

FOR SALE

*WYNWOOD COMMERCIAL
PROPERTY*

**523 NW
28TH ST**

MIAMI, FL 33127

GRIDLINE
PROPERTIES

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Executive Summary

Wynwood commercial property for sale, in one of the neighborhood's most dynamic corridors. The subject property is located in Wynwood's 5th Avenue quadrant and offers investors the opportunity to acquire a highly efficient adaptive reuse building with on-site private parking. The property can easily be readapted to house a state-of-the-art office, showroom, or Food & Beverage venue.

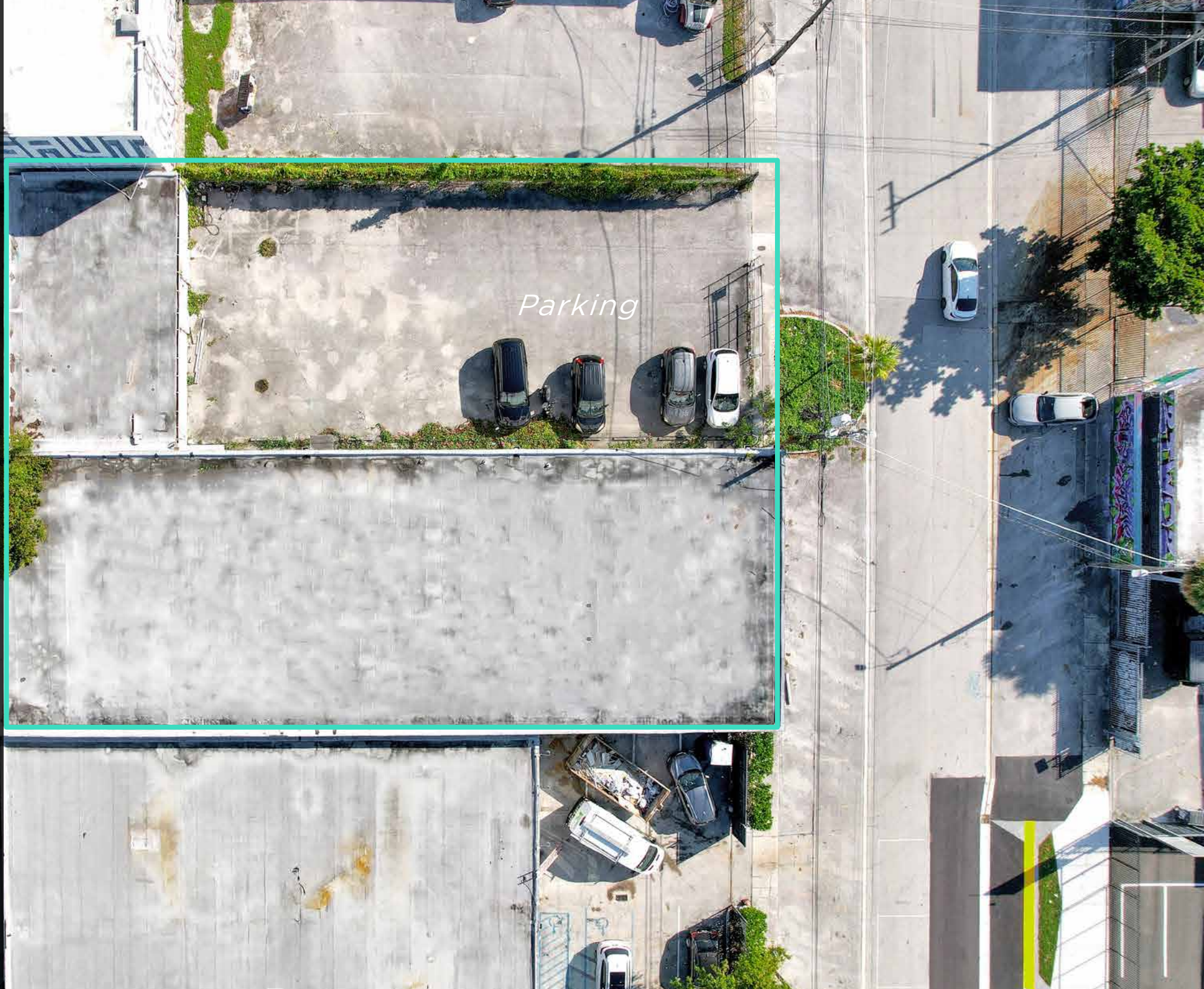
Alternatively, from a development perspective, the site sits within Wynwood's NRD zoning overlay, allowing for the development of Office and other Commercial uses, while taking advantage of many of the NRD's benefits and concessions.

