

Why Wynwood?



545
wyn

A hotbed for creatives, culture, business and commerce.

Miami's fastest growing office destination.

The most enticing neighborhood for attracting young professionals

Centrally located just minutes north of downtown Miami



Wynwood is the embodiment of the best of Miami. Artistic, curated, vibrant, bold.

A unique, all-in-one market for office. There's no better place to work, play and relax.



Neighborhood Highlights

- 1** Historically home to art galleries, retail, bars, restaurants and entertainment
- 2** Local business and civic leaders planned for new construction and adaptive re-use, paving the way for new commercial, residential and hospitality uses
- 3** 400+ parking spaces on site plus the first centralized parking structure (450 spaces) located 1 block away
- 4** 3rd Avenue "woonerf (retail boulevard closed to traffic)" coming in 2021
- 5** Wynwood's Business Improvement District (BID) helped to amend planning and zoning guidelines, which resulted in countless development projects and new businesses in the neighborhood
- 6** Now under development:
XXX residential units
XXX SF office space
XXX hotel keys
XXX SF new retail

WEEKDAY POPULATION

10k
per day

WEEKEND POPULATION

30k
per day

DAYTIME EMPLOYMENT

4.5k

PARKING TRANSACTIONS (2018)

1.46m

VISITORS PER QUARTER

1.5m
and growing

ART BUSINESSES

30

BARS & BREWERIES

25

RETAILERS

40

WYNWOOD MASTER PLAN HIGHLIGHTS

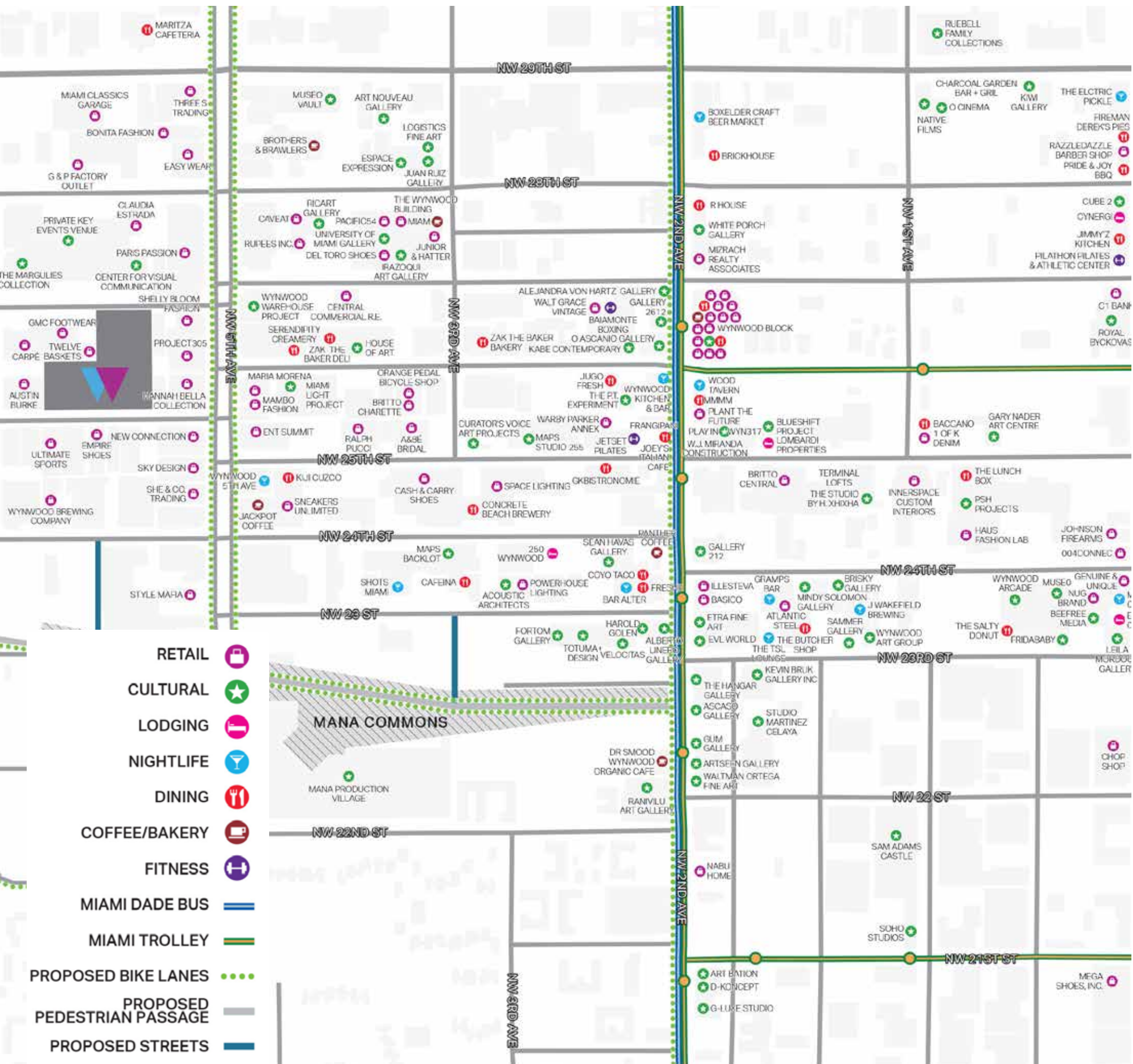
Proposes shared-streets/
woonerfs on NW 3rd Ave
and NW 1st Ave

