

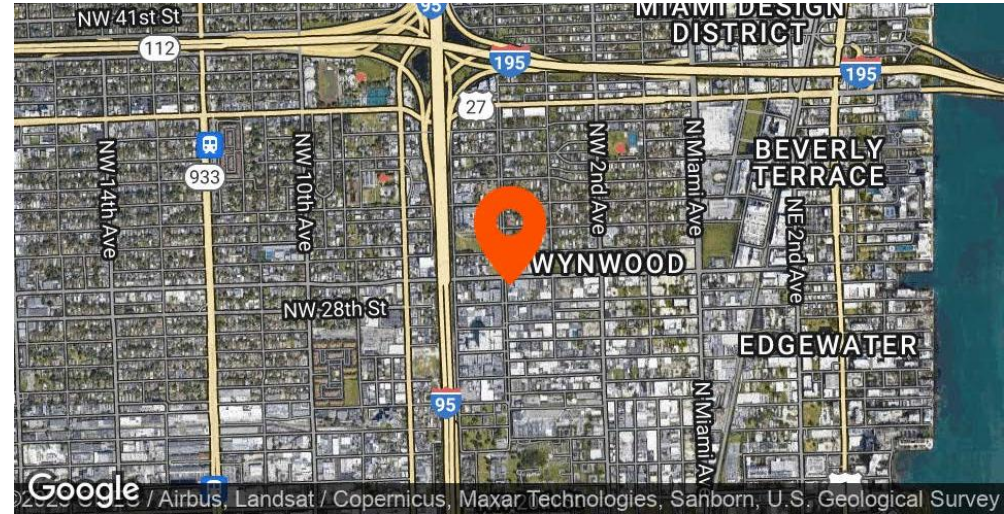


FOR LEASE

Wynwood Creative Flex Space

2887 NW 5th Ave, Miami, FL 33127

EXECUTIVE SUMMARY



OFFERING SUMMARY

Submarket:	Wynwood
Asking Rate:	Price Upon Request
Type:	Creative Office + Flex Retail
Building Size:	10,845 SF
Available SF:	1,265 – 4,325 SF

PROPERTY OVERVIEW

DWNTWN Realty Advisors is pleased to offer an exclusive leasing opportunity at 2887 NW 5th Ave in Wynwood. The subject property is located on the corner of 5th Ave and 29th Street, a main thoroughfare in the neighborhood, and one of the widest, walkable streets. The building features approximately 10,300 SF space ideal for any retailer, gallery, showroom, or office user. The space can be as little as 1,200 SF for the upstairs unit or the South unit at 4,000 SF. The space is located just steps away from core traffic and activity in the neighborhood, and most of the neighborhood's best shops and restaurants. The property is ideal for users looking to capitalize on a prime location and enjoy unparalleled exposure in an urban walkable market.

PROPERTY HIGHLIGHTS

- Great Visibility – Heavily Trafficked Intersection
- Private Free-Standing Building
- Central Wynwood Location – Walkable To Everything Wynwood

