

**FOR LEASE**

# STOREFRONT RETAIL/OFFICE

280 NW 27<sup>th</sup> ST, Miami, FL 33127

± 1,765 SF



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# EXECUTIVE SUMMARY

**LEASE RATE**  
\$65.00 NNN

**SPACE**  
±1,765 SF

**TERM**  
Negotiable

**CEILING HEIGHT**  
14' Clear

**USE**  
Retail/Office

**LOCATION**  
Wynwood/NRD-1

Suite 280 is positioned at a high-visibility Wynwood intersection, benefiting from consistent foot traffic, year-round activations, and a rapidly strengthening tenant mix that continues to elevate the district's retail and hospitality profile.

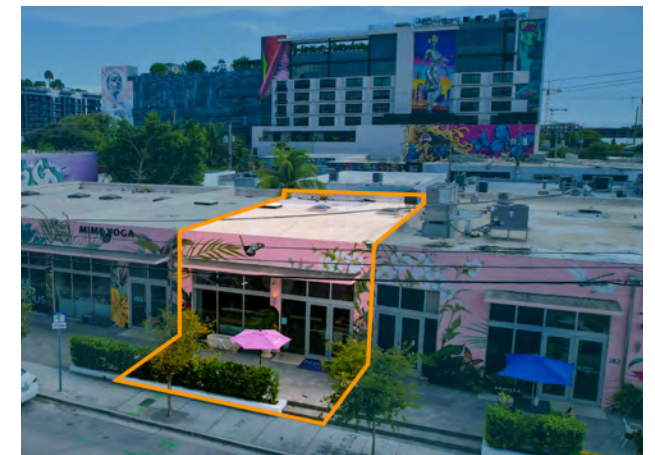
The 1,765 SF space features 14' ceilings, a front patio expanding usable square footage, and individually metered utilities, supporting a range of retail or service-oriented concepts.

Positioned directly across from The Wynwood Garage, the property captures continuous traffic driven by daily parking demand and neighborhood circulation, within a district drawing an estimated 15 million annual visitors and ranked among Miami's top three most-visited neighborhoods.



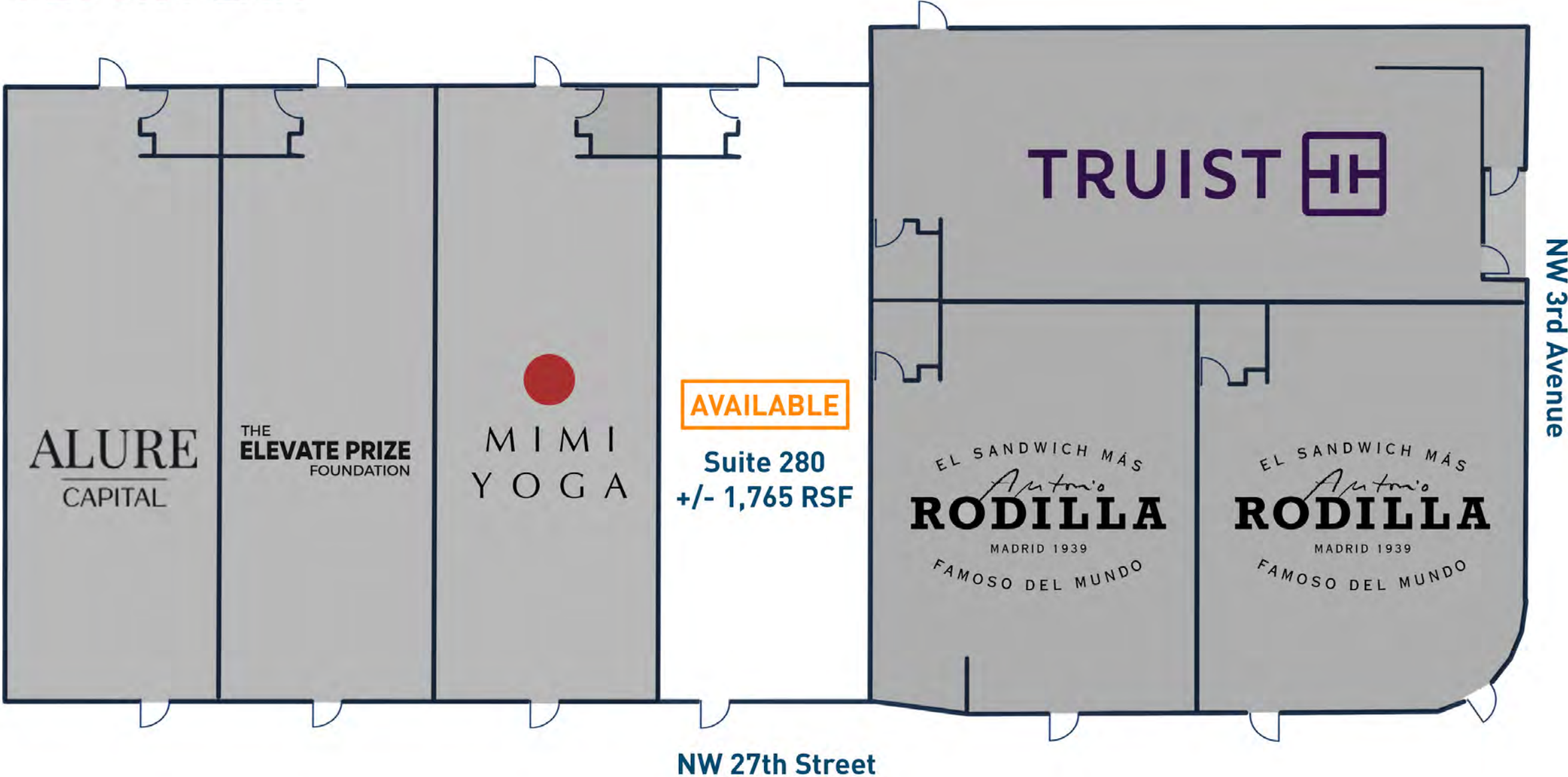
The immediate intersection continues to strengthen with the recent opening of NoMad Wynwood, anchored by Casa Tua at the ground floor, adding a new layer of hospitality-driven foot traffic. The adjacent 26th & 2nd mixed-use development, in partnership with Airbnb, introduces short-term rental flexibility to the immediate area, further increasing daily density and consumer activity.

