



Prime Wynwood Corner Retail

301-311 NW 28th Street, Miami, FL 33127

EXECUTIVE SUMMARY



OFFERING SUMMARY

Space Type:	Office/Retail
Lease Rate:	\$65NNN
Location:	Wynwood
Building SF:	8,862 SF
Available SF:	8,862 SF
Number of Stories:	Single
Parking:	In Rear

PROPERTY OVERVIEW

DWNTWN Realty Advisors is pleased to present a prime corner retail opportunity at 301 NW 28th Street in the heart of Wynwood. Positioned at NW 28th Street & NW 3rd Avenue—on a future woonerf pedestrian corridor—the property offers unmatched visibility and brand exposure. Previously occupied by Oliver Cole Gallery, the space is ideal for retail, showroom, or gallery users seeking high foot traffic and a strong corner identity. Located steps from The Wynwood Garage (430 spaces) and surrounded by best-in-class operators, the site benefits from constant daily activity. The property sits within Wynwood’s pedestrian grid and is walking distance to major anchors including Wynwood Walls, 545 Wyn, Wynwood Walk, Mana Wynwood, and the NW 2nd Avenue retail corridor. This is a rare opportunity to secure a flagship position in Miami’s most dynamic and creative district.

LEASING HIGHLIGHTS

- Prime Wynwood Corner Location
- Steps from Wynwood Garage & Top Tenancy
- Future Woonerf Pedestrian Corridor
- Ideal Retail & Showroom Opportunity

David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786.706.7061 x115

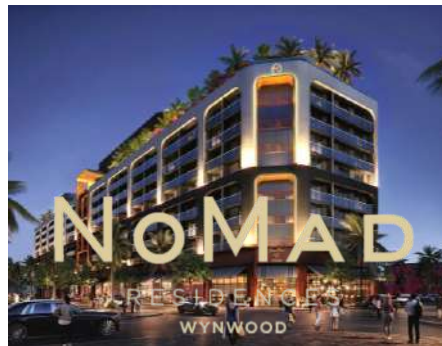
DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

[View Inventory](#)

Prime Wynwood Corner Retail

301-311 NW 28th Street, Miami, FL 33127

LOCATION DESCRIPTION



LOCATION OVERVIEW

The Portfolio is located within 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. Ideally located next to the Wynwood 25 on 25th Street, with the best retail Wynwood has to offer; adjacent tenancy include Uchi, KYU, Salt&Straw, Warby Parker, Marine Layer, Joe's Pizza, Rosemary's, Taco Stand, the Wynwood Walls, Zak the Baker, Pastis, Le Chick, Panther Coffee, etc. office tenancy nearby includes Founder's Fund, Atomic, Ramp Financials, Solana Spaces, etc.

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, OpenStores, 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.

David Lerner // Executive
dl@dwntwnrealtadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Prime Wynwood Corner Retail

301-311 NW 28th Street, Miami, FL 33127

OVERHEAD AERIAL



David Lerner // Executive
dl@dwntwnrealtadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Prime Wynwood Corner Retail

301-311 NW 28th Street, Miami, FL 33127

AERIAL CONTEXT



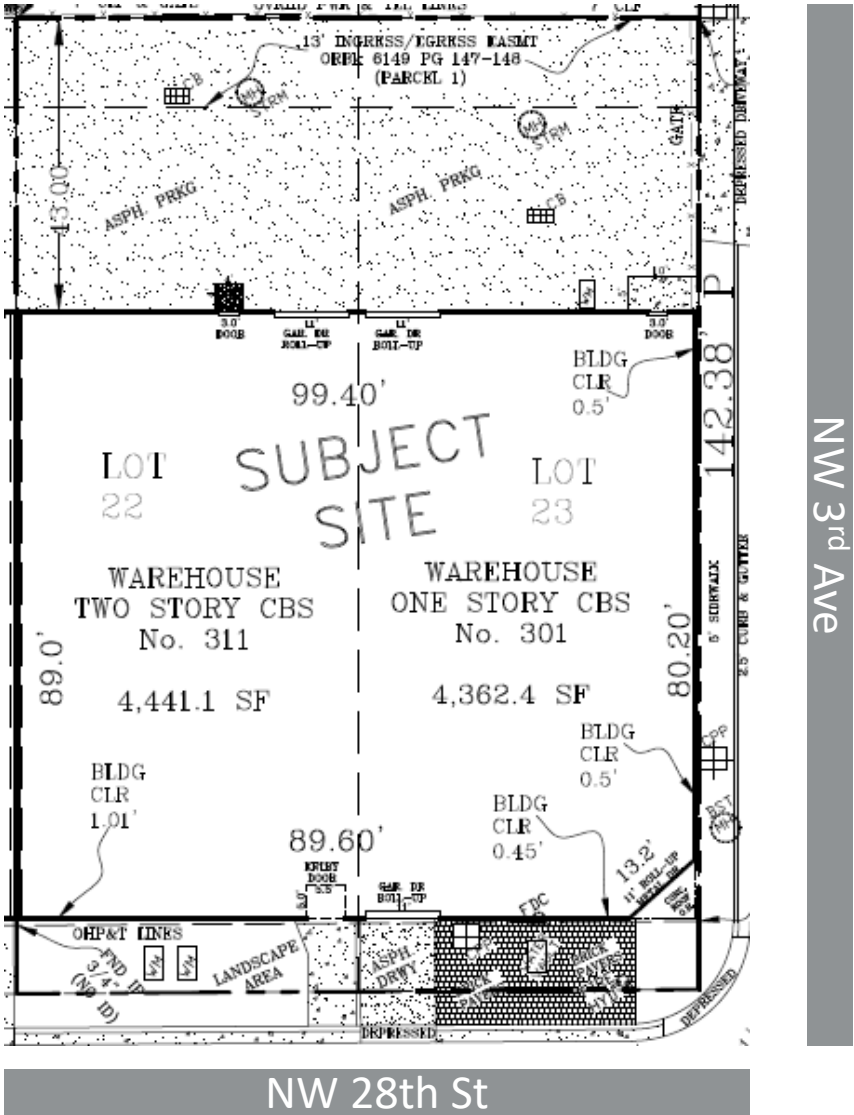
David Lerner // Executive
dl@dwntwnrealtysadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Prime Wynwood Corner Retail

