



FOR SALE

The Campus on 5th

2610-2640 NW 5th Ave, Miami, FL 33127

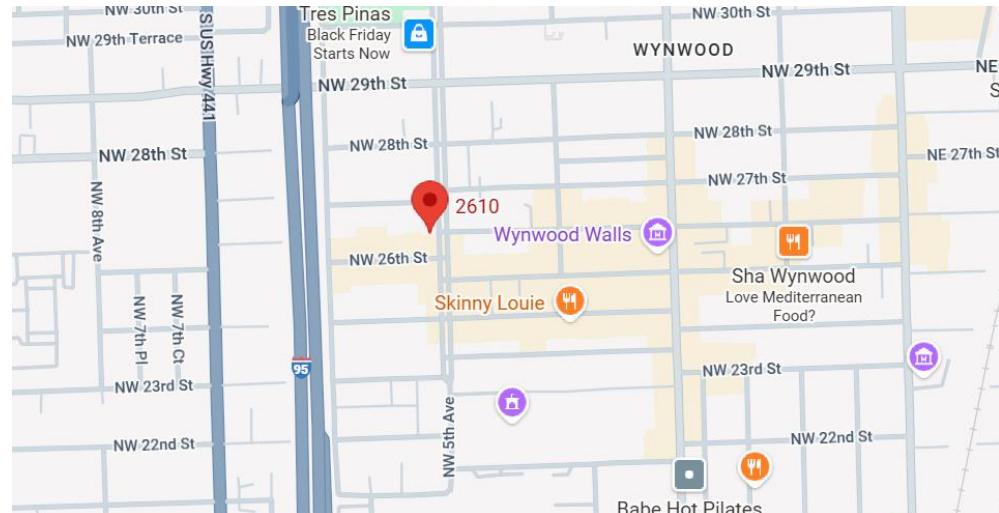
**DWN
TWN**
REALTY ADVISORS
GARY L. HALL

The Campus on 5th

2610-2640 NW 5th Avenue, 519 NW 26th Street & 520 NW 27th Street, Miami, FL 33127



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$55,000,000
Submarket:	Wynwood
Building RSF:	35,812 SF
Lot SF:	42,750 SF
Price/SF Building:	\$1,536
# of Units:	18
Investment Type:	Mixed-Use Investment Property
Zoning:	T5-O
Development Envelope	27 Stories
Through LLA:	245 Multi-Family Units 513,000 (FLR:12)

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been exclusively retained to arrange the sale of the Wynwood 5th Avenue Campus, an irreplaceable full-block creative asset on the west side of the 2600 block of NW 5th Avenue—one of Miami's most rapidly evolving commercial corridors. Surrounded by major institutional developments including 545Wyn, The Dorsey, and Wynwood 25, the property offers exceptional visibility, strong pedestrian traffic, and immediate access to Wynwood's expanding residential and office population. Across 18 units, the asset demonstrates strong tenant demand and reflects the momentum of Wynwood's commercial ecosystem. With limited availability of contiguous full-block sites, it provides immediate value-add upside through mark-to-market rents and long-term optionality for multifamily or office development as the neighborhood continues to densify. Under the Live Local Act, the site also unlocks substantial redevelopment potential, enabling a high-density mixed-use program with meaningful additional height and unit capacity. Thoughtfully reimaged with adaptive reuse structures, activated courtyards, and a curated mix of experiential retail, boutique office, lifestyle, and food & beverage tenants, the Campus stands as one of the premier commercial offerings in Miami's urban core.

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

Devlin Marinoff // Managing Partner & Broker
dm@dwntwnrealtyadvisors.com // (P) 305.909.7343

