



WYNWOOD UNIVERSITY

FOR SALE/LEASE | **26 NE 25 STREET**

EDUCATIONAL | **OFFICE** | **RETAIL**



SH
WEAP
E
NEIGHBORHOODS®

METRO1.COM
INFO@METRO1.COM

Executive Summary.

Metro 1 Commercial QOZB LLC is proud to present exclusively for sale and lease the Property at 26 NE 25 Street, Miami, FL (the “Property”) in the Wynwood’s Arts District.

The Property includes a 20,069 SF building on three stories, plus rooftop, on a 7,000 SF lot zoned T5-O and T6-8-O, with a current University use.

The zoning allows for a wide range of uses, through a change of use, including office, restaurant, retail, entertainment, and showroom.

The Property is ideally located on N. Miami Avenue, Wynwood's most trafficked street, offering premium signage opportunity, easy access, and walking distance to the best restaurants in Wynwood, like Beaker & Gray, Suviche, Ono Poke, Three, The Salty Donut, Veza Sur Brewery, and Lagunitas brewery by La Tropical.

The N. Miami Avenue corridor has seen a construction boom with new projects delivered such as the Arlo Hotel, Strata Wynwood, Gateway at Wynwood PRH N Miami by Related, among others.

Property Highlights.

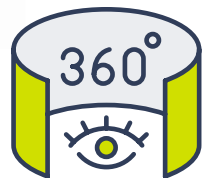
- + **Property Address:** 26 NE 25 Street
- + **Gross Building Size:** 20,069 SF
- + **Rentable SF:** 17,722 SF
- + **Land Size:** 7,000 SF
- + **Asking Price For Sale:** \$17,500,000
- + **Asking Price For Lease:** \$57.50 PSF NNN
- + **Existing Use:** University
- + **Zoning:** T5-O / T6-8-O NRD-1
- + **Ceiling Height:** L1: 10'-3" L2: 10'-8" L3: 18' 11"
- + **Allowed Uses:** Office, Retail, Restaurant, Showroom, Entertainment, Multifamily
- + **Restrooms:** 8
- + **Amenities:** Kitchenette, 3 Offices, Conference Room, 2 Showers



Photos - Ground Floor



25 STREET

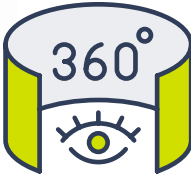
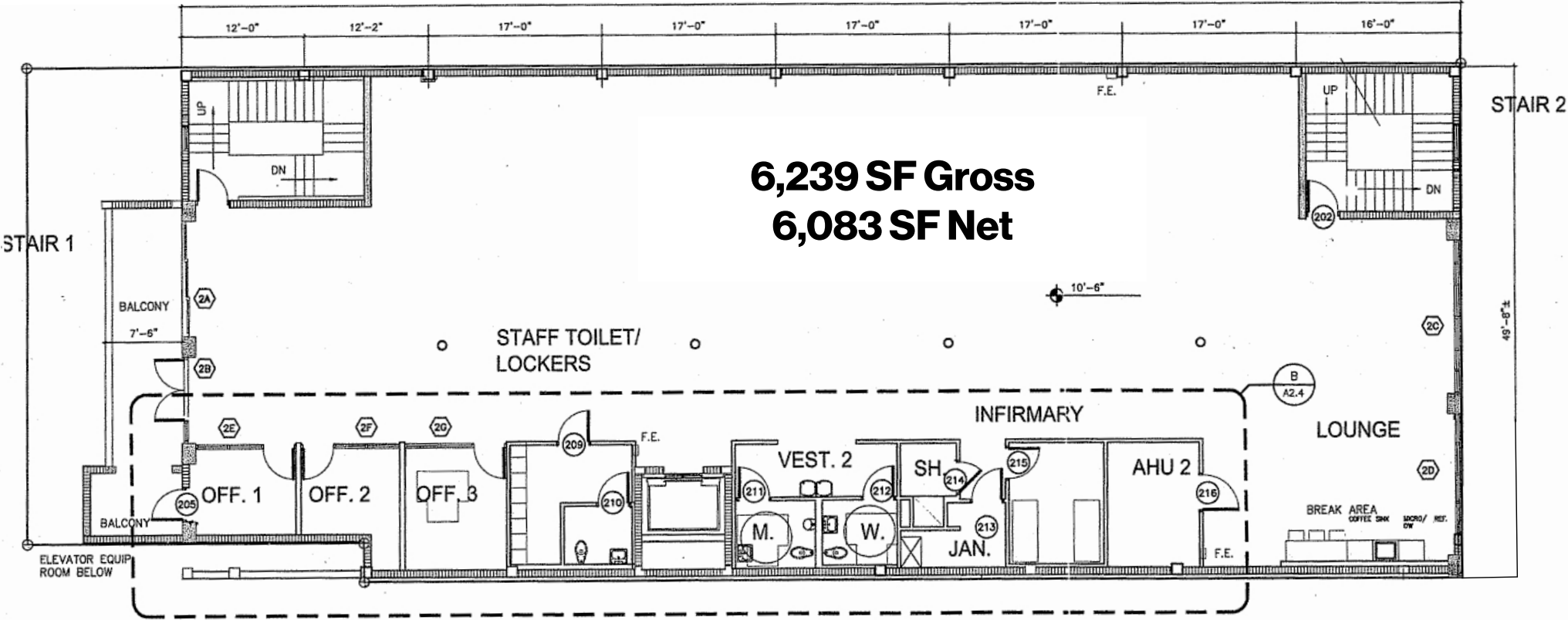


