

FOR LEASE

45 NE 27 Street

*Miami, FL*

\$80 PSF NNN

*Asking Price*

2,800 SF - 5,465 SF

*Unit 2*

1,665 SF

*Unit 3A*

Retail/Restaurant

*Uses Desired*

210 Apartments

*Project Mix*

Body Hot Pilates

*Featured Co-Tenant*

Chrome Cafe

*Featured Co-Tenant*

Grease Trap

*In Place*

Black Iron Hood

*In Place*



WYNWOOD



# Executive Summary

Metro 1 is proud to exclusively present for lease 45 NE 27 Street, Miami, FL (“The Property”), offering new construction retail spaces ranging from 1,665 RSF to 5,465 RSF at the base of a Class-A multifamily project with 210 units, named Amara Wynwood, making it ideal for a wide range of uses, including dry retail, restaurants, cafés, and showrooms.

Strategically positioned just one block from the future commuter train station, Amara Wynwood promises unparalleled connectivity, high foot traffic, and exceptional visibility. This prime location places tenants in the epicenter of Miami’s fastest-growing cultural and business hub, surrounded by world-class dining, art galleries, high-end retail, and innovative tech startups.

Wynwood has rapidly evolved into a global hub for technology, venture capital, media, and creative companies, creating a powerful ecosystem of innovation. Major companies with a presence in the district include Amazon, Spotify, Founders Fund, Live Nation, Sony Music, PwC, OpenStore, Atomic Fund, Blockchain.com, Play2Pay, and Gensler, reinforcing Wynwood’s status as Miami’s premier creative and technology cluster.

Equally important, the neighborhood is home to some of Miami’s most celebrated dining destinations, including Pastis, Uchi, KYU, Jajaja Mexicana, Hiden (Michelin-starred), Hiyakawa, Doya, Zak the Baker, and Ghee Indian Kitchen, creating an unmatched hospitality ecosystem within walking distance of the Property.

The district is also supported by a rapidly expanding residential population, with over 6,000 Class-A multifamily units delivered or under development within Wynwood, allowing companies to locate their offices near where their employees live, work, and socialize.



