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## 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.





## 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.







## 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

Certifications:







LEASED

AVAILABLE

FLOOR 10

SONY

FLOOR 9

miax

FLOOR 8

pwc

FLOOR 7

neocis  
Precision Healthcare Robotics

FLOOR 6

actuate  
LAW

Eightfold  
Real Estate Capital, LP

SONY

BASHOLDINGS

ABInBev

chefswarehouse

FLOOR 5

AVAILABLE | 18,595 SF

FLOOR 4

AVAILABLE | 20,194 SF

FLOOR 3

SPEC SUITE AVAILABLE | 12,237 SF

slalom

FLOOR 2

milo

Gensler

love life  
cafe

AMENITY FLOOR

GYM  
TENANT LOUNGE  
OUTDOOR TERRACE

PARKING  
FLOORS 2-4

GROUND FLOOR RETAIL  
26,340 SF







NW 6TH AVE

NW 5TH AVE

NW 2ND AVE

NW 29TH STREET

NW 28TH STREET

NW 27TH TERRACE

NW 27TH STREET

NW 26TH STREET

NW 25TH STREET

NW 24TH STREET

NW 23RD STREET

NW 22ND LANE

KOBI KARP ARCHITECTURE & INTERIOR DESIGN

KNOCKOUT WYNWOOD

WYNWOOD STUDIO

THE MARQUILIES COLLECTION

LUXURY CAR RENTAL MIAMI

LOVE LIFE CAFE

BRAIN STATION

DANTE'S HIFI

HORROR MAZE

BARBER SHOP

WYNWOOD YOGA

WYNWOOD BREWING COMPANY

THE 55 PROJECT

RC COLA PLANT

MANA COMMON

SWARM

MANA WYNWOOD

THE DORSEY

PUTTERY

LYNQ WYNWOOD

MERIDIANI USA

MITA EYEWEAR

VISIONIST

MIAM CAFE

THE WYNWOOD BUILDING

CIELITO ARTISAN POPS

LYNQ WYNWOOD

MOMOSAN WYNWOOD

260 SAMPLE SALE MIAMI

WEWORK

WYNWOOD GARAGE

GROOT HOSPITALITY RESTAURANT COMING SOON

PASTIS

NABATI

GO BISTRO

HIDDEN THE TACO STAND

WALT GRACE VINTAGE

SYNDICATE WYNWOOD

SCOOTER STEVES

CORE WYNWOOD

ROSEMARY'S

GRACE LOVES LACE

DOYA

ART & ART

MAPS BACKLOT

WYNWOOD SMOKE LOUNGE

SOJU

DUNKAROO

BOHO HUNTER

CRAZY POKE

LE CHICK

PURVIS ART

WYNWOOD LOFTS

KAWAII UNIVERSE

HAROLD GOLDEN GALLERY

WYNWOOD MARKET PLACE

BOTTLED BLONDE MIAMI

BALAGAN SUSHI NIKKEI

CASA TUA

NOMAD RESIDENCES WYNWOOD

RODILLA

ALTON LANE

TRUIST

ZAK THE BAKER

LOUPE

UNKNWN

SMORGASBURG

BILLIONAIRE BOYS CLUB

MUSEUM OF GRAFFITI

GGA GALLERY

WYNWOOD MOXY HOTEL

KYU

WARBY PARKER

JOEY'S

BARTACO

UCHI

SALT & STRAW

WYNWOOD 25

LA TIENDITA

WYNGSWOOD

THE ARSENALE

STACKZ

THE ANNEX

CRUDOS

CUBE WYNWOOD

PANTHER COFFEE

COYO TACO

JATTÒ

HAIKU

MAD BUTCHER

SCOTCH & SODA

WYNWOOD MARKET PLACE

THE COLLECTIVE WYNWOOD

WYNWOOD 29

BAKAN

BRICK

DIESEL WYNWOOD QUARTER

R HOUSE

WYNWOOD QUARTER

WYNWOOD KOLLECTIVE

WYND 28

FOOT LOCKER

RAY BAN

SMOKE SHOP

WYNWOOD BLOCK

SWEETGREEN

KONOS

MOJITO COMPANY

VALENTINA'S PIZZA

PITUSA

EIGHTSPACE

TSHIRT PRINTING MIAMI

MORELIA

WYNWOOD SHOP

SELFIE MUSEUM

LOVELY

SOCIETY WYNWOOD

ILLESTEVA

DJI WYNWOOD

AVIATOR NATION

JOE & THE JU

WYNWOOD MARKET PLACE

WYNWOOD MARKET PLACE

- 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](http://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





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 OPPORTUNITIES, CONTACT:

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