



FOR LEASE

WYNWOOD + RETAIL + FLEX SPACE

317 NW 28th Street, Miami, FL 33127

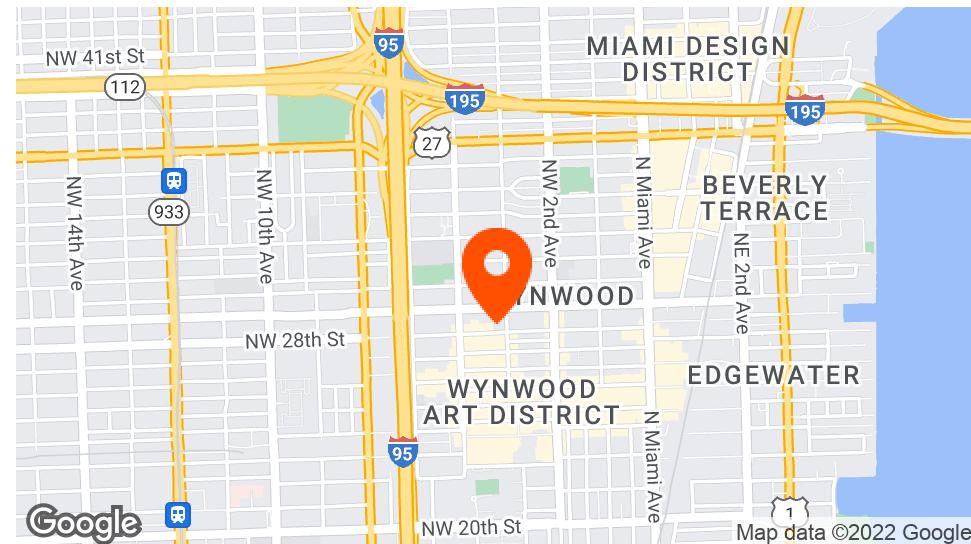
**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

Wynwood 3rd Avenue

317 NW 28th Street, Miami, FL 33127



PROPERTY DETAILS & HIGHLIGHTS



OFFERING SUMMARY

Lease Rate:	\$55.00 SF/year (NNN)
Building Size:	4,500 SF
Available SF:	4,500 SF
Lot Size:	7,250 SF
Year Built:	1973
Zoning:	T5-0
Number of stories:	Single
Market:	Florida
Submarket:	Wynwood

PROPERTY OVERVIEW

DWNTWN Realty Advisors is pleased to offer an exclusive leasing opportunity at 317 NW 28th Street in Wynwood. The subject property is located on 28th street near the prime corner of NW 28th and NW 3rd Avenue, a future woonerf pedestrian-friendly street. The building features approximately 4,500 SF space ideal for any retailer or gallery showroom. Space was previously occupied by an art gallery. Space is located steps away from The Wynwood Garage, which contains 430 parking spaces and the retail tenant Punch Bowl Social and home to WeWork. The site is in the heart of Wynwood's pedestrian grid within walking distance from all of the best new developments including 545 Wyn, Wynwood Walk, Wynwood Yards, NW 2nd Ave, Wynwood Walls, and Mana Wynwood. The property is ideal for retailers looking to capitalize on a prime location and enjoy unparalleled exposure in an urban walkable market.

PROPERTY HIGHLIGHTS

- Excellent location near a future woonerf pedestrian street urban & Walkable location with over 250,000 unique monthly pedestrian footfall.
- Excellent location near a future woonerf pedestrian street.
- Steps away from Wynwood Garage, Zak the Baker and Wynwood Walls.

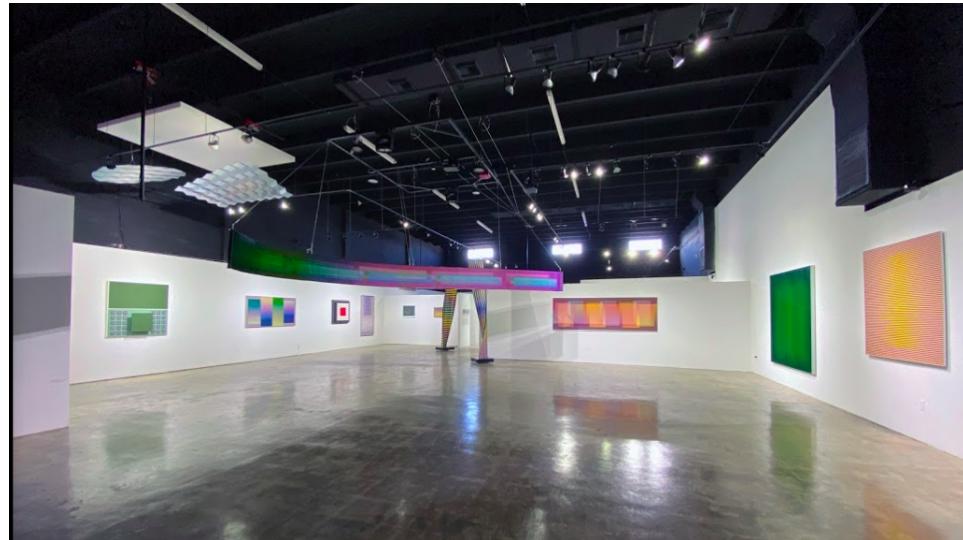
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PROPERTY PHOTOS



