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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.



NORTHWEST PERSPECTIVE  
Artist's conceptual rendering.

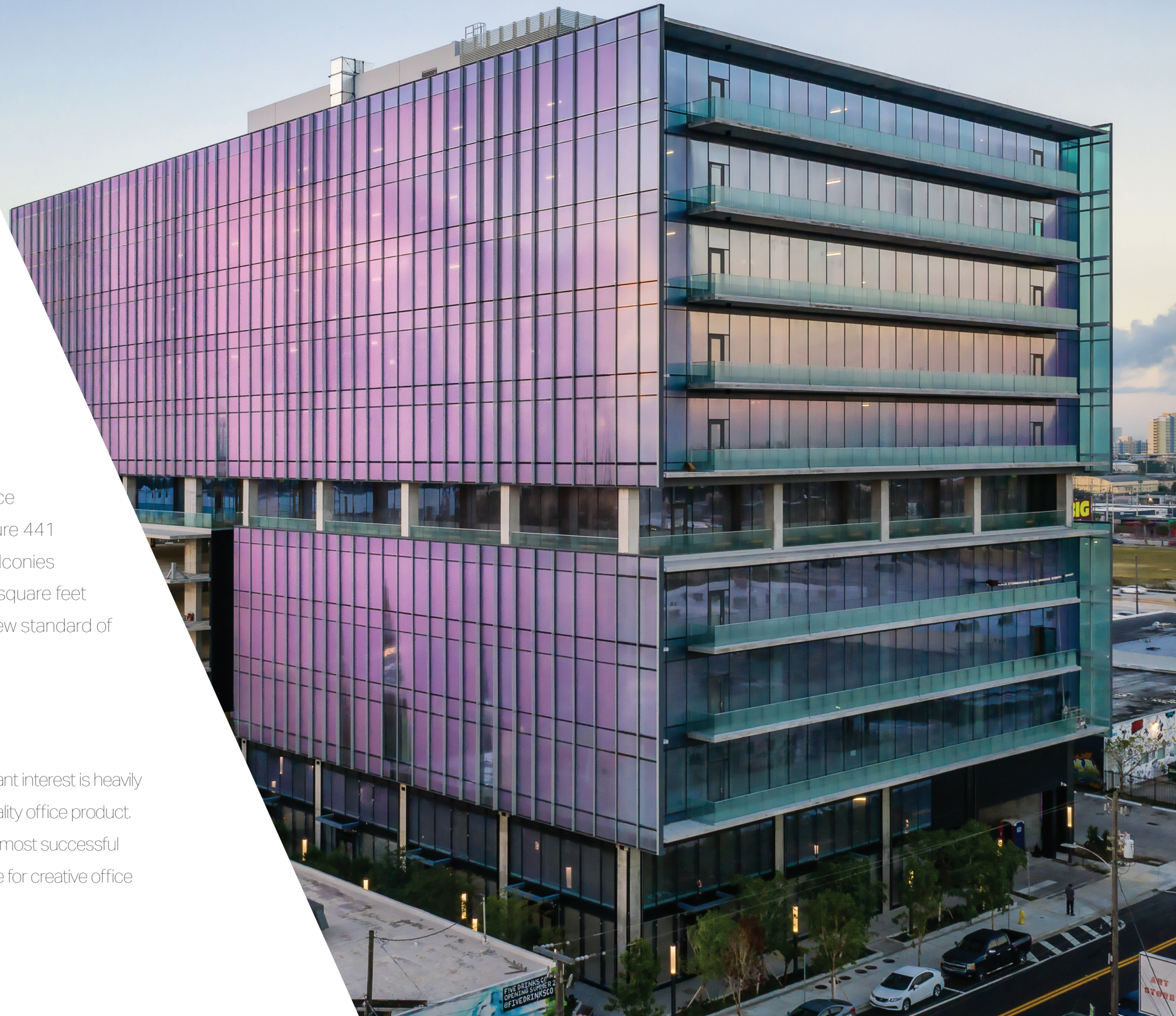


## Office, artfully done.

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

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26,340 SF of retail

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Elevated corporate signage opportunities

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Dedicated tenant entrance available

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18,000 SF dedicated, elevated, outdoor amenity deck

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Open-air balconies on each floor totaling 12,800 SF

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8,000 SF paseo park for tenants

