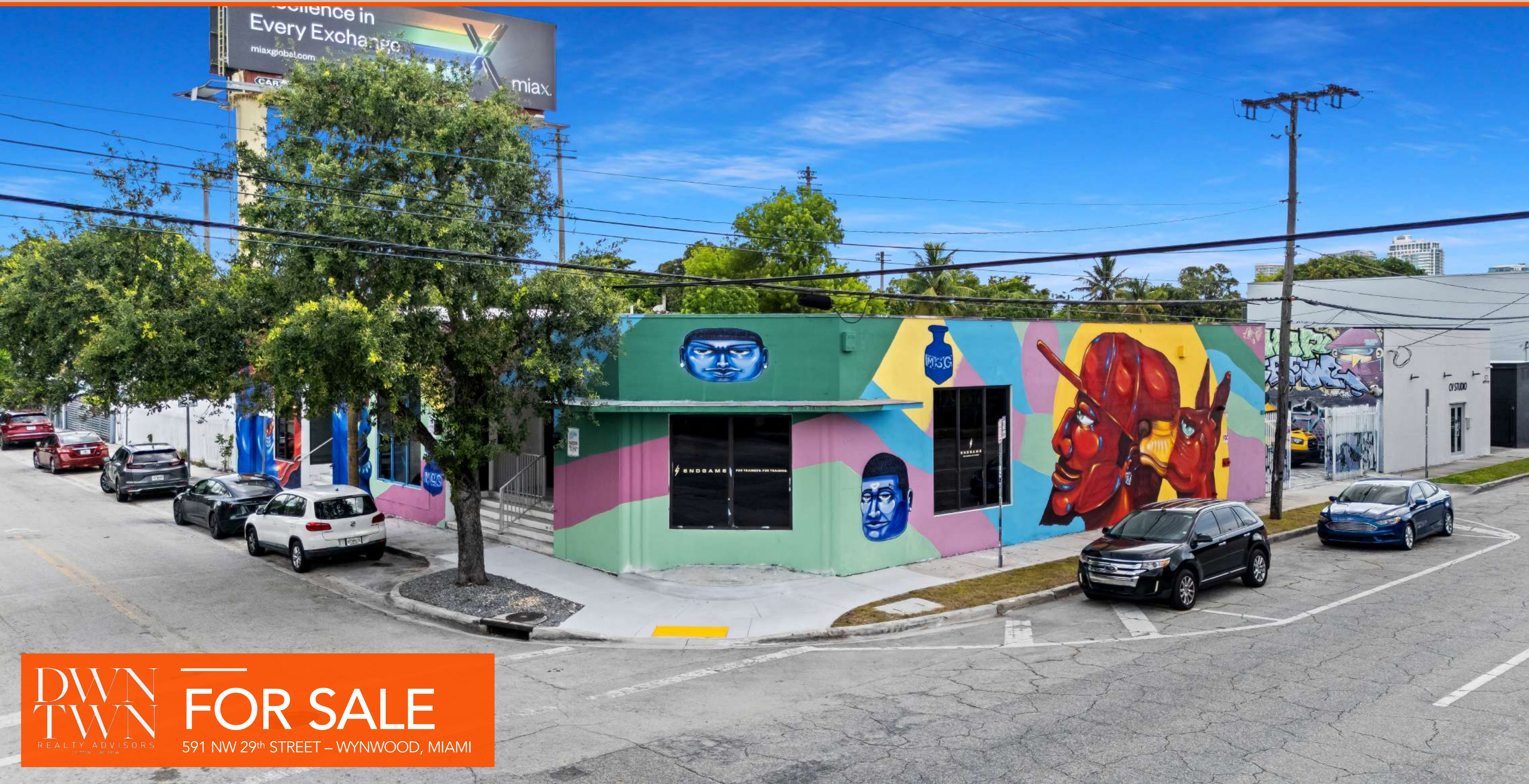
HIGH VISIBILITY WYNWOOD CORNER BUILDING



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REALTY ADVISORS

FOR SALE

591 NW 29th STREET – WYNWOOD, MIAMI

DWN TWN REALTY ADVISORS
25.77°N -80.19°W

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DISCLAIMER:

EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present 591 NW 29th Street (the "Property"), a 5,247 SF corner commercial building on a 9,000 SF lot located at the signalized intersection of NW 29th Street and NW 6th Avenue in Miami's Wynwood Arts District. The Property was delivered following a $700,000 capital improvement program including new foundations, electrical, HVAC, sprinklers, and impact windows and doors. Street parking is available.

The Property is 65% leased at closing to two personally guaranteed tenants, Endgame Training LLC, a gym operator occupying 1,867 SF under a 5-year lease with 3% annual escalations, and Canopee Tech Inc., a digital menu board showroom occupying 1,566 SF under a 3-year lease stepping to $38.05/SF by Year 3. The remaining approximately 1,814 SF suite, currently owner-occupied, will be delivered vacant at closing and is underwritten to lease at market rents beginning Year 2, giving a new owner a defined, near-term path from partial to full occupancy without relying on speculative rent growth for the in-place tenancy.

Zoned T6-8-O with an NRD-2 overlay, the Property carries long-term redevelopment optionality up to 8 stories (12 with bonus density) beyond its current improvements. 591 NW 29th Street represents an opportunity to acquire a partially stabilized, contractually growing income stream with a clear, near-term lease-up mechanism at one of Wynwood's most visible corners.

591 NW 29th Street, Miami, FL 33127

Wynwood Arts District

$5,500,000
Asking Price

$1,048/SF
Price/SF

5,247 SF
Building RSF

9,000 SF
Lot Size SF

2
In-Place Tenants

65%
Year 1 Occupancy

T6-8-O / NRD-2
Zoning

RENOVATED CORNER RETAIL WITH BUILT-IN LEASE-UP UPSIDE ON WYNWOOD'S MOST VISIBLE CORNER

PROPERTY INFORMATION

THE **OFFERING**

Sale Price	$5,500,000
Price/SF	$1,048/SF
Year 1 NOI	$92,913
Stabilized NOI (Yr 2+)	$216,239 - $223,431
Address	591 NW 29th Street, Miami, FL 33127
Submarket	Wynwood Arts District
Building RSF	5,247 RSF
Building SF	6,035 SF
Lot Size	9,000 SF | 0.21 AC
Zoning	T6-8-O | NRD-2 Overlay
Capital Improvements	$700,000 renovation: new foundations, electrical, HVAC, sprinklers, impact windows and doors
Occupancy	65% at closing (Year 1); 100% stabilized (Year 2), as of July 2026
Tenants	2
Lease Term / Escalations	Endgame: 5-year term, 3% annual escalations Canopee: 3-year term, stepped to $38.05/SF by Year 3
Guaranties	Both leases personally guaranteed
Parking	Street Parking Available

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INVESTMENT HIGHLIGHTS

IN-PLACE INCOME

Multi-Tenant Income

Approximately 65% leased to two personally guaranteed tenants, Endgame Training LLC (gym) and Canopee Tech Inc. (showroom), delivering immediate, diversified cash flow from day one of ownership.

CONTRACTUAL GROWTH

Built-In Rent Escalations

Both in-place leases feature 3% annual base rent escalations, providing predictable, contractual income growth throughout the hold period without relying on speculative market rent increases.

VALUE-ADD UPSIDE

Vacant Suite at Closing

The current owner's approximately 1,814 SF suite (roughly 35% of the building) will be delivered vacant at closing, offering a new owner immediate lease-up upside at today's Wynwood market rents.

