



FOR LEASE

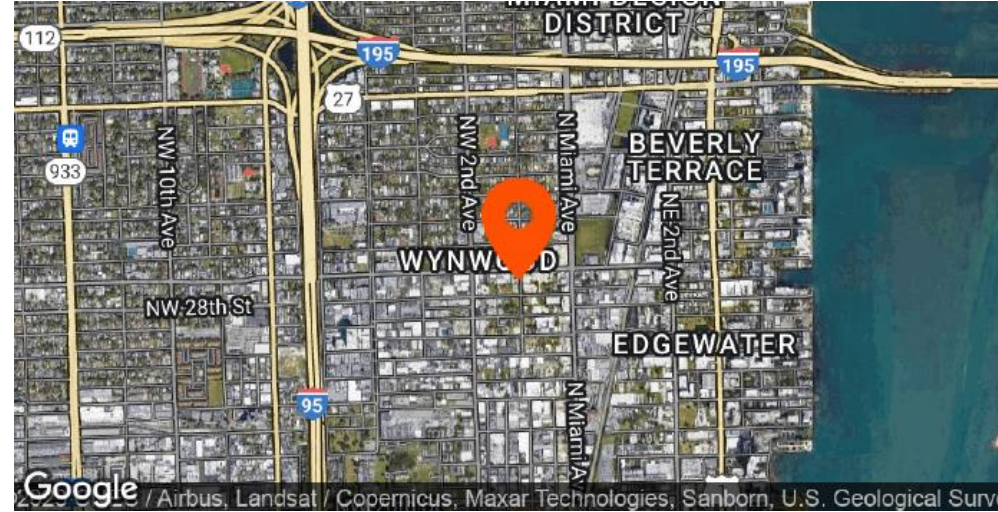
**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

Wynwood 29 Retail
2828 NW 1st Avenue, Miami, FL 33127

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Upon Request
Total Available RSF:	31,525 SF
Available SF:	1,497 – 8,710 SF
Building Size:	200,000 SF
Delivery:	Warm Vanilla Shell Delivery to be Further Discussed with Owner

PROPERTY OVERVIEW

DWNTWN Realty Advisors is pleased to offer an exclusive leasing opportunity at Related Group's fourth project in Wynwood, Wynwood 29. This mixed-use new construction retail space totals 31,525 SF and is divisible. Wynwood 29 is located on NW 1st Avenue, between NW 29th Street and NW 28th Street, and features expansive frontage on NW 1st Avenue and NW 28th Street. The project is a true live-work-play residential community, bringing new energy to the already vibrant Wynwood arts and culture scene.

PROPERTY HIGHLIGHTS

- 31,526 SF Of Retail Space
- 248 Residential Apartments
- 199 Parking Spaces

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

[View Inventory](#)

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127

AERIAL CONTEXT



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127

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 desolate industrial zone to a globally recognized destination for art, fashion, and innovation, and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, OpenStore, 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. Joining retailers in this area include Café Grumpy, Bar Tulio’s Tacos, and Studio Three. Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boys 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 the Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