301-311 NW 28th Street, Miami, FL 33127

SURVEY



David Lerner // Executive
dl@dwntwnrealtysadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Prime Wynwood Corner Retail

301-311 NW 28th Street, Miami, FL 33127

INTERIOR PHOTO



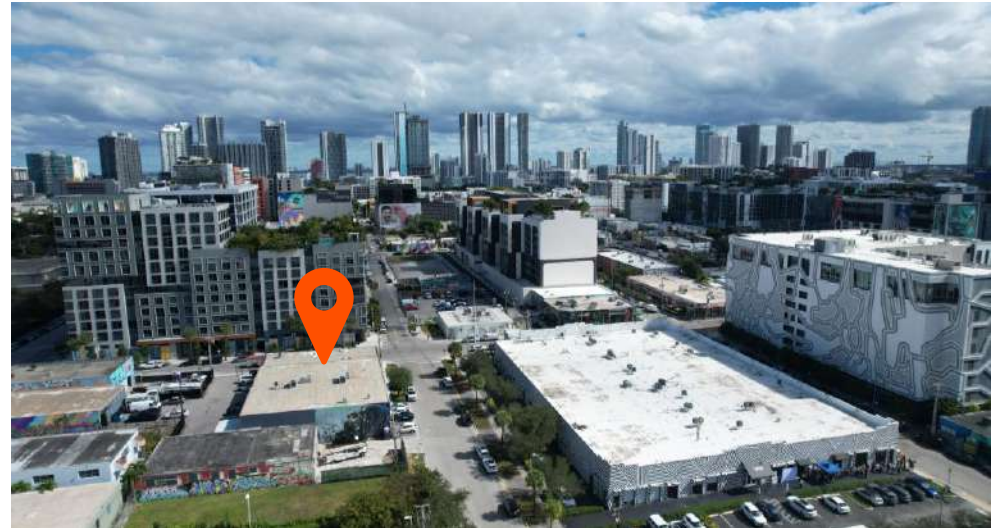
David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Prime Wynwood Corner Retail

301-311 NW 28th Street, Miami, FL 33127

EXTERIOR PHOTOS



David Lerner // Executive
dl@dwntwnrealtadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Prime Wynwood Corner Retail

301-311 NW 28th Street, Miami, FL 33127

NEIGHBORHOOD CONTEXT MAP

DWNTWN
REALTY ADVISORS
25.77°N - 80.19°W



David Lerner // Executive
dl@dwntwnrealtadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

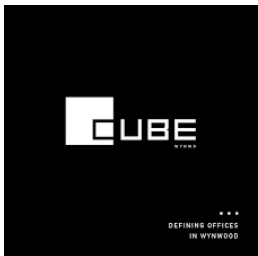
Prime Wynwood Corner Retail

301-311 NW 28th Street, Miami, FL 33127

DEMOGRAPHIC CONTEXT



NoMAD



David Lerner // Executive
dl@dwntwnrealtadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Prime Wynwood Corner Retail

301-311 NW 28th Street, Miami, FL 33127

CONTEXT MAP



David Lerner // Executive
dl@dwntwnrealtyadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Prime Wynwood Corner Retail

301-311 NW 28th Street, Miami, FL 33127

THE NEIGHBORHOOD

DWNTWN
REALTY ADVISORS
25.77°N -80.19°W



David Lerner // Executive
dl@dwntwnrealtadvisors.com // (P) 786.706.7061 x115

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

301-311 NW 28th Street, Miami, FL 33127

DWYN
TWN
REALTY ADVISORS
25.77°N -80.19°W



ATOMIC 



Gensler

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

CONTACT

David Lerner

Executive

(C) 786.393.8667

(O) 786.706.7061 x115

dl@dwntwnrealtyadvisors.com



DISCLAIMER:

DWNTWN Realty Advisors, LLC. All rights reserved. The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to its accuracy, completeness, or suitability. All information is subject to errors, omissions, changes in price, rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. Any projections, opinions, or assumptions used are for illustrative purposes only and do not represent current or future performance. DWNTWN Realty Advisors, LLC and its agents expressly disclaim any liability for errors, omissions, or misstatements. It is the sole responsibility of the prospective purchaser, tenant, or other party to conduct their own independent investigation and due diligence concerning the property and not rely on any representations made by DWNTWN Realty Advisors, LLC or its brokers.