



FOR LEASE

Wynwood NW 2nd Ave Retail

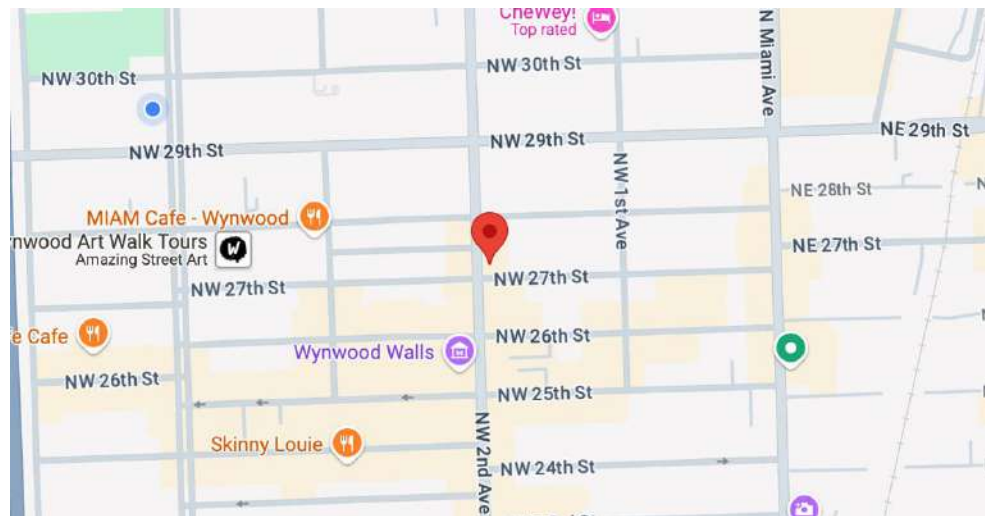
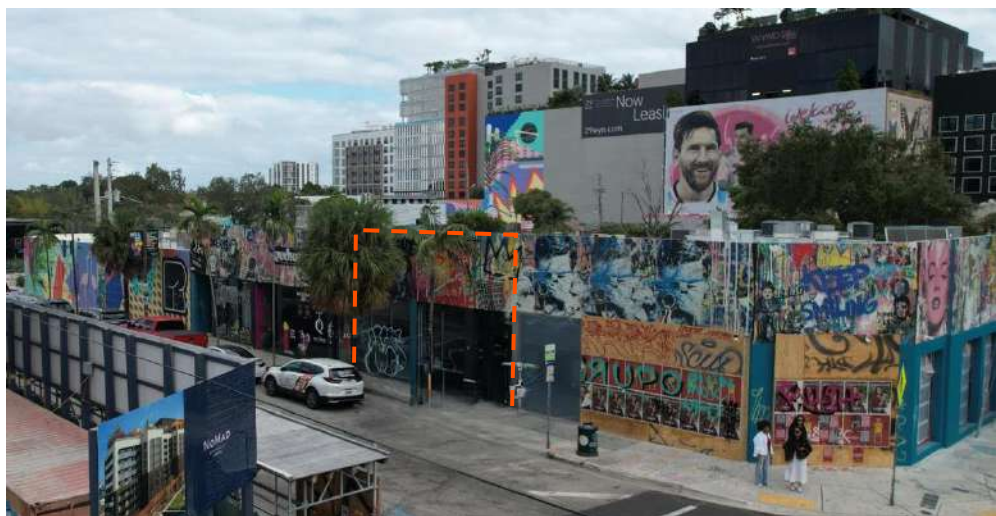
2701 NW 2nd Avenue, Miami, FL 33127



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$120/SF NNN
CAM Estimate:	\$24
Available SF:	1,766 SF
Lot SF:	6,215 SF
Unit #:	Unit 3
Submarket:	Wynwood
Available:	Immediately

LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 2701 NW 2nd Ave, a premier retail opportunity now exclusively available for lease. Situated on the bustling 2700 block of NW 2nd Avenue, this property commands an unbeatable position in the heart of Wynwood, Miami's most vibrant and dynamic neighborhood. Surrounded by local landmarks such as R-House, Brick, and the Wynwood Block, as well as high-profile developments like the NoMad, Wyn 29, and Society Wynwood, this property enjoys unparalleled visibility and heavy foot traffic from both locals and tourists. With its prime location in Wynwood's thriving urban core, 2701 NW 2nd Ave offers an exceptional opportunity for retailers to establish a flagship presence in one of Miami's most dynamic cultural and commercial districts. The walkable neighborhood, creative energy, and proximity to thriving retail hubs make this property ideal for businesses looking to maximize exposure and capitalize on the area's continued growth.