Photos - Second Floor



Floor Plans - Second Floor

25 STREET

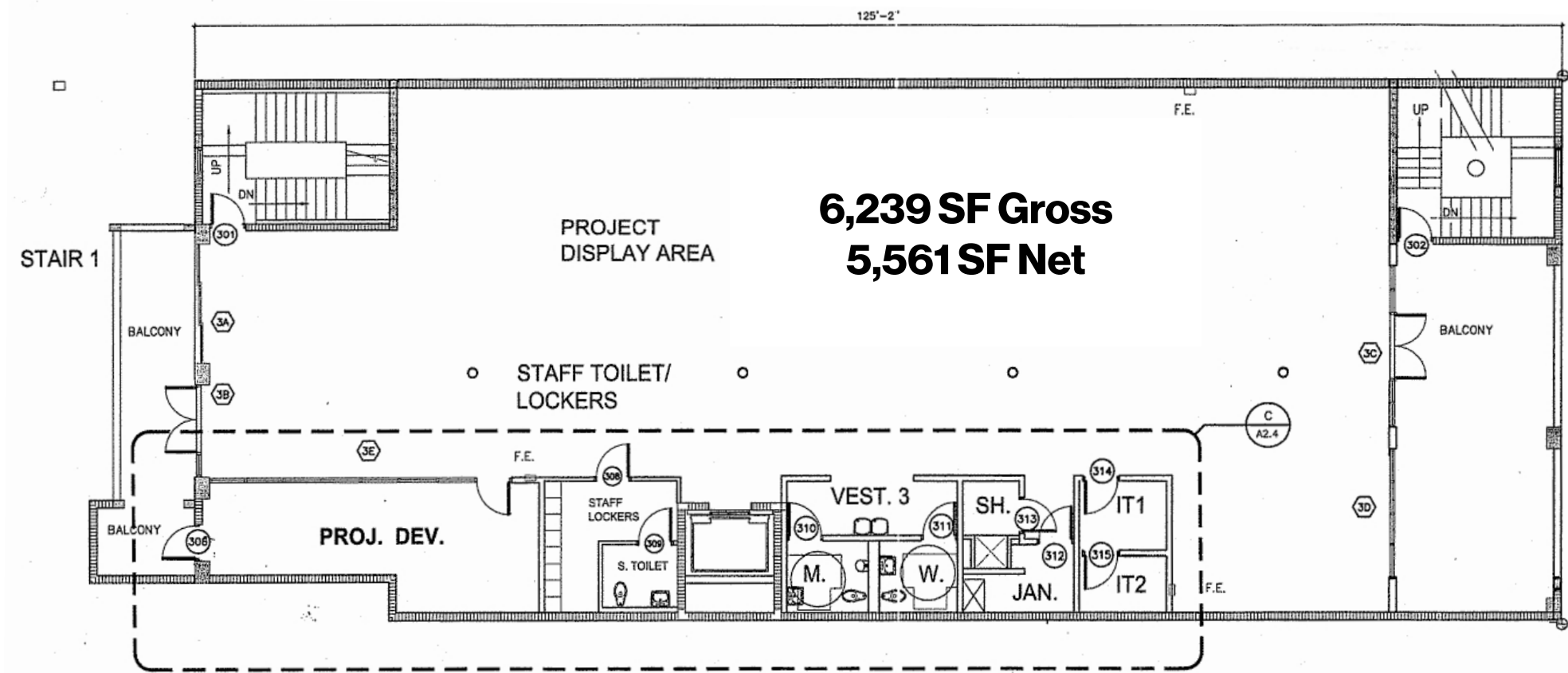


Photos - Third Floor

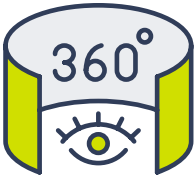