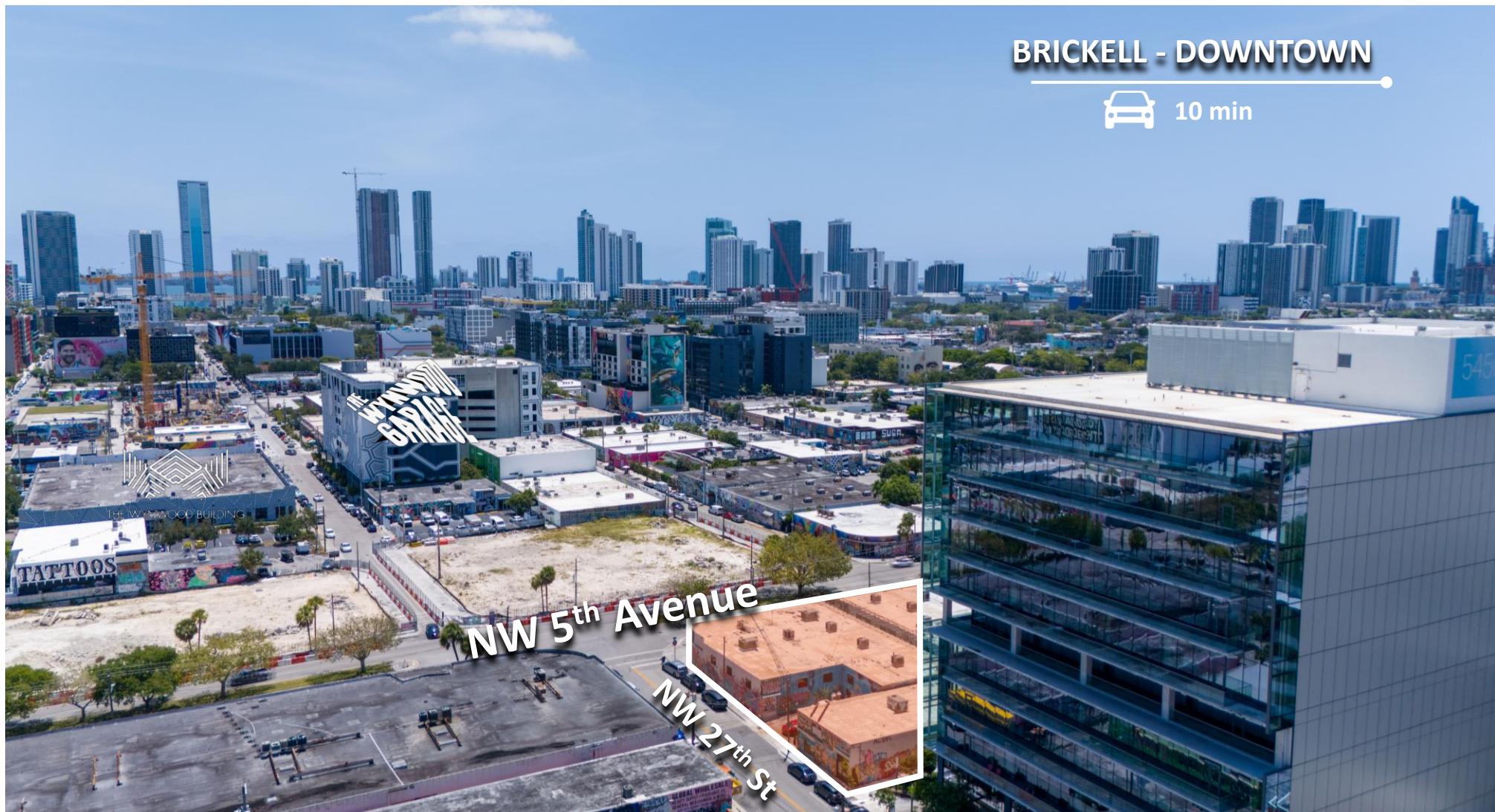
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EAST FACING AERIAL VIEW



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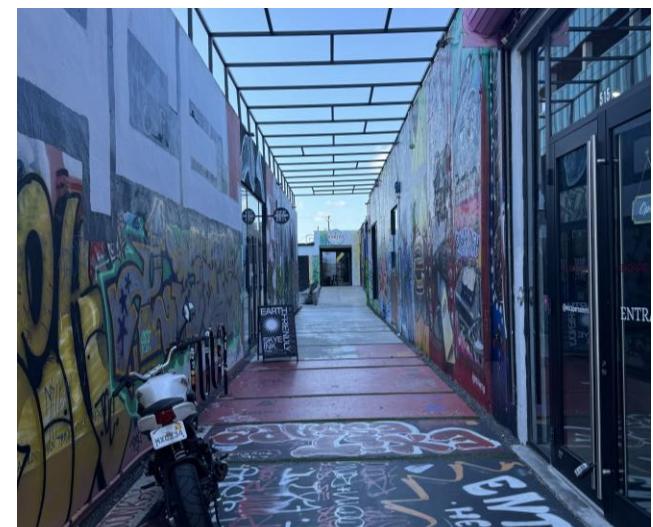
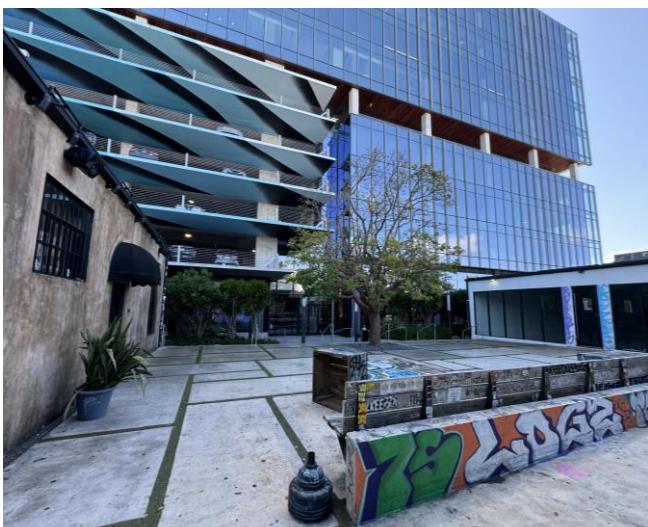
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CAMPUS PICTURES



