



FOR LEASE

**DWN
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REALTY ADVISORS
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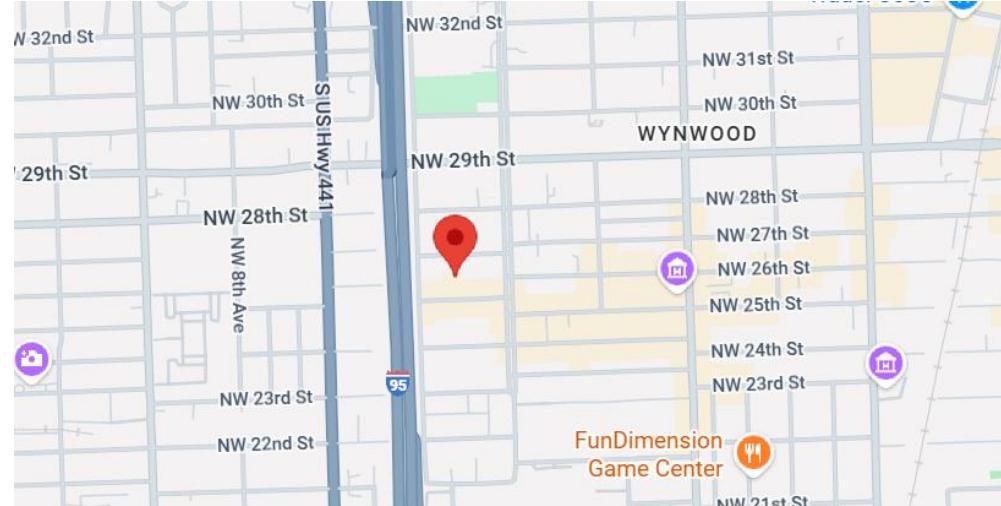
Wynwood Flex Building with Parking
560 NW 27th St, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25/ft
Type:	Modified Gross
Building Size:	4,400 SF
Lot Size:	7,000 SF
Lease Term:	Up to 1 Year
# of Stories:	2
Submarket:	Wynwood
Zoning:	D1

LEASING OVERVIEW

DWNTWN Realty Advisors is pleased to offer an exclusive leasing opportunity at 560 NW 27th Street in Wynwood. The subject property is located off of the heavily trafficked 5th Avenue, its widest and most treescaped street in the neighborhood. The building features approximately 4,400 square feet over two floors, ideal for any gallery showroom, flex or office user with a large attached parking lot. The building is located steps away from The Wynwood Garage, which contains 430 parking spaces and home to WeWork. The site sits at the edge of Wynwood's pedestrian grid within walking distance from all of the best new developments including 545 Wyn, The Dorsey, NW 3rd Ave, Wynwood Walls, and Mana Wynwood. The property is ideal for operators looking to capitalize on a prime location and enjoy unparalleled exposure in an urban walkable market.

LEASING HIGHLIGHTS

- Excellent location, walkable to all the best Wynwood retail/restaurant spots
- Easy enter/exit from the Wynwood neighborhood
- Large private parking lot
- Turnkey flex office space

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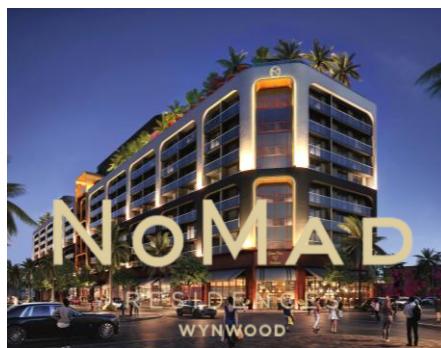
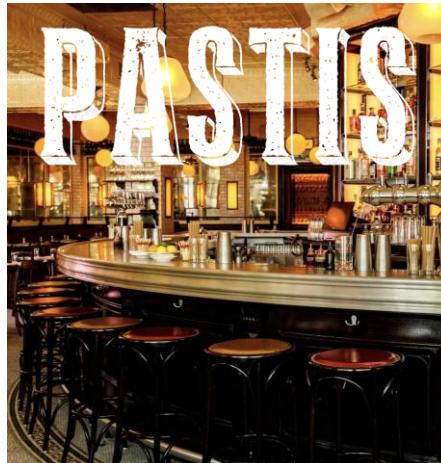
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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Portfolio is located within 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. Ideally located next to the Wynwood 25 on 25th Street, with the best retail Wynwood has to offer; adjacent tenancy include Uchi, KYU, Salt&Straw, Warby Parker, Marine Layer, Joe's Pizza, Rosemary's, Taco Stand, the Wynwood Walls, Zak the Baker, Pastis, Le Chick, Panther Coffee, etc. office tenancy nearby includes Founder's Fund, Atomic, Ramp Financials, Solana Spaces, etc.

