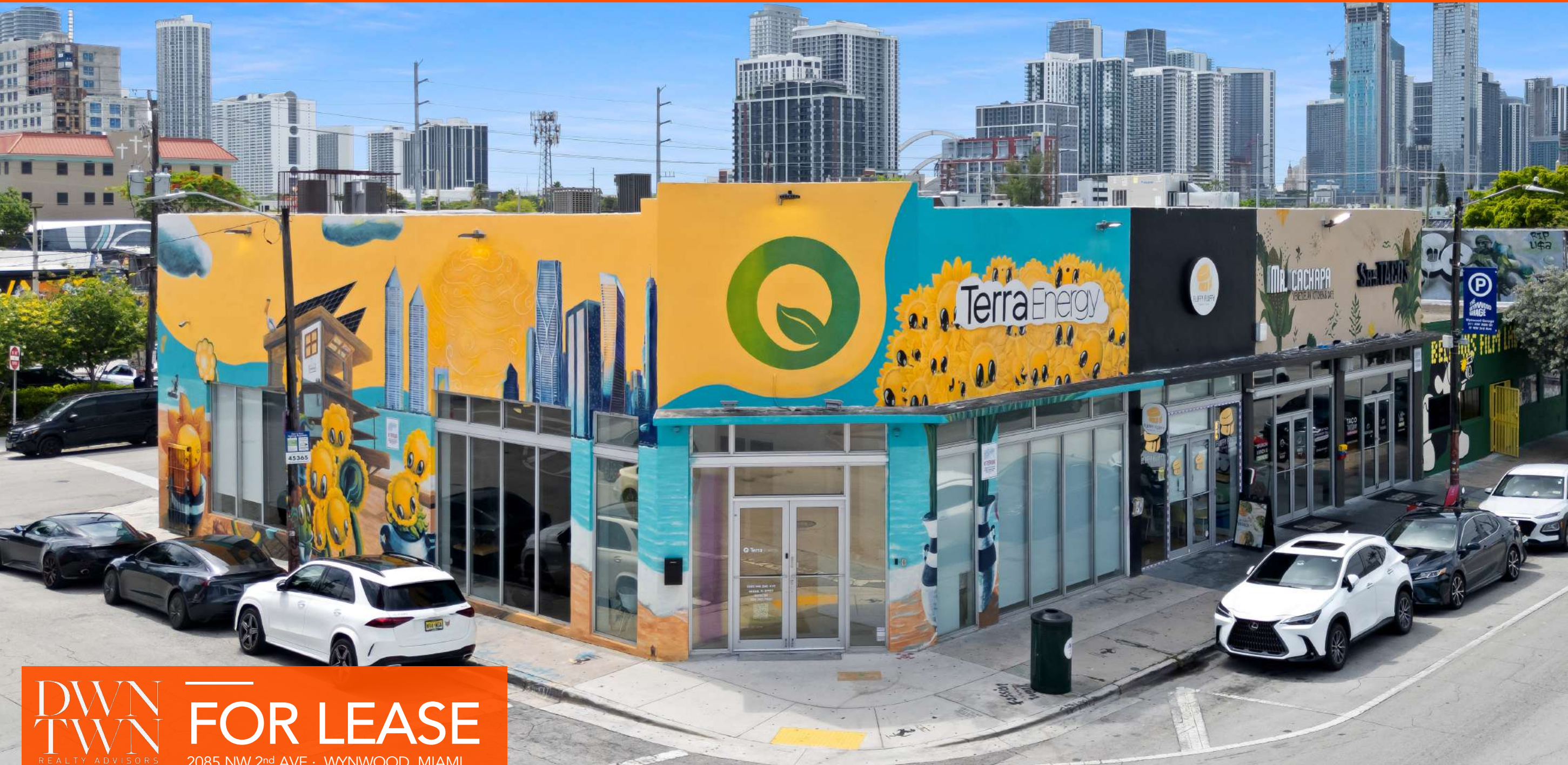


WYNWOOD GROUND-FLOOR RETAIL ON NW 2nd AVENUE



**DWN
TWN**
REALTY ADVISORS
SINCE 1979

FOR LEASE

2085 NW 2nd AVE · WYNWOOD, MIAMI



LEASING ADVISORS

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

Devlin Marinoff

Managing Partner & Broker

(C) 917.312.2219

(O) 305.909.7343

dm@dwntwnrealtyadvisors.com

DISCLAIMER:

