

i5 WYNWOOD

FOR LEASE

51 NW 28 STREET

RETAIL | RESTAURANT + GARDEN



SHAPING
NEIGHBORHOODS®

METRO1.COM
INFO@METRO1.COM

Executive Summary.

Metro 1 Commercial is proud to offer retail and restaurant leasing opportunities at i5 Wynwood at 51 NW 28 St ("The Property").

i5 Wynwood is an 8-story, 63 unit residential development by Related Group and W5 Group. The building consists of 63 rental apartment units with a total of 217 bedrooms surrounding a central courtyard, and rooftop amenities.

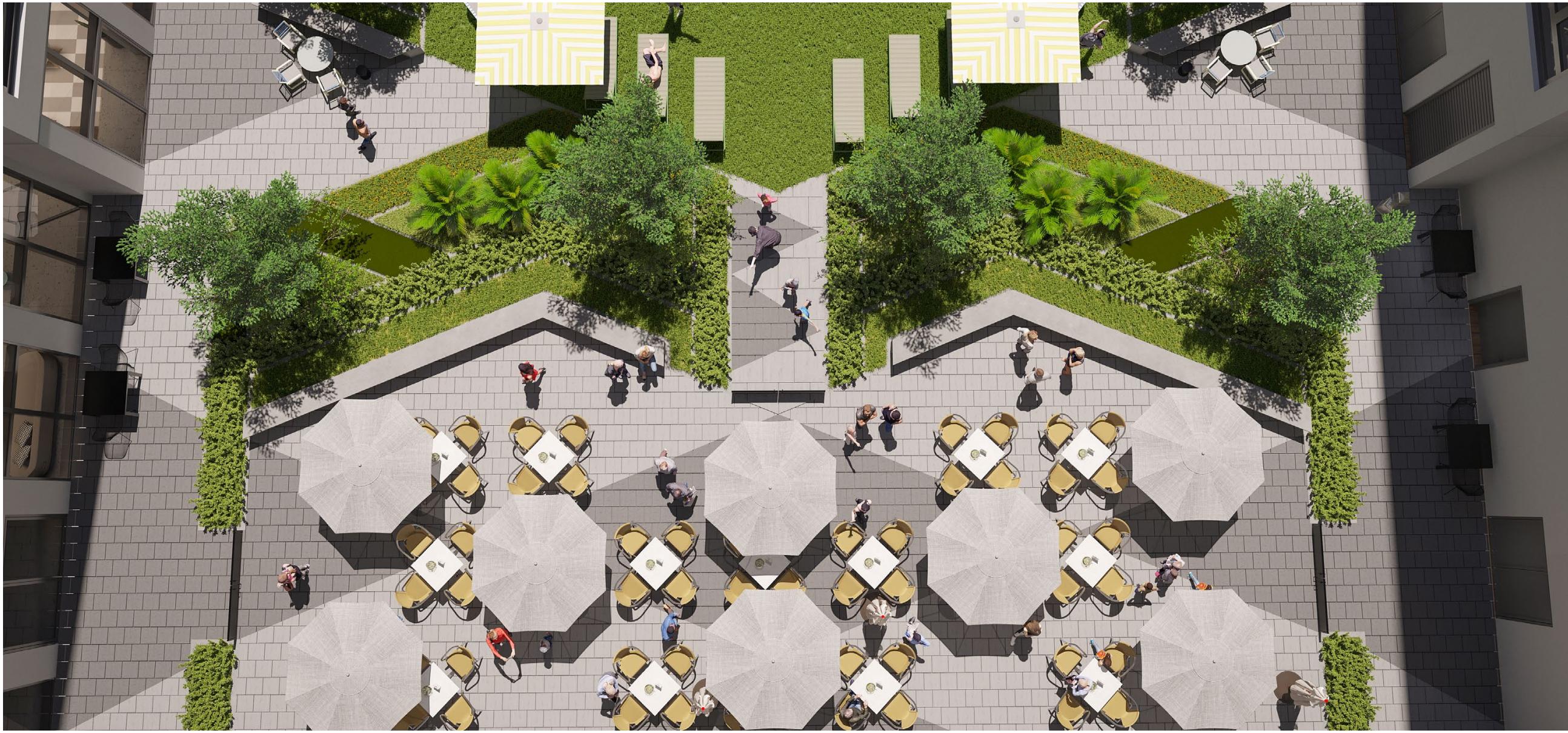
i5 Wynwood neighbors other mixed use projects such as Wynwood Walk, Wynwood Green, Wynwood 29, Wyn 27, Wyn 28, and Diesel Wynwood. This is an incredible opportunity to secure a small footprint retail location at the entrance to the most important art & creative community in the country, now home to an exponentially growing mix of emerging and established tech-based, and finance companies.

