



# THE 2534 BLDG

FOR LEASE

2534 N. MIAMI AVE

WYNWOOD OFFICE | RETAIL | F&B SPACE



METRO1

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# Executive Summary.

Metro 1 Commercial QOZB LLC is proud to present 2534 N Miami Avenue, Miami, FL ("The Property") for lease.

The Property features up to 18,500 SF of interior space, ideal for an Office, Showroom, F&B, or Retail user.

Located along N. Miami Avenue, along the Easternmost part of Wynwood, across the street from Fireman Derek's, Lock & Load Miami, the Print Shop, and Casa Crudos.

East Wynwood has been quickly gaining attention and developing as a cleaner, more tasteful pocket of the neighborhood. While many of the businesses that made NW 2nd Avenue popular have left, the caliber of businesses opening along N Miami Avenue have been some of the best in the neighborhood, and office developments in this pocket have sprouted giving it life and elevating the N Miami Avenue experience.

## Property Highlights

- Property Address:** 2534 N. Miami Ave, Miami, FL
- Asking Rent:** \$75 PSF
- Rent Format:** NNN
- Size:** 18,500 SF Interior
- Outdoor:** 11,000 SF +/-
- Use:** Retail, Office, Showroom, F&B
- Zoning:** T6-8 O NRD-1



# Aerial Context - West View.



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# Proposed Remodel.



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# Property Photos.



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## 2nd Floor Office.



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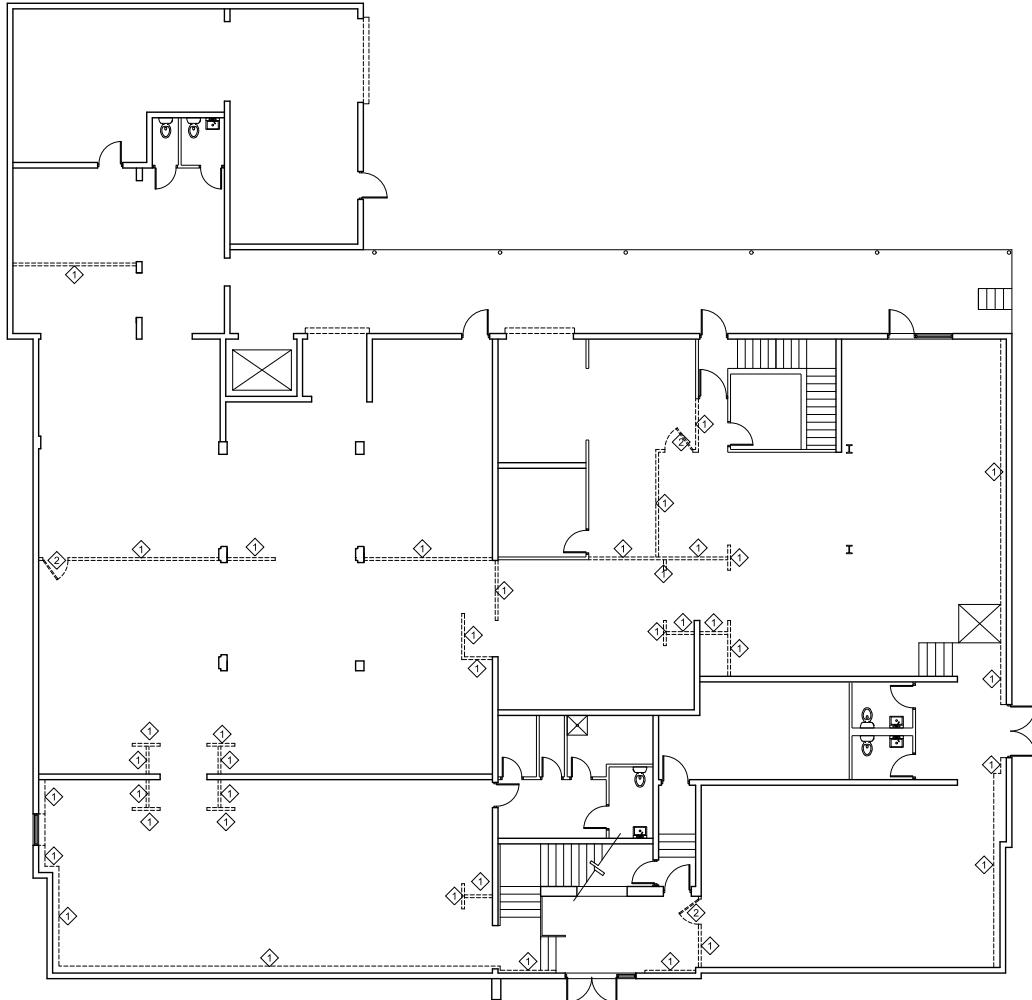
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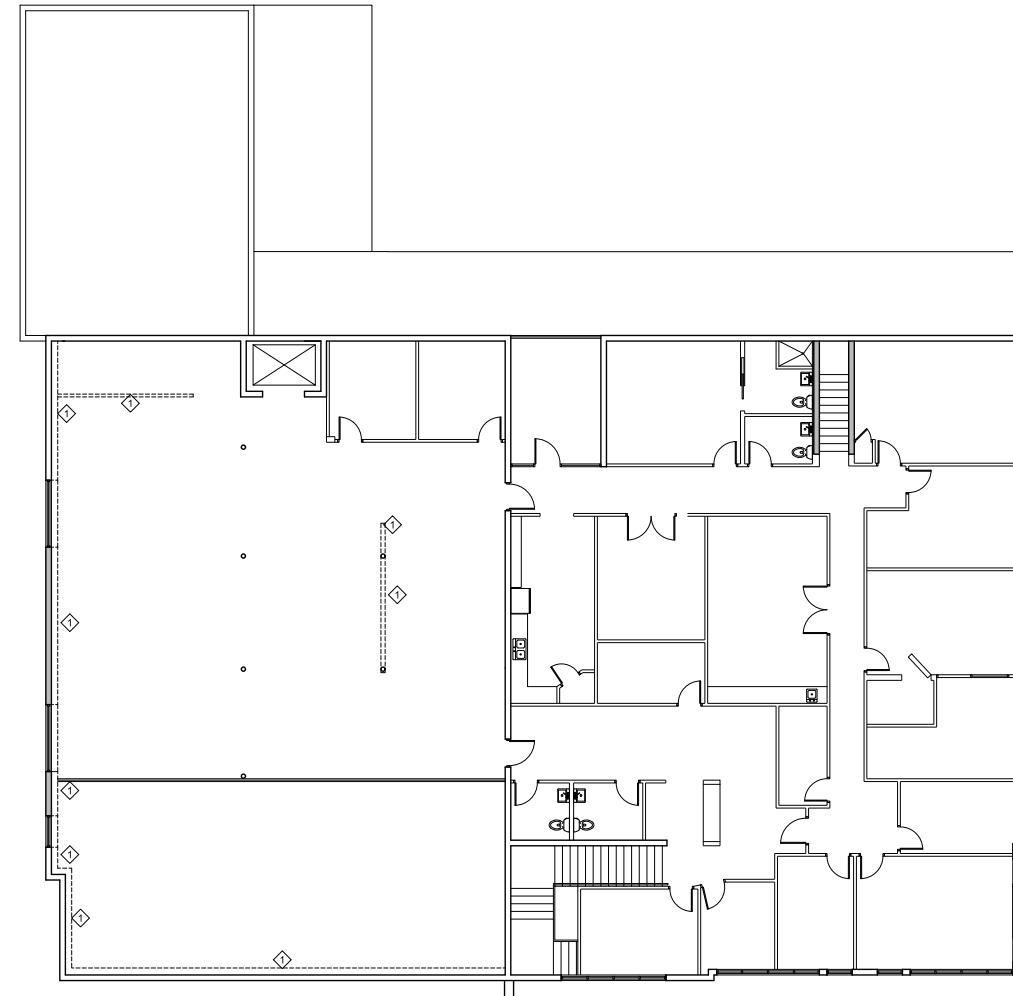
# Floor Plan.