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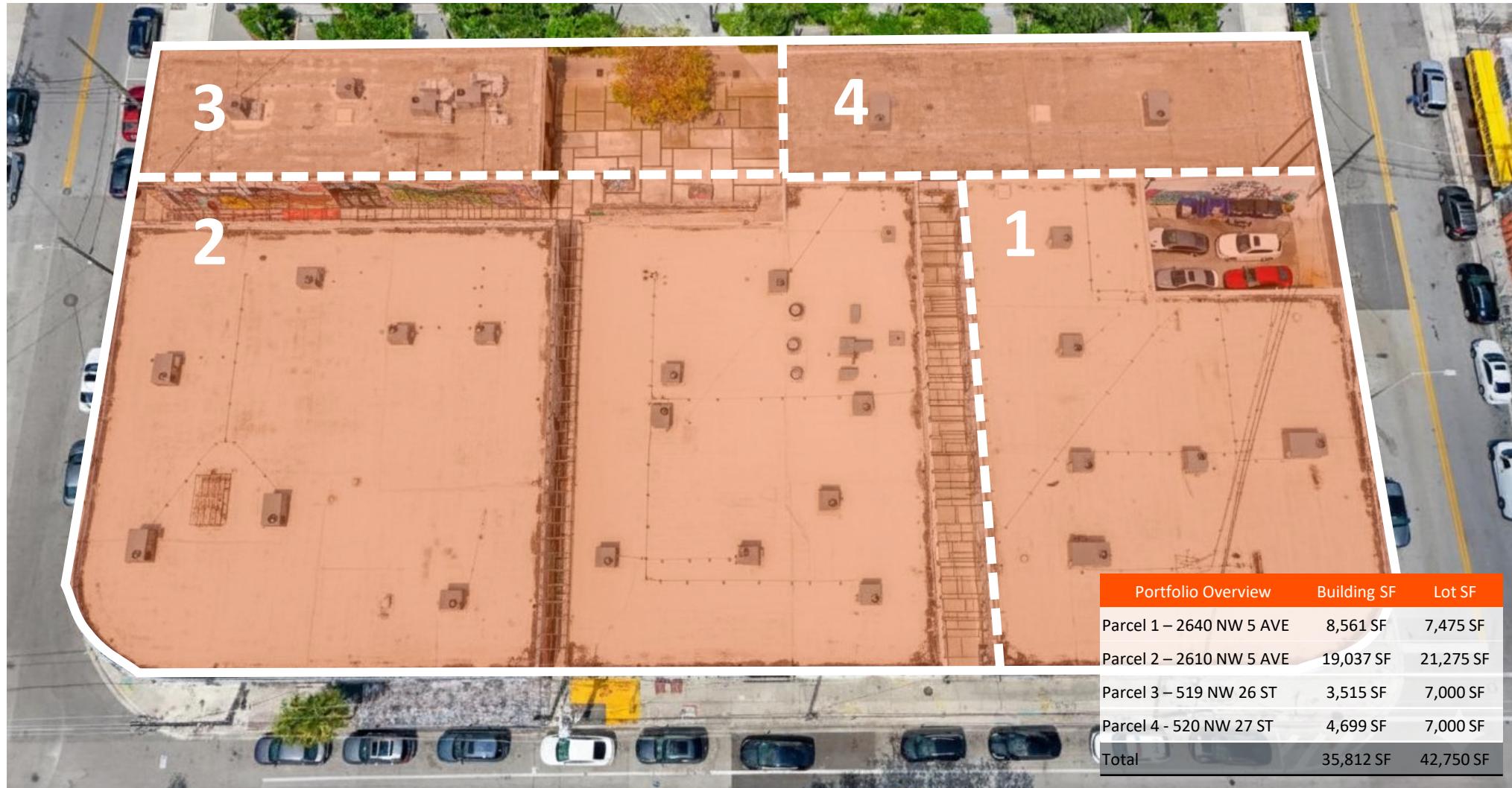
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PORTFOLIO OVERVIEW