The property also boasts an excellent location, close to Downtown Miami, Edgewater, Midtown, and the Design District. Additionally, its location offers immediate access to major transportation arteries and public transportation.

Overall, this property presents an exciting opportunity for users or developers looking to enter the Wynwood market and want to take advantage of the area's thriving economic environment.

Property Highlights

- **For Sale**
- **Type:** Commercial Property
- **Building Size:** 7,960 SF
- **# Of Parking Spaces:** 15+
- **Total Lot Size:** 13,750 SF
- **Zoning:** D1-Wynwood NRD
- **Land PSF:** \$458 PSF
- **Bldg PSF:** \$791 PSF
- **Per Buildable SF:** \$71
- **Asking Price:** \$6,300,000



Development Analysis

- **Maximum Buildable Area:** 88,000 SF
Building Lot Coverage: 80 %
- **Maximum Buildable Footprint:** 11,000 SF
- **Maximum Buildable Commercial Area:** 88,000 SF
- **Area Minimum Open Space:** 10%

HEIGHT LIMITATIONS (LEVELS)

- **Total Building Height:** 8 Levels or 10 Levels with Bonus
- **Minimum Building Height:** 2 levels

Location Overview

Located in the heart of Miami, Wynwood stands as a testament to the dynamic blend of creativity and urban revitalization. This burgeoning neighborhood has evolved from its industrial roots into a vibrant epicenter of arts, culture, technology, and innovation, making it a prime destination for commercial real estate investment.

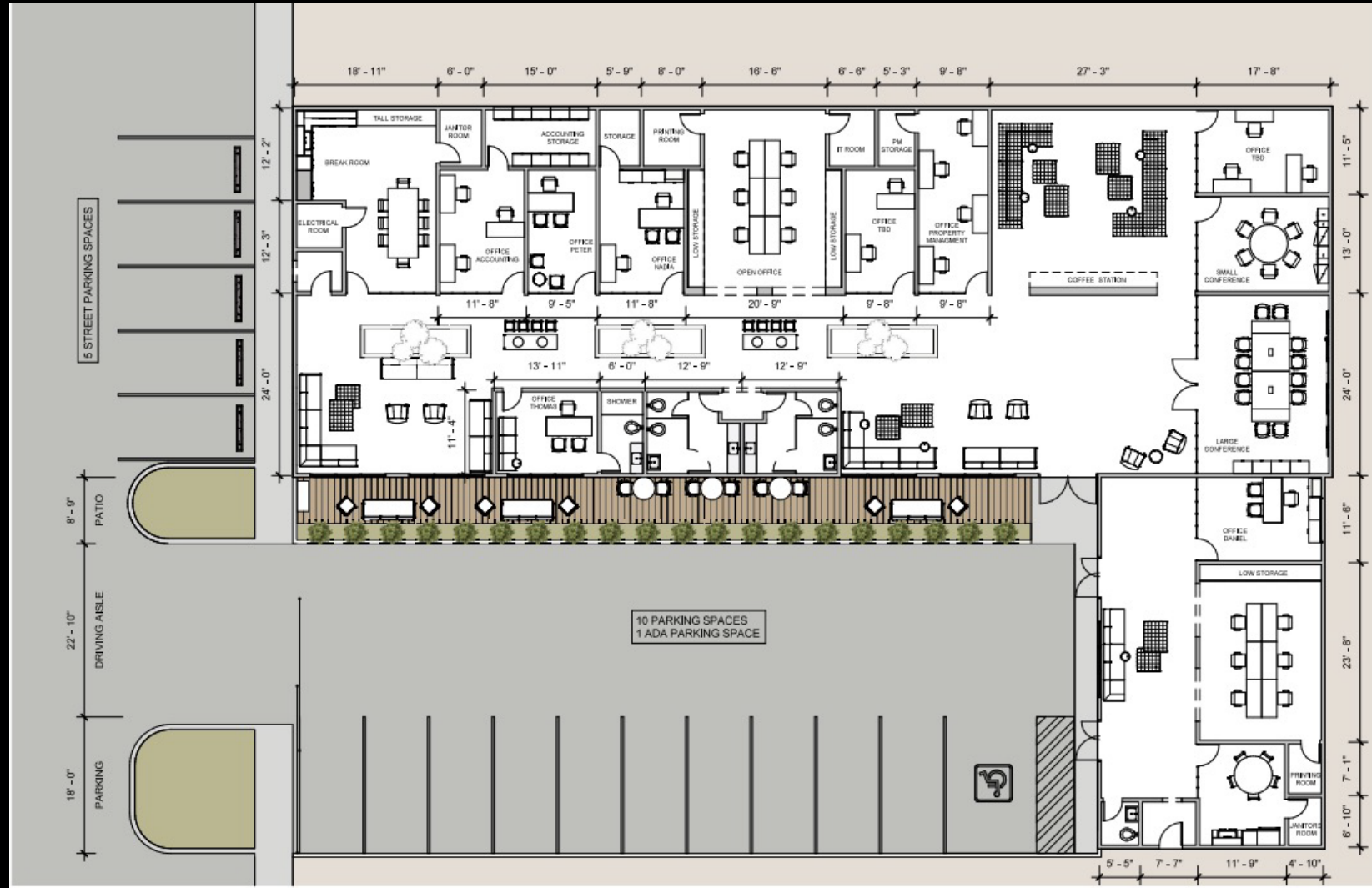
In recent years the area has also witnessed a major office boom that has brought some of the most celebrated technology, financial, and professional companies to the growing district. This neighborhood, once dominated by warehouses and street art, has evolved into a sought-after destination for tech companies, startups, and entrepreneurs seeking a unique blend of innovation and creative energy.