LOCATION & ACCESS

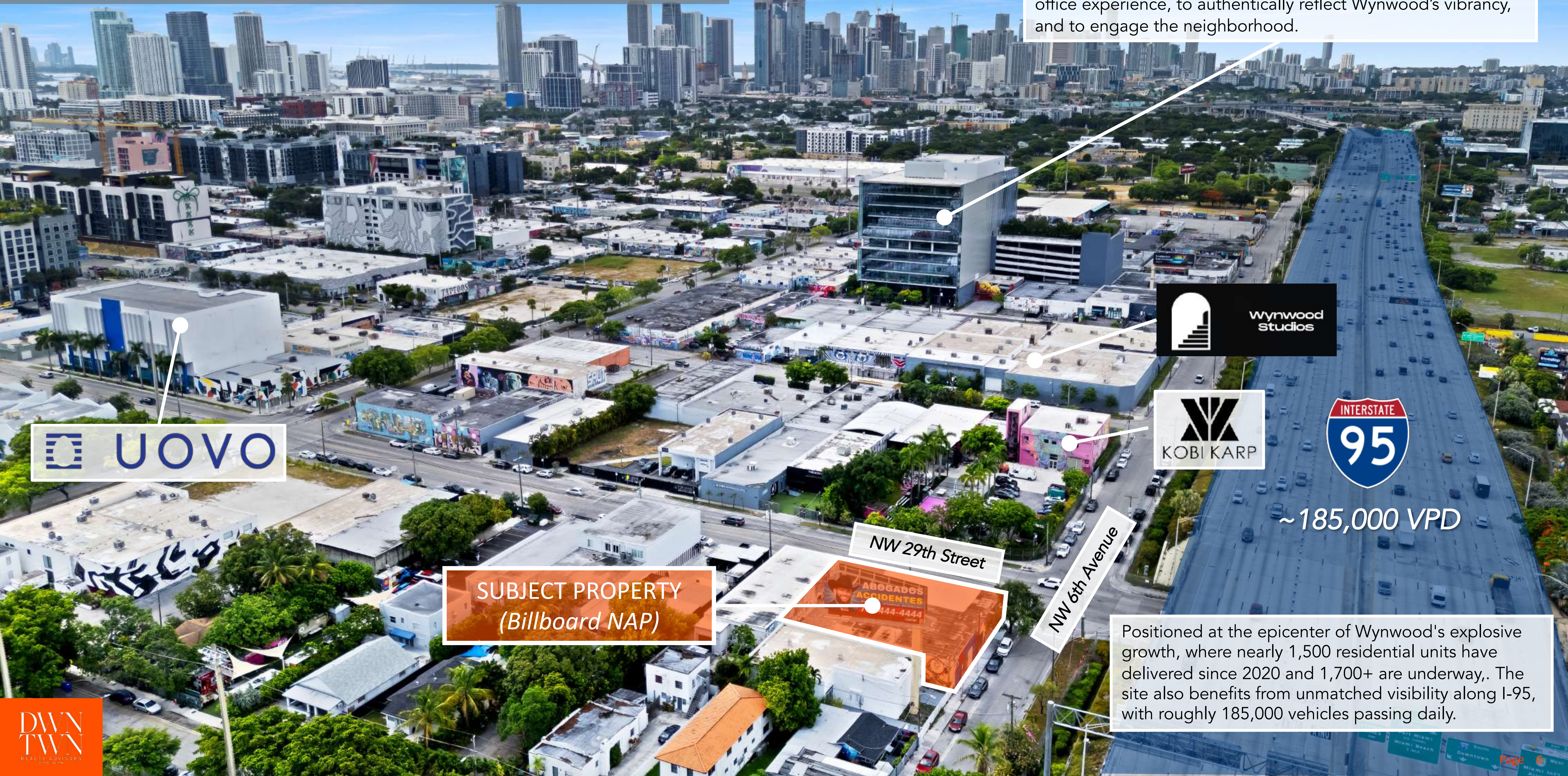
High-Visibility Corner

Signalized corner at NW 29th Street and NW 6th Avenue with direct access to I-95, North Miami Avenue, and Biscayne Boulevard, minutes from Midtown, Downtown, Brickell, and the Design District.

