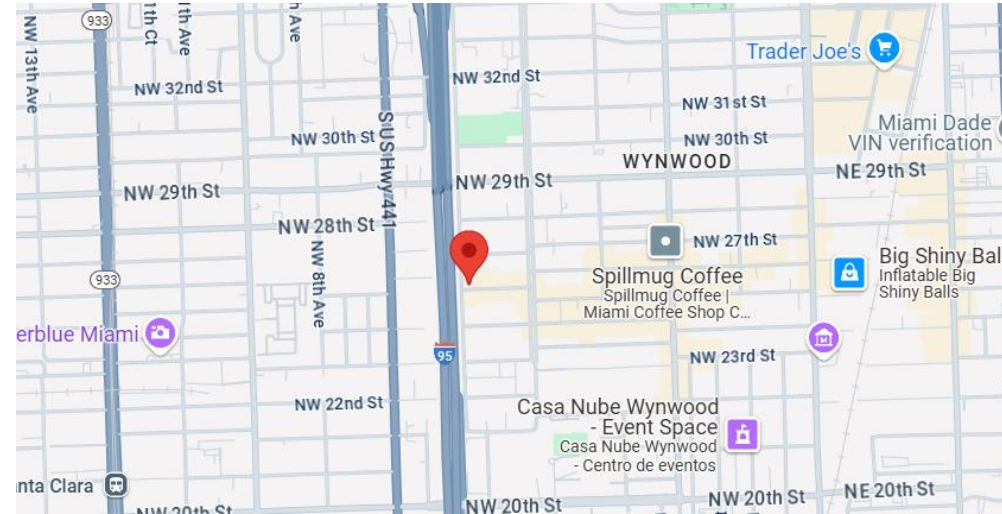
2601 NW 6th Ave, Miami, FL 33127



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$10,900,000
Submarket:	Wynwood
Building SF:	11,423 SF
Lot SF:	16,800 SF
Price/SF Building:	\$954
Parking:	15 Gated Spots
Uses:	Retail, Office, Showroom, and/or Development
Property Type:	Flex Industrial
LLA Density:	22-Story Building W/ 147 units
Zoning:	D1

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of 2601 NW 6th Avenue, a 16,800 SF corner site featuring a 11,423 SF freestanding warehouse with prime I-95 frontage in Core Wynwood. The property offers exceptional visibility and flexible use potential, ideal for retail, showroom, or design-forward concepts like high-end furniture or lifestyle brands looking for a flagship location. A third-party-owned billboard on-site faces over 185,000 vehicles daily, generating 20% of gross ad revenue for the owner. The agreement includes a 60-day termination clause, offering future flexibility. Ownership also secured WDRC approvals for a 22-story, 147-unit development, providing added long-term upside while preserving short-term value as a premier commercial or retail opportunity.

INVESTMENT HIGHLIGHTS

- Premier I-95 Visibility with 185,000+ Vehicles per Day
- Billboard Income with Flexible Exit Terms
- Freestanding Warehouse Ideal for Retail or Showroom Use
- WDRC-Approved Plans for 22-Story, 147-Unit Development

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

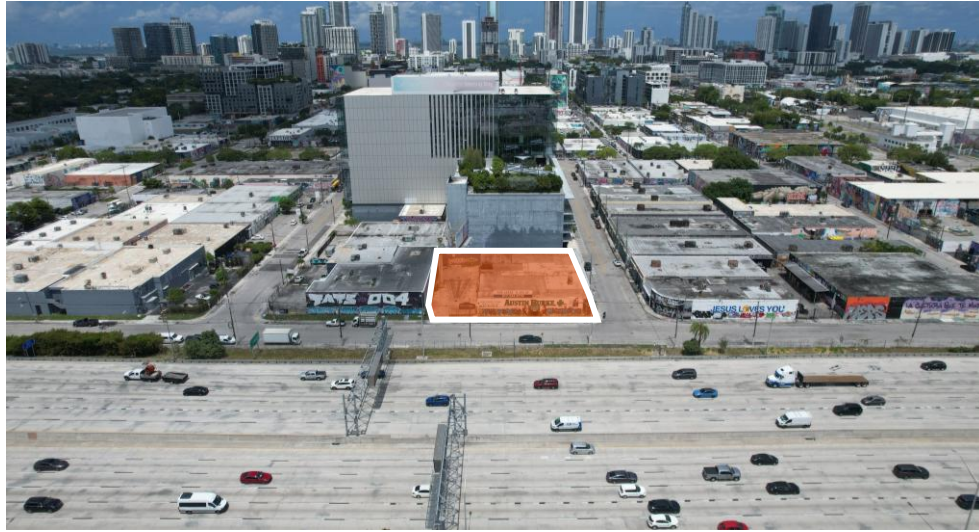
Devlin Marinoff // Managing Partner & Broker
dm@dwntwnrealtyadvisors.com // (P) 305.909.7343