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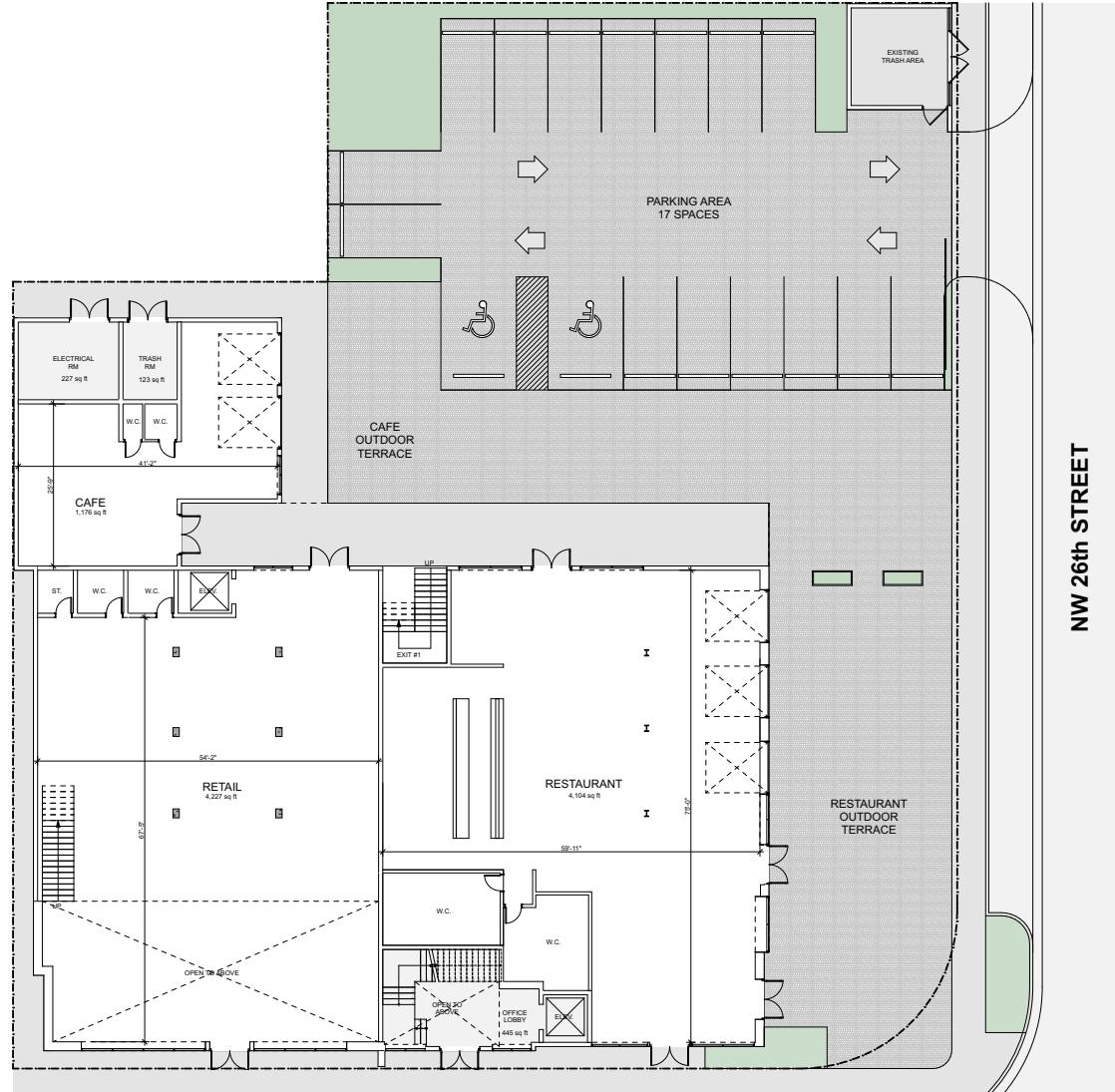
Ground Floor.



