

WYNWOOD NORTE LEASING OPPORTUNITY



**DWN
TWN**
REALTY ADVISORS
EST. 2011 - MIAMI

FOR LEASE

3200 NW 2nd AVE – WYNWOOD, MIAMI



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EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to present for lease 3200 NW 2nd Avenue (the "Property"), a 4,264 SF freestanding retail building positioned on a highly visible hard corner at NW 2nd Avenue and NW 32nd Street in Wynwood Norte. The Property sits on a 10,300 SF lot with outdoor space, a rare amenity that supports gardens, patios, play areas, and experiential activations. The building is divisible into four suites ranging from 568 SF to 1,379 SF, offering flexibility for single-tenant occupancy or a curated multi-tenant lineup. The property has recently been fully renovated with permits.

The spaces are offered at \$50 PSF NNN (+\$10 PSF of OPEX) under NRD-2 T5-O zoning, which accommodates a wide range of uses including retail, office, gallery, showroom, daycare, and other creative concepts. Glass storefronts, corner exposure, and tree-lined frontage along NW 2nd Avenue deliver strong visibility to both vehicular and pedestrian traffic at the gateway to the Wynwood Arts District.

Wynwood Norte is one of Miami's most dynamic emerging submarkets, with 1,323 residential units under construction or proposed within blocks of the Property, including Wyn Garden (150 units). Minutes from I-95 and I-195 and surrounded by Wynwood, Midtown, the Design District, and Edgewater, the Property offers an operator the opportunity to establish a presence at the center of Miami's cultural core ahead of the neighborhood's next wave of growth.