Requires pedestrian
paseos for larger projects

Bakeries, fine dining, food
trucks, coworking spaces
and cafes

10 ft minimum width
sidewalk & 5 feet setbacks
in most of the district

Centralized parking
facilities



NEIGHBORHOOD MAP

COMPLETED/UNDER CONSTRUCTION

RESIDENTIAL
1,225 Units

OFFICE
809,000 SF

RETAIL
306,000 SF

HOTEL
N/A

PLANNED OR PROPOSED

RESIDENTIAL
495 Units

OFFICE
N/A

RETAIL
111,000 SF

HOTEL
500 Keys

CURRENT RETAIL PRESENCE IN WYNWOOD

WARBY PARKER

Aēsop®

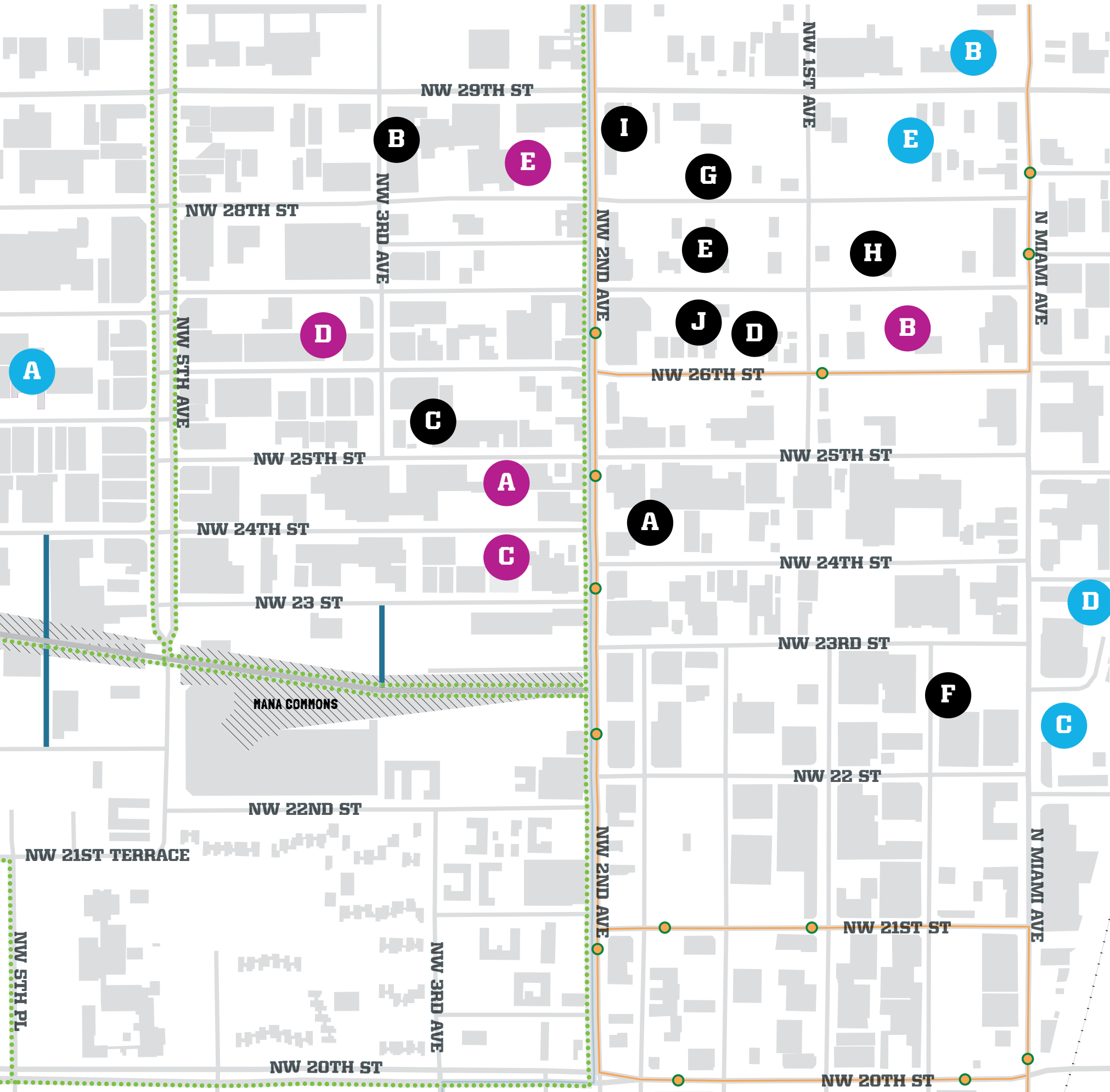
Ray-Ban®

SCOTCH & SODA
AMSTERDAM COUTURE

PANTHER COFFEE

THE SALTY donut
ARTISANAL DONUT SHOPS
& COFFEE BAR





DEVELOPMENT PIPELINE

COMPLETE

- Wynwood 25/
Wynwood Annex**
Developer: Related
Residential + Retail
298 Units
Retail/Restaurant 31,000 SF
Office SF 47,000
- The Bradley**
Developer: Related
Residential + Retail
175 Units
Retail/Restaurant 32,000 SF
Office SF ?
- Cube Wynwood**
Developer: RedSky
Office + Retail
? Units
Retail/Restaurant 9,370 SF
Office 86,000 SF
- Wynwood
Garage**
Developer: Goldman Prop.
Office + Retail
? Units
Retail/Restaurant 23,000 SF
Office 20,000 SF
- Wynwood
Walk**
Developer: Thor
Retail
? Units
Retail/Restaurant 63,000 SF
Office SF ?

UNDER CONSTRUCTION

- 545 Wyn**
Developer: Sterling Bay
Office + Retail
? Units
Retail/Restaurant 23,000 SF
Office 298,000 SF
- Gateway at Wynwood**
Developer: R&R Realty Group
Office + Retail
? Units
Retail/Restaurant 25,000 SF
Office 220,000 SF
- Wynwood Square**
Developer: CIM Group
Residential Office + Retail
257 Units