DWNTWN Realty Advisors, LLC. All rights reserved. The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to its accuracy, completeness, or suitability. All information is subject to errors, omissions, changes in price, rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. Any projections, opinions, or assumptions used are for illustrative purposes only and do not represent current or future performance. DWNTWN Realty Advisors, LLC and its agents expressly disclaim any liability for errors, omissions, or misstatements. It is the sole responsibility of the prospective purchaser, tenant, or other party to conduct their own independent investigation and due diligence concerning the property and not rely on any representations made by DWNTWN Realty Advisors, LLC or its brokers.





EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to present 2085 NW 2nd Avenue, a 6,250-square-foot street-level retail and office building situated on one of Wynwood's most active pedestrian corridors. The property offers three immediately available units totaling 3,656 SF providing incoming tenants with rare, move-in-ready space in a submarket where quality availabilities remain limited.

Units 101 and 102 total 2,418 square feet and are currently configured as a combined office suite, with the flexibility to be leased together or divided into two separate suites of 1,180 and 1,238 square feet, respectively. Both units are suitable for office or retail use. Unit 103 offers 1,238 square feet of second-generation bakery and café space, delivered with existing infrastructure that significantly reduces tenant buildout costs and time to opening. All three units are offered at \$75 per square foot NNN, with estimated NNN expenses of \$15 per square foot. Key money is available upon request for Unit 103. The building's anchor tenant, Mr. Cachapa, occupies Units 104 and 105 and brings consistent daily foot traffic to the property.

Wynwood has evolved into one of Miami's most sought-after commercial destinations, attracting a dense mix of hospitality, creative office, retail, and food-and-beverage operators drawn to its walkable streetscape, high tourist visitation, and rapidly maturing residential base. NW 2nd Avenue serves as the neighborhood's primary retail spine, offering this property exceptional visibility and access within one of the city's most dynamic submarkets.

2085 NW 2nd Avenue, Miami, FL 33127

Wynwood Arts District

\$75 NNN

Asking Rent NNN

\$15/SF

Est. NNN Expenses

1,180 SF

Unit 101

1,238 SF

Unit 102

1,238 SF

Unit 103 (2nd Gen Bakery/Café)

6,250 SF

Total Building SF

THE NEW WYNWOOD

A NEIGHBORHOOD THAT HAS ALREADY ARRIVED

Nomad
329 units

Society / Flow
318 units

AMLI
316 units

Arlo Wynwood
217 rooms

Strata Wynwood
257 units

Joule House
308 units

The Highley House
304 units

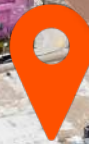
The Cube + Wynwood 25
169,000 SF of Office + 288 units

The Cloud One
85 units (Proposed)

