

545

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Think outside the Walls.

Introducing 545wyn, a ground-up new construction 298,597 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.



NORTHWEST PERSPECTIVE
Artist's conceptual rendering



Office, artfully done.

545wyn's progressive design offers tenants over 298,597 square feet of modern office space on oversized floor plates of up to 36,000 square feet. The building will also feature 420 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 26,338 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.

Establish your brand and elevate your culture at 545wyn.







The broad strokes

Over 298,597 SF of modern office space on ten floors,
with flexible floorplates ranging from 20,248 to 38,271 SF

26,338 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 442 cars

Separately metered electric for full-floor tenants

Delivering mid-2020



54SWYN LOBBY
Artist's conceptual rendering

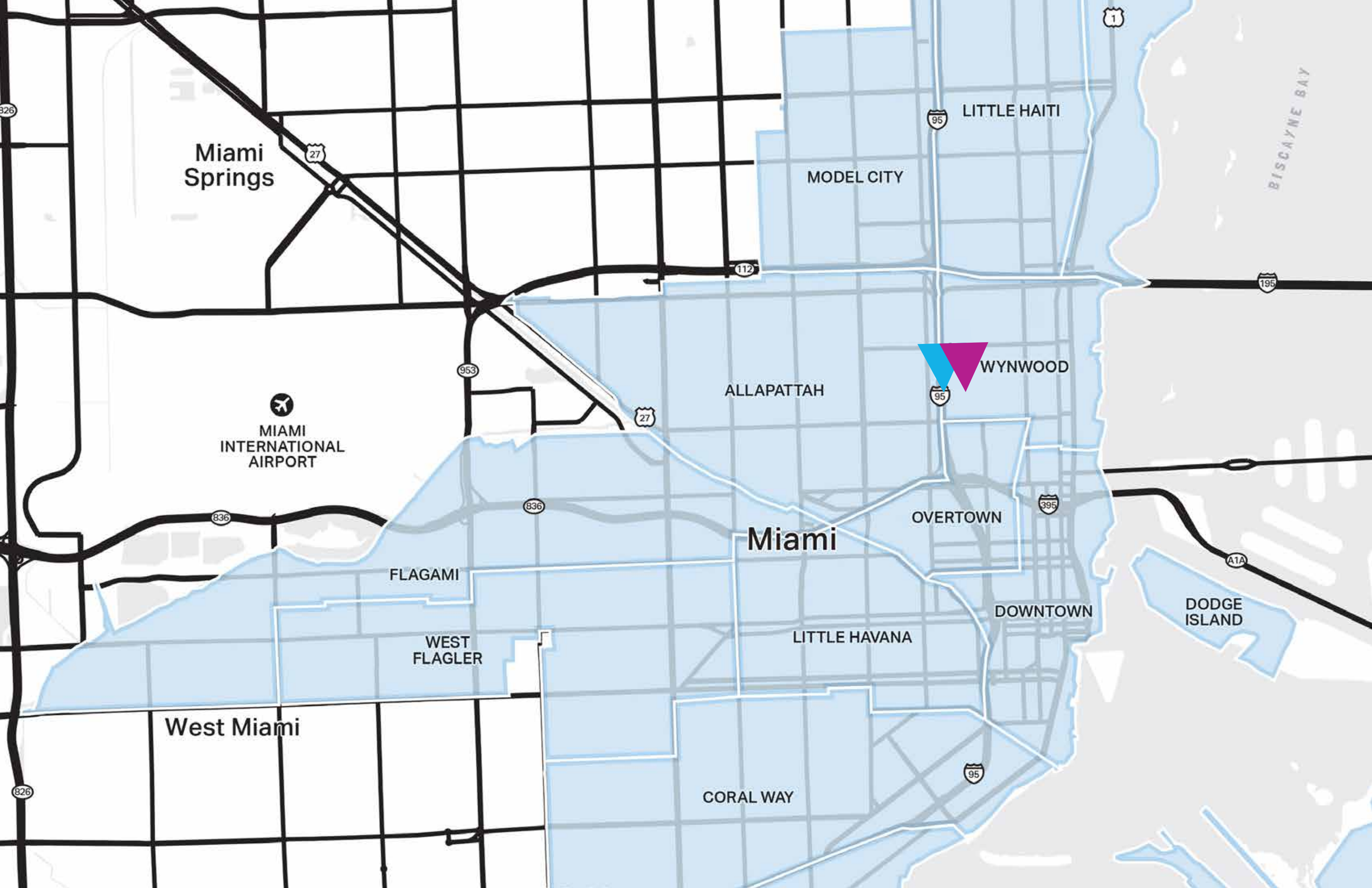






TENANT OFFICE SPACE