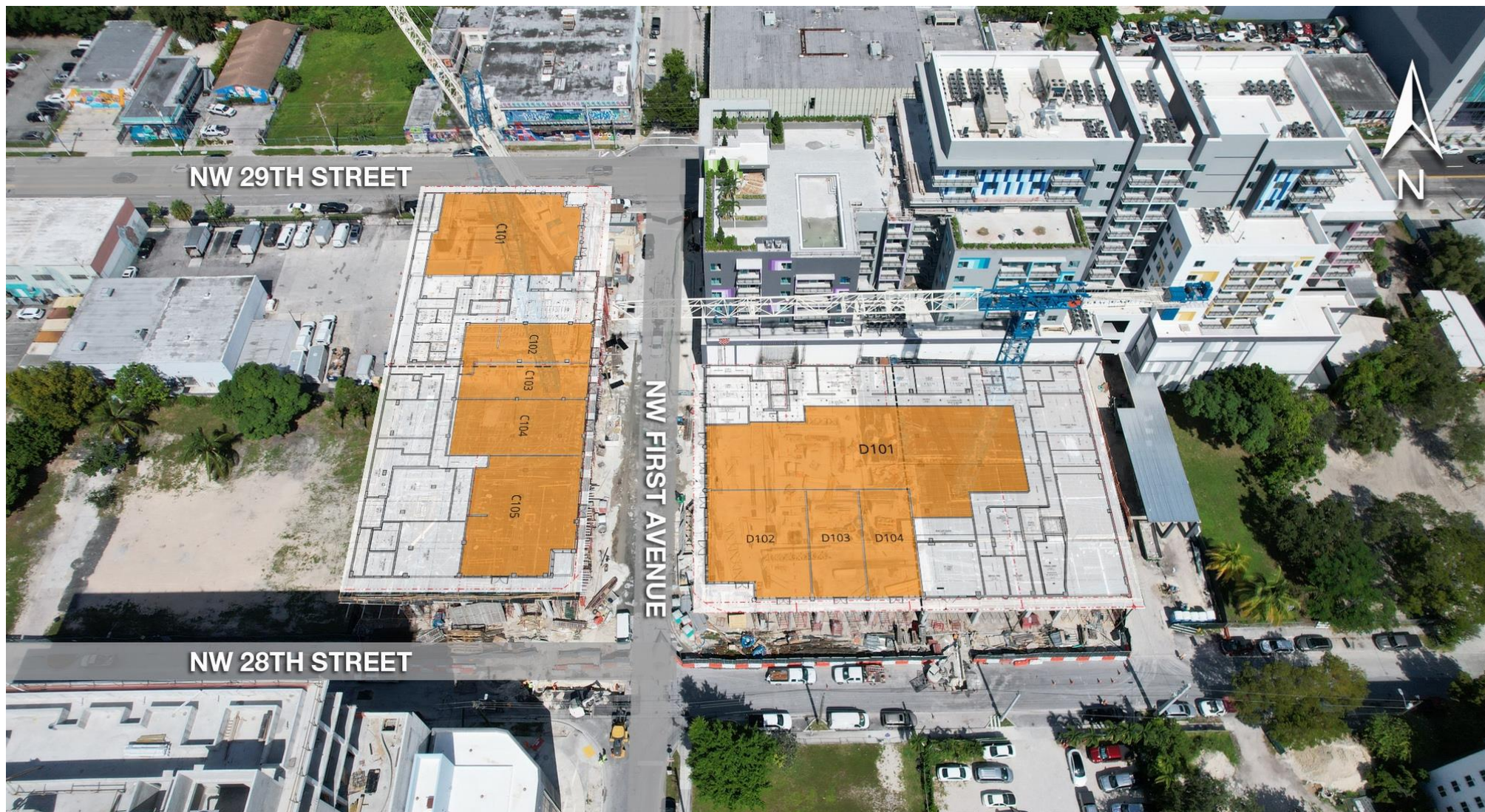
DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

[View Inventory](#)

