



545
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545WYN.COM

Retail Leasing Opportunities

PLACE
PROJECTS
GRIDLINE
PROPERTIES



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Urban, Creative, Sophisticated.

In Wynwood, an old industrial working part of Miami has come to life with a stylized, atmospheric vibrancy.

Drawing inspiration from the surrounding neighborhood, 545wyn features a paseo park connecting 26th and 27th Streets with 26,340 square feet of first floor retail, a 18,000 square foot private tenant amenity floor perfect for a restaurant/hospitality user and 441 on-site parking spaces.

These opportunities, coupled with Sterling Bay's incomparable design, will set a new standard of excellence for retail space in Miami that is urban, creative and sophisticated.



The Finer Details.

Over **271,000 SF** of modern office space on ten floors, with floorplates ranging from **18,595 to 38,409 SF**.

20,500 SF (5,000 + 11,00 + 4,500) of prime retail space available

18,000 SF dedicated, elevated roofdeck perfect for hospitality/restaurant user

Excellent signage & branding opportunities

Paseo park for tenants connecting **26th and 27th Streets**

On-site covered parking for **441 cars**

Delivered **mid-2020**



545wyn

Retail

RETAIL HIGHLIGHTS:

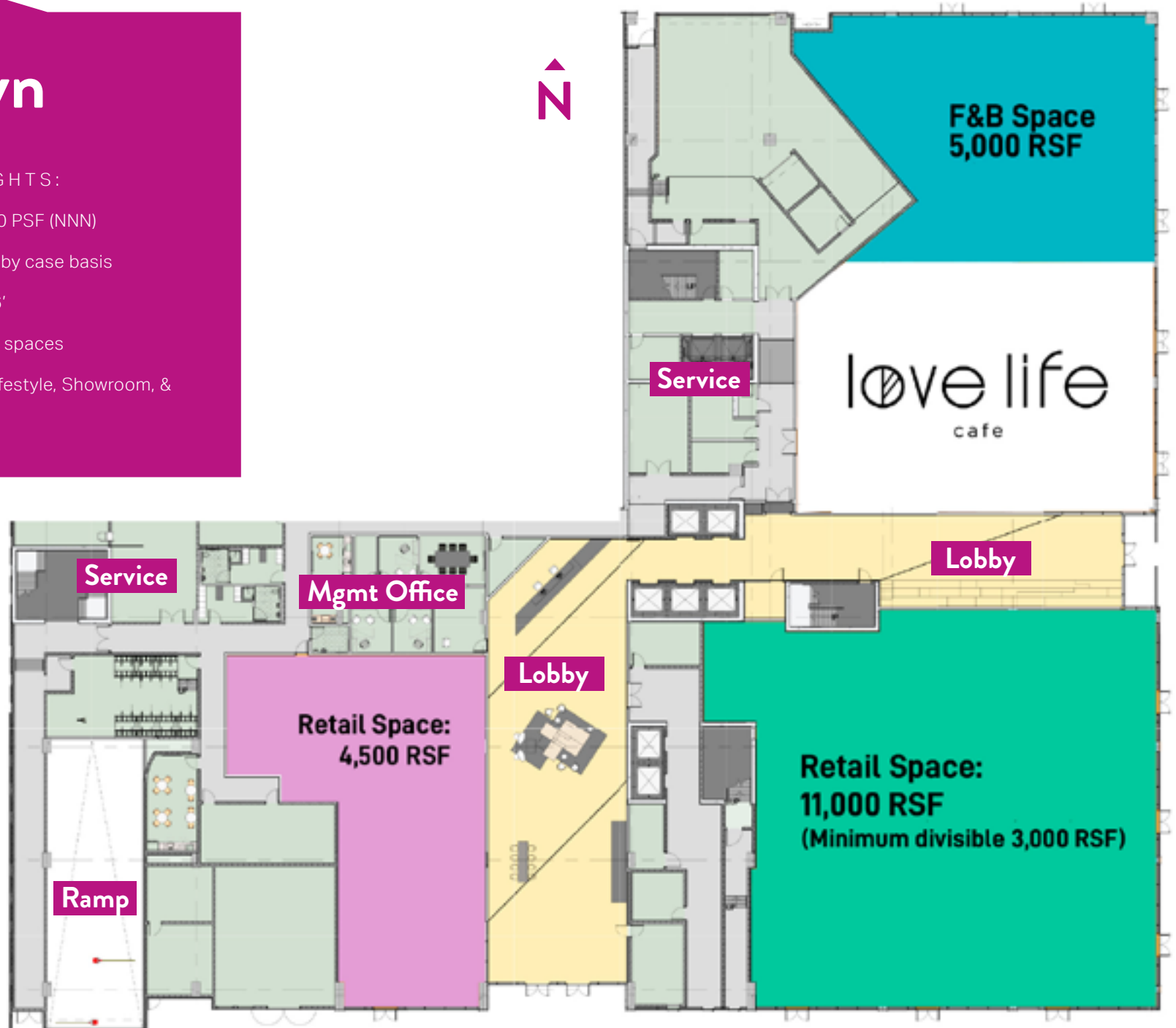
Asking Rate: \$50 - \$60 PSF (NNN)