Artist's conceptual rendering





Miami Springs

MIAMI INTERNATIONAL AIRPORT

West Miami

FLAGAMI

WEST FLAGLER

MODEL CITY

ALLAPATTAH

Miami

LITTLE HAVANA

CORAL WAY

LITTLE HAITI

WYNWOOD

OVERTOWN

DOWNTOWN

DODGE ISLAND

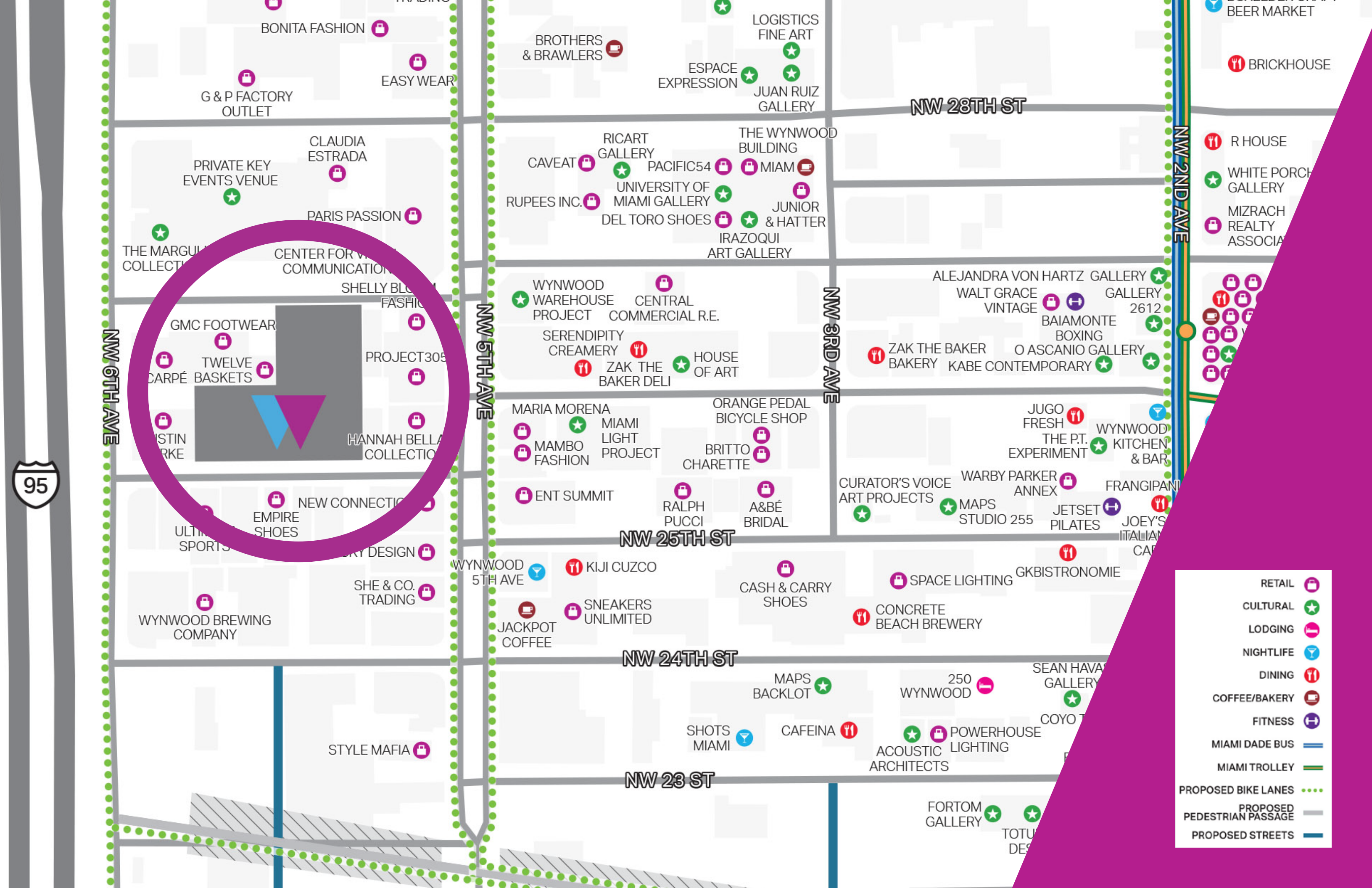
BISCAYNE BAY



TENANT AMENITY LOUNGE
Artist's conceptual rendering

TENANT OPEN-AIR BALCONY
Artist's conceptual rendering







AMENITY ROOF DECK
Artist's conceptual rendering

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. Sterling Bay's team of more than 200+ is responsible for a portfolio exceeding \$3 billion and a development pipeline in excess of \$8.7 billion. 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





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

Patrick Duffy
pduffy@ngkf.com
305.350.9486

Clay Sidner
csidner@ngkf.com
305.350.9783

Brandon Shores
bshores@ngkf.com
305.350.0926

Retail

Alfredo Riascos
ariascos@gridlineproperties.com
305.507.7098

Joseph Furst
joe@placeprojects.com
786.907.4140