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On-site fitness center

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On-site covered parking for 441 cars

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Separately metered electric for full-floor tenants

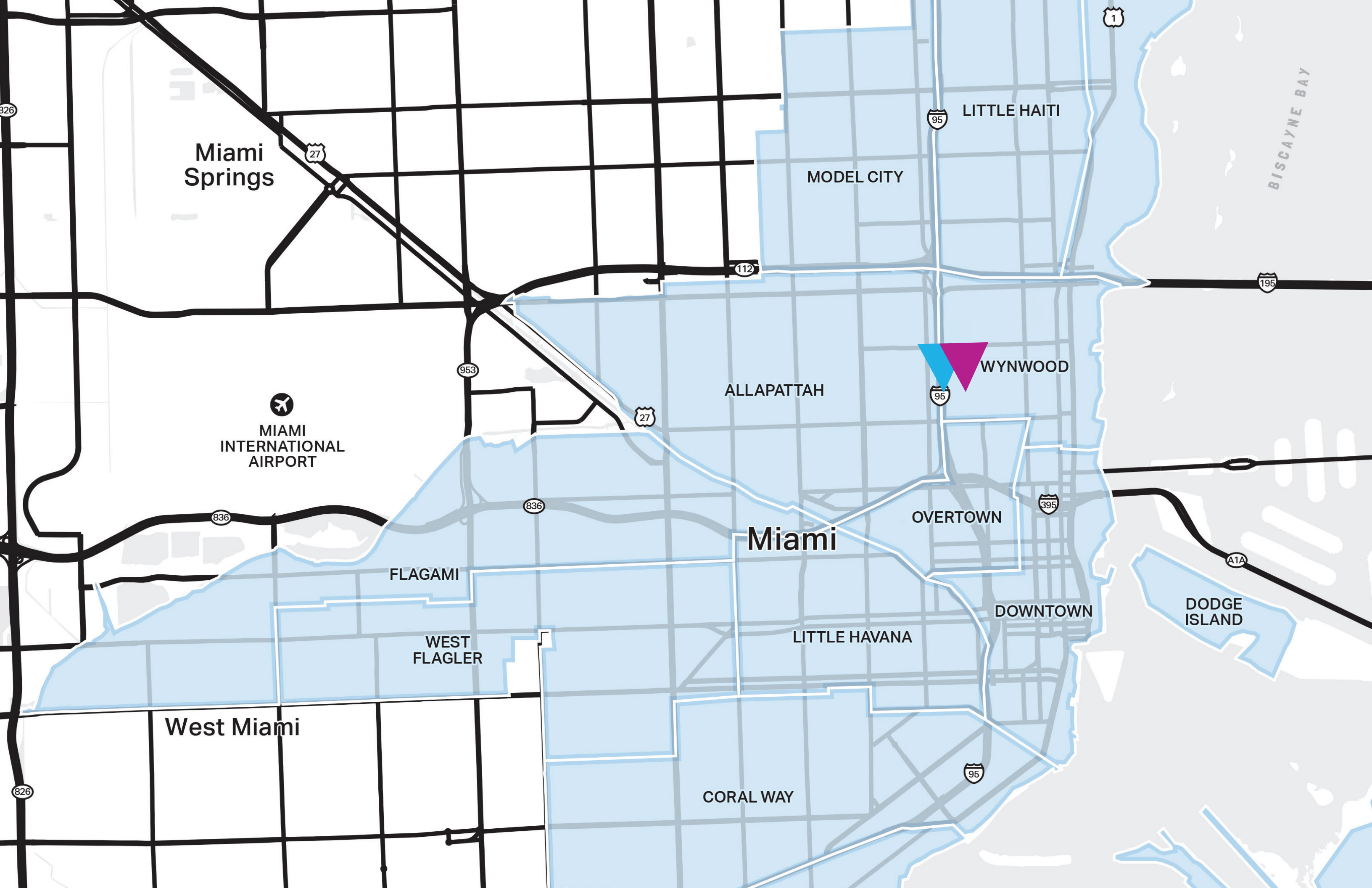
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Completed Summer 2020