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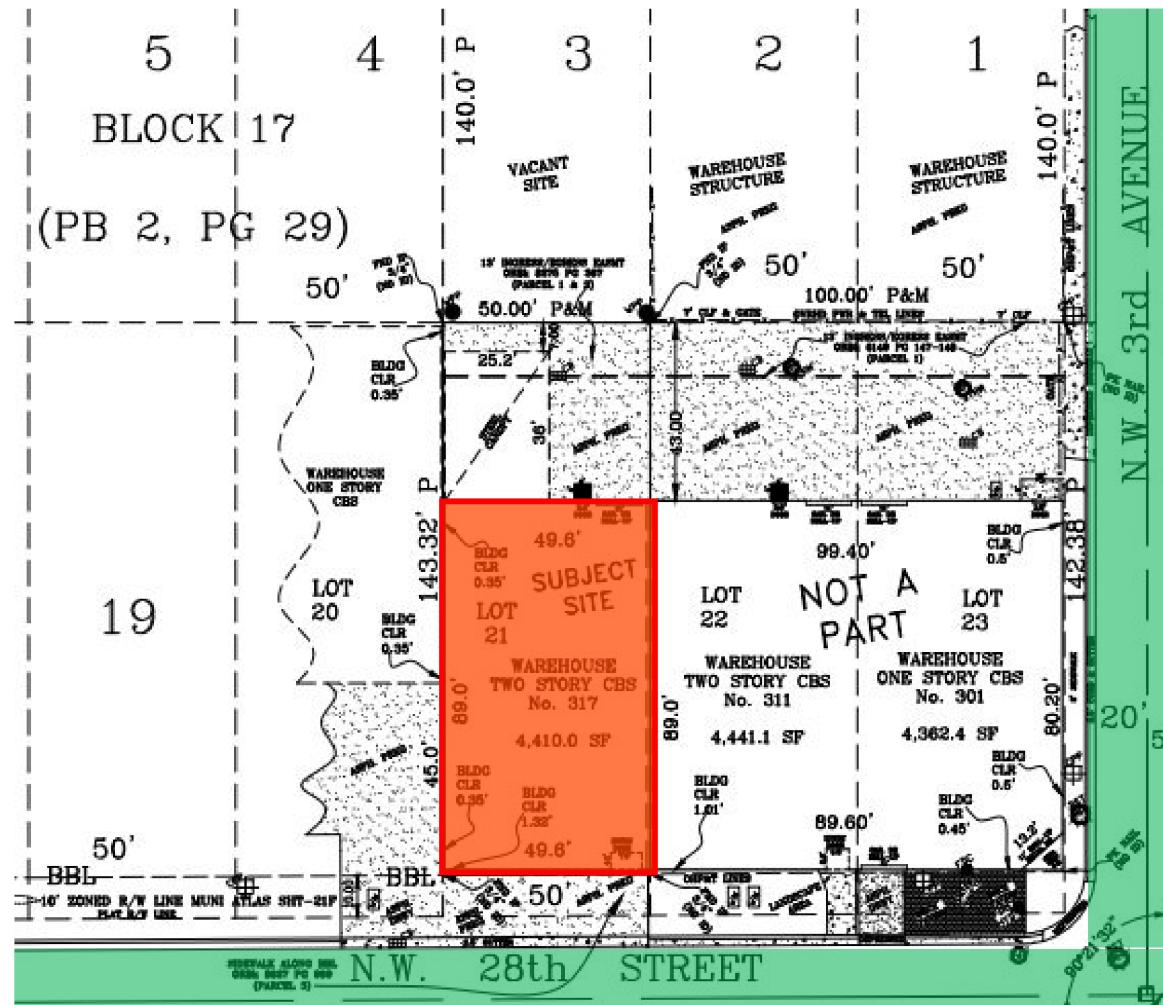
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SITE PLAN