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127

LOCATION CONTEXT



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127

EAST BUILDING



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127

WEST BUILDING



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127

Property Photos



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

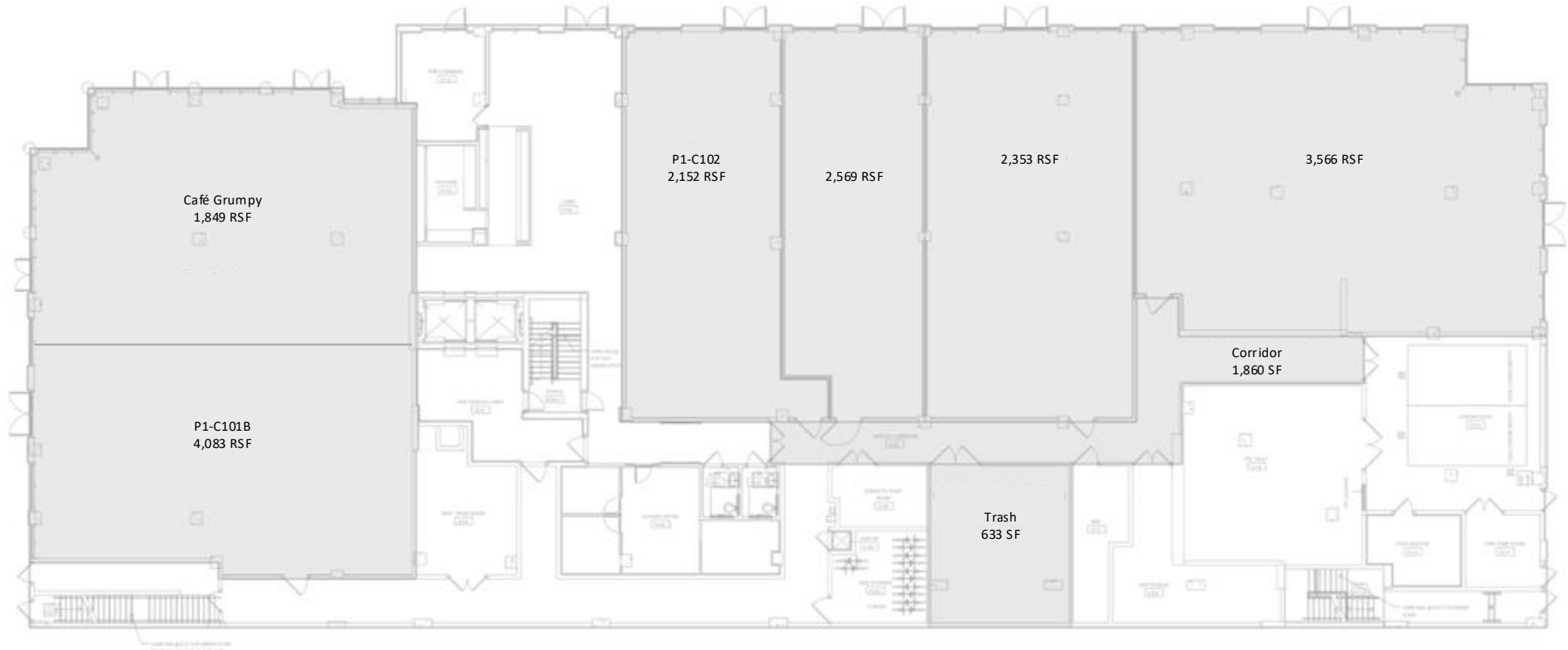
Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127

RETAIL PLANS



*Common Area Factor = 15%

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtyadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127

