



VERTICAL

REAL ESTATE

The Wynwood Shops

2399 NW 2nd Avenue Miami, FL 33127

FOR LEASE



WELCOME TO THE NEIGHBORHOOD

Home to landmark restaurants and bars, boutiques, exhibition spaces, galleries and, of course, the eponymous open-air street-art museum known as the Wynwood Walls, Wynwood is one of Miami's hottest destinations.

A LIVING NEIGHBORHOOD PACKED WITH ART, CULTURE, AND INNOVATION.

Wynwood boasts some of the city's heaviest foot traffic, with approximately 510,000 visitors reported in March 2019.



The Shops

On 2nd Avenue

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LOCATION OVERVIEW

MIAMI BEACH

DOWNTOWN / BRICKELL

ARTS & ENTERTAINMENT

OVERTOWN

EDGEWATER

WYNWOOD

MIDTOWN

DESIGN DISTRICT



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EXECUTIVE SUMMARY

Vertical Real Estate is pleased to offer an exclusive leasing opportunity located along NW 2nd Avenue, the main North-South artery of Wynwood.

The Shops on 2nd Avenue is in the center of Miami's most prominent entertainment hub, full of renowned restaurants, local breweries, dance venues, clothing stores with neighboring tenants such as Panther Coffee, Coyo Taco, The Salty Donut, Zak the Baker, KYU and more.

Co-tenants include Aviator Nation, Illesteva, Joe & The Juice, Candleland, DJI and Nomad Tribe.

SPACE AVAILABLE: 800 – 5,400 SF
RATE: UPON REQUEST




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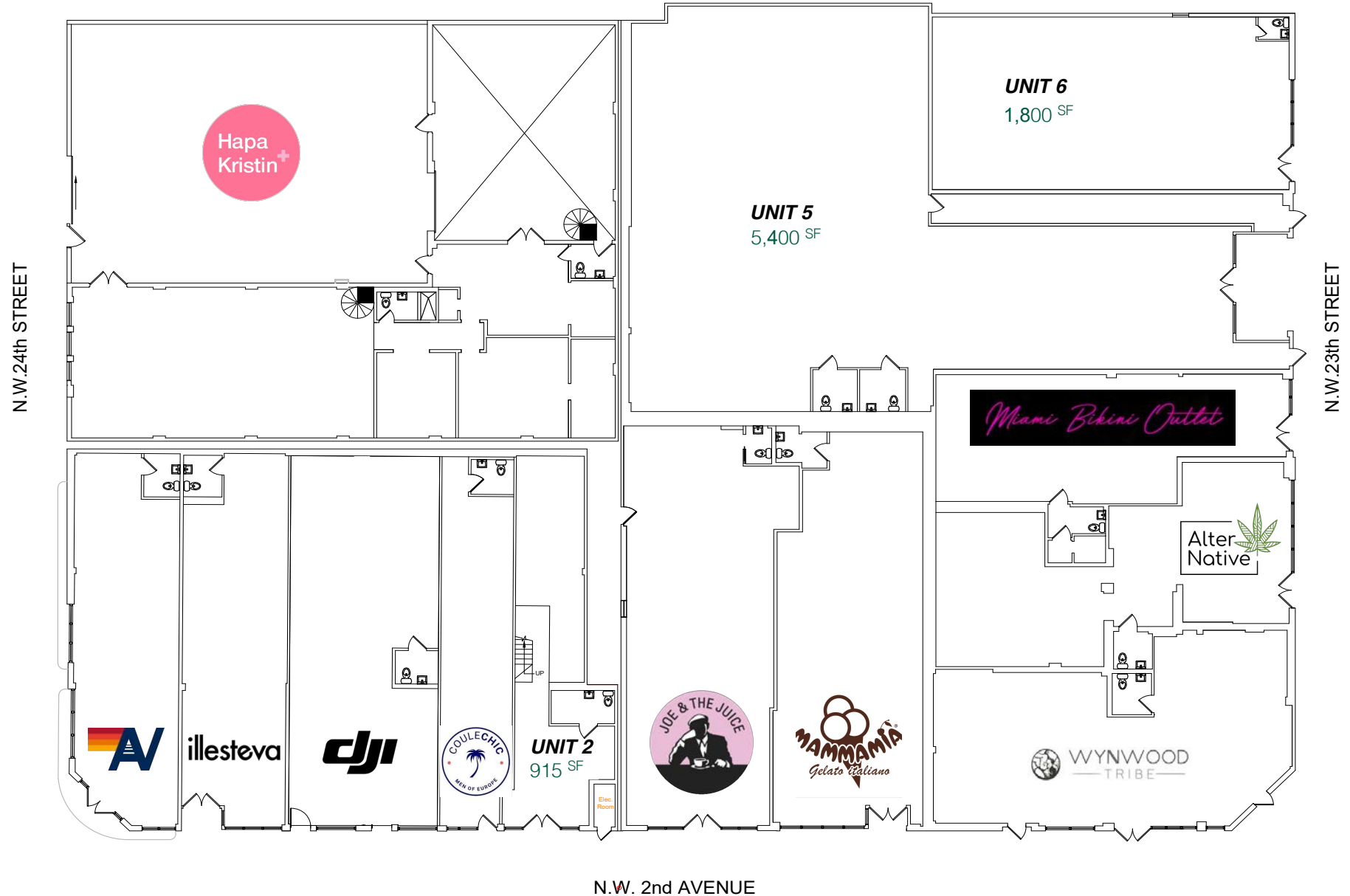
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SITE PLAN

