

# 1,765 SF STOREFRONT RETAIL / OFFICE FOR LEASE

280 NW 27<sup>th</sup> ST, MIAMI, FL



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## EXECUTIVE SUMMARY

**LEASE RATE**  
\$65.00 NNN

**AVAILABLE SPACE**  
+/- 1,765 SF

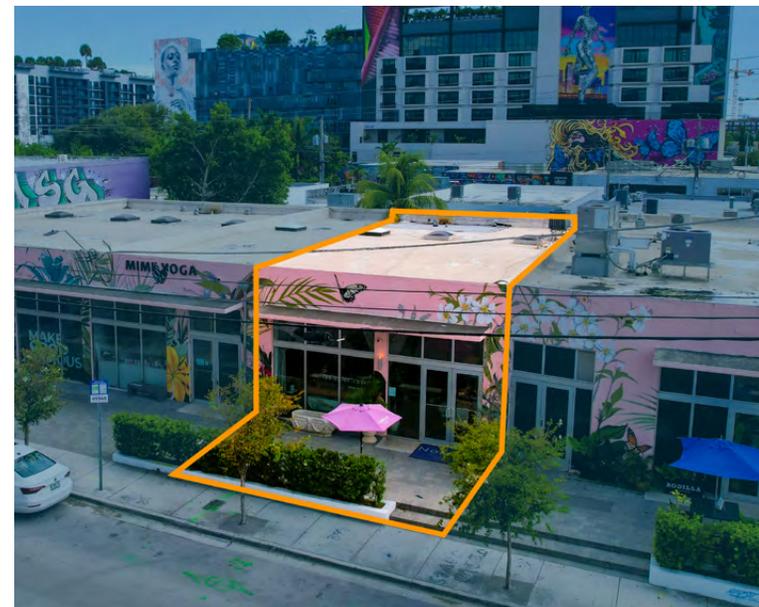
**CEILING HEIGHT**  
14' Clear

**TERM**  
Negotiable

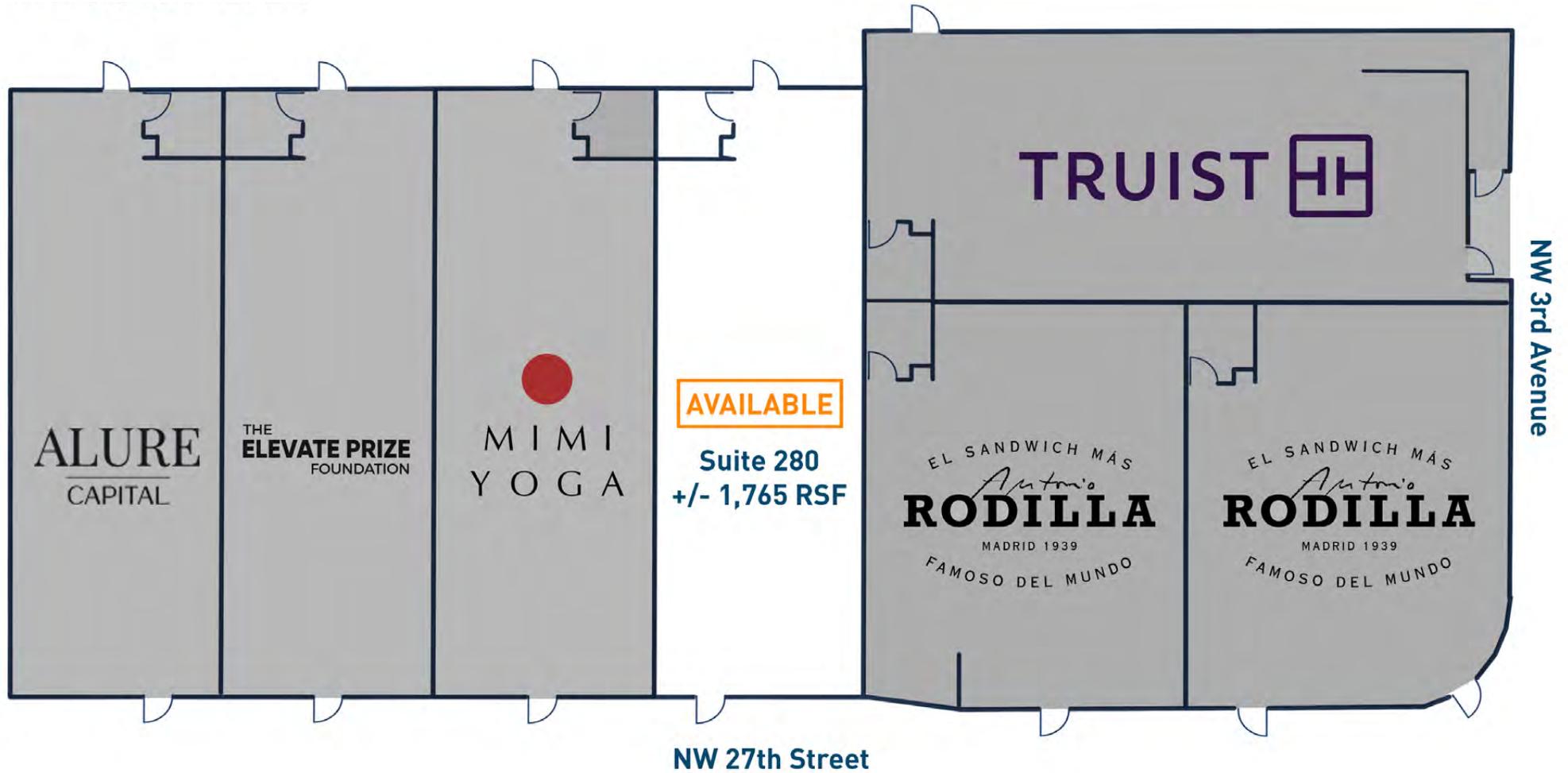
**LOCATION**  
Wynwood, Heart of Market

**SPACE USE**  
Retail / Office

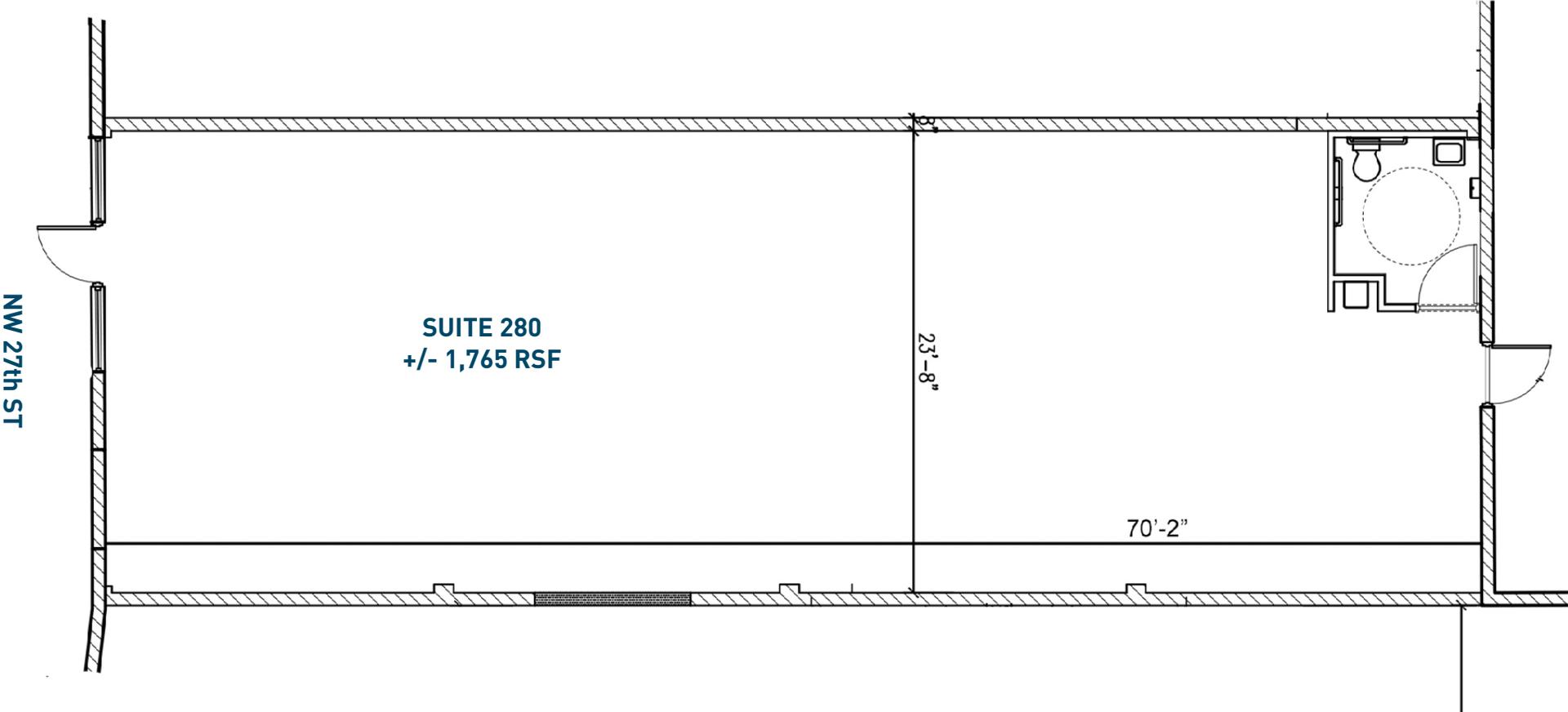
One 1,765 square feet of retail space is now available at a key intersection in Wynwood. The property features 14' ceilings, a front patio providing a functional outdoor area, and individually metered utilities. Building co-tenancy includes Mimi Yoga, Rodilla, and Truist. Located directly across the street from The Wynwood Garage. Neighboring 3rd Avenue businesses include Zak the Baker, WeWork, West Elm, Gibson Garage Miami (in build-out), and Walt Grace Vintage.



