

FOR LEASE · WYNWOOD, MIAMI
RETAIL & FULL-FLOOR HQ

70 NW 28TH STREET

PCK Commercial presents the opportunity to lease at the exclusive 3-story Toll Building featuring three glass-front retail bays and a single-tenant top floor with its own elevator and terrace.

DELIVERING FALL 2026

VANILLA SHELL



GROUND-FLOOR RETAIL	ENTIRE TOP FLOOR	DELIVERY	CONDITION
1,005 – 2,245 SF	4,748 SF	2026 - Q4	Vanilla shell
	+ 1,275 SF private terrace		

Designed for Wynwood, down to the last detail.

A hand-painted botanical mural runs the full height of the façade — a banyan and its aerial roots, orchids, peacocks and parrots, carried across three elevations. Laser-cut corten screens wrap planted terraces, and a sculptural open stair climbs above a patterned-tile paseo that belongs to this building alone.

Designed by Arquitectonica with Studio James Brazil, it delivers new in Fall 2026 as a vanilla shell, ready for your architect's design. Benefit from the synergies of having The Stand comedy club and restaurant animating floors 1 & 2.

DELIVERY	Fall 2026
CONDITION	Vanilla shell
BUILDING	3 stories
ARCHITECT	Arquitectonica
ART & INTERIORS	Studio James Brazil



THE OPEN STAIR — A ROUTE, NOT A FIRE EXIT



THE BANYAN — EAST ELEVATION, PAINTED FLOOR TO PARAPET



CORTEN SCREENS, PLANTED TERRACE



HAND-PAINTED AT EYE LEVEL, NW 28TH ST

The only Miami submarket where culture sets the rent.

Wynwood is no longer an arts district with businesses in it — it is Miami's creative core. Twenty-six blocks of warehouses have become a walkable neighborhood of galleries, restaurants, hotels and design-led workplaces, drawing sixteen million visitors a year.

For a shop, studio or gym, that is traffic no other submarket delivers on foot. For a headquarters it is recruiting — the people you want to hire already spend their weekends here, and the Design District, Downtown, Brickell

and the airport are each within fifteen minutes.

And unlike a tower address, Wynwood gives a tenant a storefront and a façade people photograph. Your signage sits on a street people walk for pleasure, not on a lobby directory.

16M+
ANNUAL VISITORS

400+
BUSINESSES

1.3M SF
RETAIL INVENTORY

33.8
MEDIAN AGE

2,700+ residential units approved or under construction within one block — your customers and colleagues already live here.

IN THE BUILDING

The Stand
El Paso

STEPS AWAY

Zak the Baker
Panther Coffee
Coyo Taco
The Salty Donut

DRAWS

Wynwood Walls
Museum of Graffiti

Arlo & Moxy hotels
Society Wynwood



THE BUILDING, FOREGROUND — WYNWOOD LOOKING SOUTH TO DOWNTOWN

Two minutes off Wynwood's spine — and inside its walk.

90_{/100}
WALK SCORE

70_{/100}
TRANSIT SCORE



NEIGHBORHOOD AERIAL — TOLL BUILDING MARKED AMONG WYNWOOD & EDGEWATER LANDMARKS

MINUTES TO EVERYTHING

Design District	7 min	Downtown	11 min
Brickell	12 min	MIA airport	15 min

ACCESS & PARKING

ON FOOT FROM THE DOOR

A two-minute walk to NW 2nd Avenue and the heart of Wynwood's retail and dining.

STRUCTURED PARKING MOMENTS AWAY

Public garages at Society Wynwood and Wynwood Plaza, plus municipal lots, all within a short walk.

VALET-READY PASEO

A drop-off court for restaurant and retail patrons, designed into the plan.

TRANSIT & HIGHWAY

Metromover, Brightline and I-95 all within minutes.

Glass walls that roll away onto your own paseo.

Full-height rolling glass doors retract the entire storefront, so the floor continues past the threshold onto the landscaped, patterned-tile paseo beneath the mural — an indoor-outdoor room, not a sidewalk. The 1,240 SF center bay and 1,005 SF east bay lease separately or combine into 2,245 SF of uninterrupted frontage; the west bay is already leased. Delivered vanilla shell for your architect's design — purpose-made for boutique retail, a gallery or showroom, wellness and pilates, or beauty and med-spa.



