545

wyn





Think outside the Walls.

Introducing 545wyn, a ground-up new construction 298,000 square foot creative office and retail building located at 545 NW 26th Street in Wynwood. Developed by Sterling Bay and designed by Gensler, 545wyn was created with three simple, yet crucial goals: to elevate Miami's typical office experience, to authentically reflect Wynwood's vibrancy and to engage the neighborhood.

Sterling Bay is a Chicago-based award-winning real estate developer focusing on ground-up office, retail and residential developments, urban campus build-to-suit projects and the adaptive reuse of loft office buildings. The firm has single-handedly raised the bar and set urban trends for office developments by featuring cutting-edge design and unique tenant amenity packages at each of its properties. As a result, Sterling Bay has successfully attracted tenants like Google, McDonald's Corporation, Dyson, Twitter, Anthropologie, Pinterest and Tyson Foods.

PASEO

Office, artfully done.

545wyn's progressive design offers tenants over 298,000 square feet of modern office space on oversized floor plates of up to 36,000 square feet. The building will also feature 441 on-site parking spaces, a 14,000 square foot private tenant amenity floor, open-air balconies and a 10,000 square foot paseo park connecting 26th and 27th Streets with 26,340 square feet of retail. These amenities, coupled with Sterling Bay's incomparable design, will set a new standard of excellence for creative office space in Miami.

Why Wynwood? Why now?

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.

545WYN LOBBY





The broad strokes

Over 298,000 SF of modern office space on ten floors, with flexible floorplates ranging from 20,248 to 38,271 SF

- 26,340 SF of retail
- Elevated corporate signage opportunities
- Dedicated tenant entrance available
- 18,000 SF dedicated, elevated, outdoor amenity deck
- Open-air balconies on each floor totaling 12,800 SF
- 8,000 SF paseo park for tenants
- On-site fitness center
- On-site covered parking for 441 cars
- Separately metered electric for full-floor tenants
- Completed Summer 2020

HIALEAH
ELPORTAL
NW 79 St CSWY
LITTLE HAITI
LIBERTY CITY
NW 54 ST
NW 12 AVE
95
DESIGN DISTRICT
SW 67 AVE
NW 36 ST
41 ST
JULIA TUTTLE CSWY
ALLAPATTAH
WYNWOOD
ALTON RD
VENETIAN ISLANDS
VENETIAN CSWY
DOLPHIN EXPY
836
MIAMI BEACH
DOWNTOWN
MACARTHUR CSWY
FLAGAMI
W FLAGLER ST
SW 42 AVE
SW 37 AVE
SW 27 AVE
SW 22 AVE
SW 17 AVE
SW 8 ST
WEST MIAMI
BRICKELL
FISHER ISLAND
CORAL GABLES
RICKENBACKER CSWY
VIRGINIA KEY
LUDLAM
BIRD ROAD
Tigertail Ave
S Bayshore Dr
Grand Ave
COCONUT GROVE
N
W
E
S

