



FOR SALE

High-Visibility Wynwood Corner Building

591 NW 29th St, Miami, FL 33127

**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

High-Visibility Wynwood Corner Building

591 NW 29th St, Miami, FL 33127



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,500,000
Submarket:	Wynwood
Building SF:	6,035 SF
Lot SF:	9,000 SF
Price/SF Building:	\$910
Price/SF Land:	\$611
Zoning:	T6-8-O

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of 591 NW 29th Street. The property consists of 6,035 SF of adaptive re-use flex office space on a 9,000 SF lot zoned T6-8-O with NRD-2 overlay, allowing up to 8 stories (plus 4 bonus stories) and 150 units per acre. Ideal for an owner-user or investor, the building—divisible for up to three tenants—is being delivered in newly finished vanilla shell condition following a \$700,000 renovation. Positioned at the high-visibility corner of NW 29th Street and 6th Avenue, on the border of Wynwood and Wynwood Norte, the site is surrounded by key districts including I-95, Edgewater, Downtown, Brickell, Midtown, and the Design District. With Wynwood emerging as a global hub for art, tech, and culture—dubbed the “Silicon Valley of the South”—the property is well-positioned for long-term growth. Improvements include new foundations, electrical, HVAC, sprinklers, impact windows and doors, private office space, and an asphalt parking lot with electric gate.

INVESTMENT HIGHLIGHTS

- Direct Access to I-95, North Miami Ave, NW 2nd Ave, and Biscayne Blvd
- Prime Retail Corridor, Walkable to All of Wynwood
- Secured Gated Parking
- Minutes to Midtown, Downtown, Brickell, and the Design District

George Belesis // Executive
gb@dwntwnrealtyadvisors.com // (P) 305.909.7342

Wilson Alers // Executive
wa@dwntwnrealtyadvisors.com // (P) 305.647.0980

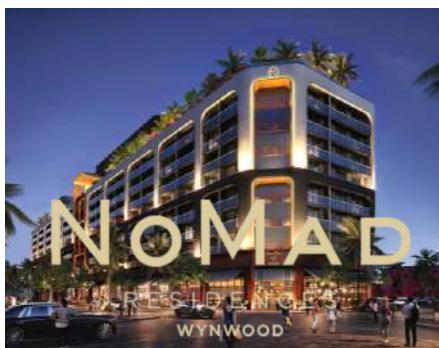
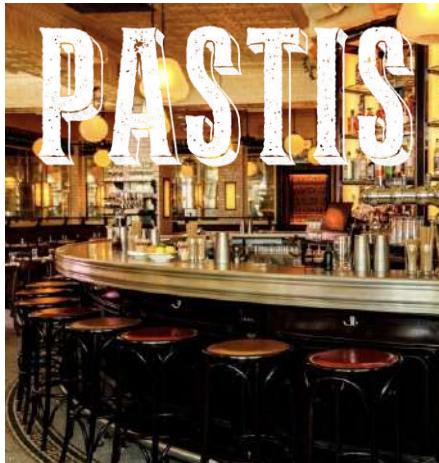
DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

High-Visibility Wynwood Corner Building

591 NW 29th St, Miami, FL 33127



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 desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the "Silicon Valley of the South" with tech companies such as Blockchain.com, Open Stores, 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. Along Wynwood's main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy's 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 Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

