



# i5 WYNWOOD

FOR LEASE 51 NW 28 STREET  
RETAIL | RESTAURANT + GARDEN



WEAPNEIGHBORHOODS®

METRO1.COM  
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# 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

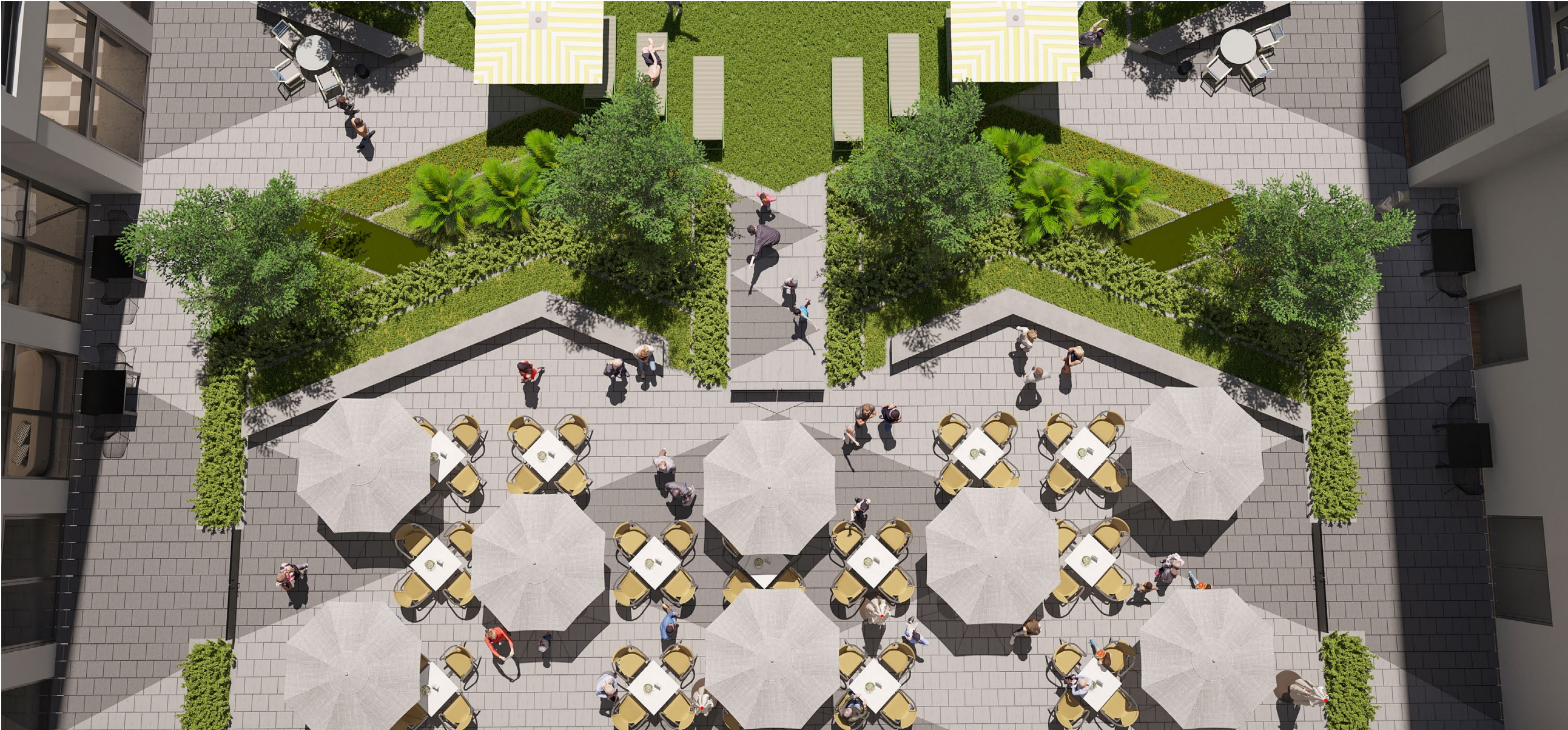
LEASED
- + Use:

Retail | Restaurant | Services
- + High visibility within Wynwood core pedestrian grid