Second Floor.



# Proposed Subdivision



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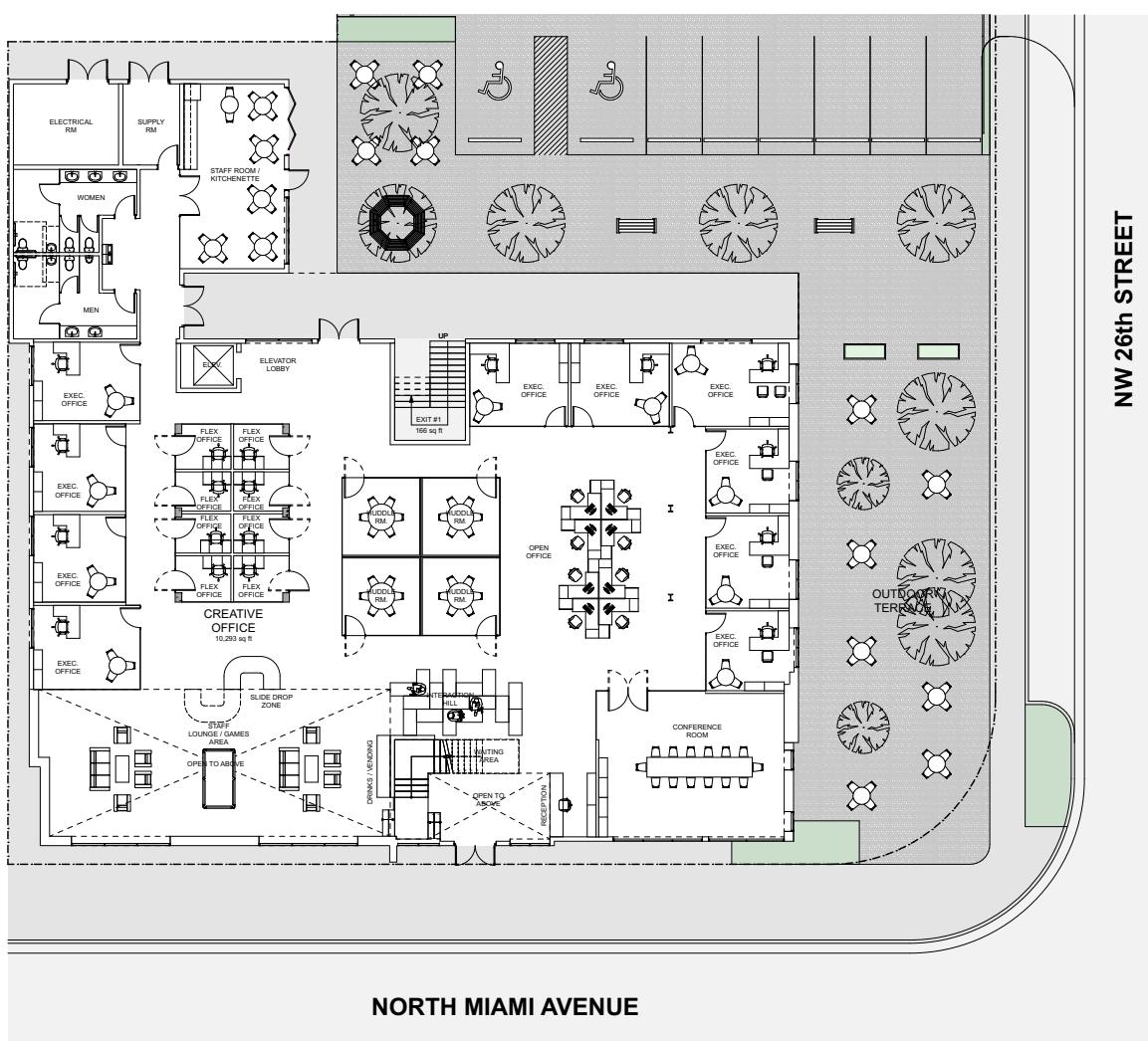
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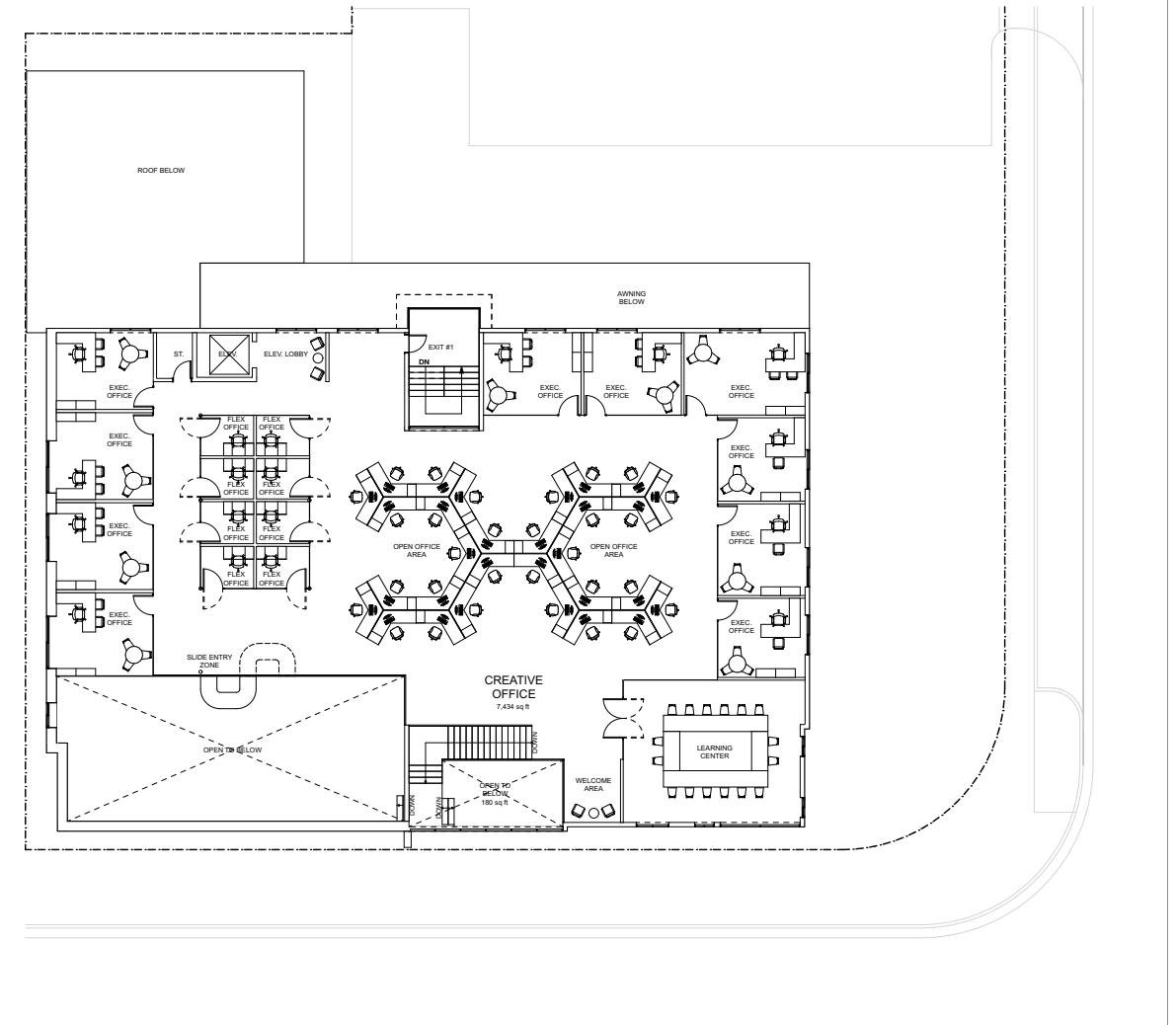
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# Office Test Fit.