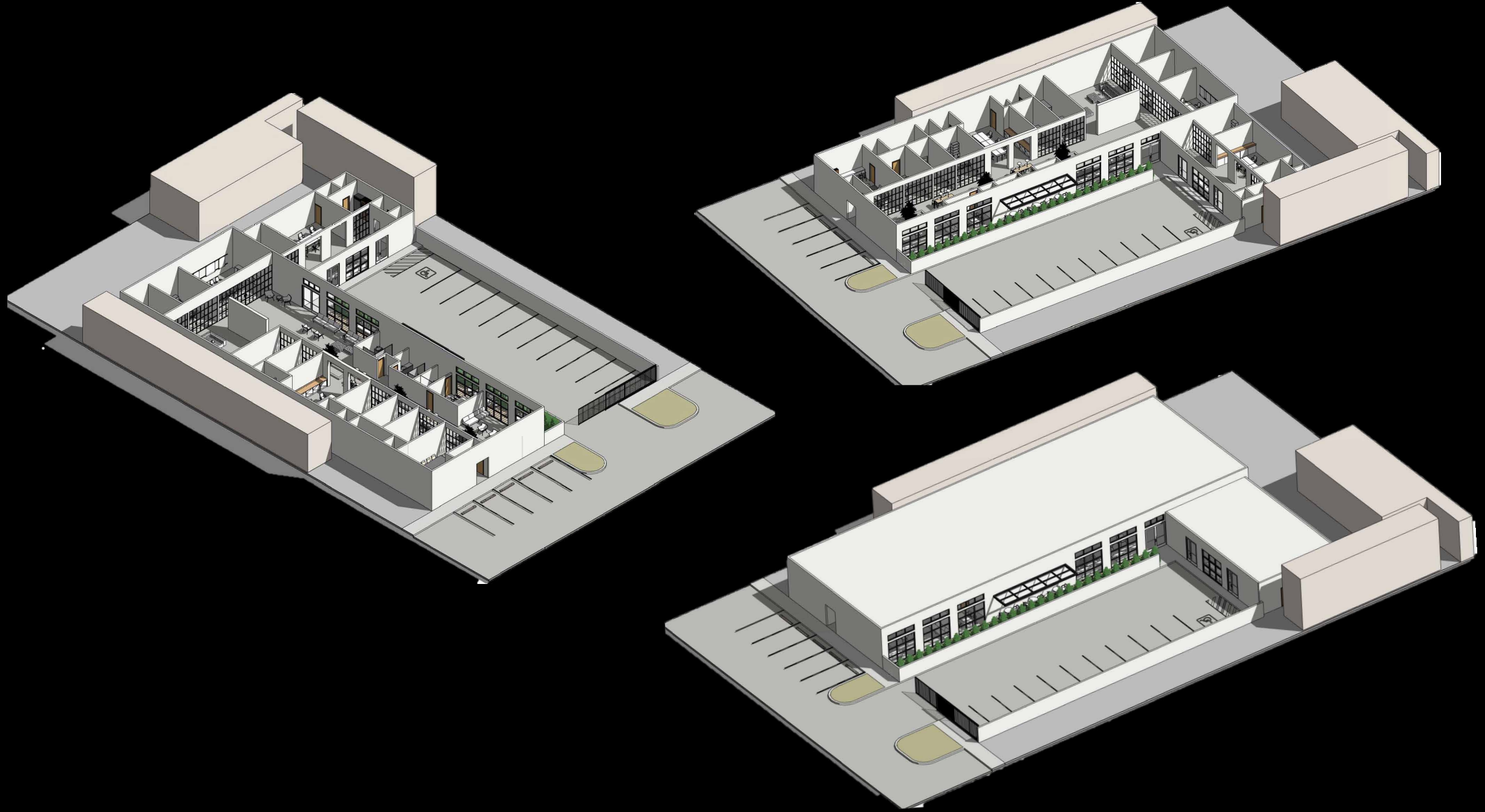
Moodboard



Proposed Office Floor Plan



3D Model



Interior Images



Exterior Image



Neighborhood Map



WeWork

Zak The Baker

Wynwood Garage

Walt Grace Vintage

Pastis

Momosan Wynwood

Balagan Sushi

Cielito Artisan Pops

Tri-Star Development Site

Skinny Loui

LeChick

Doya

Mana Wynwood

Brain Station

Swarm

Dante's Hi-Fi

Manjay

-Gensler
-Anheuser Busch
-Slalom Consulting
-Price Waterhouse Cooper
-Sony

Love Life Cafe

Ralph Pucci

Go Puff

Marguillis Collection

Barry's Bootcamp

Koby Karp

523-529 NW
28TH ST

The Neighborhood

6M+
ANNUAL
VISITORS

\$590M
SPENDING FROM
VISITORS

1,736
RESIDENTS

8K+
LOCAL JOBS
SUPPORTED

2018

1,462,834

2019

1,535,997

2020

895,404

2021

1,817,432

MPA PAY-BY-PHONE PARKING TRANSACTIONS IN WYNWOOD

In Good Company

"Wynwood is an eclectic district in the urban core of Miami, Florida. It is home to art galleries, retail stores, antique shops, eclectic bars, artisanal eateries and one of the largest open-air street-art installations in the world.

Throughout the mid-to-late 1900s, Wynwood was an enclave for Caribbean immigrants and home to Miami's Garment District. Following a decade of economic exodus and depression, in the early 2000s, forward thinking developers and property owners rehabilitated neglected warehouses, shuttered factories, and other unused buildings, transforming them into the innovative businesses that are visible today.

However, it is street art that helped spark Wynwood's renaissance. Since the introduction of Second Saturday Art Walk and the arrival of Art Basel (2002), the influence and relevance of the arts community in Wynwood has become undeniable. Artists from around the world have sought inspiration in the area's windowless facades and used them as canvases to showcase their work, leading to the vivid murals that adorn the district.

