

545  
wyn

GRIDLINE  
PROPERTIES



PLACE  
PROJECTS

RETAIL LEASING OPPORTUNITIES

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 that is urban, creative and sophisticated.





Ground floor retail opportunities



Office opportunities

## 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

Aēsop®



## The Finer Details.

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

26,340 SF of prime retail space

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

Excellent signage & branding opportunities

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

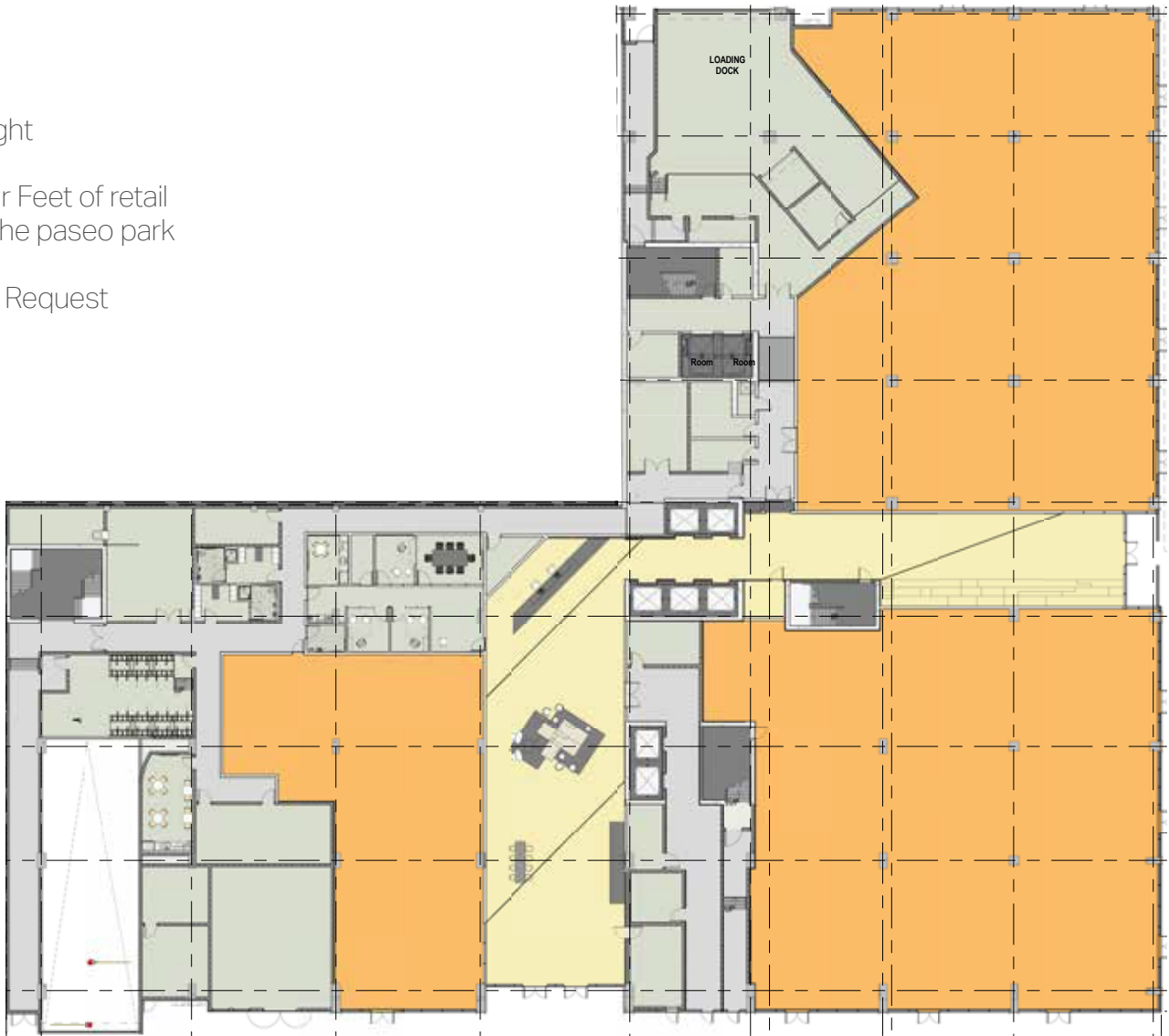
On-site covered parking for 441 cars

Delivered mid-2020



# 545wyn - 1st Floor

- > 26,340 SF Retail
- > Sub-dividable Sizing
- > Up to 26' Ceiling Height
- > More than 250 Linear Feet of retail storefronts fronting the paseo park
- > Leasing Rates: Upon Request