## Ground Floor.



## Second Floor.



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# Aerial Context - Northwest View.



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# Aerial Context - Southeast View.



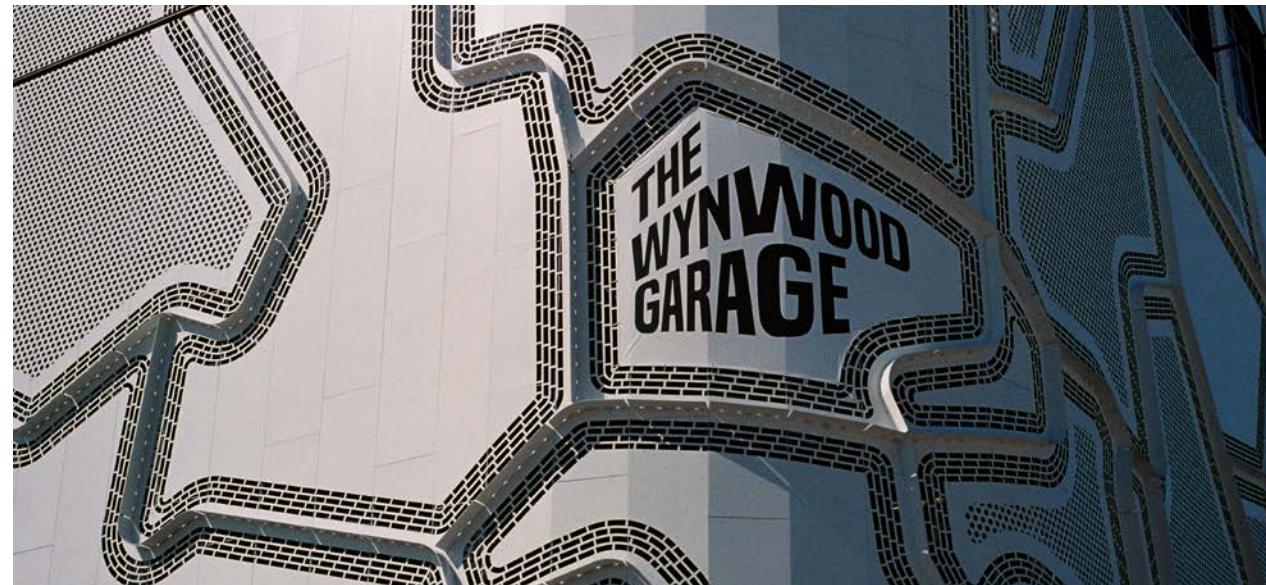
# Wynwood Overview

[wynwoodmiami.com](http://wynwoodmiami.com)

Today, Wynwood is the most important community of arts and creative businesses in the United States. With over 400+ businesses, 200+ street murals, 30+ eateries, and encompassing over 50 city blocks.

