



Current Condition



FOR LEASE

Wynwood Creative Flex Space

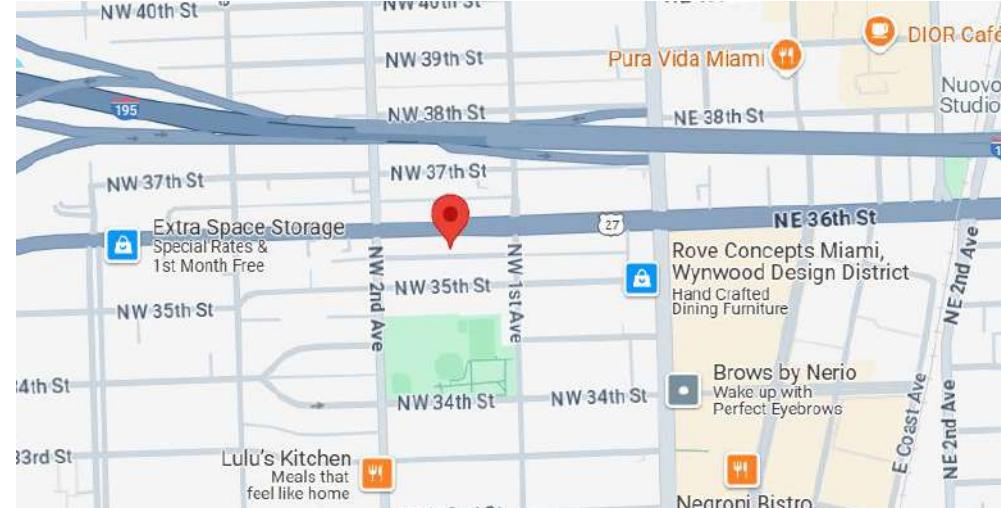
144 NW 36th St, Miami, FL 33127

Wynwood Creative Flex Space

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$35NNN
Submarket:	Wynwood
Building SF:	3,400 SF
Lot SF:	4,750 SF
Parking:	5-6 Spots

LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 144 NW 36th Street in Wynwood, Miami. Situated along the busy NW 36th Street corridor, the site has excellent exposure to heavy vehicle and pedestrian foot traffic in that area and excellent access to I-95 and I-195. A truly flexible space that is ideal for multiple uses such as retail, creative office and gallery/showroom. In addition to a great central location, the subject property includes its own parking, 15 FT high ceilings and a front and rear loading door.

LEASING HIGHLIGHTS

- Wynwood Location With Great Access To Midtown And Design District
- 50 FT Frontage Along 36th Street
- Parking On Property
- 15 FT High Ceilings
- Front and Rear Loading Door