AT THE CROSSROADS OF

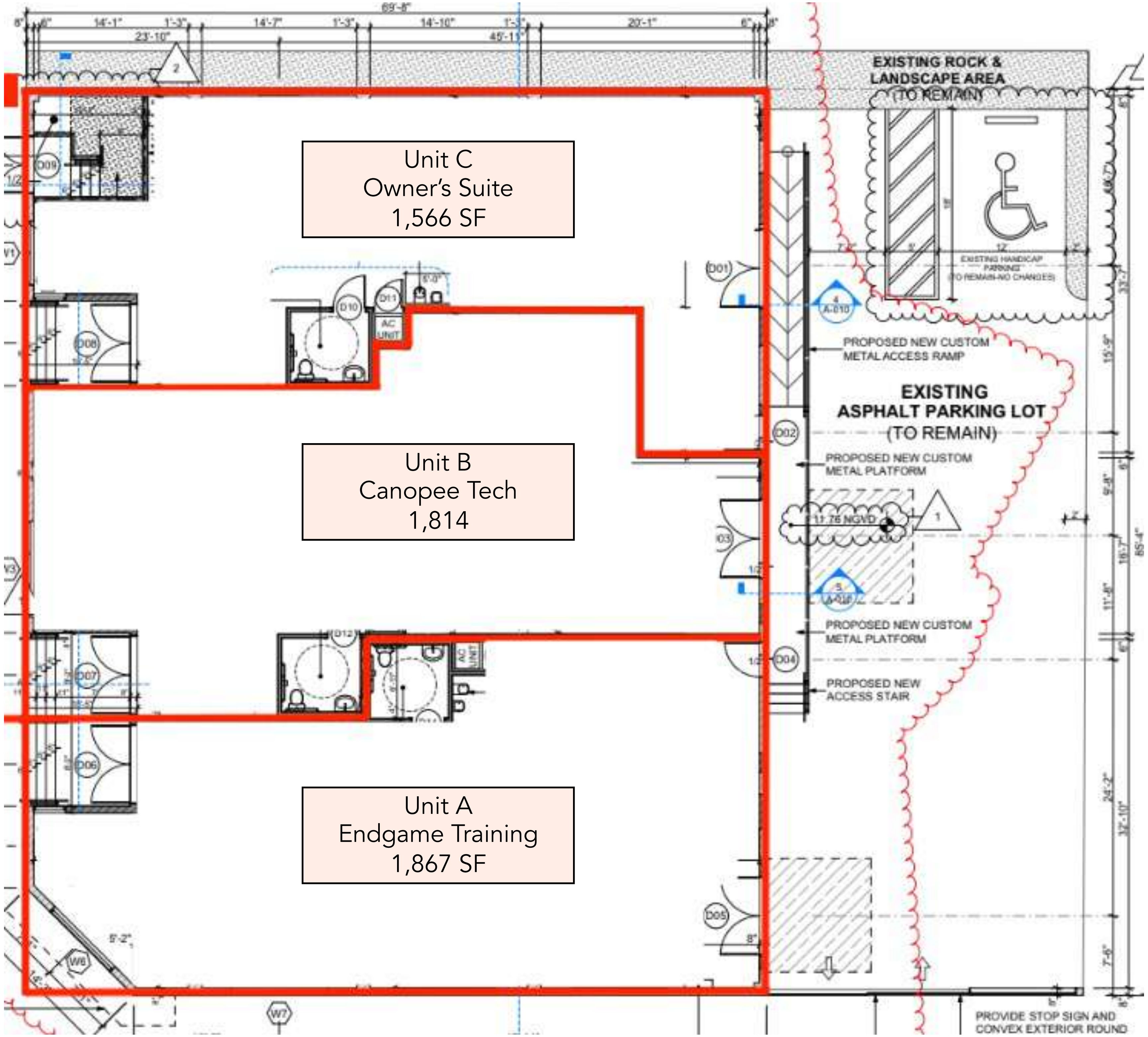
NEW WYNWOOD AND I-95

545 Wyn is a brand-new construction with 298,000 square foot creative office and exclusive retail building. Developed by Sterling Bay and designed by Gensler, 545wyn was created with three simple, yet critical goals: to elevate Miami's standard office experience, to authentically reflect Wynwood's vibrancy, and to engage the neighborhood.