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A Commercial Brokerage Firm

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SITE PHOTOS



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INTERIOR PICTURES



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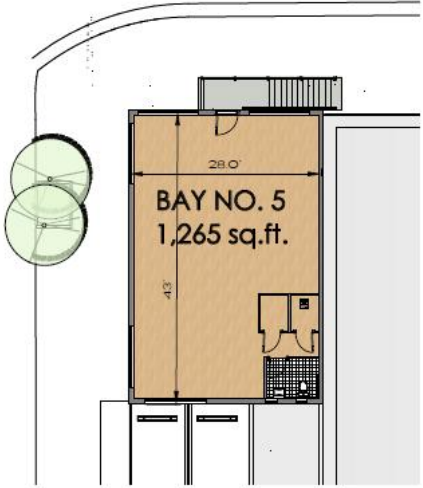
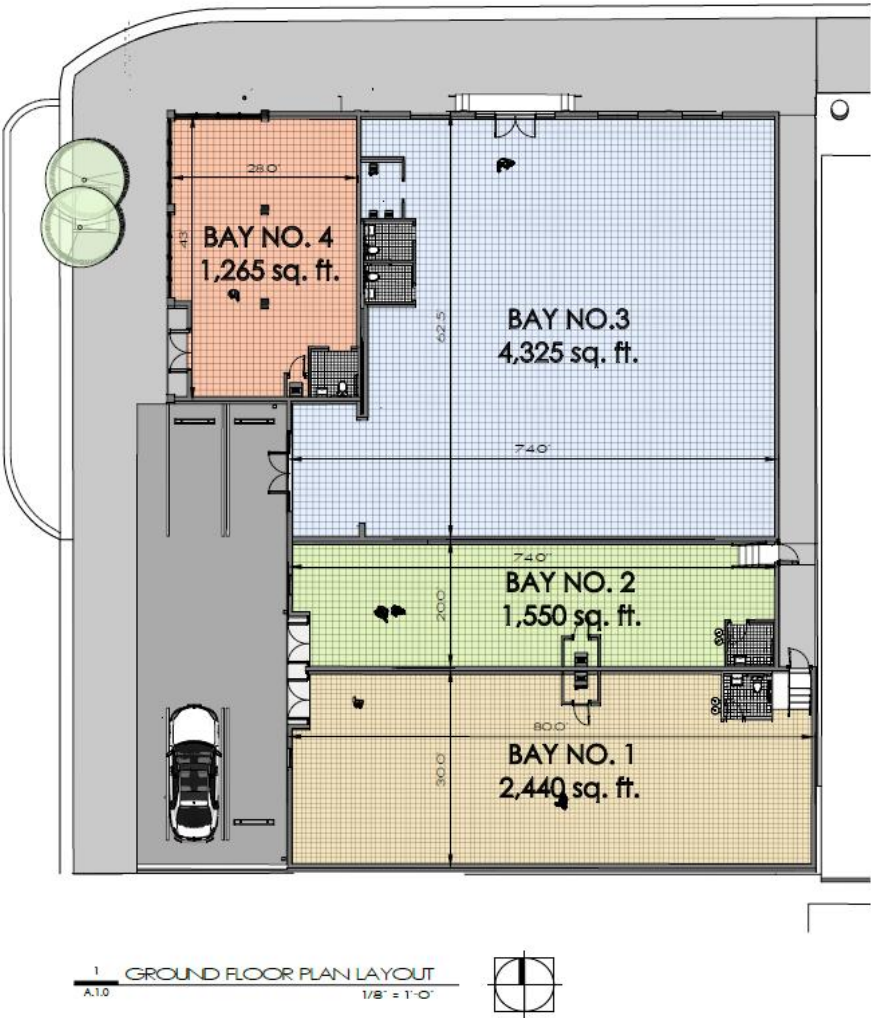
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FLOOR PLAN



2887 NW 5th Ave Miami FL		
Square Footages Breakdown		
Space		Square Footage
Bay No. 1		2,440 sq. ft.
Bay No. 2		1,550 sq. ft.
Bay No. 3		4,325 sq. ft.
Bay No. 4		1,265 sq. ft.
1st Floor Total		9,580 sq. ft.
Bay No. 5		1,265 sq. ft.
2nd Floor Total		1,265 sq. ft.
Building Total		10,845 sq. ft.

