



MIDTOWN SPACE

FOR LEASE

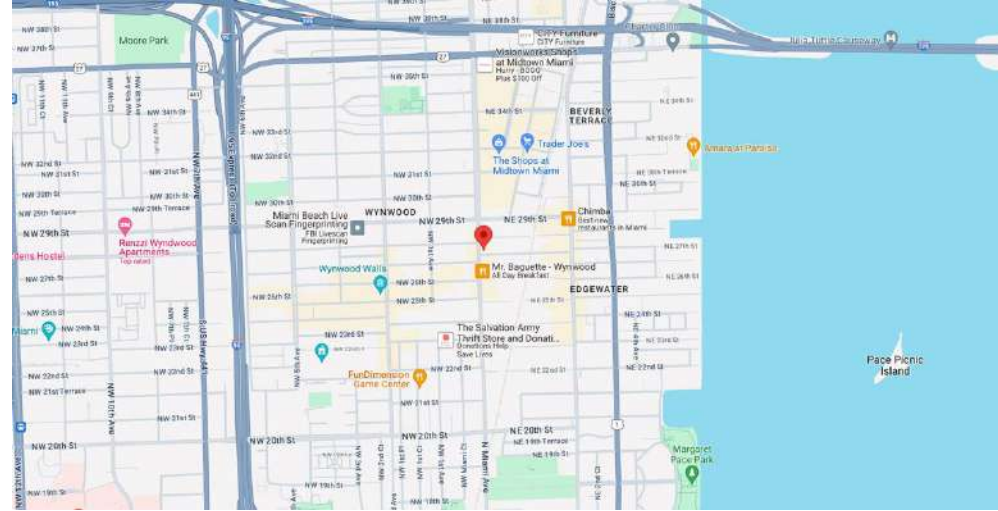
**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

Midtown Space
85 NE 27th Street, Miami, FL 33137

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$45 NNN
CAM:	\$24/SF
Building SF:	20,435 SF
Submarket:	Midtown, Edgewater, Wynwood
Ideal Uses:	Retail // Office Fitness

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of the Midtown Space located at 85 NE 27th Street. The entire building is available now, except for Unit 105 (1,766 SF) and Unit 106 (1,184 SF), which will be available in one year, offering a total of 20,435 SF. The property is ideal for retail, office, or fitness users looking to capitalize on the area's dynamic growth. Centrally located where Midtown, Edgewater, and Wynwood converge, the property benefits from a collective pipeline of 3,800 multi-family units under construction and 7,600 units proposed across these thriving neighborhoods. Additionally, Residence 27, a residential project situated directly behind the subject property, is planned to include 250 multi-family units, further enhancing the area's commercial appeal.

PROPERTY HIGHLIGHTS

- Location Where Midtown, Edgewater, and Wynwood Meet
- On-Site Parking Available
- Ideal for Retail, Offices, Fitness, Education

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

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

Rayza Perez // Executive
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LOCATION DESCRIPTION



WYNWOOD – MIDTOWN – EDGEWATER – THE DESIGN DISTRICT

THE INTERSECTION OF MIAMI'S URBAN CORE

Wynwood is bordered by I-95 to the west, Edgewater to the east, and Downtown to the south. Since the early 2000s, Wynwood has transformed into a global hub for art, fashion, and innovation. It's known as the "Silicon Valley of the South" with tech companies moving in, while also offering a vibrant art scene, unique restaurants, and a lively nightlife. Wynwood's main avenues are lined with local food spots, hip boutiques, museums, and entertainment options, making it a top choice in Miami's Urban Core.

Midtown Miami, nestled between Edgewater, Wynwood, and the Design District, offers a condensed urban experience with luxury residential towers and a bustling mix of stores, bars, and restaurants. The Shops at Midtown is a prominent shopping destination, surrounded by luxury buildings. Midtown's central location provides easy access to the Miami Design District and Wynwood for art and culture enthusiasts, and it's just a short drive or bike ride from Miami Beach via the Venetian Causeway.

Edgewater is a residential condo neighborhood ideally situated between Downtown, Wynwood, Midtown, and the Design District. It has become a hotspot for developers due to its beautiful views and proximity to key Miami areas. The East Edgewater waterfront area is particularly active, commanding premium prices. Edgewater also boasts Margaret Pace Park, offering a range of outdoor amenities. With easy access to Wynwood, the Miami Design District, South Beach, and the airport, Edgewater combines convenience with a waterfront lifestyle.

The Design District is one of Miami's emerging downtown neighborhoods, between 38th and 46th Street, bordered by I-95 to the west and Biscayne Boulevard to the east. This creative neighborhood and luxury shopping destination seamlessly blend fashion, design, art, and world-class dining. The Design District boasts upscale boutiques, art galleries, showrooms, and trendy eateries, attracting both locals and visitors. Internationally recognized luxury brands have flagship stores here, making it a global fashion destination at the forefront of Miami's creative and cultural scene.