# Property Renderings.



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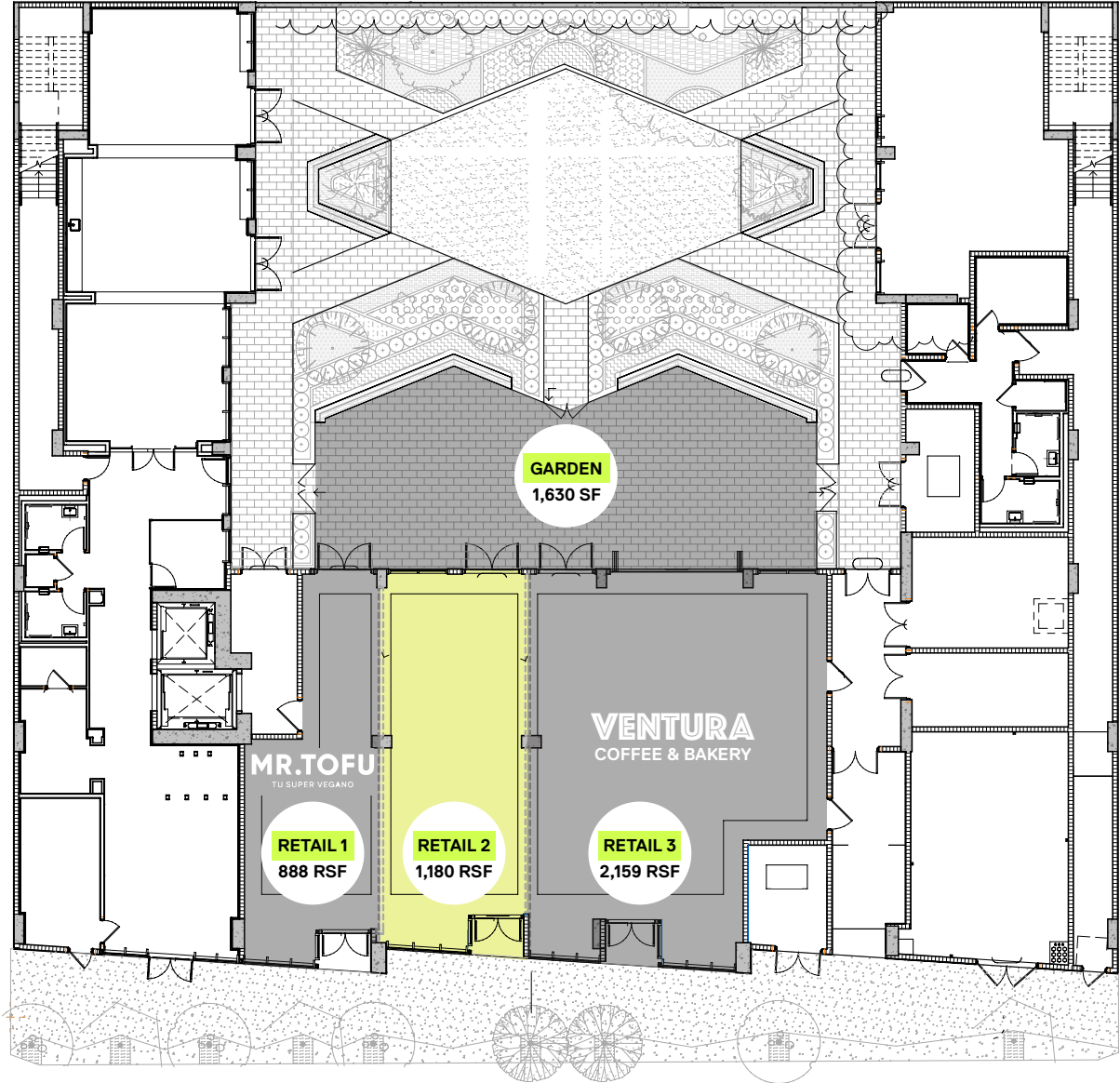
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# Floor Plans.





