



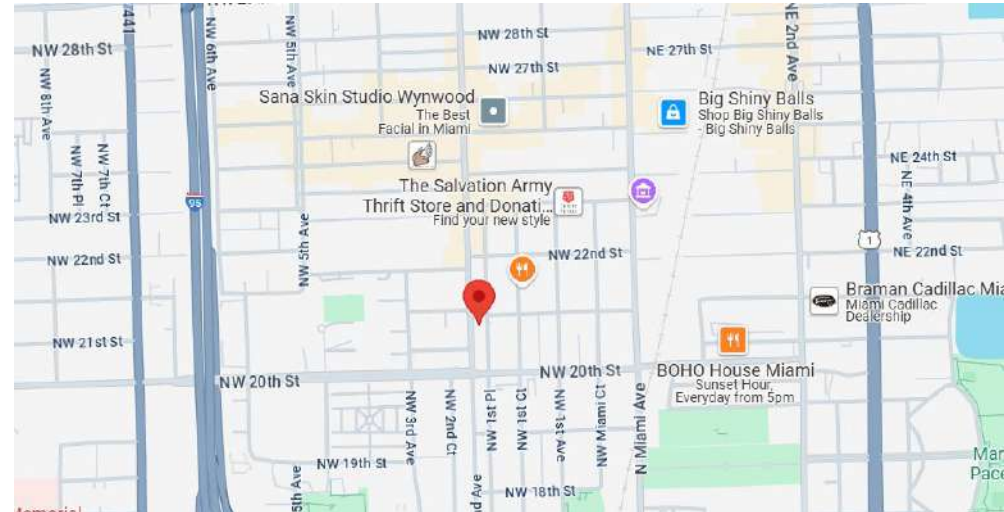
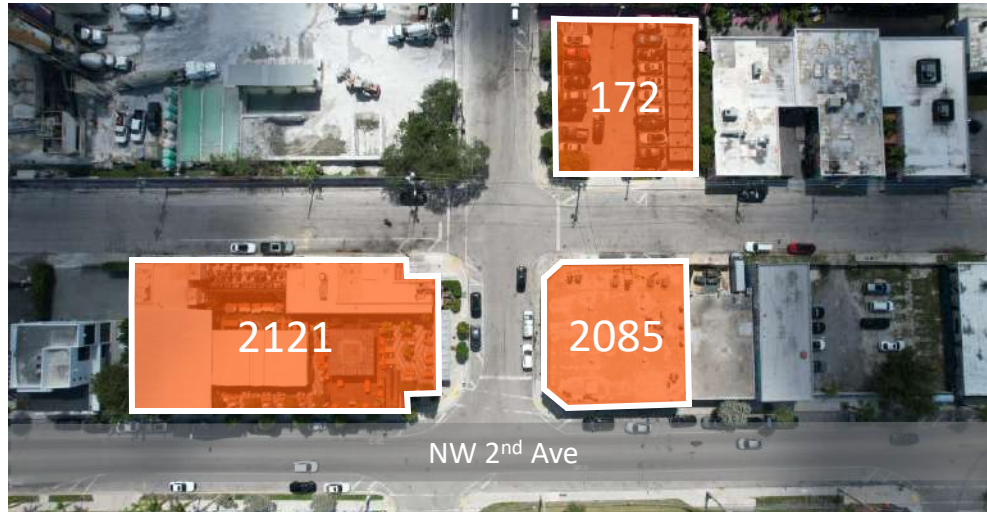
FOR SALE

Wynwood NW 2nd Avenue Mixed-Use Portfolio

2085-2121 NW 2nd Ave, Miami, FL 33127



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$25,800,000
Stabilized Cap Rate:	6.96%
Submarket:	Wynwood
Buildings Total RSF:	38,418 SF
Lot SF:	30,527 SF
Price/RSF Building:	\$671
Number of Lots:	3
Occupancy Rate:	94%
# of Tenants:	15
Product Type:	Office, Retail
Zoning:	T5-O

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been exclusively retained to arrange the sale of 2121 Wynwood, 2085 NW 2nd Ave, and 172 NW 21st Street. Located on NW 2nd Avenue—Wynwood’s primary high street—this core plus NNN portfolio includes three folios with below-market rents and future redevelopment potential. Since the last sale, Wynwood has continued its rapid transformation into a dense, mixed-use district with over \$3 billion in new office, residential, and hospitality investment. Surrounded by national brands and high foot traffic, this offering sits at the center of one of Miami’s most dynamic and valuable urban neighborhoods.