Co-tenancy includes Mimi Yoga, Rodilla, and Truist, with 3rd Avenue anchors Zak the Baker, WeWork, West Elm, Walt Grace Vintage, and Gibson Garage Miami (in build-out), placing Suite 280 within a dense cluster of destination-driven retail and daily-use traffic.

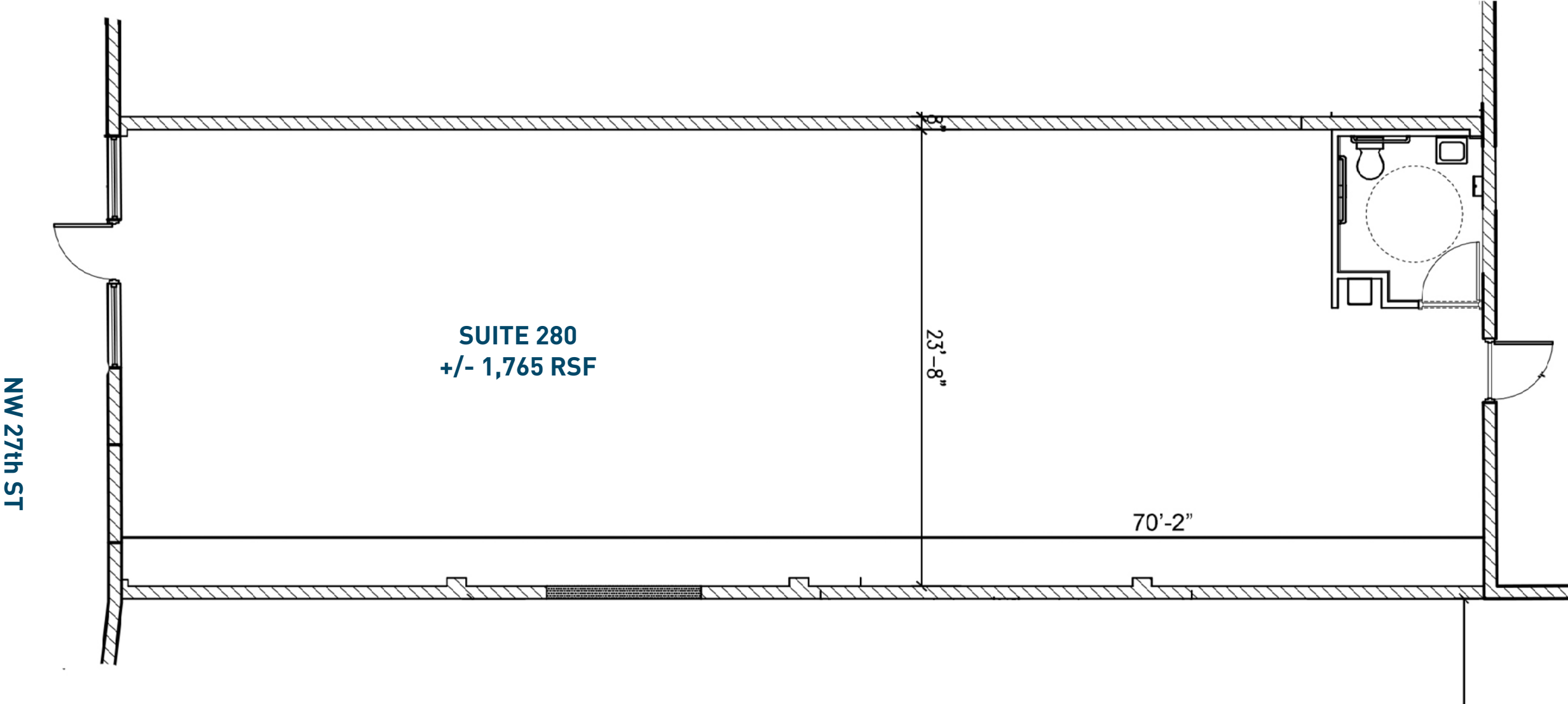


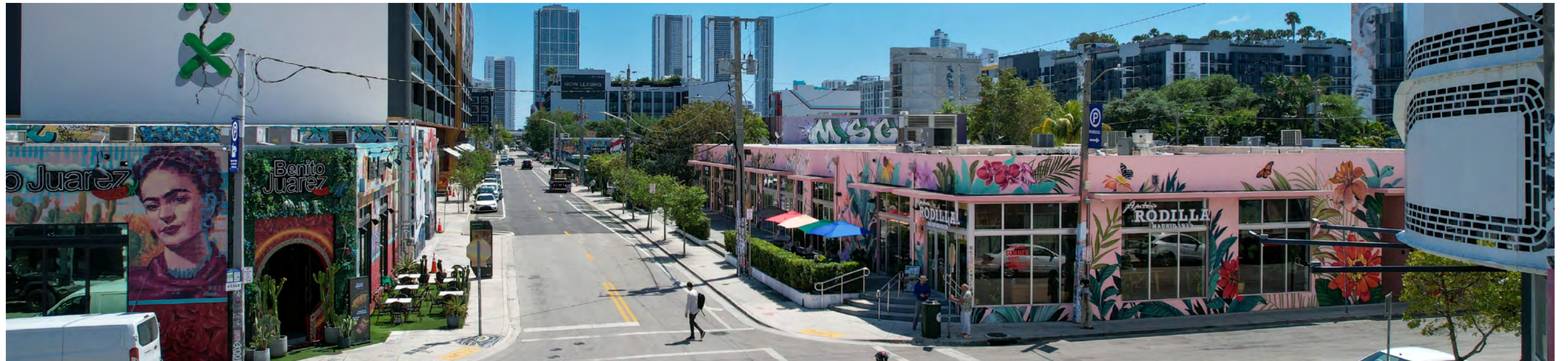
SUITE 280

# CO-TENANCY



# FLOOR PLAN







**NOMAD**  
RESIDENCES  
WYNWOOD

26th ST & 2nd AVE  
Residences Project

**WYNWOOD WALLS**

*moxy*  
HOTELS

**SUBJECT  
PROPERTY**



**THE WYNWOOD  
GARAGE**

**PASTIS**



## WELCOME TO WYNWOOD

Wynwood has evolved into one of Miami's most dynamic mixed use districts, anchored by global brands, creative office users, design forward retail, and leading hospitality concepts. For retail and office tenants, the neighborhood offers cultural relevance paired with strong commercial performance in a highly walkable setting.

With a growing residential base, major Class A office development, and active ground floor retail, Wynwood maintains steady day to night foot traffic, making it an ideal environment for flagship retail, showroom concepts, galleries, and boutique office users seeking visibility along a premier corridor.



### MARCH

An influx of international and local DJs with electronic music events at Wynwood clubs and warehouses

## Art | Basel

### DECEMBER

Art Week in Wynwood is known as Mural Fest, featuring pop-up events, street-art activations, and exclusive gallery exhibitions

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Miami, FL 33127



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