LEASING HIGHLIGHTS

- NW 2nd Avenue
- Directly Adjacent to the Nomad Hotel and Casa Tua

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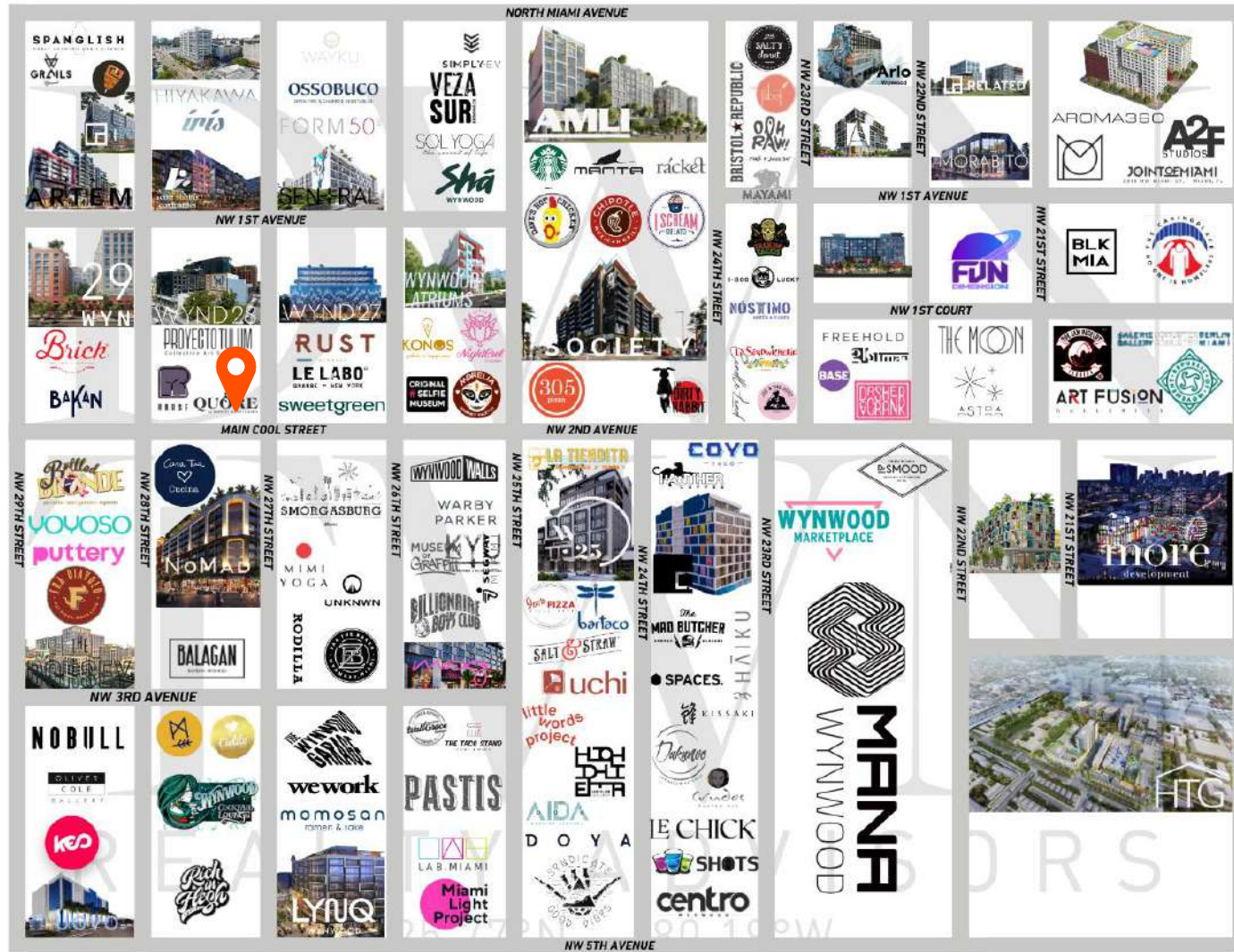
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NEIGHBORHOOD CONTEXT MAP