INVESTMENT HIGHLIGHTS

- Core Infill NNN Income Investment
- Prime Wynwood Location on NW 2nd Avenue
- Measurable Rent Growth Potential
- Under Market Rents With Near-Term Upside
- One of Miami’s Most Iconic Cool Streets
- Vibrant 24/7 Creative District

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PROPERTY PHOTOS



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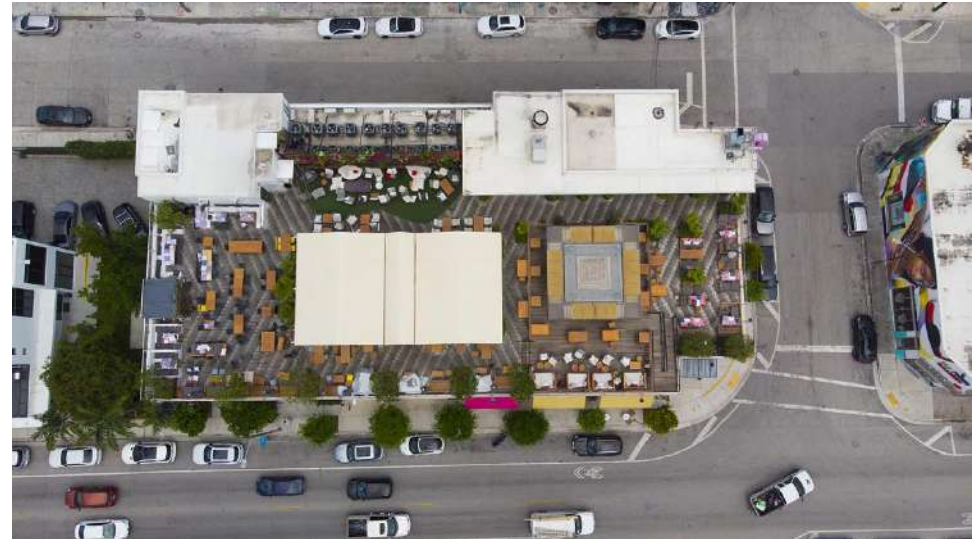
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ASTRA ROOFTOP GARDEN



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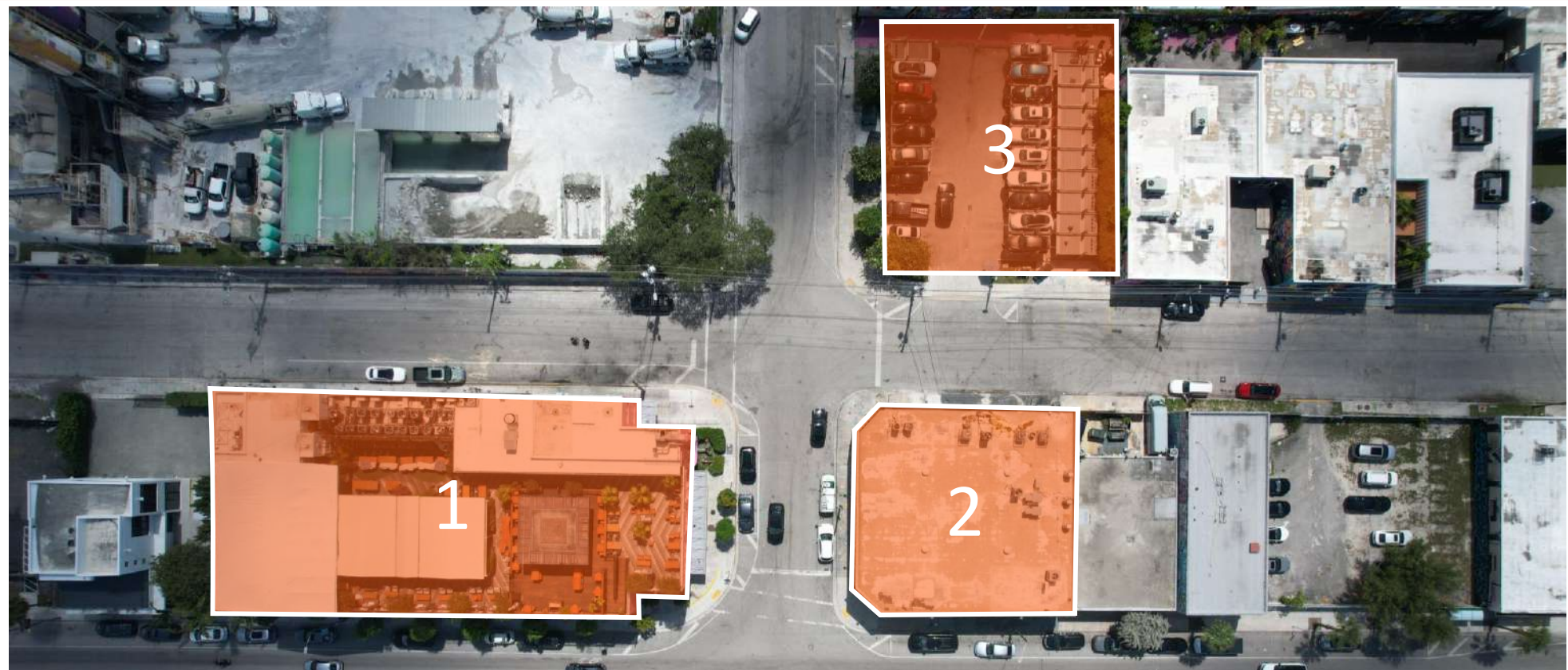
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INTERIOR OFFICE PHOTOS