NW 2nd Avenue

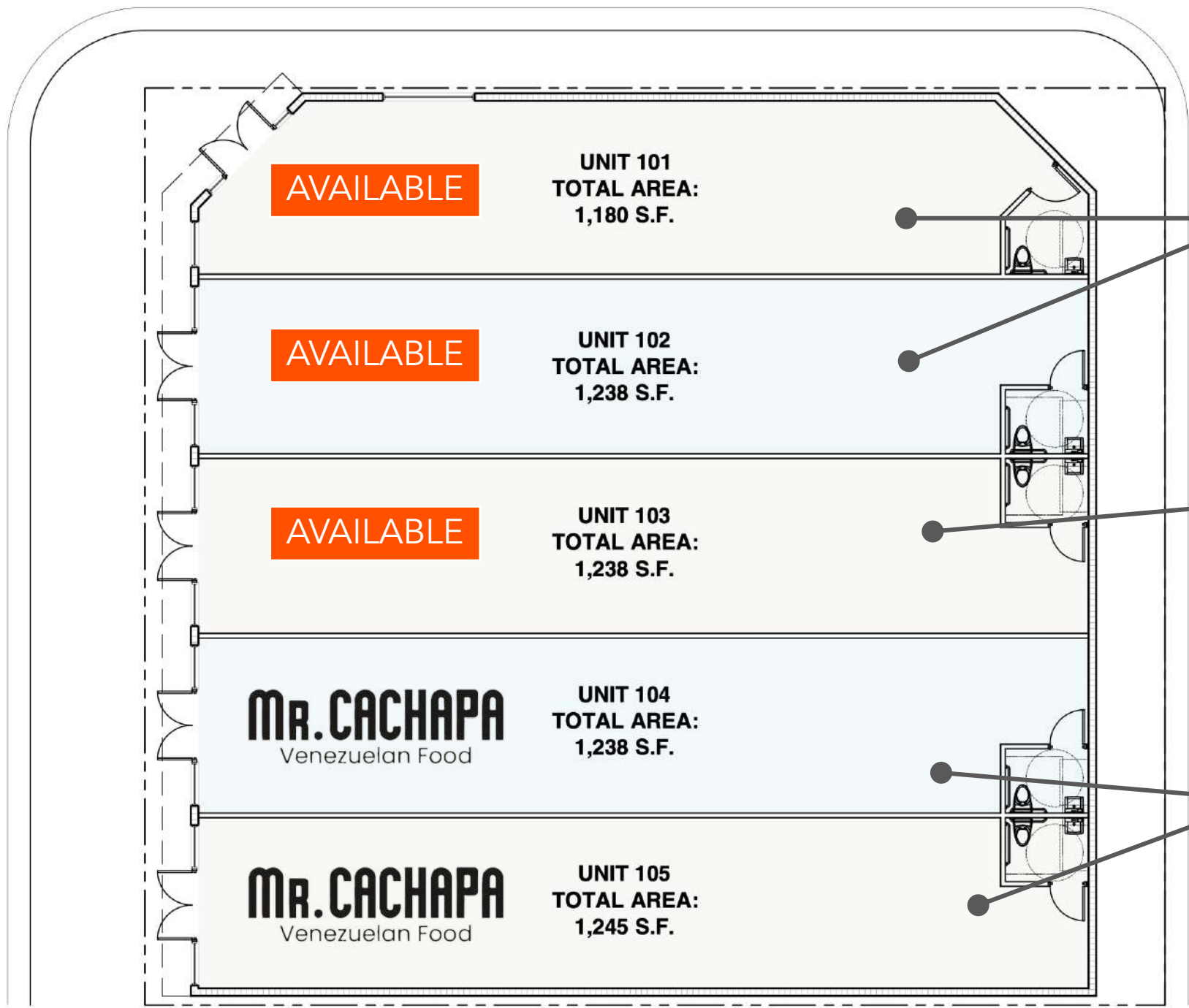
NW 21st Street

NW 1st Court





NW 2nd Avenue

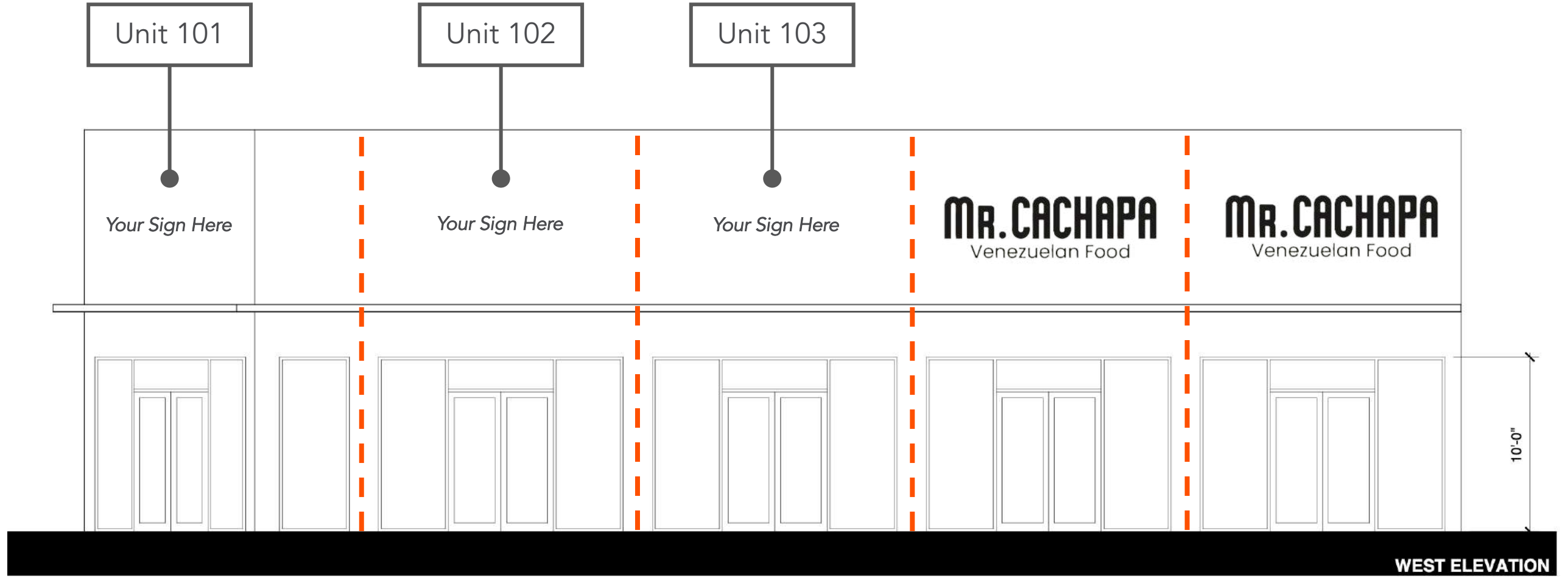


Unit 101 & 102 are currently set up as a combined office space. They can be leased together or separately for office or retail use.

Unit 103 is a 2nd generation bakery/café space.

MR. CACHAPA
Venezuelan Food

Unit 104 & 105 are currently occupied by Mr. Cachapa, a beloved Venezuelan street food destination, drawing a loyal following with its signature sweet corn cachapas, arepas, and tequeños. A Wynwood staple with a warm, neighborhood feel, the restaurant operates daily with dine-in, takeout, and delivery, complementing the corridor's vibrant food-and-culture identity.



NW 2nd Avenue

Edgewater
5min Drive

Downtown Miami
10min Drive

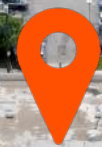
2000 Wynwood
310 units
Under Construction



