

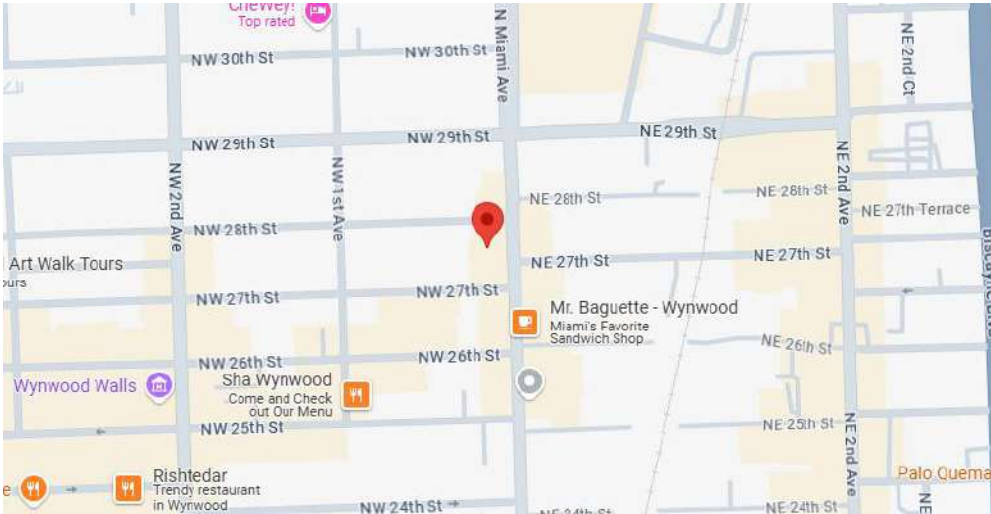


FOR LEASE

North Miami Ave Prime Corner Retail

2700 North Miami Avenue, Miami, FL 33127

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$70 NNN
CAM Estimate:	\$20 NNN
Available SF:	1,659 SF
Submarket:	Wynwood

LEASING OVERVIEW

DWNTWN Realty Advisors has been exclusively retained to arrange the leasing of 2700 North Miami Avenue, Unit 1118. This 1,659 SF ground-floor space is perfectly situated in the heart of the Wynwood submarket, offering unmatched visibility and accessibility in one of Miami's most sought-after neighborhoods. Surrounded by renowned retail landmarks, high-end restaurants, and thriving cultural hubs, this property is ideal for retail, food & beverage, or creative office tenants aiming to establish a presence in one of Miami's fastest-growing areas.

LEASING HIGHLIGHTS

- Prime Frontage Along North Miami Avenue
- Exceptional Foot Traffic and Visibility
- Surrounded by Trendy Retail and Dining Destinations

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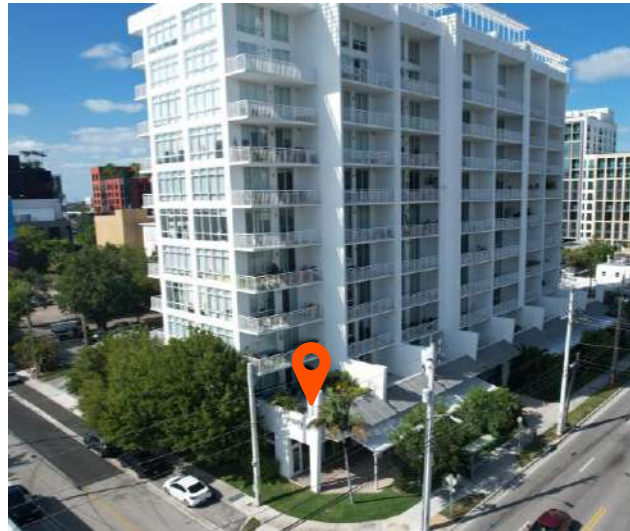
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PROPERTY PHOTOS



