

WYNWOOD URBY

FOR LEASE

26-60 NE 27 ST

RETAIL | RESTAURANT | SERVICES

M
METRO1

WEAP NEIGHBORHOODS®

METRO1.COM
INFO@METRO1.COM



Urby is built for living.

EXECUTIVE SUMMARY

The Offering

Metro 1 Commercial is proud to present for lease the retail component of Wynwood Urby at 26-60 NE 27 Street ("The Property").

The Spaces

The property features spaces from 1,949 RSF to 11,547 RSF, plus outdoor seating facing a lush paseo. Seeking restaurant/bars, fitness uses, and health & beauty uses.

The Location

Urby is located facing 26th Street and 27th Street, between North Miami Avenue and the upcoming Brightline Station.

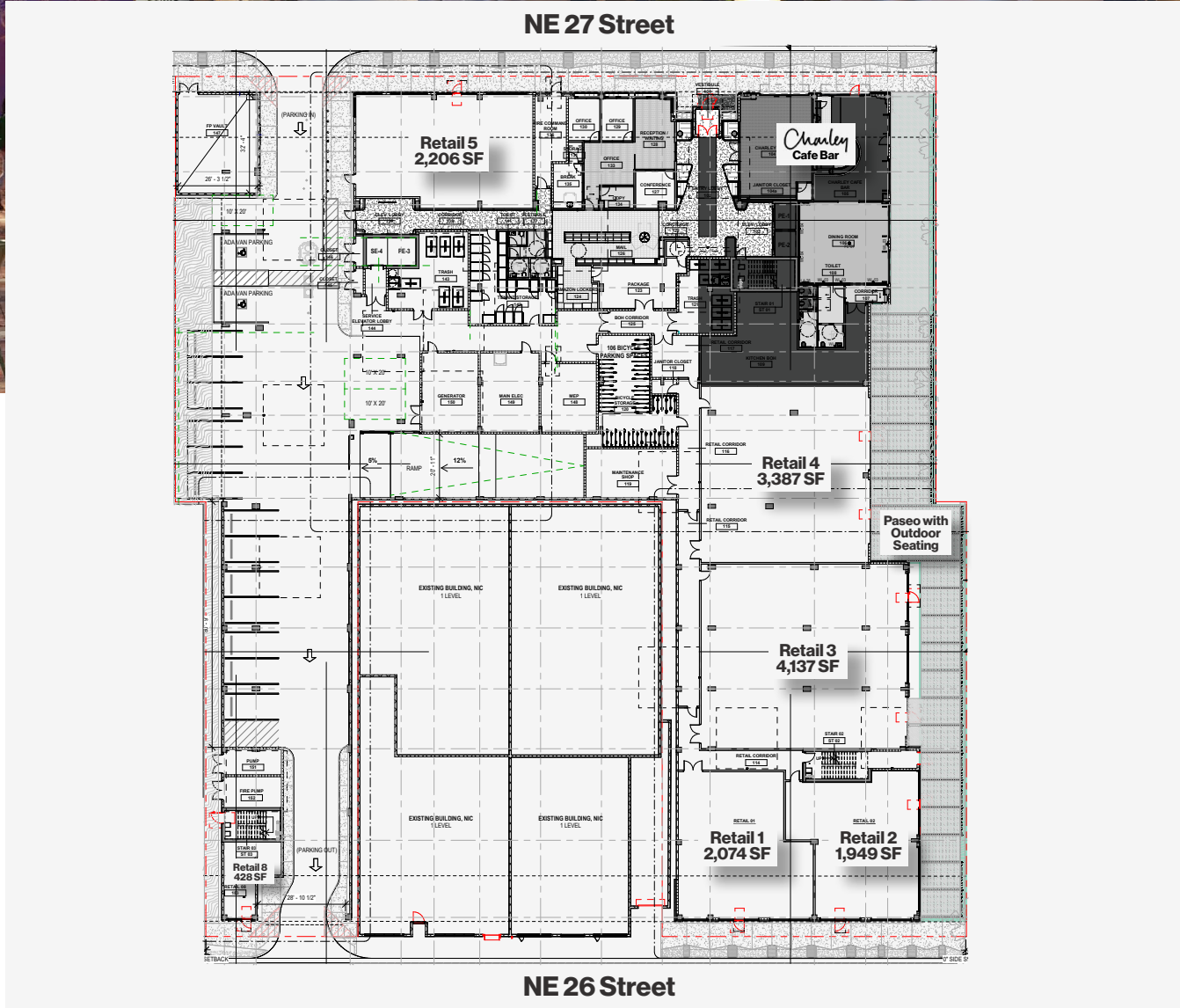


Property Highlights

- + **Property Address:** 26-60 NE 27 Street, Miami, FL
- + **Project Type:** Mixed-use with 289 units + 11,547 SF of retail
- + **Estimated Delivery:** Early 2025
- + **Asking Rent:** \$60 - \$70 PSF
- + **Rent Format:** NNN
- + **Available Spaces:** 428 RSF | 1,949 SF | 2,074 SF | 2,206 SF | 3,387 SF | 4,137 SF
- + **Use:** Retail | Restaurant | Services
- + **Outdoor seating available**