WYNWOOD
PADEL CLUB

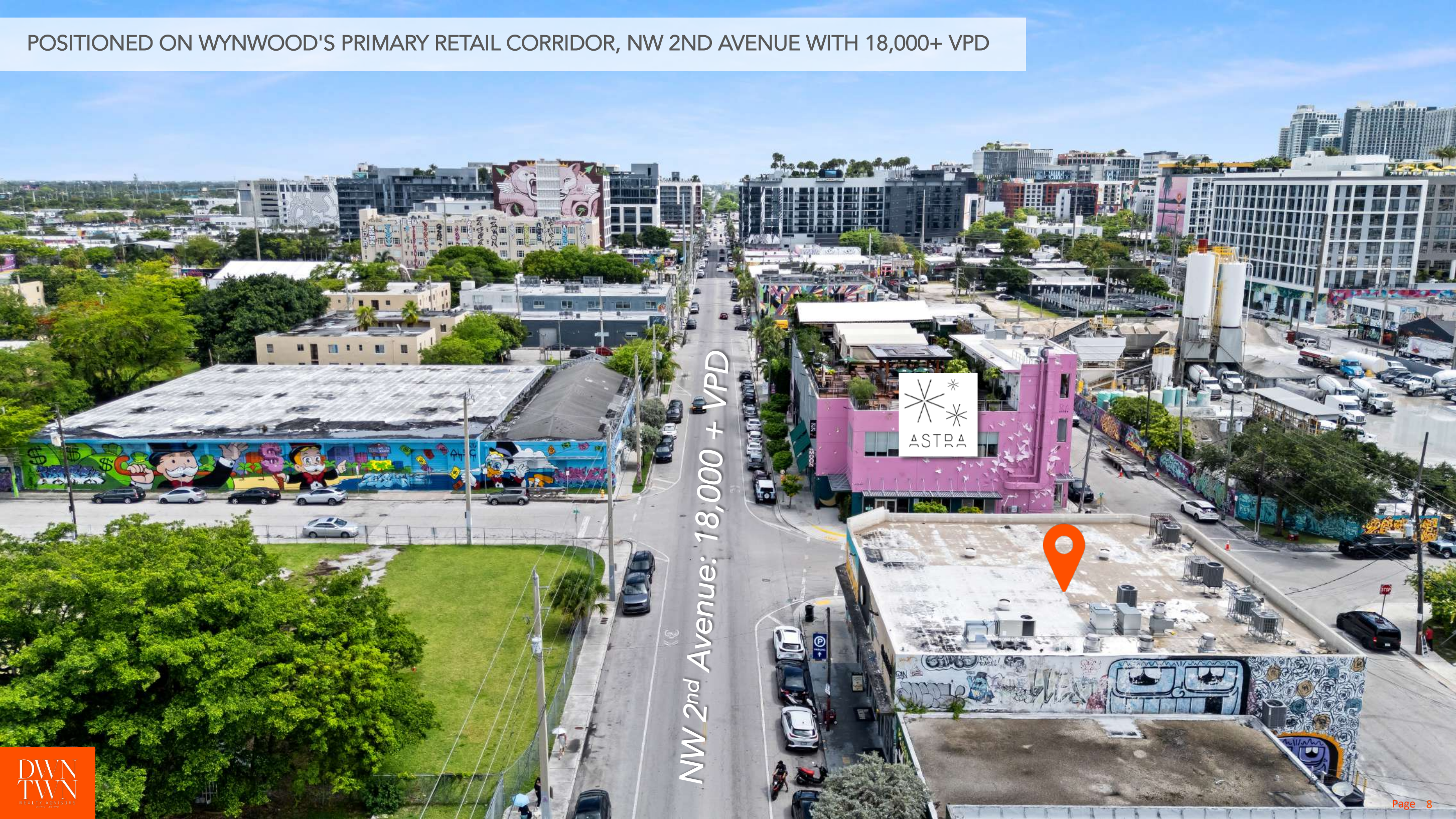


NW 21st Street

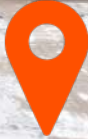


NW 2nd Avenue

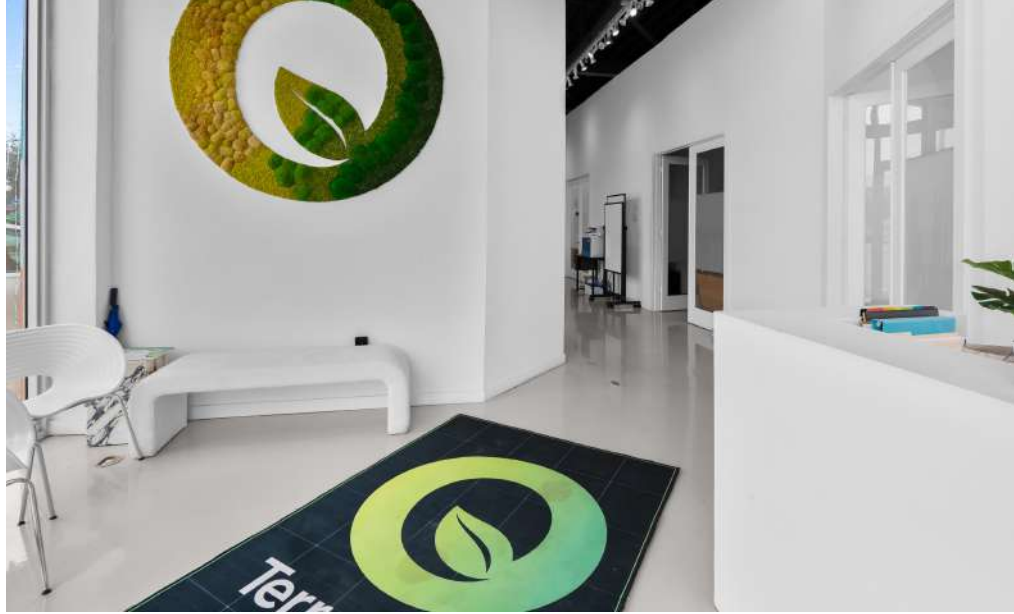
POSITIONED ON WYNWOOD'S PRIMARY RETAIL CORRIDOR, NW 2ND AVENUE WITH 18,000+ VPD



NW 2nd Avenue: 18,000 + VPD



UNIT 101 & 102 (OFFICE/RETAIL USE)



FLUFFY FLUFFY UNIT





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



FLY OVER WYNWOOD

[WATCH THE VIDEO: WYNWOOD FROM ABOVE](#)

