

545

wyn

Spec Suites

New Spec Suites

Delivering 4Q 2024

 BLANCA





Why Wynwood?

Wynwood is undeniably the new arts, retail and business hub of Miami. The city's corporate tenant interest is heavily focused on Wynwood, with the neighborhood's growth continuing to outpace the supply of quality office product. 545wyn is designed by one of the world's best architecture firms and envisioned by one of the most successful developers in the commercial real estate industry intent on setting a new standard of excellence for creative office space in South Florida.

2.1M SF

CURRENT OFFICE

1.3M SF

CURRENT RETAIL

6M+

ANNUAL VISITORS

1M SF

OFFICE PROPOSED & UNDER CONSTRUCTION

414K SF

RETAIL PROPOSED & UNDER CONSTRUCTION

1,682 units

APARTMENTS PROPOSED & UNDER CONSTRUCTION

400+

BUSINESSES



BUILDING EXTERIOR



ROOFTOP TERRACE



TENANT LOUNGE



FITNESS CENTER





545wyn

South Florida's most dynamic Class A office building

EXCLUSIVE TENANT
ROSTER INCLUDES:

SONY

pwc

miax

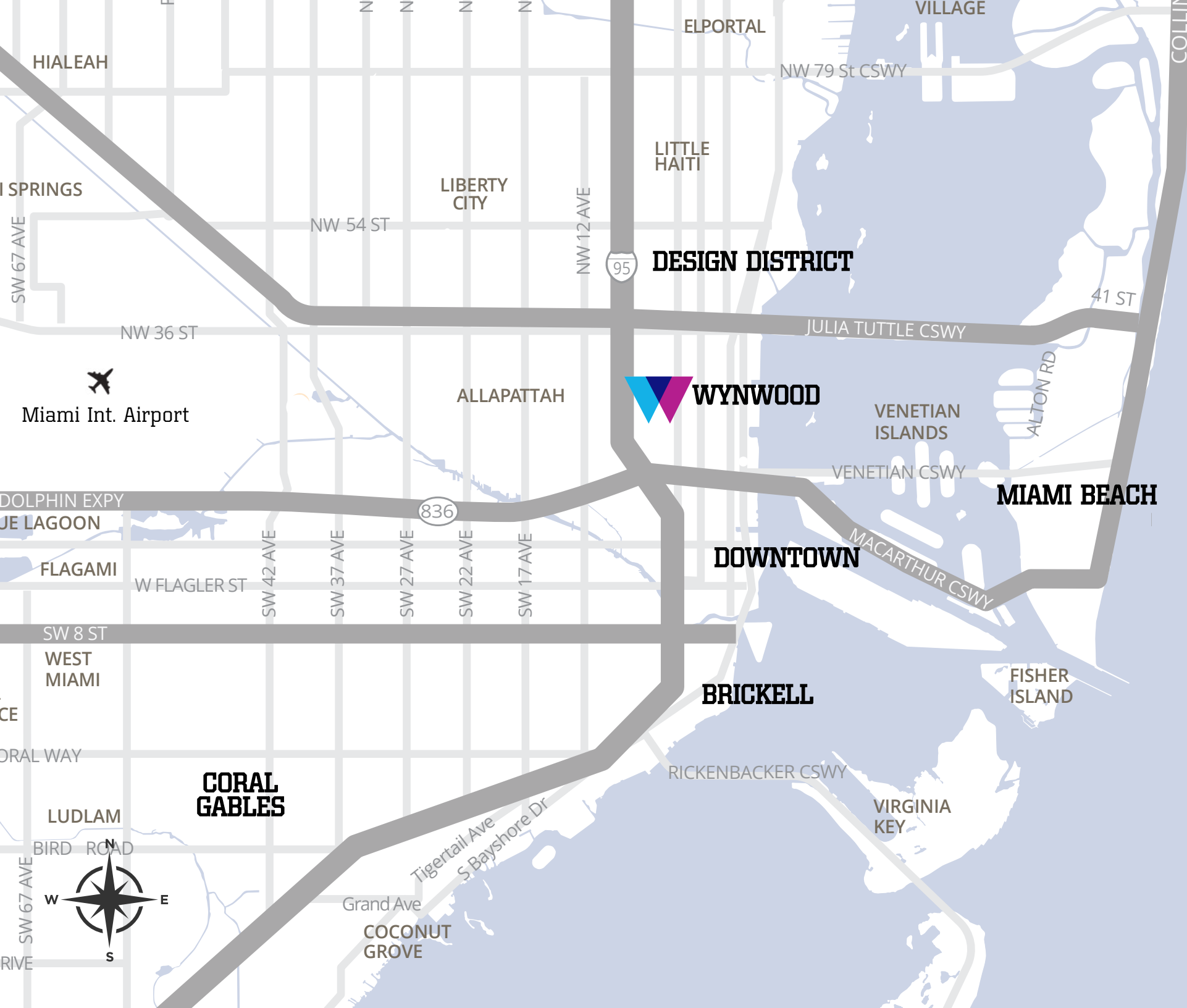
Gensler

neocis
Precision Healthcare Robotics

slalom

chefsWAREHOUSE
Part of the Dairyland Family of Companies





HIALEAH

SPRINGS

LIBERTY CITY

ELPORTAL

VILLAGE

NW 79 St CSWY

LITTLE HAITI

NW 54 ST

NW 12 AVE



DESIGN DISTRICT

41 ST

JULIA TUTTLE CSWY



Miami Int. Airport

ALLAPATTAH



WYNWOOD

VENETIAN ISLANDS

ALTON RD

VENETIAN CSWY

MIAMI BEACH

DOLPHIN EXPY
JE LAGOON



FLAGAMI

W FLAGLER ST

SW 42 AVE

SW 37 AVE

SW 27 AVE

SW 22 AVE

SW 17 AVE