3200 NW 2nd Avenue, Miami, FL 33127

Wynwood Norte

4,264 SF

Building SF

10,300 SF

Total Lot Size

4

Number of Retail Units

568 SF – 1,379 SF

Suite Size Range

\$50/SF NNN

Lease Rate

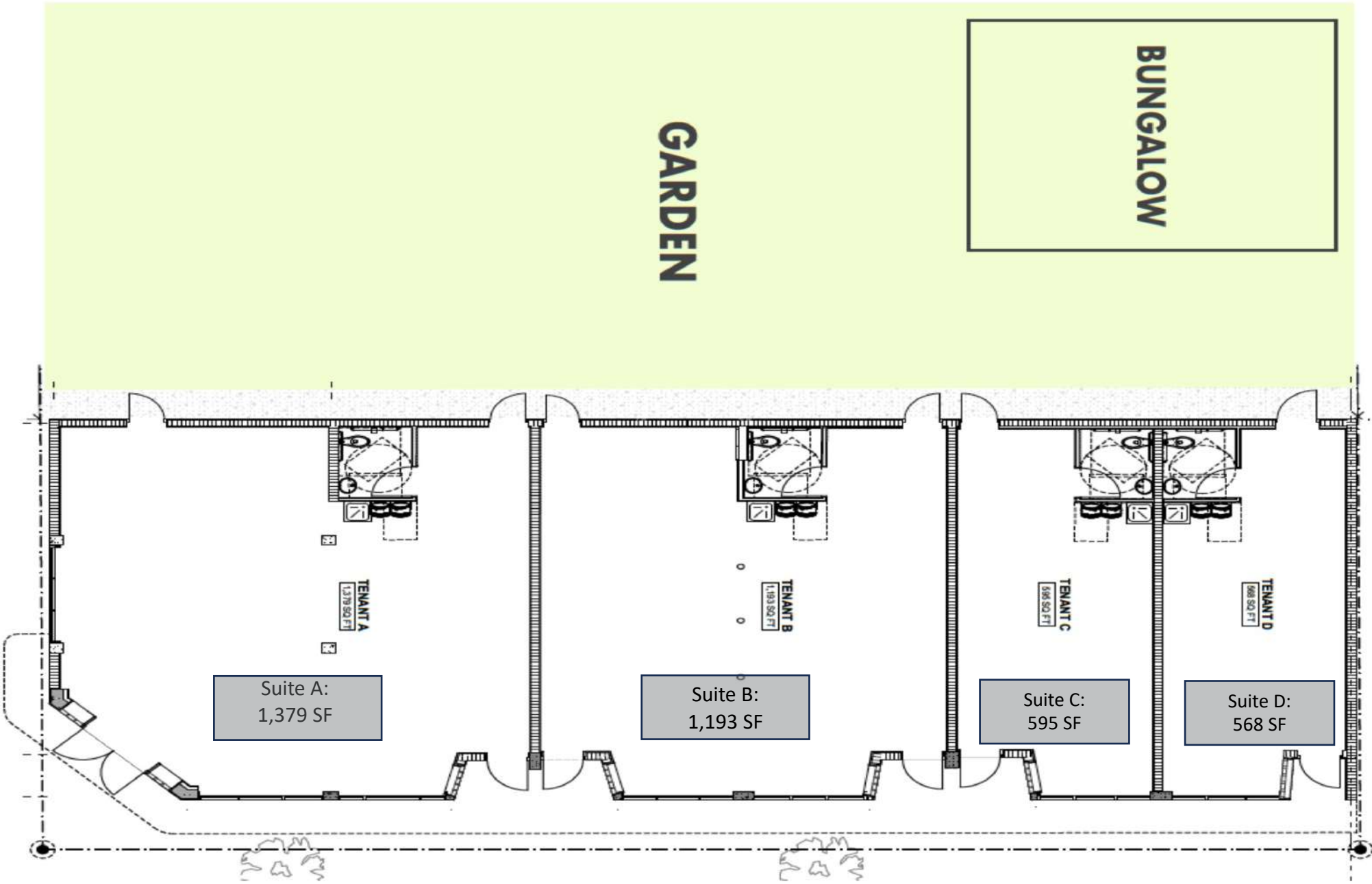
\$10/SF

Operating Expenses

PROPERTY PICTURES



NW 32nd Street

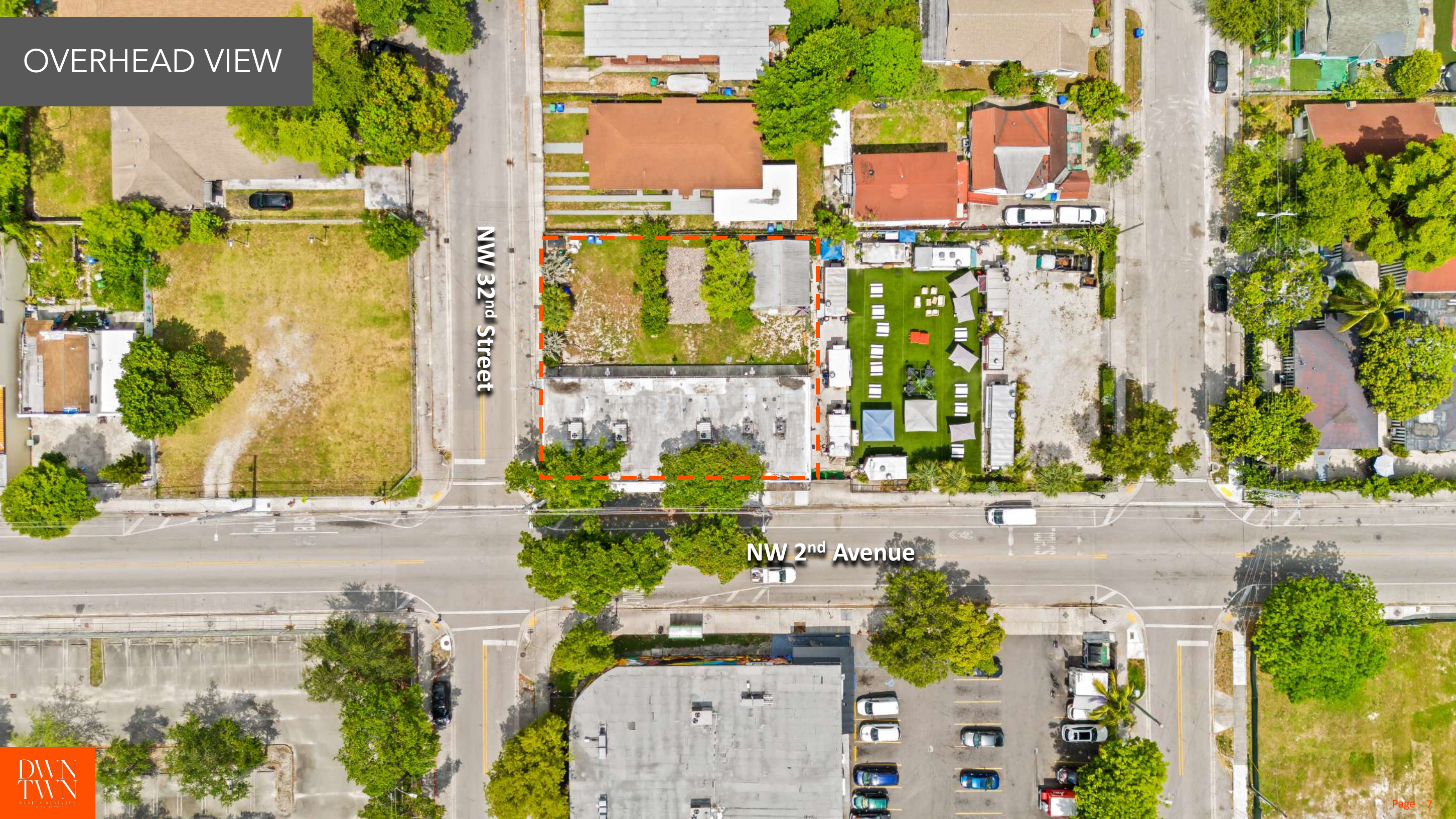


NW 2nd Avenue

PROPERTY PICTURES



OVERHEAD VIEW



NW 32nd Street

NW 2nd Avenue

Midtown Miami is a 10-block neighborhood and one of the urban core's most active investment corridors, with 2,500+ residential units anchored by The Shops at Midtown Miami, 450,000 SF of open-air retail with 50+ tenants. A newly approved \$2B Midtown Park development will add 924 residences and 120,000 SF of retail, reinforcing Midtown's role as the live-work-shop spine connecting Wynwood to the Design District.

MIDTOWN & WYNWOOD

AT THE CONVERGENCE OF MIAMI'S TWO MOST DYNAMIC URBAN CORRIDORS

Artem
189 units

29Wyn
252 units

Joule House
308 units

Society
318 units

The Cube & Annex
288 units
169,000 SF of Office

NoMad
329 units

The Dorsey
306 units

Wynwood Plaza - Built in 2025
509 units
298,000 SF of Office

amazon

NW 2nd Avenue

MIDTOWN & THE DESIGN DISTRICT

The Miami Design District is an 18-block luxury retail and cultural neighborhood anchored by 100+ flagship boutiques including Hermès, Chanel, and Gucci, ranking fifth among the most expensive US retail streets. Nearly 1,000 residential units are now planned across the neighborhood, alongside a wave of new office and retail development including Kengo Kuma's Mirai Design District and a Snøhetta-designed mixed-use building, cementing the District's evolution from retail destination to full mixed-use luxury core at the northern anchor of the Midtown-Wynwood corridor.

