SABRE

FOR LEASE




CONCEPTUAL STOREFRONT RENDERING (LANDLORD IS IN THE PROCESS OF INSTALLING NEW STOREFRONT)

WYNWOOD — MIAMI, FL

# 285 NW 27th *Street.*

A prime retail opportunity in the heart of Wynwood - Miami FL
4,120 SF, divisible

285 NW 27TH STREET, MIAMI FL 33127

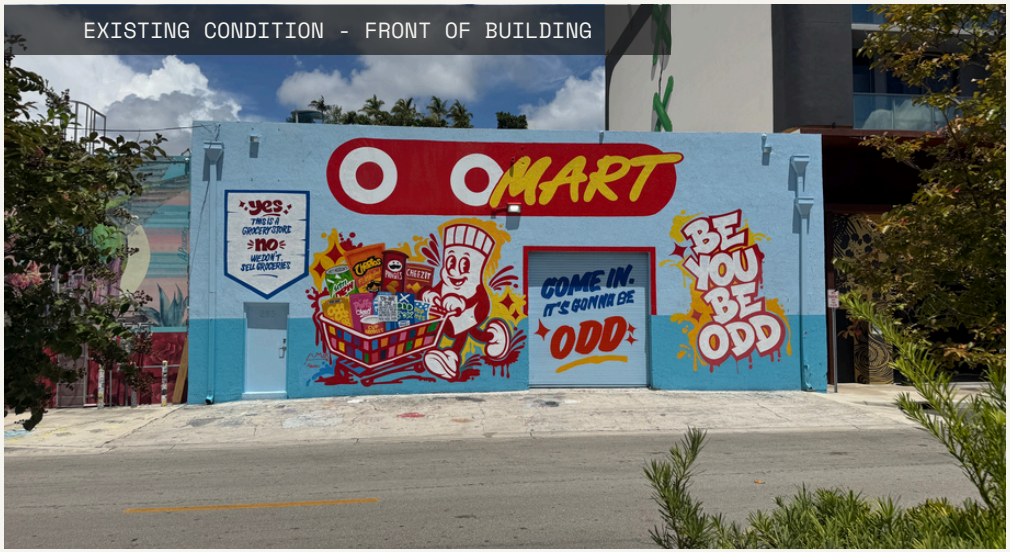
# Built for *exposure* and walkability.

285 NW 27th St is a highly visible Wynwood retail/creative space in the heart of the district, surrounded by world renowned restaurants, shops, fitness, and nightlife.

The subject property has both strong foot and vehicular traffic, which supports flexible use for retail, wellness, 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.

+ Exceptional visibility + strong foot traffic
+ North block between NW 3rd & 2nd Avenues




| | |
|---|---|
| ADDRESS | 285 NW 27th Street, Miami FL 33127 |
| LOCATION | North block between NW 3rd & 2nd Avenues |
| BUILDING SIZE | 4,120 SF — divisible |
| CEILING HEIGHT | ± 18' clear |
| CONDITION | New whitebox condition with new HVAC, ADA bathrooms and roof. Adjacent to NoMad Residences, featuring Casa Tua on the ground floor and a rooftop bar. |
| NEIGHBORS | 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 |




**Directly adjacent to the NoMad Residences, The 27 Wynwood Hotel, Benito Juarez and Cucina by Casa Tua.**

**Mimi Yoga and other strong cotenants are located directly across NW 27th Street**



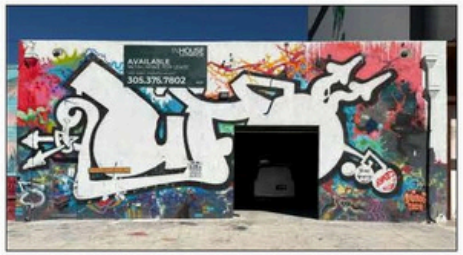
INTERIOR — NEW WHITEBOX CONDITION

**4,120 SF Divisible | ± 18' ceilings**
**Landlord recently updated the space to whitebox condition.**
**All new HVAC, 2 ADA bathrooms, MEPs and new roof.**