Property Highlights.

- + Property Address:** 51 NW 28 St
- + Asking Rent:** \$80 PSF
- + Rent Format:** NNN
- + Available Spaces:** 2,001 RSF with flexible divisions
 - Retail 1** 888 RSF **LEASED**
 - Retail 2** 1,180 RSF
 - Retail 3** 2,159 RSF **LEASED**
 - Garden** 1,630 SF **LEASED**
- + Use:** Retail | Restaurant | Services
- + High visibility within Wynwood core pedestrian grid**



Property Renderings.



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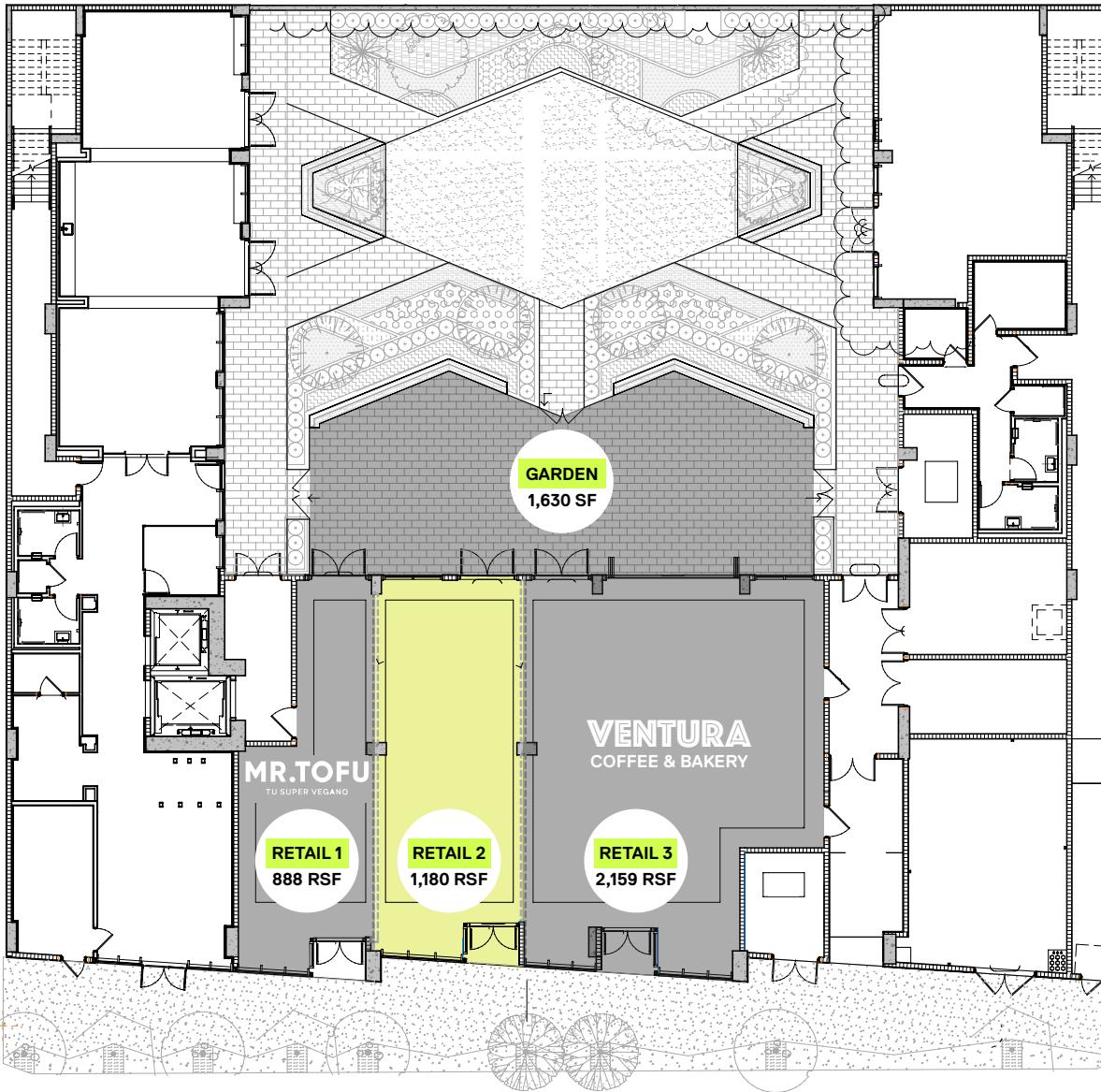
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Floor Plans.