RETAIL PLANS



*Common Area Factor = 18.9%

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtys.com // (P) 786.235.8330

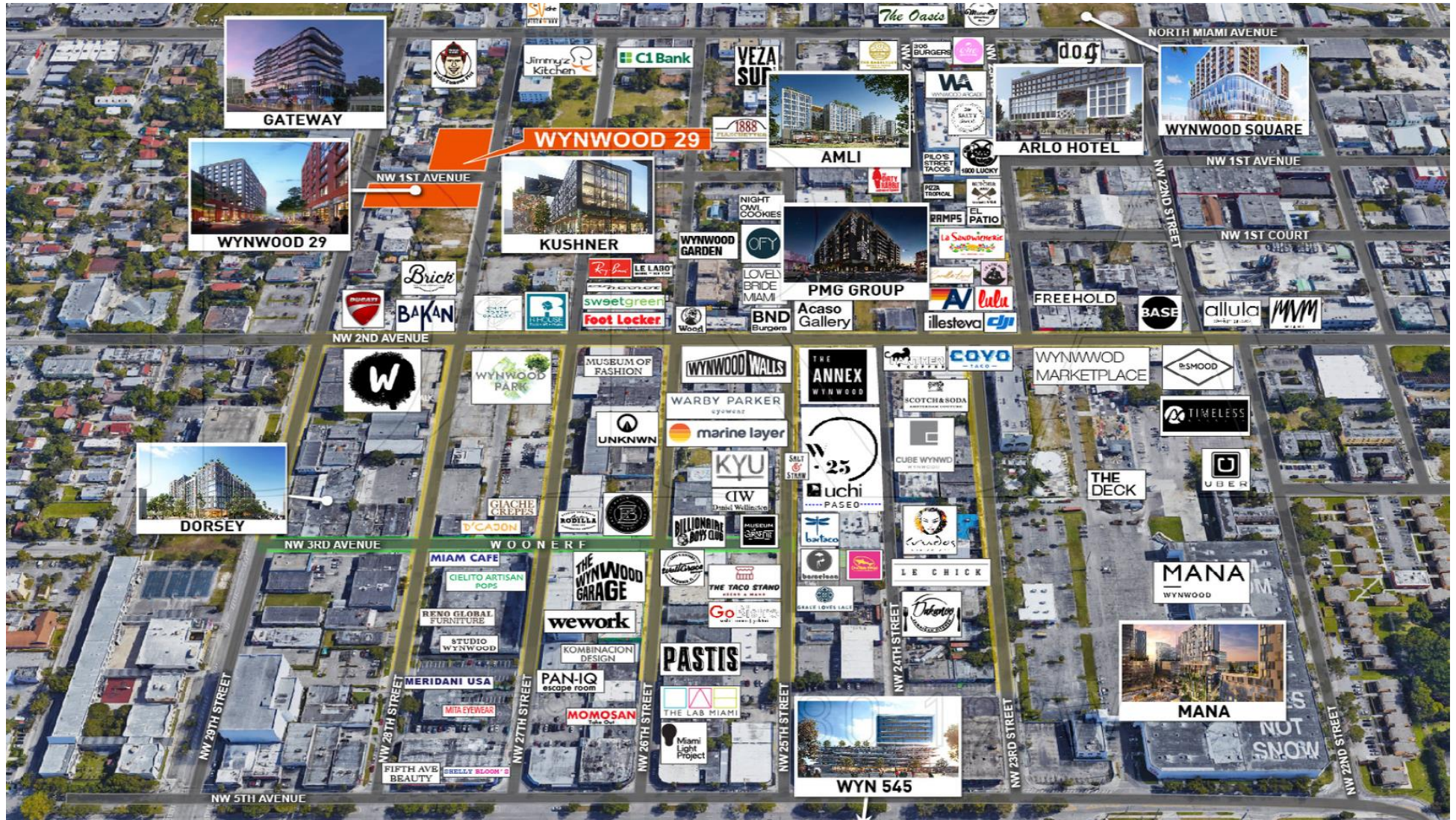
Joe Fernandez // Executive
jf@dwntwnrealtys.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127