Positioned at the epicenter of Wynwood's explosive growth, where nearly 1,500 residential units have delivered since 2020 and 1,700+ are underway,. The site also benefits from unmatched visibility along I-95, with roughly 185,000 vehicles passing daily.

FLOOR PLAN



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FINANCIAL SUMMARY

PURCHASE & PROPERTY	
Purchase Price	$5,500,000
Building RSF	5,247
Building SF	6,035
Lot SF	9,000
Price / SF Building	$911.35
Price / SF (Land)	$611.11
SUITE MIX	
Endgame Training LLC – Suite SF	1,867
Canopee Tech Inc. – Suite C SF	1,566
Owner's Suite SF (Vacant at Closing)	1,814
Endgame % of Building	35.6%
Canopee % of Building	29.8%
Owner's Suite % of Building	34.6%
OWNER'S SUITE LEASE-UP ASSUMPTIONS	
Market Rent	$45.00/SF
Annual Rent Increase	3.0%
Annual Operating Expense Growth	3.0%

	Year 1 End. Aug-27	Year 2 End. Aug-28	Year 3 End. Aug-29	Year 4 End. Aug-30	Year 5 End. Aug-31
REVENUE					
Endgame Training LLC	$84,000	$86,520	$89,116	$91,789	$94,543
Owner's Suite	-	$81,630	$84,079	$86,601	$86,601
Canopee Tech Inc.	$54,810	$57,159	$59,578	$70,470	$72,584
Total Base Rent	**$138,810**	**$225,309**	**$232,773**	**$248,860**	**$253,728**
Expense Reimbursements	$86,861	$136,741	$140,843	$145,069	$149,421
Effective Gross Income	**$225,671**	**$362,050**	**$373,616**	**$393,929**	**$403,149**
EXPENSES					
Electricity	$4,000	$4,120	$4,244	$4,371	$4,502
Water	$2,000	$2,060	$2,122	$2,185	$2,251
Fire System	$1,200	$1,236	$1,273	$1,311	$1,351
Taxes	$85,000	$87,550	$90,177	$92,882	$95,668
Insurance	$26,559	$27,355	$28,176	$29,021	$29,892
Cleaning estimate	$3,600	$3,708	$3,819	$3,934	$4,052
General Maintenance	$2,000	$2,060	$2,122	$2,185	$2,251
Trash Disposal	$2,400	$2,472	$2,546	$2,623	$2,701
Landscaping	$6,000	$6,180	$6,365	$6,556	$6,753
Total Operating Expenses	**$132,759**	**$136,741**	**$140,843**	**$145,069**	**$149,421**
Net Operating Income	**$92,913**	**$225,309**	**$232,773**	**$248,860**	**$253,728**

Tenant	Unit	SF	% of Bldg	Current Annual Rent	Rent PSF	Lease Expiration	Renewal Option
Endgame Training LLC	A	1,867	35.6%	$84,000	$44.99/SF	June 2031	1x 5 years
Owner's Suite	B	1,814	34.6%	-	-	-	
Canopee Tech Inc.	C	1,566	29.8%	$54,810	$35.00/SF	June 2029	1x 3 years at FMV
Total / Weighted Average		**5,247**	**100.0%**	**$138,810**	**$26.66/SF**		

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LEASE ABSTRACTS & SALES COMPS