Wynwood is currently undergoing an unprecedented transformation, with a pipeline of over 6,000 residential units, 400 hotel rooms, and 1.6M SF of office space, setting the stage to create the epitome of the live, work, play ecosystem. So far, this transformation has attracted world renowned tech and creative companies like Spotify, Wework, Founder's Fund, Livenation, as well as popular restaurants like Momosan, Uchi, Pastis, and national and international developers like Related, AMLI, Fifield, Related, The Collective, PMG, Quadrum, and L&L, among others.

With its clearly defined trajectory, Wynwood is poised to become without a doubt United States' most important epicenter for tech, creative businesses, and an example of urban revitalization around the world. New residential, hotel, and office projects are announced every month, and major infrastructure changes are planned for the district. Some infrastructure proposals include the Wynwood Streetscape Master Plan, and the Brightline commuter station, which would connect Wynwood with Downtown Miami, Fort Lauderdale, West Palm Beach, and Orlando.



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## WYNWOOD IN THE MEDIA

VOGUE

**“9th Coolest Neighborhood in the World”**

Forbes

**“16th America’s Best Hipster Neighborhood”**

Google

**“Top result for World’s Coolest Neighborhood”**

COMPLEX

**“6th Most Stylish Neighborhood Worldwide”**

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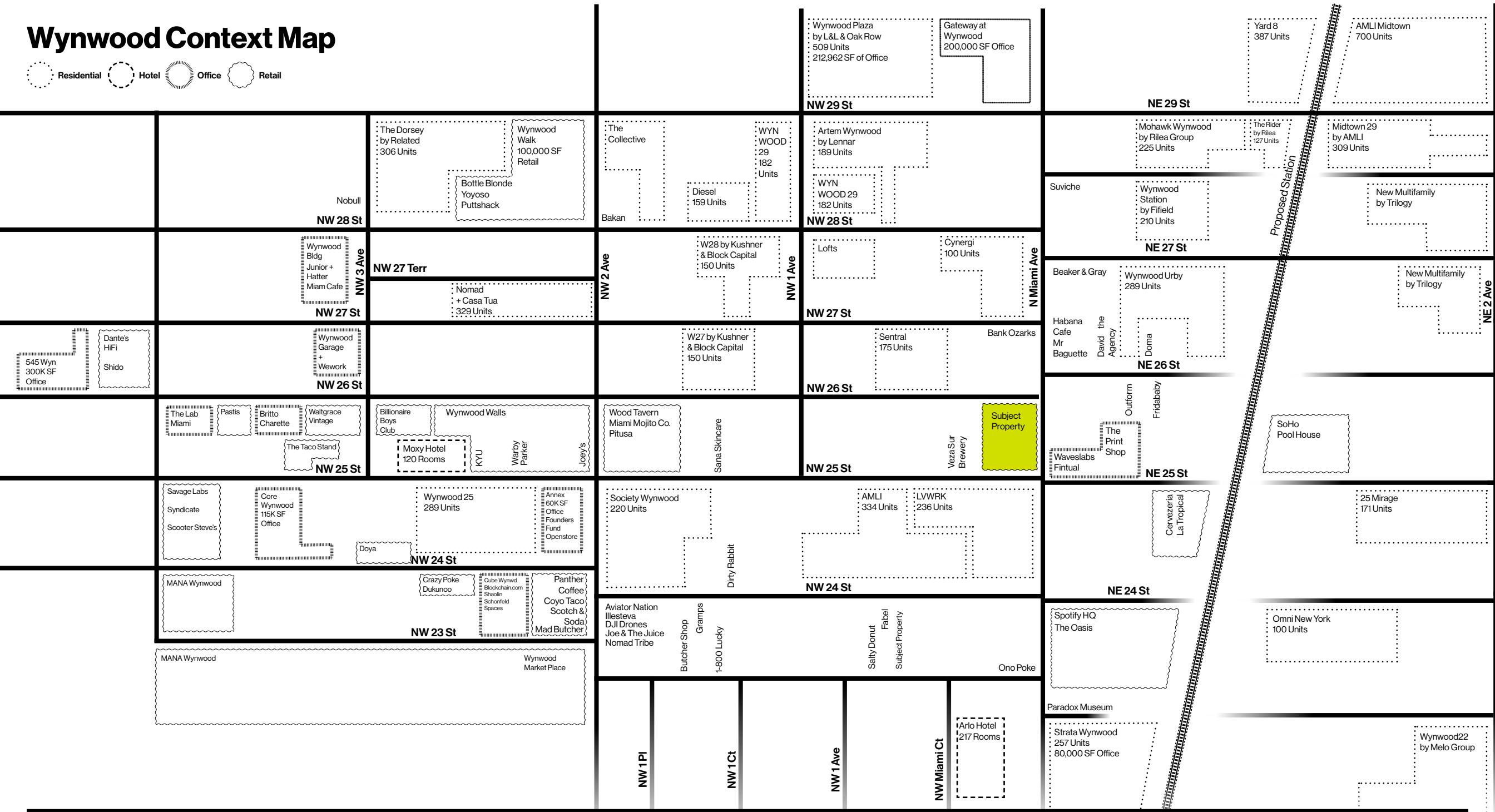
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# Wynwood Context Map