WYNWOOD RETAIL CONTEXT



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127

RETAIL CONCEPTS



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127

F&B CONCEPTS



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127

HEALTH + WELLNESS CONCEPTS



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

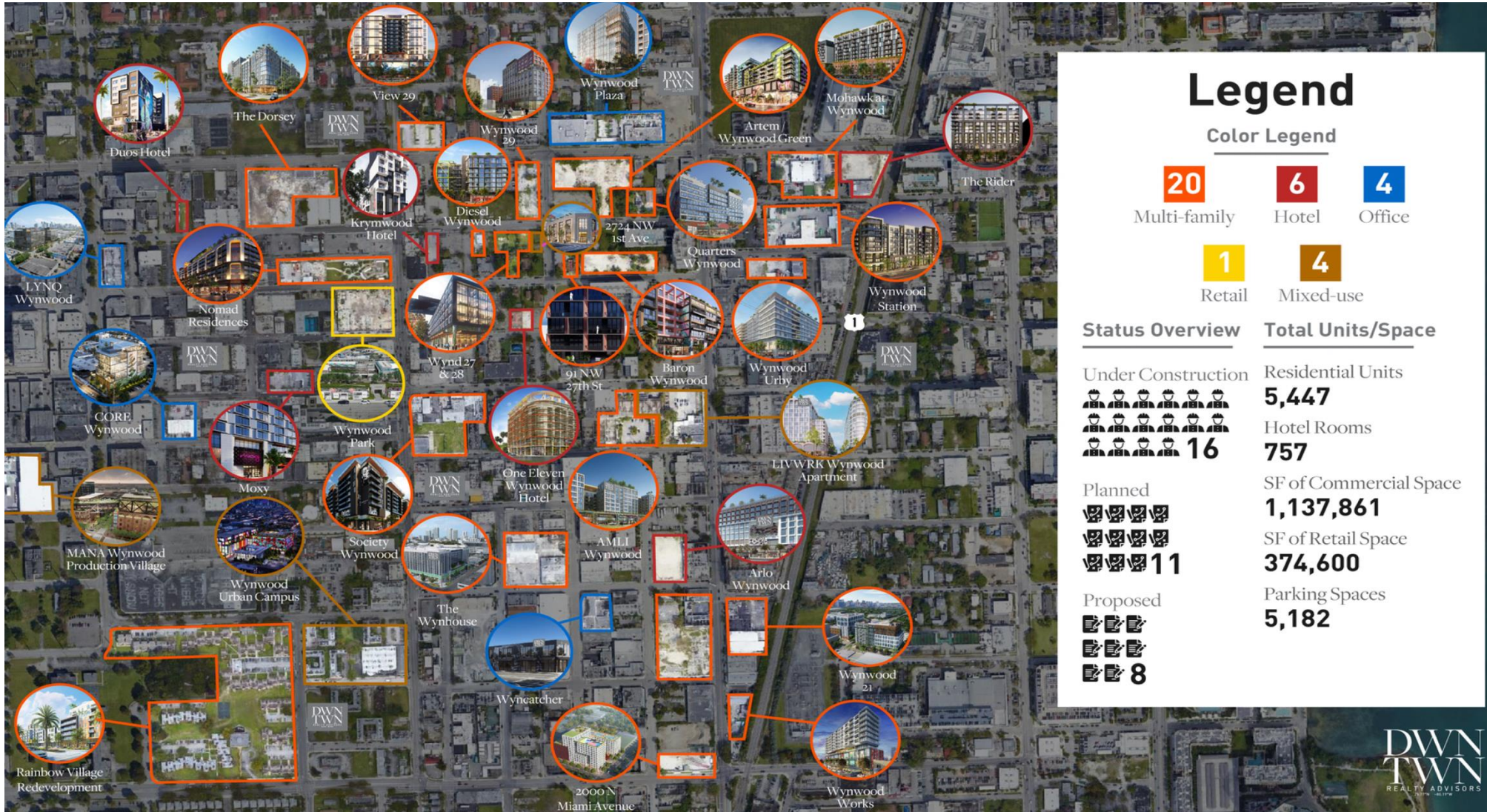
Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127

WYNWOOD DEVELOPMENT PIPELINE



Tony Arellano P.A. // Managing Partner
ta@downtwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@downtwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
 A Commercial Brokerage Firm

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127

THE NEIGHBORHOOD



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood 29

2828 NW 1st Avenue, Miami, FL 33127



WYNWOOD STATS

VOGUE Forbes

9th

Global Street Style Report:
Mapping Out the 15 Coolest
Neighborhoods in the World

16th

America's
Best Hipster Neighborhood

Google COMPLEX

Top

Search Results for
"World's Coolest Neighborhoods"