- Ideal for dry retail, fashion boutique, art gallery, showroom, print shop, etc.
- Abundant street parking and nearby parking garage
- Urban location with over 250,000 unique monthly pedestrian footfalls
- Unit 7 contains an outdoor courtyard ideal for hospitality



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UNIT 2
2345 NW 2nd Ave

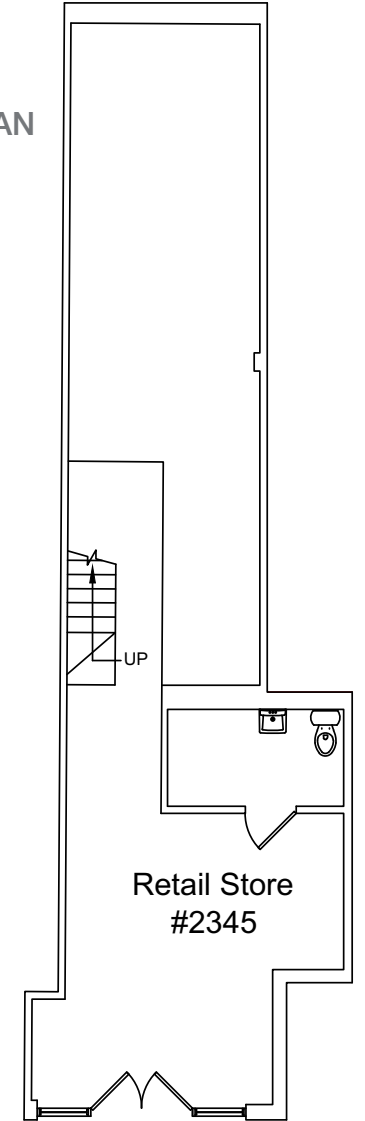
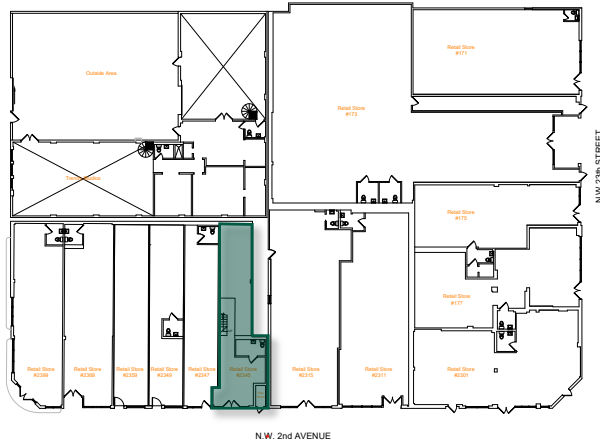
Space Size: 915 SF
Frontage: 15 FT

HIGHLIGHTS

- Next door to Joe & The Juice
- Vanilla Shell
- Glass Store Front
- Across the street from Coyo-Taco