DOWNTOWN

MACARTHUR CSWY

SW 8 ST

WEST MIAMI

BRICKELL

FISHER ISLAND

CE

DORAL WAY

CORAL GABLES

LUDLAM

BIRD ROAD



Grand Ave

COCONUT GROVE

Tigertail Ave
S Bayshore Dr

RICKENBACKER CSWY

VIRGINIA KEY

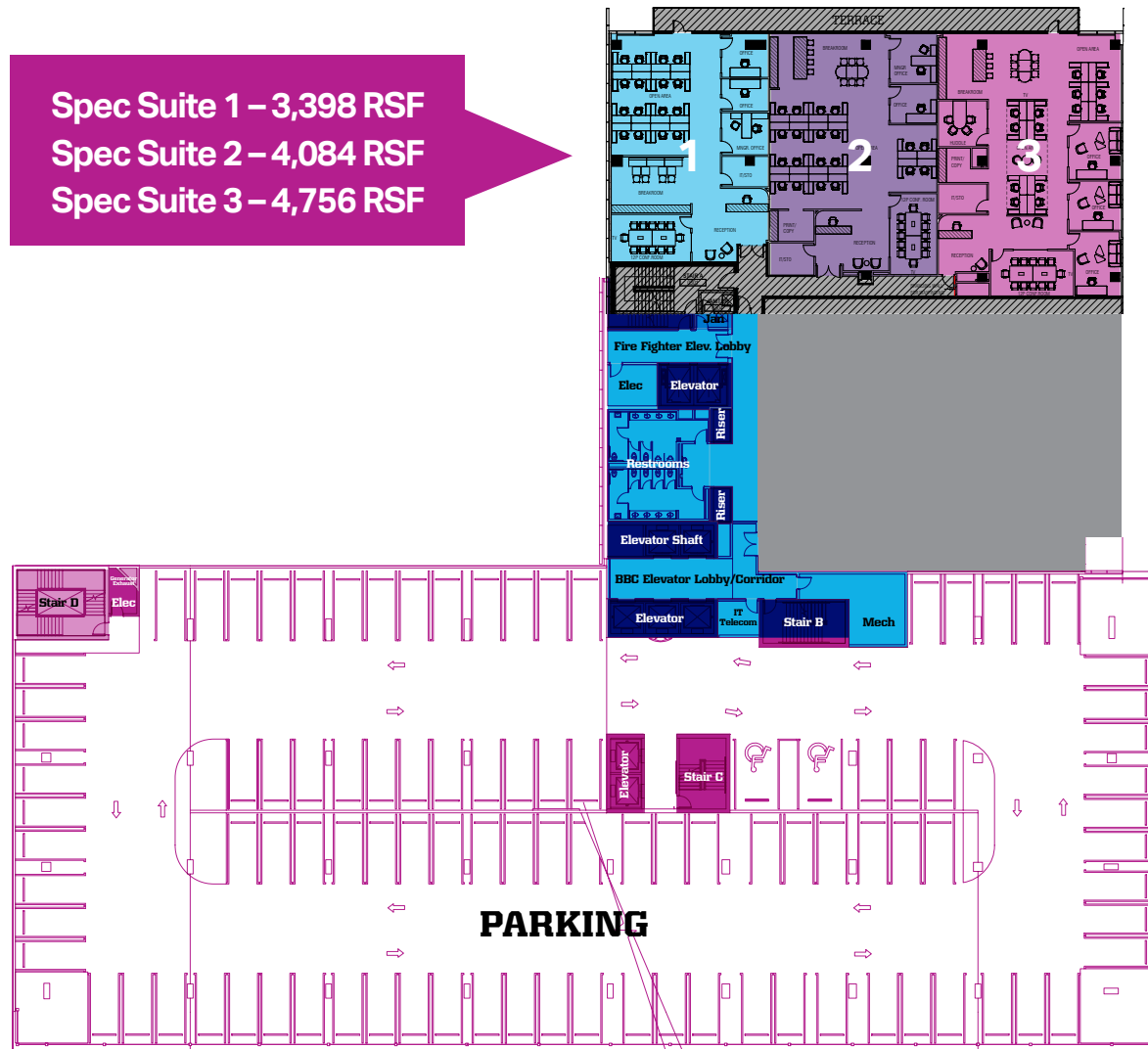


Third Floor

Three Individual Spec Suites Available

THIRD FLOOR PLAN

Spec Suite 1 – 3,398 RSF
Spec Suite 2 – 4,084 RSF
Spec Suite 3 – 4,756 RSF



STH AVE

PARKING

NW 26th STREET





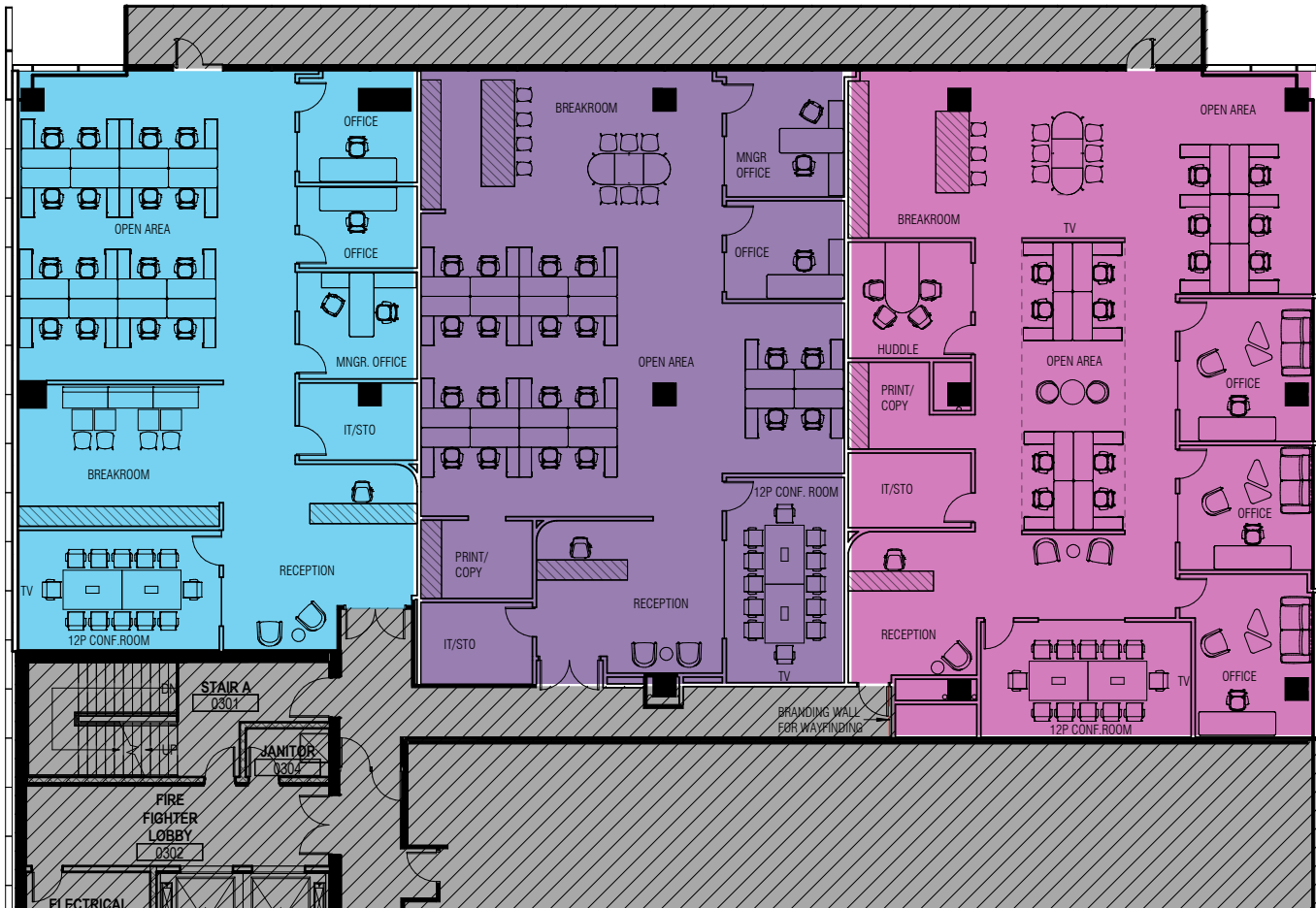
Third Floor

Three Individual Spec Suites Available

THIRD FLOOR PLAN



5TH AVE



SPEC SUITE 1

3,398 SF

SPEC SUITE 2

4,084 SF

SPEC SUITE 3

4,756 SF



THANK YOU

FOR LEASING INFORMATION, CONTACT

Office Opportunities

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