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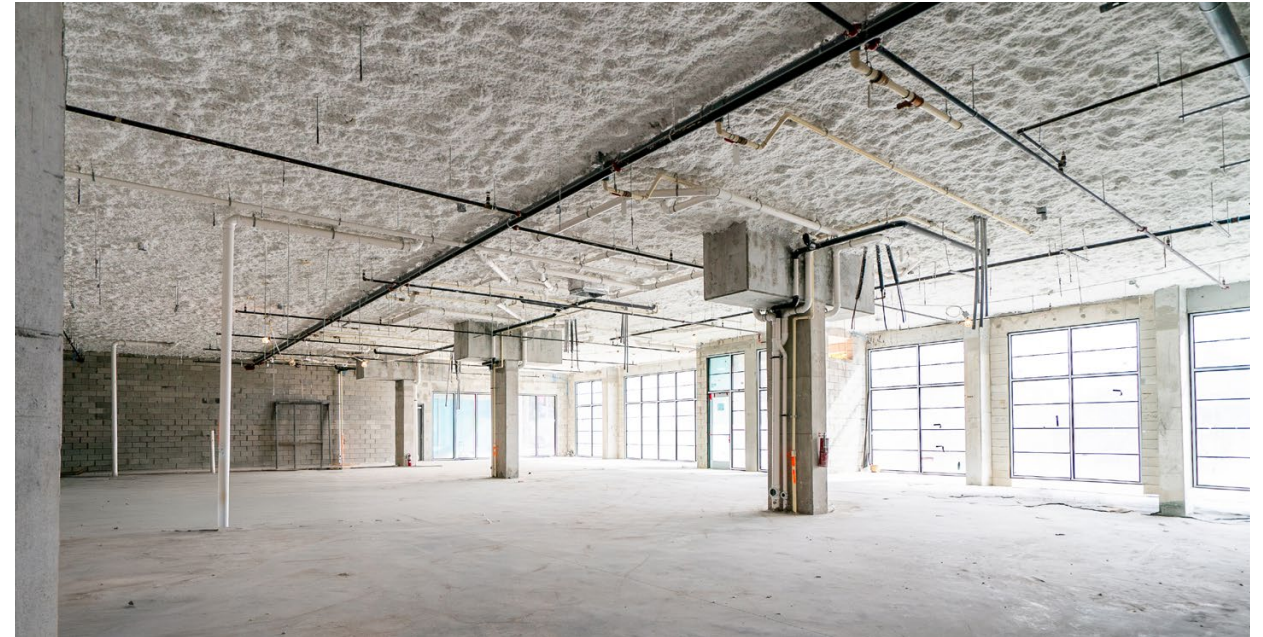
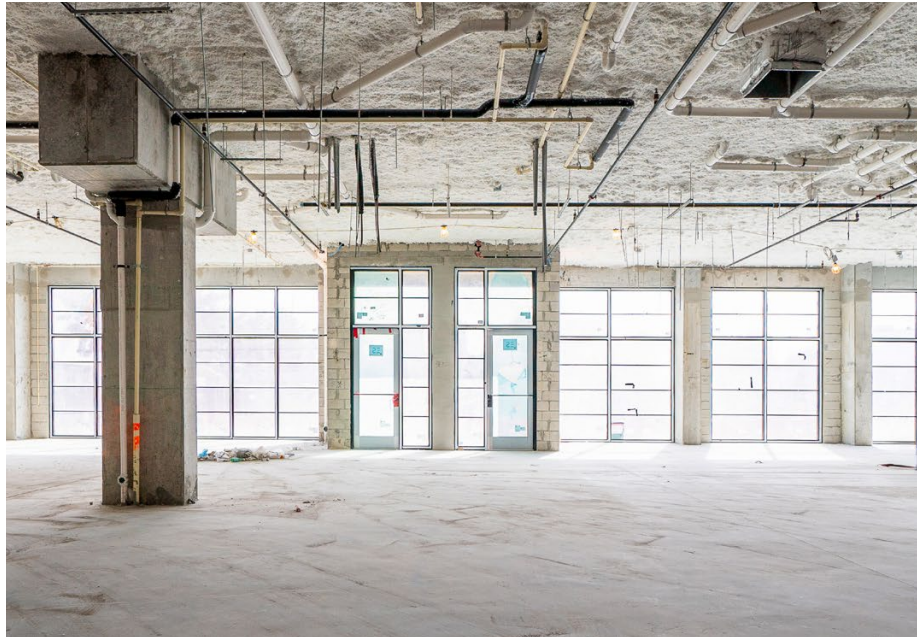
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**Unit 2**  
**5,465 SF**  
Demising  
Available