NW 27TH TERRACE

## 285 NW 27th ST, WYNWOOD

| | |
|---|---|
| TOTAL AREA | 4,120 sq ft |
| CLEARANCE BELOW HVAC DUCTS | 13'-8 ¼" |
| CLEARANCE BELOW STEEL I BEAMS | 16'-11 ½" |
| MAXIMUM CEILING HEIGHT | 18'-9 ¼" |
| RESTROOM CEILING HEIGHT | 13'-3" |

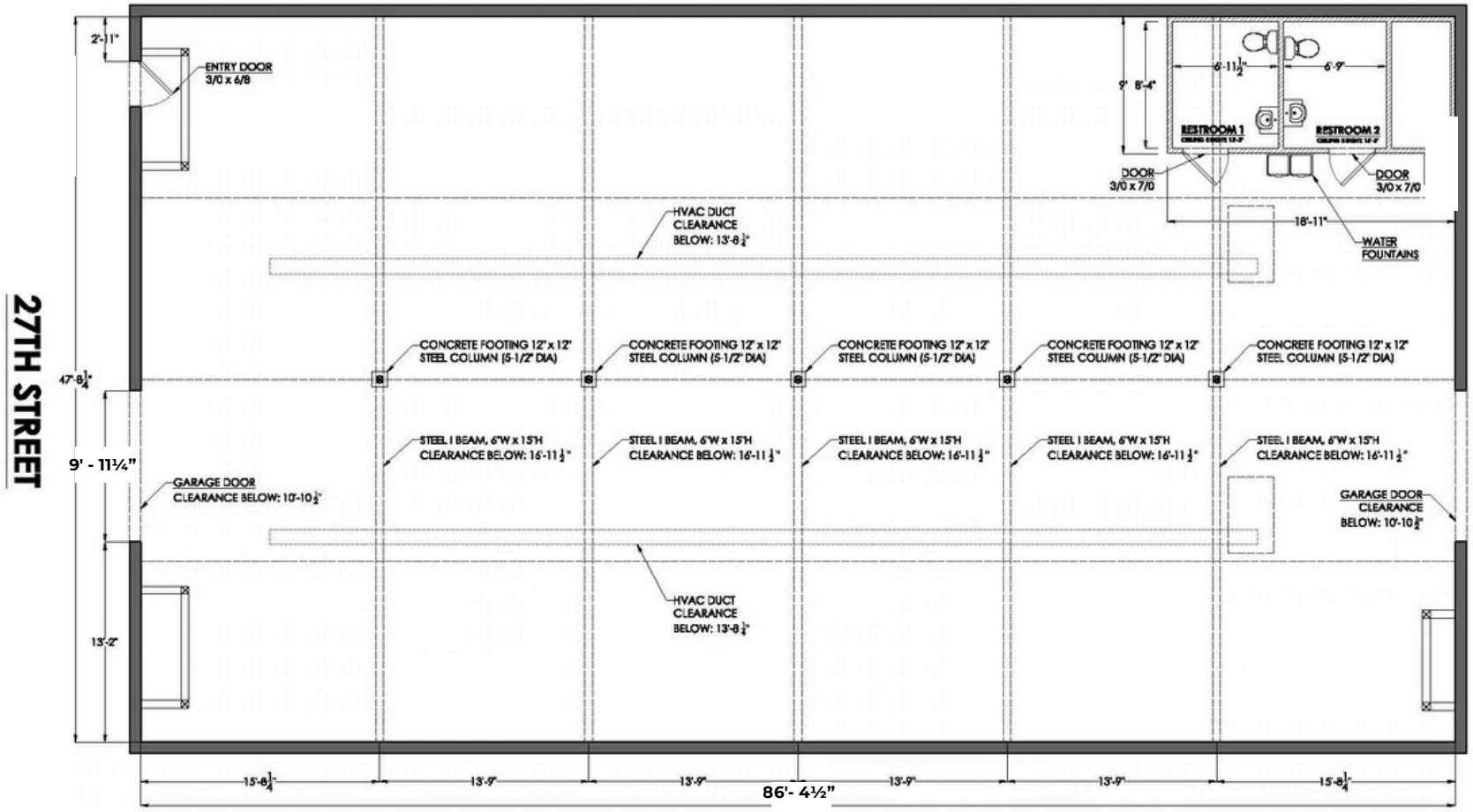



LEGEND:

Existing perimeter wall

Existing partition wall

Overhead beams/headers




NW 27TH STREET




AERIAL VIEW

## Surrounded by the district's densest new development.


WYNWOOD - MIAMI, FL
THE DORSEY
THE 27 WYNWOOD
NoMAD RESIDENCES WYNWOOD
west elm
Casa Tua Cucina
MIAMI Gibson GARAGE
Foot Locker
ARCA
SITE
285 NW 27TH ST
Benito Juarez
RECETAS ORIGINALES RODILLA
MIMI YOGA
TRUIST
ZAK THE BAKER
WYNWOOD WALLS
BILLIONAIRE BOYS CLUB
NYC WYNWOOD GARAGE
BAKERY

# At the *Center* of Wynwood's Retail Energy

Join one of Miami's most dynamic retail destinations, where art, dining, wellness and commerce converge. Surrounded by leading brands such as Pastis, Uchi, Sweetgreen, Le Labo, Ray-Ban and Coyo Taco—as well as MANA Wynwood and Wynwood Marketplace—the location offers prospective tenants a compelling opportunity within Wynwood's vibrant, brand-forward retail ecosystem.



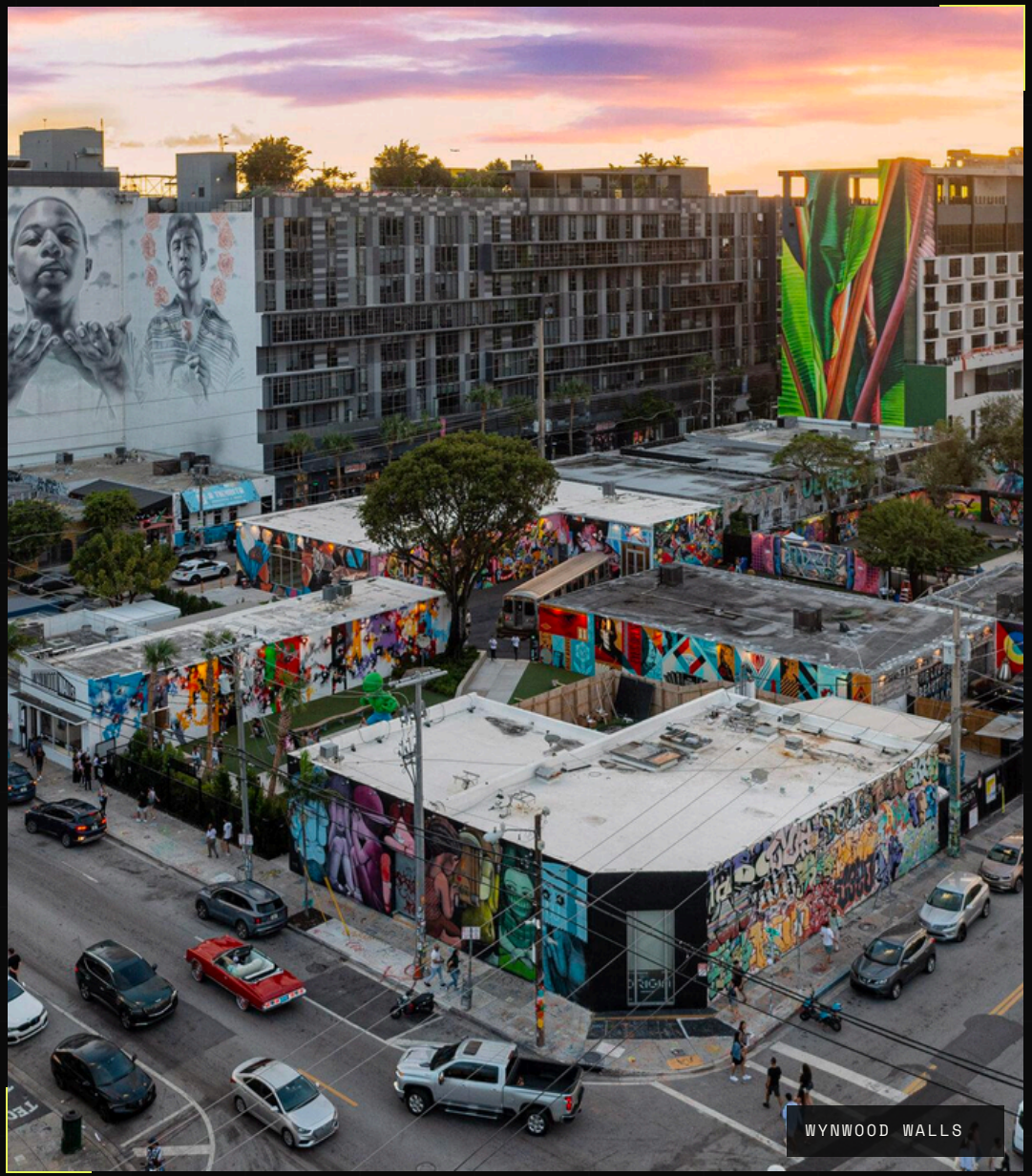

WYNWOOD RETAIL — NW 23RD TO NW 29TH STREET

THE NEIGHBORHOOD

# Miami's *art district.*

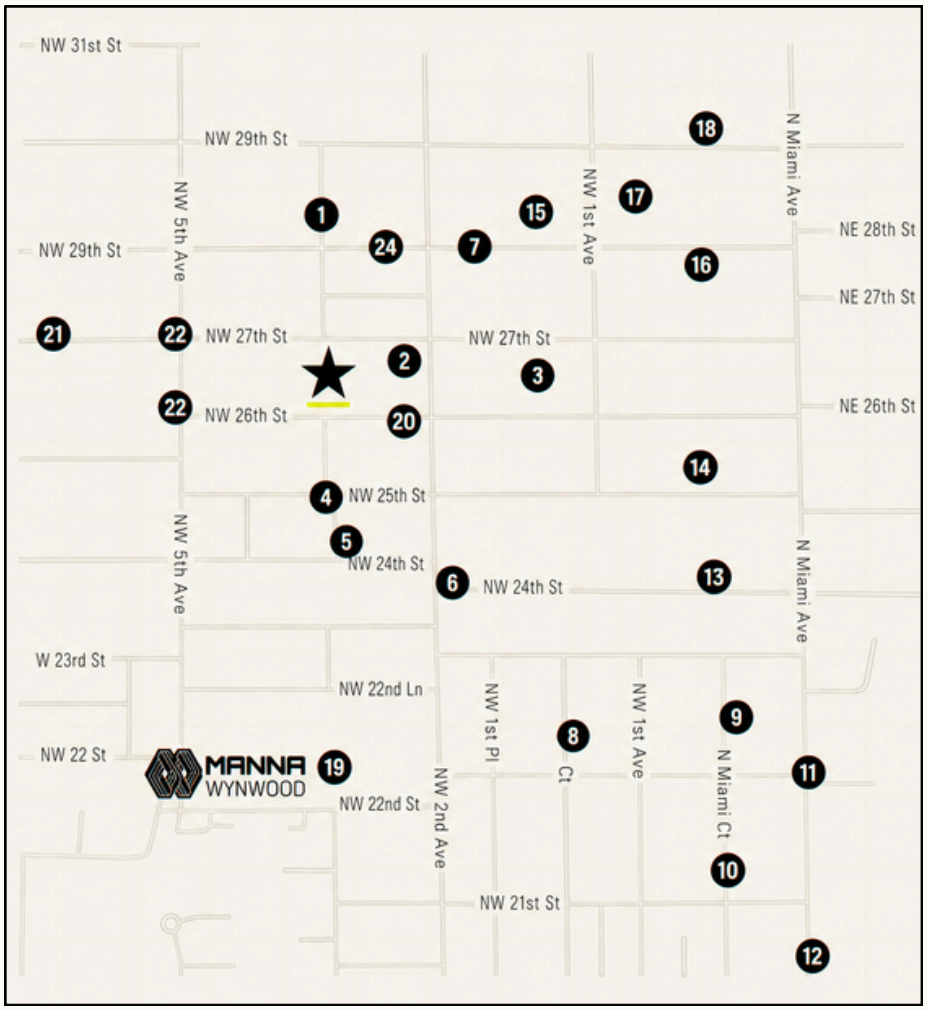
Wynwood is a trendy, art-centric neighborhood that, over the past decade, has exploded in both growth and popularity among locals and non-locals alike — known for its larger-than-life murals, eclectic shops, bustling cafés, and beautiful art galleries.