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AERIALS



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtadvisors.com // (P) 786.235.8330

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INTERIOR PHOTOS



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ta@dwntwnrealtvadvisors.com // (P) 786.235.8330

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MOODBOARD



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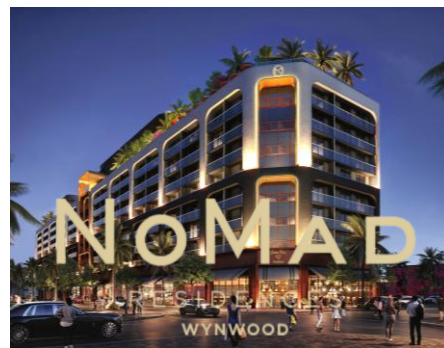
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LOCATION DESCRIPTION



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The Property is located in 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.

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, Open Stores, 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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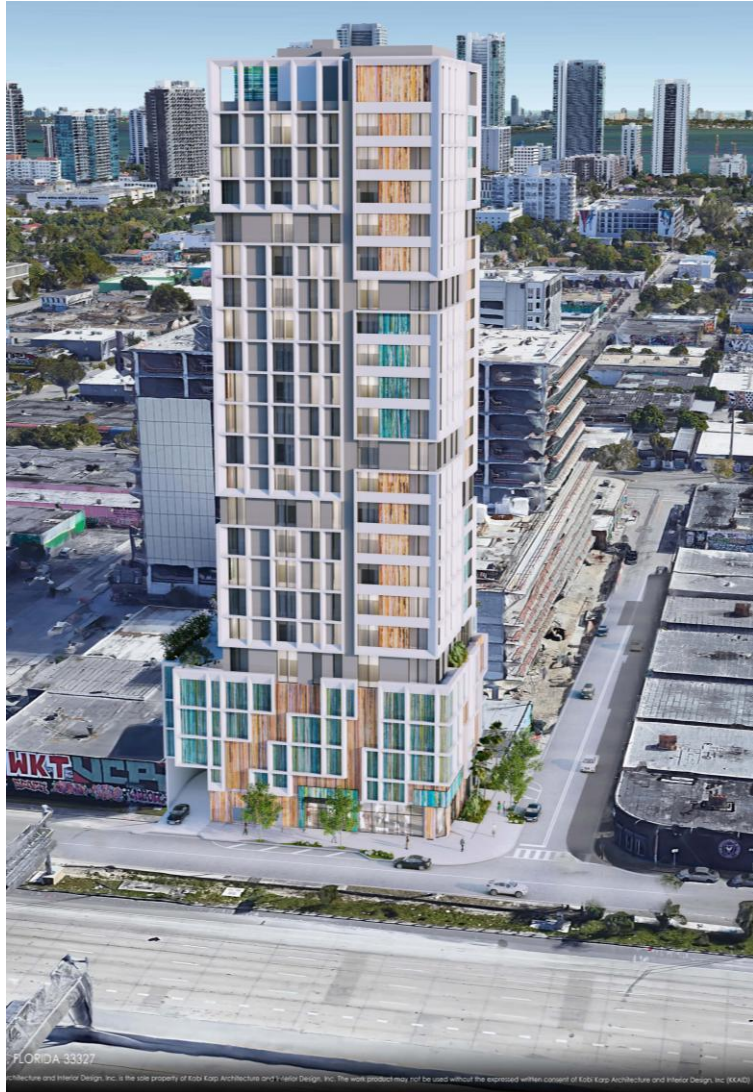
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PROPOSED DEVELOPMENT DENSITY



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The current owner has submitted plans through the Live Local Act for a 22-story building with 147 units, which has received WDRC approvals, and did not require UDRB approvals given the plans are under 200,000 SF. The timing for the master permit is anticipated to be Summer of 2025.