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, OpenStores, 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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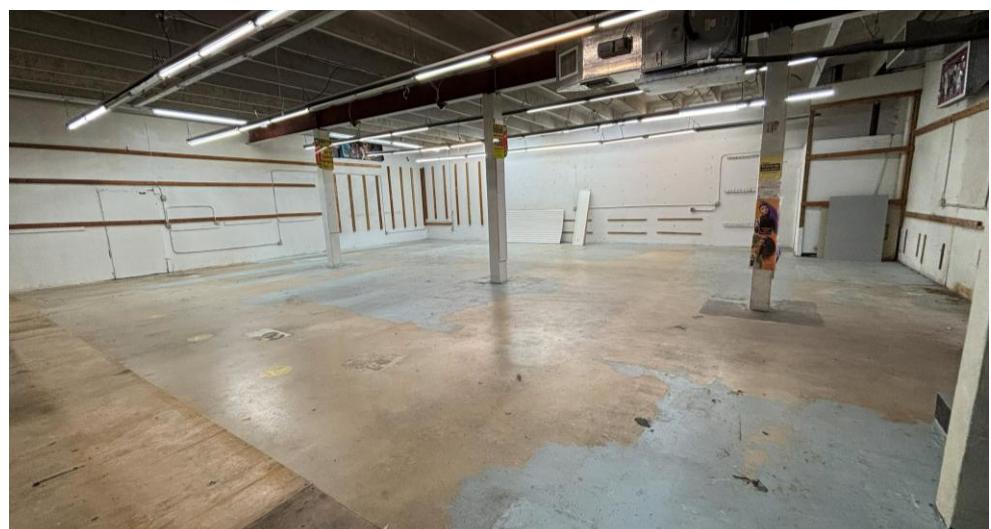
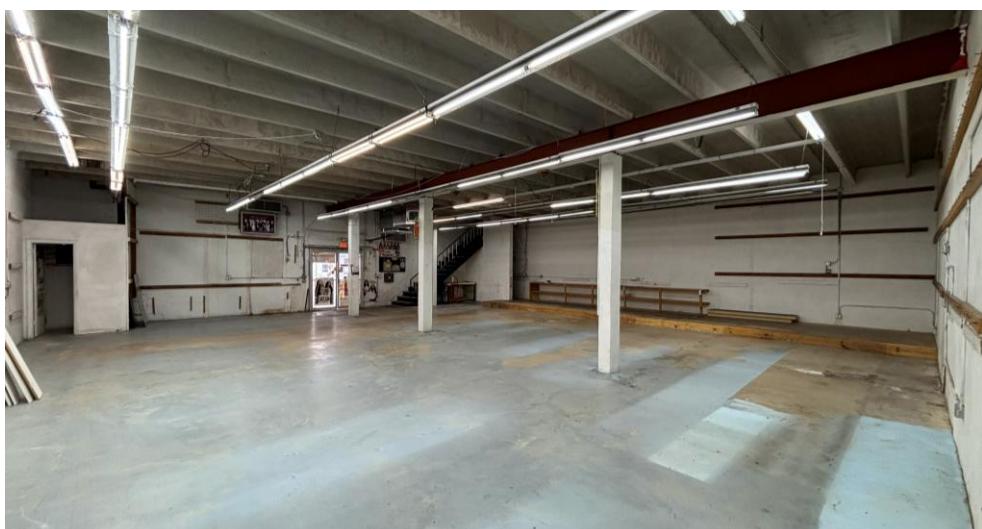
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PROPERTY PHOTOS