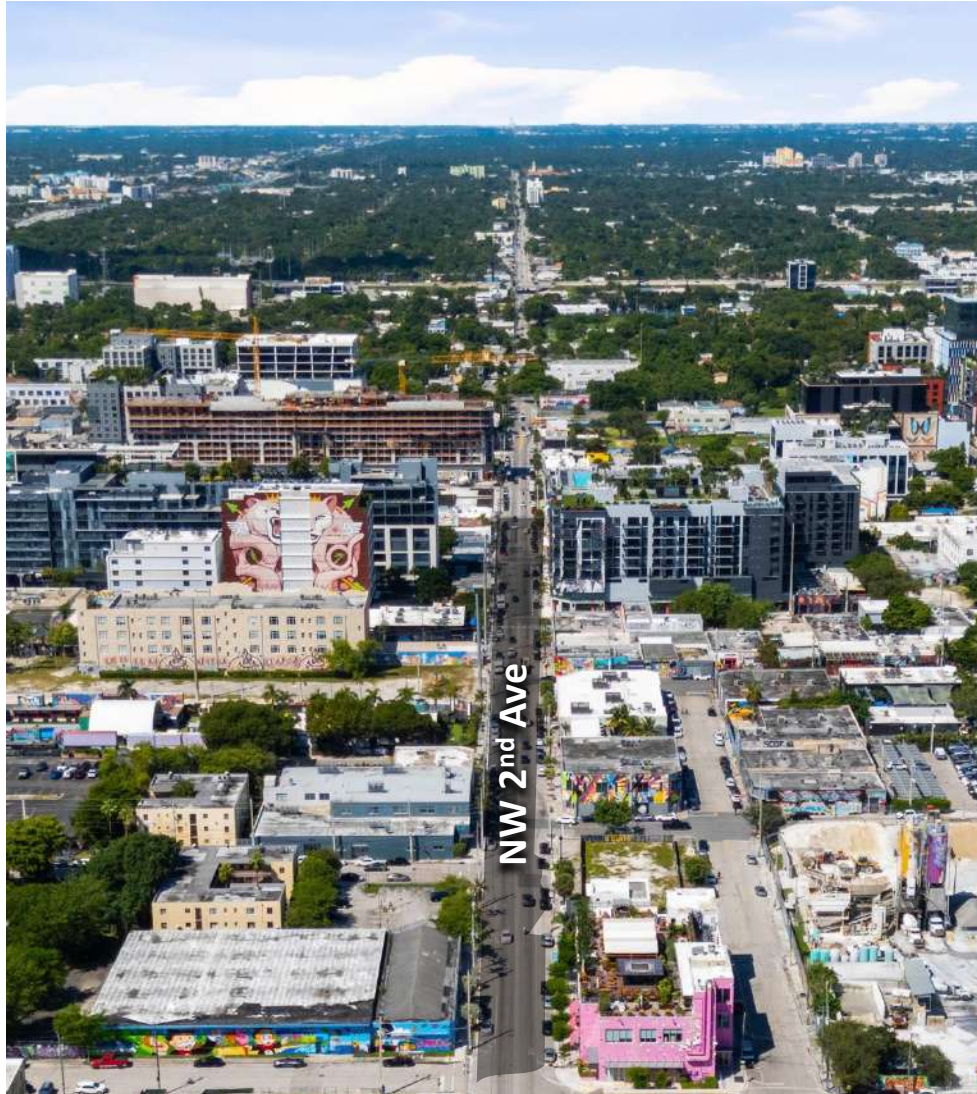
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LOCATION DESCRIPTION