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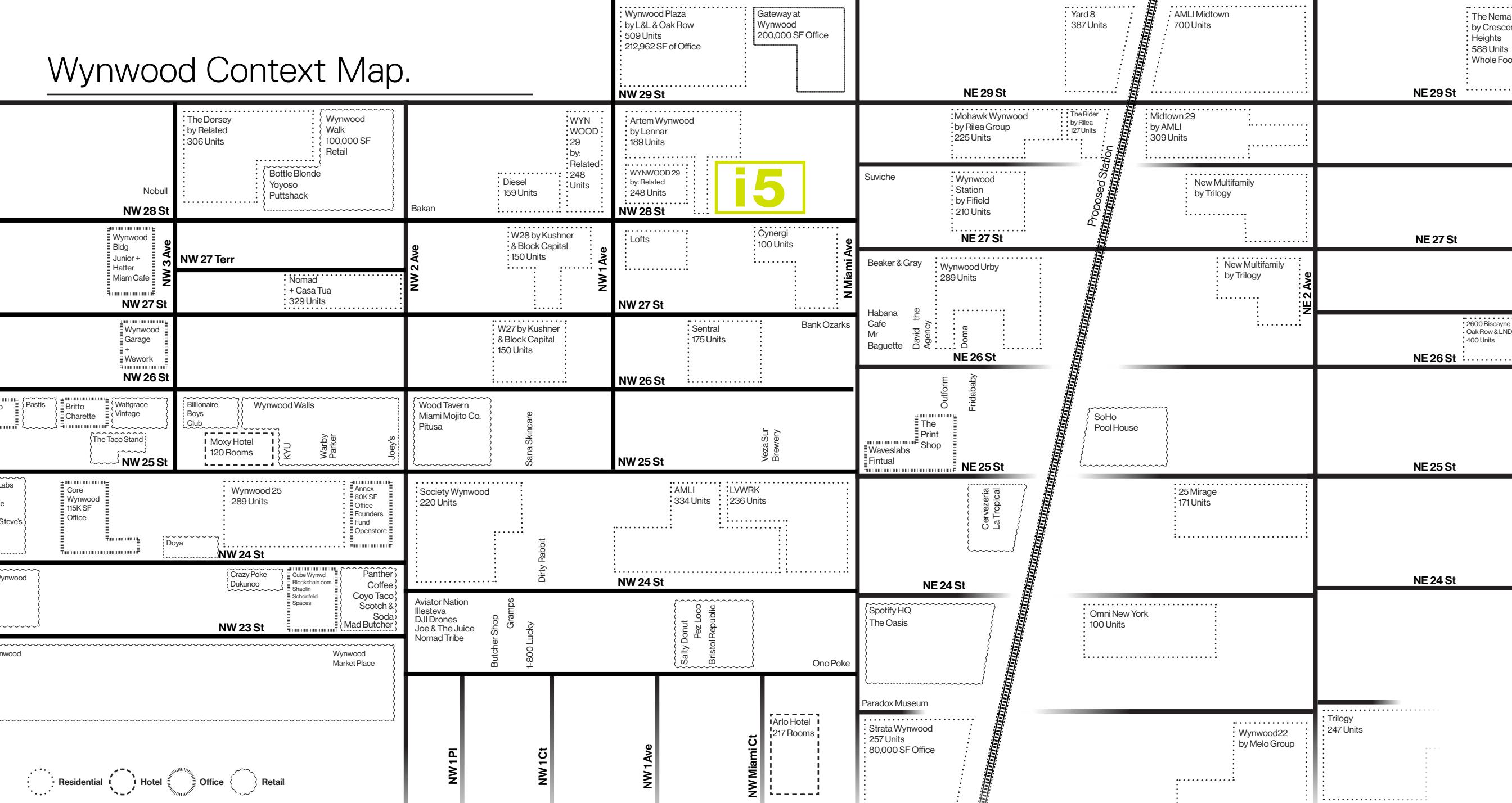
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Wynwood Context Map.