George Belesis // Executive
gb@dwntwnrealtyadvisors.com // (P) 305.909.7342

Wilson Alers // Executive
wa@dwntwnrealtyadvisors.com // (P) 305.647.0980

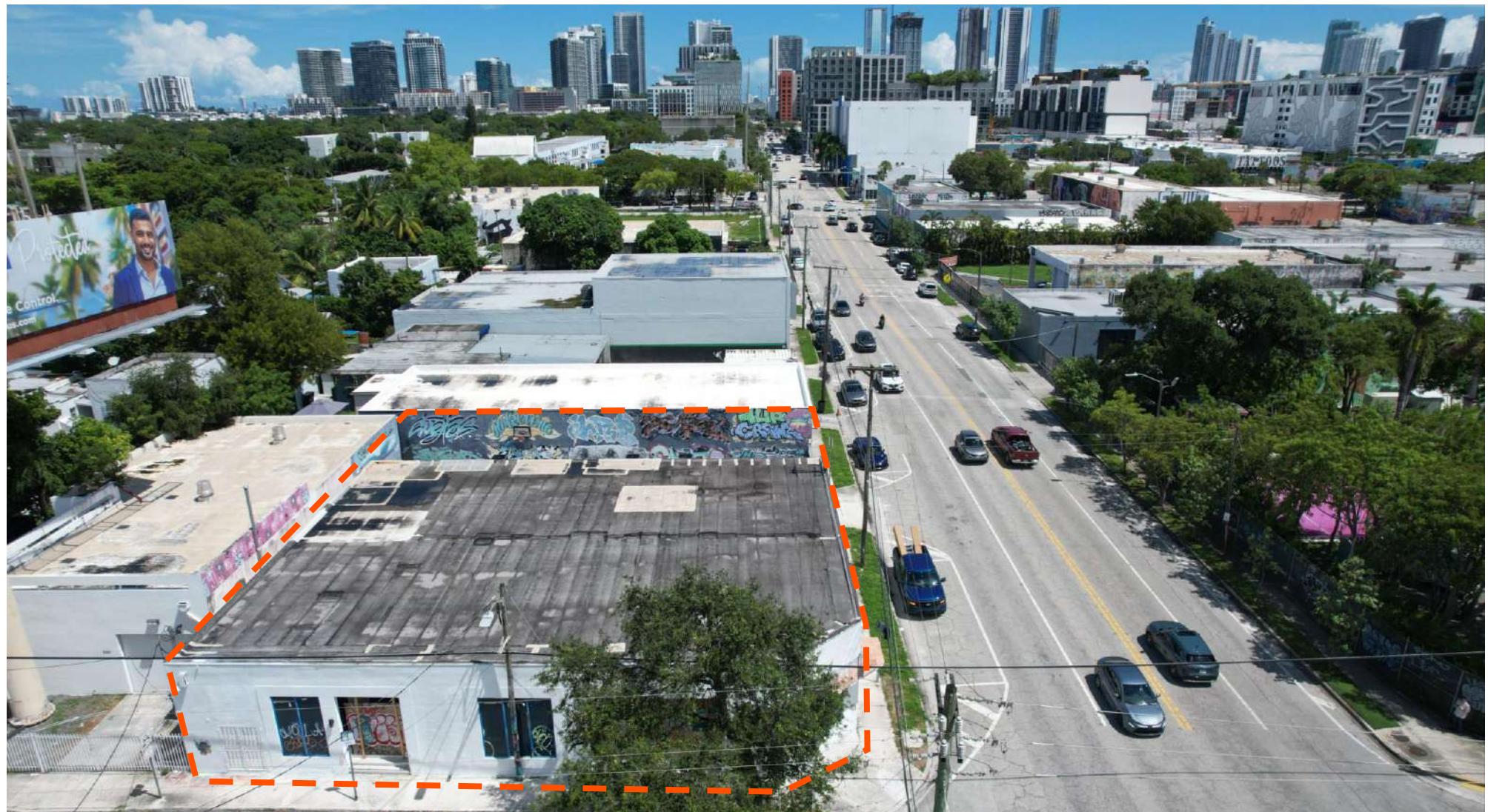
DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