Property	Address	Building RSF	Stories	Retail RSF	Office RSF	Rooftop RSF	Land Size	Zoning	Acres
1	2121 NW 2nd Avenue	32,168	3 w/roof top	16,504	11,009	5,000	13,437	T5-O	0.31
2	2085 NW 2nd Avenue	6,250	1	6,250	-	-	7,120	T5-O	0.16
3	172 NW 21st Street	-	Land	-	-	-	9,970	T5-O	0.23
Totals		38,418		22,754	11,009	5,000	30,527		0.70

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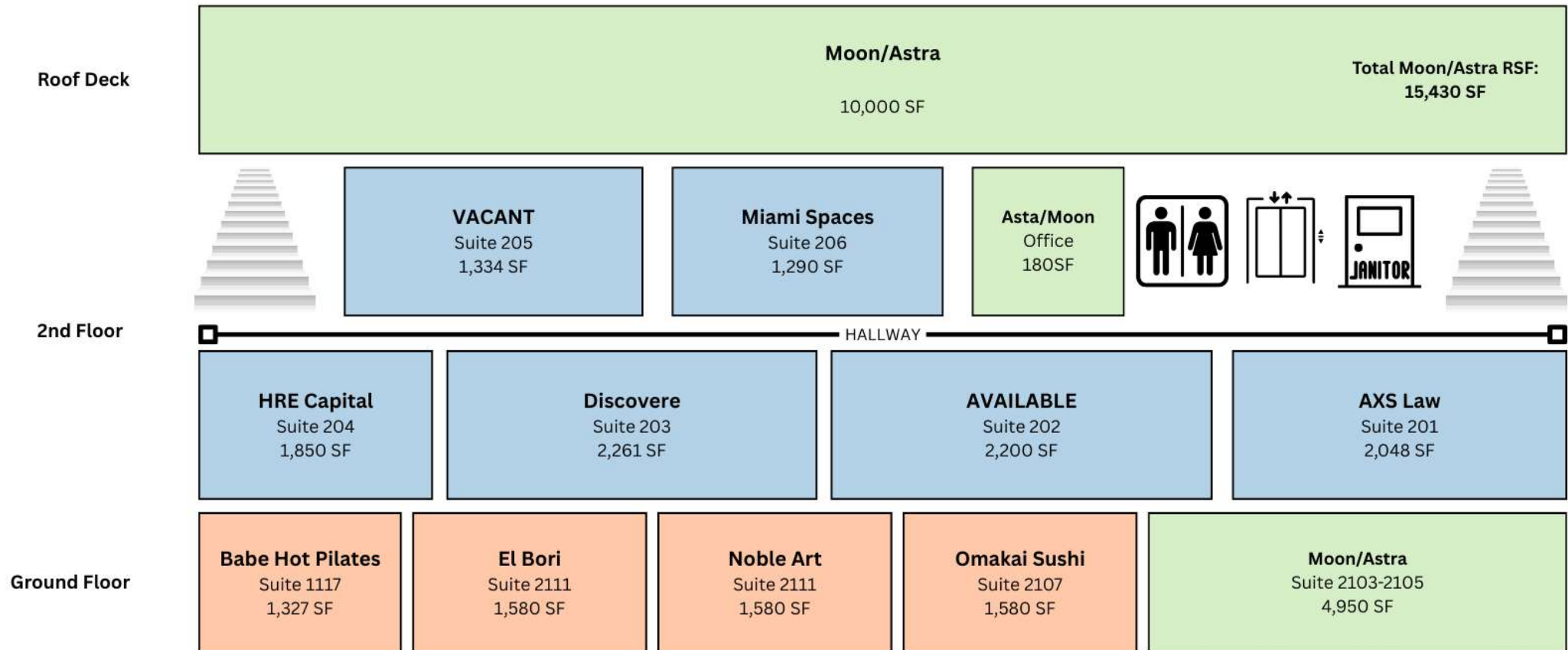
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2121 NW 2nd AVE STACKING PLAN



