



**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

FOR LEASE
High-Visibility Wynwood Corner Building

591 NW 29th St, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$40/SF
CAM Estimate:	\$15/ft +/-
Available SF:	1,566 – 5,247 SF
Building SF:	6,035 SF
Space 1:	1,867 SF
Space 2:	1,814 SF
Space 3:	1,566 SF
Submarket:	Wynwood

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the Leasing of 591 NW 29th Street. The property consists of 6,035 SF of adaptive re-use flex office space on a 9,000 SF lot zoned T6-8-O with NRD-2 overlay, allowing up to 8 stories (plus 4 bonus stories) and 150 units per acre. Ideal for an owner-user or investor, the building—divisible for up to three tenants—is being delivered in newly finished vanilla shell condition following a \$700,000 renovation. Positioned at the high-visibility corner of NW 29th Street and 6th Avenue, on the border of Wynwood and Wynwood Norte, the site is surrounded by key districts including I-95, Edgewater, Downtown, Brickell, Midtown, and the Design District. With Wynwood emerging as a global hub for art, tech, and culture—dubbed the “Silicon Valley of the South”—the property is well-positioned for long-term growth. Improvements include new foundations, electrical, HVAC, sprinklers, impact windows and doors, private office space, and an asphalt parking lot with electric gate.

INVESTMENT HIGHLIGHTS

- Direct Access to I-95, North Miami Ave, NW 2nd Ave, and Biscayne Blvd
- Prime Retail Corridor, Walkable to All of Wynwood
- Secured Gated Parking
- Minutes to Midtown, Downtown, Brickell, and the Design District

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INTERIOR PICTURES



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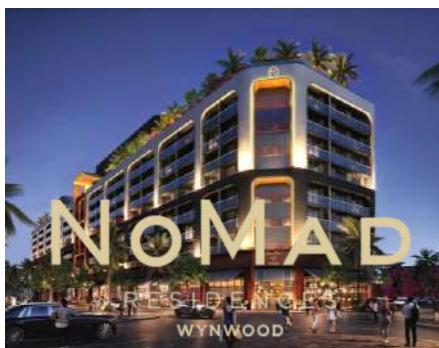
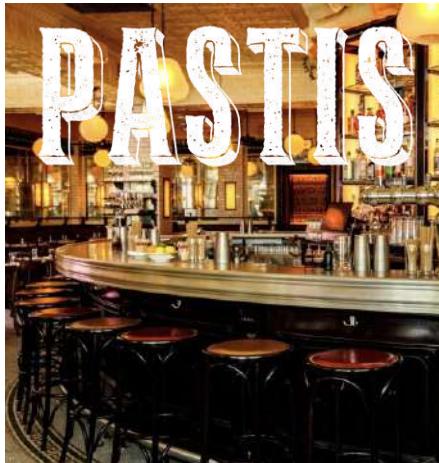
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LOCATION DESCRIPTION



LOCATION OVERVIEW

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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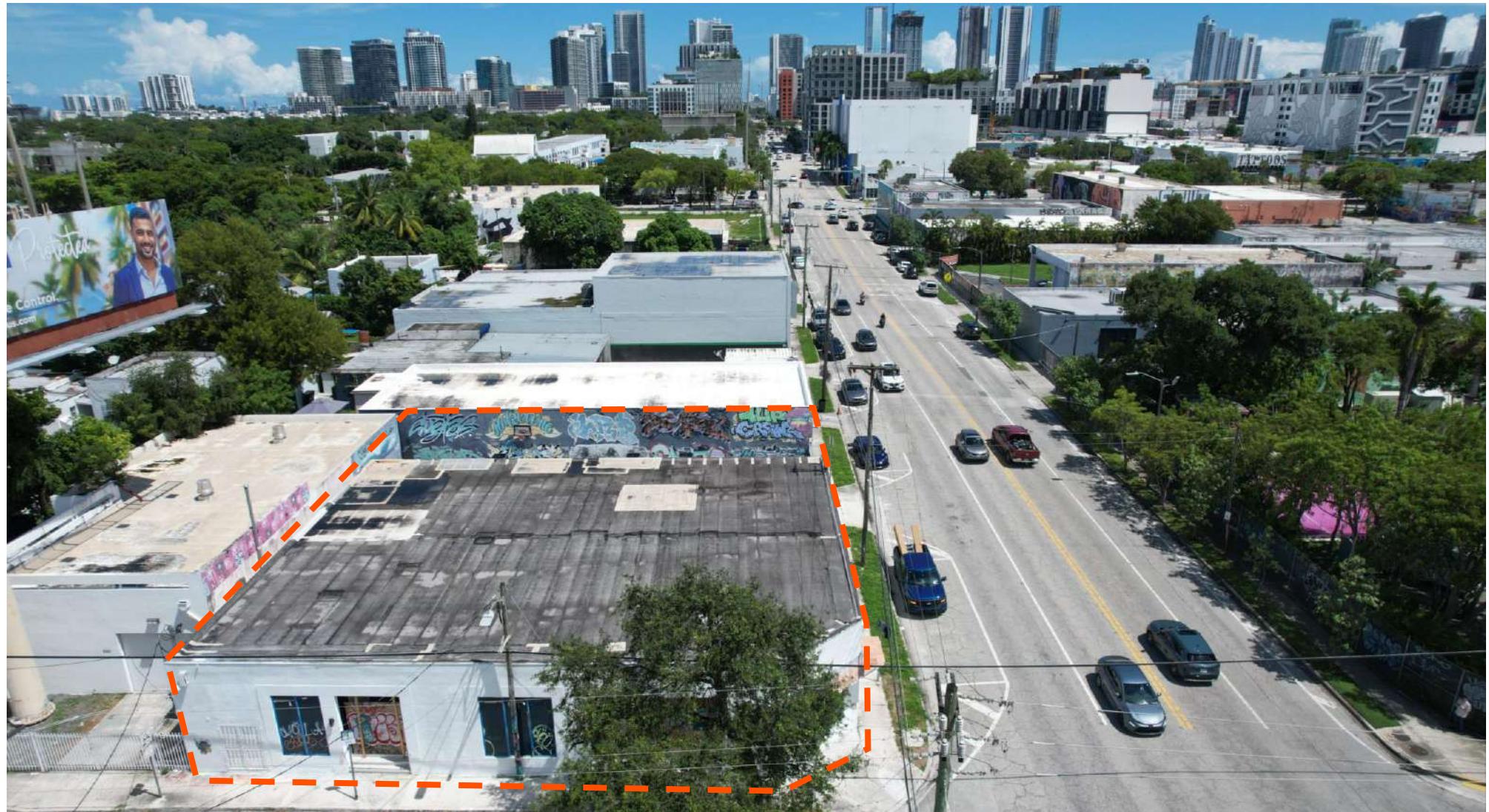
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AERIAL



