

**FOR LEASE**

 **JENNIFER'S**  
PILATES STUDIO

Mana.

*Casa ♥ Tua*

CONCEPTUAL RENDERING

**STANDALONE  
RETAIL OPPORTUNITY**

285 NW 27<sup>th</sup> STREET  
WYNWOOD, MIAMI

**INHOUSE**  
COMMERCIAL SALES

# EXISTING CONDITION



# PROPERTY OVERVIEW

285 NW 27th St is a highly visible Wynwood retail/creative space in the heart of the district, surrounded by galleries, shops, cafés, and nightlife. With strong foot traffic, flexible use for retail, F&B, or studio concepts, and easy access to major corridors and transit, it's an ideal location for brands seeking exposure and walkability in one of Miami's most dynamic neighborhoods.

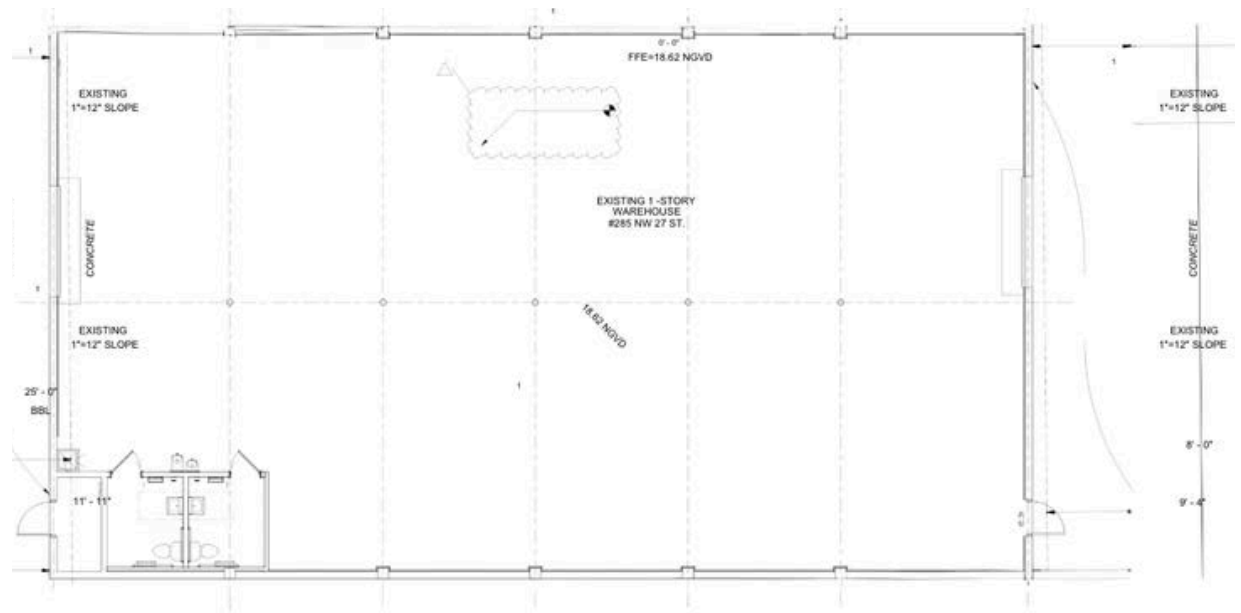
<b>ADDRESS</b>	285 NW 27 <sup>th</sup> Street, Miami FL 33127
<b>LOCATION</b>	North block between NW 3 <sup>rd</sup> & 2 <sup>nd</sup> Avenues
<b>BUILDING SIZE</b>	Ground Floor ± 2,000-4,500 SF
<b>CEILING HEIGHT</b>	± 18'
<b>NEIGHBORS</b>	Casa Tua, Nomad Hotel, Pastis, Zak the Baker, West Elm, Mimi Yoga, Sparrow, Billionaire Boys Club, Uchi, KYU, WeWork, Moxy Hotel, Rosemary's, The Taco Stand, Cars & Guitars
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"><li>• Space is in new Whitebox condition with new HVAC, ADA Bathrooms and roof.</li><li>• Adjacent to NoMad Residences which will feature the prominent restaurant Casa Tua on the ground floor, and a bar on the rooftop.</li><li>• Free standing building</li><li>• Exceptional visibility + strong foot traffic</li></ul>



# FLOOR PLAN

± 4,500 SF  
\*DIVISIBLE

NW 27TH TERRACE



NW 27TH STREET



# INTERIOR

# AERIAL VIEW



# WYNWOOD RETAIL MAP



# WYNWOOD

Wynwood Miami is a trendy, art-centric neighborhood that, over the past decade, has exploded in both growth and popularity among locals and non-locals alike. Wynwood is known for its larger-than-life murals; eclectic shops; bustling cafes; and beautiful art galleries.

- Home to art galleries, retail stores, antique shops, eclectic bars, artisanal eateries and open-air street installations
- Wynwood has the largest number of office and residential project being delivered within the next couple years.
- One of Miami's most 'happening' districts
- Attracts everyone from tourists to locals and hip young crowds

## NEIGHBORS INCLUDE

ROSEMARY'S

moxy  
HOTELS

 uchi

BILLIONAIRE  
BOYS CLUB

 sparrow  
ITALIA

PASTIS

NoMAD  
RESIDENCES  
WYNWOOD



FOR MORE INFORMATION, PLEASE CONTACT

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MARKETING PROCESS In The investment opportunity is offered on an "as-is, where-is" basis without any representation or warranty and only to select investors registered through an executed Confidentiality Agreement. Preference will be given to those investment offers that reflect the most comprehensive underwriting and the fewest or no due diligence requirements or other conditions to close. Investors should be prepared to disclose their sources of funds and any approval process necessary to close the transaction. COMMUNICATION All communications, inquiries and requests should be addressed directly to INHOUSE COMMERCIAL. In no event shall Prospective Purchasers contact any employee, consultant, or tenant with regards to the offering, without the prior express written consent of the Owner or INHOUSE COMMERCIAL. Any unauthorized contact will result in the Prospective Purchaser being disqualified from consideration to purchase the Property. TRANSACTION COSTS Each Prospective Purchaser shall be responsible for any and all costs, expenses (including legal fees) associated with their inspection and due diligence efforts pertaining to the Property Documents provided upon request.