High-Visibility Wynwood Corner Building

591 NW 29th St, Miami, FL 33127

**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

AERIAL



George Belesis // Executive
gb@dwntwnrealtyadvisors.com // (P) 305.909.7342

Wilson Alers // Executive
wa@dwntwnrealtyadvisors.com // (P) 305.647.0980

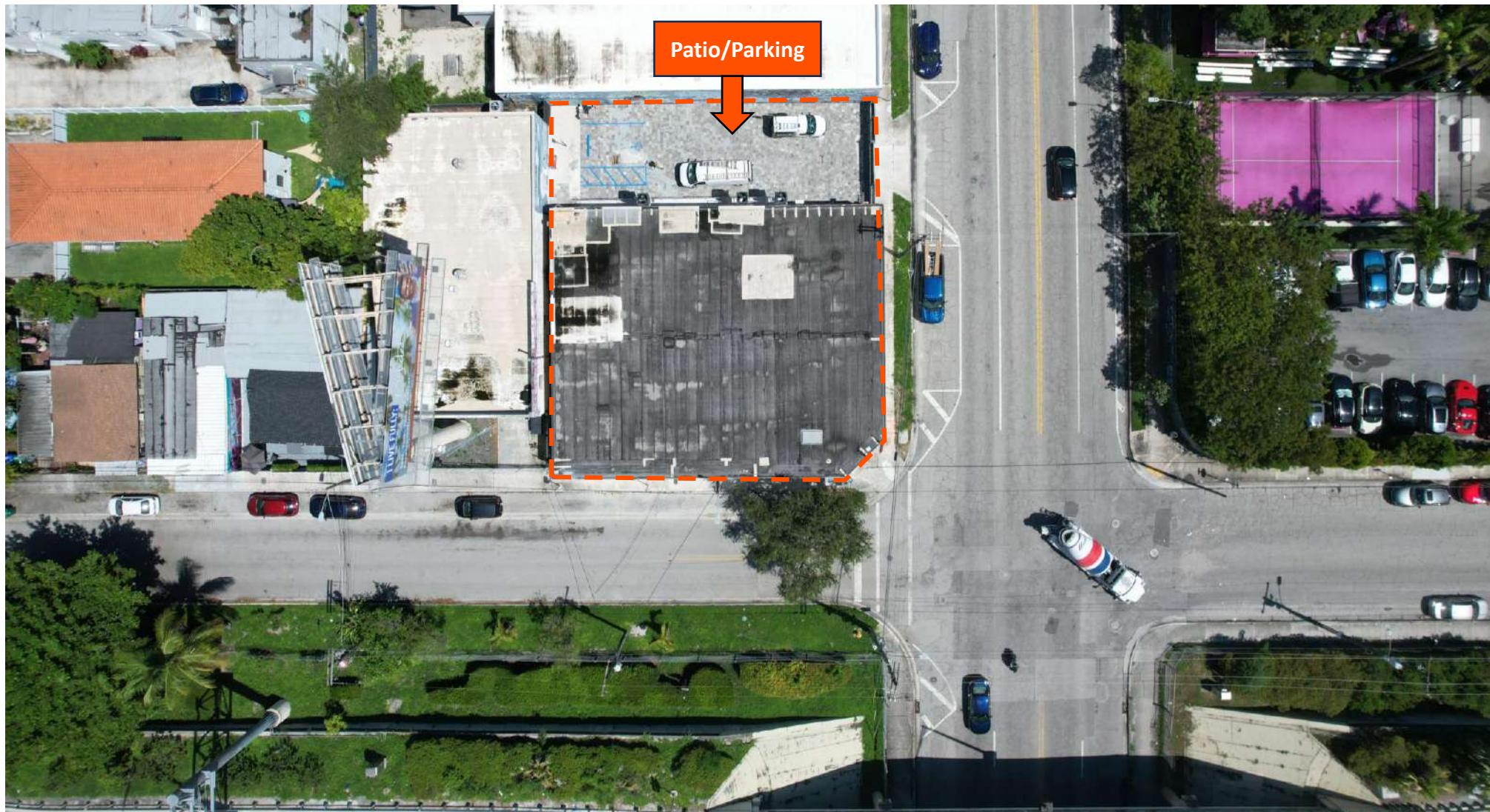
DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