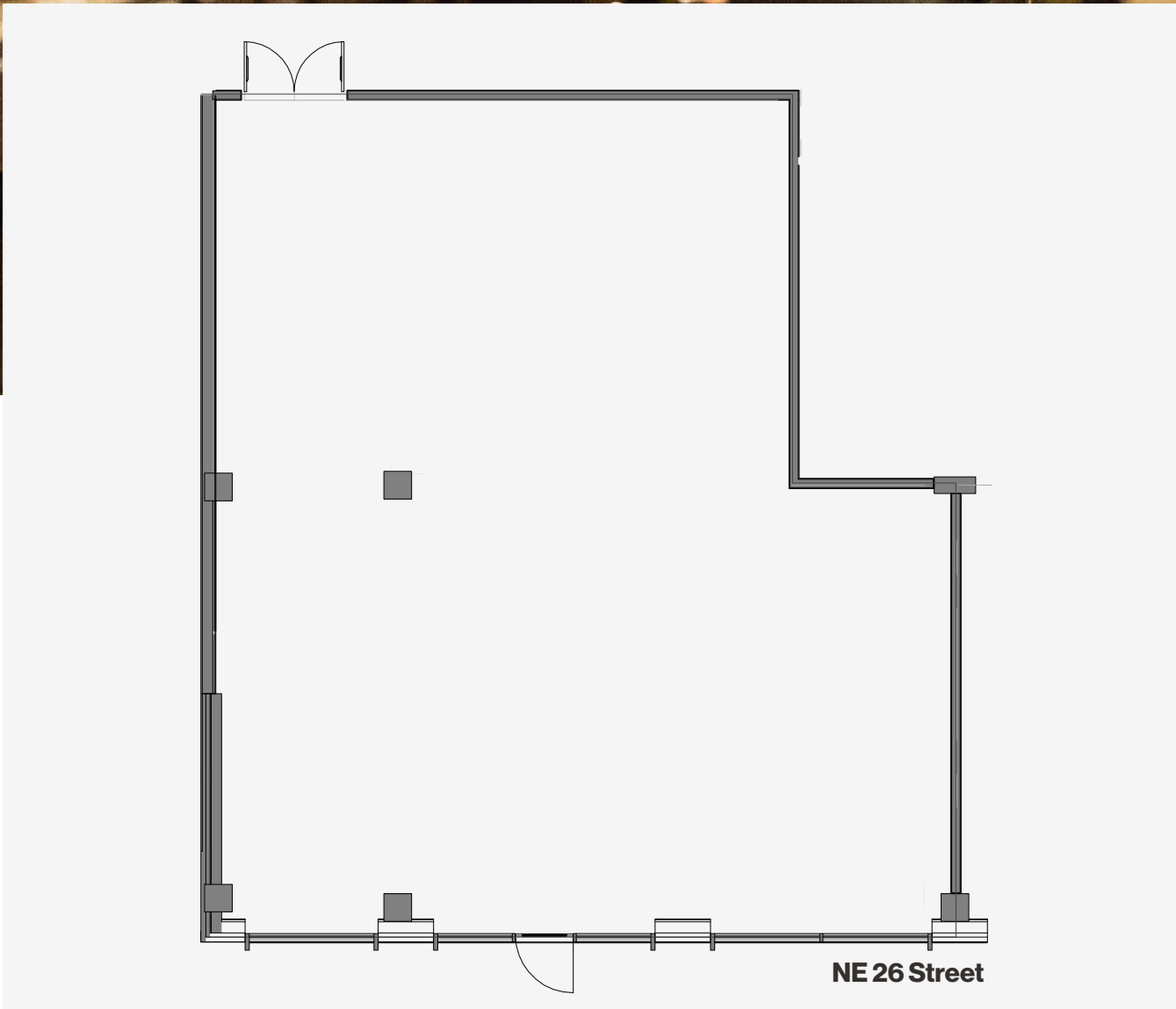
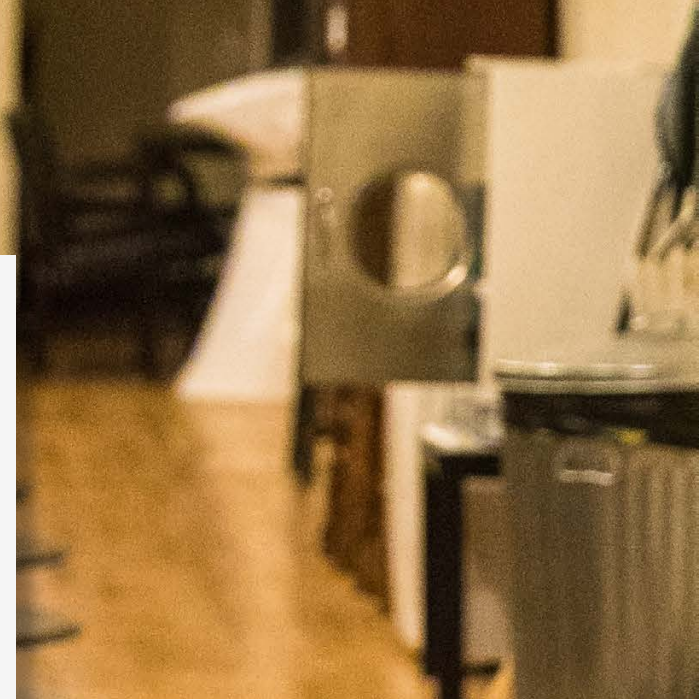
Floor Plan



- Retail 1: 2,074 SF
- Retail 2: 1,949 SF
- Retail 3: 4,137 SF
- Retail 4: 3,387 SF
- Retail 5: 2,206 SF
- Retail 8: 428 SF

HIGHLIGHTS

- + Outdoor seating available.
- + Adjacent to upcoming commuter station.
- + Featuring a prominent Paseo connecting 26 & 27 St.
- + Grease trap in place.
- + Neighboring prominent Wynwood businesses like Doma, House of Mane, Fireman Derek's, Beaker & Gray, among others.



