



FOR LEASE



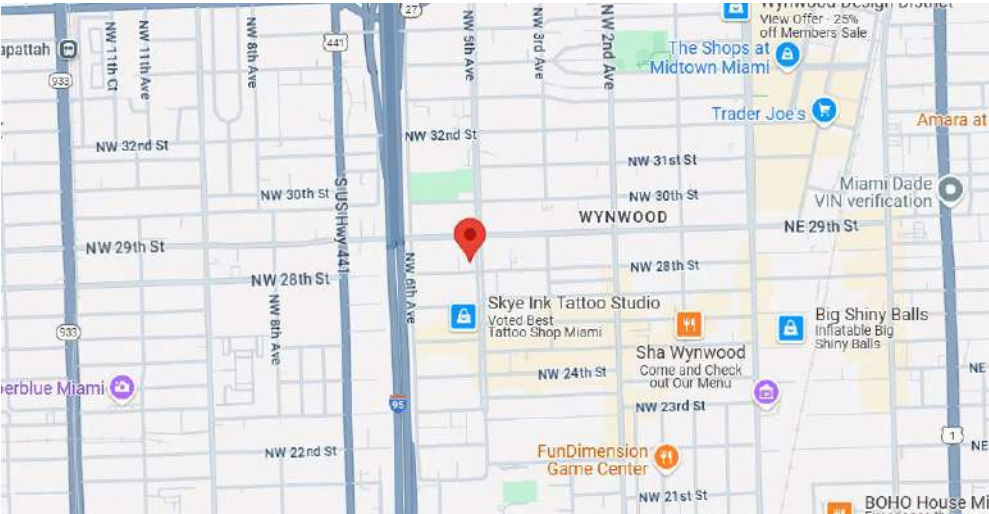
Wynwood Turnkey Corner with Parking

2800-2818 NW 5th Ave, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$45 NNN
CAM Estimate:	\$20/ft
Available SF:	2 Units; 4,989 SF – 10,094 SF
Lot SF:	15,258 SF
Ideal Uses:	Retail, Office, Event/Gallery Space, Fitness/Yoga
Zoning:	T5-O
Parking:	8 Spaces
Submarket:	Wynwood
Space 1:	4,989 SF
Space 2:	5,089 SF

LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 2800-2818 NW 5th Ave. This beautiful 10,000 SF space is move-in ready for on the corner of Northwest 5th Ave and 28th Street in Wynwood. Currently divided into two spaces of approximately 5,000 SF each, they would be perfect for creative offices, fitness training, specialty retail, or showrooms. This property offers a turnkey solution for a retail showroom in Miami's Wynwood neighborhood, the most talked about neighborhood in Miami for the past 10 years. Not only is Wynwood the art's and entertainment nexus of Miami, it is now the home to multiple Michelin Star Restaurants (Hiden, Cote, Itamae Ao, and Le Jardinier), home to over 4,000 new residential units and national offices users such as Amazon, Spotify and Live Naiton. The spaces are available as shown and ready for immediate occupancy.

LEASING HIGHLIGHTS

- Two Move-In Ready Units Totaling 10,000 SF
- Corner Showroom with Roll-Up Door Access
- High Ceilings, No Columns, Glass Storefronts
- Prime Location Near 545 Wyn, Midtown, Design District
- Gated Parking