Retail/Restaurant 27,000 SF
Office 60,000 SF
- The Oasis**
Developer: Carpe
Office + Retail
N/A Units
Retail/Restaurant 17,000 SF
Office 20,000 SF
- Wynwood Green**
Developer: Lennar
Residential + Retail
189 Units
Retail/Restaurant 15,800 SF
Office SF N/A

PROPOSED

- Society
Wynwood**
Developer: PMG
Residential + Retail
220 Units
Retail/Restaurant 38,000 SF
Office SF N/A
- The Dorsey**
Developer: Related
Residential + Office + Retail
306 Units
Retail/Restaurant 35,858 SF
Office 58,760 SF
- Moxy Hotel**
Developer: Dolphin Bay
Hotel + Retail + Restaurant
120 Units
Retail/Restaurant 35,858 SF
Office SF N/A
- One Eleven Wynwood**
Developer: BH Investment
Group
Hotel + Retail + Restaurant
72 Units
Retail/Restaurant 6,000 SF
Office SF N/A
- Wynwood 28**
Developer: Block Capital
Group/Kushner
Residential + Office + Retail
40 Units
Retail/Restaurant 15,880 SF
Office 47,025 SF
- Arlo Hotel**
Developer: Quandrum Global
Hotel + Retail + Restaurant
217 Units
Retail/Restaurant SF: N/A
Office SF N/A
- Diesel Wynwood**
Developer: Bel Invest
Condo + Retail
143 Units
Retail/Restaurant 24,000 SF
Office SF N/A
- TBD - Scott Robins
Competitor**
Developer: Scott Robbins
Hotel + Residential
90 Units
Retail/Restaurant SF N/A
Office SF N/A
- The Collective**
Developer: Metro 1/Collective
Office + Residential + Retail
Units N/A
Retail/Restaurant SF N/A
Office SF N/A
- Wynwood 26**
Developer: Block Capital
Group/Kushner
Office + Residential + Retail
Units N/A
Retail/Restaurant SF N/A
Office SF N/A



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