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The Nema by Crescen Heights 588 Units Whole Foo

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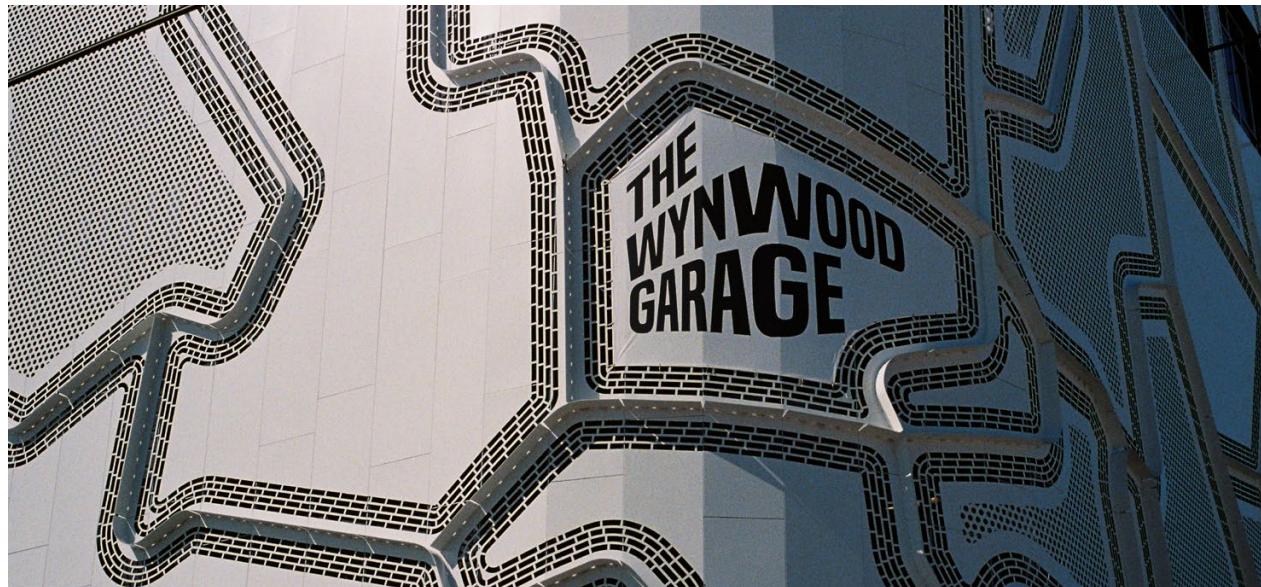
Wynwood Overview.

wynwoodmiami.com

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, 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: 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).

In 2021, 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.