# Property Renderings.



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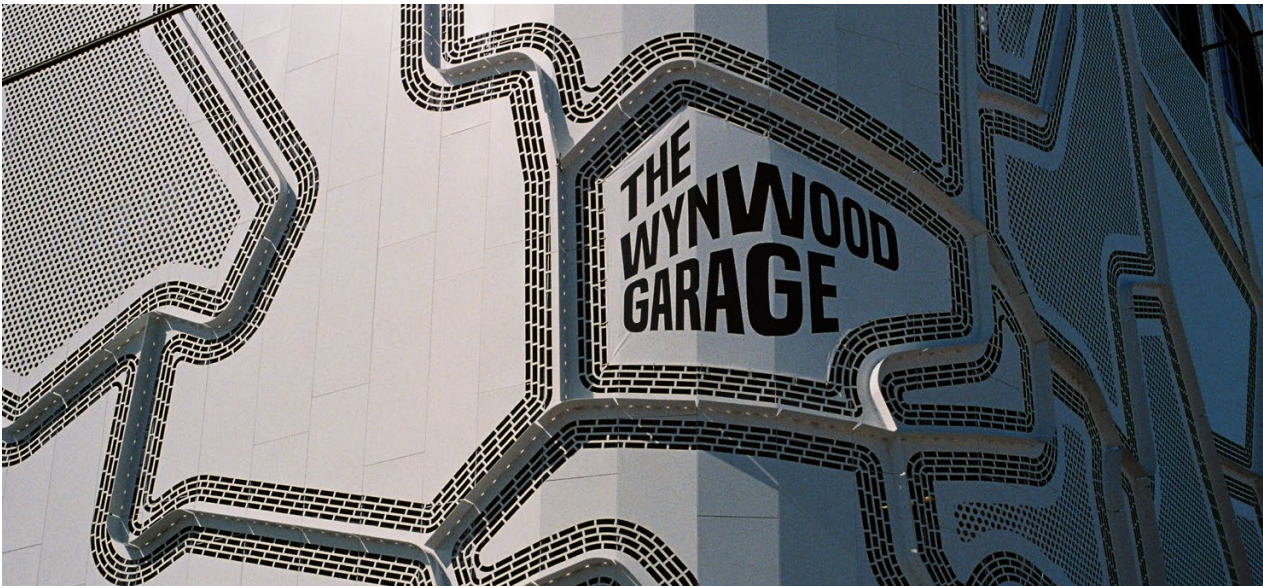
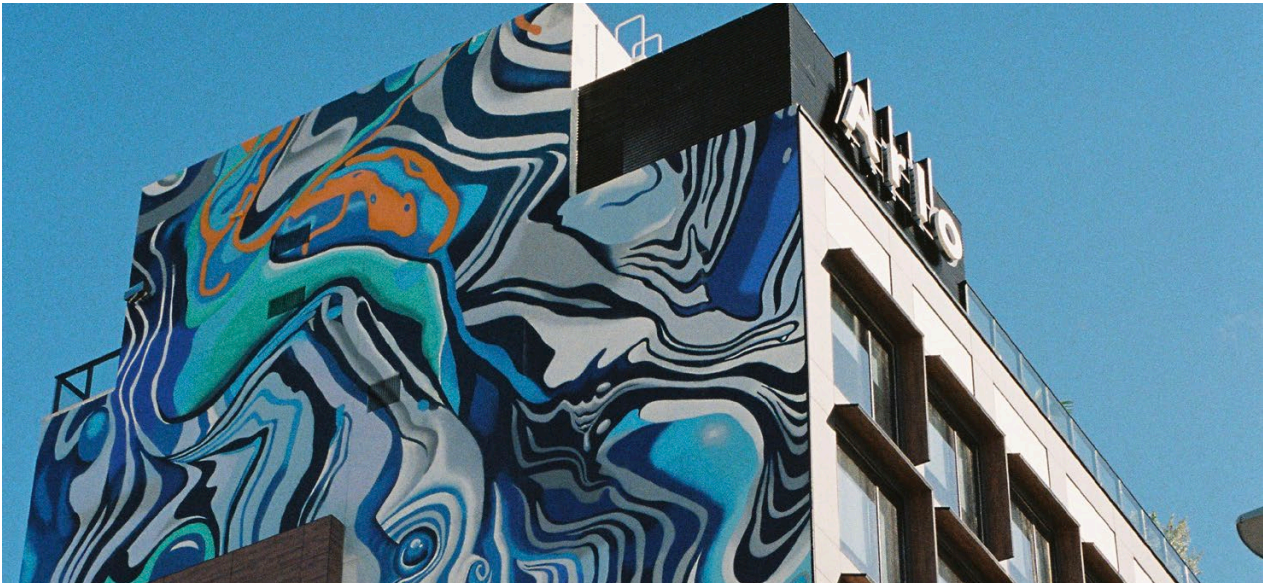


# Wynwood Overview.

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, Fifiield, 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.