Today, Wynwood is recognized globally as a premier destination for art, fashion, innovation and creative enterprise. It is one of the largest and most prominent creative communities in the United States, and where a new generation of creative and entrepreneurs want to live, work, eat, play and learn."

Wynwoodmiami.com

"Welcome to The Oasis, Miami's new cultural epicenter. Experience reprieve from the concrete jungle in The Oasis's sprawling courtyard, which features six premier outdoor dining destinations and outdoor nightlife at the "Tower Bar."

Enjoy weekly live performances, including top music artists, and cultural events with a focus on art and neighborhood programming, plus retail pop ups, and a bevy of other events, all in an expansive outdoor setting.

With an eclectic blend of food and beverage concepts, nightlife and live performances, The Oasis is your destination for lunch to late night and everything in between."

Wynwoodmiami.com



"The newly opened Arlo Wynwood is a 217-room boutique hotel located in Miami's vibrant Wynwood Arts District, designed with an industrial-chic aesthetic reflecting the neighborhood's artistic vibe. The hotel features stylish minimalist guest rooms, a yoga deck, a palm-filled courtyard with an indoor/outdoor bar hosting weekly events, and a buzzing rooftop lounge and pool deck with private

cabanas.

The signature MaryGold's brasserie led by award-winning chef Brad Kilgore offers Florida-inspired cuisine and imaginative cocktails in a lush, modern space. Higher Ground lounge, operated by acclaimed hospitality group Bar Lab, provides panoramic city views and handcrafted cocktails."

Wynwoodmiami.com

Already Attracting the Best

“Wynwood is seeing a number of new office projects, as major developers target the artsy district, aiming to add hundreds of thousands of square feet of office space.

Big name tenants have signed leases, like Spotify, Live Nation and WeWork. Apple Music, Google, Dentsu and other creative marketing agencies have also been looking in the market, brokers and developers say.”

- Silicon Valley heads to Wynwood's office market, The Real Deal.