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RETAIL + FLEX CONCEPTS

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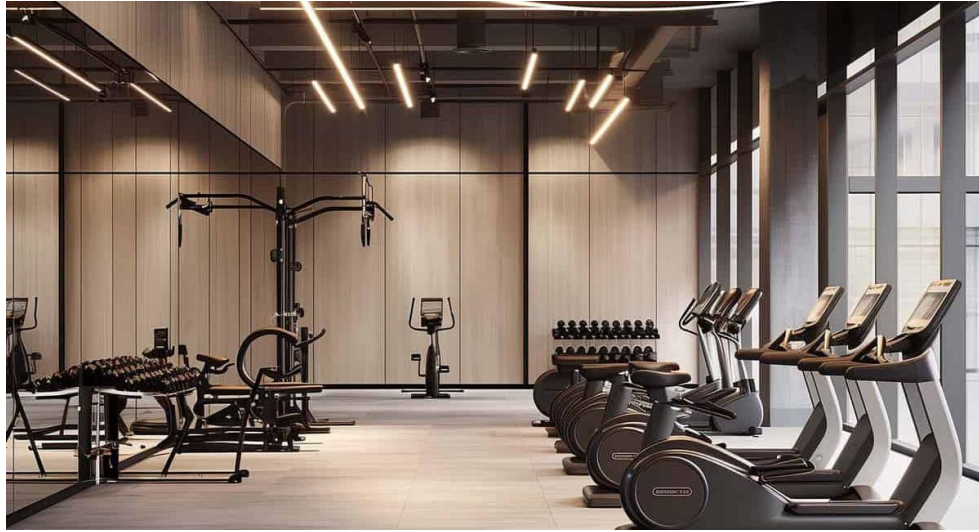
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FITNESS & WELLNESS MOODBOARD



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RETAIL CONCEPT



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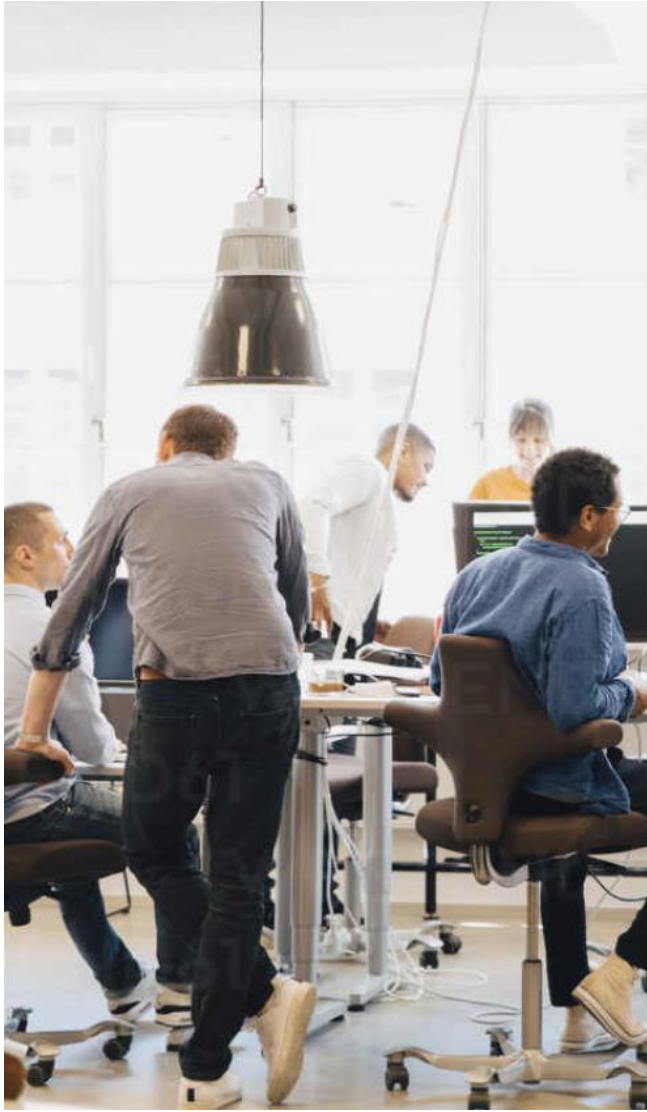
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CREATIVE OFFICE CONCEPTS