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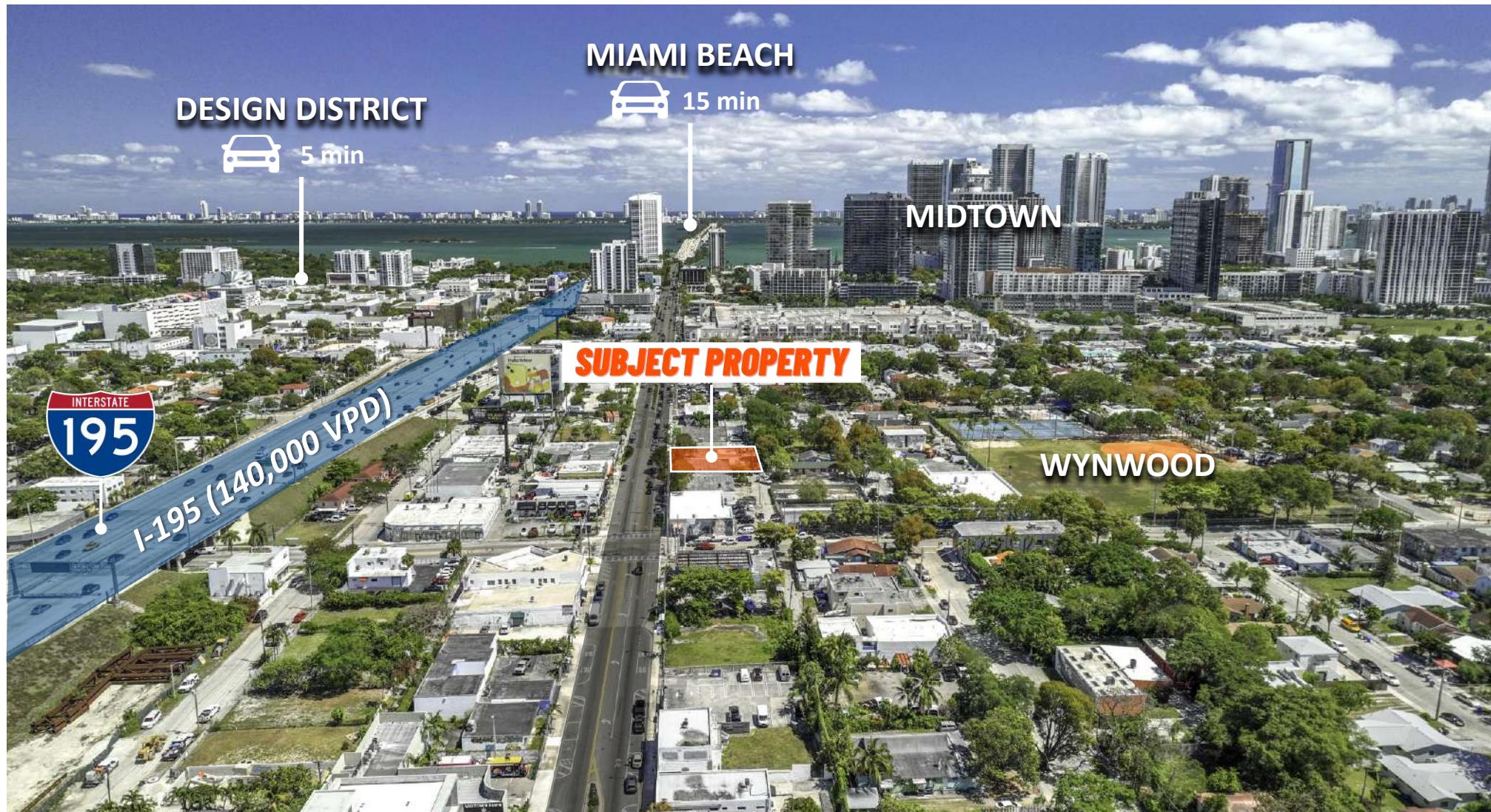
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AERIAL CONTEXT MAP



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LOCATION DESCRIPTION



WYNWOOD – MIDTOWN – EDGEWATER – THE DESIGN DISTRICT

THE INTERSECTION OF MIAMI'S URBAN CORE

Wynwood is bordered by I-95 to the west, Edgewater to the east, and Downtown to the south. Since the early 2000s, Wynwood has transformed into a global hub for art, fashion, and innovation. It's known as the "Silicon Valley of the South" with tech companies moving in, while also offering a vibrant art scene, unique restaurants, and a lively nightlife. Wynwood's main avenues are lined with local food spots, hip boutiques, museums, and entertainment options, making it a top choice in Miami's Urban Core.

Midtown Miami, nestled between Edgewater, Wynwood, and the Design District, offers a condensed urban experience with luxury residential towers and a bustling mix of stores, bars, and restaurants. The Shops at Midtown is a prominent shopping destination, surrounded by luxury buildings. Midtown's central location provides easy access to the Miami Design District and Wynwood for art and culture enthusiasts, and it's just a short drive or bike ride from Miami Beach via the Venetian Causeway.

Edgewater is a residential condo neighborhood ideally situated between Downtown, Wynwood, Midtown, and the Design District. It has become a hotspot for developers due to its beautiful views and proximity to key Miami areas. The East Edgewater waterfront area is particularly active, commanding premium prices. Edgewater also boasts Margaret Pace Park, offering a range of outdoor amenities. With easy access to Wynwood, the Miami Design District, South Beach, and the airport, Edgewater combines convenience with a waterfront lifestyle.

