

FOR LEASE

*WYNWOOD RETAIL
& OFFICE*

**70 NW
28TH ST**

MIAMI, FL 33127

GRIDLINE
PROPERTIES



Executive Summary

The Toll Building is a 3-story retail jewel box with a collaborative design spearheaded by Arquitectonica and Studio James Brazil. Open to the public, a through-way (paseo) will serve as an open area for the community to gather, dine, and connect. This unique open-air space will draw more traffic and create more frontage. Once complete, the building will serve as a worthy representative of the avant-garde ambiance that characterizes Wynwood.

Slated for delivery in Q4 2025, The Toll Building offers a rare opportunity for retailers to lease on one of the most dynamic blocks in Wynwood. Only two ground-floor units remain available: CU 2 and CU 3, part of a combined 2,245 SF that can be subdivided to as little as 1,005 SF. A mezzanine option is available for storage or additional occupiable area, offering flexibility for a wide range of retail, fitness, café, or creative office users. Additionally, The Toll Building offers office and fitness users an opportunity to occupy 4,748 SF on the 3rd floor with a 1,275 SF terrace. The 3rd floor offers plenty of natural light filtering into the unit with its own private terrace and elevator opening directly into the suite.

Tenants can synergistically connect with patrons who attend the anchoring tenant of the building, The Stand, Restaurant & Comedy Club, originally from New York City. The Stand's restaurant and bar will occupy a portion of the inner paseo space for its restaurant and connect to the second floor of the Comedy Club. With more than 2,700 residential units currently approved or under construction in a 1 block radius. It sits less than 2 blocks from Midtown and the proposed new Wynwood/ Midtown train station, exactly 1 block E of NW 2nd Ave (Wynwood's main boulevard). The Toll Building is surrounded by completed apartment projects from Related, Lennar, and AMIL with a new Chase Bank and Amazon offices within walking distance.

For a private tour, please inquire directly.



Property Highlights

FOR LEASE

ADDRESS	70 NW 28th St
TYPE	Commercial Retail & Office
BUILDING SIZE	17,415 SF
TOTAL LOT SIZE	11,250 SF
ZONING	T5-O
TOTAL RETAIL SF	2,240 SF
TOTAL OFFICE SF	4,748 SF
RETAIL RENTAL RATE	\$75 PSF NNN
OFFICE RENTAL RATE	\$65 PSF NNN