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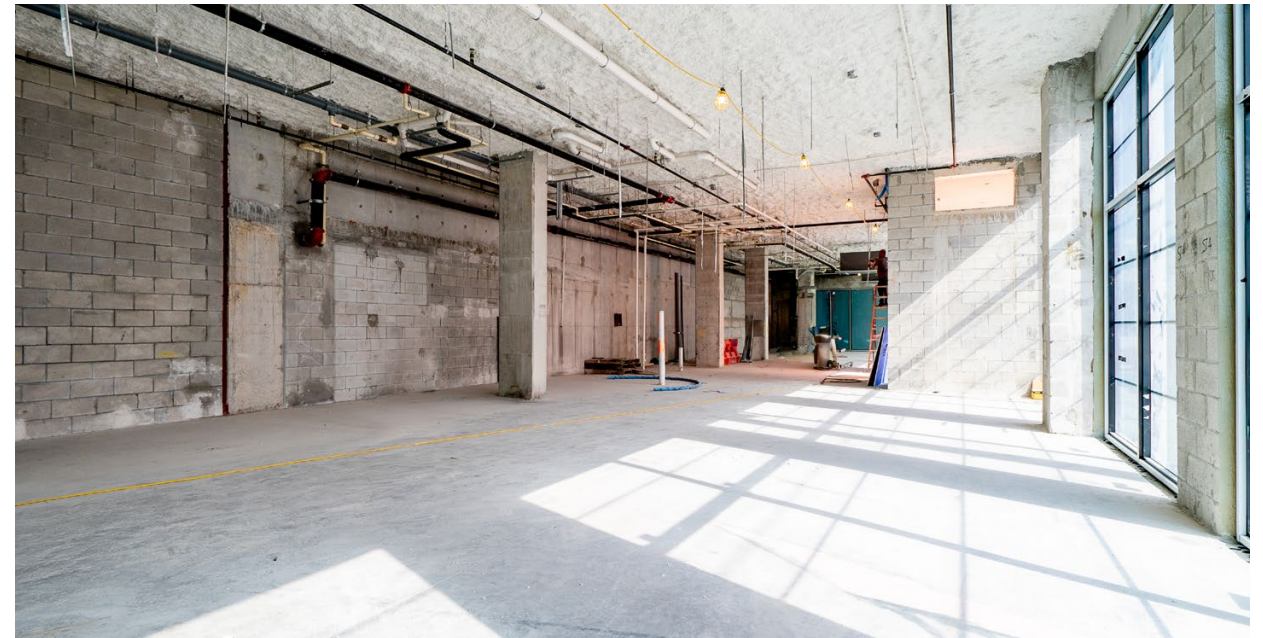
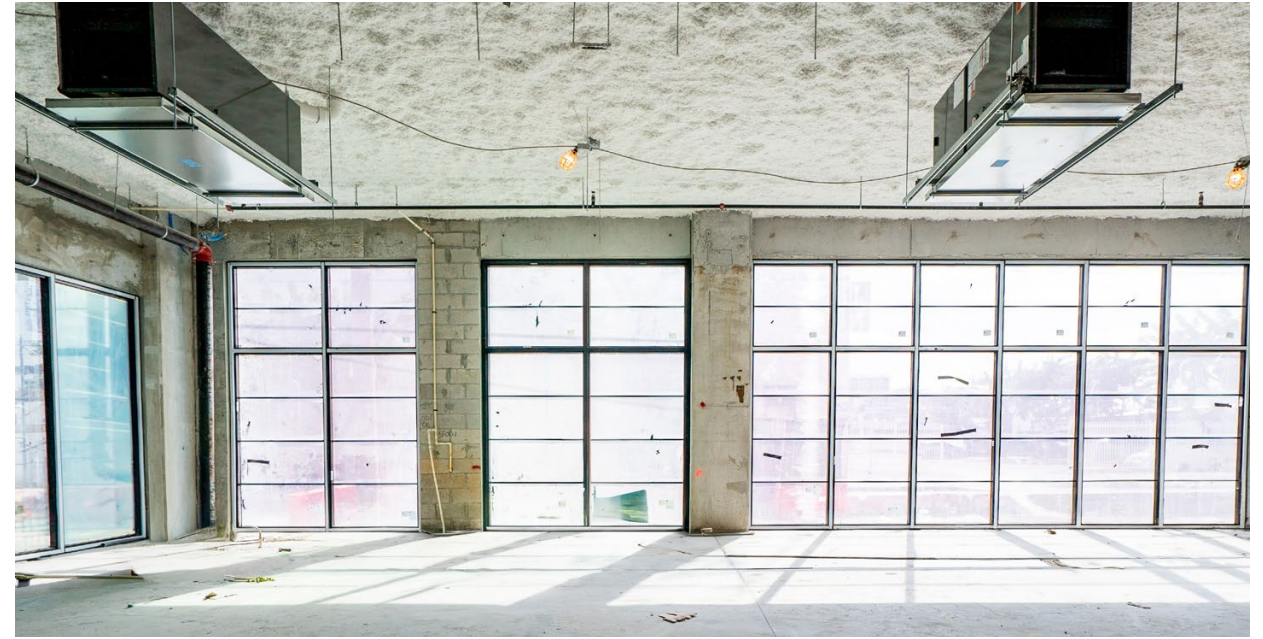
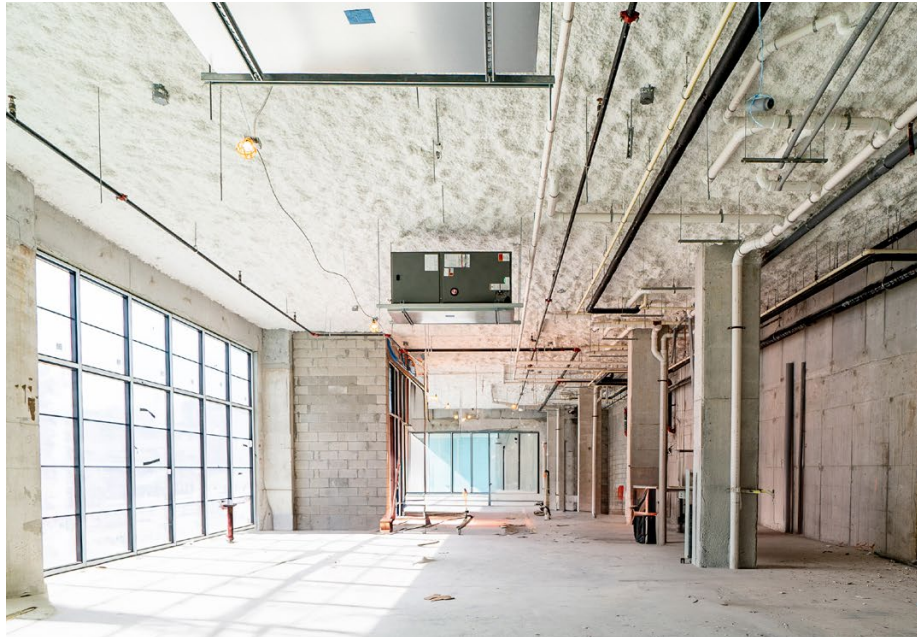
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# Unit 3A 1,665 SF