FLOOR PLAN



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UNIT 5
173 NW 23rd Street

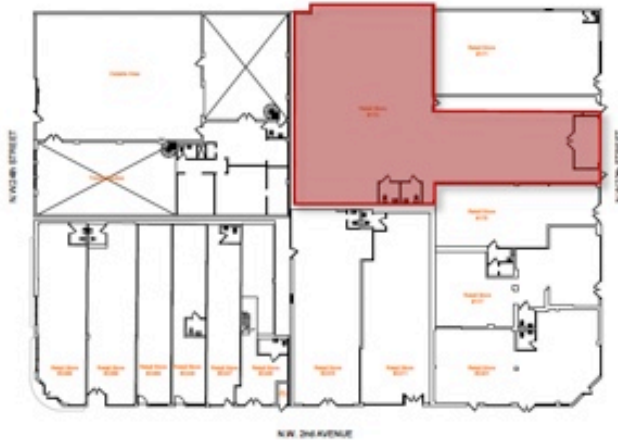
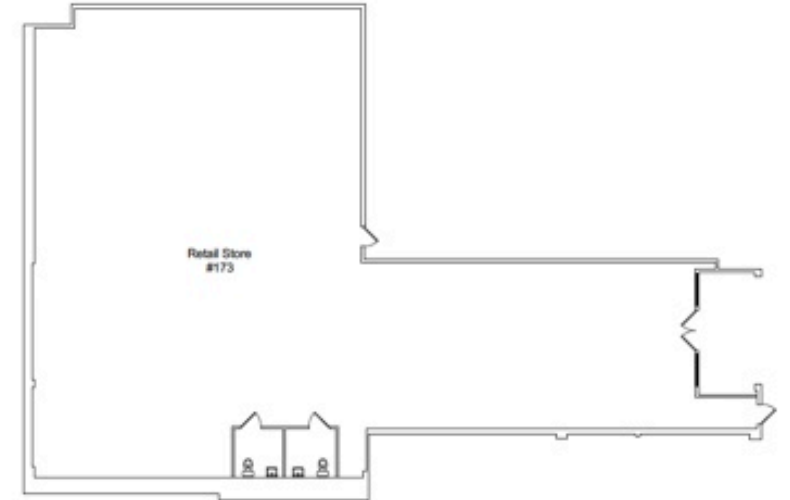
Space Size: 5,400 SF
Frontage: 30 FT

HIGHLIGHTS

- High Ceiling
- Vanilla Shell
- Ideal for Gallery
- Glass Store Front



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UNIT 6
171 NW 23rd Street

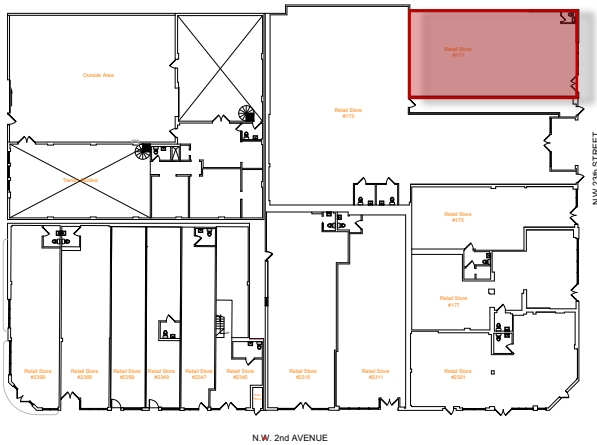
Space Size: 1,800 SF
Frontage: 30 FT

HIGHLIGHTS

- Steps away from Main Intersection
- Vanilla Shell
- Glass Store Front
- Branding Opportunities



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AERIAL (NORTH)



MANA

NW 22nd LANE

WYNWOOD MARKETPLACE



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Wynwood is the embodiment of the best of Miami. Artistic, curated, vibrant, bold.

A unique, all-in-one market for Retail. There's no better place to work, play and relax.



Neighborhood Highlights

- 1** Historically home to art galleries, retail, bars, restaurants and entertainment
- 2** Local business and civic leaders planned for new construction and adaptive re-use, paving the way for new commercial, residential and hospitality uses
- 3** 400+ parking spaces on site plus the first centralized parking structure (450 spaces) located 1 block away
- 4** 3rd Avenue "woonerf" (retail boulevard closed to traffic) coming in 2021
- 5** Wynwood's Business Improvement District (BID) helped to amend planning and zoning guidelines, which resulted in countless development projects and new businesses in the neighborhood
- 6** Now under development:
 - XXX residential units
 - XXX SF office space
 - XXX hotel keys
 - XXX SF new retail



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“One of the Top Ten Coolest Neighborhoods in the World”
- Vogue Magazine



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