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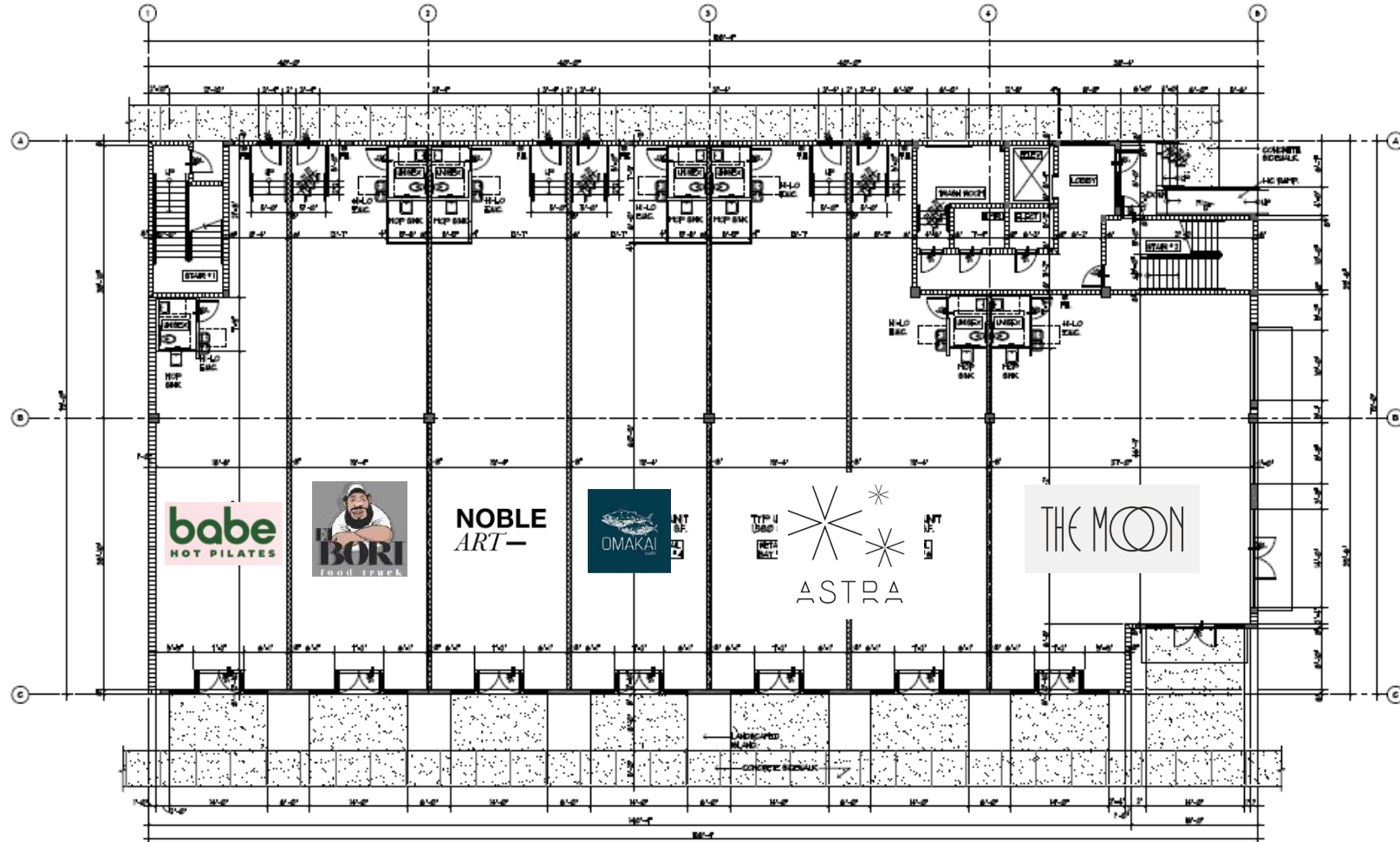
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2121 NW 2nd AVE GROUND FLOORPLAN