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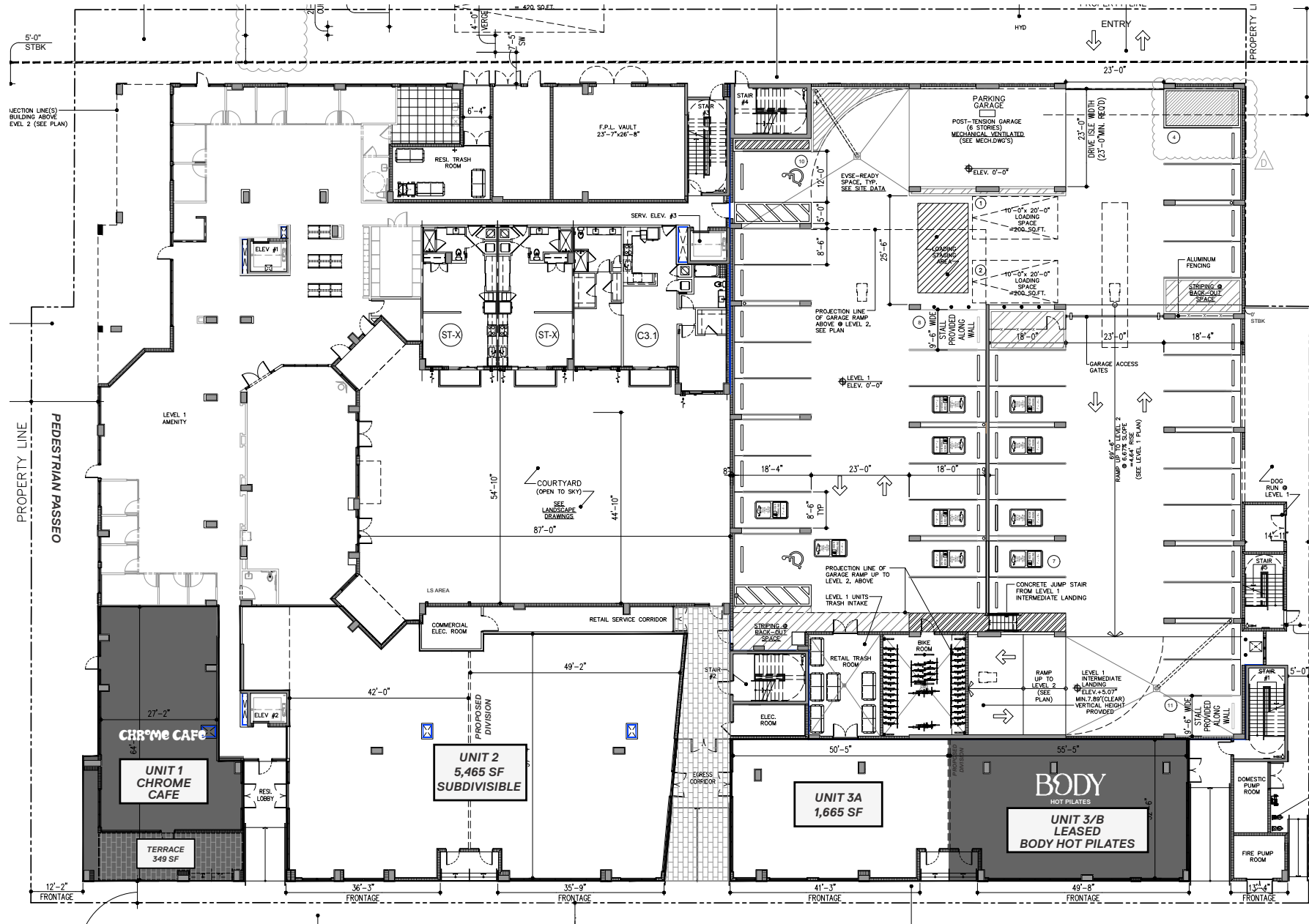
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# Existing Layout



