

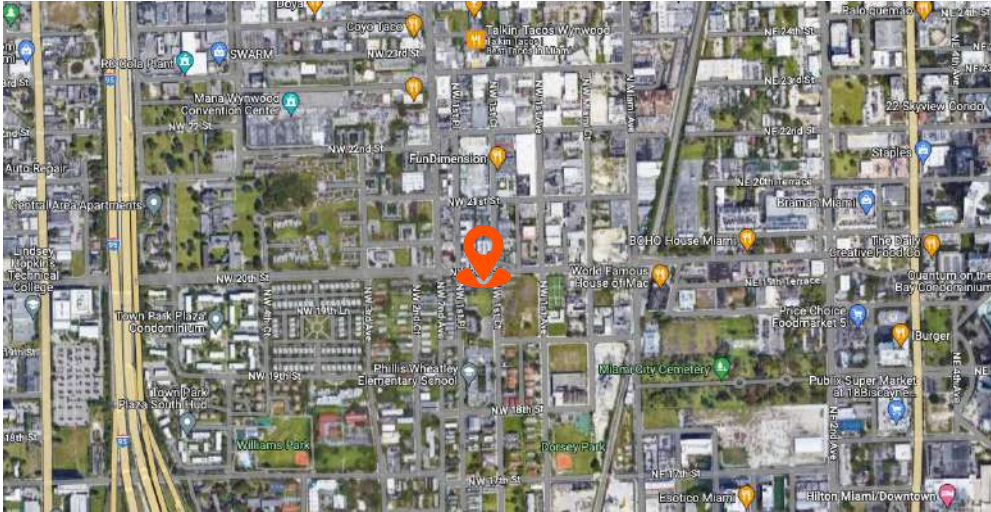




# Wynwood Double-Corner Flex

164 NW 20<sup>th</sup> Street, Miami, FL 33127

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Terms:	\$40-55 PSF Modified Gross
Building SF:	20,862 SF
Available SF 1 <sup>st</sup> Floor:	1,180 – 9,980 SF
Available SF 2 <sup>nd</sup> 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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## AERIAL CONTEXT



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## BUILDING PICTURES



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## INTERIOR PICTURES



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## SITE PLAN



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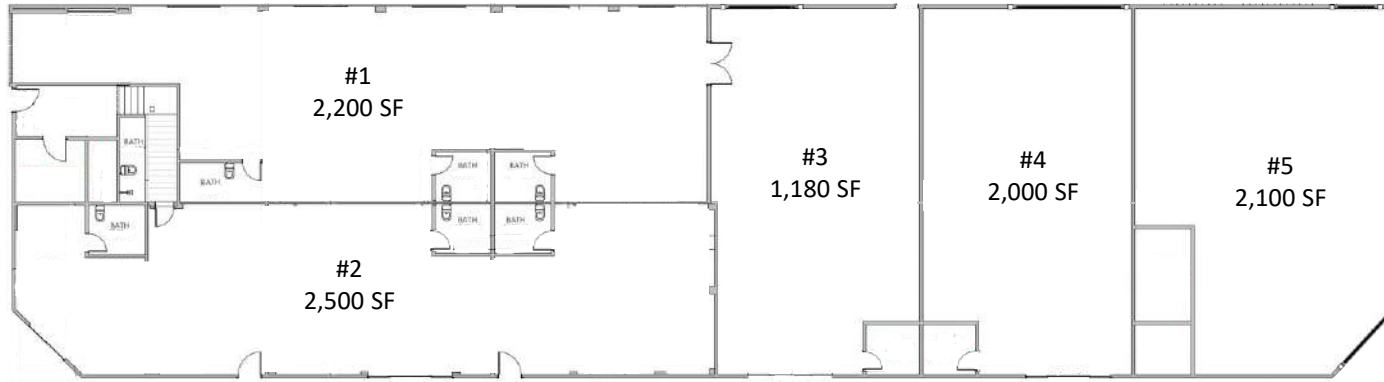
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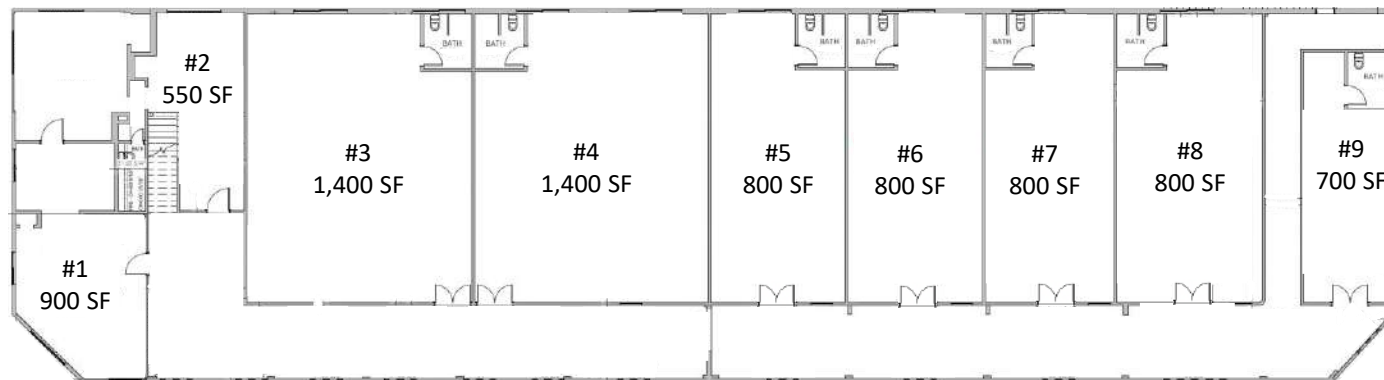
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## PROPOSED FLOOR PLAN