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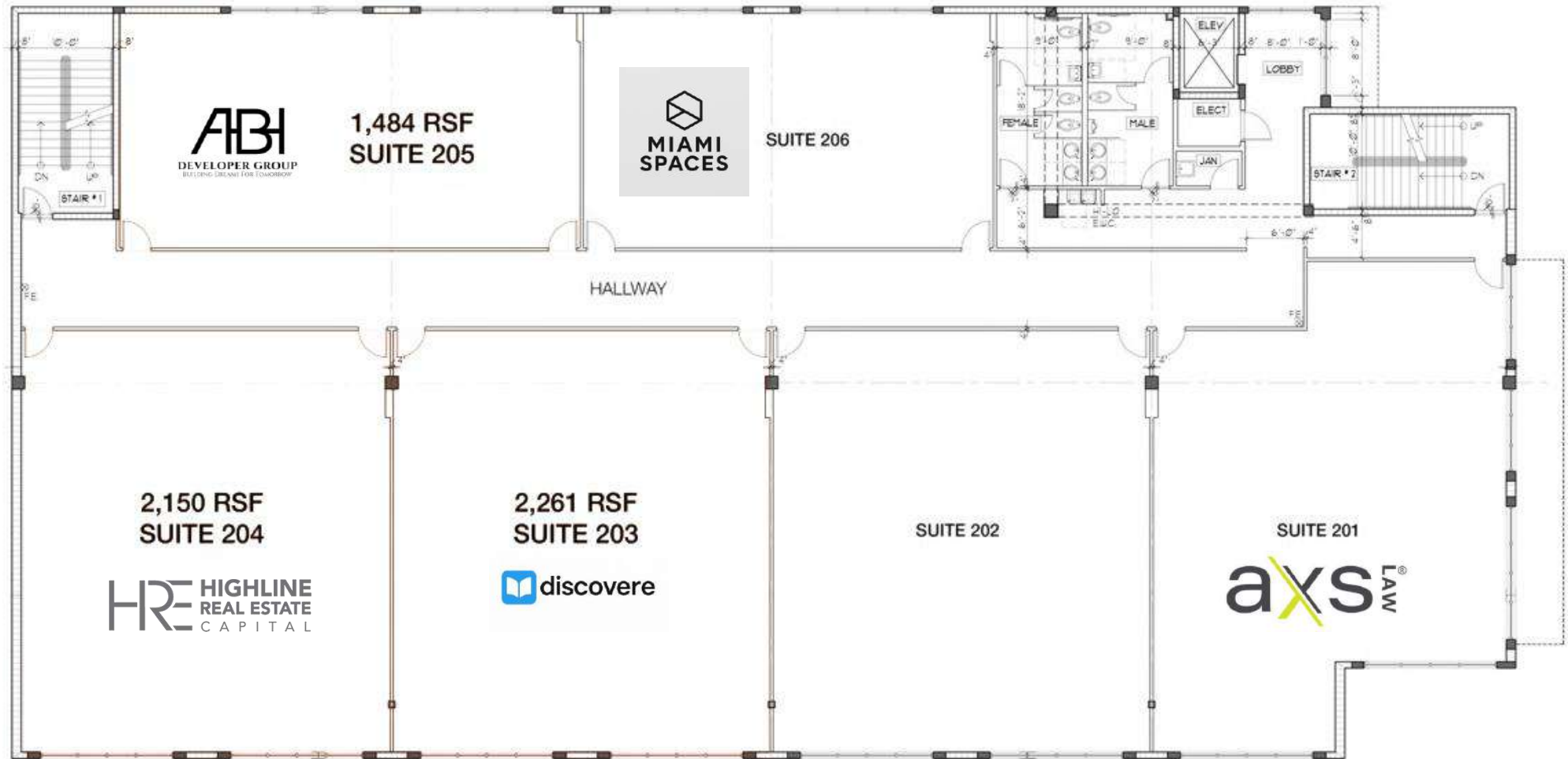
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2121 NW 2nd AVE 2ND FLOOR FLOORPLAN



