



545
—
wyn
545WYN.COM

**Full Service Restaurant
Opportunity**

PLACE
PROJECTS

GRIDLINE
PROPERTIES



Urban, Creative, Sophisticated.

In Wynwood, an old industrial working part of Miami has come to life with a stylized, atmospheric vibrancy.

Drawing inspiration from the surrounding neighborhood, 545wyn features an 8,000 square foot paseo park connecting 26th and 27th Streets with 26,340 square feet of first-floor retail, an 18,000 square foot private tenant amenity floor perfect for a restaurant/hospitality user and 441 on-site parking spaces.

These opportunities, coupled with Sterling Bay's incomparable design, will set a new standard of excellence for retail space in Miami that is urban, creative, and sophisticated.



The Finer Details

Over **271,000 SF** of modern office space on ten floors, with floorplates ranging from **18,595 to 38,409 SF**.

20,500 SF (5,000 + 11,00 + 4,500) of prime retail space available.

18,000 SF dedicated, elevated rooftop perfect for **hospitality/restaurant** user.

Excellent signage & branding opportunities.

Paseo park for tenants connecting **26th and 27th Streets**.

On-site covered parking for **441 cars**.

Delivered **mid-2020**.



Property Highlights

545wyn - 1st Floor

Area: 5,000 SF

Rate: Upon Request

Type: NNN - \$18 PSF

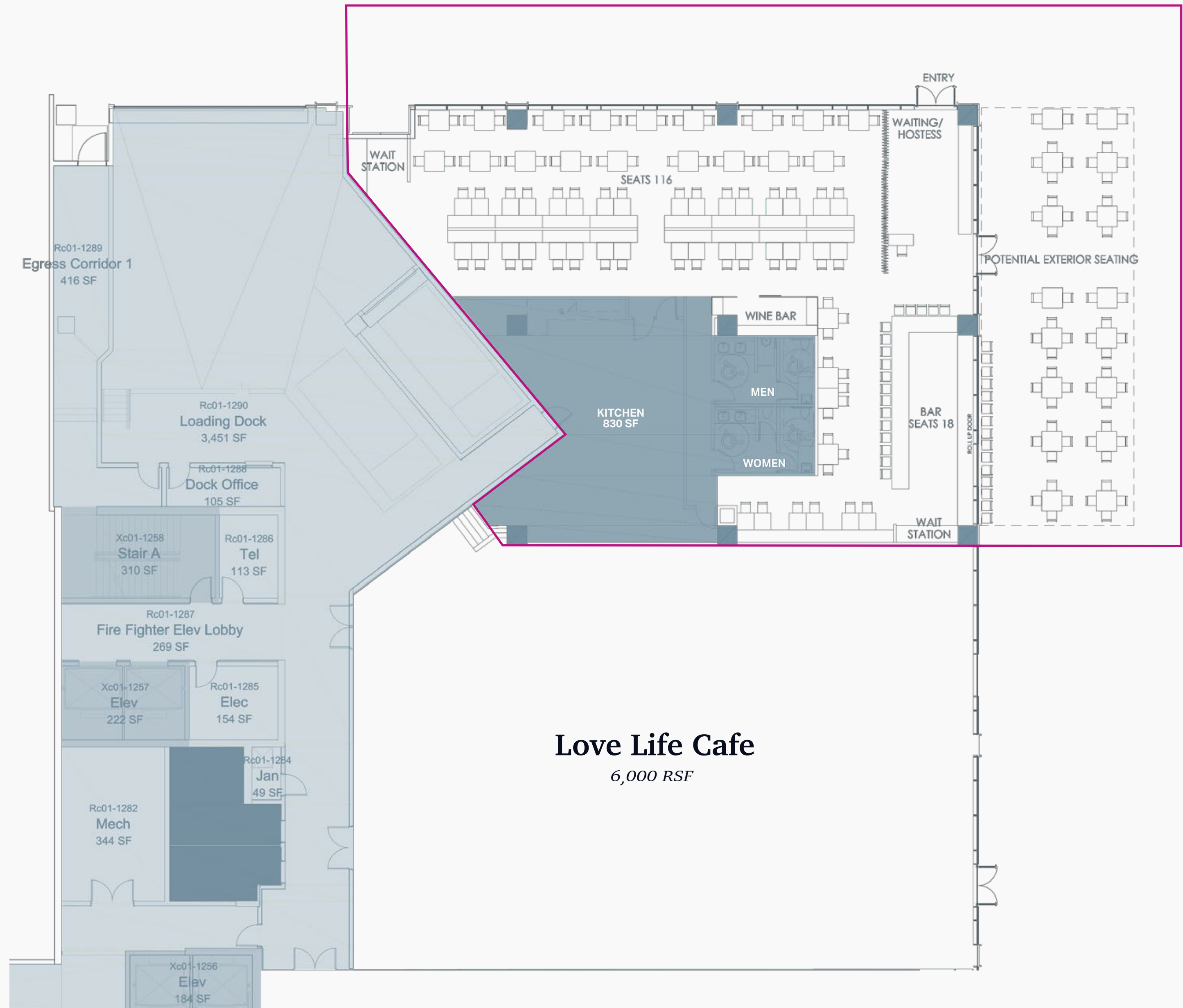
T.I.: Competitive Packages Available