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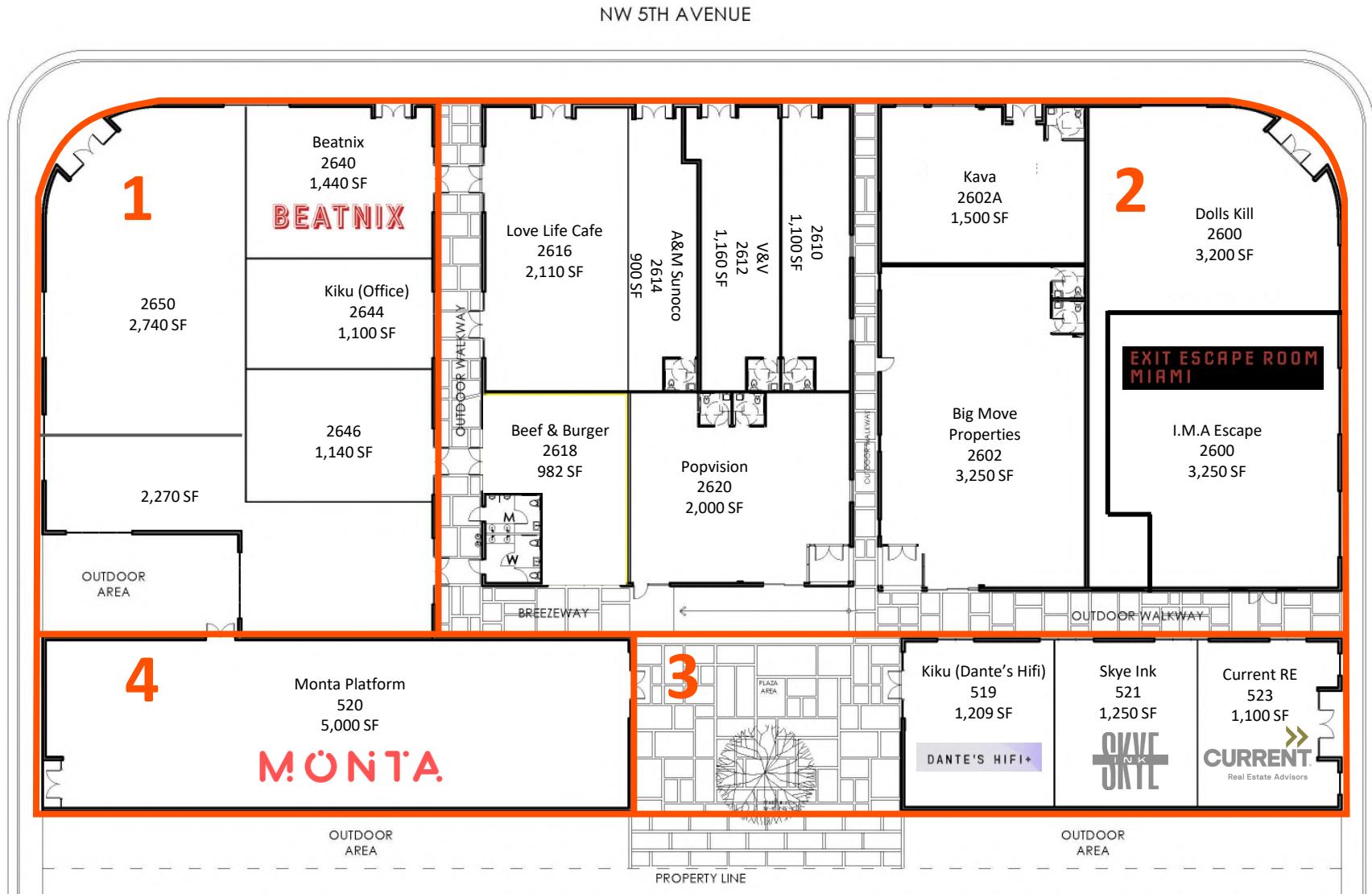
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SITE PLAN



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DIRECTLY ADJACENT TO 545WYN



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TENANT PROFILES



Dante's HiFi

Dante's HiFi is Miami's first vinyl listening bar, bringing the Japanese listening room tradition to Wynwood in 2021. The intimate 50-seat venue features a state-of-the-art sound system and over 8,500 vinyl records curated by renowned DJ Rich Medina, offering guests an authentic audiophile experience. The bar specializes in whisky highballs and craft cocktails, creating a sophisticated space for music enthusiasts to discover and enjoy analog music culture.