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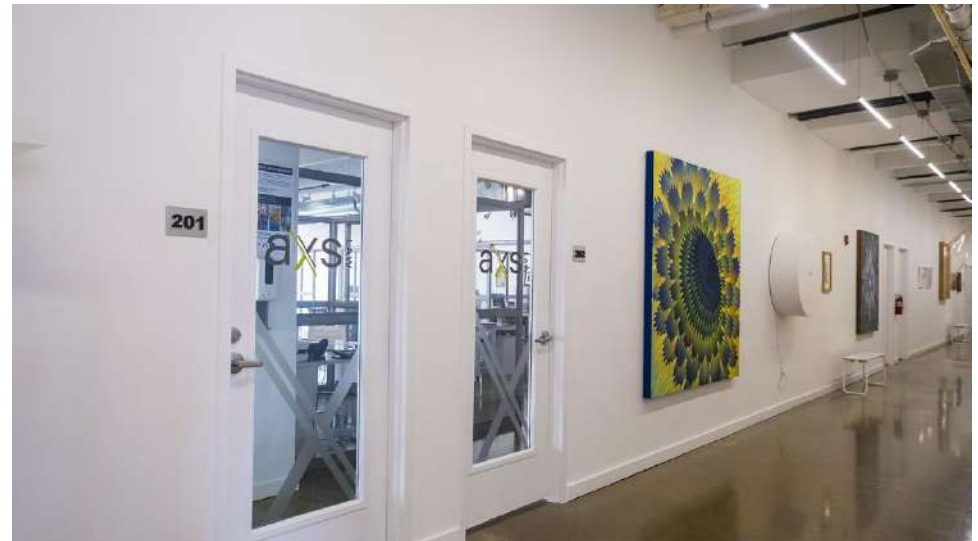
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INTERIOR OFFICE PHOTOS



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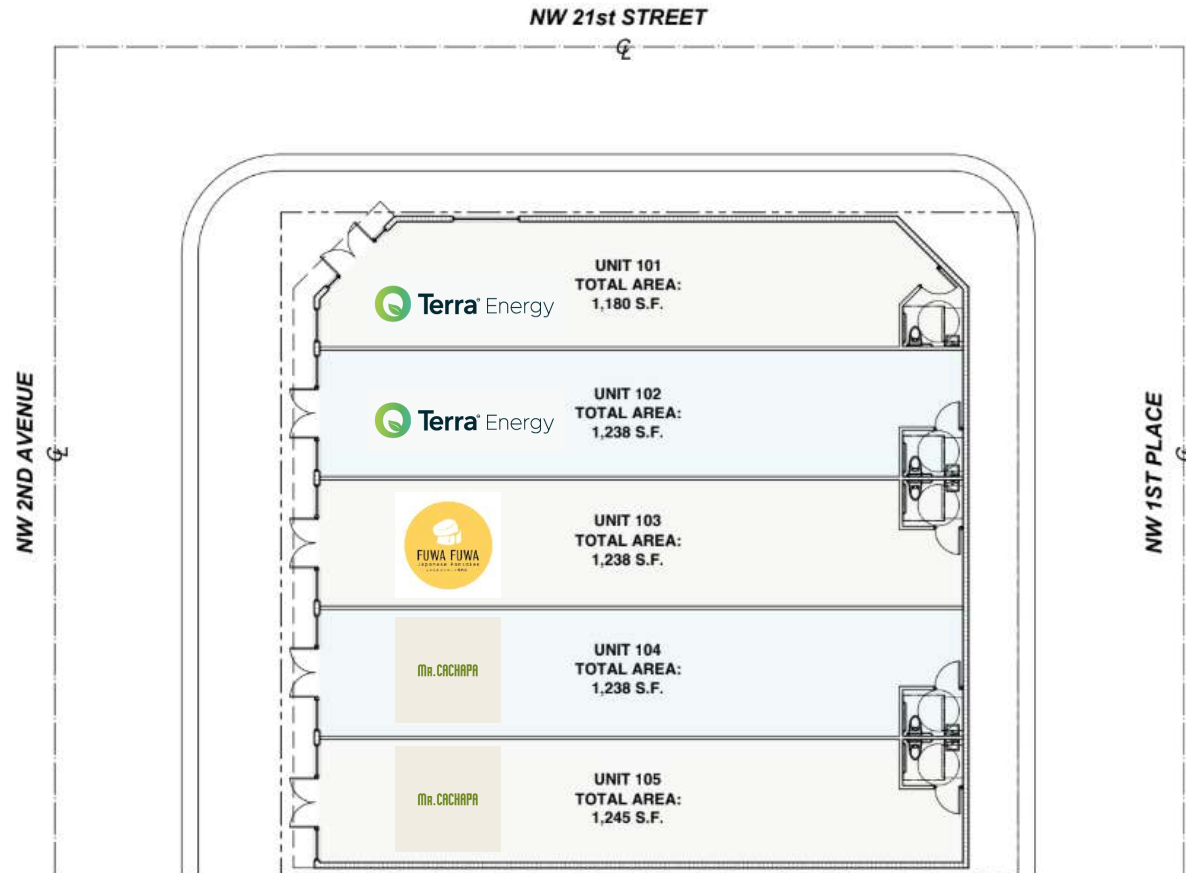
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2085 NW 2ND AVE FLOORPLAN