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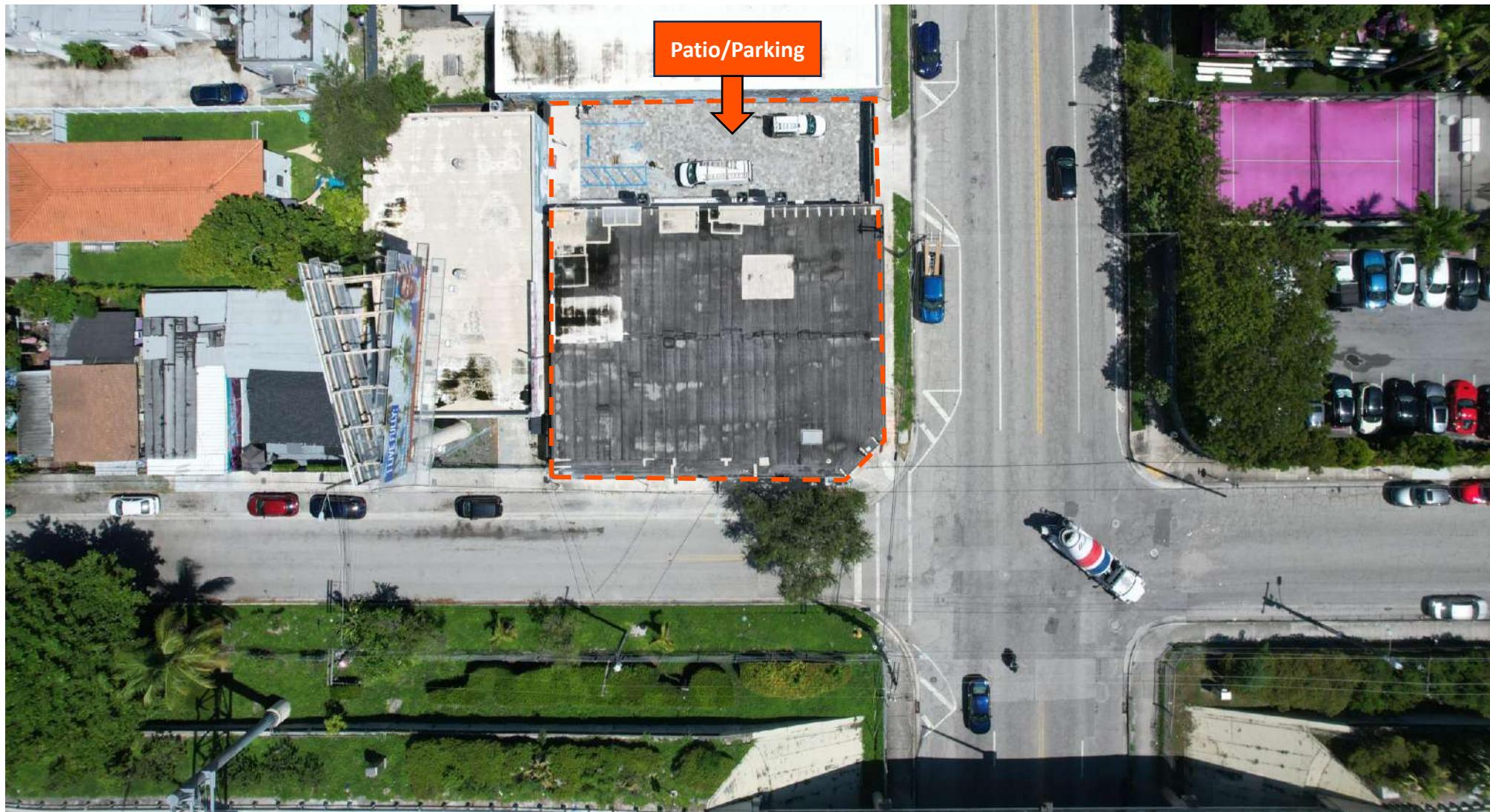
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OVERHEAD AERIAL