Neoteric Luxury is an award-winning designer and manufacturer of high-end outdoor furniture for luxury brands and residences. The company specializes in creating eco-friendly, sustainable outdoor furnishings using environmentally responsible materials without compromising on style. With a Miami Beach showroom and presence in Wynwood, Neoteric serves distinguished brands, designers, and upscale residential projects throughout South Florida.



Skye Ink is Miami's premier boutique tattoo studio, voted Best Tattoo Shop in Miami, specializing in fine line, custom pieces, and micro-realism. The eco-conscious studio stands out for its commitment to sustainability, using only vegan tattoo inks, aftercare products, and biodegradable materials to minimize environmental impact. Located in the heart of Wynwood, Skye Ink has earned recognition for combining exceptional artistry with ethical, environmentally responsible tattooing practices.



Current RE is a real estate brokerage and investment firm providing comprehensive property services in Miami's Wynwood neighborhood. The office specializes in commercial and residential transactions, property management, and investment advisory for clients navigating South Florida's competitive real estate market. Strategically located in the arts district, Current RE offers clients direct access to one of Miami's fastest-growing and most dynamic commercial corridors.

EXIT ESCAPE ROOM MIAMI

I M A Escape is an immersive escape room entertainment venue offering themed puzzle-solving experiences in Wynwood's Campus on 5th. The facility provides corporate team-building events, birthday parties, and group entertainment through challenging and interactive escape room adventures. Located in the heart of Miami's arts district, the venue capitalizes on Wynwood's high foot traffic and vibrant entertainment scene.

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TENANT PROFILES

DOLLS KILL

Dolls Kill is a nationally recognized alternative fashion retailer that opened its Miami flagship store in Wynwood in 2024. The boutique specializes in streetwear, goth, punk, and festival fashion, offering bold and rebellious clothing, shoes, and accessories for non-conformist style. With locations in Brooklyn, Los Angeles, and now Miami, Dolls Kill brings edgy, trend-forward fashion to match Wynwood's artistic and countercultural vibe.



Big Move Properties is a commercial real estate development and leasing firm specializing in creative spaces in Miami's Wynwood Arts District, Allapattah, and Little River. The company has helped over 100 businesses successfully establish operations by providing customized commercial spaces designed to capitalize on Miami's most exciting cultural destinations. Big Move Properties focuses on one-of-a-kind creative commercial real estate that serves businesses seeking to expand or launch in high-energy neighborhoods.

The Kava Bar

The Kava Bar tenant space serves Miami's growing interest in plant-based wellness beverages and alcohol-free social venues. Kava bars specialize in serving kava and kratom drinks that promote relaxation and stress relief, drawing from Pacific Island traditions. These establishments have become popular gathering spots in Wynwood, offering a health-conscious alternative to traditional bars with community events and social programming.



V&V Enterprise 1 Corp operates as a business services company within Wynwood's commercial ecosystem. The firm maintains professional office space in the Campus on 5th development, benefiting from the neighborhood's dense concentration of creative agencies, tech startups, and design studios. As part of Wynwood's transformation into a major business hub, V&V serves the area's growing corporate and entrepreneurial community.



A&M Sunoco provides essential automotive services including fuel, convenience store items, and basic vehicle maintenance. The gas station serves both residents and the thousands of visitors who flock to Wynwood for its galleries, restaurants, and nightlife. Located on NW 5th Ave, the station benefits from high traffic volume and provides necessary services for this busy arts district.

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TENANT PROFILES



Love Life Café is Wynwood's premier plant-based restaurant, founded by nutrition expert Veronica Menin and chef Diego Tosoni. The full-service vegan restaurant features innovative dishes including their acclaimed superfood burger, arepas, sushi, and pizzas made from fresh, locally-sourced ingredients. Having operated in Wynwood for nearly a decade, Love Life Café has become a cornerstone of Miami's plant-based dining scene and a community hub for health-conscious residents and visitors.

Beef & Burger is a quick-service restaurant concept serving American comfort food with a focus on quality burgers and casual dining. The establishment caters to Wynwood's diverse clientele of art district visitors, office workers, and local residents seeking convenient and satisfying meals. Positioned within the Campus on 5th, the restaurant benefits from consistent foot traffic and the neighborhood's growing reputation as a culinary destination.

Duetti is a cutting-edge music investment and financing platform that empowers independent artists by providing fast, transparent cash deals for their music catalogs, master rights, and publishing. Founded by former executives from TIDAL and Apple Music, the company has raised over \$435 million in funding and partnered with over 700 artists, offering deals ranging from \$10,000 to \$7 million per transaction. With offices in New York, Los Angeles, Miami, and London, Duetti combines data-driven pricing technology with catalog marketing support to help independent musicians monetize their work and grow their careers.

