

SABRE

■ FOR LEASE

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



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

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



EXISTING CONDITION - BACK OF BUILDING



EXISTING CONDITION - FRONT OF BUILDING

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

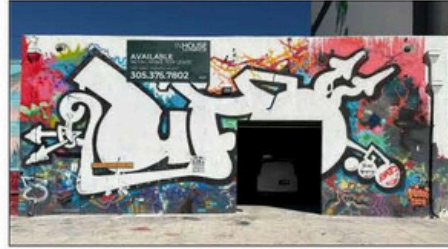


INTERIOR — NEW WHITEBOX CONDITION

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

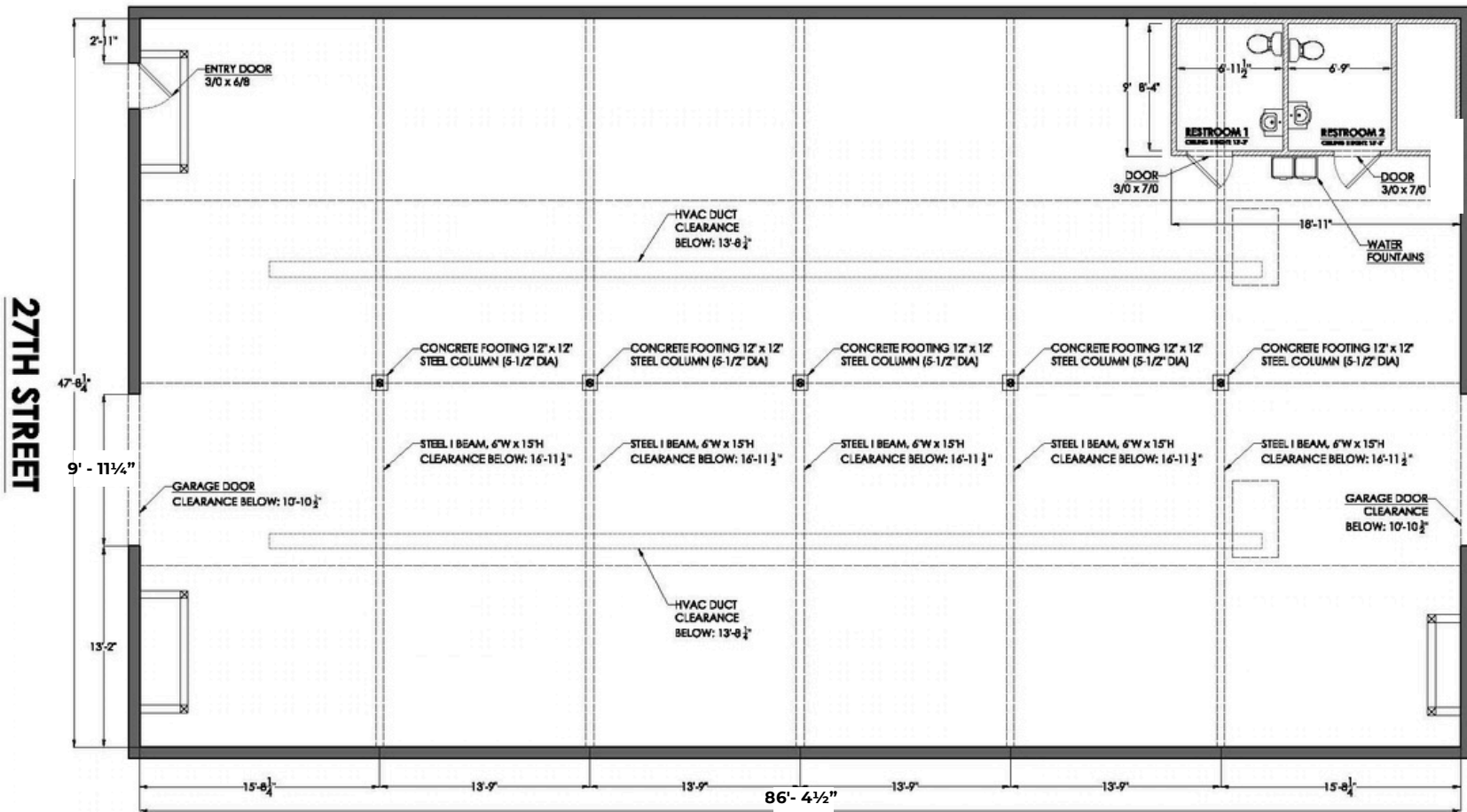
285 NW 27th ST, WYNWOOD

TOTAL AREA	4,120 sq ft
CLEARANCE BELOW HVAC DUCTS	13'-8 ¹ / ₄ "
CLEARANCE BELOW STEEL I BEAMS	16'-11 ¹ / ₂ "
MAXIMUM CEILING HEIGHT	18'-9 ¹ / ₄ "
RESTROOM CEILING HEIGHT	13'-3"



LEGEND:

- Existing perimeter wall
- Existing partition wall
- Overhead beams/headers



An aerial photograph of a city street intersection. A yellow callout box with a black border contains the text "SITE 285 NW 27TH ST". A yellow arrow points from the text down to a specific building on the left side of the intersection. The building has a flat roof and colorful graffiti on its side. Surrounding it are other buildings, including a large multi-story building with many windows and balconies, and several smaller buildings with flat roofs and some graffiti. The street is paved and has some parked cars. In the background, more city buildings and a distant skyline are visible under a blue sky with some clouds.

**SITE
285 NW 27TH ST**

AERIAL VIEW

Surrounded by the district's densest new development.



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.