LOCATION OVERVIEW

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 desolate industrial zone to a globally recognized destination for art, fashion, and innovation, and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, OpenStore, 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. Joining retailers in this area include Café Grumpy, Bar Tulio’s Tacos, and Studio Three. Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boys 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 the 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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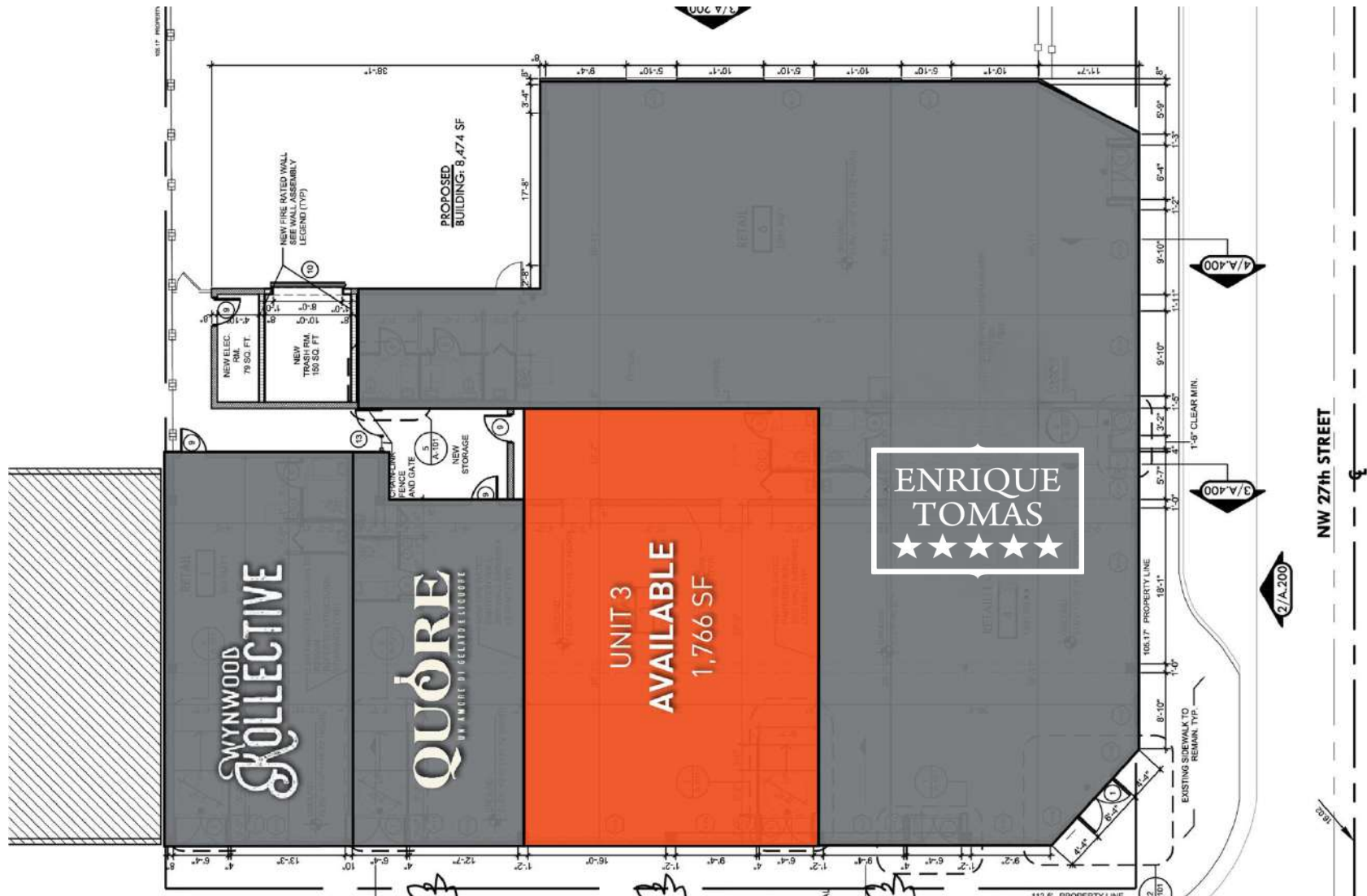
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FLOORPLAN



