

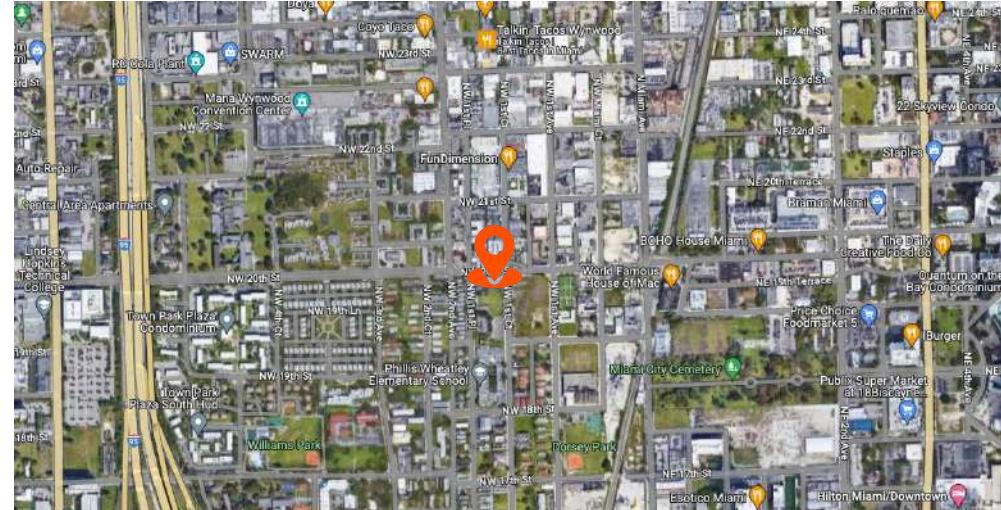


Wynwood Double-Corner Flex

164 NW 20th Street, Miami, FL 33127



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Terms:	\$40-55 PSF Modified Gross
Building SF:	20,862 SF
Available SF 1 st Floor:	1,180 – 9,980 SF
Available SF 2 nd Floor:	550 – 8,150 SF

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the lease up of 164 NW 20th St, Miami FL. The subject property is a two story 20,682 SF mixed use, double corner flex building in Wynwood. The ground floor of the building is an ideal destination for retail uses, coffee shops, art galleries, etc. The second floor is broken up into 9 individual units, ideal for live-work, yoga studio, office use, etc. The property is located on the southern gateway of NW 2nd Ave, a high-density corridor.

PROPERTY HIGHLIGHTS

- Located On A High-Density Corridor
- Close Proximity To The Heart Of Wynwood
- Abundant Parking
- Air-Conditioned Units