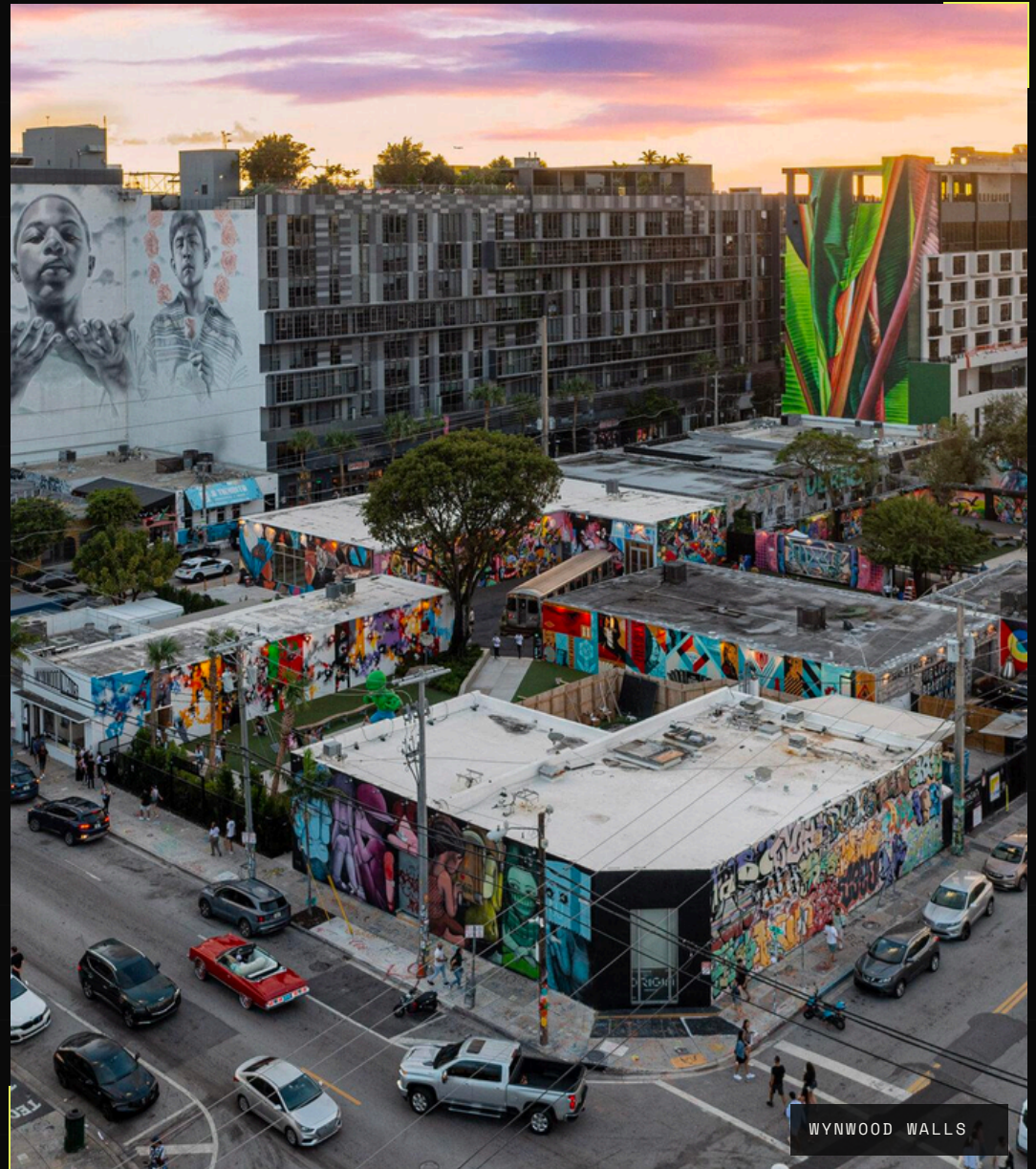


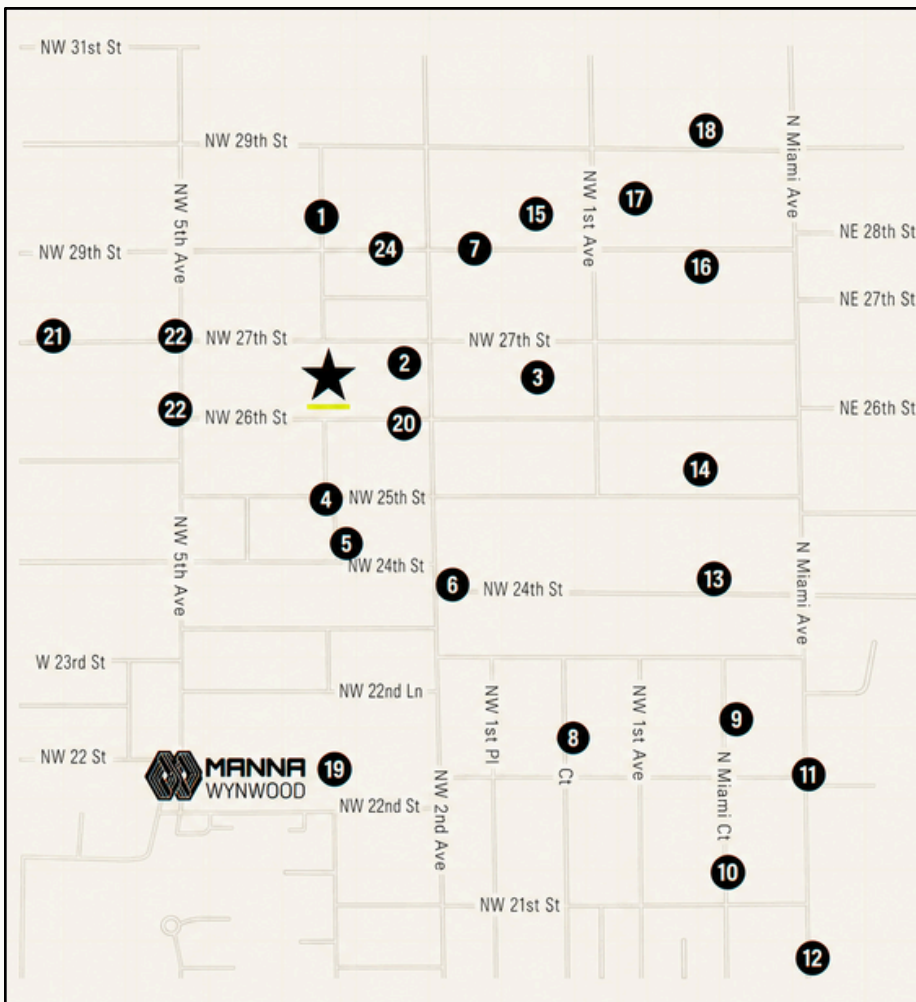
THE NEIGHBORHOOD

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





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

FOR MORE INFORMATION, PLEASE CONTACT

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