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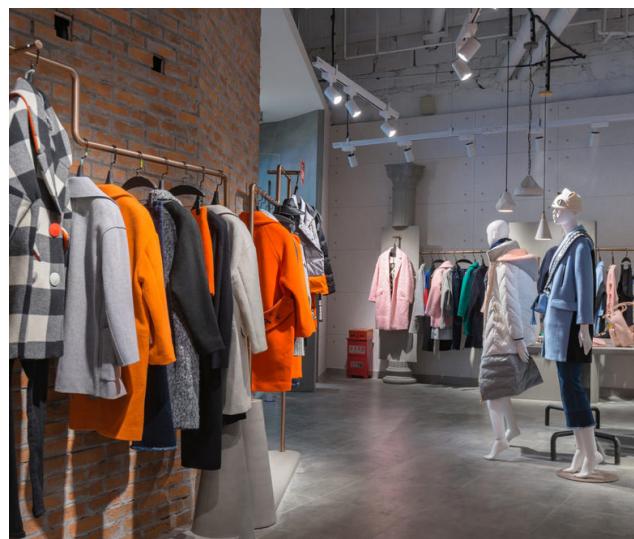
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CREATIVE RETAIL CONCEPTS

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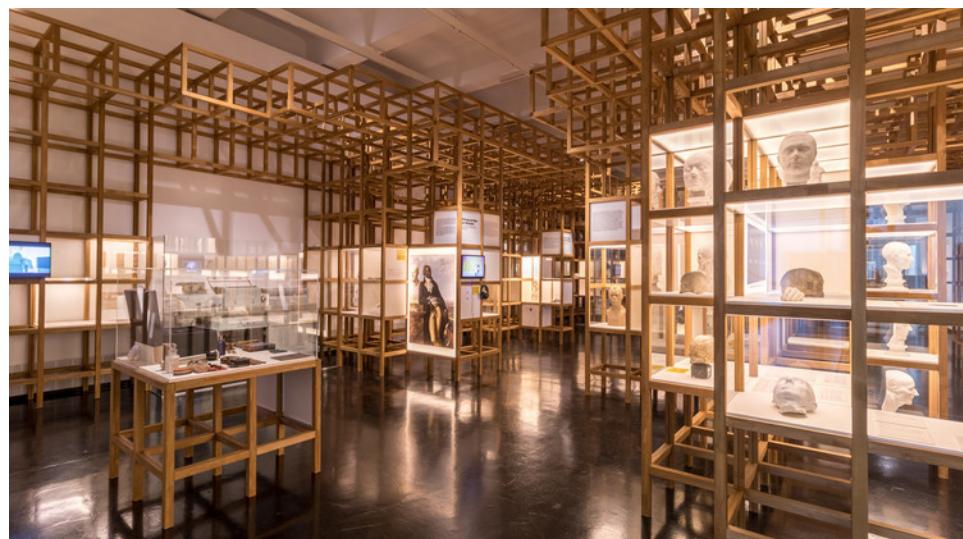
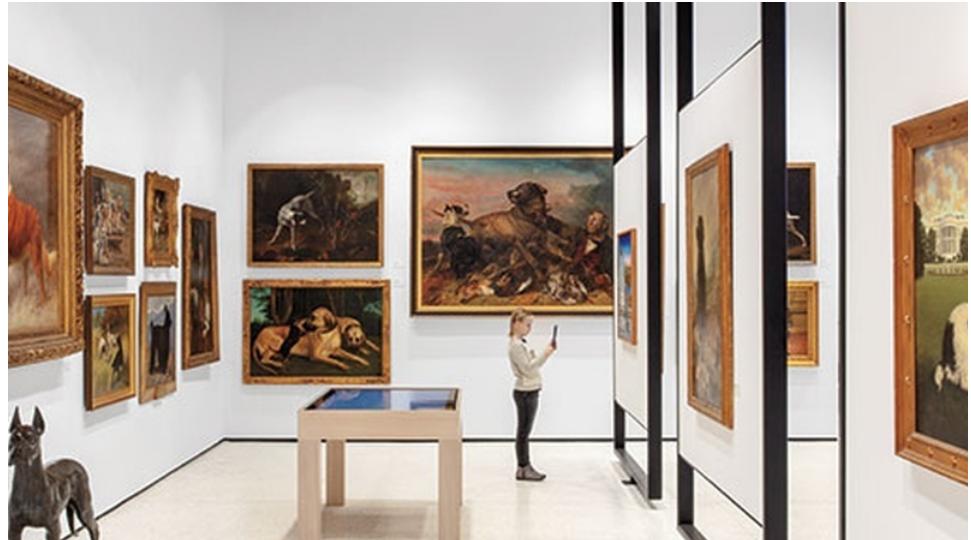
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CREATIVE GALLERY CONCEPTS