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WYNWOOD RETAIL CONTEXT MAP



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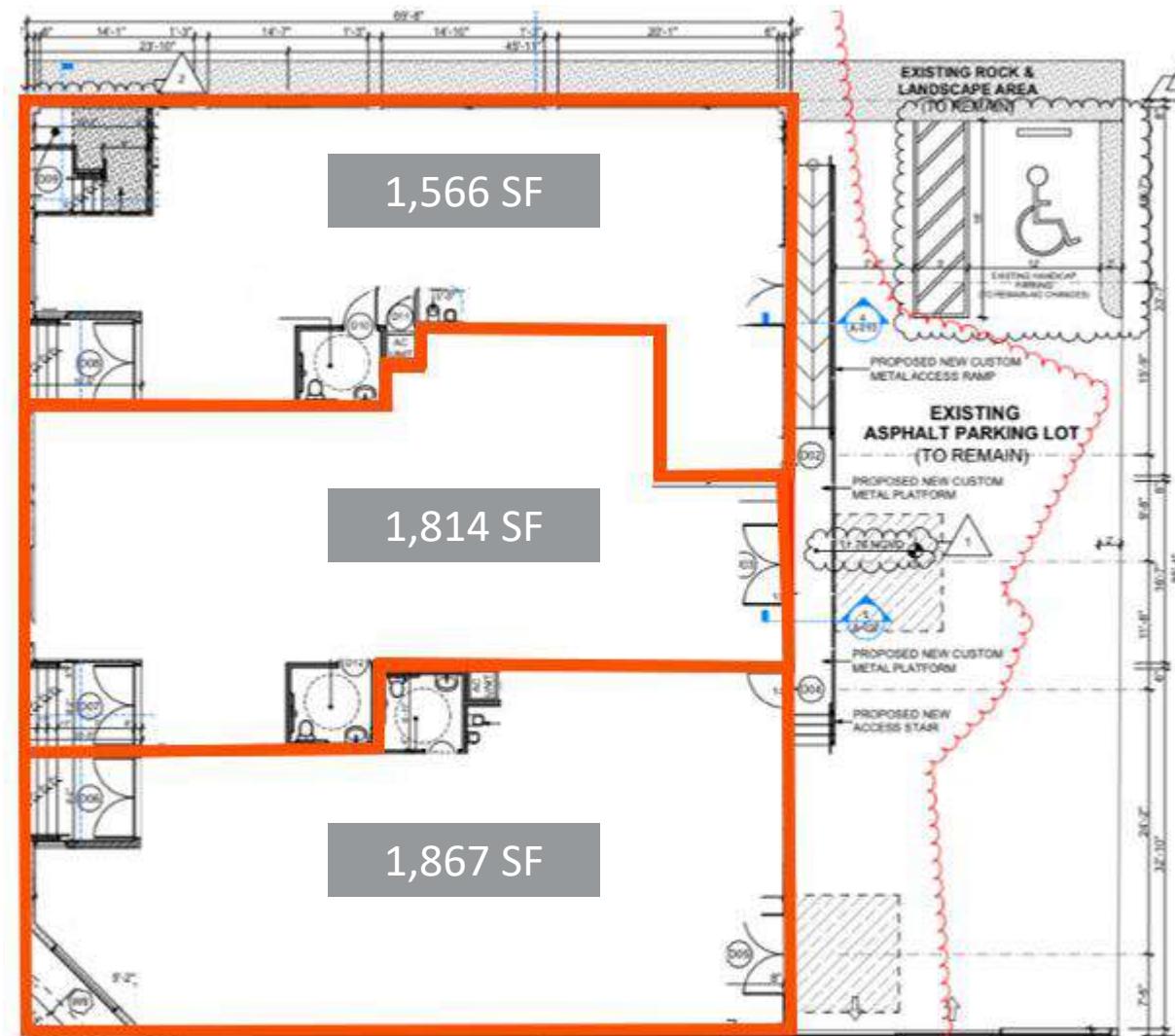
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FLOOR PLAN



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