SEATING AREA

OPEN-AIR BALCONY

ROOFDECK AMENITY

EXTERIOR BUILDING



NW 29TH STREET

KOBI KARP ARCHITECTURE & INTERIOR DESIGN

KNOCKOUT WYNWOOD

THE DORSEY

PUTTERY

BOTTLED BLONDE MIAMI

THE COLLECTIVE WYNWOOD

WYNWOOD 29

BAKAN

BRICK

DIESEL WYNWOOD QUARTER

NW 28TH STREET

WYNWOOD STUDIO

THE MARQUILIES COLLECTION

LUXURY CAR RENTAL MIAMI

MERIDIANI USA

MITA EYEWEAR

VISIONIST

THE WYNWOOD BUILDING

MIAM CAFÉ

CIELITO ARTISAN POPS

LYNQ WYNWOOD

NW 27TH TERRACE

BALAGAN SUSHI NIKKEI

CASA TUA

NOMAD RESIDENCES WYNWOOD

R HOUSE

WYNWOOD QUARTER

WYNWOOD KOLLECTIVE

WYND 28

NW 27TH STREET

LYNQ WYNWOOD

WEWORK

WYNWOOD GARAGE

GROOT HOSPITALITY

RESTAURANT COMING SOON

MOMOSAN WYNWOOD

260 SAMPLE SALE MIAMI

RODILLA

ALTON LANE

TRUIST

ZAK THE BAKER

LOUPE

UNKNWN

SMORGASBURG

FOOT LOCKER RAY BAN SMOKE SHOP

WYNWOOD BLOCK

SWEETGREEN

WYND 2

NW 26TH STREET

LOVE LIFE CAFE

BRAIN STATION

DANTE'S HIFI

HORROR MAZE

BARBER SHOP

PASTIS

WALT GRACE VINTAGE

NABATI

GO BISTRO

HIDEN THE TACO STAND

BILLIONAIRE BOYS CLUB

MUSEUM OF GRAFFITI

GGA GALLERY

WYNWOOD WALLS SHOP

WYNWOOD WALLS

WYNWOOD MOXY HOTEL

KYU

WARBY PARKER

JOEY'S

KONOS

MOJITO COMPANY

VALENTINA'S PIZZA

PITUSA

EIGHTSPACE

TSHIRT PRINTING MIAMI

MORELIA

WYNWOOD SHOP

SELFIE MUSEUM

LOVELY

NW 25TH STREET

WYNWOOD YOGA

WYNWOOD BREWING COMPANY

THE 55 PROJECT

SYNDICATE WYNWOOD

SCOOTER STEVES

CORE WYNWOOD

ROSEMARY'S

GRACE LOVES LACE

DOYA

BARTACO

UCHI

SALT & STRAW

WYNWOOD 25

LA TIENDITA

WYNGSWOOD

THEARSENALE

STACKZ

THE ANNEX

SOCIETY WYNWOOD

NW 24TH STREET

MAPS BACKLOT

WYNWOOD SMOKE LOUNGE

SOJU

DUNKAROO

BOHO HUNTER

CRAZY POKE

LE CHICK

CRUDOS

250 WYNWOOD

CUBE WYNWOOD

PANTHER COFFEE

COYO TACO

ART & ART

SHOTS

CENTRO

CAFEINA

PURVIS ART

JATTÖ

HAIKU

MAD BUTCHER

SCOTCH & SODA

ILLESTEVA

DJI WYNWOOD

AVIATOR NATION

JOE & THE JU

NW 23RD STREET

MANA COMMON

RC COLA PLANT

SWARM

WYNWOOD LOFTS

KAWAII UNIVERSE

HAROLD GOLDEN GALLERY

NW 22ND LANE

MANA WYNWOOD

WYNWOOD MARKET PLACE

NW 6TH AVE

NW 5TH AVE

NW 2ND AVE

95

- FOOD & BEVERAGE
- FAST/CASUAL
- RETAIL
- GALLERIES
- OFFICE
- RESIDENTIAL
- FUTURE DEVELOPMENTS
- HOTEL



About Sterling Bay

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, Glassdoor, Dyson, Tyson Foods and Gogo, Sterling Bay is consistently recognized for award-winning projects that transform space, enhance communities and strengthen a company's culture and brand. For more information, visit sterlingbay.com.

Experience in Success

> 30 year track record of opportunistic strategic investing

> Successfully developed or redeveloped projects exceeding $1 billion in value over the last three years alone

> Recent projects include the development of corporate headquarters for:



CASE STUDY

McDonald's World Headquarters

110 N Carpenter Chicago, IL

Asset Type: Office

Location: Chicago CBD

Submarket: Fulton Market

Approximate Building Size: 550,000 SF

Project Timeline: 15 Months

Awards: 2017 NAIOP Office Development of the Year

2016 GCFD Deal of the Year – McDonald's

CASE STUDY

Google's Midwest Headquarters

1KFulton: 1000 W Fulton, Chicago IL

Asset Type: Office

Location: Chicago CBD

Submarket: Fulton Market

Approximate Building Size: 550,000 SF

Project Timeline: 15 Months

Awards: 2013 NAIOP Redevelopment of the Year
Deal of the Year – Google

2013 GCFD Deal of the Year – Google

2014 GCFD Redevelopment of the Year





MEIER & FRANK BUILDING
Existing Conditions

CASE STUDY

Meier & Frank Building

621 SW 5th Avenue Portland, OR

Asset Type: Office (Vertical Subdivision)

Location: Downtown Portland

Submarket: Pioneer Square

Office Space (Floors 2-5): 158,500 SF

Retail Space: 40,000 SF

Project Timeline: 18 Months



FOR LEASING INFORMATION, CONTACT

Office Opportunities

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