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THE NEIGHBORHOOD

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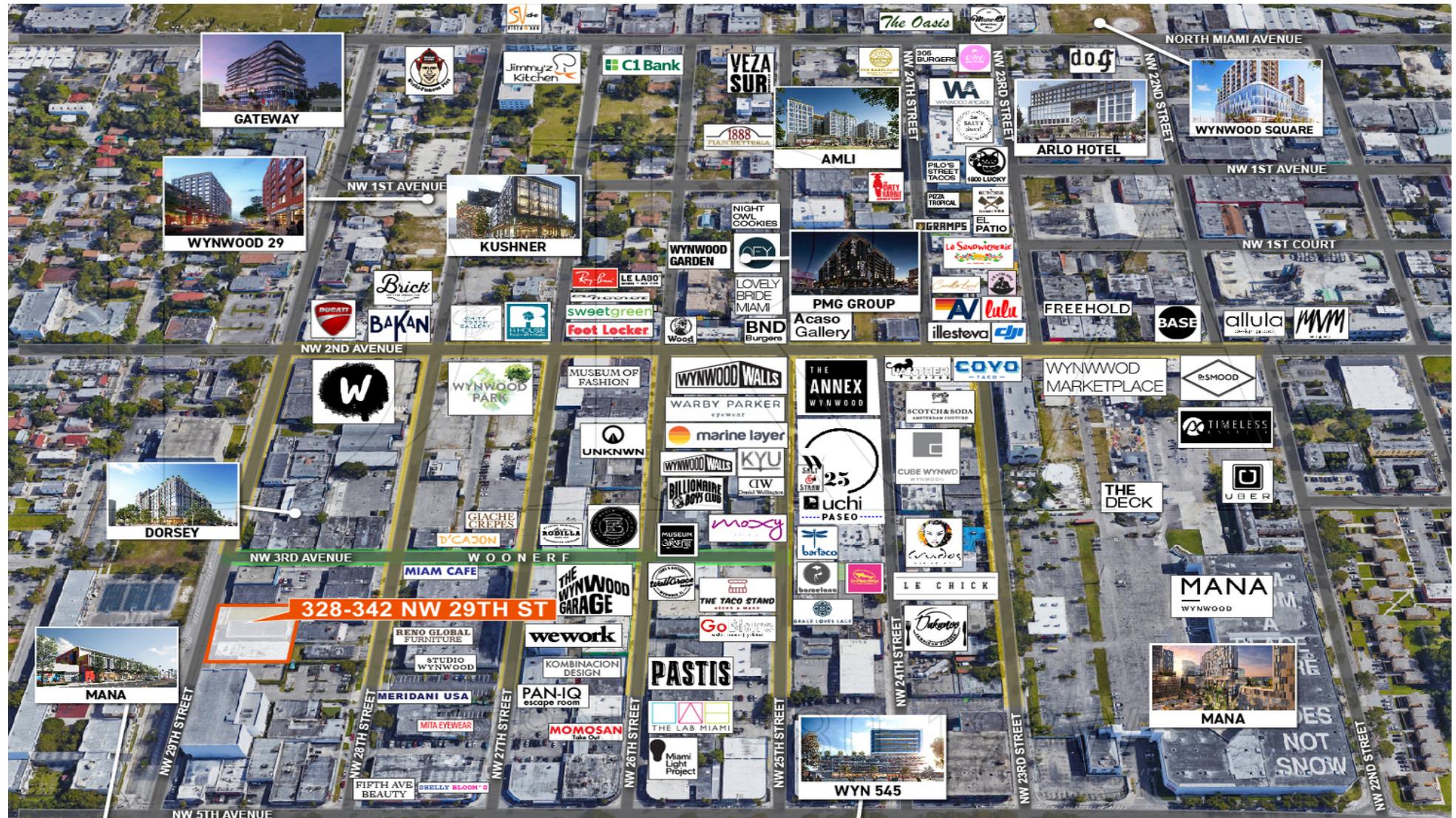
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Wynwood 3rd Avenue

328-332 NW 29th Street, Miami

The logo for DWN TWN REALTY ADVISORS. It features the letters 'DWN' stacked above 'TWN' in a large, bold, serif font. Below this, the words 'REALTY ADVISORS' are written in a smaller, all-caps, sans-serif font. A thin horizontal line extends from the bottom of 'REALTY' to the right, ending with a small diamond shape.

RETAIL CONTEXT MAP



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