INTERSTATE
195

NW 2nd Avenue

the Shops at
midtownMiami

ROSS
DRESS FOR LESS

NORDSTROM
rack



target

west elm

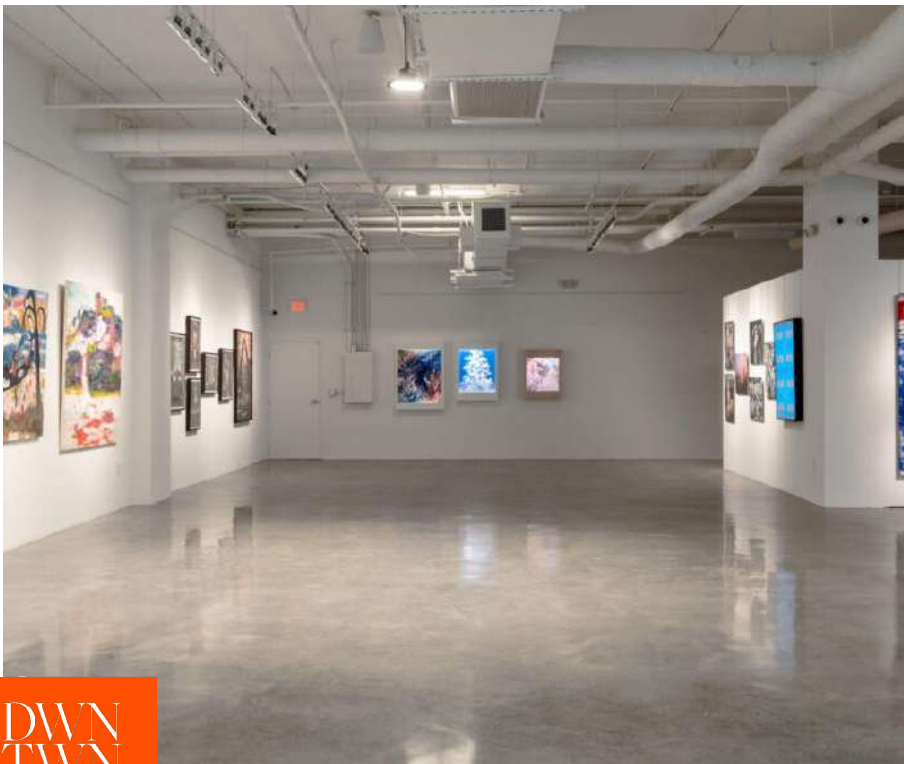
HomeGoods

Marshalls

DICK'S
SPORTING GOODS

PETSMART

CREATIVE RETAIL CONCEPTS



DAYCARE CONCEPTS





Wynwood Norte Development Context

Under Construction or Proposed

- 1,500+ units
- 300k SF of Office
- 45k SF of Retail

WYNWOOD NORTE NRD-2 ZONING CONTEXT

The City of Miami Commissioners recently gave final approval on the upzoning (NRD-2) of the Wynwood Norte revitalization plan which aims to protect the neighborhood's character, improve housing options, and create economic opportunities for small businesses through mid-rise and boutique-sized redevelopments. The revitalization is a community led vision which establishes an important balance between redevelopment and restoration, designed to have innovative mixed-uses along the commercial corridors while restricting the interior to low scale residential developments respectful to the original appeal of the neighborhood. The plan includes increased zoning density with up to 9,000 more residential units than currently allowed, requiring 10 percent be set aside for affordable housing in exchange for increased density, forbidding demolition unless a new construction permit has been issued, and developers funding affordable housing and community improvements such as shade trees, sidewalks, and lighting.