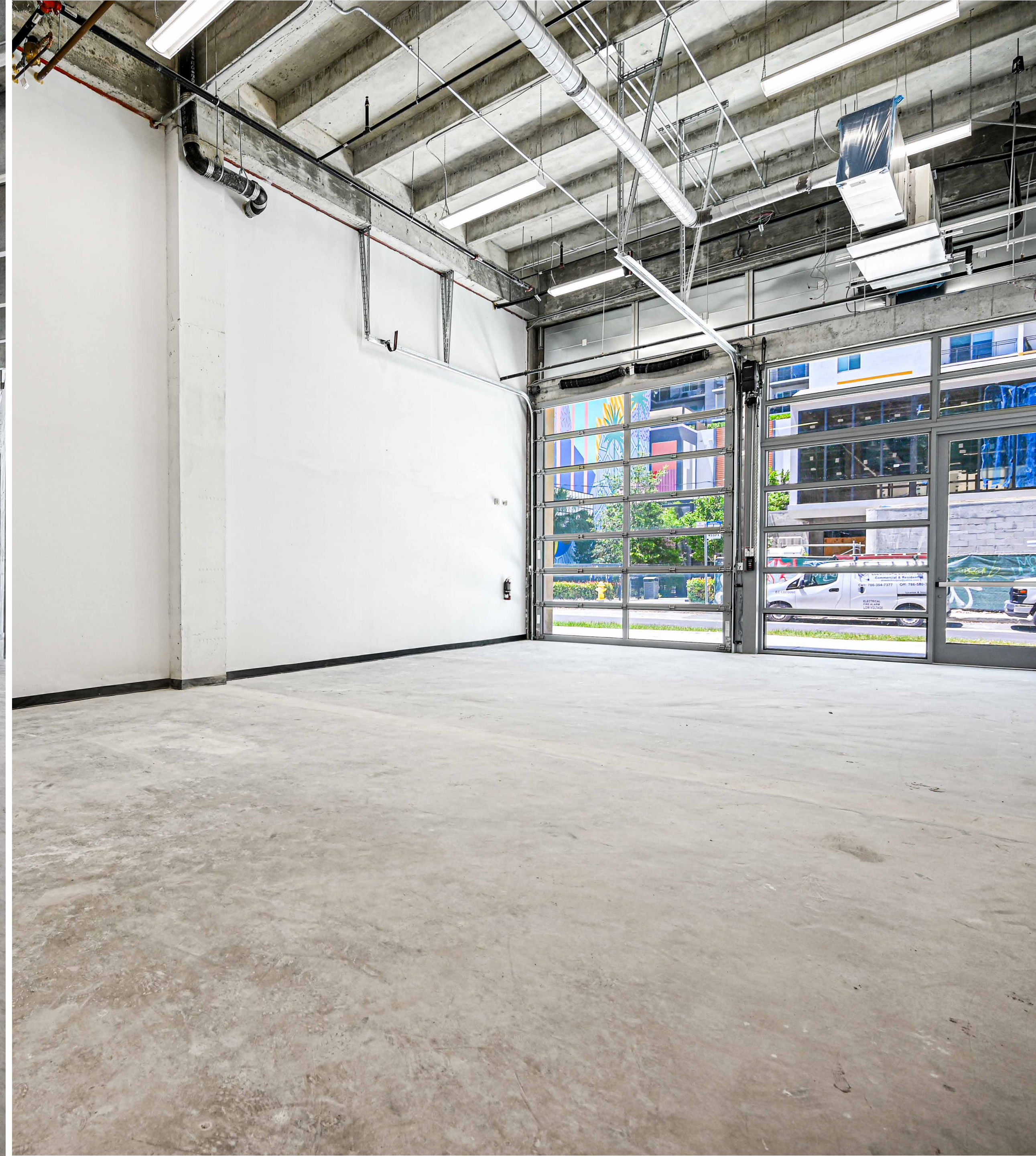
Exterior Image



Render Images - NORTH PASEO VIEW



Interior Images



Interior Renders





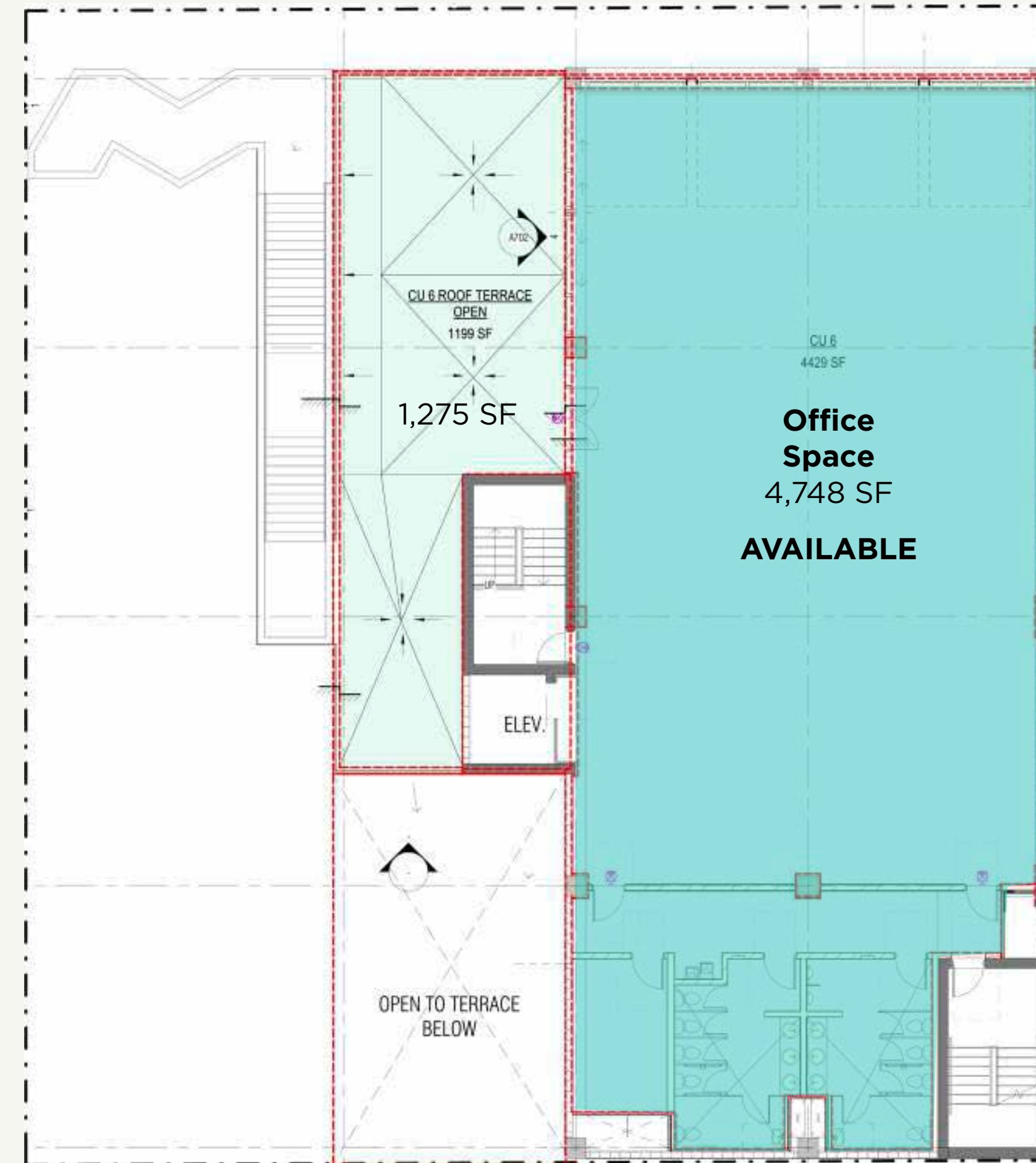
ARCHITECTS

Floor Plan



GROUND LEVEL

Retail Rental Rate: \$75 PSF NNN



3RD FLOOR

Office Rental Rate: \$65 PSF NNN

Neighborhood Map



EDGEWATER

MIAMI BEACH

Paraiso Bay Residences

Bay Park Towers Condominium

The Shops at Midtown

AMLI Midtown Miami

Bo-Concept Midtown

Cortland Midtown Miami

The Wynwood Plaza

Artem Apartments

Cynergy

15 Wynwood

Baker & Gray

Doma Italian

Sweet Habana Cafe

Wynwood Building

SENTRAL Wynwood



GRIDLINE PROPERTIES

70 NW 28TH ST

READY TO SCHEDULE A TOUR?
CONTACT US

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