Unit 1

QSR, Services, Beauty, Wellness

Size 2,074 SF
Rent: \$65 PSF NNN

HIGHLIGHTS

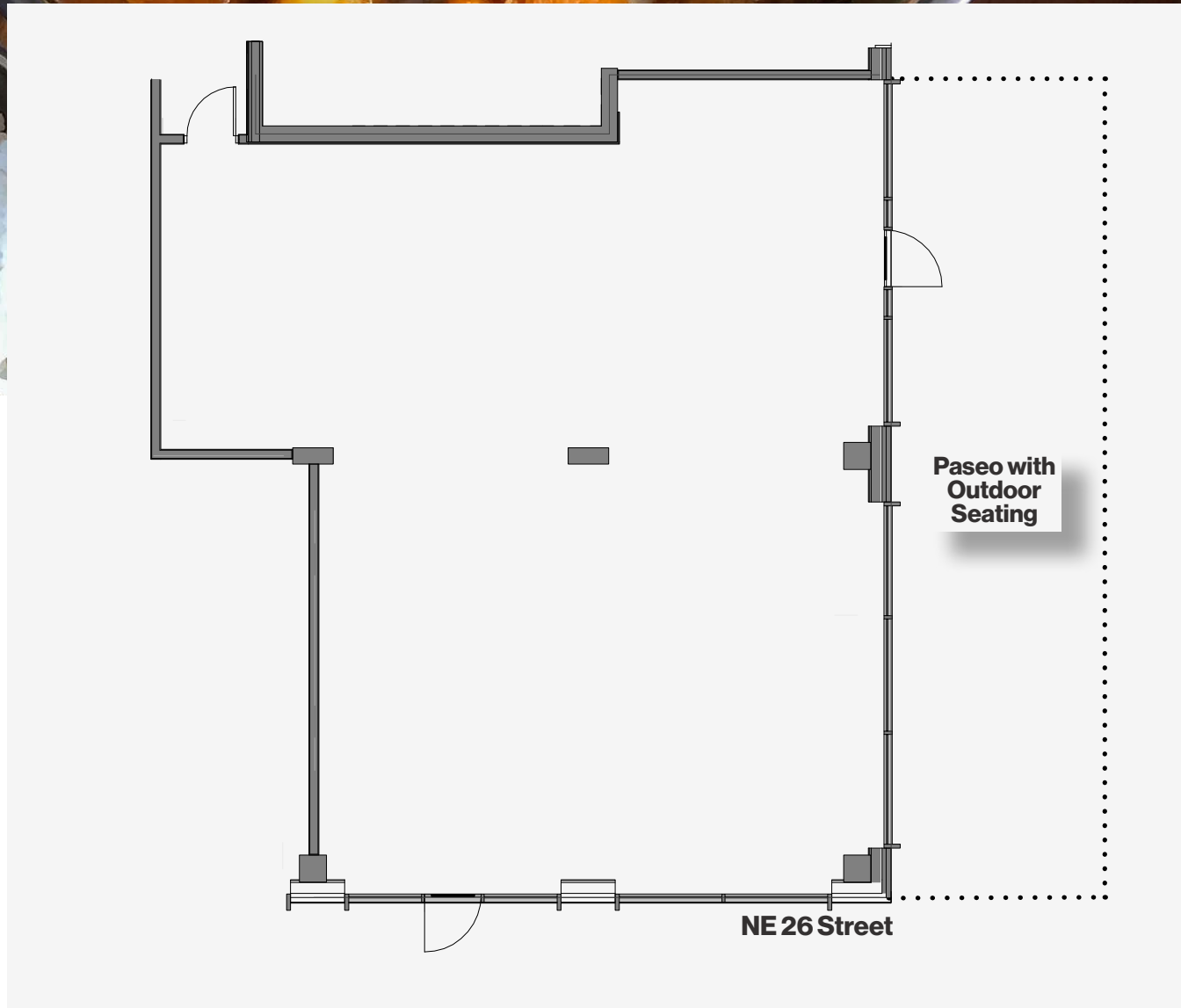
- + Fronting NE 26 Street
- + Access to Grease Trap
- + Ideal Uses include Services and Quick Service Restaurants