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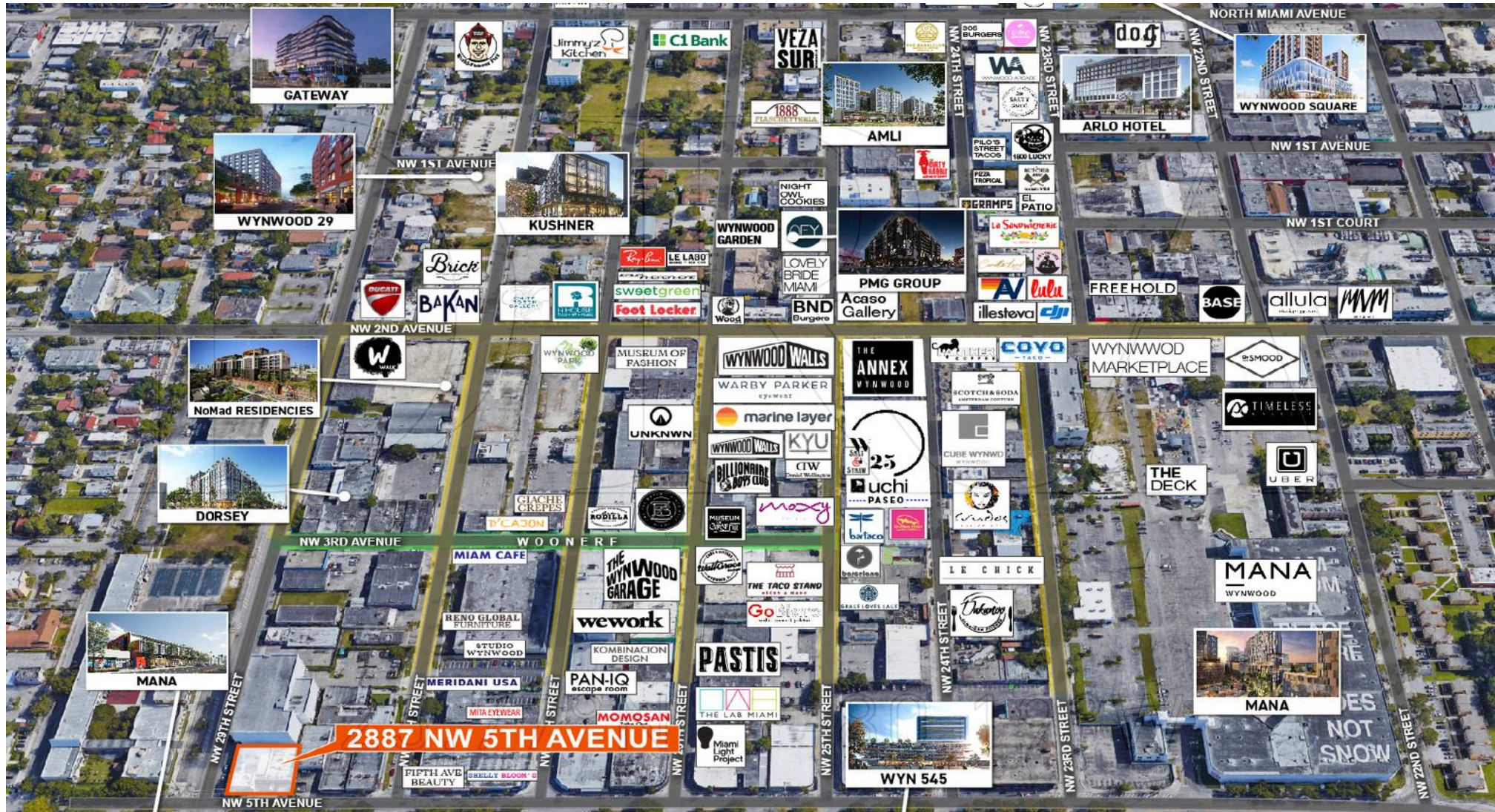
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RETAIL CONTEXT MAP



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