6th

Most Stylish Neighborhood
in the World



2,060,465
OUT-OF-TOWN
VISITORS



\$ 488 M
LOCAL SPENDING
BY OUT-OF-TOWN
VISITORS



400 +
BUSINESSES



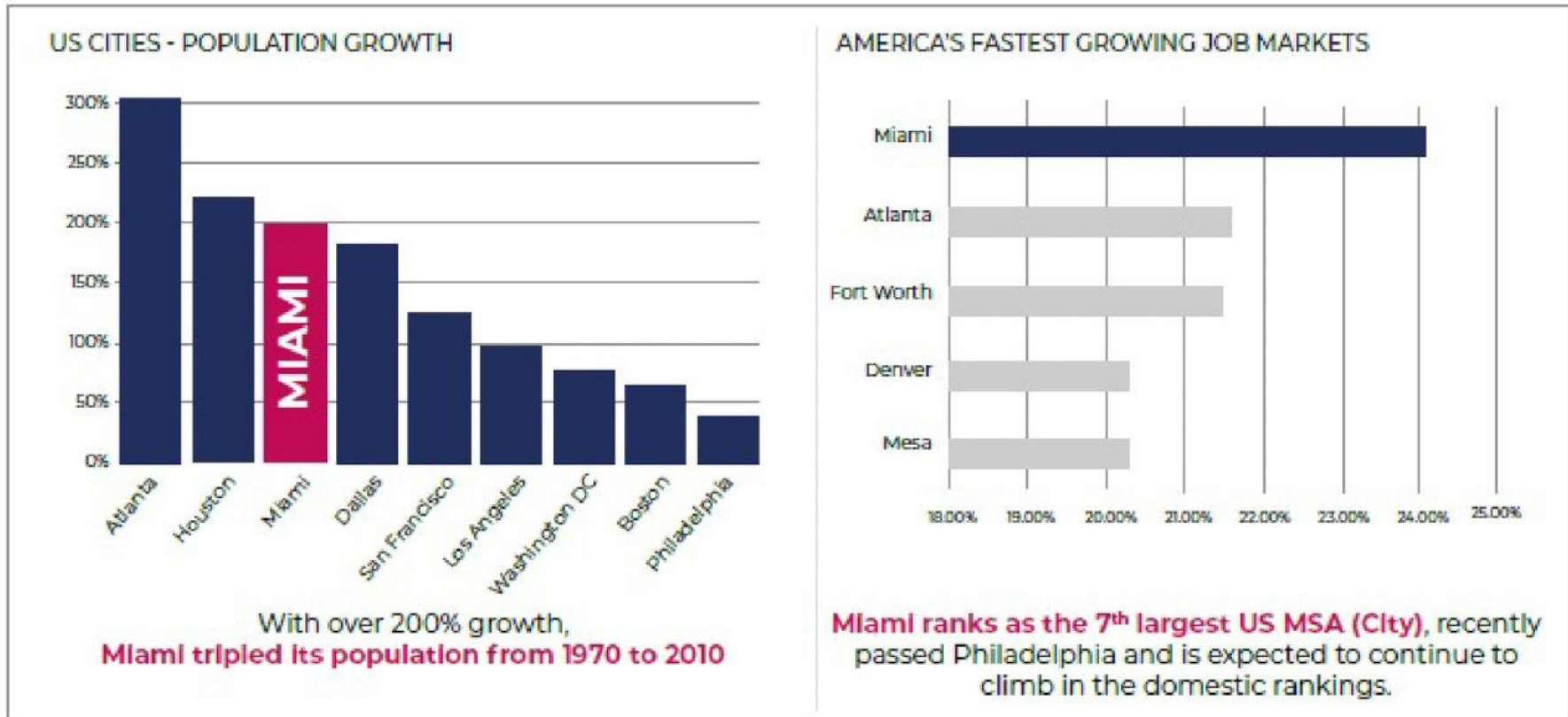
5000 +
LOCAL JOBS
SUPPORTED

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

MIAMI GROWTH CONTEXT



10.3%
MIAMI PROJECTED JOB GROWTH THROUGH 2025

130,000
MIAMI 7-YEAR JOB PROJECTIONS

3.1%
MSA UNEMPLOYMENT RATE

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

Joe Fernandez

Executive

(C) 305.647.0981

(O) 305.647.0981

jf@dwntwnrealtyadvisors.com



25.77°N -80.19°W