



**FOR LEASE**

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

## The Wynwood Avenue Building

2920 NW 5<sup>th</sup> Avenue, Miami, FL 33127

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$42/SF Modified Gross
Building SF:	19,567 SF
Unit 104 SF:	4,128 SF (DIV)
Submarket:	Wynwood

### PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the leasing of 2920 NW 5th Avenue, Miami, FL 33127. Gated parking is available. 2920 NW 5th Avenue is located just steps away from core traffic and activity in Wynwood and many of the neighborhood's best shops and restaurants. The property is ideal for users looking to capitalize on a prime location, treelined street, and unparalleled exposure in one of Miami's most recognizable and walkable neighborhoods.

### PROPERTY HIGHLIGHTS

- Creative space with street-level access and visibility on NW 5th Ave
- Easily demised into 2,400 RSF and 1,728 RSF spaces.
- A few minutes away from the Design District, Midtown, Downtown, and Little River
- Gated Parking Available

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## BUILDING ARCHITECTURE



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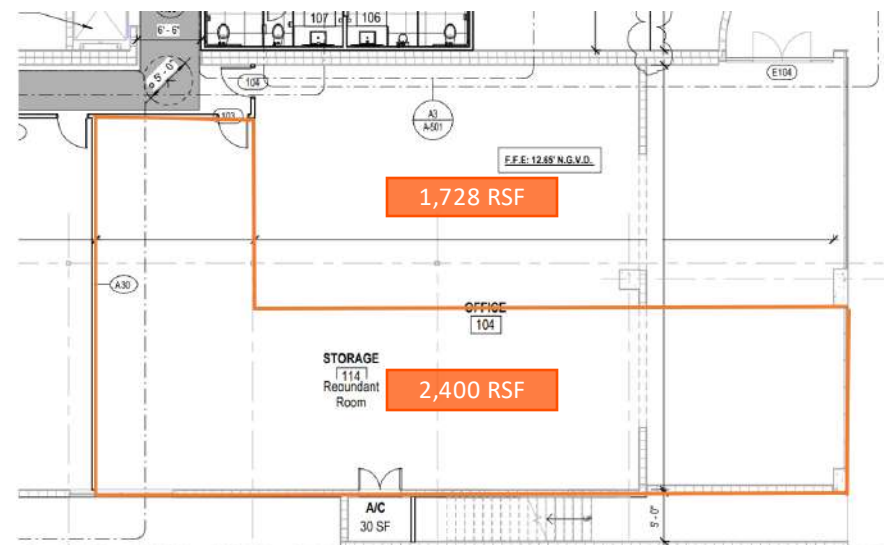
2920 NW 5<sup>th</sup> Avenue, Miami, FL 33127

## FLOORPLAN

FULL FOOTPRINT



PROPOSED DIVISION



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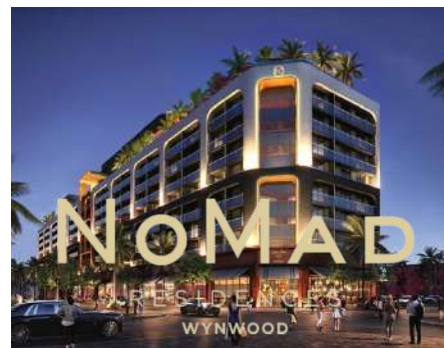
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## LOCATION DESCRIPTION



### 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.

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[View Inventory](#)

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## EXAMPLE OF LANDLORD BUILDOUT



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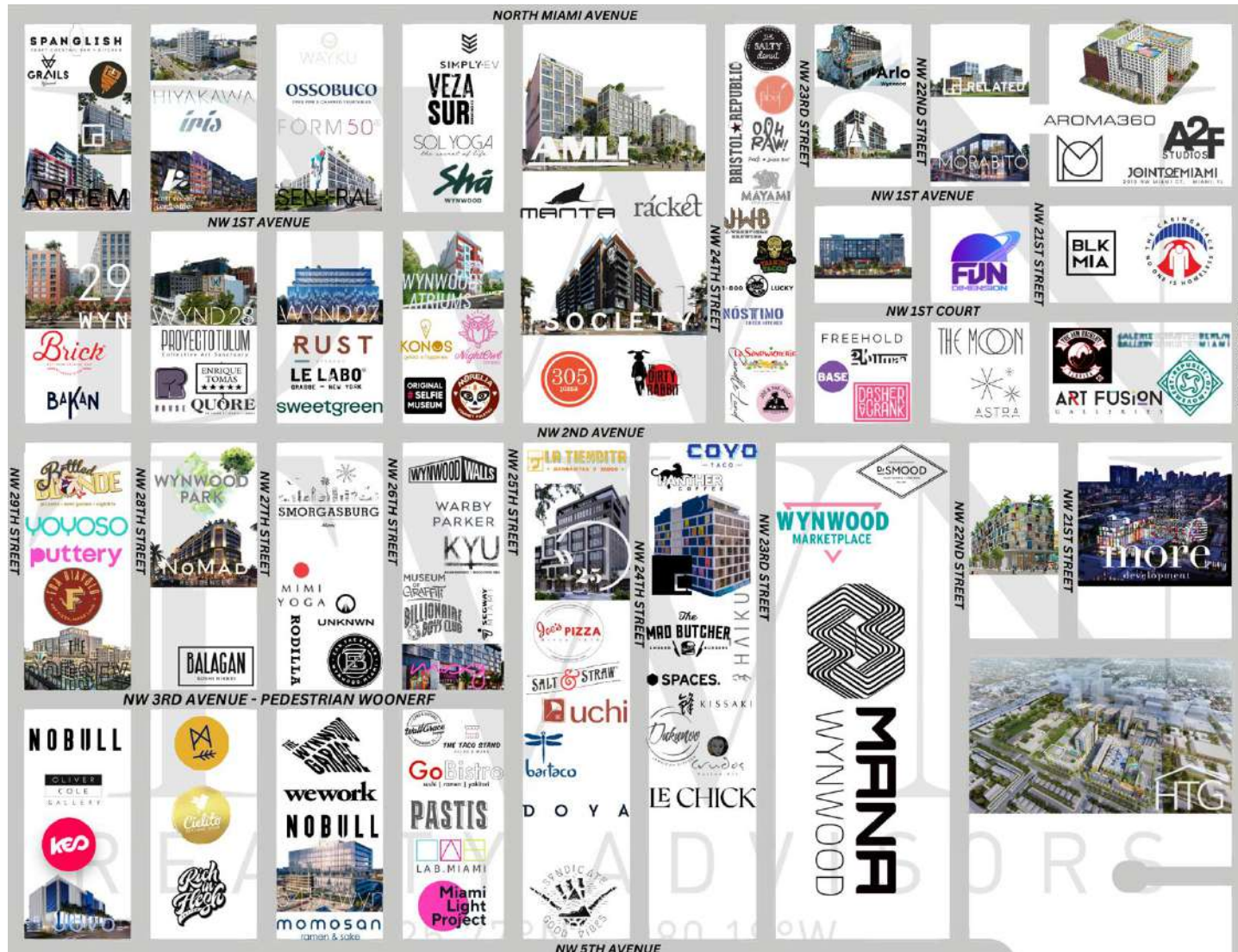
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## WYNWOOD RETAIL CONTEXT MAP



SUBJECT  
PROPERTY



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