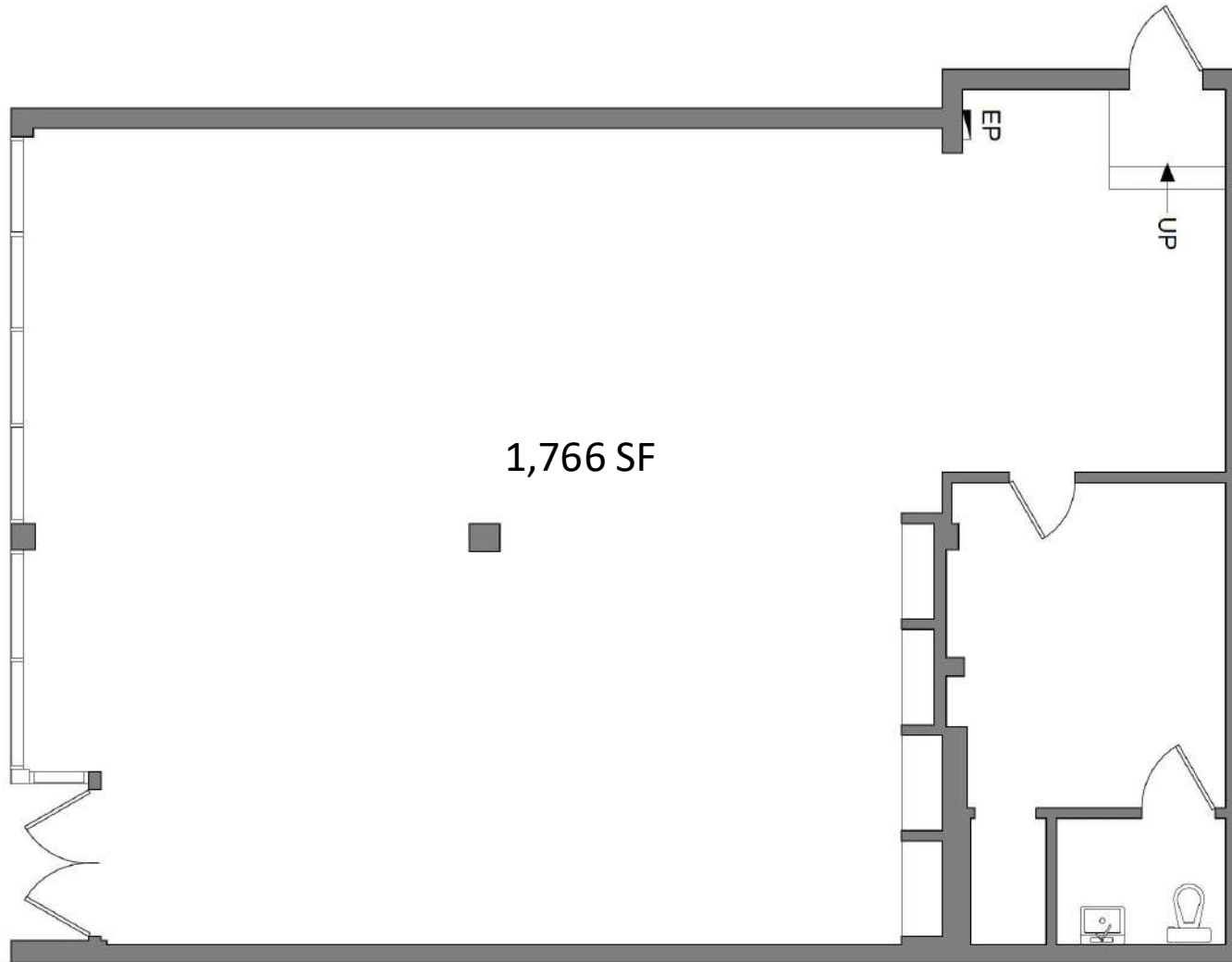
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UNIT 3 FLOORPLAN