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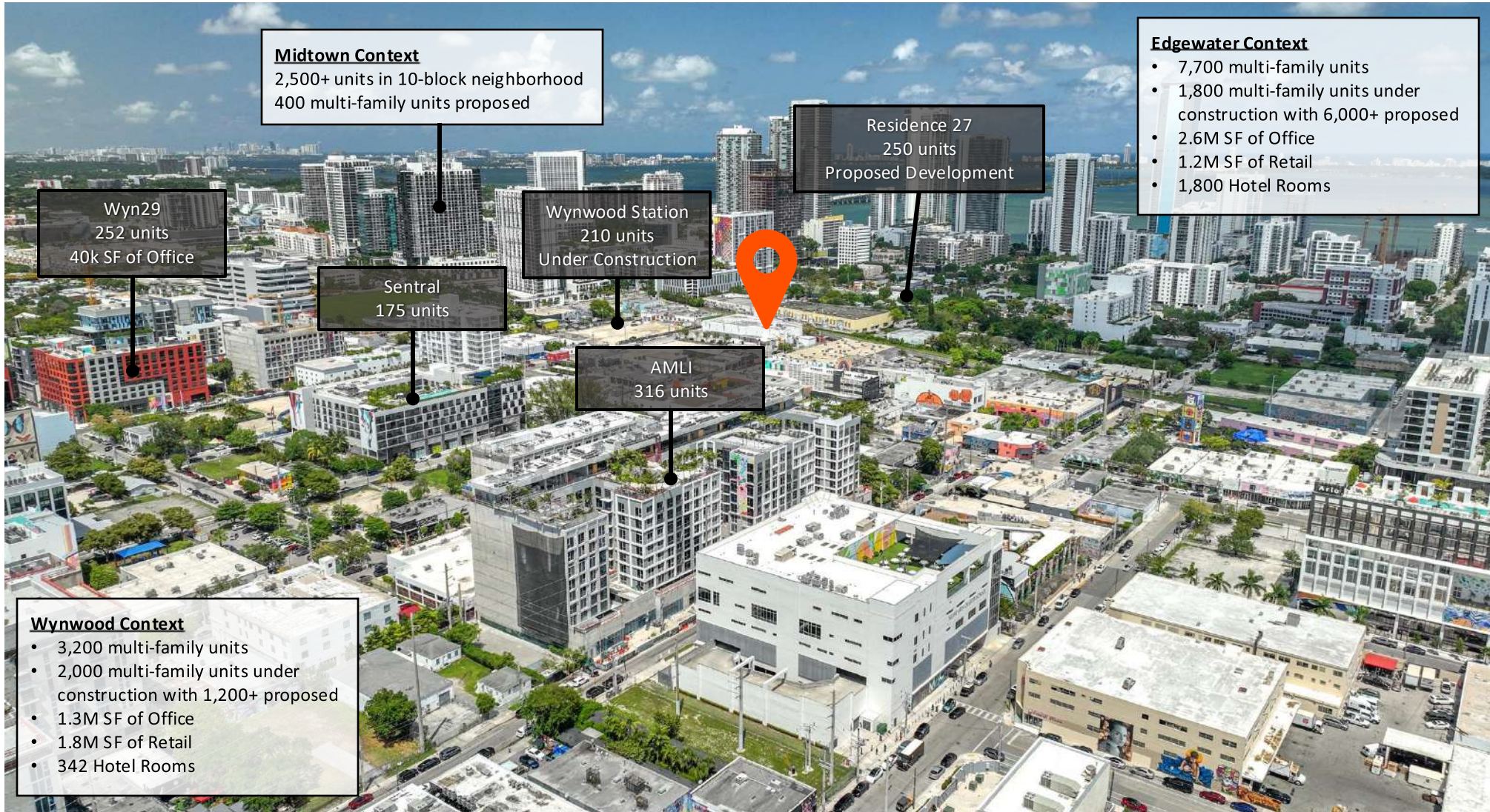
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AERIAL CONTEXT