Unit 2

QSR, F&B

Size 1,949 SF
Rent: \$70 PSF NNN



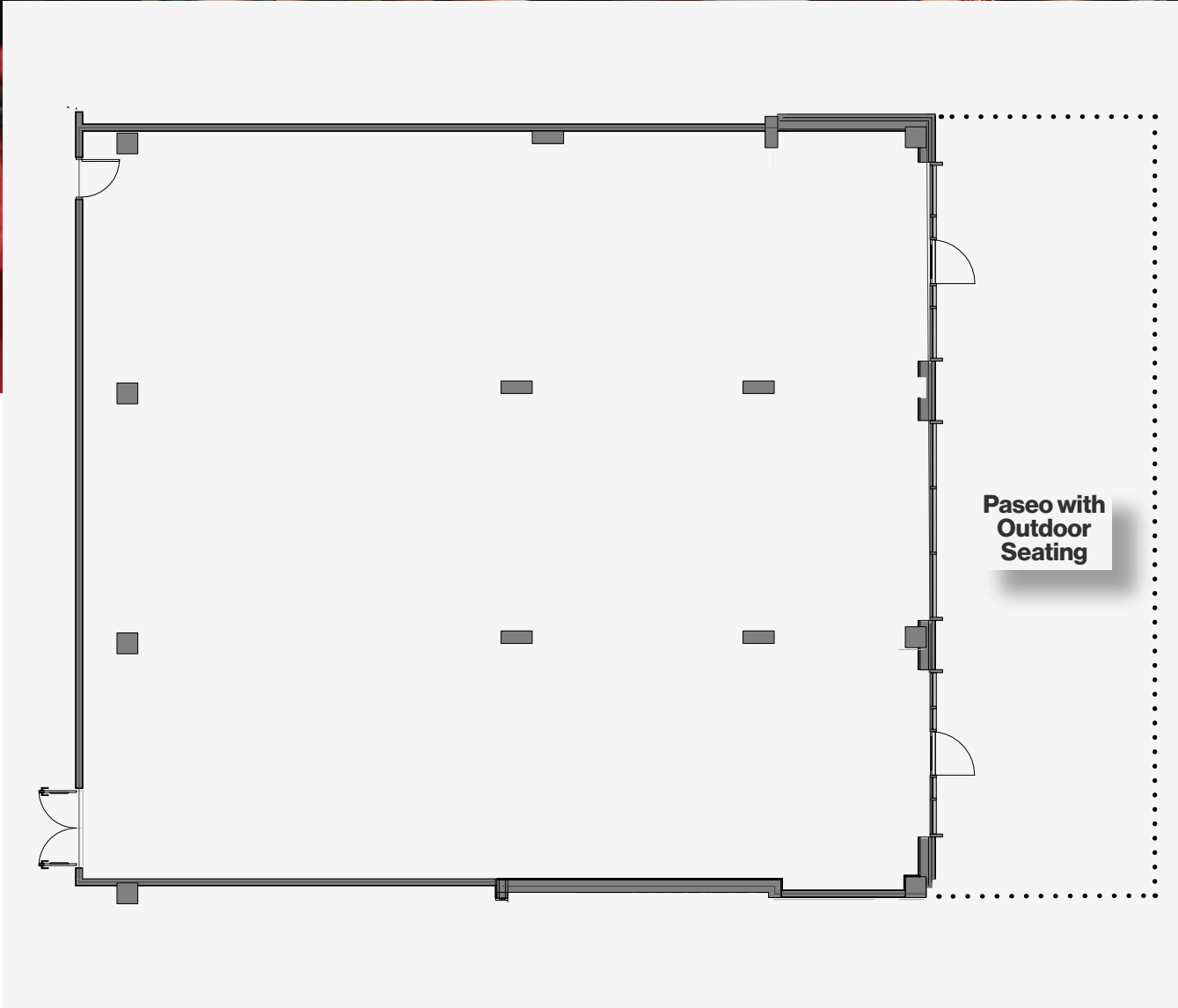
HIGHLIGHTS

- + Fronting NE 26 Street
- + Access to Grease Trap
- + Outdoor Seating Available
- + Ideal Uses include Quick Service Restaurants & F&B