# COTENANTS



# SUITE 280 FLOOR PLAN





280 NW 27<sup>th</sup> Street  
Miami, FL 33127



# WELCOME TO WYNWOOD

## A NEIGHBORHOOD BUILT ON CREATIVITY

Wynwood is no stranger to change. Once an industrial hub, it has become both a world-renowned arts destination and a thriving residential neighborhood. Locals and tourists are drawn to its murals, galleries, festivals, and street-level energy, making it one of Miami's busiest destinations for dining, retail, and entertainment. Much of Wynwood's evolution is driven by the NRD-1 zoning overlay, est. 2015 to preserve the area's artistic and industrial

character while promoting density, mixed-use development, and walkability. This framework has attracted global brands, institutional capital, and transformative projects, strengthening Wynwood's identity as a neighborhood where work, culture, and daily-life coexist. In recent years, the district has welcomed leading firms in tech, finance, and creative industries, adding depth to its tenant mix.

Wynwood's unique blend of culture and commerce fuels daily demand and global visibility, securing its place as one of Miami's strongest long-term markets. With ongoing investment and a steady pipeline of development, the district is positioned for sustained growth well into the future.

# THE WYNWOOD ADVANTAGE

## MAJOR MARKET DRIVERS

Wynwood enhances brand and business. Its creative identity draws global attention, while its density, connectivity, and visitor traffic provide the fundamentals operators need to succeed.

**\$ 1Billion+**

In Real Estate Investment Over The Past Decade

**4 million+**

Instagram posts tagged #Wynwood

**27,700**

Residents In Wynwood District

**6 million+**

Annual Visitors

**4,000+**

Residential Units Delivered Or Underway

**6,300**

Residents In Wynwood's Core

**36.8**

Median Age, Reflecting A Young, Working-Age Population

**500+**

Businesses in Wynwood, Including Hospitality, Retail, Tech, and Creative.

**< 5 miles**

From Brickell, Design District, Downtown, and Miami Beach



Designated "Clean Street Team"



70+ Street Kiosks with Interactive Maps



Walk Score ≈ 97  
Bike Score ≈ 80



1,400+ Non-Street Parking Spaces



# WHAT'S HAPPENING IN WYNWOOD?

## EVERYDAY ANCHORS



### ART & CULTURE

#### WYNWOOD WALLS

Pioneering street art museum, 35+ murals by world-renowned artists Shepard Fairey, Aiko, Miami's own Purvis Young

#### MUSEUM OF GRAFFITI

The first museum dedicated to graffiti, mural park, curated shop, and beginner graffiti classes

#### WYNWOOD ART TOURS

Guided tours by foot, bike, or golf cart, showcasing Wynwood's global murals and creative spaces