The Design District is one of Miami's emerging downtown neighborhoods, between 38th and 46th Street, bordered by I-95 to the west and Biscayne Boulevard to the east. This creative neighborhood and luxury shopping destination seamlessly blend fashion, design, art, and world-class dining. The Design District boasts upscale boutiques, art galleries, showrooms, and trendy eateries, attracting both locals and visitors. Internationally recognized luxury brands have flagship stores here, making it a global fashion destination at the forefront of Miami's creative and cultural scene.

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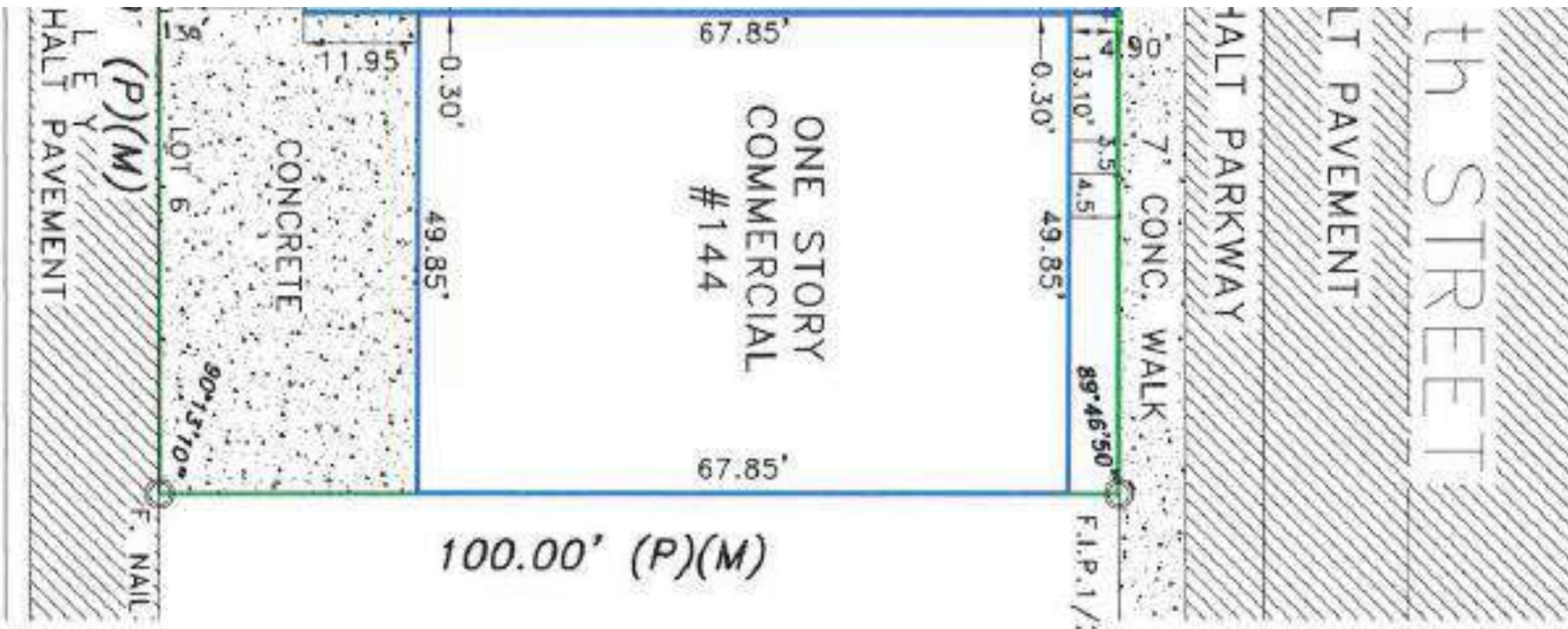
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The logo for DWN TWN REALTY ADVISORS. It features the letters 'DWN' stacked above 'TWN' in a large, bold, serif font. Below this, the words 'REALTY ADVISORS' are written in a smaller, all-caps, sans-serif font. At the bottom, there is a thin horizontal line with the text '25.77°N -80.19°W' centered below it.