2085 N.W. 2nd AVENUE

ALL DIMENSIONS AND AREAS ARE APPROXIMATE. FLOOR PLANS ARE FOR SALES PURPOSE ONLY

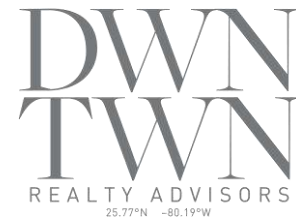
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RETAIL TENANT PROFILES



Babe Hot Pilates: An infrared mat Pilates studio offering heated classes focused on strength, flexibility, and sculpting. Known for its high-energy sessions and loyal local following.



El Bori: Puerto Rican food concept delivering traditional street-style dishes. Known for bold flavors and a consistent presence in Wynwood.



Noble Art: A high-end tattoo and piercing studio specializing in fine line and realism tattoos, with an in-house academy for training artists.



Omakai Sushi: Modern sushi and izakaya restaurant offering fresh, chef-curated omakase boxes and a casual dining experience.



The Moon/Astra: Dual concept venue with rooftop dining and nightlife. Astra serves Mediterranean cuisine; The Moon hosts live DJs and curated nightlife events.



Terra: Renewable energy showroom focused on residential and commercial solar installations.



Fuwa Fuwa: Japanese dessert café specializing in fluffy soufflé pancakes and soft-serve. A trendy, Instagram-friendly retail concept.



Mr. Cachapa: Venezuelan street food staple serving cachapas, arepas, and more. Known for bold Latin flavors and casual dining atmosphere.

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OFFICE TENANT PROFILES



AXS Law Group: AXS Law is a boutique law firm rooted in Wynwood's creative and entrepreneurial community. They specialize in business litigation, intellectual property, real estate, and startup law, offering tailored legal strategies for artists, tech founders, and growth-stage companies. The firm is known for being hands-on, modern, and deeply involved in Miami's cultural fabric.



Discovere: Discovere is an education technology company creating immersive and interactive learning platforms for students and educators. Their tools focus on bringing real-world engagement into the classroom through gamified content and story-driven educational modules. Positioned at the intersection of tech and learning, they are redefining the future of digital education.



Highline Real Estate Capital: Highline is a private real estate investment and development firm specializing in value-add commercial assets. With a focus on strategic acquisitions across Florida and the Southeast, Highline enhances underutilized properties through thoughtful repositioning. Their Wynwood office serves as the firm's hub for sourcing, underwriting, and asset management.



ABH Developer Group: ABH is a vertically integrated real estate development and construction company focused on mixed-use, residential, and commercial projects throughout South Florida. Known for their design-forward approach and high-quality execution, ABH handles everything from acquisition and entitlement to build-out. Their presence in Wynwood aligns with the firm's commitment to shaping Miami's most dynamic neighborhoods.



Miami Spaces: Miami Spaces is a creative office and event space provider offering a versatile environment for meetings, pop-ups, and productions. Located in the heart of Wynwood, the space caters to professionals, startups, and content creators looking for stylish and functional interiors. With flexible layouts and a curated vibe, it's become a go-to for Miami's creative class.

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DEMOGRAPHIC CONTEXT



STRATA
WYNWOOD



SOCIETY
Wynwood

Cynergix WYNWOOD ARTS DISTRICT

THE DORSEY

The Wynwood HOUSE

THE WYNWOOD GARAGE

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NEIGHBORHOOD CONTEXT MAP

DWNTWN
REALTY ADVISORS
25.77°N - 80.19°W



moxy
HOTELS

NoMAD
RESIDENCES
WYNWOOD



PASTIS

Joe's
Pizza



Arlo
Wynwood

DO
YA

dōma

FOOD & WINE MIAMI WYNWOOD

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THE NEIGHBORHOOD

DWNTWN
REALTY ADVISORS
25.77°N - 80.19°W



SONY MUSIC



pwc



FOUNDERS FUND



ATOMIC



CLAIRE
GROUP



Gensler

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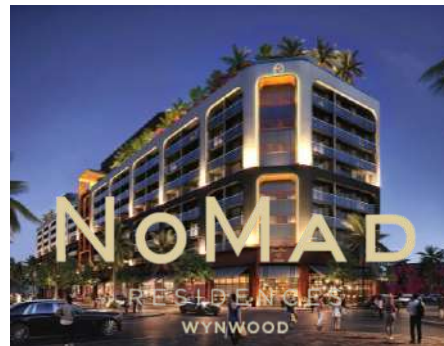
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LOCATION DESCRIPTION