+ Galleries, retail, eclectic bars, artisanal eateries and open-air street installations
+ The largest pipeline of office and residential projects delivering in the next few years
+ One of Miami's most 'happening' districts — tourists, locals and hip young crowds



WYNWOOD WALLS

SCHEMATIC — NOT TO SCALE




01 **DORSEY**
306 RESIDENTIAL UNITS · 78,000 SF OFFICE · 33,000 SF RETAIL

02 **NOMAD RESIDENCES**
329 RESIDENTIAL UNITS · CASA TUA CUCINA EATERY

03 **WYNWOOD 27 & 28**
152 RESIDENTIAL UNITS · 84,000 SF OFFICE

04 **MOXY HOTEL**
120 HOTEL ROOMS · 28,000 SF RETAIL

05 **WYNWOOD 25**
289 RESIDENTIAL UNITS · 28,518 SF RETAIL

06 **SOCIETY WYNWOOD**
326 RESIDENTIAL UNITS · 41,258 SF RETAIL

07 **DIESEL RESIDENCES**
159 RESIDENTIAL UNITS · 24,000 SF RETAIL

08 **WYNHOUSE**
308 RESIDENTIAL UNITS · 24,114 SF COMMERCIAL

09 **ARLO WYNWOOD**
217 HOTEL KEYS

10 **RELATED N MIAMI**
304 RESIDENTIAL UNITS · 19,000 SF RETAIL · 56,000 SF OFFICE

11 **STRATA**
257 RESIDENTIAL UNITS · 83,800 SF COMMERCIAL

12 **WYNWOOD WORKS**
120 RESIDENTIAL UNITS · 5,000 SF RETAIL

13 **AMLI WYNWOOD**
316 RESIDENTIAL UNITS · 30,596 SF RETAIL

14 **SENTRAL**
175 RESIDENTIAL UNITS · 32,000 SF RETAIL

15 **WYNWOOD 29**
248 RESIDENTIAL UNITS · 28,000 SF RETAIL

16 **I5 WYNWOOD**
217 RESIDENTIAL UNITS · 3,900 SF RETAIL

17 **ARTEM**
189 RESIDENTIAL UNITS · 15,800 SF RETAIL

18 **WYNWOOD PLAZA**
209 RESIDENTIAL UNITS · 266,000 SF OFFICE · 32,000 SF RETAIL

19 **MANA DEVELOPMENT**
11-ACRE DEVELOPMENT

20 **WYNWOOD PARK**
42,000 SF MIXED-USE DEVELOPMENT

21 **545 WYN**
285,000 SF OFFICE + MULTI-TENANT RETAIL

22 **WYN ON 5TH SOUTH**
318,325 SF MIXED-USE ACROSS TWO BUILDINGS

23 **WYNWOOD GARAGE**
20,500 SF MIXED-USE DEVELOPMENT

24 **THOR EQUITIES DEVELOPMENT**
30,700 SF SITE

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