

545  
wyn

# Retail Leasing Opportunities

PLACE  
PROJECTS

GRIDL/NE  
PROPERTIES

545WYN.COM







Ground floor retail paseo at 545wyn

545  
wyn

# Urban, Creative, Sophisticated.

In Wynwood, an old industrial working part of Miami has come to life with a stylized, atmospheric vibrancy.

Drawing inspiration from the surrounding neighborhood, 545wyn features a 8,000 square foot paseo park connecting 26th and 27th Streets with 26,340 square feet of first floor retail, a 18,000 square foot private tenant amenity floor perfect for a restaurant/hospitality user and 441 on-site parking spaces.

These opportunities, coupled with Sterling Bay's incomparable design, will set a new standard of excellence for retail space in Miami





Ground floor retail opportunities & paseo park

Street level retail corridor and views of building murals painted by artists 1010 and Mojo

## Curated Retail.

With a variety of hip restaurants, boutique retailers, breweries, cafes and cultural amenities, Wynwood continues to establish a unique, unmistakable identity. Take in the latest installation at The Walls, eat lunch with a colleague at Zak the Baker or have a post work drink at Melinda's. This is a burgeoning neighborhood full of energy and personality.

From cool to convenient—fashion, beauty and home...Wynwood has it all. At 545wyn, you'll join a curated list of retailers setting a new standard for the retail experience in Miami.

WARBY  
PARKER



Ray-Ban



Aēsop



SCOTCH & SODA  
AMSTERDAM COUTURE

PANTHER  
COFFEE

Marine Layer

## The Finer Details.

Over 298,000 SF of modern office space on ten floors, with floorplates ranging from 16,346 to 36,484 SF

22,540 SF of prime retail space available

18,000 SF dedicated, elevated roofdeck perfect for hospitality/restaurant user

Excellent signage & branding opportunities

8,000 SF paseo park for tenants connecting 26th and 27th Streets

On-site covered parking for 441 cars

Delivered mid-2020



# 545wyn - 1st Floor

- > 22,540 SF Retail available
- > Sub-dividable Sizing
- > Up to 26' Ceiling Height
- > More than 250 Linear Feet of retail storefronts fronting the paseo park
- > Leasing Rates: Upon Request
- > Love Life Cafe occupies 3,800 SF



NW 26th Street

Paseo Park





Lobby



Lobby entrance









Amenity roof deck and bar



Roof deck overlooking Miami skyline





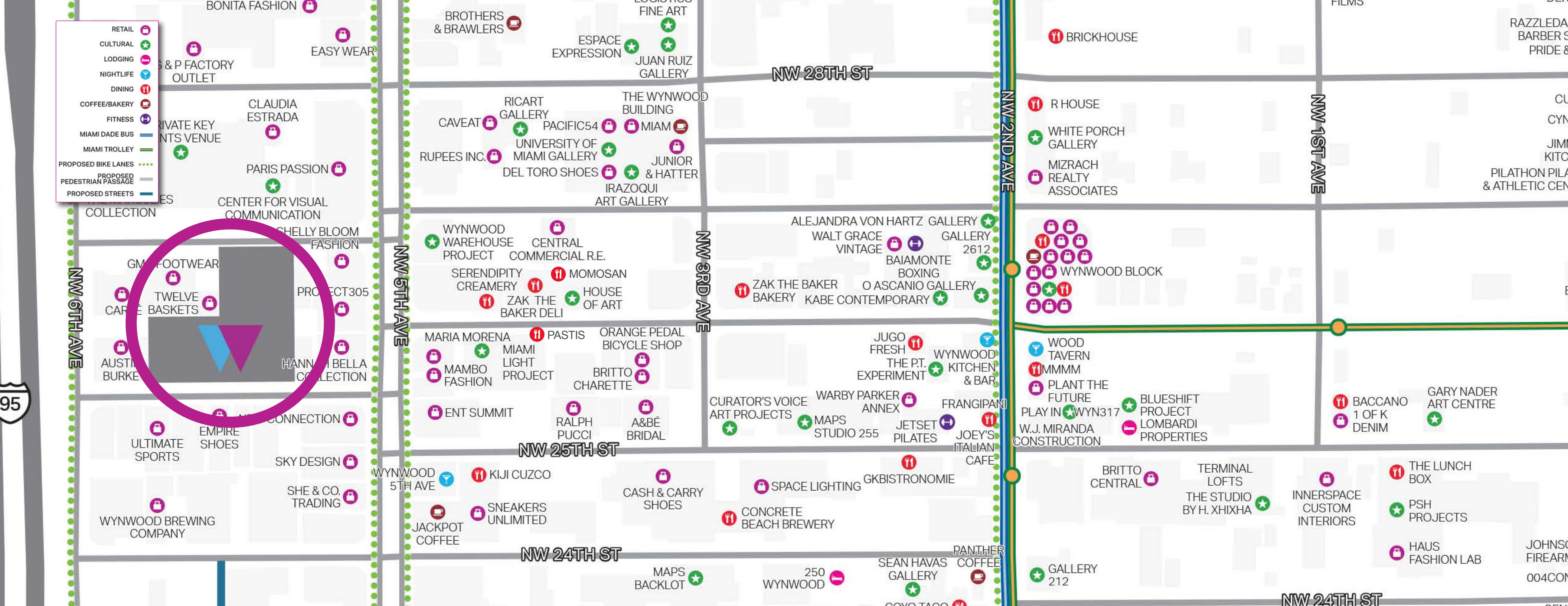


Amenity roof deck seating area



545wyn roofdeck













# Why Wynwood?

Wynwood is undeniably the new arts, retail and business hub of Miami. From handmade bread shops to guided (or not) art walks and everything in between, it's an authentic, design-driven urban lifestyle. In Wynwood, the neighborhood is the amenity.

## WYNWOOD BY THE NUMBERS

**964,000 SF**

commercial office proposed/under development

**5,545**

residential units proposed/under development

**1,018**

hotel units proposed

**\$488 M**

local spending by out-of-town visitors

**1**

of the largest open-air street installations in the world, Wynwood Walls

**410,000**

visitors to Wynwood Walls in March 2019 alone

**2.5 M**

projected number of visitors to Wynwood Walls for 2019



Google's Midwest Headquarters



Ace Hotel Chicago



# Transparent. Collaborative. Game-Changing.

Sterling Bay is a leading investment and development company with expertise spanning all aspects of real estate ownership. Known for creating world-class urban campuses for companies such as Google, McDonald's, Uber, Glassdoor, Dyson, Tyson Foods and Pinterest, Sterling Bay is consistently recognized for award-winning projects that transform space, enhance communities and strengthen a company's culture and brand.

Find out more about Sterling Bay at [sterlingbay.com](https://sterlingbay.com)

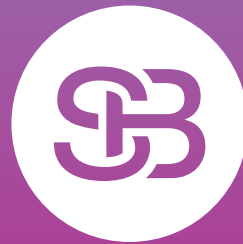


333 N Green



McDonald's Global Headquarters





**Alfredo Riascos**

[ariascos@gridlineproperties.com](mailto:ariascos@gridlineproperties.com)

305.507.7098

**Joseph Furst**

[joe@placeprojects.com](mailto:joe@placeprojects.com)

786.907.4140

**545WYN.COM**

**GRIDLINE**  
PROPERTIES

**PLACE**  
**PROJECTS**