Floor Plans - Third Floor

25 STREET



6,239 SF Gross
5,561 SF Net

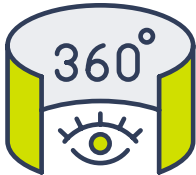
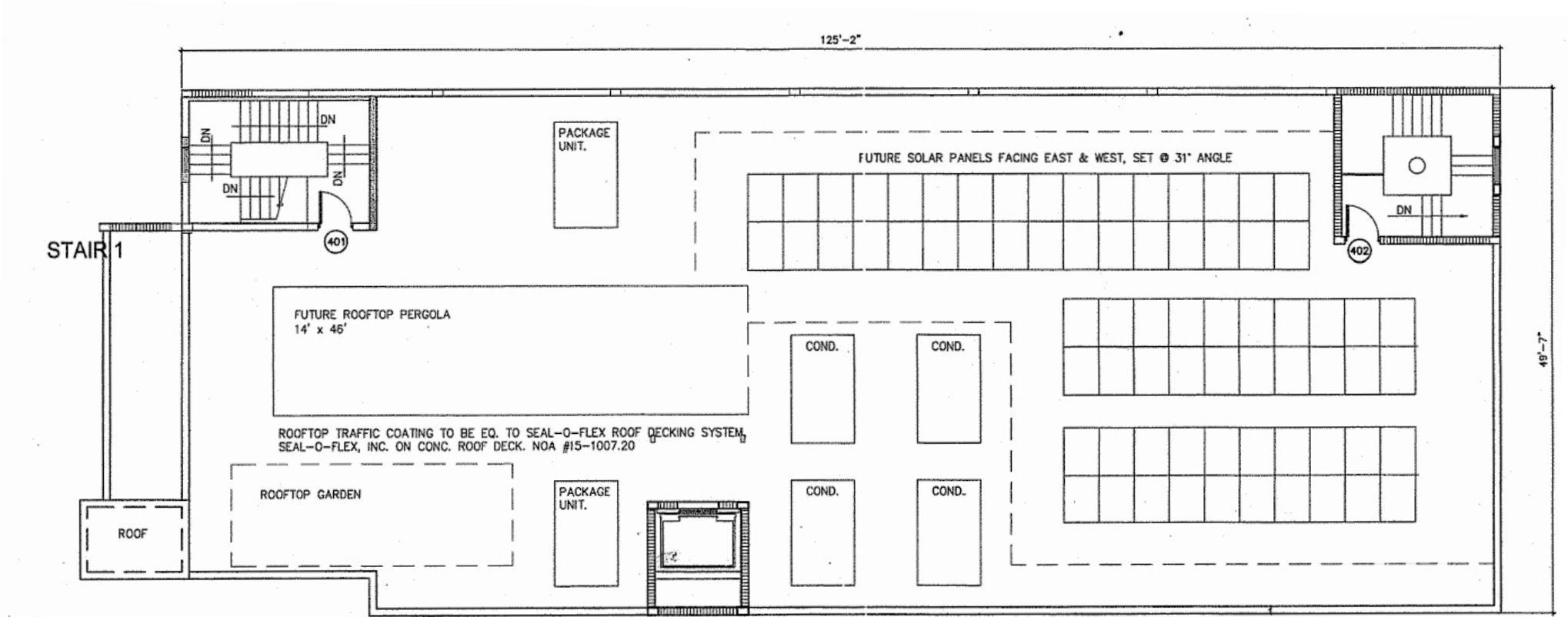