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# Wynwood: A Culinary Mecca

Wynwood is a culinary mecca, packed with some of the best eateries in all of Florida and the world. From Kyu, which was named the best restaurant in Florida by Time Magazine, to Hiden, which got one of the 11 Michelin Stars that were awarded in South Florida in the first even edition of the Florida Michelin Guide.

The area features over 50 restaurants and bars, which attract visitors from all over the place and result in some of the highest grossing sales of the tri-county area. With some restaurants exceeding \$2,000 PSF in annual sales, it makes the area one of the most important markets to be in as a food & beverage operator.



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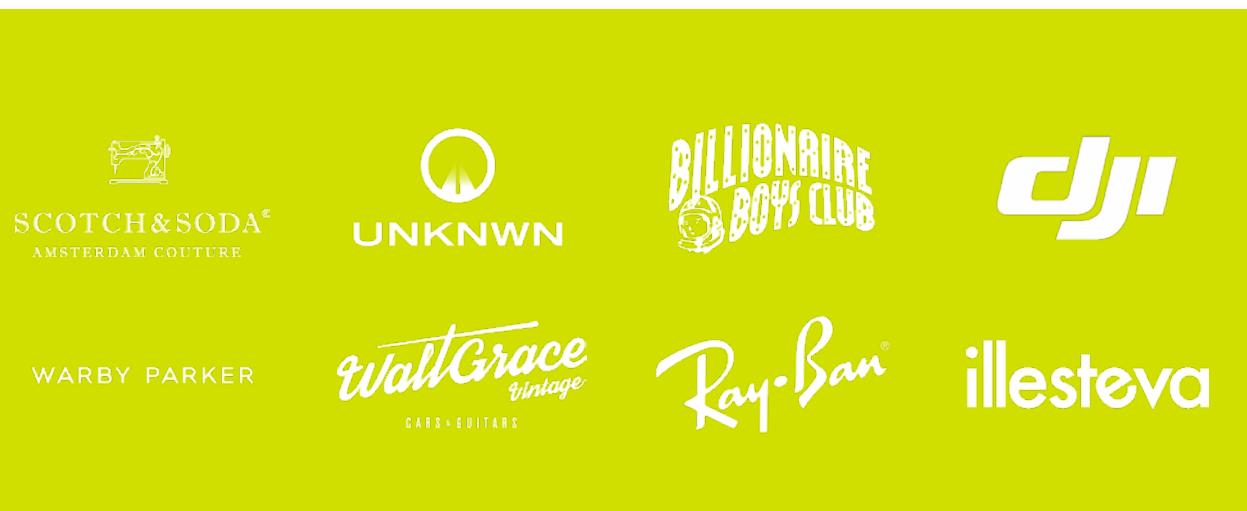
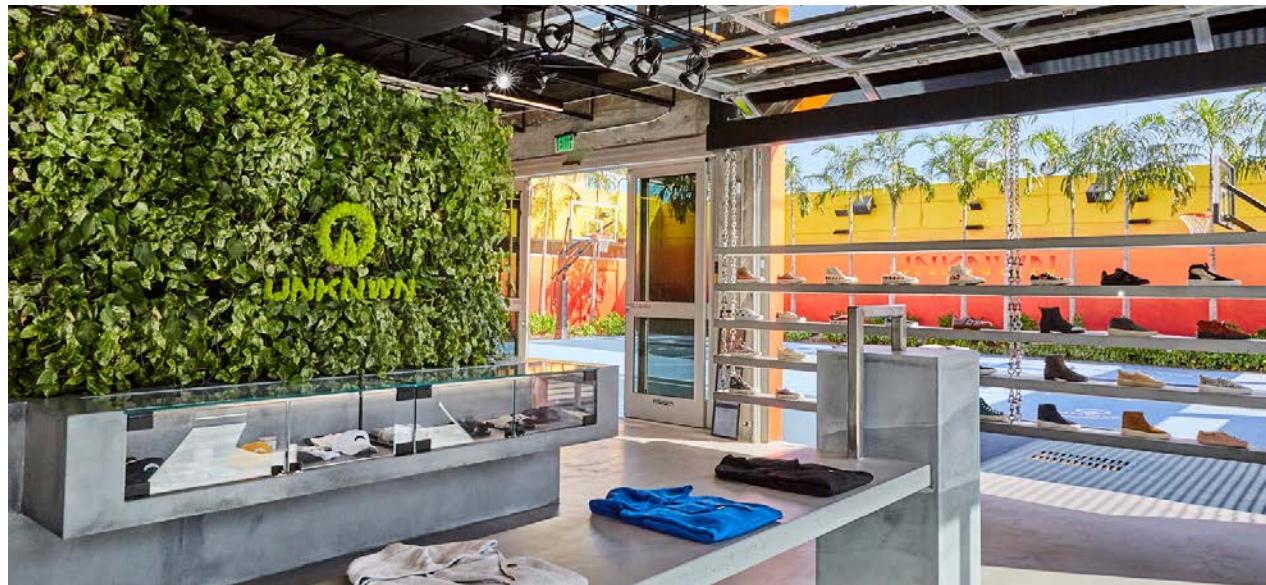
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# Wynwood: A Retailer Magnet

Wynwood is a retailer magnet for some of the world's most impactful fashion and retail brands. From Billionaire's Boys Club, to Lebron James' Unkwn, DJI, Scotch & Soda, and more, the area has attracted these brands because of it presents an opportunity to position themselves in front of a forward-thinking demographic, as well as capturing the visibility from the millions of visitors that Wynwood attracts on an annual basis.