FLOORPLAN



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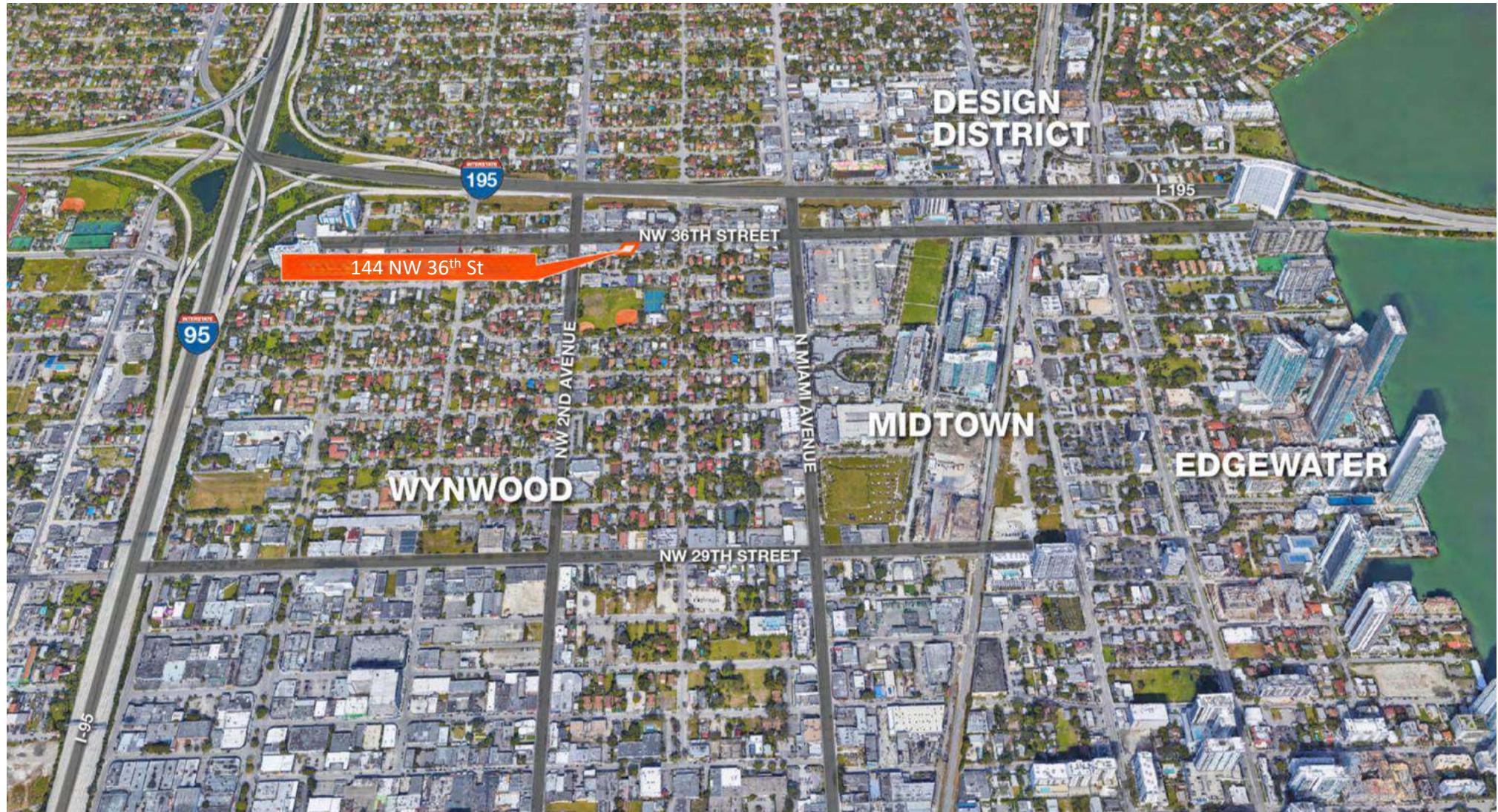
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SHOWROOM & OFFICE USES



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POTENTIAL STOREFRONT RENDERINGS



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