Photos - Roof



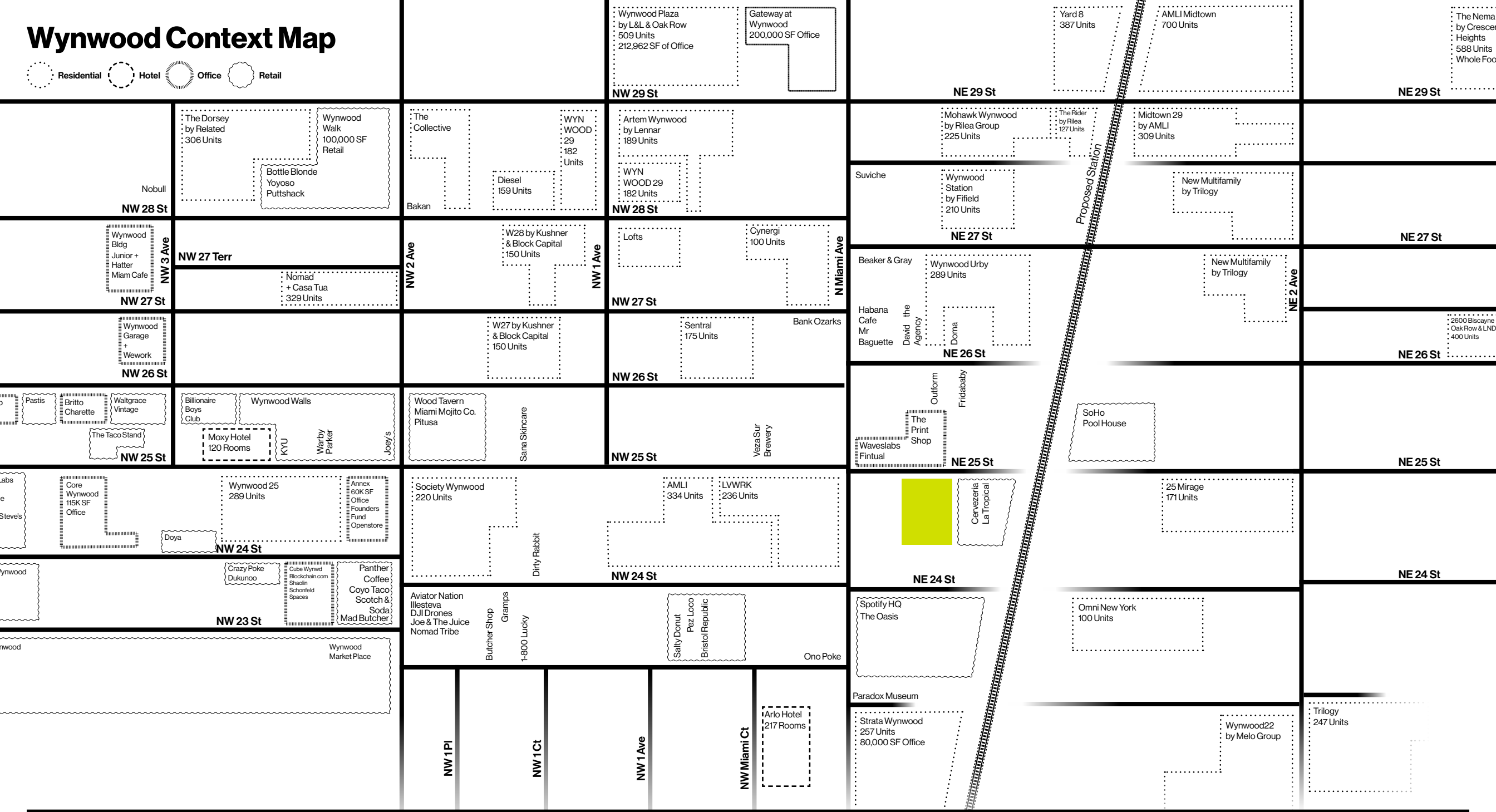
Floor Plans - Roof

25 STREET



Wynwood Context Map

Residential Hotel Office Retail



WYNWOOD UNIVERSITY
FOR SALE/LEASE 26 NE 25 STREET
EDUCATIONAL | OFFICE | RETAIL



JUAN ANDRES NAVA
Managing Broker
anava@metro1.com
786.690.7500

BERNARDITA BANFI
Broker Associate
bbanfi@metro1.com
305.600.9876

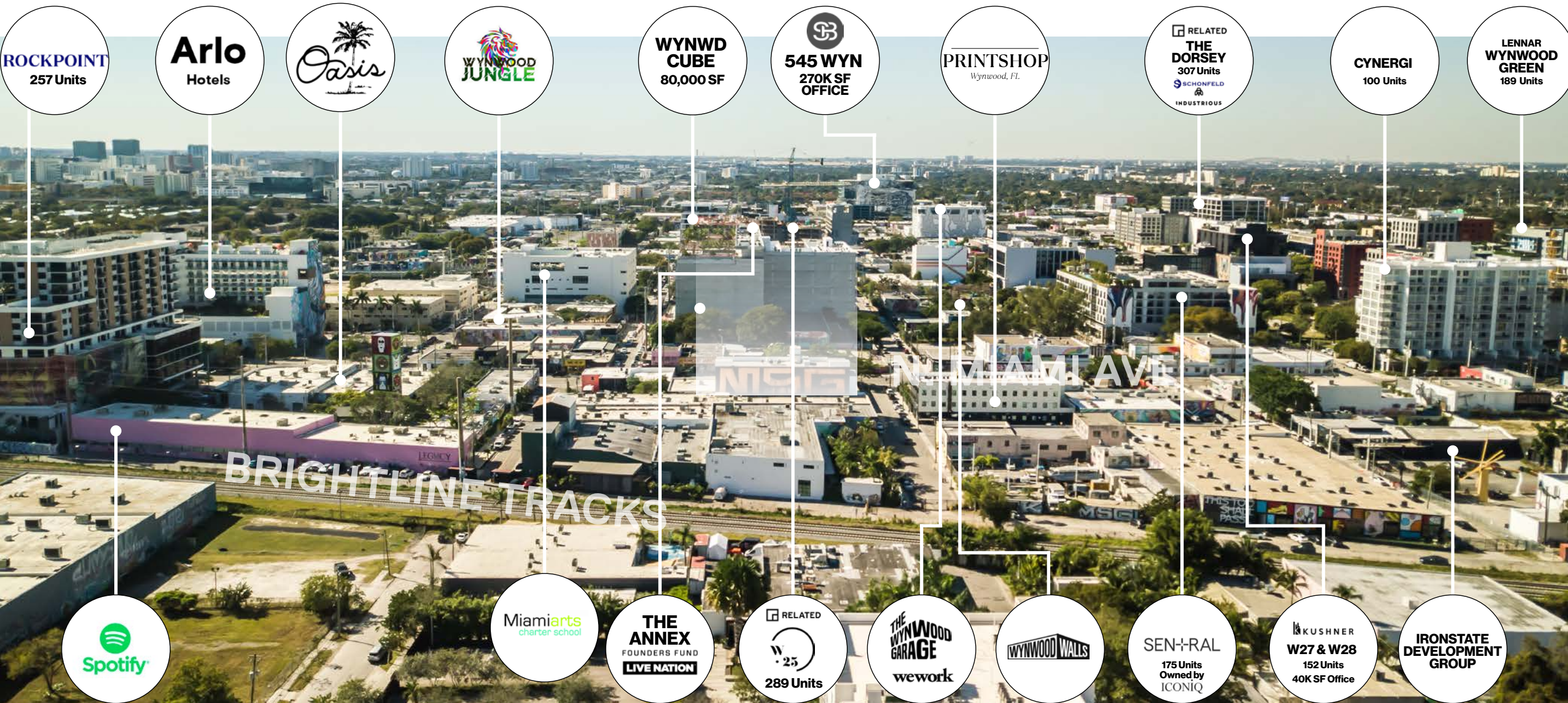
DJINJI BROWN
Advisor
dbrown@metro1.com
305.331.5836

DANIELLA SUTNICK
Advisor
dsutnick@metro1.com
305.323.7273

METRO 1
305.571.9991
info@metro1.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

N. Miami Context



Wynwood Overview

Today, Wynwood is the most important community of arts and creative businesses in the United States. With over 400+ businesses, 200+ street murals, 30+ eateries, and encompassing over 50 city blocks.

