



FOR LEASE

Wynwood Creative Flex with Parking

2921 NW 6th Ave, Miami, FL 33127

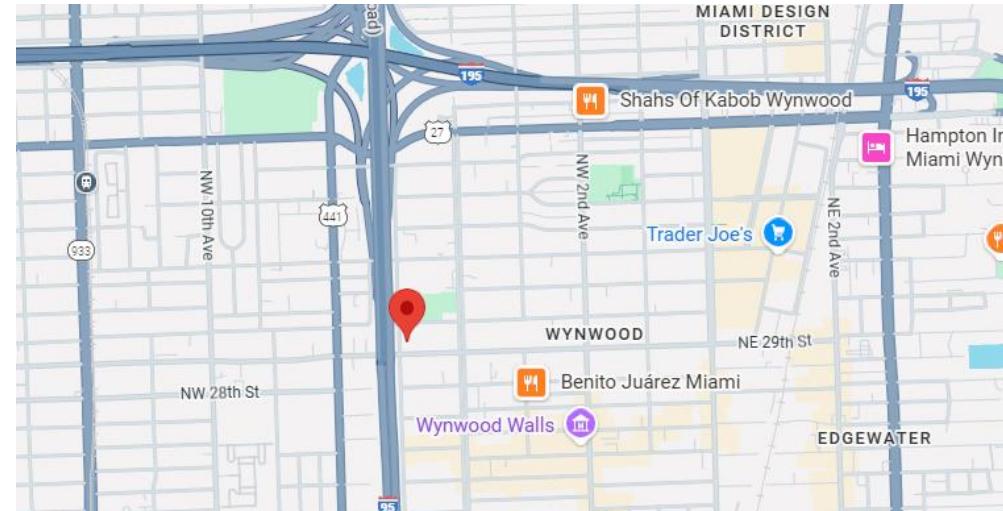
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REALTY ADVISORS
25.77°N -80.19°W

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$40/ft
Type:	Modified Gross
Building SF:	3,759 SF
Lot SF:	5,050 SF
Zoning:	T6-8-O
Submarket:	Wynwood
Stories:	1
Year Built:	1951

LEASING OVERVIEW

DWNTWN Realty Advisors is pleased to offer an exclusive leasing opportunity at 2921 NW 6th Avenue in Wynwood. Set just outside the heart of Wynwood, this flex warehouse offers a rare balance of accessibility and functionality. Located moments off the main corridor of 29th Street, it provides quick connections to Midtown, Edgewater and Allapattah without the congestion of the neighborhood's core. The 3,759 SF interior is fully air-conditioned, move-in ready creative open space with two bathrooms, making it an easy translation to open any business. With a large roll-up door, on-site parking, and a fully gated lot, the space supports everything from creative studios and workshops to galleries or showroom use. This space offers a practical, flexible environment in close proximity to Wynwood, with the access and functionality that rarely comes available.

LEASING HIGHLIGHTS

- Excellent location, walkable to all of the best Wynwood retail/restaurant spots
- Easy enter/exit from the Wynwood neighborhood
- Privately gated parking
- Turnkey flex space

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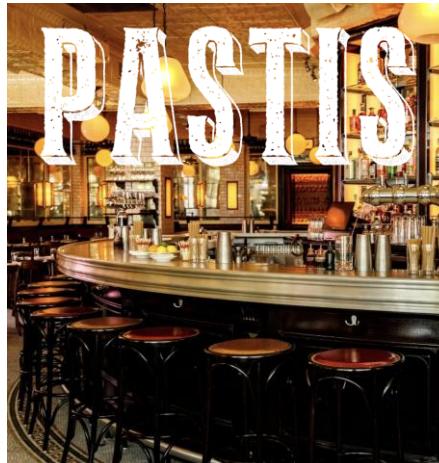
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LOCATION DESCRIPTION



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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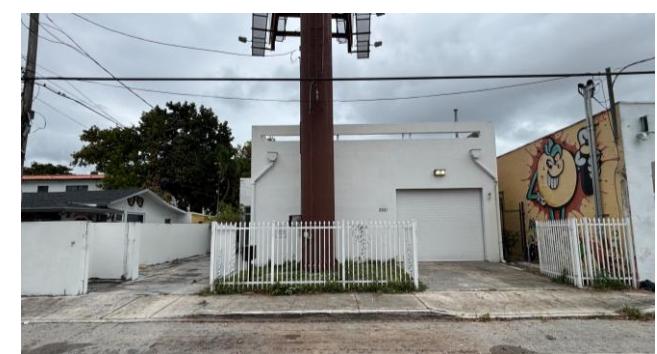
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PROPERTY PHOTOS



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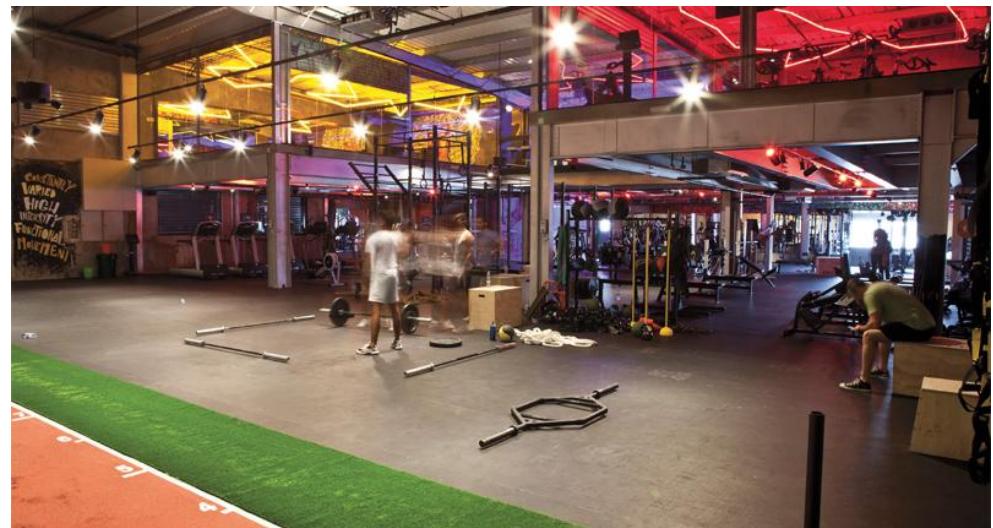
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IDEAL USES



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AERIAL DEVELOPMENT CONTEXT



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WYNWOOD + HOSPITALITY HIGHLIGHTS



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moxy HOTELS NoMAD RESIDENCES WYNWOOD



PASTIS

Joe's Pizza



Arlo
Wynwood
dōma
FOOD & WINE MIAMI WYNWOOD

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WYNWOOD + CORPORATE TENANTS



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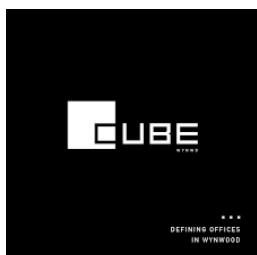
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DEMOGRAPHIC CONTEXT



NoMAD



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SOCIETY
Wynwood



THE
DORSEY



The Wynwood
HOUSE



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