Unit 3

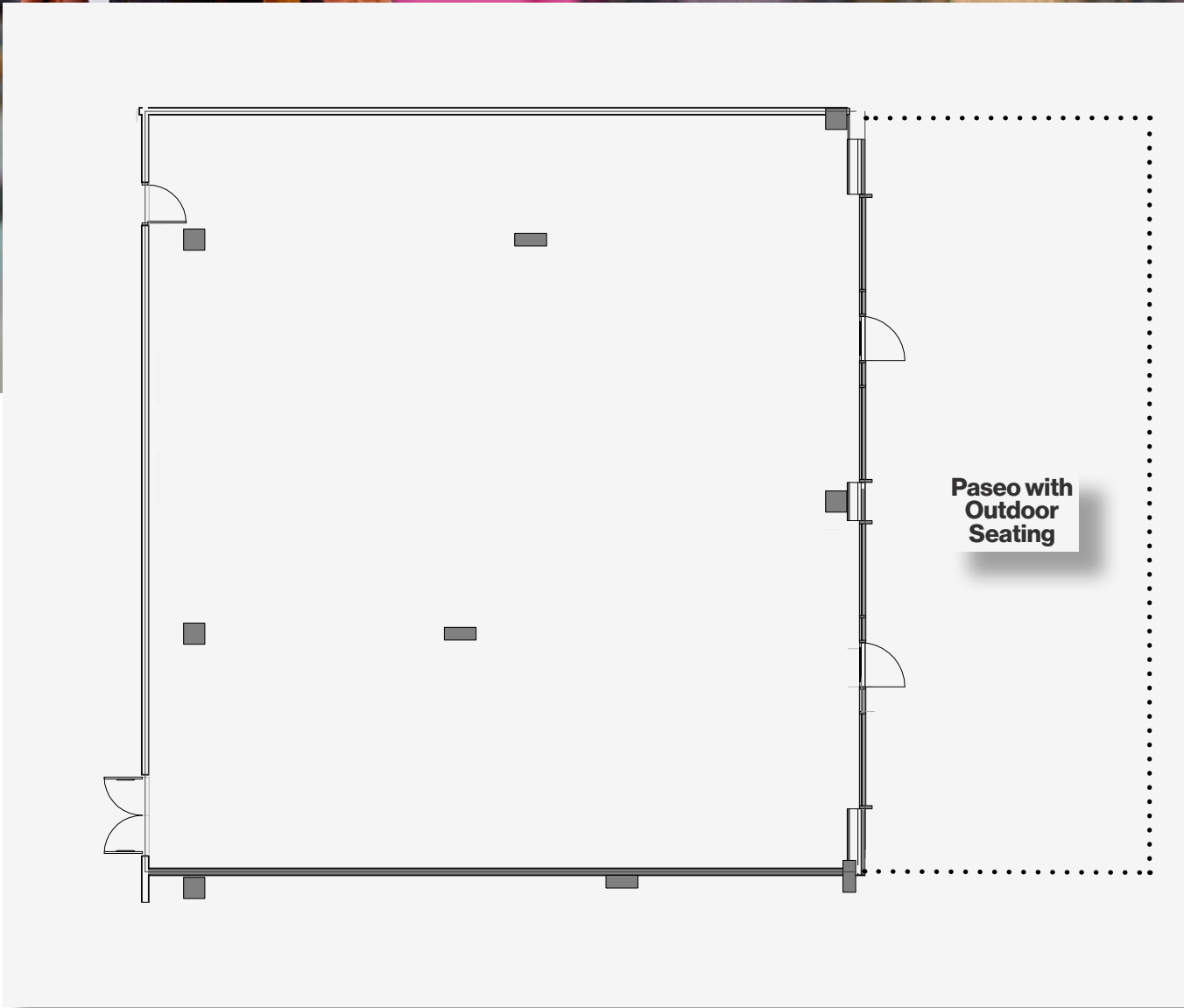
Full Service F&B, Entertainment



Size 4,137 SF
Rent: \$60 PSF NNN

HIGHLIGHTS

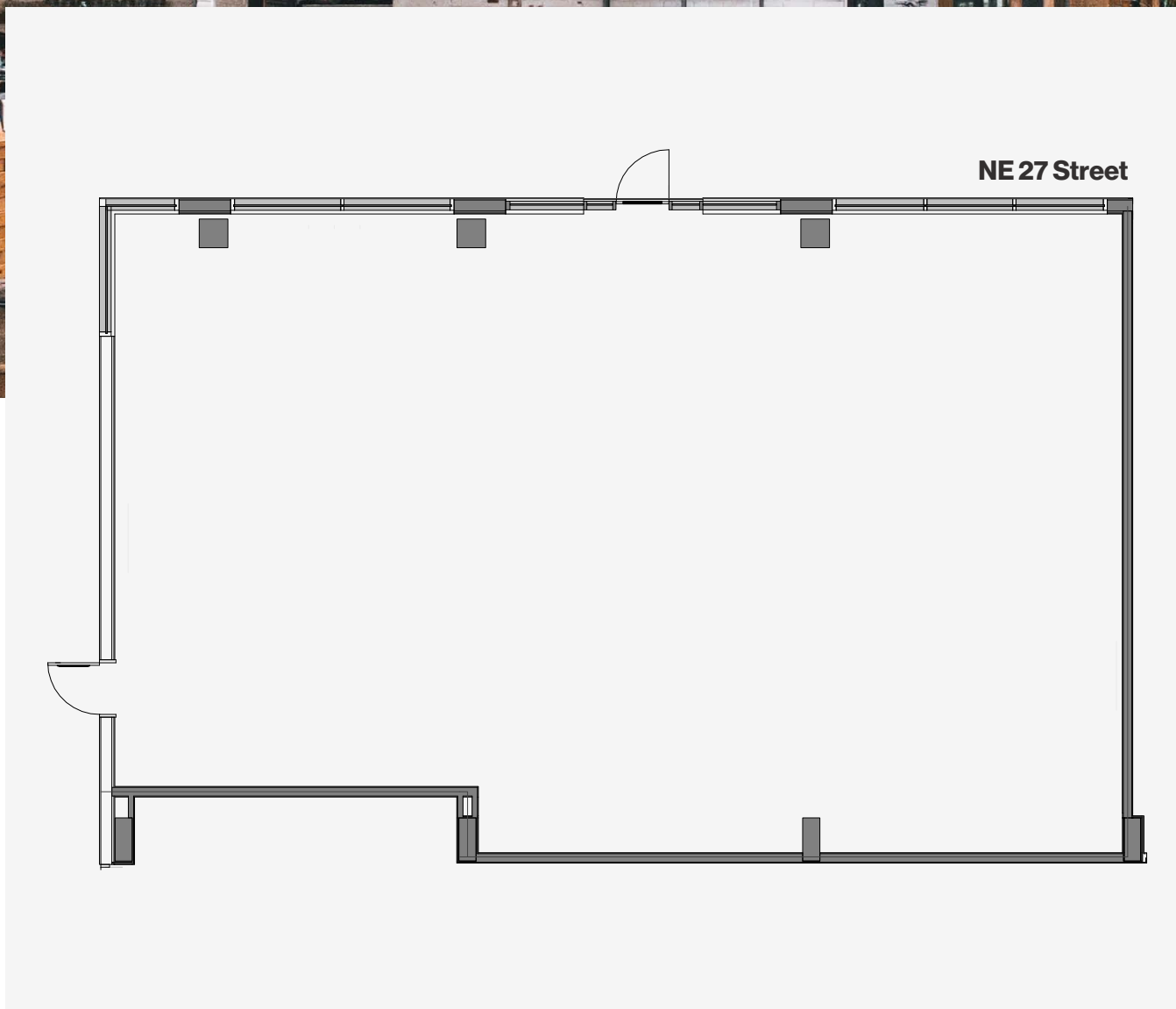
- + Fronting Paseo
- + Access to Grease Trap
- + Outdoor Seating Available
- + Ideal Uses include F&B, Entertainment



Unit 4
Entertainment, Fitness

Size 3,387 SF
 Rent: \$55 PSF NNN

- HIGHLIGHTS**
- + Fronting Paseo
 - + Access to Grease Trap
 - + Outdoor Seating Available
 - + Ideal Uses include Fitness & Entertainment



Unit 5

Restaurant, Fitness, Retail

Size: 2,206 SF
Rent: \$70 PSF NNN

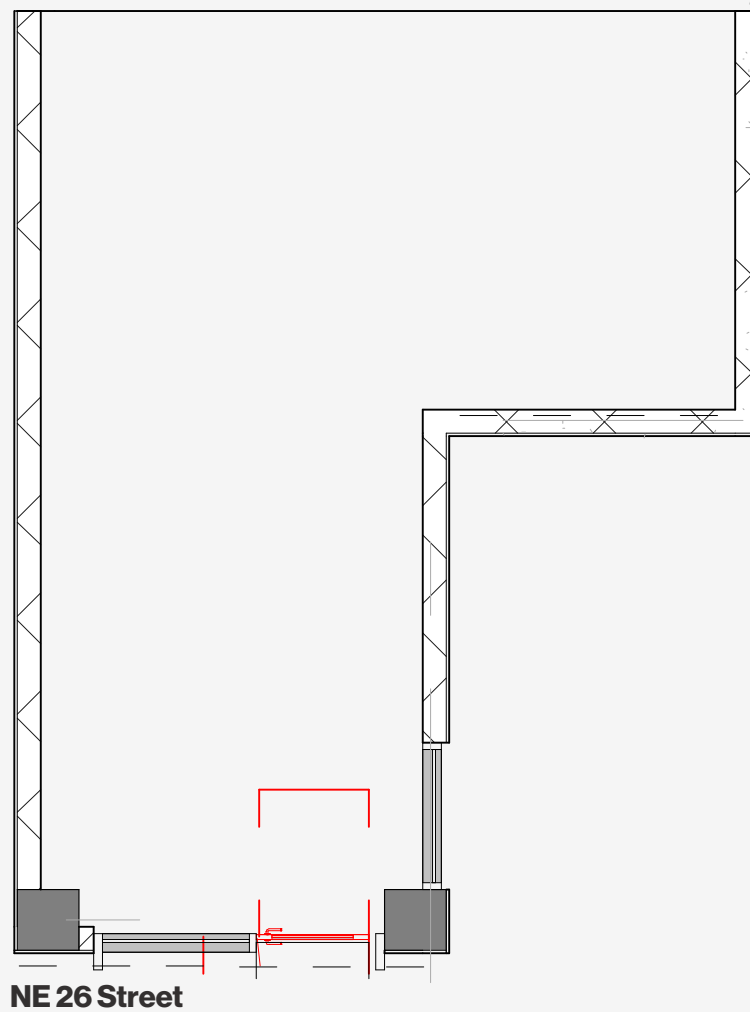
HIGHLIGHTS

- + Fronting NE 27 Street
- + Access to Grease Trap
- + Outdoor Seating Available
- + Ideal uses include restaurant, fitness, services, retail