Miami Springs

MIAMI INTERNATIONAL AIRPORT

MODEL CITY

LITTLE HAITI

ALLAPATTAH

WYNWOOD

Miami

OVERTOWN

FLAGAMI

DOWNTOWN

LITTLE HAVANA

DODGE ISLAND

WEST FLAGLER

West Miami

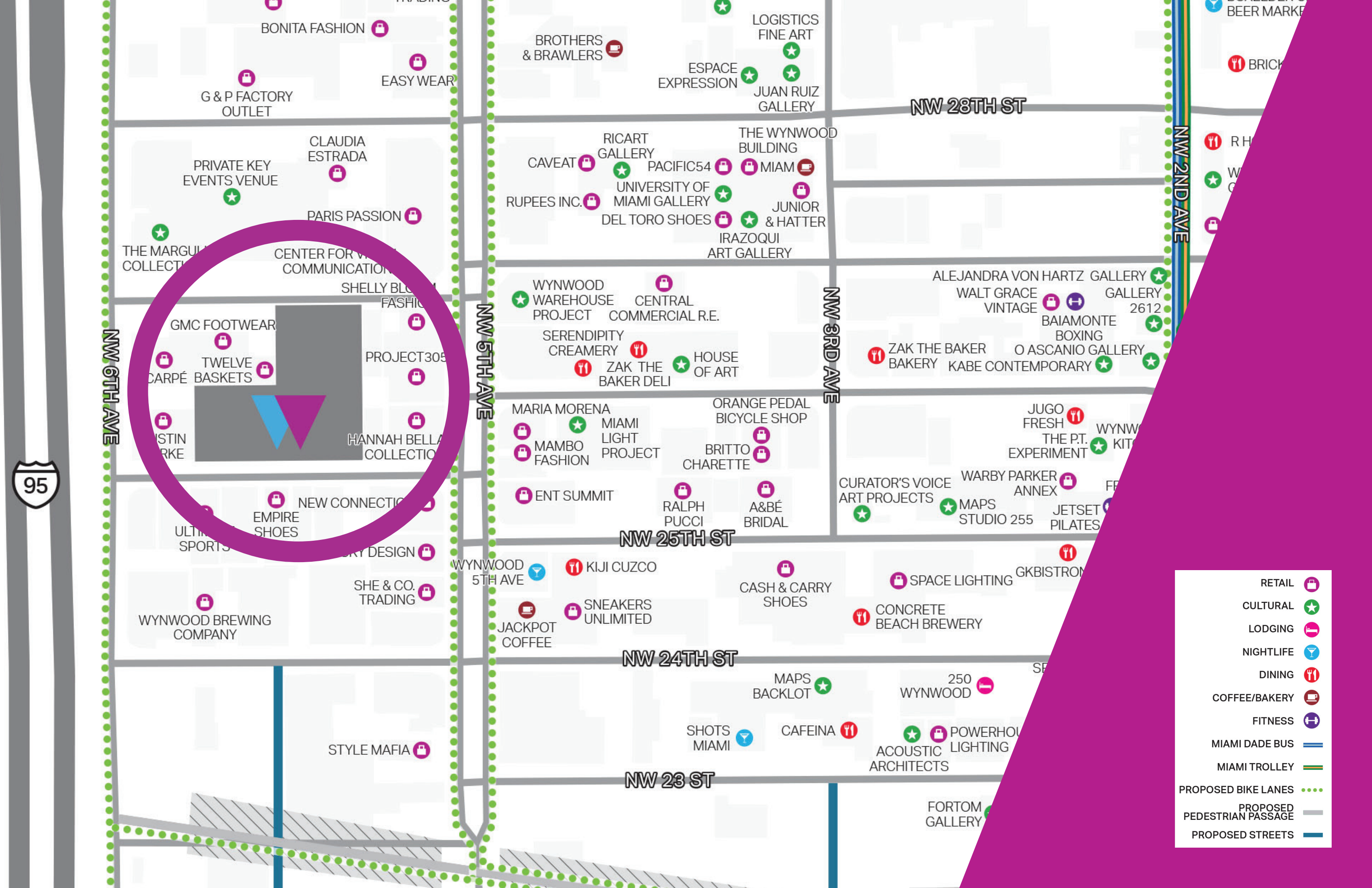
CORAL WAY

BISCAYNE BAY









95

NW 6TH AVE

NW 5TH AVE

NW 3RD AVE

NW 2ND AVE

NW 28TH ST

NW 25TH ST

NW 24TH ST

NW 23 ST

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



AMENITY ROOF DECK

## 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](https://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

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## Retail

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