Beatnix is Miami's premier costume and club wear retailer, established over 25 years ago and named the best costume shop in Miami Beach. The store specializes in costumes for any theme, featuring an extensive selection of wigs, shoes, headpieces, corsets, and the largest collection of masks on the Eastern Seaboard. With locations in both South Beach and Wynwood, Beatnix serves everyone from Halloween enthusiasts to club employees, dancers, and performers seeking unique, funky, and over-the-top fashion.

Detect Technologies is a Miami-based AI-powered technology company that helps utility companies identify electrical grid equipment defects before major power failures occur. Founded in 2024, the startup uses proprietary artificial intelligence to enable utilities to respond quickly to potential issues, reducing costly outages and improving grid reliability. The company maintains offices in Miami and Canada, with a team focused on AI engineering and technology development for the energy infrastructure sector.

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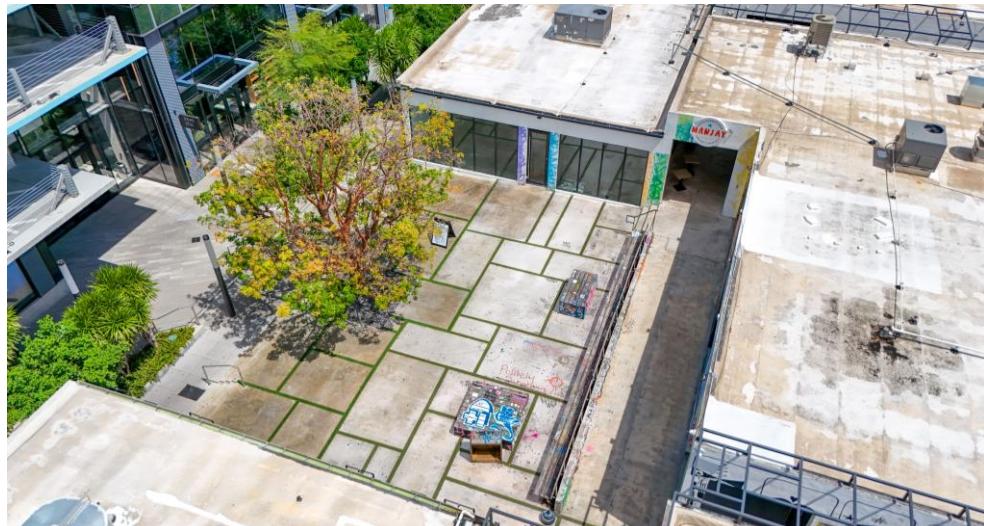
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EXTERIOR PHOTOS



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AERIAL DEVELOPMENT CONTEXT



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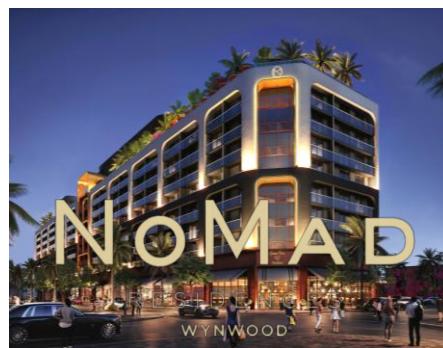
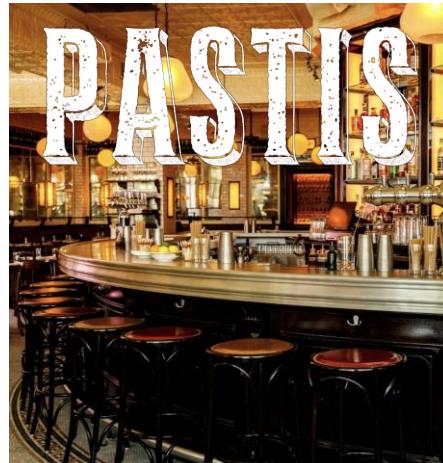
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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Wynwood 5th Avenue Campus sits in the heart of the Wynwood Arts District, Miami's most recognizable cultural and innovation hub. Once an industrial warehouse area, Wynwood has undergone one of the most dramatic urban transformations in the country, evolving into a global destination for art, technology, hospitality, and experiential retail. The district now attracts over 25 million annual visitors, a rapidly expanding residential population, and a steady influx of high-earning professionals who live, work, and spend in the neighborhood daily.

Surrounded by Midtown, Edgewater, the Design District, and Downtown/Brickell, Wynwood is centrally positioned within Miami's densest and fastest-growing urban communities. This location fuels constant pedestrian activity and seamless connectivity to residential towers, boutique hotels, Class A office buildings, and the neighborhood's restaurants, galleries, and nightlife destinations. Top national operators — including Uchi, Pastis, KYU, Salt & Straw, Joe's Pizza, Marine Layer, and Warby Parker — have established flagship locations here, reinforcing Wynwood as one of the most desirable retail environments in the Southeast.