Unit 8

Micro-Retail, Skincare, Beauty

Size 428 SF
Rent: \$100 PSF NNN



HIGHLIGHTS

- + Fronting NE 26 Street
- + Ideal uses include micro-retail

Anchor Cafe



Charley
Cafe + Bar



ABOUT CHARLEY

WITH ITS FIRST LOCATION IN HARRISON, NJ, CHARLEY IS A MODERN, ALL-DAY EUROPEAN BISTRO. CHARLEY ORIGINATES FROM THE FRIENDSHIP BETWEEN HOSPITALITY INVESTOR DAVID BARRY AND CULINARY PARTNER CHEF KURT GUTENBRUNNER, THE ACCLAIMED CHEF BEHIND MICHELIN-STARRED WALLSÉ IN THE WEST VILLAGE. GUTENBRUNNER, WHO GREW UP IN A SMALL VILLAGE OUTSIDE VIENNA, HAS ALWAYS WANTED TO CREATE HIS INTERPRETATION OF A CASUAL VIENNESE BISTRO. AFTER A FRIENDLY DINNER WHERE THE TWO CONNECTED OVER THEIR MUTUAL APPRECIATION OF VIENNESE CAFE CULTURE AND ITS ABILITY TO BRING COMMUNITY TOGETHER, THEY CREATED CHARLEY.

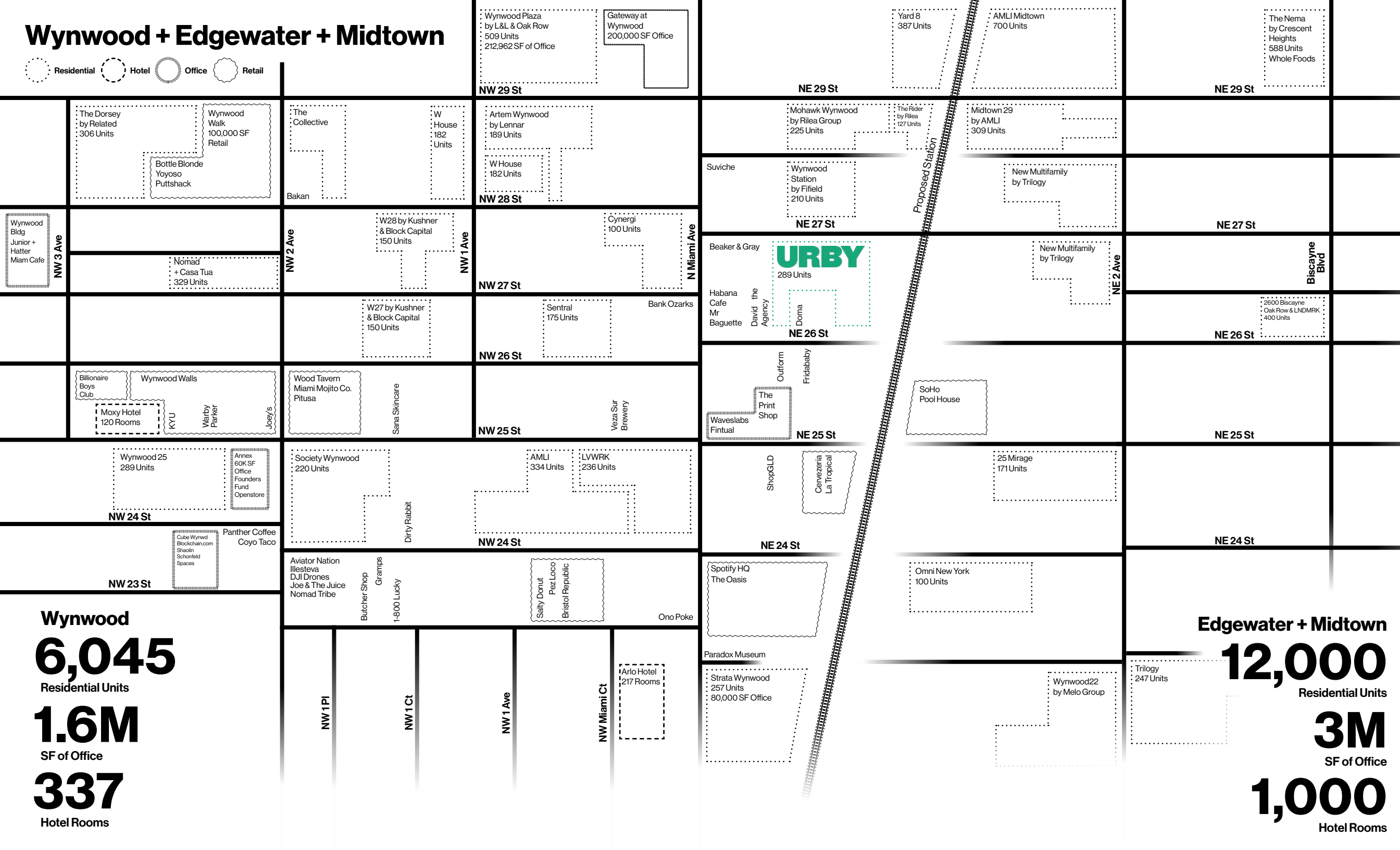


THE MENU

THE RESTAURANT'S MENU OF BRIGHT AND TRANSPORTIVE CENTRAL-EUROPEAN DISHES FEATURES LOCAL AND SEASONAL PRODUCE, SHOWCASING THE BEST OF NEARBY FARMS AND PURVEYORS. THE MENU FUSES CLASSIC AUSTRIAN FAVORITES LIKE WIENER SCHNITZEL AND APPLE STRUDEL WITH REIMAGINED CLASSICS SUCH AS OUR BURGER ON A PRETZEL BUN.

THE DRINK MENU INCLUDES A RANGE OF HAND-SELECTED GERMAN AND LOCAL BEERS, AUSTRIAN WINE VARIETALS, AND BESPOKE COCKTAILS AND MOCKTAILS.