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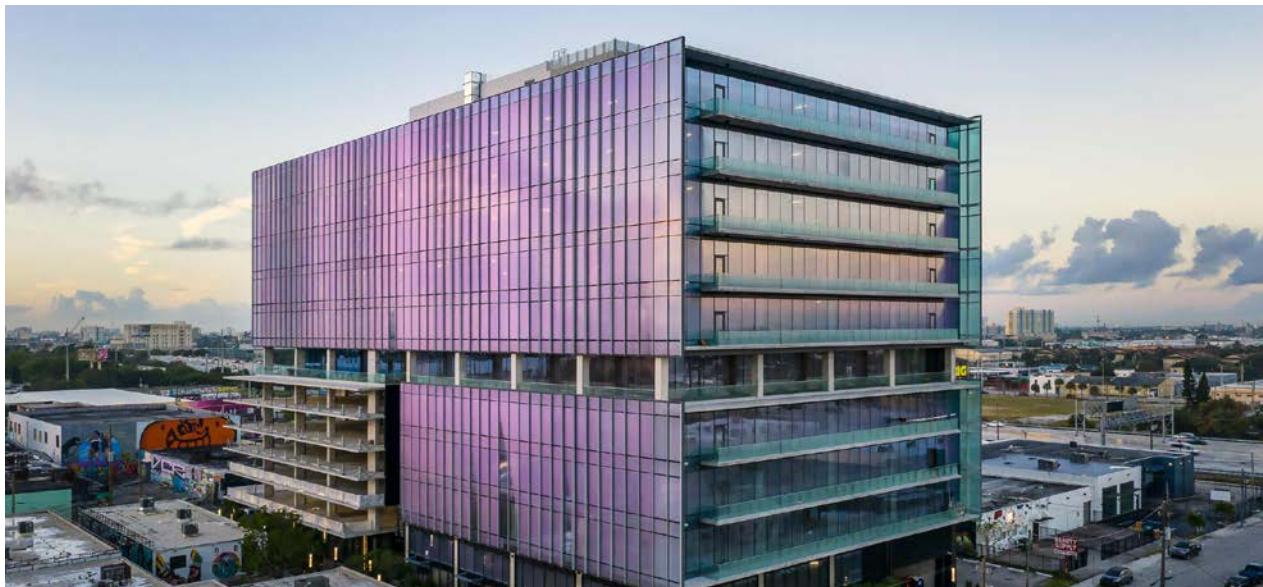
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# Wynwood: The Silicon Valley of the South

Wynwood is home to a growing number of established and emerging tech-based companies drawn to its world-class street art murals, pedestrian-friendly streets and unique restaurant and entertainment concepts. Miami's tech sector was born in Wynwood over 10 years ago and remains home to Florida's first co-working facility, tech incubator and accelerator, The Lab Miami, as well as nationally recognized coding bootcamp BrainStation (formerly Wyncode Academy).

This year, Silicon Valley transplants such as Founders Fund, Atomic and OpenStore signed multiyear leases at the Wynwood Annex, a new Class A office tower developed by the Related Group. Stockholm-based streaming giant Spotify also chose Wynwood for its LATAM HQ.

Wynwood's vibrant environment and popularity with tech workers are factors that continue to lure tech firms from Silicon Valley as well as New York hedge funds including Schonfeld to establish secondary HQs in the neighborhood. The office, retail and residential mix has resulted in a low-rise, campus-like environment for collaboration and networking unlike anything else in the United States.



FOUNDERS FUND  
**ATOMIC**   
 Blockchain.com

**OpenStore**  
 Spotify®

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# Future Mobility & Pedestrian Experience.