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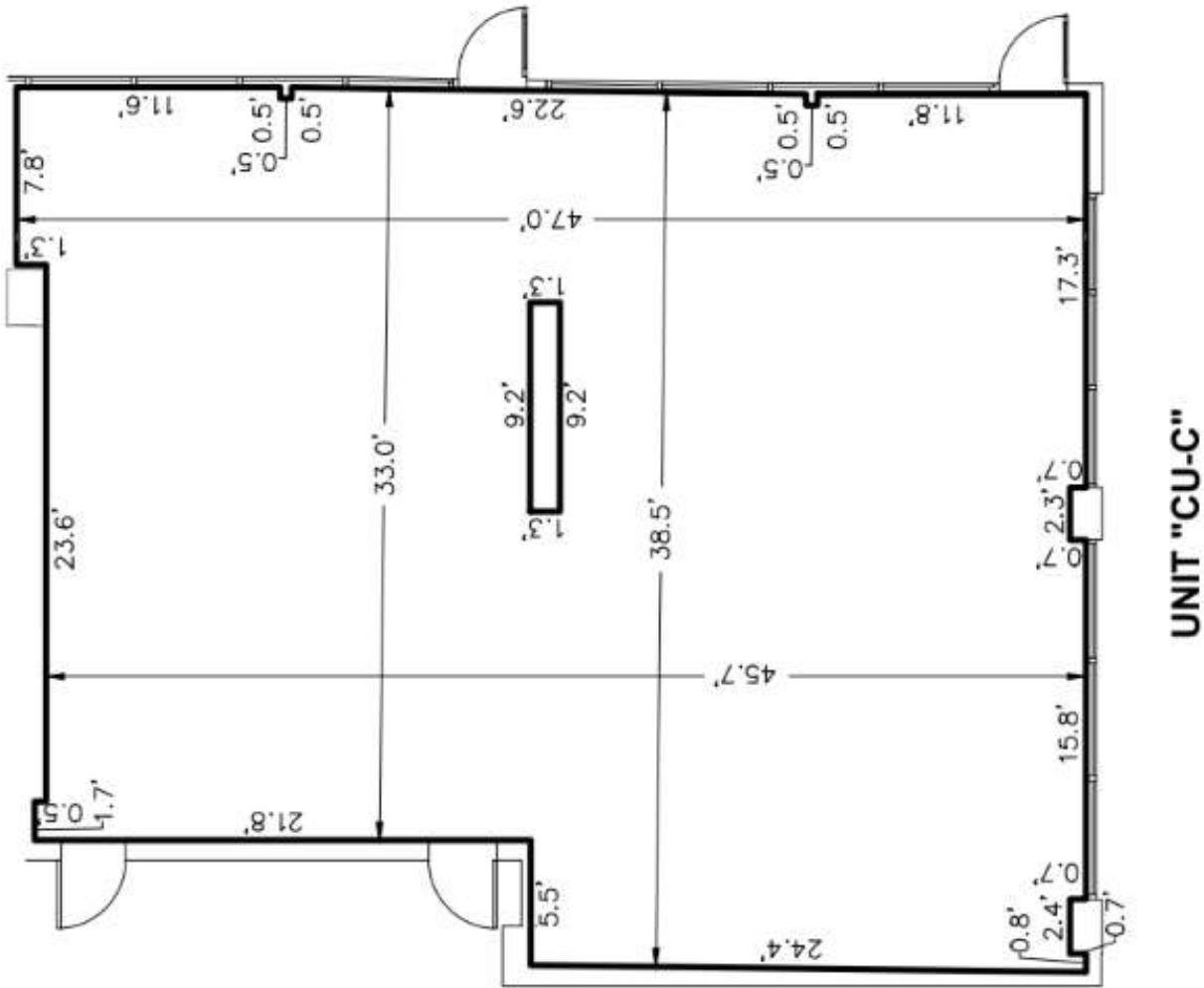
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FLOORPLAN



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INTERIOR PHOTOS



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RETAIL MOODBOARD



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FOOD & WINE MIAMI WYNWOOD —~~~~—

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WYNWOOD + CORPORATE TENANTS



SONY MUSIC



pwc



FOUNDERS FUND



ATOMIC



CLAIRE
GROUP



Gensler

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LOCATION DESCRIPTION



Wynwood Overview

Wynwood has evolved into one of Miami's most dynamic and sought-after submarkets, attracting millions of visitors annually with its vibrant mix of art, culture, and innovation. Known globally for its colorful murals and renowned Wynwood Walls, this neighborhood seamlessly blends creativity with commerce, making it a hub for trendsetting retail, dining, and entertainment. Wynwood's walkable streets are lined with artisanal coffee shops, boutique retailers, and high-end restaurants, creating a unique urban environment that draws tourists, locals, and professionals alike.

This submarket is not just about art; it's a thriving business district. Wynwood has seen an influx of major commercial developments, including luxury residential projects, modern office spaces, and boutique hotels, ensuring a consistent flow of affluent consumers and professionals. Its strategic location near Midtown, the Design District, and Downtown Miami makes it highly accessible while maintaining its distinct identity as Miami's creative epicenter.

For businesses, Wynwood offers a unique opportunity to capture a diverse customer base, from global tourists exploring Miami's art scene to local residents and young professionals seeking the latest trends. With record-breaking foot traffic, a robust year-round calendar of cultural events, and continued investment into the area's infrastructure, Wynwood is the ideal destination for brands seeking visibility, growth, and connection to Miami's thriving cultural and economic ecosystem.

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