Wynwood + Edgewater + Midtown



Wynwood
6,045
 Residential Units
1.6M
 SF of Office
337
 Hotel Rooms

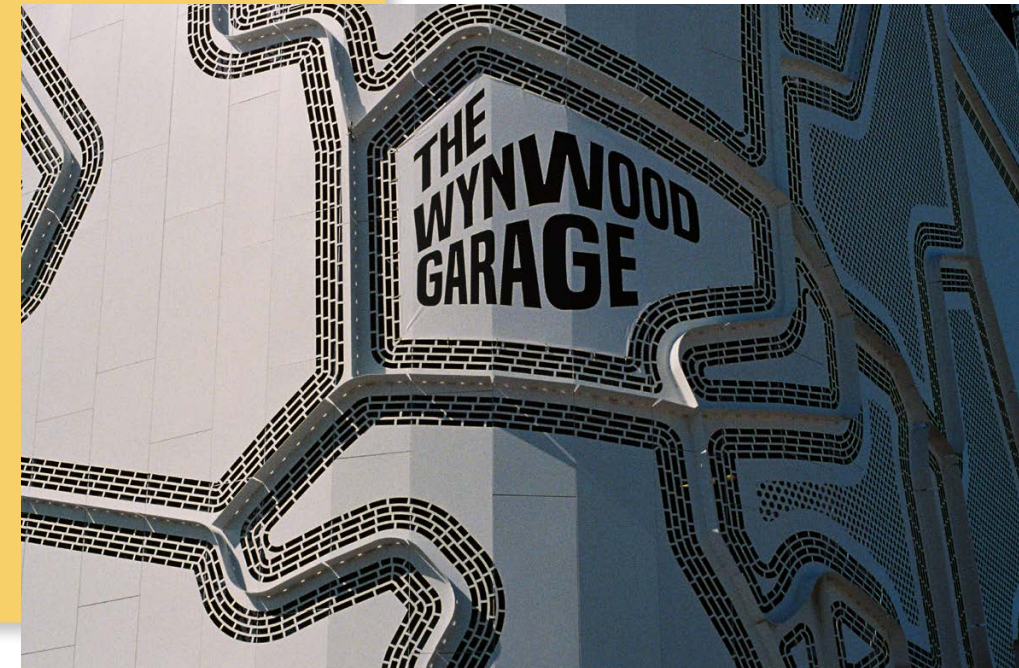
Edgewater + Midtown
12,000
 Residential Units
3M
 SF of Office
1,000
 Hotel Rooms

Wynwood

Today, Wynwood is the most important community of arts and creative businesses in the United States. With over 400+ businesses, 200+ street murals, 30+ eateries, and encompassing over 50 city blocks.

Wynwood is currently undergoing an unprecedented transformation, with a pipeline of over 6,000 residential units, 400 hotel rooms, and 1.6M SF of office space, setting the stage to create the epitome of the live, work, play ecosystem. So far, this transformation has attracted world renowned tech and creative companies like Spotify, Wework, Founder's Fund, Livenation, as well as popular restaurants like Momosan, Uchi, Pastis, and national and international developers like Related, AMLI, Fifield, Related, The Collective, PMG, Quadrum, and L&L, among others.

With its clearly defined trajectory, Wynwood is poised to become without a doubt United States' most important epicenter for tech, creative businesses, and an example of urban revitalization around the world. New residential, hotel, and office projects are announced every month, and major infrastructure changes are planned for the district. Some infrastructure proposals include the Wynwood Streetscape Master Plan, and the Brightline commuter station, which would connect Wynwood with Downtown Miami, Fort Lauderdale, West Palm Beach, and Orlando.





WYNWOOD IN THE MEDIA

VOGUE

“ 9th Coolest Neighborhood in the World ”

Forbes

“ 16th America’s Best Hipster Neighborhood ”

Google

“ Top result for World’s Coolest Neighborhood ”

COMPLEX

“ 6th Most Stylish Neighborhood Worldwide ”

Wynwood: The Silicon Valley of the South

Wynwood is home to a growing number of established and emerging tech-based companies drawn to its world-class street art murals, pedestrian-friendly streets and unique restaurant and entertainment concepts. Miami's tech sector was born in Wynwood over 10 years ago and remains home to Florida's first co-working facility, tech incubator and accelerator, The Lab Miami, as well as nationally recognized coding bootcamp BrainStation (formerly Wyncode Academy).

This year, Silicon Valley transplants such as Founders Fund, Atomic and OpenStore signed multiyear leases at the Wynwood Annex, a new Class A office tower developed by the Related Group. Stockholm-based streaming giant Spotify also chose Wynwood for its LATAM HQ.

Wynwood's vibrant environment and popularity with tech workers are factors that continue to lure tech firms from Silicon Valley as well as New York hedge funds including Schonfeld to establish secondary HQs in the neighborhood. The office, retail and residential mix has resulted in a low-rise, campus-like environment for collaboration and networking unlike anything else in the United States.