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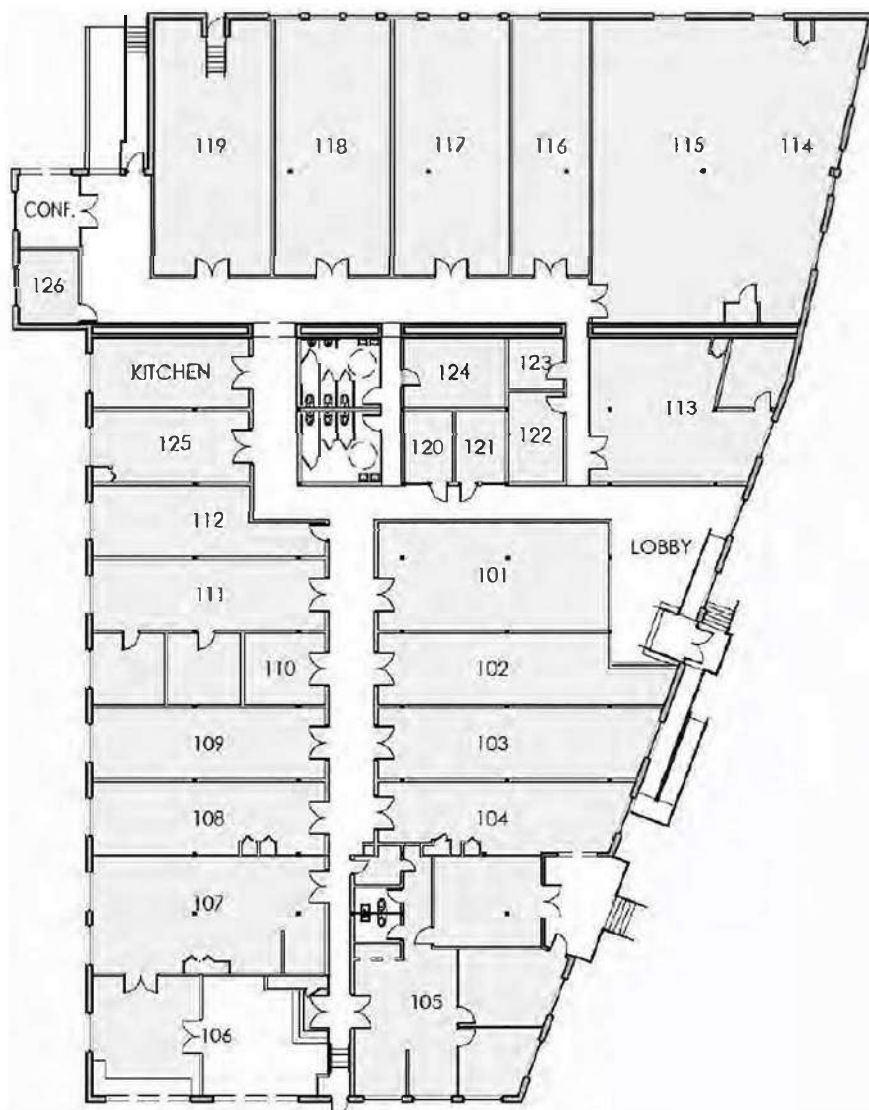
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SITE PLAN



Building SF = 20,435 SF

Expanding area potential:

- Unit 105 (1,766 SF)
- Unit 106 (1,1864 SF)

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PROPERTY PICTURES



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INTERIOR PICTURES



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UNIQUE PROPERTY ARTWORK



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CONCEPTS



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EDUCATION CONCEPTS



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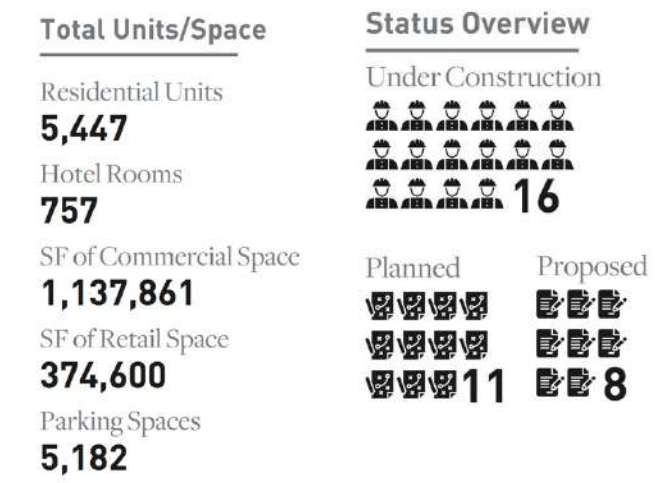
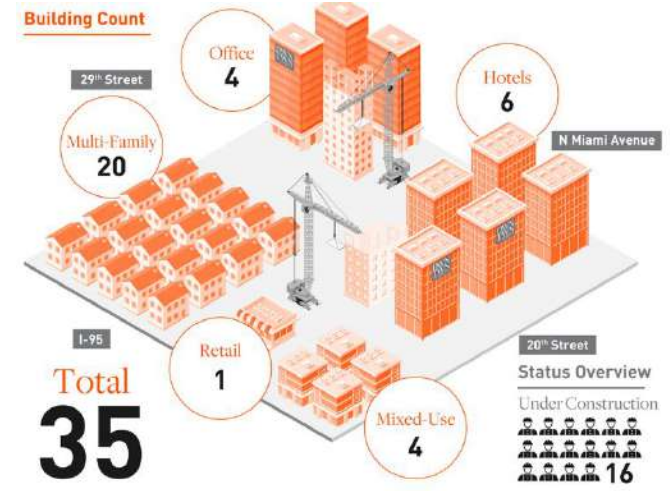
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WYNWOOD RETAIL & DEVELOPMENT CONTEXT MAP



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CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

Joe Fernandez

Executive

(C) 305.310.9062

(O) 305.647.0981

jf@dwntwnrealtyadvisors.com

Rayza Perez

Executive

(C) 786.325.9928

(O) 786.235.8046

rp@dwntwnrealtyadvisors.com