High-Visibility Wynwood Corner Building

591 NW 29th St, Miami, FL 33127

**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

OVERHEAD AERIAL



George Belesis // Executive
gb@dwntwnrealtyadvisors.com // (P) 305.909.7342

Wilson Alers // Executive
wa@dwntwnrealtyadvisors.com // (P) 305.647.0980

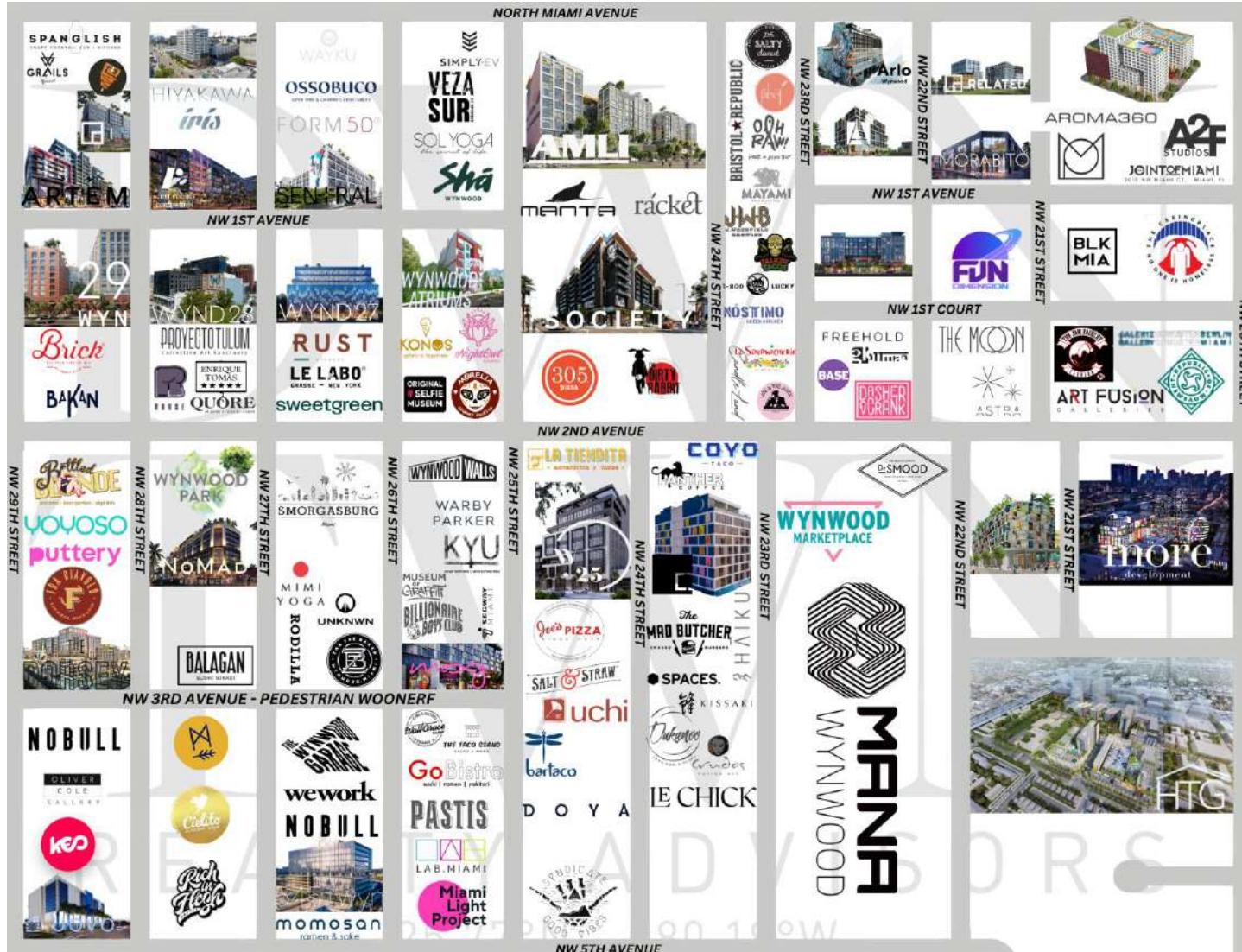
DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

High-Visibility Wynwood Corner Building

591 NW 29th St, Miami, FL 33127

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 coordinates '25.77°N -80.19°W' written in a small, sans-serif font.

