

# 1,765 SF STOREFRONT RETAIL / OFFICE FOR LEASE

274 NW 27TH ST, MIAMI, FL - SUITE 280



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CENTRAL  
COMMERCIAL  
REAL ESTATE



## EXECUTIVE SUMMARY

**LEASE RATE**  
\$65.00 NNN

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

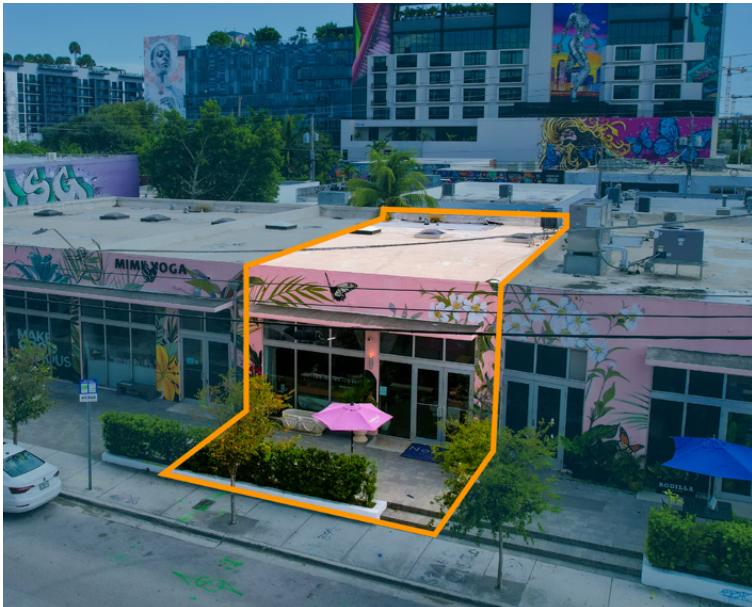
**CEILING HEIGHT**  
14' Clear

**TERM**  
Negotiable

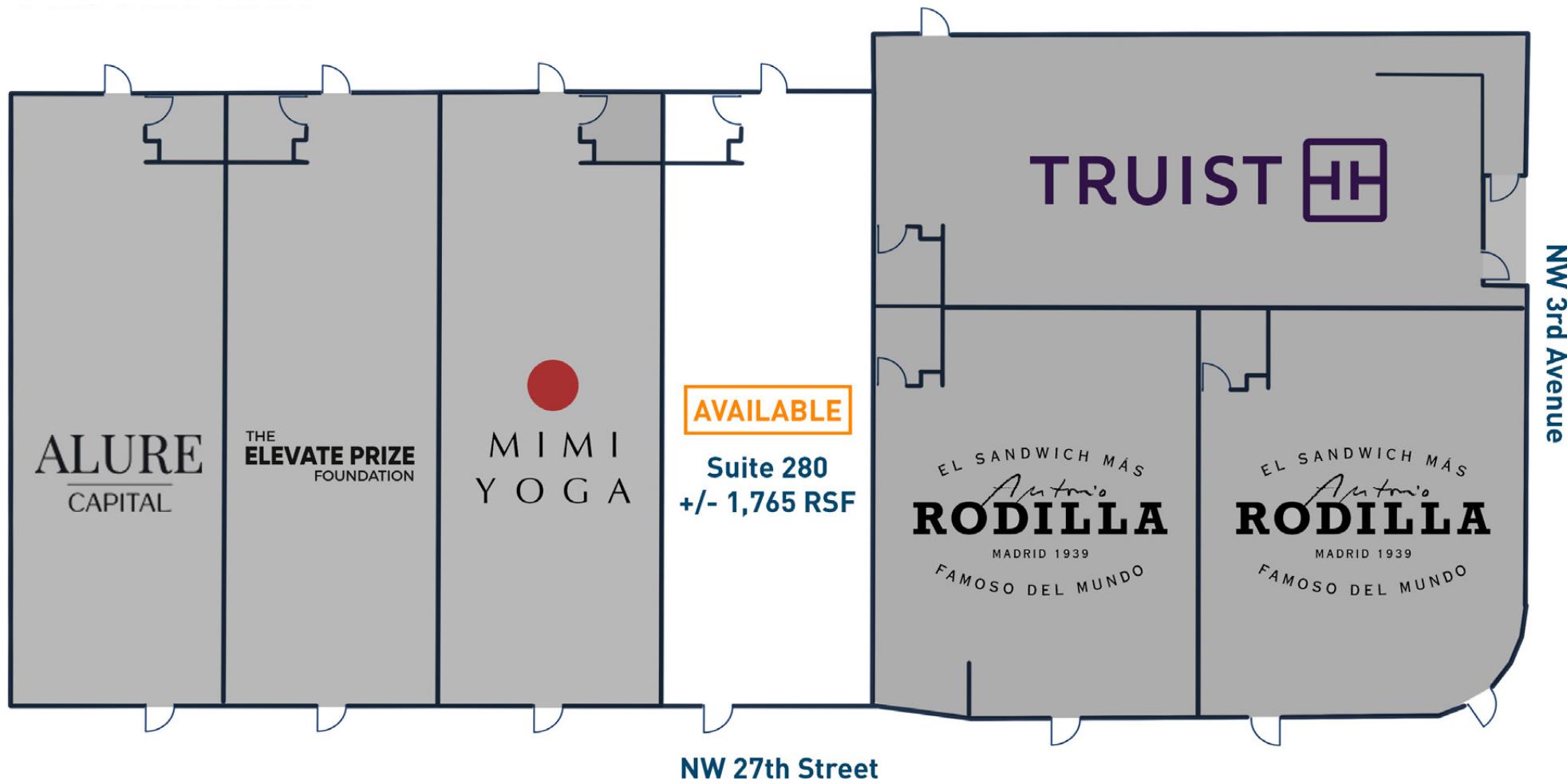
**LOCATION**  
Wynwood, Heart of Market

**SPACE USE**  
Retail / Office

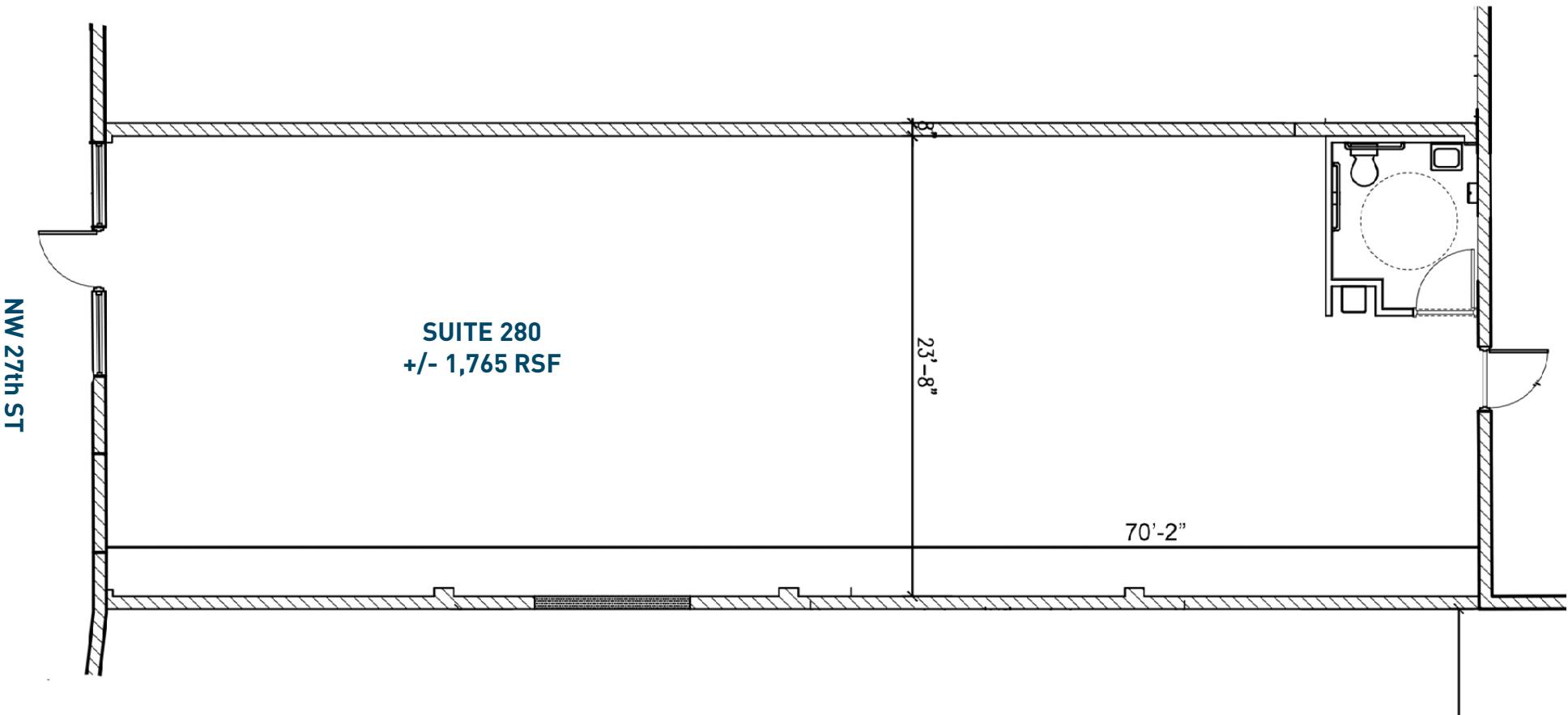
One 1,765 square feet of retail space is now available at a key intersection in Wynwood. The property features 14' ceilings, a front patio providing a functional outdoor area, and individually metered utilities. Building co-tenancy includes Mimi Yoga, Rodilla, and Truist. Located directly across the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



# COTENANTS



# SUITE 280 FLOOR PLAN







# 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

**6 million+**

Annual Visitors

**4,000+**

Residential Units  
Delivered Or Underway

**36.8**

Median Age,  
Reflecting A Young,  
Working-Age Population

**500+**

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

**27,700**

Residents In  
Wynwood District

**6,300**

Residents In  
Wynwood's Core

**< 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?

## 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 Wynwood'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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