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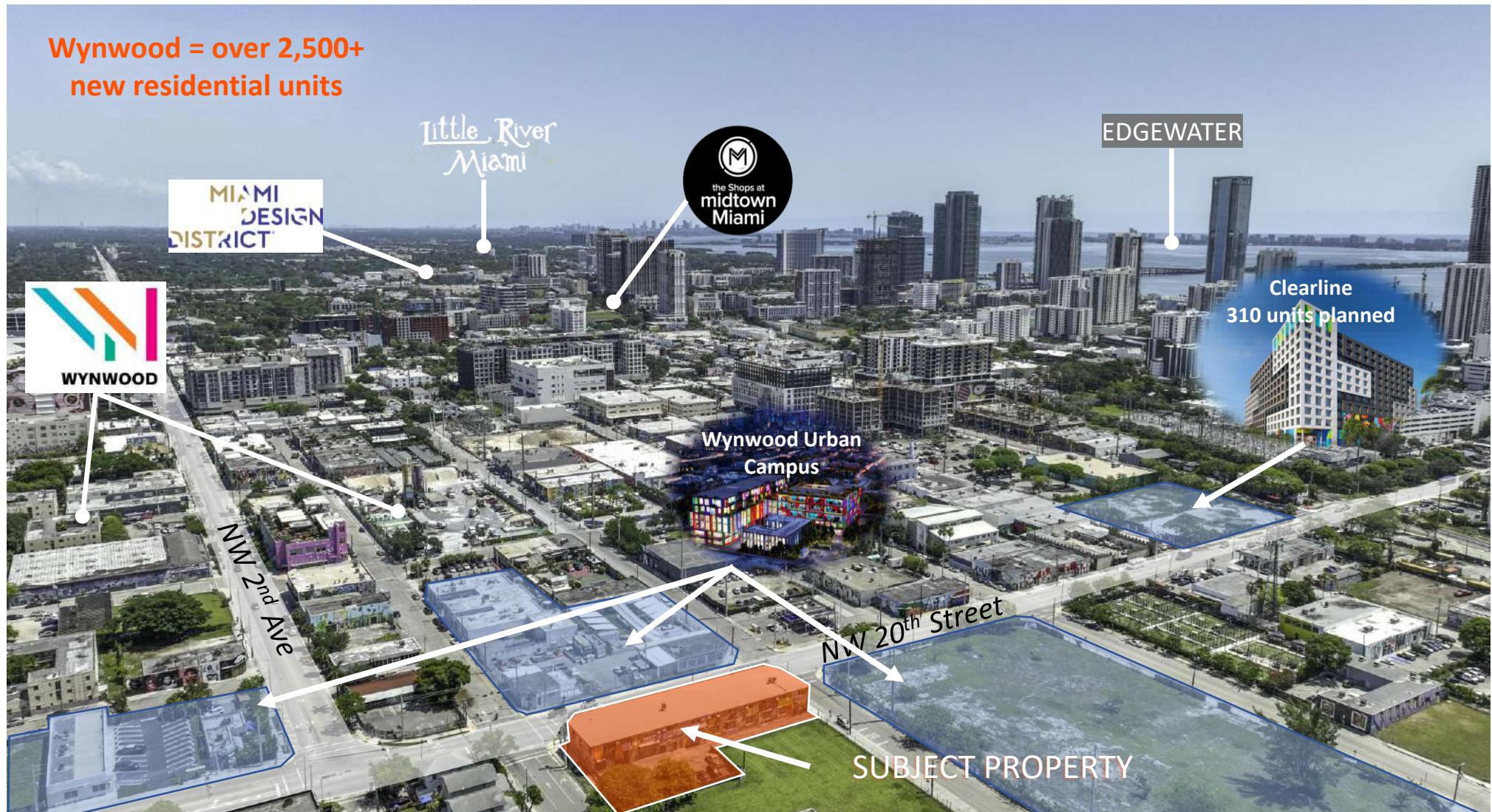
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AERIAL CONTEXT



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BUILDING PICTURES



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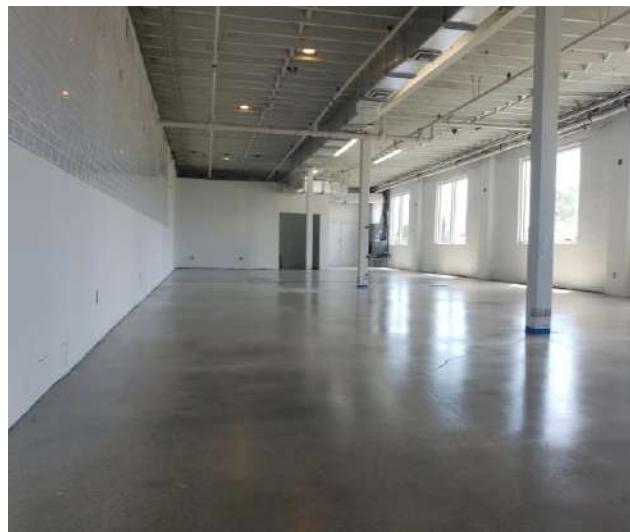
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INTERIOR PICTURES