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IDEAL USES



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The logo for DWN TWN REALTY ADVISORS. It features the letters 'DWN' and 'TWN' in large, bold, serif capital letters, stacked vertically. Below them, the words 'REALTY ADVISORS' are written in a smaller, bold, sans-serif font. At the bottom, the coordinates '25.57°N -80.19°W' are displayed in a smaller, regular sans-serif font.

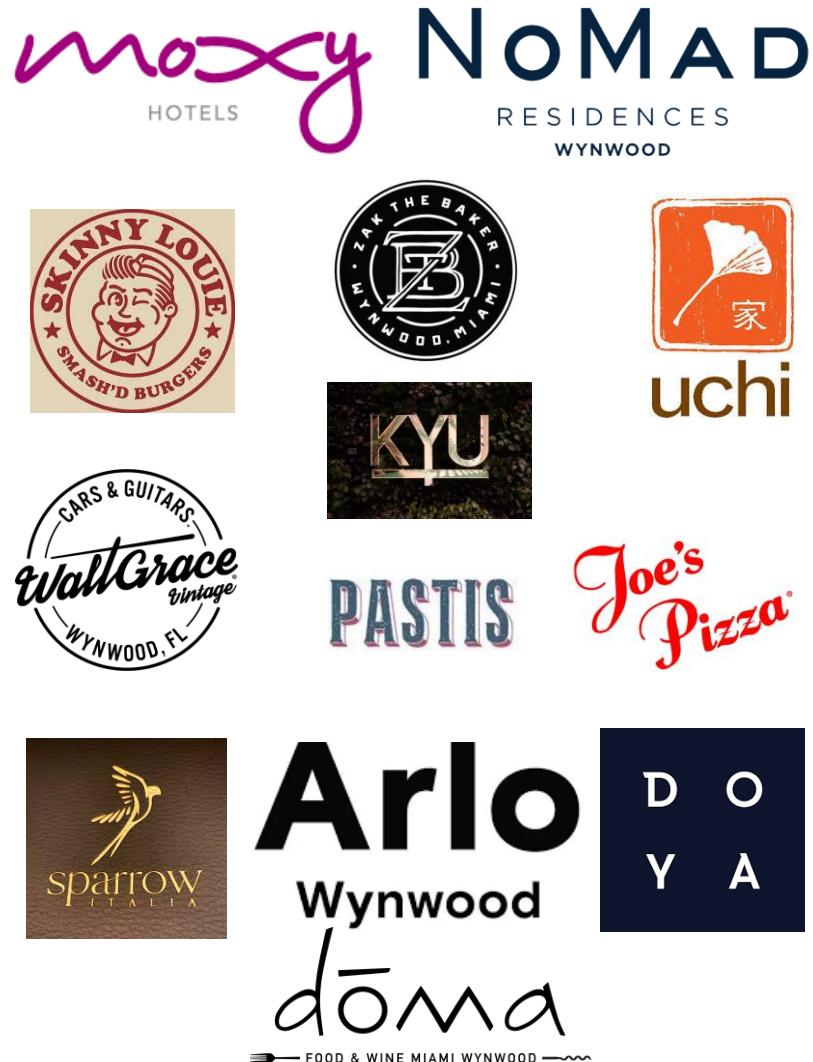
WYNWOOD RETAIL CONTEXT



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WYNWOOD + CORPORATE TENANTS



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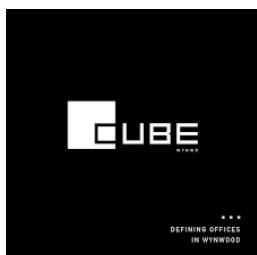
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DEMOGRAPHIC CONTEXT



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SOCIETY
Wynwood



THE
DORSEY



THE
WYNWOOD
GARAGE

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