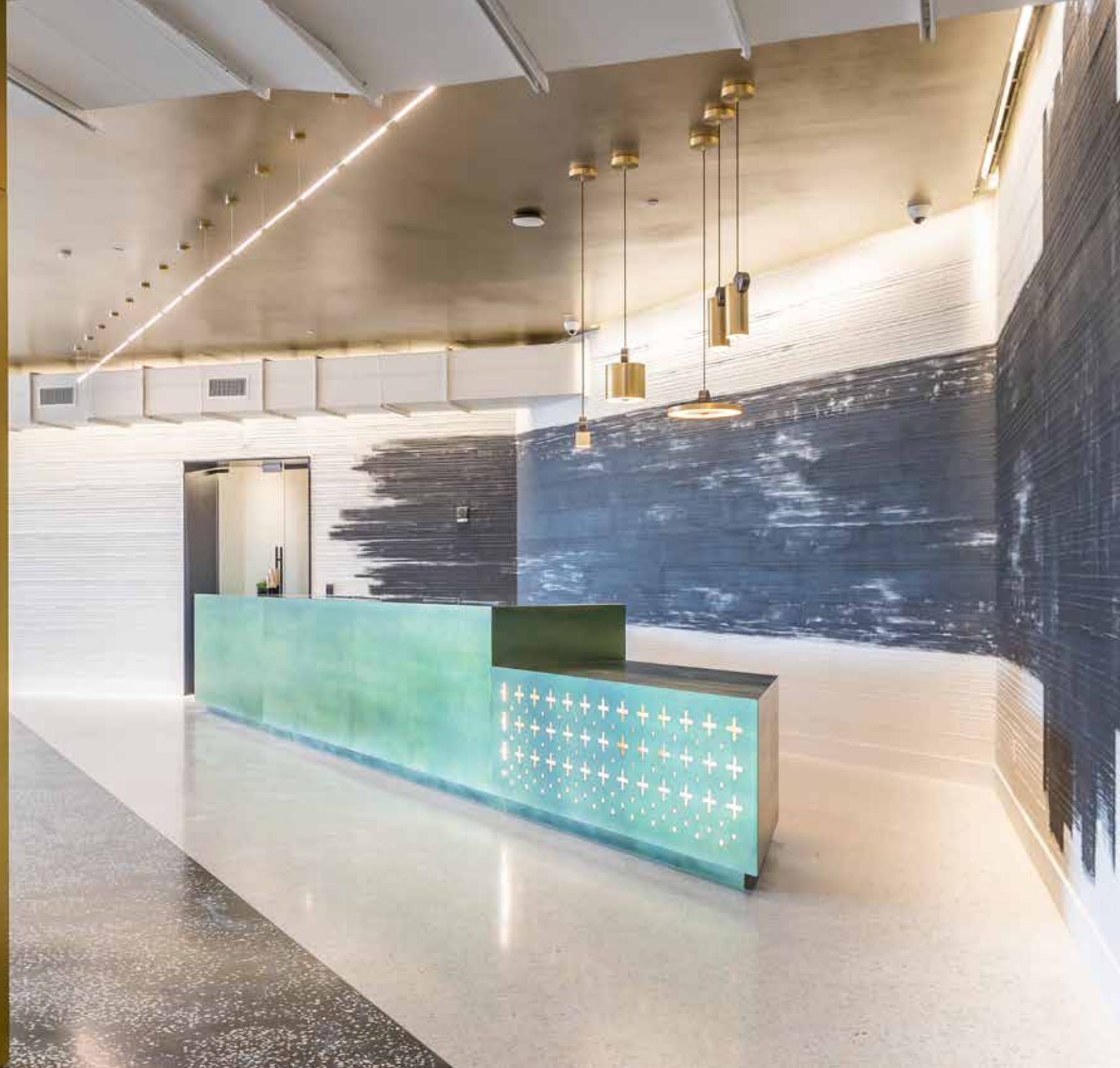


NW 26th Street

Paseo Park









Amenity floor

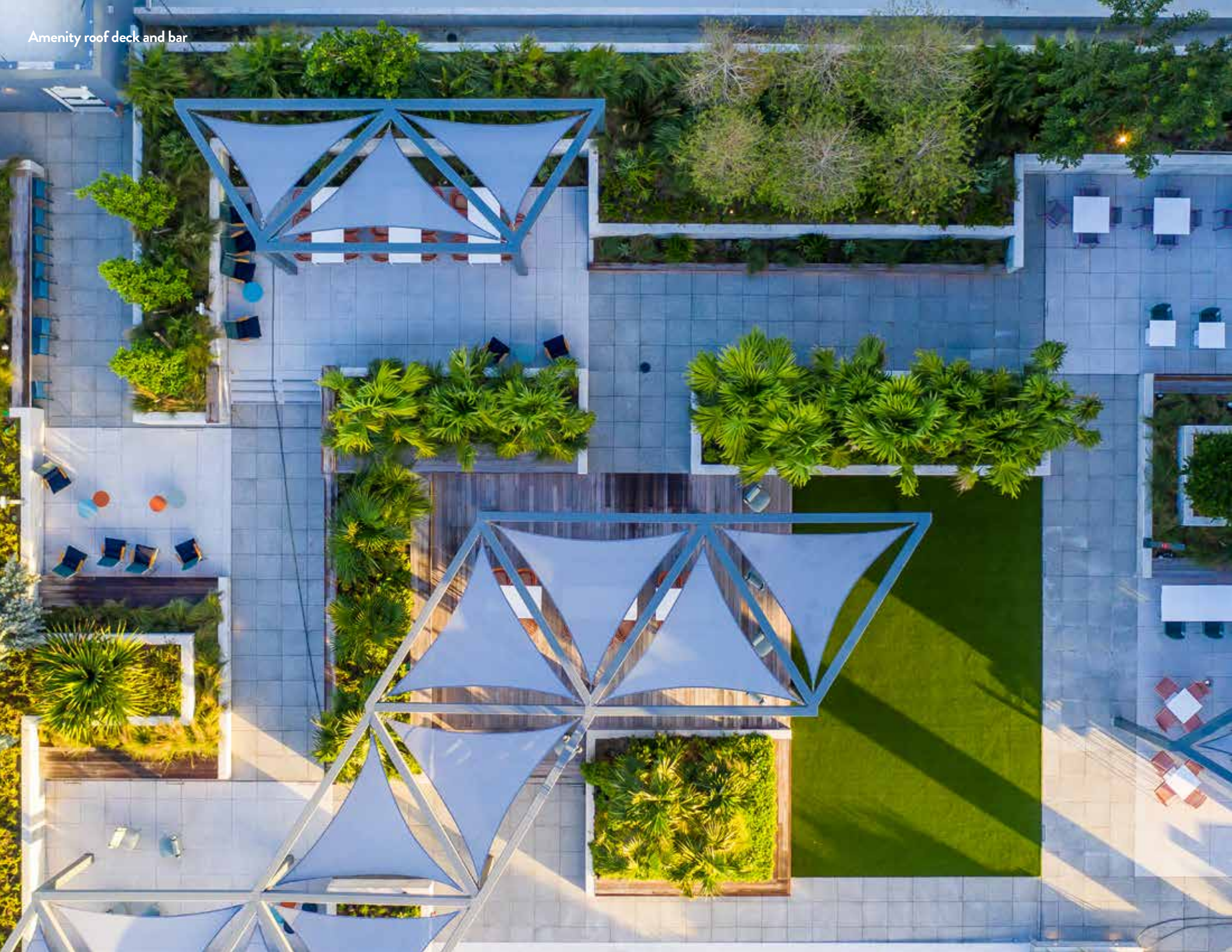


Roof deck bar





Amenity roof deck and bar



Amenity roof deck







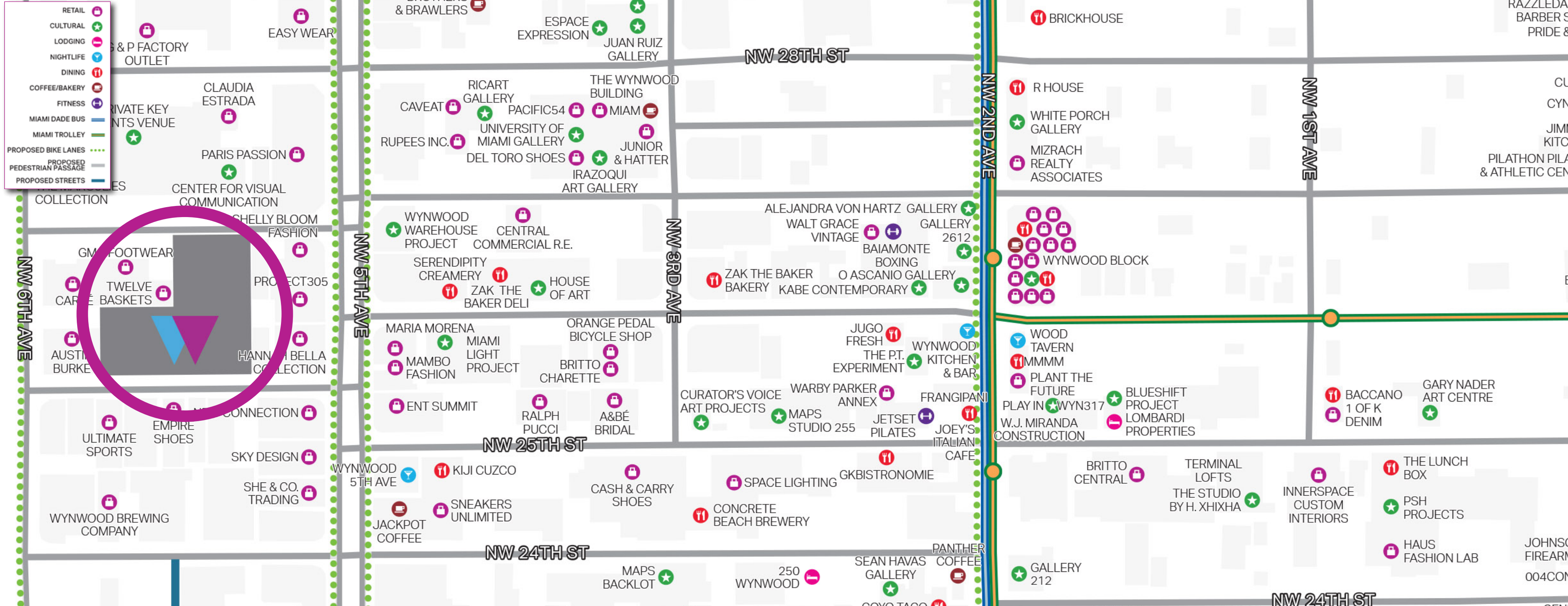
Amenity roof deck and bar



545wyn rooftop deck



- RETAIL
- CULTURAL
- LODGING
- NIGHTLIFE
- DINING
- COFFEE/BAKERY
- FITNESS
- MIAMI DADE BUS
- MIAMI TROLLEY
- PROPOSED BIKE LANES
- PROPOSED PEDESTRIAN PASSAGE
- PROPOSED STREETS











# 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**

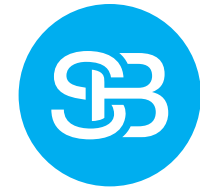
projected number of visitors to Wynwood Walls for 2019



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)

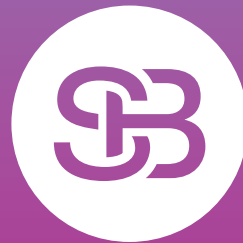
333 N Green



McDonald's Global Headquarters







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