Wynwood is currently undergoing an unprecedented transformation, with a pipeline of over 6,000 residential units, 400 hotel rooms, and 1.6M SF of office space, setting the stage to create the epitome of the live, work, play ecosystem. So far, this transformation has attracted world renowned tech and creative companies like Spotify, Wework, Founder’s Fund, Livenation, as well as popular restaurants like Momosan, Uchi, Pastis, and national and international developers like Related, AMLI, Fifield, Related, The Collective, PMG, Quadrum, and L&L, among others.

With its clearly defined trajectory, Wynwood is poised to become without a doubt United States’ most important epicenter for tech, creative businesses, and an example of urban revitalization around the world. New residential, hotel, and office projects are announced every month, and major infrastructure changes are planned for the district. Some infrastructure proposals include the Wynwood Streetscape Master Plan, and the Brightline commuter station, which would connect Wynwood with Downtown Miami, Fort Lauderdale, West Palm Beach, and Orlando.

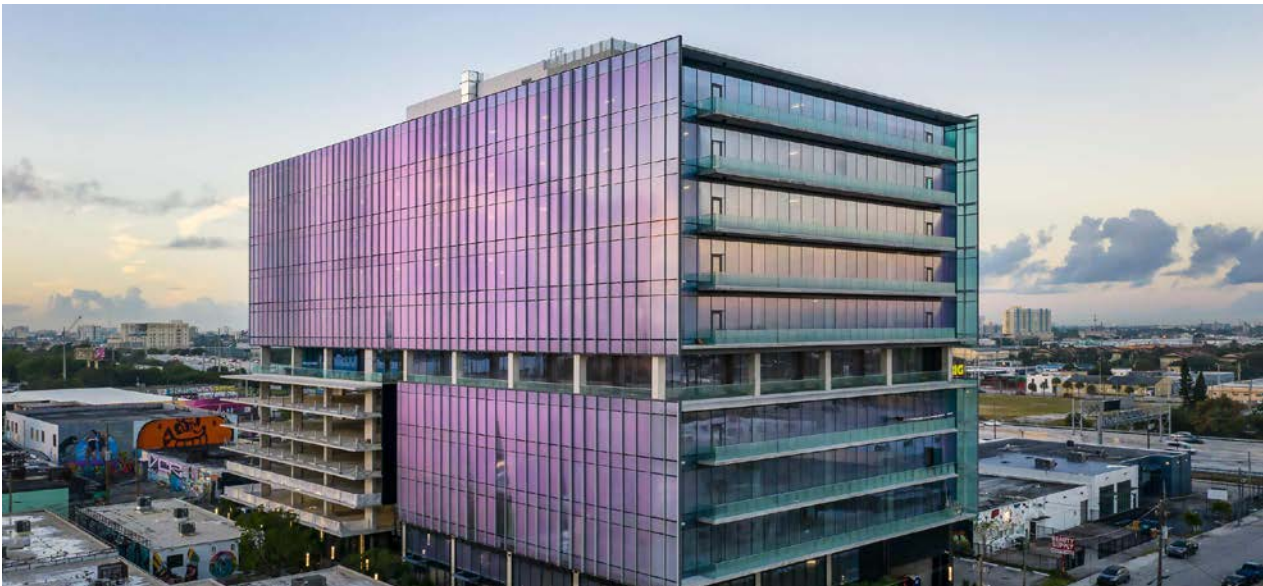


Wynwood: The Silicon Valley of the South

Wynwood is home to a growing number of established and emerging tech-based companies drawn to its world-class street art murals, pedestrian-friendly streets and unique restaurant and entertainment concepts. Miami's tech sector was born in Wynwood over 10 years ago and remains home to Florida's first co-working facility, tech incubator and accelerator, The Lab Miami, as well as nationally recognized coding bootcamp BrainStation (formerly Wyncode Academy).