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WYNWOOD + HOSPITALITY HIGHLIGHTS



uchi



PASTIS

Joe's Pizza



Arlo



Wynwood

dōma

FOOD & WINE MIAMI WYNWOOD

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WYNWOOD + CORPORATE TENANTS



SONY MUSIC



pwc



FOUNDERS FUND

ATOMIC



CLAIRE GROUP

Blockchain.com

OpenStore

ramp

PlayPay

veru

Gensler

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COMPS



Property Address	Sale Price	Sale Date	Land SF	Land Price/SF	Building SF	Building Price/SF	Zoning
3320-3326 NW 2nd Ave	\$3,950,000	11/8/2024	6,098	\$648	8,669	\$456	C-1, Miami
3901 NW 2nd Ave	\$3,500,000	5/30/2024	15,000	\$233	5,890	\$594	T4-O
3299 NW 2 Ave	\$4,000,000	5/16/2024	18,731	\$214	7,060	\$567	C-1
128-138 NW 25th St	\$8,200,000	3/20/2025	14,000	\$586	8,842	\$927	T5-O
3800 NE Miami Ct	\$14,250,000	5/7/2024	13,636	\$1,045	20,254	\$704	\$6,110
3700-3704 NE 2nd Ave	\$27,200,000	3/28/2024	4,735	\$5,744	19,819	\$1,372	SD-8, Miami
254 NW 36th St	\$3,077,504	2/20/2024	5,663	\$543	2,600	\$1,184	T6-8-O
260 NW 36th St	\$2,663,000	2/20/2024	4,792	\$556	3,149	\$846	T6-8-O
161 NW 29th St	\$5,150,000	2/16/2024	13,939	\$369	4,067	\$1,266	T6-8-O
300 NW 29th St	\$5,000,000	1/2/2024	6,970	\$717	5,679	\$880	T6-8-O NRD-1
187 NW 28th St	\$8,000,000	10/24/2023	6,970	\$1,148	1,639	\$4,881	\$6,101
545 NW 28th St	\$7,000,000	5/26/2023	13,939	\$502	9,600	\$729	D1 (Wynwood NRD)
175 NE 36th St	\$10,450,000	4/12/2023	10,454	\$1,000	12,500	\$836	T6-12-O
99 NE 36th S	\$4,173,880	3/29/2023	4,701	\$888	1,680	\$2,484	\$6,110
93 NE 36th St	\$2,826,120	3/29/2023	4,701	\$601	2,120	\$1,333	\$6,110
31 NE 28th St	\$3,721,970	2/9/2023	7,000	\$532	2,591	\$1,437	I, 6101
37 NE 28th St	\$1,978,030	2/9/2023	5,249	\$377	1,400	\$1,413	I, 6101
3490 NW 2nd Ave	\$4,700,000	1/5/2023	10,019	\$469	7,660	\$614	T5-O
421-441 NW 36th St	\$6,138,557	12/7/2022	28,314	\$217	10,315	\$595	C-2
70-86 NW 36th St	\$2,000,000	10/14/2022	9,000	\$222	2,394	\$835	C-2
234 NE 34th St	\$16,500,000	10/6/2022	37,000	\$446	2,531	\$6,519	T6-36-O, 6405
2900 NW 1st Ave	\$9,500,000	9/19/2022	14,375	\$661	28,000	\$339	Liberal Commercial
3311 NW 2nd Ave	\$3,850,000	7/26/2022	14,810	\$260	3,216	\$1,197	T5
2887-2899 NW 5th Ave	\$8,711,200	7/22/2022	12,197	\$714	10,300	\$846	C-2
3404 N Miami Ave	\$4,533,340	6/30/2022	3,080	\$1,472	5,336	\$850	C-2
2734 NW 1st Ave	\$9,000,000	5/23/2022	6,534	\$1,377	18,800	\$479	\$6,101
100 NE 28th St	\$1,917,279	5/16/2022	10,454	\$183	8,000	\$240	I

Timeline	T36 Months
Total Sale Comparables	27
Total Sale Volume	\$181,990,880
Total Building Sq Ft	214,111
Total Land Acres	6.94
Average Price PSF BUILDING	\$1,274.90
Median Price PSF BUILDING	\$845.75
Max Price PSF BUILDING	\$6,519.16
Min Price PSF BUILDING	\$239.66
Average Price PSF LAND	\$804.62
Median Price PSF LAND	\$555.72
Min Price PSF LAND	\$183.40

Tony Arellano P.A. // Managing Partner
ta@downtwnrealtyadvisors.com // (P) 786.235.8330

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DWNTWN REALTY ADVISORS
 A Commercial Brokerage Firm

CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

Devlin Marinoff

Managing Partner & Broker

(C) 917.312.2219

(O) 305.909.7343

dm@dwntwnrealtyadvisors.com



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