Infrastructure: Grease Trap and Ventilation installed
26 feet ceiling height

26 feet ceiling height

Class A Office Building

Back House trash and loading Area





Retail
Neighbors





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Neighborhood Overview

- RETAIL
- DINNING
- CULTURAL
- NIGHTLIFE
- COFFEE / BAKERY
- PROPOSED BIKE LANES



Join other successful culinary experiences

PASTIS

D O Y A

Hidden

HIYAKAWA

dōma

Mary Gold's
BY BRAD KILGORE

BAKAN

 **uchi**

KYU
ASIAN INSPIRED | WOOD FIRED BBQ

love
life
cafe

ZAK THE BAKER
WYNWOOD, MIAMI
- EST. 2012 -

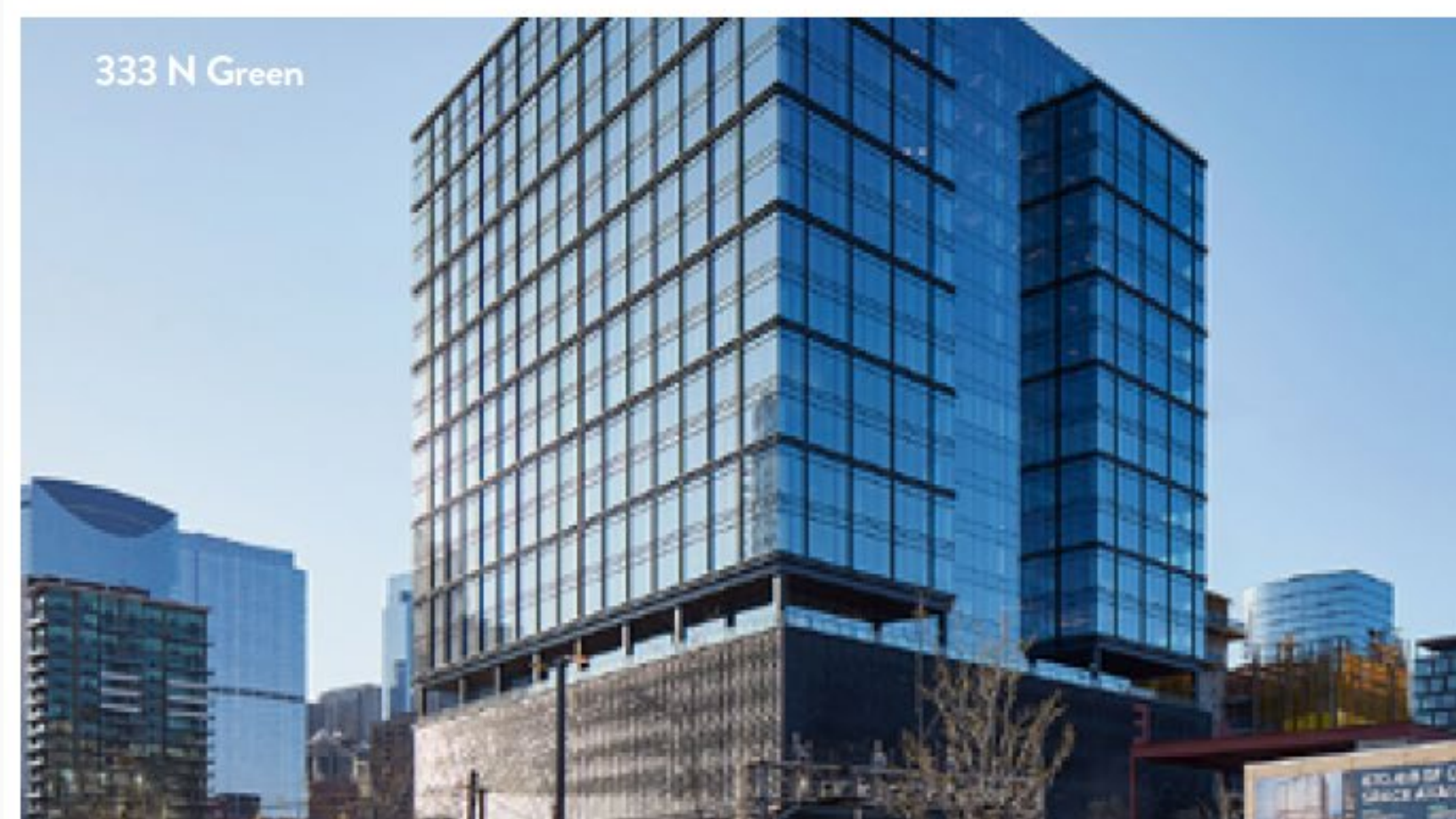
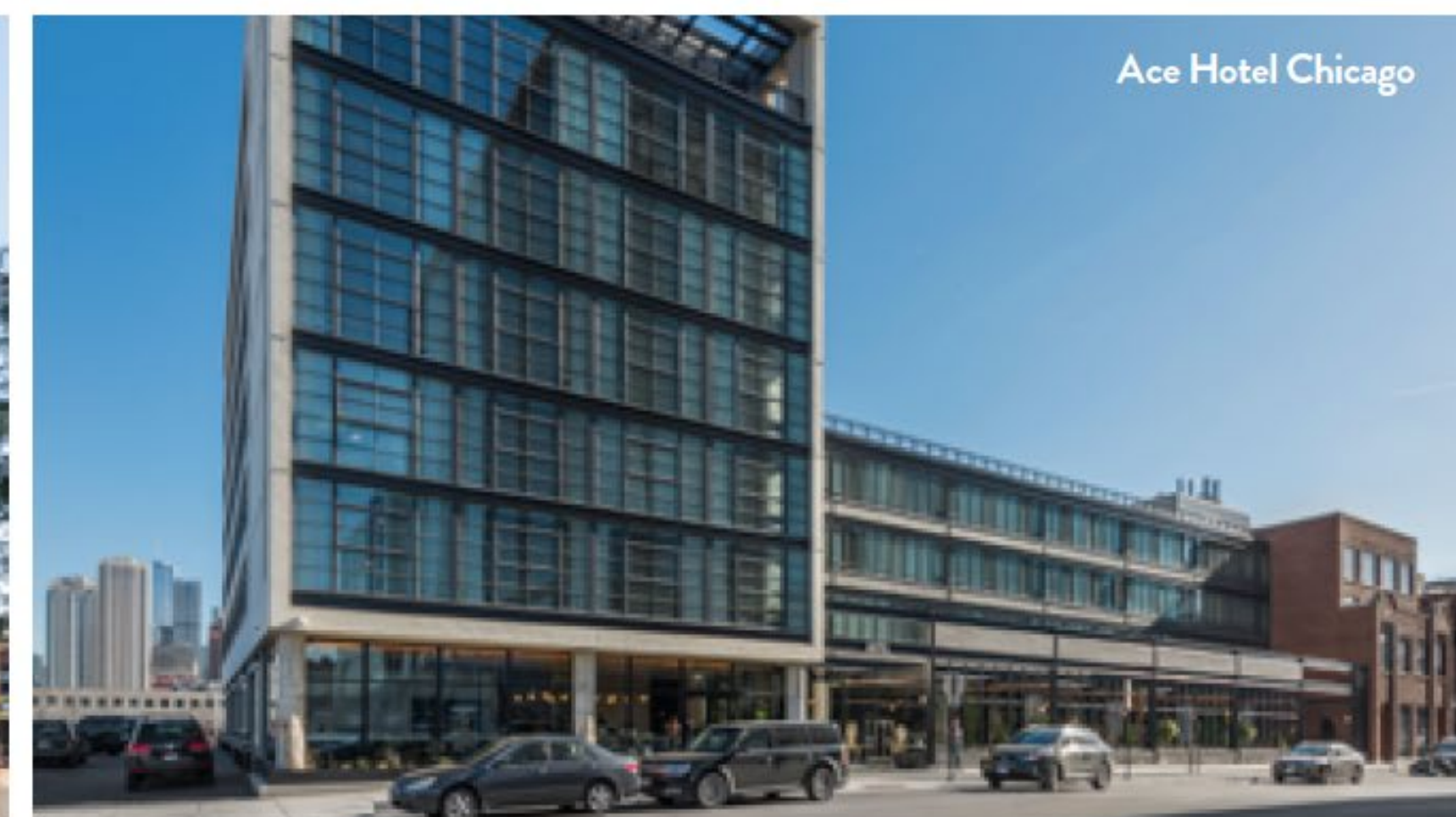