TI Packages: On case by case basis

Ceiling Height: 16' -26'

Sizing: 3,000 - 11,000 spaces

Uses: Ideal for F&B, Lifestyle, Showroom, & Fitness Uses



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Outdoor Plaza



Lobby





Common Area





Retail Neighbors





Why Wynwood?

Wynwood is undeniably the new arts, retail and business hub of Miami. From handmade bread shops to guided (or not) art walks and everything in between, it's an authentic, design-driven urban lifestyle. In Wynwood, the neighborhood is the amenity.

WYNWOOD BY THE NUMBERS

964,000 SF

commercial office proposed/under development

5,545

residential units proposed/under development

1,018

hotel units proposed

\$488 M

local spending by out-of-town visitors

1

of the largest open-air street installations in the world, Wynwood Walls

410,000

visitors to Wynwood Walls in March 2019 alone

2.5 M

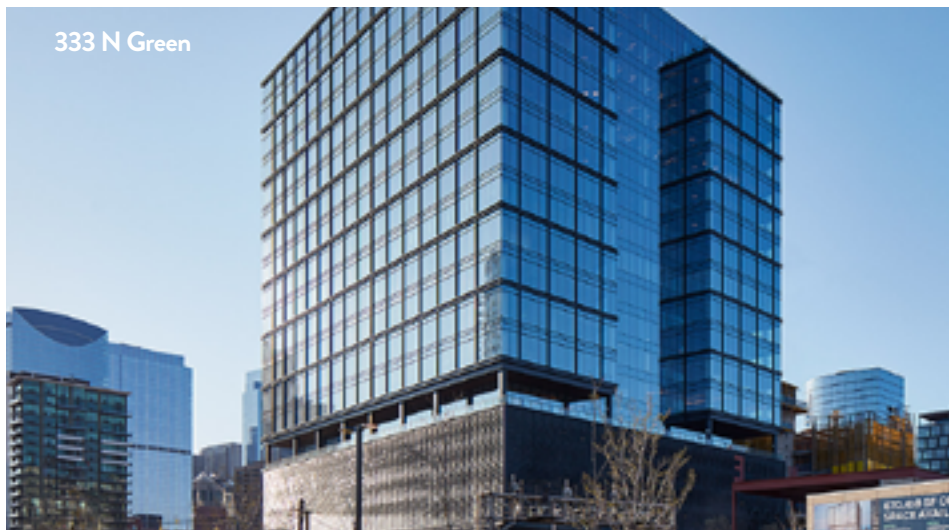
projected number of visitors to Wynwood Walls for 2019



Transparent. Collaborative. Game-Changing.

Sterling Bay is a leading investment and development company with expertise spanning all aspects of real estate ownership. Known for creating world-class urban campuses for companies such as Google, McDonald's, Uber, Glassdoor, Dyson, Tyson Foods and Pinterest, Sterling Bay is consistently recognized for award-winning projects that transform space, enhance communities and strengthen a company's culture and brand.

Find out more about Sterling Bay at sterlingbay.com



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