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Co-Tenant  
**BODY**  
 HOT PILATES



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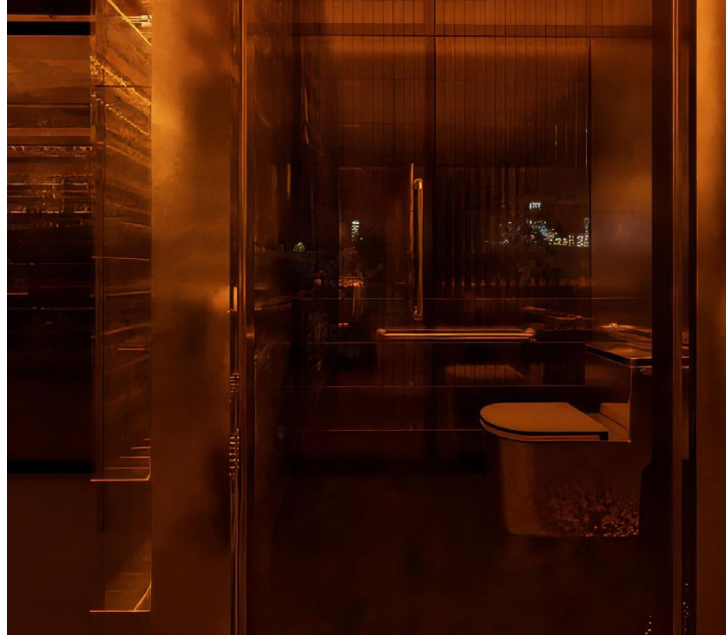
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# Co-Tenant CHROME CAFE