Sterling Bay is a leading investment and development company with expertise spanning all aspects of real estate ownership. Known for creating world-class urban campuses for companies such as Google, McDonald's, Uber, Glassdoor, Dyson,

Tyson Foods and Pinterest, Sterling Bay is consistently recognized for award-winning projects that transform space, enhance communities and strengthen a company's culture and brand.

Find out more about Sterling Bay at sterlingbay.com

Transparent. Collaborative. Game-Changing.



WYNWOOD BY THE NUMBERS

Why Wynwood

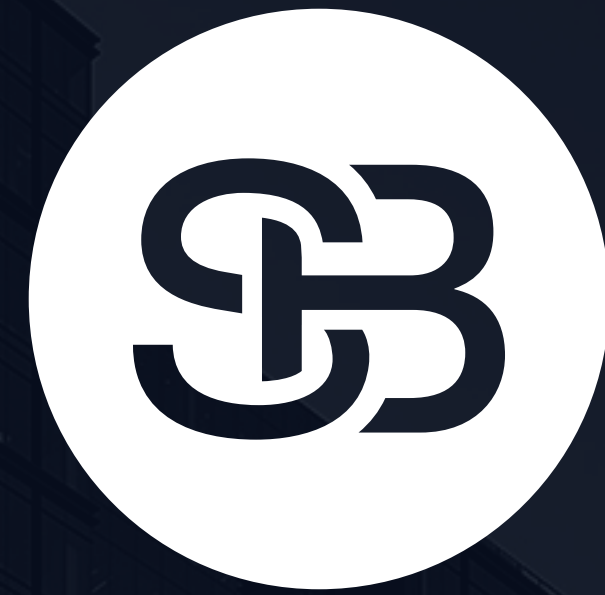
Wynwood is undeniably the new arts, retail and business hub of Miami. From handmade bread shops to guided (or not) art walks and everything in between, it's an authentic, design-driven urban lifestyle. In Wynwood, the neighborhood is the amenity.

6M+
ANNUAL VISITORS

\$590M
SPENDING FROM VISITORS

1,736
RESIDENTS

8K+
LOCAL JOBS SUPPORTED



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GRIDLINE
PROPERTIES

PLACE
PROJECTS

670,418 SF OFFICE
SPACE AVAILABLE

Metra