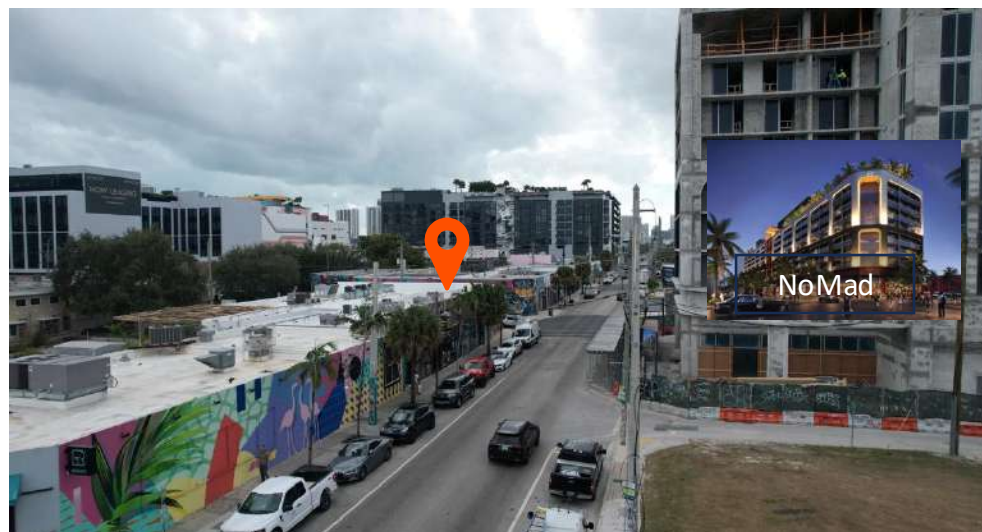
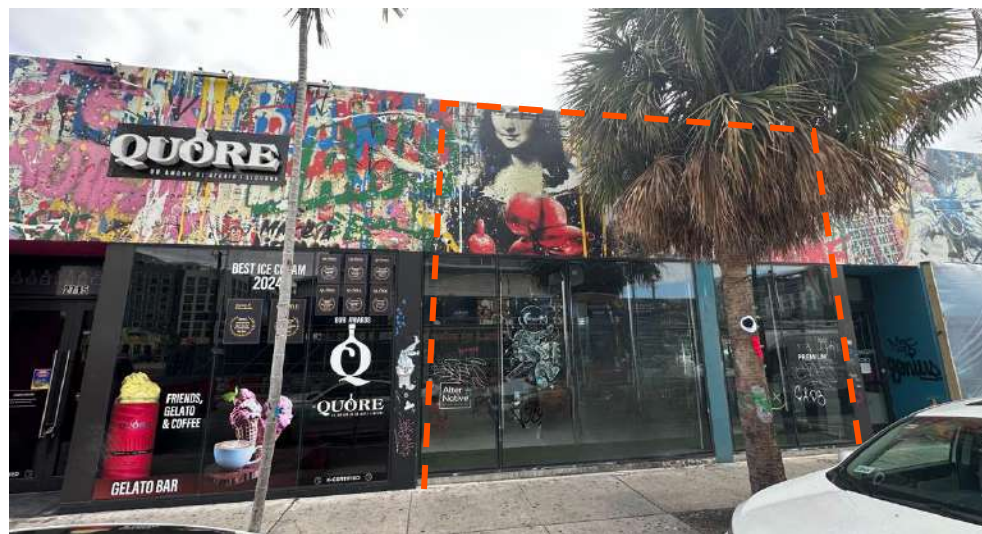
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PROPERTY PHOTOS



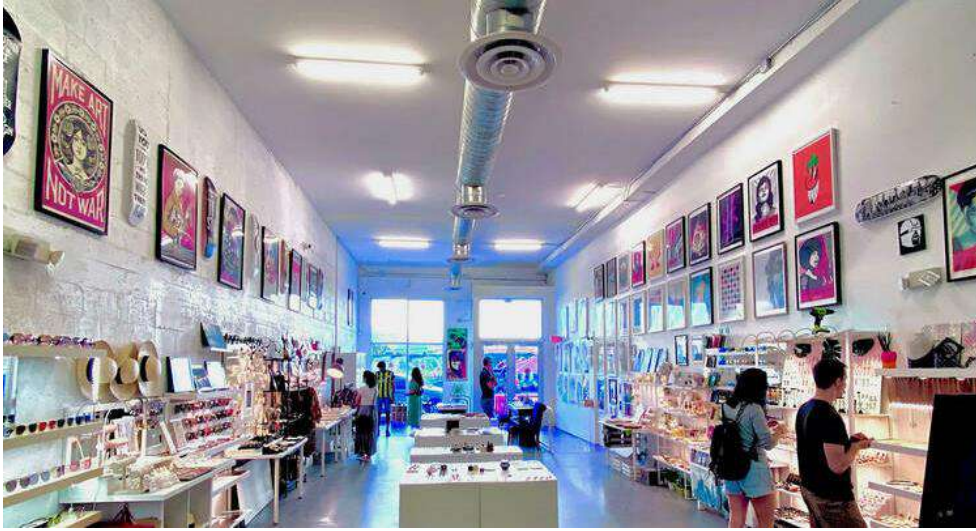
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RETAIL MOODBOARD



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NEARBY CURRENT & FUTURE DEVELOPMENTS



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WYNWOOD AERIAL



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