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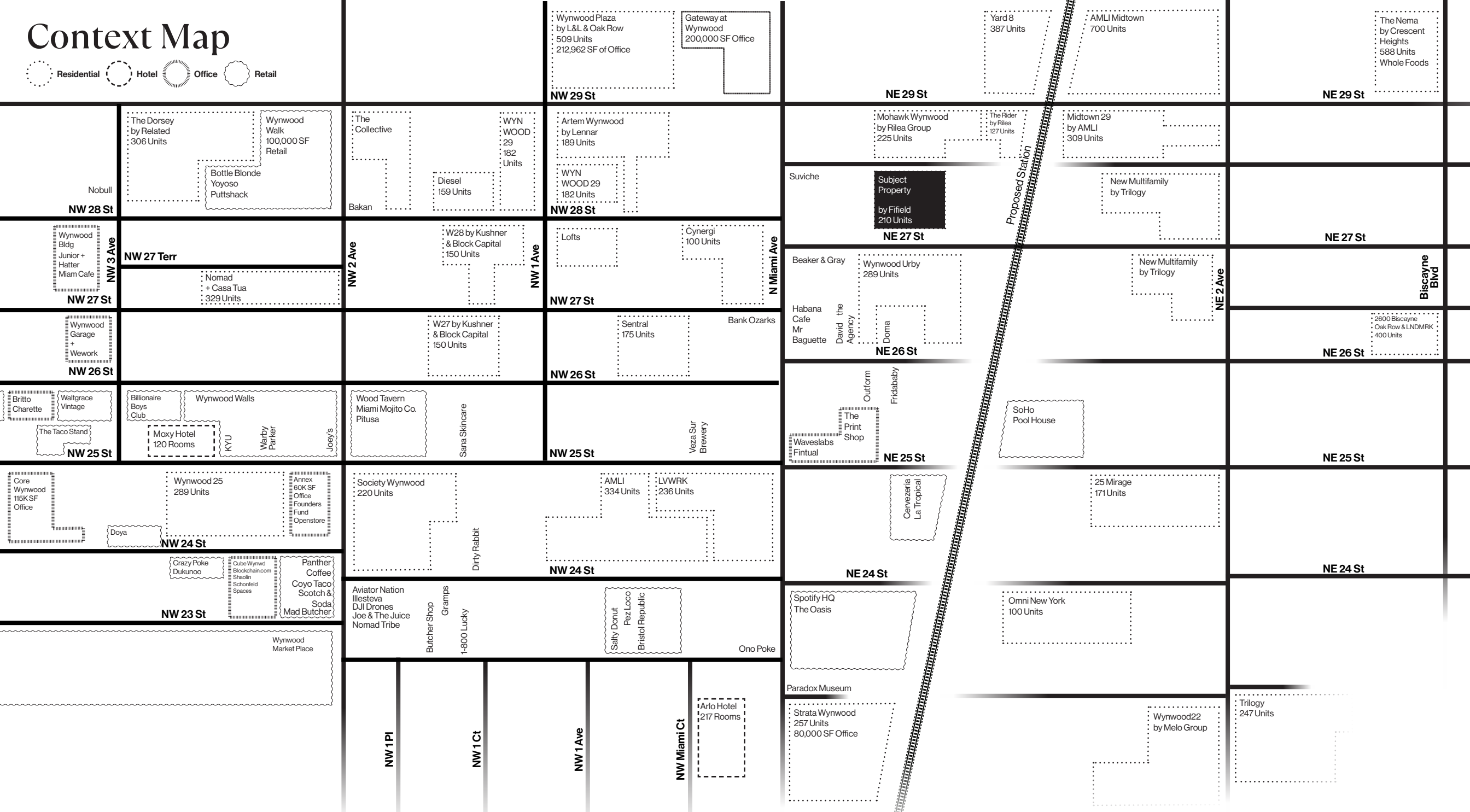
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# Context Map



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# A Culinary Mecca

Blue-chip companies know that talent follows quality of life. Wynwood delivers on that front with a restaurant and hospitality scene that rivals any market in the nation. Pastis, Uchi, Kyu, Jajaja Mexicana, Michelin-starred Hiden, Hiyakawa, Doya, Zak The Baker, and Ghee Indian Kitchen are all within the neighborhood — the kind of dining environment that makes recruiting and retaining top talent meaningfully easier.

Wynwood is a culinary mecca, packed with 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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# The Silicon Valley of the South