This year, Silicon Valley transplants such as Founders Fund, Atomic and OpenStore signed multiyear leases at the Wynwood Annex, a new Class A office tower developed by the Related Group. Stockholm-based streaming giant Spotify also chose Wynwood for its LATAM HQ.

Wynwood's vibrant environment and popularity with tech workers are factors that continue to lure tech firms from Silicon Valley as well as New York hedge funds including Schonfeld to establish secondary HQs in the neighborhood. The office, retail and residential mix has resulted in a low-rise, campus-like environment for collaboration and networking unlike anything else in the United States.



FOUNDERS FUND

ATOMIC

Blockchain.com

OpenStore

Spotify



WYNWOOD IN THE MEDIA

VOGUE

“ 9th Coolest Neighborhood in the World”

Forbes

“ 16th America’s Best Hipster Neighborhood”

Google

“ Top result for World’s Coolest Neighborhood”

COMPLEX

“ 6th Most Stylish Neighborhood Worldwide”

Wynwood Multifamily Pipeline

6,045 Residential Units



Wynwood 25

289 Units

Related + East End



LIVWRK

236Units

LIVWRK Brooklyn



Diesel

143 Condos

Bel Invest



Society

326 Units

PMG



W House

248 Units

Related



Mohawk

225 Units

Rilea Group



Sentral

175 Units

Iconiq Capital



Artem Wynwood

189 Units

Lennar Multifamily



Strata

257 Units

Rockpoint



WYND 27 & 28

152 Units

BlockCapital/Kushner



Urby

289 Units

Urby, Brookfield, Clearline



The Rider

131 Units

Rilea Group



The Dorsey

306 Units

Related



Wynwood Quarters

200 Units

Related



PRH N Miami

317 Units

Related



Wynwood Haus

224 Units

Lineaire/Black Salmon



Fifield Wynwood

210 Units

Fifield



FB Wynwood

308 Units

Fisher Brothers



AMLI Wynwood

316 Units

AMLI



The Collective

180 Units

Gamma Real Estate



Nomad Residences

329 Units

Related, LNDMRK



Wynwood Plaza

509 Units