Wynwood has also emerged as a leading hub for technology and venture-backed companies, attracting firms such as Founders Fund, Atomic, Ramp Financial, and Web3 groups drawn to the district's creative energy and modern Class A office supply. This wave of corporate migration has significantly increased the daytime population, driving strong demand for food, beverage, wellness, and lifestyle concepts throughout the area.

Supported by a robust development pipeline delivering thousands of residential units, new mixed-use projects, and hospitality offerings, Wynwood continues to mature into a fully institutionalized submarket. The combination of cultural relevance, tourism strength, residential density, and corporate growth makes Wynwood one of the highest-performing and most durable urban districts in Miami, and one of the most compelling investment locations in the United States.

PROPERTY HIGHLIGHTS

- Full Block To Block Wynwood Campus with Frontage on NW 5th Avenue
- Value Add Creative Adaptive Reuse Retail and Office
- Immediate Upside Potential Through Full Lease-Up and Adjusting Rents to Market
- Covered Land Play Opportunity With Upzoning Benefits Through the Live Local Act

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WYNWOOD RESIDENTIAL DEVELOPMENT PIPELINE



WYNHOUSE

308 units

2200 NW 1ST AVE
FISHER BROTHERS



AMLI WYNWOOD

316 units

70 NW 25TH ST
AMLI RESIDENTIAL



WYNWOOD URBY

289 units

26 NE 27TH ST
URBY



SOCIETY WYNWOOD

318 units

2431 NW 2ND AVE
PMG



i5 WYNWOOD

318 units

51 NW 28TH ST
RELATED GROUP



2400 WYNWOOD

20 units

2400 NW 2ND AVE
GOLDMAN



NOMAD RESIDENCES

329 units

2700 NW 2ND AVE
RELATED GROUP



THE COLLECTIVE

108 units

2825 NW 2ND AVE
FIDELITY



VIEW 29

116 units

2901 NW 2ND AVE
NEW URBAN DEVELOPMENT



ALCHEMY

186 units

18 NW 23RD ST
ALCHEMY



WYNWOOD WORKS

122 units

2035 N MIAMI AVE
MAGELLAN



WNWD21

304 units

2110 N MIAMI AVE
RELATED COMPANIES



MOHAWK WYNWOOD

260 units

56 NE 29TH ST
RILEA GROUP



THE WYNWOOD PLAZA

509 units

95 NW 29TH ST
L&L HOLDING



LIVWRK WYNWOOD

420 units

2400 N MIAMI AVE
LIVWRK

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The logo for DWN TWN REALTY ADVISORS. It features the letters 'DWN' stacked above 'TWN' in a large, bold, serif font. Below this, the words 'REALTY ADVISORS' are written in a smaller, bold, sans-serif font. A thin horizontal line extends from the bottom of the 'TWN' letters to the right, ending with a small diamond shape.

NEIGHBORHOOD CONTEXT MAP



Tony Arellano P.A. // Managing Partner
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DWNTWN REALTY ADVISORS

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THE NEIGHBORHOOD



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DWN
TWN
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25.77°N -80.19°W

The image shows the logos for Amazon and Spotify side-by-side. The Amazon logo is on the left, featuring the word 'amazon' in a lowercase, bold, black sans-serif font with a red curved arrow underneath. The Spotify logo is on the right, consisting of a green circle with three white curved lines inside, followed by the word 'Spotify' in a green, lowercase, sans-serif font with a registered trademark symbol.



SONY MUSIC



FOUNDERS FUND



CLAUDE
GROUP



ramp ↗



veru

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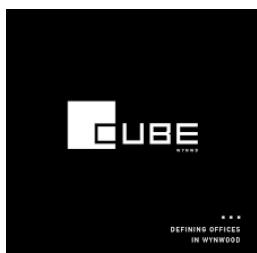
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DEMOGRAPHIC CONTEXT