The logo for UOVO, featuring a stylized blue 'U' with a grid pattern followed by the letters 'OVO' in a bold, blue, sans-serif font.The logo for FORTIS DESIGN + BUILD, with a green 'F' in a square followed by 'FORTIS' in green and 'DESIGN + BUILD' in a smaller, grey font below it.The logo for LIVE NATION ENTERTAINMENT, with 'LIVE NATION' in white on a red background and 'ENTERTAINMENT' in smaller white text below.The logo for WeWork, with the word 'wework' in a lowercase, white, sans-serif font.The logo for Marcus & Millichap, with the name in a white, serif font and a horizontal line underneath.The logo for ATOMIC, featuring a red triangle pointing right followed by the word 'ATOMIC' in a bold, red, sans-serif font.The logo for FOUNDERS FUND, with a small icon of three horizontal bars (red, green, blue) followed by the text 'FOUNDERS FUND' in a white, sans-serif font.The logo for veru, with the word 'veru' in a green, lowercase, sans-serif font.

INDUSTRIOUS

The logo for Gensler, with the word 'Gensler' in a bold, red, sans-serif font.The logo for WINSTANLEY ARCHITECTS & PLANNERS, with 'WINSTANLEY' in a blue, sans-serif font and 'ARCHITECTS & PLANNERS' in a smaller, blue font below it.The logo for minds co/work, with 'minds' in a blue, lowercase, sans-serif font and 'co/work' in a smaller, grey font below it.The logo for SPACES., with a white hexagon icon followed by the word 'SPACES.' in a white, sans-serif font.The logo for slalom, with the word 'slalom' in a blue, lowercase, sans-serif font.

Wynwood Development Pipeline

35 NW 27 ST



91 NW 27 ST



CORE WYNWOOD



DIESEL WYNWOOD



KRYMWOOD HOTEL



LIVWRK WYNWOODV



LYNQ WWYNWOOD



LYNQ WWYNWOOD



MOHAWK AT WYNWOOD



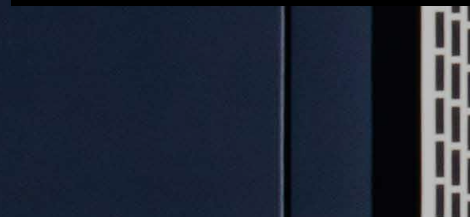
NOMAD WYNWOOD



THE RIDER



THE WYNHOUSE



WYNWOOD STATION



WYNWOOD URBY



WYNWOOD WORKS



Food & Drinks

1-800-LUCKY



BACCANO



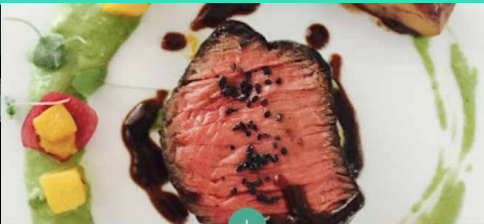
BEAKER & GRAY



BARTACO



CONSTELLATION CULLINARY GROUP



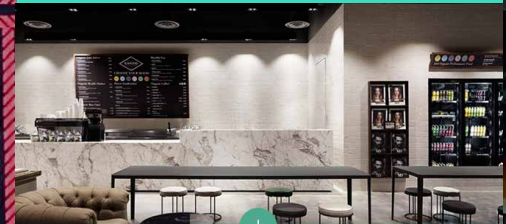
DOMA



DOYA



DR. SMOOD



JOE'S PIZZA NYC



LOVE LIFE CAFE



LE CHICK



MOMOSAN



Food & Drinks

MIAM CAFE



OMAKI SUSHI



OSSOBUCO



PASTIS MIAMI



RODILLA



SALT & STRAW



SHA



SWEETGREEN



UCHI



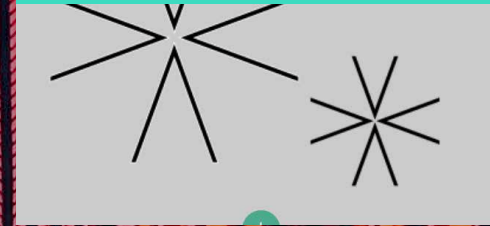
THE TACO STAND



ZAK THE BAKER



ASTRA



Arts, Retail & Entertainment

BASE



GLOTTMAN



ILLESTEVA



LE LABO



LITTLE WORDS PROJECT



MERIDIANI



OSME PERFUMERY



RAY-BAN



SCOTCH & SODA



WALT GRACE VINTAGE



GRIDLINE

PROPERTIES

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.