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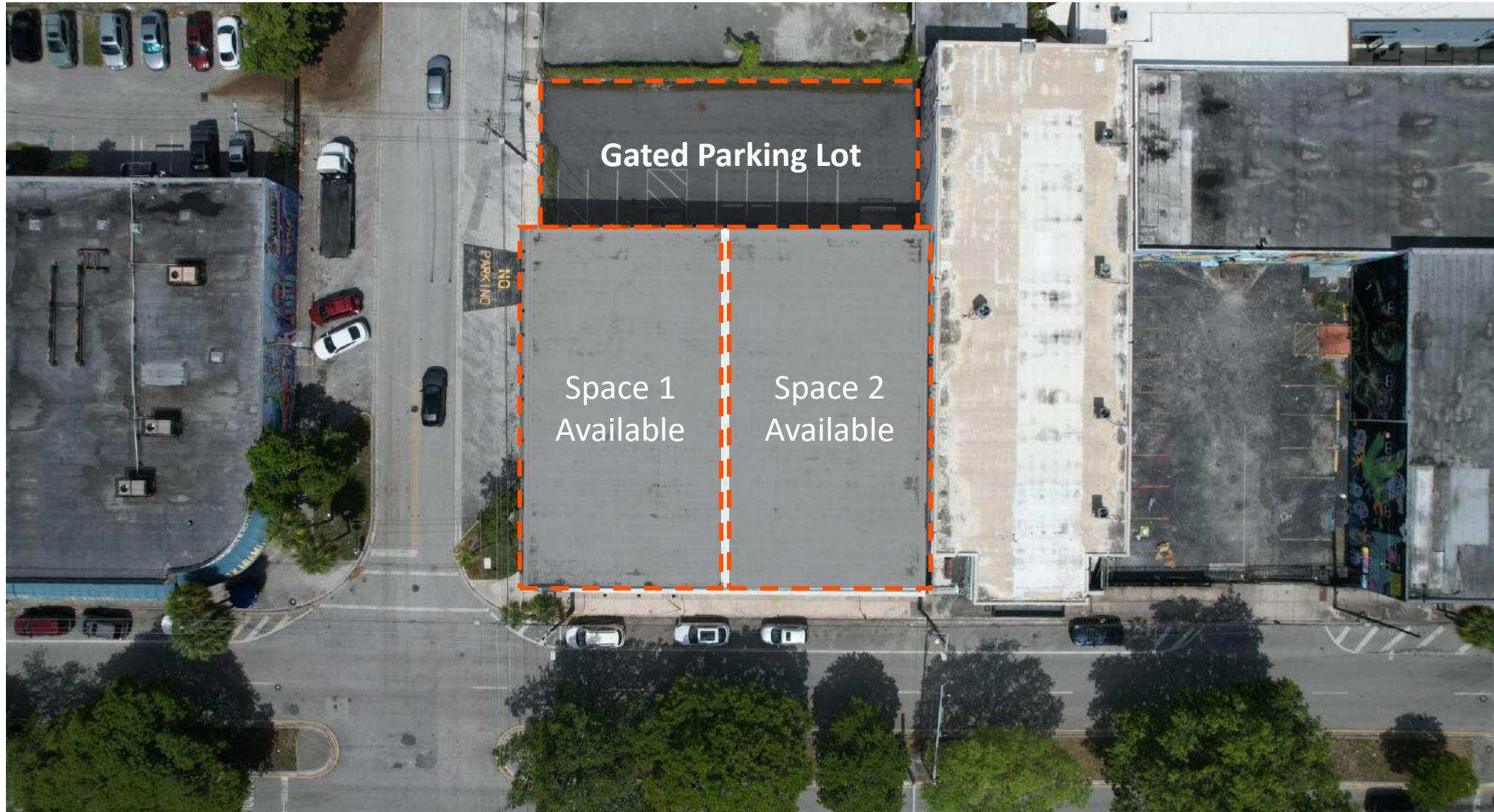
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SITE OVERVIEW



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SPACE 1 INTERIOR PHOTOS



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SPACE 2 INTERIOR PHOTOS



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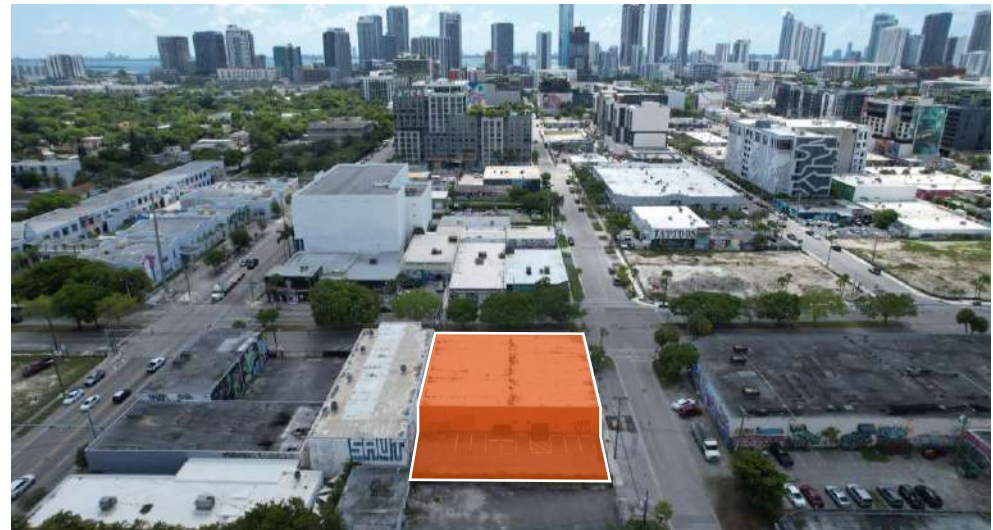
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RECENT WYNWOOD DEVELOPMENTS



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RECENT WYNWOOD DEVELOPMENTS



THE
GATEWAY



MOXY



WW PLAZA



WYN 25



WYN 25



CUBE

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WYNWOOD + HOSPITALITY HIGHLIGHTS

DWNTWN
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25.77°N - 80.19°W



moxy HOTELS
NoMAD RESIDENCES
WYNWOOD



PASTIS

Joe's Pizza



Arlo
Wynwood



dōma

FOOD & WINE MIAMI WYNWOOD

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WYNWOOD + CORPORATE TENANTS

DWNTWN
REALTY ADVISORS
25.77°N - 80.19°W



SONY MUSIC



pwc



FOUNDERS FUND



ATOMIC



CLAIRE
GROUP



Gensler

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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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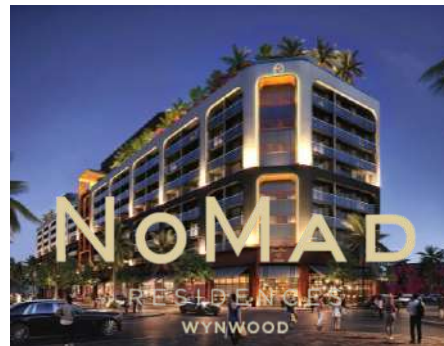
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LOCATION DESCRIPTION



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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[View Inventory](#)

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