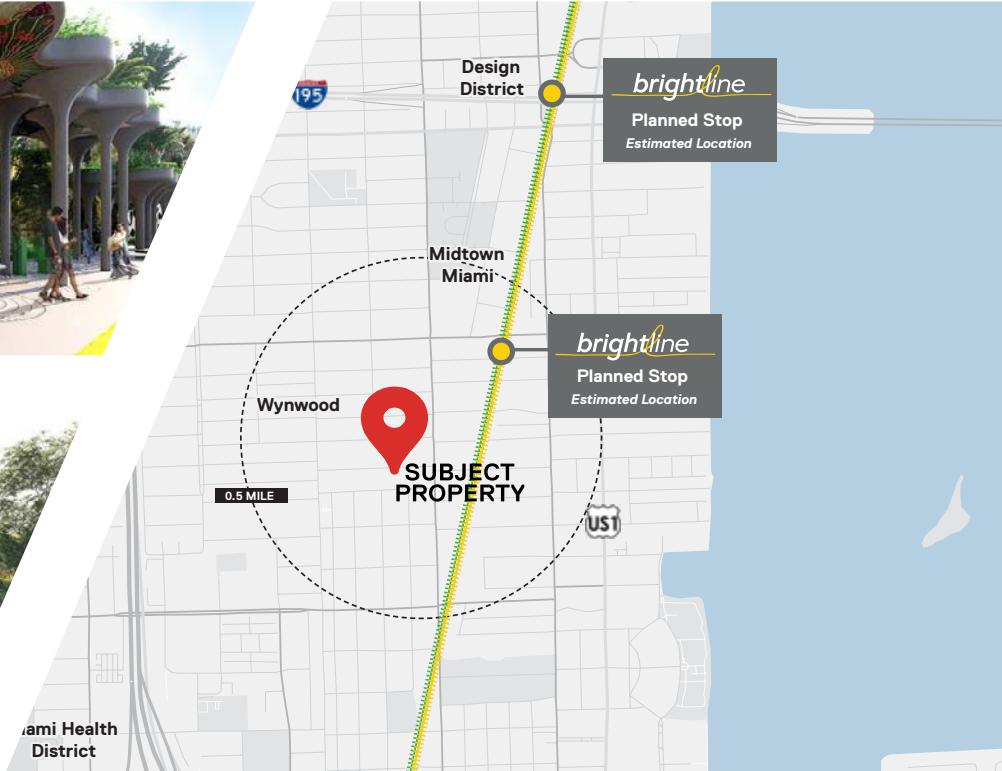
## THE DISTRICT TODAY

Wynwood welcomes over 5 million annual visitors that are drawn to its eclectic mix of art, retail and entertainment venues. It's home to over 200 public street art murals, 400+ businesses and one of the most dynamic culinary markets in the country. Wynwood is widely recognized as one of the most walkable neighborhoods in America with a 94 Walk Score. It has very good access to public transportation (MetroBus & City Trolley), is bicycle friendly, and has dedicated ride-share pick-up and drop-off zones throughout its 50 city-blocks.



## FUTURE BRIGHTLINE COMMUTER RAIL SERVICE

Miami-Dade County is finalizing plans to establish new commuter rail service along the Florida East Coast railway that intersects across Wynwood a block east of North Miami Avenue. The new service is designed to interconnect Downtown Miami with new stations in Wynwood, Design District, North Miami and Aventura. The FEC railway is already being utilized by the high-speed Brightline train service that plans to connect Miami and Orlando from its MiamiCentral Station, which is just over one mile south of Wynwood.



## EXPANSION OF METROMOVER NETWORK

Metromover, Miami's free, light-rail transit service, operates seven days a week and is planning to expand service along North Miami Avenue with proposed stops in Wynwood, Midtown and the Design District. The new service is expected to connect with existing stops at the Genting / Resorts World Miami Plaza, Perez Art Museum, FTX Arena (home to NBA's Miami Heat), Bayside Marketplace, Miami-Dade College and Miami International Airport.



## Wynwood Multifamily Pipeline

6,045 Residential Units



**Wynwood 25**  
289 Units

**Related + East End**



**LIVWRK**  
236 Units

**LIVWRK Brooklyn**



**Diesel**  
143 Condos

**Bel Invest**



**Society**  
326 Units

**PMG**



**W House**  
248 Units

**Related**



**Mohawk**  
225 Units

**Rilea Group**



**Sentral**  
175 Units

**Iconiq Capital**



**Artem Wynwood**  
189 Units

**Lennar Multifamily**



**Strata**  
257 Units

**Rockpoint**



**WYND 27 & 28**  
152 Units

**BlockCapital/Kushner**



**Urby**  
289 Units

**Urby, Brookfield, Clearline**



**The Rider**  
131 Units

**Rilea Group**



**The Dorsey**  
306 Units

**Related**



**Wynwood Quarters**  
200 Units

**Related**



**PRH N Miami**  
317 Units

**Related**



**Wynwood Haus**  
224 Units

**Lineaire/Black Salmon**



**Fifield Wynwood**  
210 Units

**Fifield**



**FB Wynwood**  
308 Units

**Fisher Brothers**



**AMLI Wynwood**  
316 Units

**AMLI**



**The Collective**  
180 Units

**Gamma Real Estate**



**Nomad Residences**  
329 Units

**Related, LNDMRK**



**Wynwood Plaza**  
509 Units

**L&L & Oak Row**



**2000 N Miami Ave**  
300 Units

**Clearline**



**Alchemy Wynwood**  
186 Units

**Alchemy/ABR**

## Wynwood Office Pipeline



**545 Wyn**  
300,000 SF  
**Sterling Bay**



**The Annex**  
60,000 SF  
**Brick & Timber**



**Trackside**  
50,000 SF  
**Big Move Properties**



**Lynq Wynwood**  
331,000 SF  
**Tricap**



**Gateway at Wynwood**  
200,000 SF

**R&B**



**The Oasis**  
20,000 SF

**Oak Row**



**The 2900 Wynwood**  
28,000 SF  
**Big Move Properties**



**Cube Wynwd**  
80,000 SF  
**LNDMRK & Tricera**



**Wynwd 27 & 28**  
46,678 SF  
**BlockCapital/Kushner**



**2920 NW 5 Avenue**  
23,000 SF  
**Big Move Properties**



**Wynwood Plaza**  
212,962 SF  
**L&L & Oak Row**



**The Print Shop**  
17,000 SF  
**Link & Jameson**



**Core Wynwood**  
115,000 SF  
**Goldman Properties**



**The Campus on 5th**  
35,000 SF  
**Big Move Properties**



**Wynwood Building**  
45,000 SF  
**Goldman Properties**



**The 1900**  
60,000 SF  
**Big Move Properties**



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