

185,000 VPD

FOR LEASE

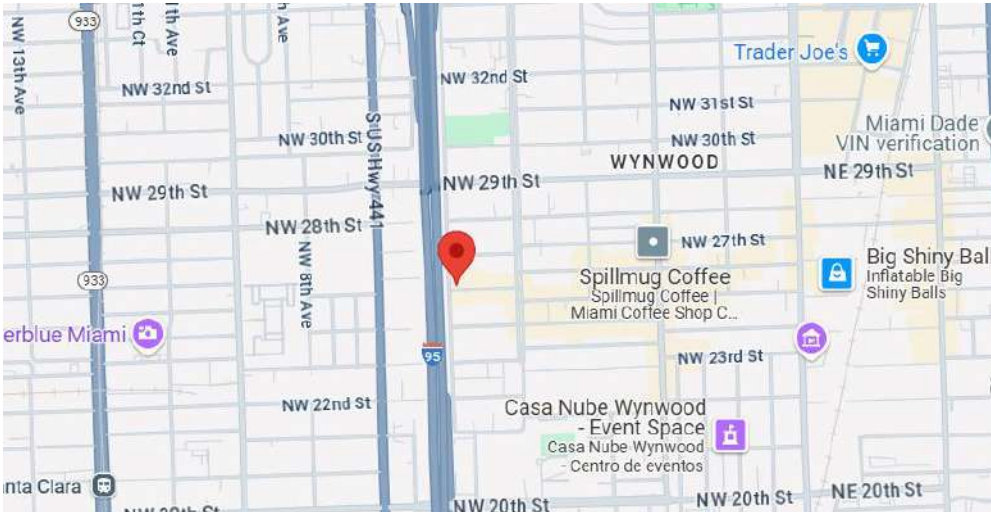
Iconic Wynwood Building with Prominent I95 Exposure

2601 NW 6th Ave, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$65NNN
Submarket:	Wynwood
Building SF:	11,423 SF
Lot SF:	16,800 SF
Parking:	15 Gated Spots
Uses:	Retail, Office, Showroom, and/or Development
Property Type:	Flex Industrial
LLA Density:	22-Story Building W/ 147 units
Zoning:	D1

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the leasing of 2601 NW 6th Avenue, a 16,800 SF corner site featuring an 11,423 SF freestanding warehouse with prime I-95 frontage in Core Wynwood. The property offers exceptional visibility and flexible use potential, ideal for retail, showroom, or design-forward concepts such as high-end furniture or lifestyle brands seeking a flagship location.

A third-party-owned billboard on-site faces over 185,000 vehicles daily, generating 20% of gross ad revenue for the tenant. The agreement includes a 60-day termination clause for flexibility. WDRC approvals are in place for a 22-story, 147-unit development, allowing a tenant to position themselves in front of future high-density residential and commercial

INVESTMENT HIGHLIGHTS

- Premier I-95 Visibility with 185,000+ Vehicles per Day
- Billboard Income with Flexible Exit Terms
- Freestanding Warehouse Ideal for Retail or Showroom Use
- WDRC-Approved Plans for 22-Story, 147-Unit Development

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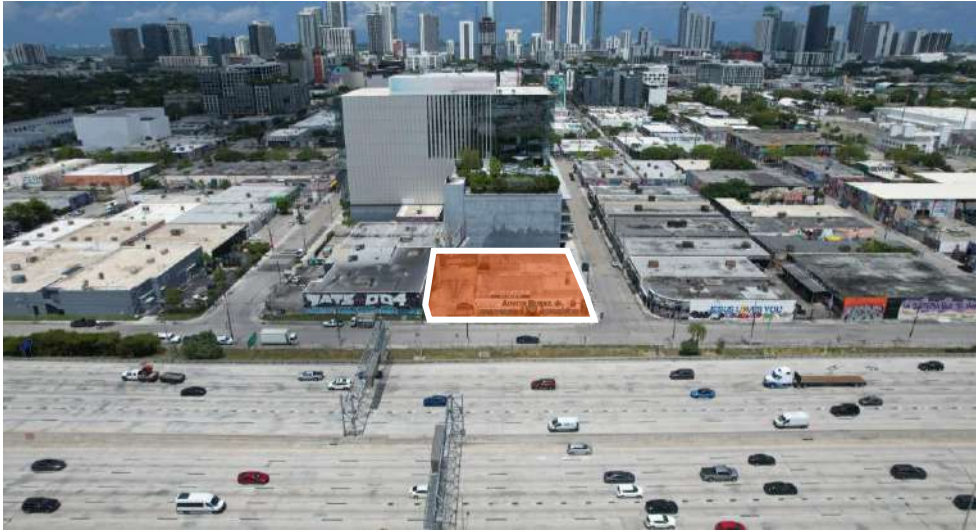
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AERIALS



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WYNWOOD + HOSPITALITY HIGHLIGHTS