Lease Term	Endgame Training LLC	Canopee Tech Inc.
Guaranty	Personal	Personal
Suite SF	1,867	1,566
PRS (per Leases)	35.60%	29.85%
Lease Commencement Date	December 15, 2025	March 16, 2026
Rent Commencement Date	June 15, 2026 (6 months after Lease Commencement)	June 16, 2026 (3 months after Lease Commencement)
Original Lease Term	5 Years	3 Years
Renewal Option	One (1) 5-year renewal option at greater of market or 3% over prior year	One (1) 3-year renewal option at greater of market or 3% over prior year
Lease Type	NNN	NNN
Cap on CAM	None	10%/year on Insurance
Year 1 Base Rent	$84,000	$54,810
Year 1 Rent PSF	$44.99/SF	$35.00/SF
Contractual Escalations	3% annually	Year 1 $35.00/SF; Year 2 $36.50/SF; Year 3 $38.05/SF (Years 4–5 assumed at 3% renewal floor)
Permitted Use	Gym / personal training facility (exclusive use granted)	Showroom for manufacturers of digital menu boards for restaurants (exclusive use granted)
Security Deposit	$28,000	$18,270

Address	Sale Date	Sale Price	Land Area SF	Building SF	PPSF Land	PPSF Building
2801 NW 5th Ave	6/13/25	$ 5,500,000.00	9,295	5,432	$ 591.72	$ 1,012.52
250-260 NW 36th St	2/14/24	$ 6,500,000.00	17,890	5,416	$ 363.33	$ 1,200.15
161 NW 29th Street	2/14/24	$ 5,150,000.00	13,800	4,067	$ 373.19	$ 1,266.29
100-120 NW 36th St	4/14/25	$ 5,390,000.00	14,625	6,035	$ 368.55	$ 893.12
Total		$ 22,540,000.00	55,610	20,950		
Average					$ 424.20	$ 1,093.02

INTERIOR PICTURES

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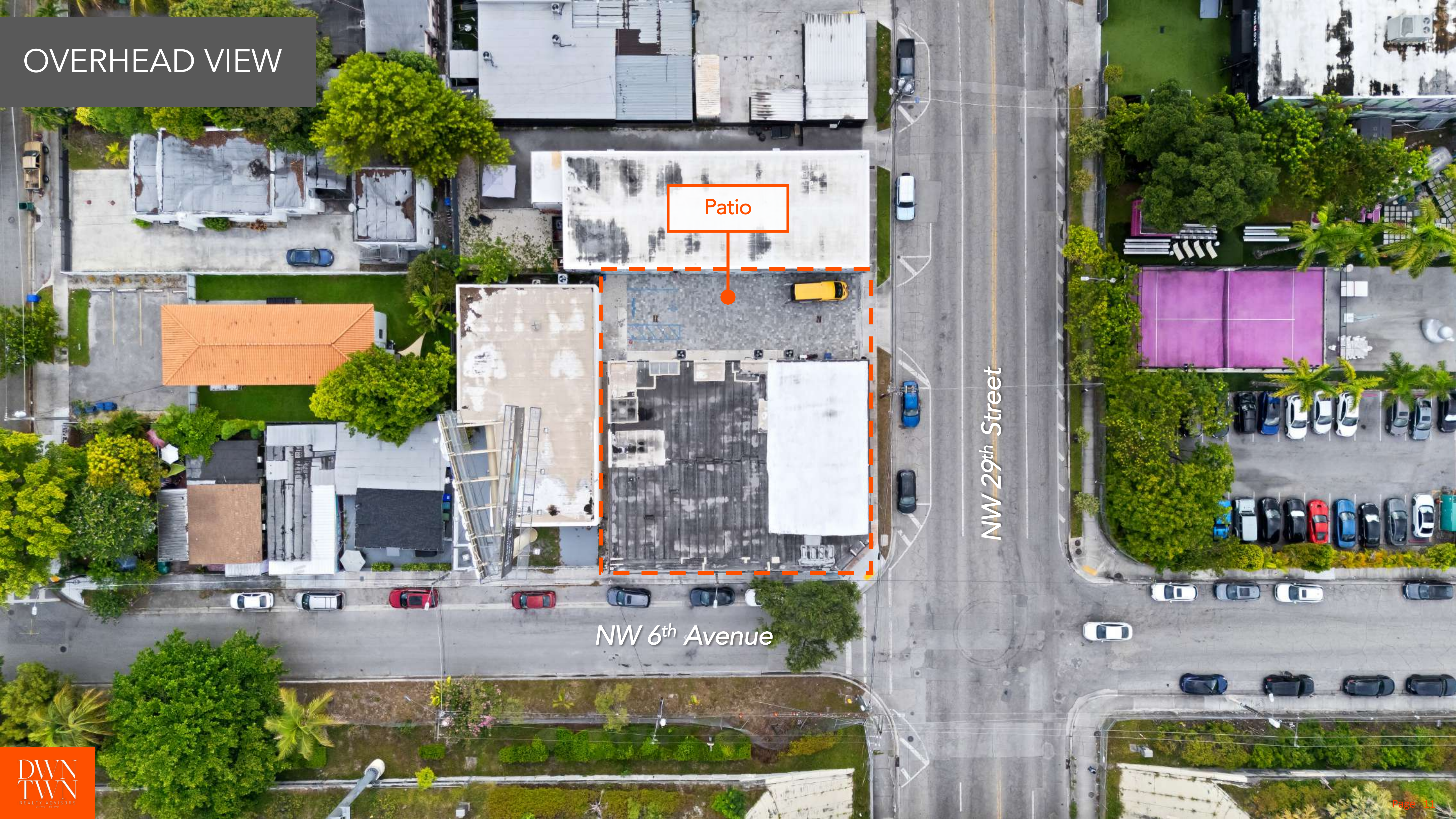
OVERHEAD VIEW