WYNWOOD RETAIL CONTEXT MAP



SUBJECT PROPERTY

George Belesis // Executive
gb@downtnrealtyadvisors.com // (P) 305.909.7342

Wilson Alers // Executive
wa@dwntwnrealtyadvisors.com // (P) 305.647.0980

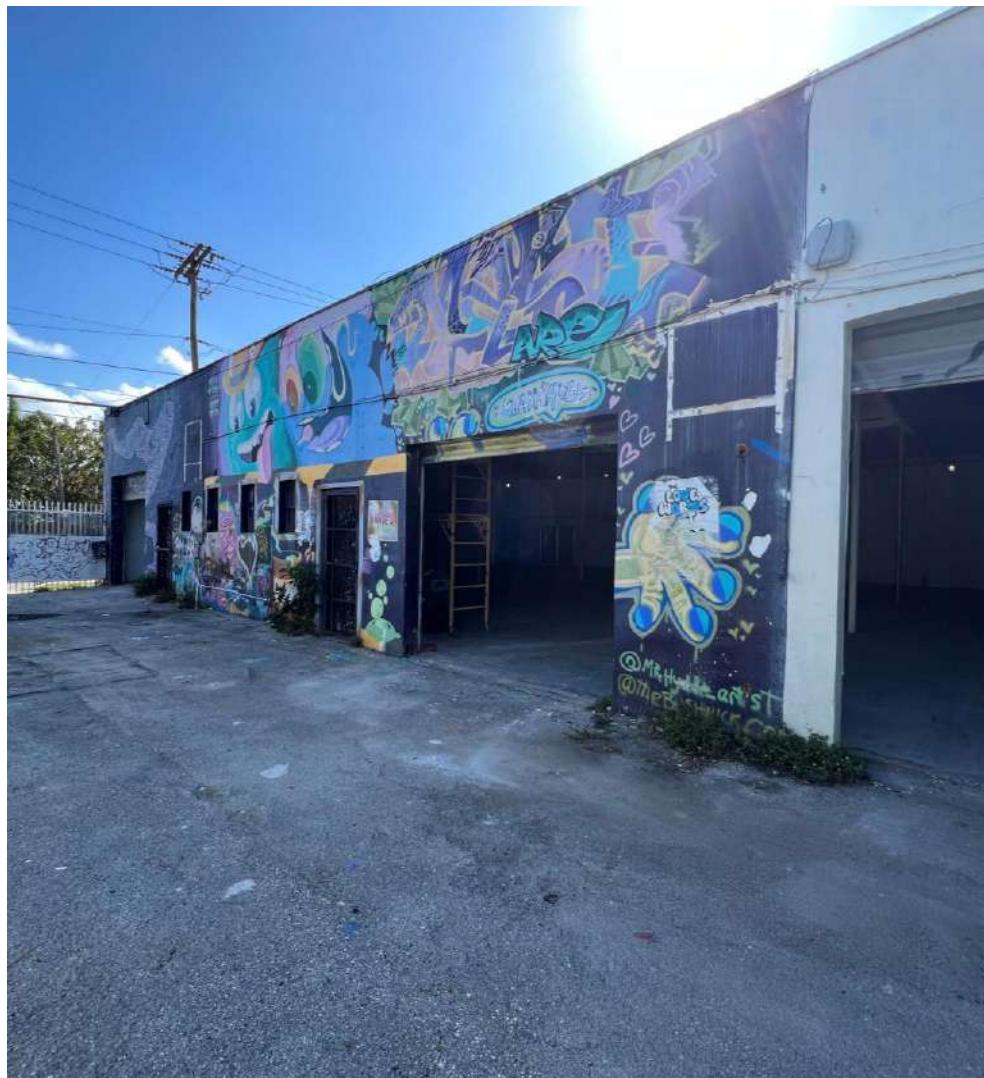
DWNTWN REALTY ADVISORS

High-Visibility Wynwood Corner Building

591 NW 29th St, Miami, FL 33127



BUILDING PICTURES



George Belesis // Executive

gb@dwntwnrealtyadvisors.com // (P) 305.909.7342

Wilson Alers // Executive

wa@dwntwnrealtyadvisors.com // (P) 305.647.0980

DWNTWN REALTY ADVISORS

A Commercial Brokerage Firm

High-Visibility Wynwood Corner Building

591 NW 29th St, Miami, FL 33127



COMPS

Address	Sale Date	Sale Price	Land Area SF	Building SF	PPSF Land	PPSF Building
2801 NW 5th Ave	6/13/2025	\$ 5,500,000.00	9,295	5,432	\$ 591.72	\$ 1,012.52
250-260 NW 36th St	2/14/2024	\$ 6,500,000.00	17,890	5,416	\$ 363.33	\$ 1,200.15
161 NW 29th Street	2/14/2024	\$ 5,150,000.00	13,800	4,067	\$ 373.19	\$ 1,266.29
100-120 NW 36th St	4/14/2025	\$ 5,390,000.00	14,625	6,035	\$ 368.55	\$ 893.12
2601 NW 6th Ave	1/5/2024	\$ 7,700,000.00	16,800	11,423	\$ 458.33	\$ 674.08
300 NW 29th St	1/16/2024	\$ 5,000,000.00	7,000	6,783	\$ 714.29	\$ 737.14
545 NW 28th St	5/26/2023	\$ 7,000,000.00	13,900	9,600	\$ 503.60	\$ 729.17
2887-2899 NW 5th Ave	7/21/2022	\$ 8,711,200.00	12,360	10,649	\$ 704.79	\$ 818.03
Total		\$ 50,951,200.00	105,670	59,405		
Average					\$ 509.72	\$ 916.31

George Belesis // Executive
gb@dwntwnrealtyadvisors.com // (P) 305.909.7342

Wilson Alers // Executive
wa@dwntwnrealtyadvisors.com // (P) 305.647.0980

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

CONTACT

George Belesis

Executive

(C) 310.710.5080

(O) 305.909.7342

gb@dwntwnrealtyadvisors.com

Wilson Alers

Executive

(C) 954.242.5017

(O) 305.647.0980

wa@dwntwnrealtyadvisors.com



DISCLAIMER:

DWNTWN Realty Advisors, LLC. All rights reserved. The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to its accuracy, completeness, or suitability. All information is subject to errors, omissions, changes in price, rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. Any projections, opinions, or assumptions used are for illustrative purposes only and do not represent current or future performance. DWNTWN Realty Advisors, LLC and its agents expressly disclaim any liability for errors, omissions, or misstatements. It is the sole responsibility of the prospective purchaser, tenant, or other party to conduct their own independent investigation and due diligence concerning the property and not rely on any representations made by DWNTWN Realty Advisors, LLC or its brokers.