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25.77°N -80.19°W



moxy
HOTELS



PASTIS

Joe's
Pizza



Arlo
Wynwood
dōma
FOOD & WINE MIAMI WYNWOOD



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INTERIOR PHOTOS

DWNTWN
REALTY ADVISORS
25.77°N -80.19°W



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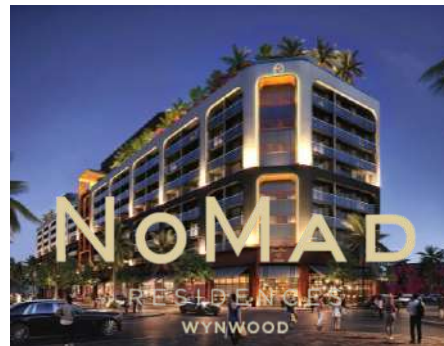
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LOCATION DESCRIPTION



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The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north.

Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater’s dense residential communities, with quick access to Miami’s Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy’s Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

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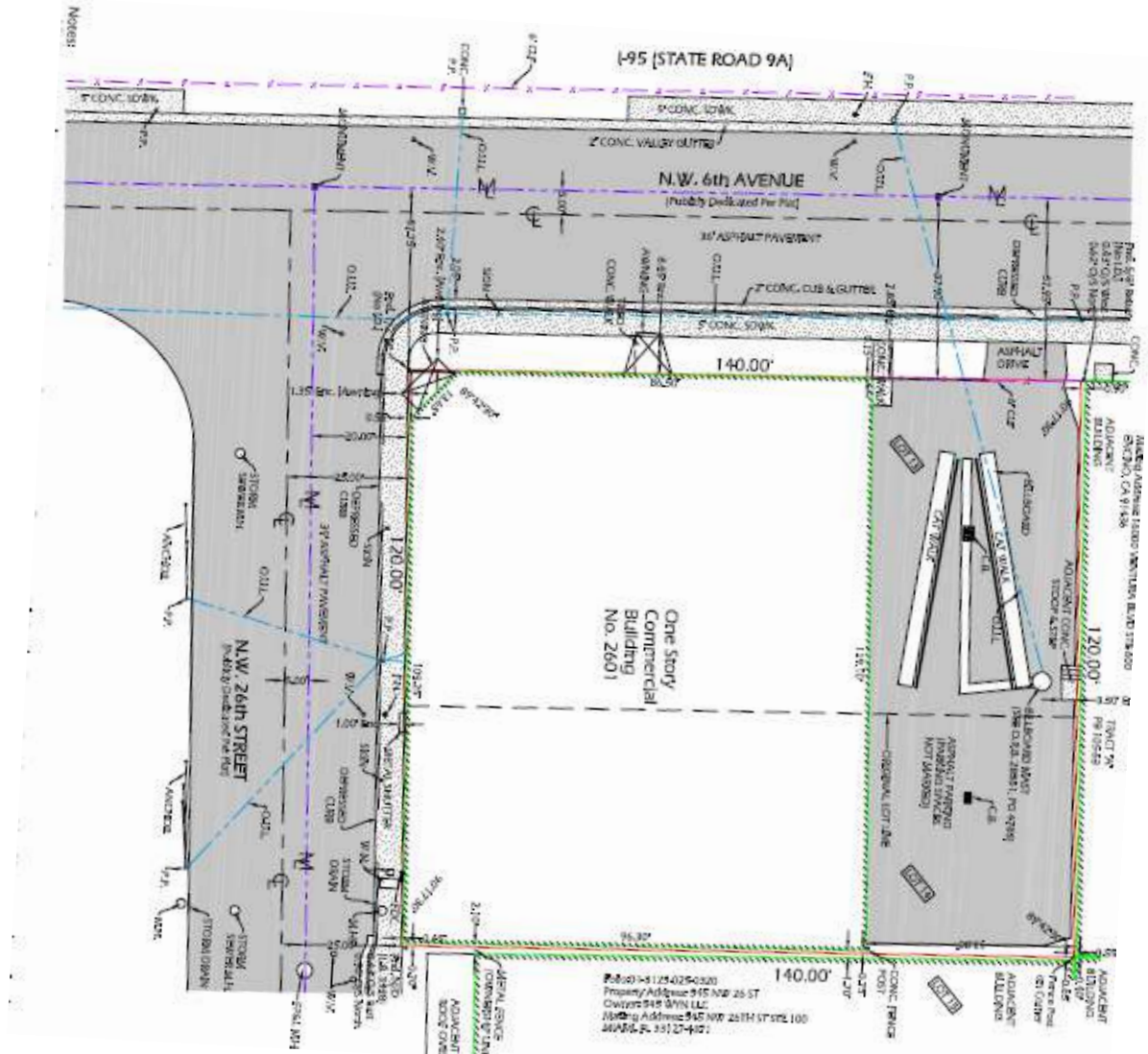
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SURVEY



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WYNWOOD + CORPORATE TENANTS

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25.77°N - 80.19°W



SONY MUSIC



pwc



FOUNDERS FUND



ATOMIC



CLAIRE
GROUP



Gensler

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