WYNWOOD

The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north. Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater’s dense residential communities, with quick access to Miami’s Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments.

Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy’s Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

LIVE
WORK
PLAY
EPICENTER

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FLY OVER WYNWOOD

WATCH THE VIDEO: WYNWOOD FROM ABOVE

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WYNWOOD BY THE NUMBERS

50
CITY BLOCKS
≈ 1 Square Mile of Vibrant Neighborhood

57+
RESTAURANTS
Acclaimed dining & café destinations

400+
BUSINESSES
Retail, creative & service industries

495
BUILDINGS
Defining Wynwood's iconic urban landscape

6M
ANNUAL VISITORS

16.5K
DAILY VISITORS
Consistent foot traffic, every single day

10k
RESIDENTS
A vibrant local community

6k+
DAYTIME OFFICE POPULATION
A growing professional workforce

TRANSFORMING A TOURIST DESTINATION TO A LOCALS' NEIGHBORHOOD

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F&B

Zak the Baker Wynwood, Miami
PASTIS
uchi
Joe's Pizza
Walt Grace Vintage — Cars & Guitars — Wynwood, FL
Maman — Coffee. Bakery. Kitchen
Skinny Louie Smash'd Burgers
OMAKAI sushi
KYU
sweetgreen
Dante's HiFi
Cervecería La Tropical
OSSOBUCO — Open Fire & Charred Vegetables
The Taco Stand — Hecho a Mano
DOYA

RETAIL & FITNESS

Billionaire Boys Club
Mimi Yoga and Pilates
Warby Parker
Legacy
Studs
YoBK
Form 50
Studio///
BASE

OFFICE TENANTS

amazon
Sony Music
Live Nation Entertainment
Founders Fund
ramp
Atomic
Spotify
OpenStore

LANDMARKS

KNOTEL
moxy Hotels
MANA Wynwood
Museum of Graffiti
wework
Arlo Wynwood
Wynwood Walls
Pool House Miami
paradox museum

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