NO MAD



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SALE COMPS

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Property Address	Sale Price	Sale Date	Land SF	Land Price/SF	Building SF	Building Price/SF	Zoning
2200 NW 2nd Ave	\$18,113,626	9/26/2025	49,223	\$376.12	27,700	\$668.36	T5-O/NRD-1
2230 NW 2nd Ave	\$3,113,936	9/26/2025	9,165	\$339.76	4,450	\$699.76	\$6,101
187 NW 28th St	\$5,750,000	9/12/2025	6,970	\$824.96	1,639	\$3,508.24	\$6,101
523-529 NW 28th St	\$6,000,000	8/5/2025	13,752	\$436.30	8,290	\$723.76	D1
2801 NW 5th Ave	\$6,000,000	6/20/2025	9,148	\$655.88	5,250	\$1,142.86	I
255 NW 25th St	\$99,000,000	1/30/2025	16,400	\$11,608.82	98,113	\$1,940.46	\$7,000
218 NW 25th St	\$4,000,000	1/6/2025	4,792	\$834.72	4,000	\$1,000.00	I
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	
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	16,800	\$458.33	11,423	\$674.08	D-1
300 NW 29th St	\$5,000,000	1/2/2024	6,970	\$717.36	5,679	\$880.44	T6-8-O NRD-1
187 NW 28th St	\$8,000,000	10/24/2023	6,970	\$1,147.78	1,639	\$4,881.02	\$6,101
2828 NW 1st Ave	\$135,000,000	10/4/2023	56,355	\$2,395.53	405,149	\$333.21	6101
170 NW 23rd St	\$14,759,276	9/22/2023	16,535	\$892.61	9,581	\$1,540.47	T5-O
2215 NW 1st Pl	\$9,240,724	9/22/2023	21,941	\$421.16	17,825	\$518.41	T5-O
119 NW 29th St	\$7,515,903	9/19/2023	6,900	\$1,089.26	4,341	\$1,731.38	T6-8-O
545 NW 28th St	\$7,000,000	5/26/2023	13,939	\$502.19	9,600	\$729.17	D1 (Wynwood NRD)
643 NW 20th St	\$1,200,000	5/17/2023	6,226	\$192.74	1,560	\$769.23	7000
2825-2841 NW 2nd Ave	\$19,747,156	4/12/2023	27,750	\$711.81	10,477	\$1,884.81	C-2, Miami
166 NW 29th St	\$4,795,778	4/12/2023	13,878	\$350.62	2,200	\$2,179.90	C-2, Miami
222 NW 24th St	\$62,000,000	12/13/2022	13,068	\$4,744.41	108,952	\$569.06	6101
128 NW 25th St	\$3,625,383	12/8/2022	7,000	\$517.91	4,894	\$740.78	T-5-O
138 NW 25th St	\$2,924,617	12/8/2022	7,000	\$417.80	3,948	\$740.78	T-5-O
501 NW 29th St	\$4,500,000	11/18/2022	9,148	\$491.91	6,035	\$745.85	T6-8-O
155 NW 20th St	\$6,683,935	9/29/2022	14,375	\$464.97	4,700	\$1,422.11	T6-8-O
175 NW 20th St	\$3,816,165	9/29/2022	4,356	\$876.07	1,178	\$3,239.53	T6-8-O
2887-2899 NW 5th Ave	\$8,711,200	7/22/2022	12,197	\$714.21	10,690	\$814.89	C-2
164 NW 20th St	\$7,200,000	6/8/2022	16,553	\$434.97	23,000	\$313.04	T6-8-O
2734 NW 1st Ave	\$9,000,000	5/23/2022	6,534	\$1,377.41	18,800	\$478.72	6101
584 NW 27th St	\$3,075,000	4/5/2022	4,792	\$641.69	4,000	\$768.75	D1/NRD-1
2830 NW 5th Ave	\$11,200,000	3/17/2022	17,160	\$652.68	14,000	\$800.00	C-2
215-219 NW 24th St	\$49,000,000	2/28/2022	8,712	\$5,624.43	64,900	\$755.01	6101
330-332 NW 29th St	\$7,138,885	2/18/2022	21,780	\$327.77	11,000	\$648.99	T6-8-O, 6100
550 28 Street	\$4,700,000	2/15/2022	12,998	\$381.59	9,000	\$522.22	7000
131 NW 29th St	\$8,285,000	1/20/2022	13,800	\$600.36	5,408	\$1,531.99	C-2

Timeline	T48 Months
Total Sale Comparables	36
Total Sale Volume	\$574,296,584
Total Building Sq Ft	945,436
Total Land Acres	11.74
Average Price PSF BUILDING	\$1,180.97
Median Price PSF BUILDING	\$768.99
Max Price PSF BUILDING	\$4,881.02
Min Price PSF BUILDING	\$313.04
Average Price PSF LAND	\$1,214.59
Median Price PSF LAND	\$581.14
Min Price PSF LAND	\$192.74
Max Price PSF LAND	\$11,608.82

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

Devlin Marinoff // Managing Partner & Broker
dm@dwntwnrealtyadvisors.com // (P) 305.909.7343

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

Devlin Marinoff

Managing Partner & Broker

(C) 917.312.2219

(O) 305.909.7343

dm@dwntwnrealtyadvisors.com



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