FLOOR-TO-CEILING GLASS AT THE SIDEWALK — THE WHOLE BAY READS FROM THE STREET

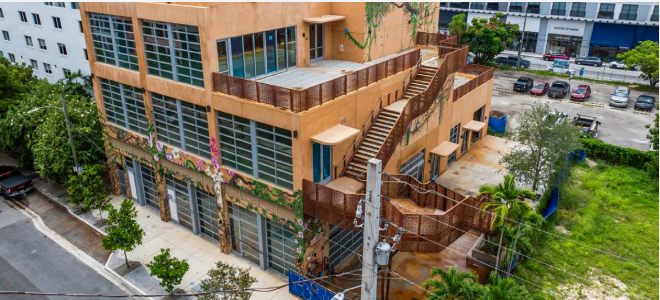


GROUND LEVEL — NW 28TH STREET AT BOTTOM OF PLAN

ASKING
\$70 PSF NNN

SPACE	SIZE	STATUS
Center bay	1,240 SF	Available
East bay	1,005 SF	Available
Both, combined	2,245 SF	Available
West bay	1,113 SF	Leased

- ROLL-UP GLASS
- PASEO FRONTAGE
- SIGNAGE
- RESTAURANT NEIGHBORS
- 3-STORY MURAL
- CORTEN STAIR & PASEO
- TERRACE VIEWS



CONTINUOUS GLAZED FRONTAGE, NW 28TH ST

The entire floor. Your own elevator. Your own terrace.

The elevator opens into your reception, not a corridor. 4,748 SF holds the entire third floor — no shared hallway, no co-tenant on the level, no one above you — and a 1,275 SF private terrace opens off the west side behind corten screens. Sliding glass walls face the terrace, glazing on two exposures brings light across the floorplate, and the skyline sits open to the south. Delivered vanilla shell for a bespoke build.



THE PRIVATE TERRACE — SLIDING GLASS WALLS OPEN THE FLOOR TO IT



SOUTH — DOWNTOWN & BRICKELL ON THE HORIZON



EAST — EDGEWATER TOWERS & BISCAYNE BAY

ASKING

\$60 PSF NNN

COMPONENT	SIZE
Office floorplate	4,748 SF
Private roof terrace	1,275 SF
Total private footprint	6,023 SF

Private elevator arrival, glazing on two exposures, and restrooms inside the demised premises. Signage rights and test fits available on request. It is the profile a creative agency, brand headquarters, family office or private members' club is usually told does not exist in Wynwood.

- FULL FLOOR
- PRIVATE TERRACE
- VANILLA SHELL



THIRD FLOOR — FULL FLOOR PLUS PRIVATE ROOF TERRACE

Four elevations, one painting.

The mural is not a wall panel — it wraps the building. A banyan and its aerial roots climb three storeys on the east face, orchids and bougainvillea spill across the north, peacocks and parrots sit in the branches, and the laser-cut corten stair cuts through all of it. This is signage you don't have to pay for: a façade people stop to photograph.



01 WEST ELEVATION — THE STAIR CROSSING THE PAINTING



02 THE BANYAN, EAST FACE



03 CORTEN STAIR & TERRACES



04 SCREENS, ORCHIDS, AERIAL ROOTS



05 DETAIL AT EYE LEVEL



06 THREE STOREYS ON NW 28TH STREET



07 TERRACES, STAIR, STOREFRONTS



08 EAST TO BISCAYNE BAY



09 SOUTH TO DOWNTOWN & BRICKELL



10 RETAIL GLASS AT THE SIDEWALK



11 THE PASEO, AS DESIGNED — RENDERING

A vanilla shell, built for your build-out.

Illustrative concepts only — not the delivered condition. The retail bays and top floor deliver as vanilla shell; a boutique, café, showroom or headquarters build-out like this is exactly the kind of space your architect can create here.



RETAIL CONCEPT — COUNTER & DISPLAY



RETAIL CONCEPT — GREEK YOGURT



RETAIL CONCEPT — SEATING & COUNTER



HQ CONCEPT — LOUNGE & CONFERENCE



HQ CONCEPT — OPEN WORKSTATIONS



HQ CONCEPT — LOUNGE ONTO THE TERRACE



THE PASEO, AS DESIGNED — RENDERING

A mural three storeys tall. A stair worth walking. A floor that answers to no one.

Wynwood has plenty of space. It does not have another building like this one — and when this address is taken, it is taken for a decade.

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AVAILABLE NOW	
Center bay	1,240 SF
East bay	1,005 SF
Combined	2,245 SF
Third floor (entire floor)	4,748 SF
+ private roof terrace	1,275 SF