L&L & Oak Row



2000 N Miami Ave

300 Units

Clearline



Alchemy Wynwood

186 Units

Alchemy/ABR

Wynwood Office Pipeline

1.6M SF of Office Space



545 Wyn
300,000 SF

Sterling Bay



The Annex
60,000 SF

Brick & Timber



Trackside
50,000 SF

Big Move Properties



Lynq Wynwood
331,000 SF

Tricap



Gateway at Wynwood
200,000 SF

R&B



The Oasis
20,000 SF

Oak Row



The 2900 Wynwood
28,000 SF

Big Move Properties



Cube Wynwd
80,000 SF

LNDMRK & Tricera



Wynwd 27 & 28
46,678 SF

BlockCapital/Kushner



2920 NW 5 Avenue
23,000 SF

Big Move Properties



Wynwood Plaza
212,962 SF

L&L & Oak Row



The Print Shop
17,000 SF

Link & Jameson



Core Wynwood
115,000 SF

Goldman Properties



The Campus on 5th
35,000 SF

Big Move Properties



Wynwood Building
45,000 SF

Goldman Properties



The 1900
60,000 SF

Big Move Properties



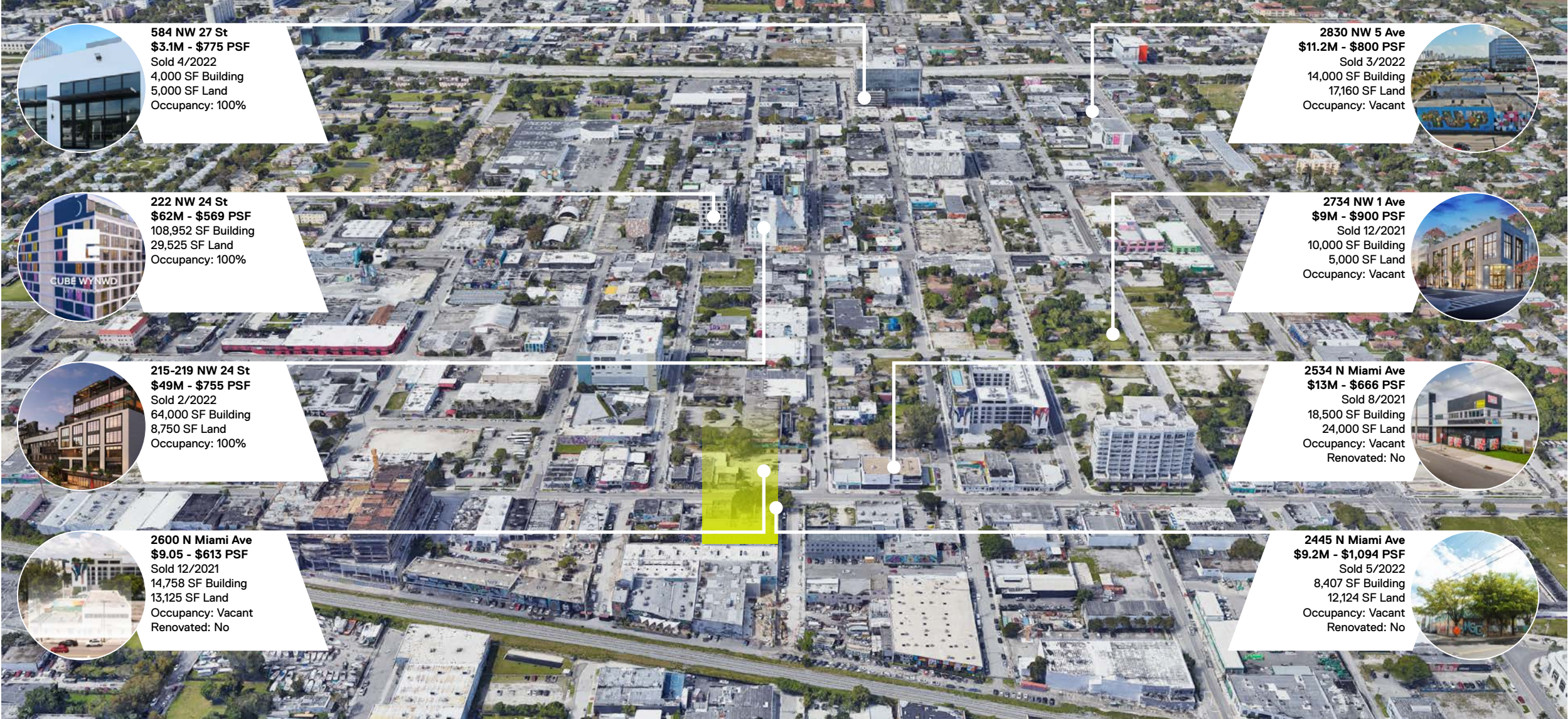
Wynwood: A Culinary Mecca

Wynwood is a culinary mecca, packed with some of the best eateries in all of Florida and the world. From Kyu, which was named the best restaurant in Florida by Time Magazine, to Hiden, which got one of the 11 Michelin Stars that were awarded in South Florida in the first even edition of the Florida Michelin Guide.

The area features over 50 restaurants and bars, which attract visitors from all over the place and result in some of the highest grossing sales of the tri-county area. With some restaurants exceeding \$2,000 PSF in annual sales, it makes the area one of the most important markets to be in as a food & beverage operator.



Sale Comparables.





CONTACT

JUAN ANDRES NAVA

Managing Broker
anava@metro1.com
786.690.7500

BERNARDITA BANFI

Broker Associate
bbanfi@metro1.com
305.600.9876

DJINJI BROWN

Advisor
dbrown@metro1.com
305.331.5836

DANIELLA SUTNICK

Advisor
dsutnick@metro1.com
305.323.7273

METRO1.COM
INFO@METRO1.COM
305.571.9991