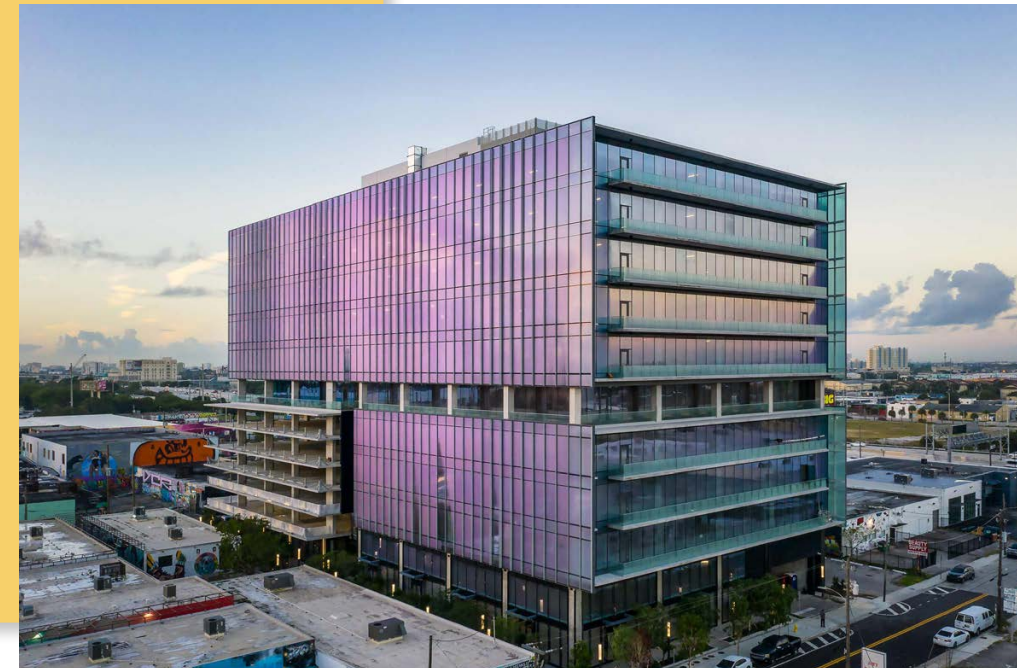
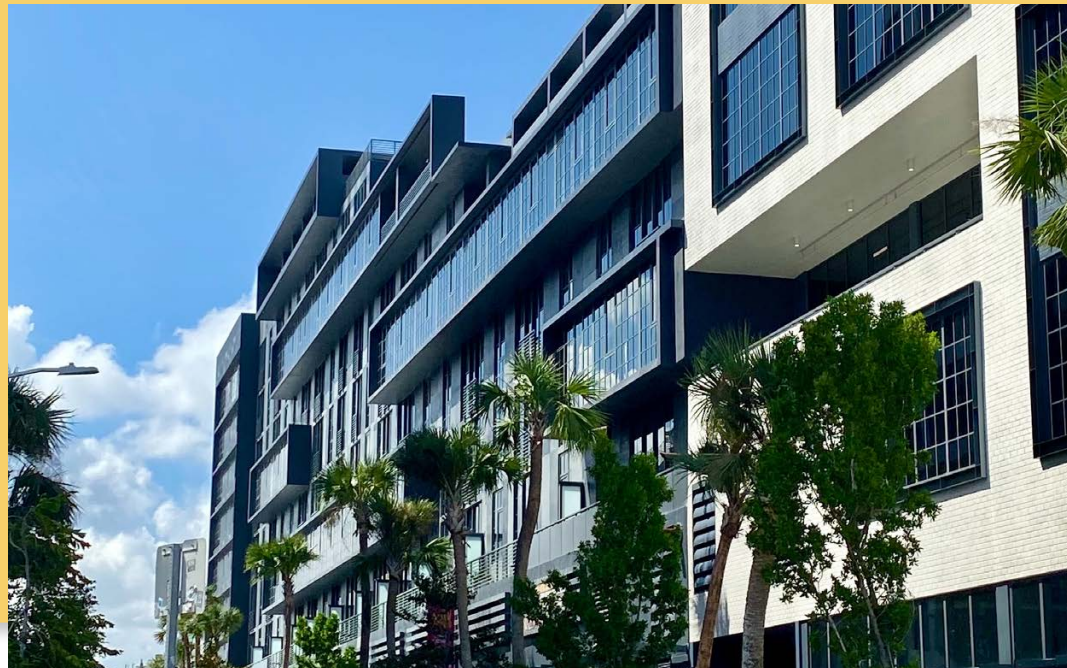
FOUNDERS FUND

ATOMIC

Blockchain.com

OpenStore

Spotify



Wynwood Multifamily Pipeline

6,045 Residential Units



Wynwood 25
289 Units

Related + East End



LIVWRK
236 Units

LIVWRK Brooklyn



Diesel
143 Condos

Bel Invest



Society
326 Units

PMG



W House
248 Units

Related



Mohawk
225 Units

Rilea Group



Sentral
175 Units

Iconiq Capital



Artem Wynwood
189 Units

Lennar Multifamily



Strata
257 Units

Rockpoint



WYND 27 & 28
152 Units

BlockCapital/Kushner



Urby
289 Units

Urby, Brookfield, Clearline



The Rider
131 Units

Rilea Group



The Dorsey
306 Units

Related



Wynwood Quarters
200 Units

Related



PRH N Miami
317 Units

Related



Wynwood Haus
224 Units

Lineaire/Black Salmon



Fifield Wynwood
210 Units

Fifield



FB Wynwood
308 Units

Fisher Brothers



AMLI Wynwood
316 Units

AMLI



The Collective
180 Units

Gamma Real Estate



Nomad Residences
329 Units

Related, LNDMRK



Wynwood Plaza
509 Units

L&L & Oak Row



2000 N Miami Ave
300 Units

Clearline



Alchemy Wynwood
186 Units

Alchemy/ABR

Wynwood Office Pipeline

1.6M SF of Office Space



545 Wyn
300,000 SF

Sterling Bay



The Annex
60,000 SF

Brick & Timber



Trackside
50,000 SF

Big Move Properties



Lynq Wynwood
331,000 SF

Tricap



Gateway at Wynwood
200,000 SF

R&B



The Oasis
20,000 SF

Oak Row



The 2900 Wynwood
28,000 SF

Big Move Properties



Cube Wynwd
80,000 SF

LNDMRK & Tricera



Wynwd 27 & 28
46,678 SF

BlockCapital/Kushner



2920 NW 5 Avenue
23,000 SF

Big Move Properties



Wynwood Plaza
212,962 SF

L&L & Oak Row



The Print Shop
17,000 SF

Link & Jameson



Core Wynwood
115,000 SF

Goldman Properties



The Campus on 5th
35,000 SF

Big Move Properties



Wynwood Building
45,000 SF

Goldman Properties



The 1900
60,000 SF

Big Move Properties



Wynwood: A Culinary Mecca

Wynwood is a culinary mecca, packed with some of the best eateries in all of Florida and the world. From Kyu, which was named the best restaurant in Florida by Time Magazine, to Hiden, which got one of the 11 Michelin Stars that were awarded in South Florida in the first even edition of the Florida Michelin Guide.

The area features over 50 restaurants and bars, which attract visitors from all over the place and result in some of the highest grossing sales of the tri-county area. With some restaurants exceeding \$2,000 PSF in annual sales, it makes the area one of the most important markets to be in as a food & beverage operator.



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W Y N W O O D
URBY



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