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SITE PLAN



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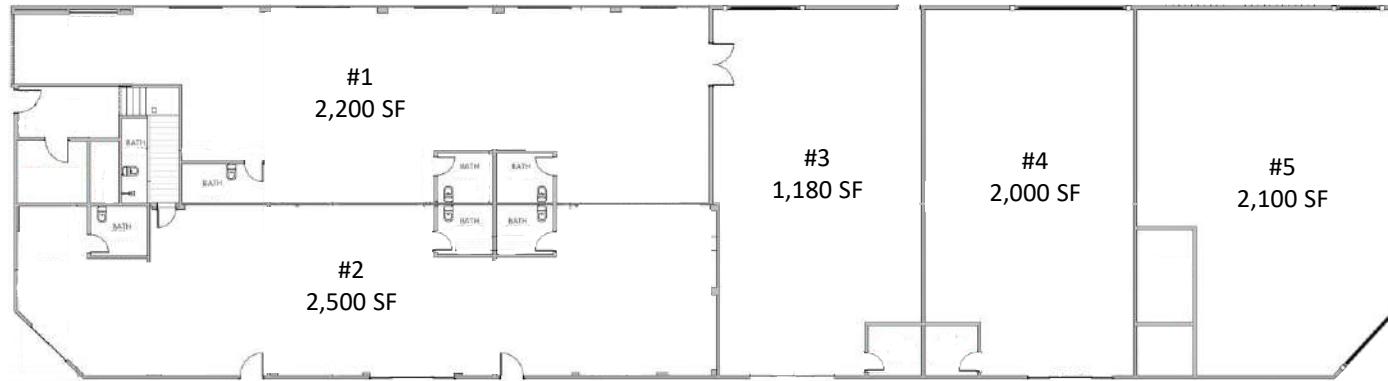
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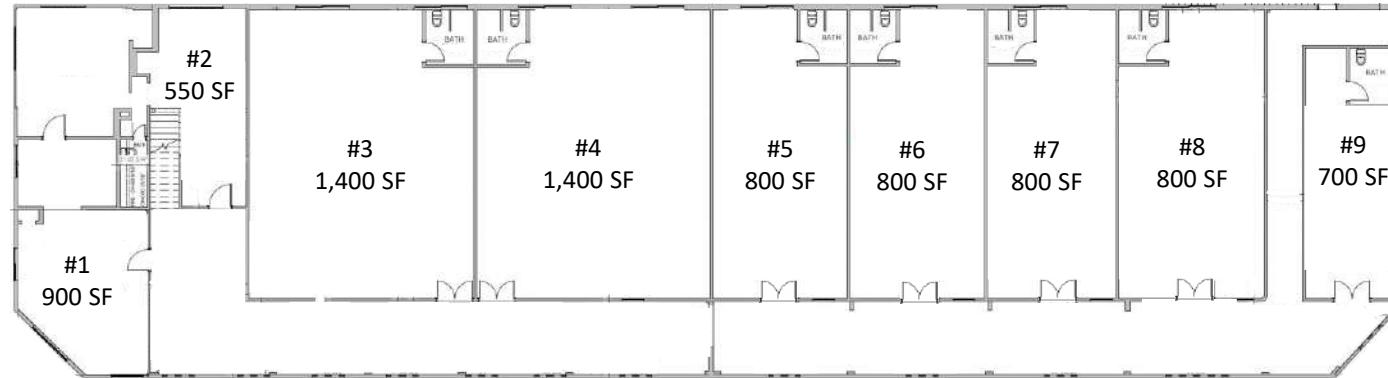
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PROPOSED FLOOR PLAN



PROPOSED FLOOR PLAN - 1st FLOOR
SCALE: 1/8" = 1'-0"



PROPOSED FLOOR PLAN - 2nd FLOOR
SCALE: 1/8" = 1'-0"