#### BAKEHOUSE ART COMPLEX

33,000-sq-ft not-for-profit artist campus, 60+ studios, exhibitions, and public workshops

#### THE LAB MIAMI

Two coworking spaces in Wynwood offering flexible workspaces for members, with regular networking and tech events

### DINING & DRINKS

#### KYU

Wood-fired Asian-American BBQ, named Time Magazine's "Best Restaurant in Florida" after its first year, James Beard semifinalist

#### THE TACO STAND

Baja-style tacos, with a strong local following, don't miss Hiden, the Michelin-starred omakase hidden behind a secret door inside

#### SHISO

Trendy rooftop Asian smokehouse and lounge, named one of Eater's Best New Restaurants in Miami

#### ZAK THE BAKER

Established 2014, Kosher bakery and brunch café, James Beard recognition, a neighborhood staple

#### DOYA

Modern Aegean meze, Michelin Bib Gourmand, acclaimed for shareable plates and vibrant dining

### NIGHTLIFE

#### THE DIRTY RABBIT

Multi-level nightlife venue known for their immersive themed parties, bottle service, and top DJs

#### COYO TACO BACKROOM

Hidden lounge behind the taqueria, serving specialty tequila cocktails

#### 1-800-LUCKY

Asian food hall, karaoke lounge, and nightly DJs in the courtyard

#### WYNWOOD MARKETPLACE

75,000-sq-ft open-air venue, food trucks, artisan stalls, and regularly scheduled events/festivals

#### CASA LA RUBIA

Latin brewery, small-batch beers, lively taproom, DJ sets, food trucks

#### DANTE'S HIFI

Intimate vinyl listening bar/venue, live performances and occasional celebrity sightings

### SHOPPING

#### WYNWOOD KOLLECTIVE

Co-op boutique offering jewelry, accessories, and apparel made by local designers and artists

#### GLOTTMAN SHOP

Architect Oscar Glottman's eclectic gift shop and showroom for curated design objects

#### BASE

Established in 1999, relocated from Miami Beach to Wynwood in 2017, offering menswear, sneakers, and in-house fragrances

#### OFY

Miami-based menswear & lifestyle brand offering bold designs with a modern edge

#### 260 SAMPLE SALE

Weekly rotating designer sample sales with steep discounts, a draw for fashion-savvy locals, only in 4 U.S. cities (NYC, LA, MIA, DAL)

### FITNESS & WELLNESS

#### LEGACY FIT

Flagship gym, high-intensity Partner Interval Training, sauna, cold plunge, rated 4.9 on ClassPass

#### VELOCITY CLIMBING

Miami's premier indoor gym for bouldering, ropes, and Olympic-style speed climbing

#### WYNWOOD YOGA

#1 fitness class in South Florida for signature candlelight Yin experience via ClassPass

#### THE CURE WELLNESS

Spa/recovery center for personal wellness plans, IV drips, NAD+ therapy, peptide treatments, and lab testing

#### HOUSE OF MANE

Design-forward salon known for their expert stylists, colorists, and hair extension specialists.

# WHAT'S HAPPENING IN WYNWOOD?

## ANNUAL EVENTS



### MIAMI SPICE - August-September

Each summer, participating Wynwood restaurants feature prix-fixe menus, encouraging diners to explore the district's top-tier culinary scene



### III POINTS MUSIC FESTIVAL - October

One of Miami's biggest multi-genre music festivals, with over 50,000 attendees, held at Mana Wynwood



### HALLOWYN - October

Miami's biggest Halloween block party, drawing 30,000+ costumed revelers to the streets of Wynwood



### ART BASEL / ART WEEK - December

Art Week in Wynwood is known as Mural Fest, featuring pop-up events, street-art activations, and exclusive gallery exhibitions



### WYNWOOD LIFE - February

A two-day community-focused festival created to highlight the businesses and artists of Wynwood, held at Wynwood Marketplace



### MIAMI MUSIC WEEK - March

An influx of international and local DJs with electronic music events at Wynwood clubs and warehouses



### HOLI FESTIVAL OF COLORS - March

Indian Festival of Colors, celebrated with the throwing of vibrant powders, one of Wynood's most colorful and unifying annual gatherings



### WYNWOOD PRIDE - June

A multi-day LGBTQ+ festival with live music performances, art activations, and nightlife events





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