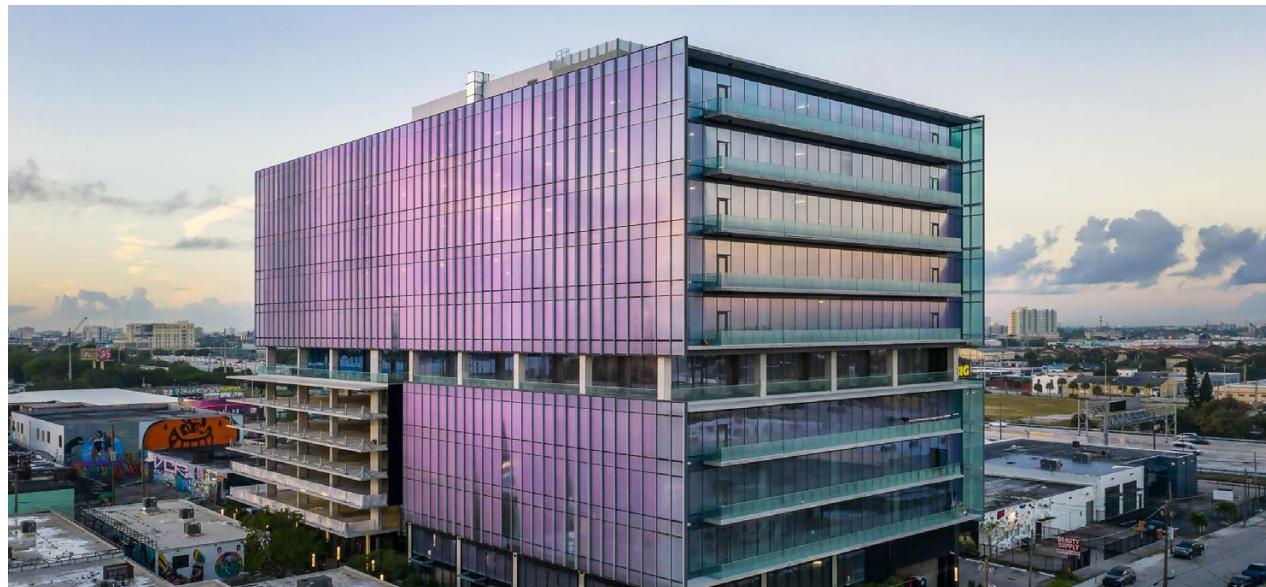
FOUNDERS FUND

ATOMIC

OpenStore



Spotify®



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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 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



W29
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



i5 Wynwood
63 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



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



545 Wyn
300,000 SF

Sterling Bay



The Annex
60,000 SF

Brick & Timber



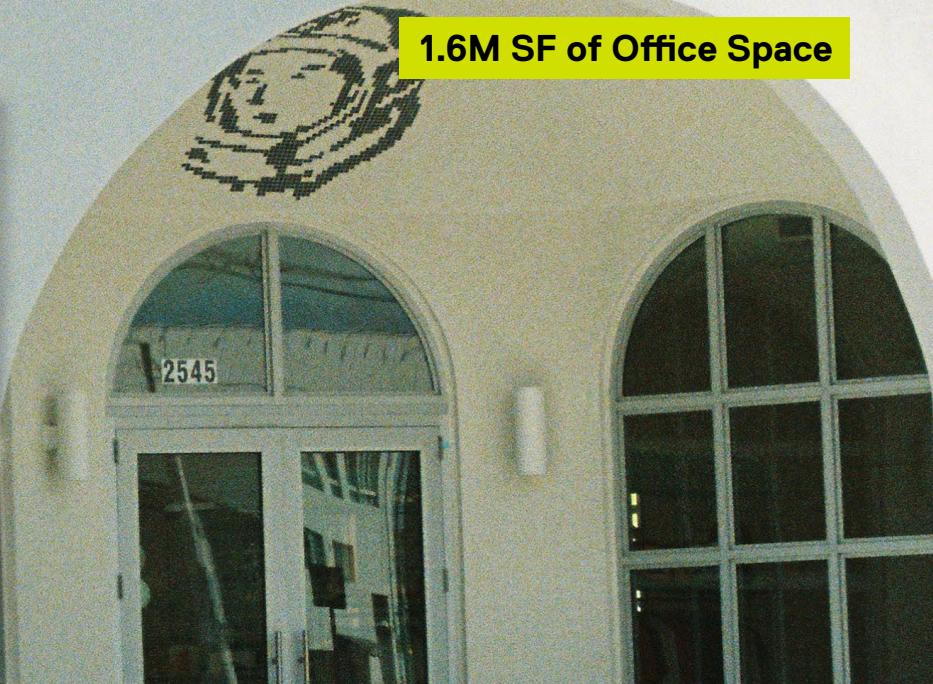
Trackside
50,000 SF

Big Move Properties



Lynq Wynwood
331,000 SF

Tricap



1.6M SF of Office Space



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



Strata
60,000 SF

Rockpoint



The Dorsey
73,000 SF

Related



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



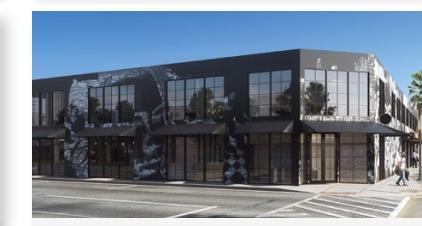
Wynwood Building
45,000 SF

Goldman Properties



The 1900
60,000 SF

Big Move Properties



Wyncatcher
47,852 SF

Morabito 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 ever 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.



The background image is a wide-angle, aerial photograph of the Miami skyline during sunset. The city's modern skyscrapers are visible in the distance, while the foreground is dominated by the vibrant Wynwood art district. The streets are filled with people, and colorful murals and graffiti are visible on the buildings. The sky is filled with dramatic, low-hanging clouds.

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