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PROPOSED USES



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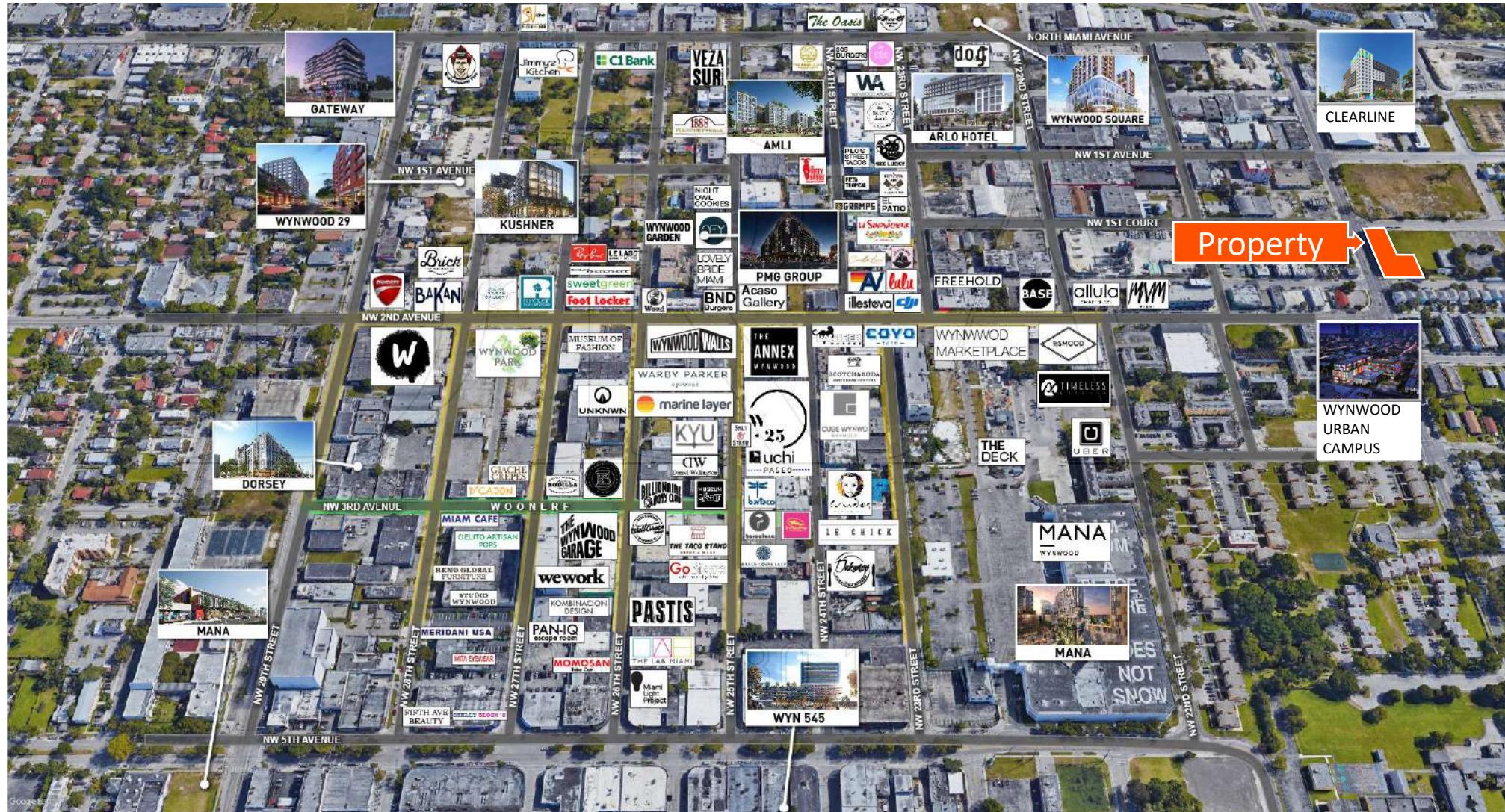
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WYNWOOD RETAIL CONTEXT MAP



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WYNWOOD DEMOGRAPHICS

11+
MILLION
ANNUAL VISITORS



1,736 **RESIDENTS**
AND
5,000 **LOCAL** JOBS

\$552
MILLION
VISITOR SPENDING



CLOSE TO
\$1 BILLION
IN DIRECT RADIUS
DEVELOPMENTS

2,397 APARTMENTS UNITS
UNDER CONSTRUCTION WITH
1,194 PLANNED UNITS

460 HOTEL ROOMS UNDER
CONSTRUCTION WITH
175 PLANNED UNITS

70%
POPULATION GROWTH
BETWEEN 2010 & 2022

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