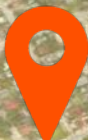
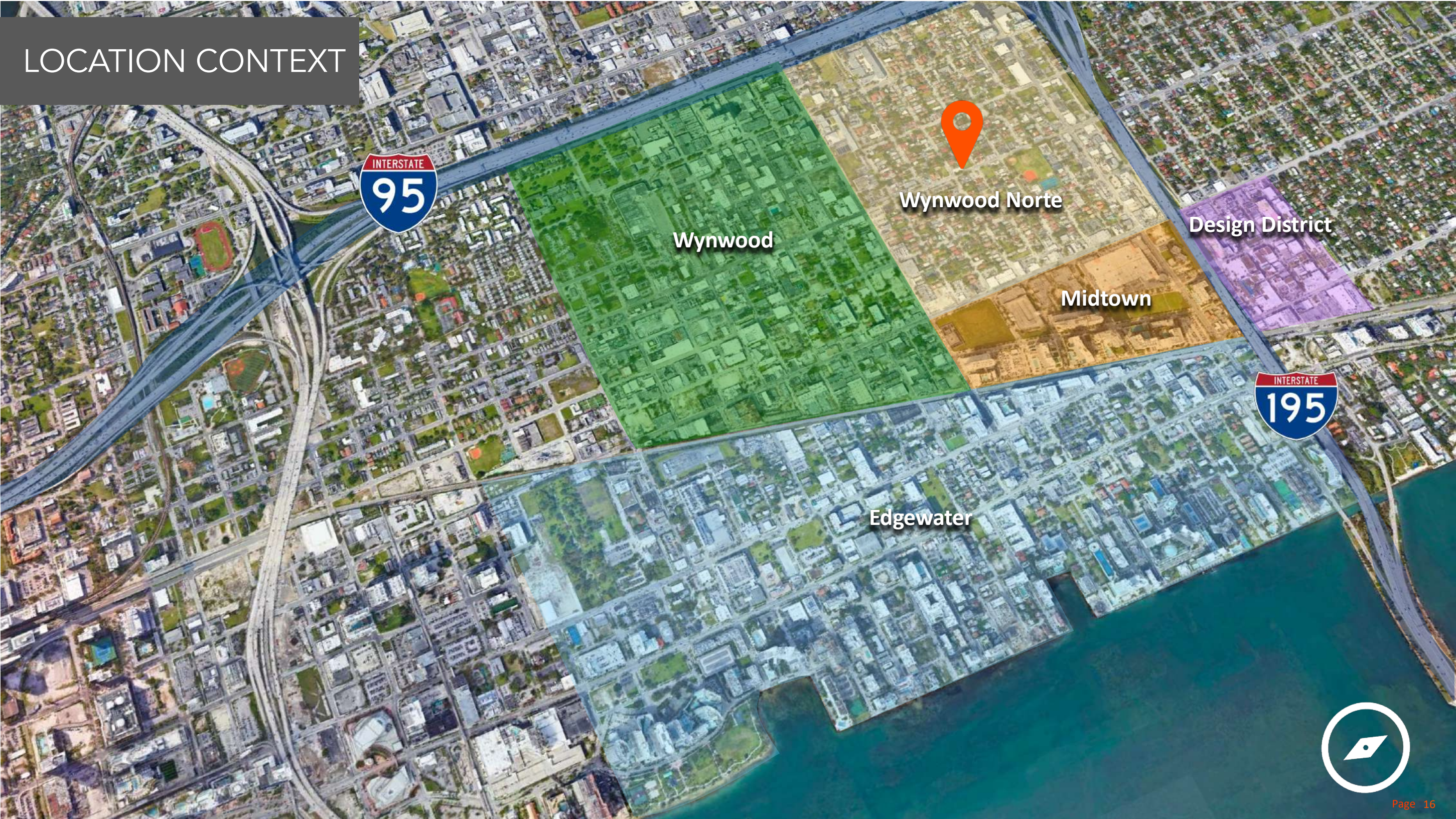
WYNWOOD NORTE VISION PLAN



WYNWOOD NORTE
NEIGHBORHOOD CONTEXT



LOCATION CONTEXT



Wynwood

Wynwood Norte

Design District

Midtown

Edgewater



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