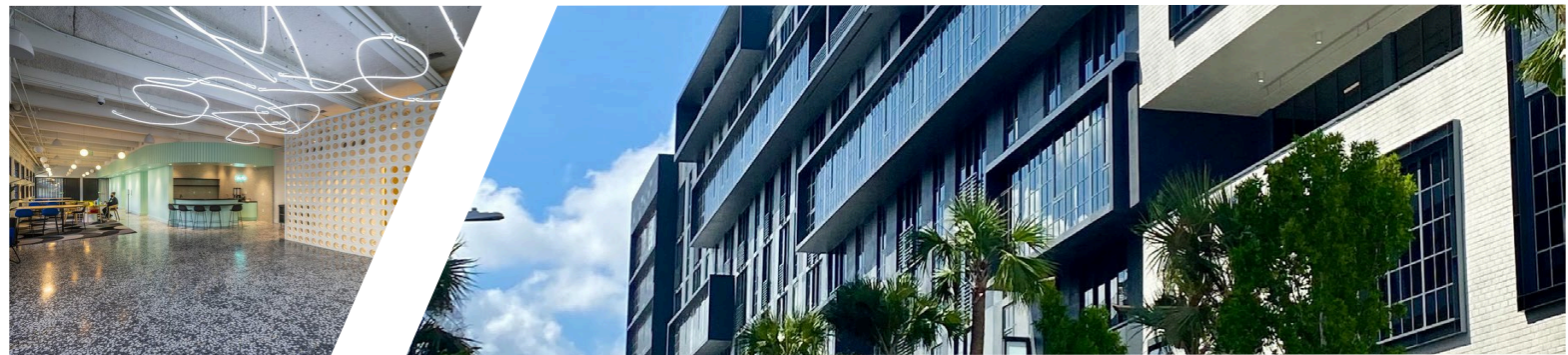
Wynwood is no longer an emerging neighborhood — it is Miami’s established home for the world’s most forward-thinking companies. Amazon, Spotify, Live Nation, Sony Music, Founders Fund, Atomic Fund, Blockchain.com, PwC, OpenStore, Play 2 Pay, and Gensler Architecture have all planted flags in Wynwood, creating one of the most dynamic innovation clusters in the country. For companies of this caliber, proximity to peers is not incidental — it drives deal flow, talent attraction, and culture.



FOUNDERS FUND    **OpenStore**

**ATOMIC**    

 **Blockchain.com**     **Spotify**®



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# Birghtline Commuter Station

Miami-Dade County is finalizing plans to establish new commuter rail service along the Florida East Coast railway that intersects across Wynwood a block east of North Miami Avenue. The new service is designed to interconnect Downtown Miami with new stations in Wynwood, Design District, North Miami and Aventura. The FEC railway is already being utilized by the high-speed Brightline train service that plans to connect Miami and Orlando from its MiamiCentral Station, which is just over one mile south of Wynwood.

Metromover, Miami's free, light-rail transit service, operates seven days a week and is planning to expand service along North Miami Avenue with proposed stops in Wynwood, Midtown and the Design District. The new service is expected to connect with existing stops at the Genting / Resorts World Miami Plaza, Perez Art Museum, FTX Arena (home to NBA's Miami Heat), Bayside Marketplace, Miami-Dade College and Miami International Airport.



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**Wynwood 25**  
289 Units

**Related + East End**



**LIVWRK**  
236 Units

**LIVWRK Brooklyn**



**Diesel**  
143 Condos

**Block + Bel Invest**



**Society**  
326 Units

**PMG**



**W House**  
248 Units

**Berkshire**



**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 + W5**



**PRH N Miami**  
317 Units

**Related**



**Wynwood Haus**  
224 Units

**Bridge Invest**



**Amara Wynwood**  
210 Units

**Fifield**



**Wynhouse**  
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**

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**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**



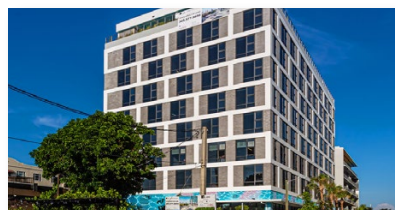
**The Oasis**  
20,000 SF

**Oak Row**



**The 2900 Wynwood**  
28,000 SF

**Big Move Properties**



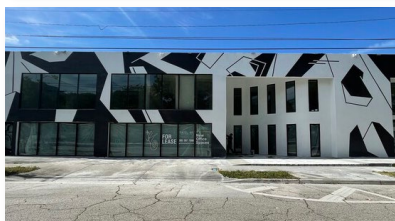
**Cube Wynwd**  
80,000 SF

**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**

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