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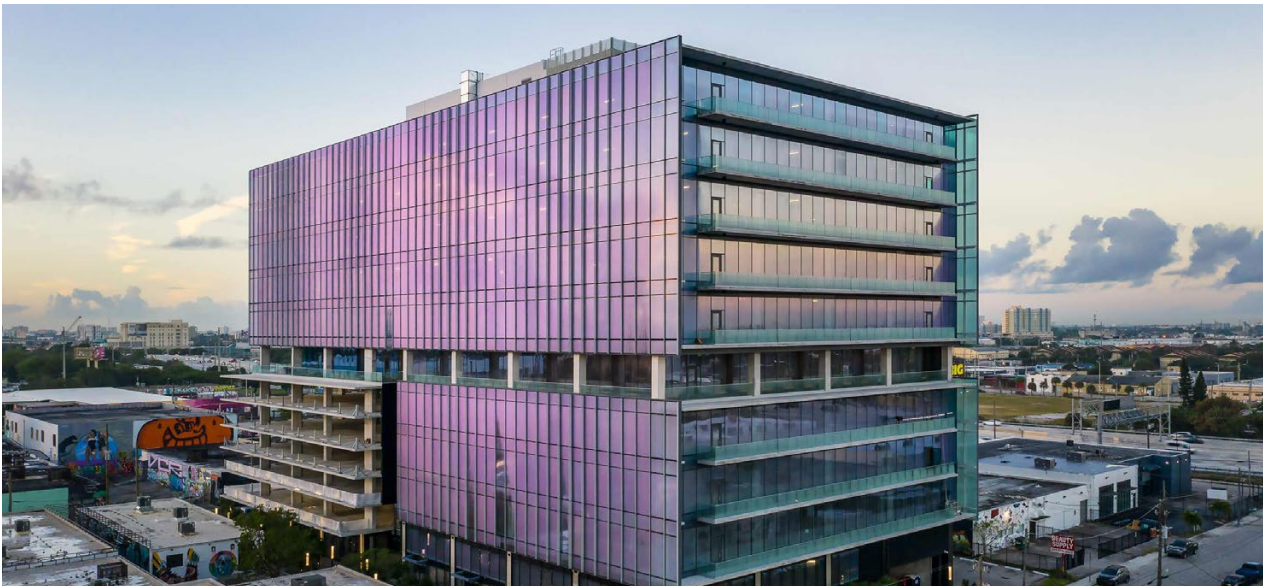


# Wynwood: The Silicon Valley of the South.

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

236Units

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

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**



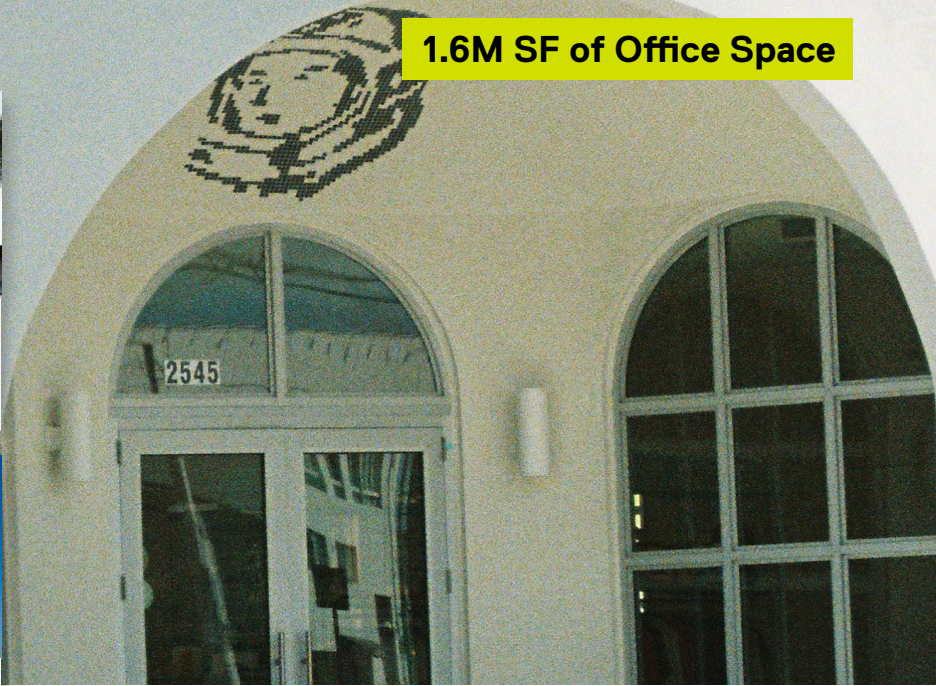
**The 2900 Wynwood**  
28,000 SF

**Big Move Properties**



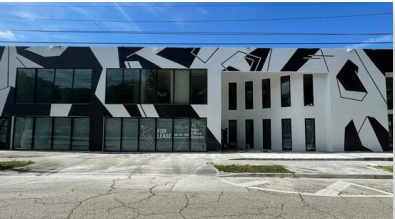
**Cube Wynwd**  
80,000 SF

**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**



**Strata**  
60,000 SF

**Rockpoint**



**The Dorsey**  
73,000 SF

**Related**



**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.



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