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

DWNTWN  
REALTY ADVISORS  
25.77°N -80.19°W



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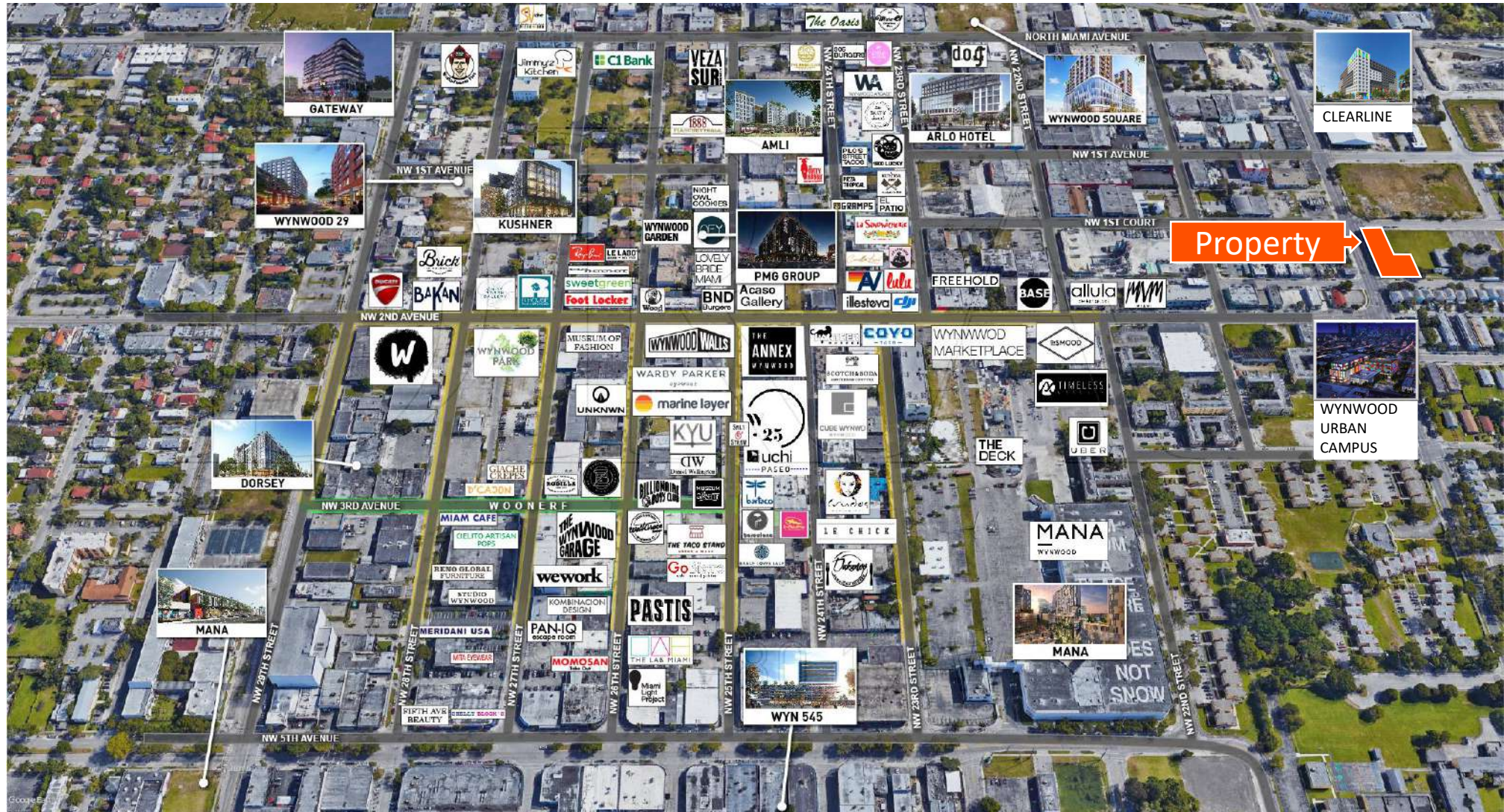
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## WYNWOOD RETAIL CONTEXT MAP



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## WYNWOOD DEMOGRAPHICS



**11+**  
**MILLION**  
ANNUAL VISITORS



CLOSE TO  
**\$1 BILLION**  
IN DIRECT RADIUS  
DEVELOPMENTS

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



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

**460** HOTEL ROOMS UNDER  
CONSTRUCTION WITH  
**175** PLANNED UNITS

**\$552**  
**MILLION**  
VISITOR SPENDING



**70%**  
**POPULATION GROWTH**  
**BETWEEN 2010 & 2022**

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