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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SALE COMPS



Property Address	Sale Price	Sale Date	Land SF	Land Price/SF	Building SF	Building Price/SF	Zoning
325-339 NW 24th St	\$8,567,035	8/1/2024	15,246	\$561.92	15,119	\$566.64	
282-292 NW 25th St	\$3,732,965	8/1/2024	8,959	\$416.67	4,641	\$804.34	
36-38 NW 24th St	\$10,500,000	4/24/2024	10,019	\$1,048.01	13,300	\$789.47	T5-O
2320-2324 N Miami Ave	\$7,283,447	4/24/2024	15,000	\$485.56	9,285	\$784.43	T6-8-O
2328 N Miami Ave	\$5,716,553	4/24/2024	6,500	\$879.47	3,270	\$1,748.18	T6-8-O
161 NW 29th St	\$5,150,000	2/16/2024	13,939	\$369.47	4,067	\$1,266.29	T6-8-O
119-121 NW 24th St	\$7,800,000	1/25/2024	14,375	\$542.61	6,255	\$1,247.00	T5-O
2601 NW 6th Ave	\$7,700,000	1/5/2024	17,424	\$441.92	11,423	\$674.08	D-1
300 NW 29th St	\$5,000,000	1/2/2024	6970	\$717.36	5,679	\$880.44	T6-8-O NRD-1
250 NW 24th St (Condo)	\$3,600,000	12/7/2023	11326	\$317.85	3,396	\$1,060.07	6100
187 NW 28th St	\$8,000,000	10/24/2023	6970	\$1,147.78	1,639	\$4,881.03	6101
170 NW 23rd St	\$14,759,276	9/22/2023	16535	\$892.61	9,581	\$1,540.47	T5-O
545 NW 28th St	\$7,000,000	5/26/2023	13,939	\$502.19	9,600	\$729.17	D1 (Wynwood NRD)
70-86 NW 36th St	\$2,000,000	10/14/2022	9000	\$222.22	2,394	\$835.42	C-2
175 NW 20th St (Part of a 2 Property Sale)	\$3,816,165	9/29/2022	4356	\$876.07	1,178	\$3,239.53	T6-8-O
3311 NW 2nd Ave	\$3,850,000	7/26/2022	14810	\$259.96	3,216	\$1,197.14	T5
2887-2899 NW 5th Ave	\$8,711,200	7/22/2022	12197	\$714.21	10,300	\$845.75	C-2
3404 N Miami Ave	\$4,533,340	6/30/2022	3080	\$1,471.86	5,336	\$849.58	C-2
2312 N Miami Ave	\$5,575,000	6/14/2022	4792	\$1,163.40	7,745	\$719.82	
584 NW 27th St	\$3,075,000	4/5/2022	4792	\$641.69	4,000	\$768.75	D1/NRD-1
3300-3326 N Miami Ave (Part of a 2 Property Sale)	\$16,697,138	3/30/2022	25700	\$649.69	24,925	\$669.90	T5-O/T4-O, 6101
20-30 NW 34th St (Part of a 2 Property Sale)	\$6,302,862	3/30/2022	14810	\$425.58	8,004	\$787.46	T5-O/T4-O, 4801
2830 NW 5th Ave	\$11,200,000	3/17/2022	17160	\$652.68	14,000	\$800.00	C-2
215-219 NW 24th St	\$49,000,000	2/28/2022	8712	\$5,624.43	64,900	\$755.01	6101
330-332 NW 29th St (Part of a 3 Property Sale)	\$7,138,885	2/18/2022	21780	\$327.77	11,000	\$648.99	T6-8-O, 6100
131 NW 29th St	\$8,285,000	1/20/2022	13,800	\$600.36	5,408	\$1,531.99	C-2
2600-2610 N Miami Ave	\$9,050,000	1/6/2022	13,068	\$692.53	14,758	\$613.23	T6-8 O NRD-1

Timeline	T36 Months
Total Sale Comparables	27
Total Sale Volume	\$234,043,866
Total Building Sq Ft	274,419
Total Land Acres	7.47
Average Price PSF BUILDING	\$1,156.82
Median Price PSF BUILDING	\$804.34
Max Price PSF BUILDING	\$4,881.03
Min Price PSF BUILDING	\$566.64
Average Price PSF LAND	\$838.74
Median Price PSF LAND	\$641.69
Min Price PSF LAND	\$222.22
Max Price PSF LAND	\$5,624.43

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