WYNWOOD

50 City Blocks

= ~1 Square Mile of Vibrant Neighborhood

400+

Businesses

6M

Annual Visitors

10k

Residents

57+

Restaurants

495

Buildings

16.5K

Daily visitors

6k+

Daytime Office Population



TRANSFORMING A TOURIST DESTINATION TO A LOCALS' NEIGHBORHOOD

F&B

ZAK THE BAKER
WYNWOOD MIAMI

PASTIS

uchi

Joe's Pizza

CARS & GUITARS
Wall Grace
Vintage
WYNWOOD, FL

MaMa
COFFEE. BAKERY. KITCHEN

SKINNY LOUIE
SMASH'D BURGERS

OMAKAI
sushi

KYU

sweetgreen

Dante's HiFi

La TROPICANA
ESTD 1980

OSSOBUCO
OPEN FIRE & CHARRED VEGETABLES

THE TACO STAND
HECHO A MANO

DOYA

RETAIL & FITNESS

BILLIONAIRE BOYS CLUB

MIMI YOGA
AND PILATES

WARBY PARKER

LEGACY

FORM 50

STUDS

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

we work

Arlo
Wynwood

WYNWOOD WALLS

POOL HOUSE
MIAMI

paradox
museum

WYNWOOD MULTI-FAMILY DEVELOPMENTS

ADDRESS	NUMBER OF UNITS	DEVELOPER
Diesel	159	Diesel
Mohawk	300	Rilea Group
NoMad	329	Related Group and Tricap
LIVWRK	542	LIVWRK
29N	523	L&L Holding Company
250 Wynwood	11	Fortis Development Group
35 NW 27 St	203	Bay Road Partners and Scott Robins
91 NW 27 St	17	Block Capital Group
AMLI Wynwood	316	AMLI
Artem	189	LMC
Cynergi	100	WellDuo
i5 Wynwood	63	Related Group and W5 Group
Krymwood Hotel	12	QKapital Group
PRN N. Miami	317	Related Group
Sentral	175	Sentral
Society Wynwood	318	PMG
Strata Wynwood	257	Rockpoint
The Dorsey	306	Related Group
The Rider	146	Rilea Group
WYND 27	152	Kushner and Block Capital Group
WYND 28	152	Kushner and Block Capital Group
Wynwood 25	290	Related and East End Capital
Wynwood 29	248	Related Group and Metro 1
Wynwood Atriums	32	Fortune International Realty
Wynwood Station	210	Fifield Companies
Wynwood Urby	291	Ironstate Development and Brookfield
Wynwood Works	120	Magellan Housing and Udonis Haslem
TOTAL	5,659	



SOCIETY WYNWOOD



NOMAD



THE WYNWOOD PLAZA



AMLI



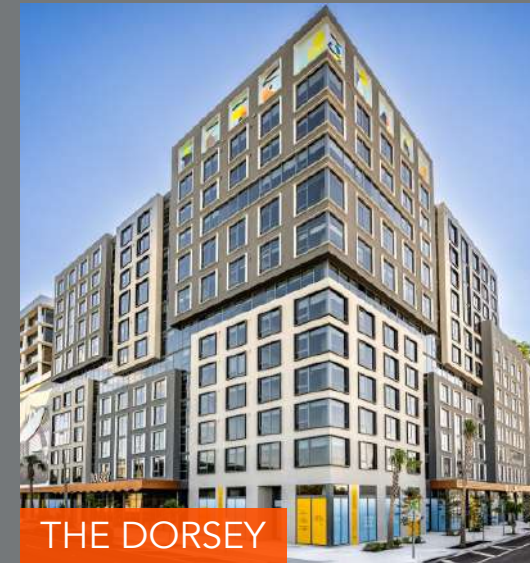
ARLO



THE STANDARD



29 WYN



THE DORSEY



THE WYNHOUSE

CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

Devlin Marinoff

Managing Partner & Broker

(C) 917.312.2219

(O) 305.909.7343

dm@dwntwnrealtyadvisors.com



DISCLAIMER:

DWNTWN Realty Advisors, LLC. All rights reserved. The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to its accuracy, completeness, or suitability. All information is subject to errors, omissions, changes in price, rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. Any projections, opinions, or assumptions used are for illustrative purposes only and do not represent current or future performance. DWNTWN Realty Advisors, LLC and its agents expressly disclaim any liability for errors, omissions, or misstatements. It is the sole responsibility of the prospective purchaser, tenant, or other party to conduct their own independent investigation and due diligence concerning the property and not rely on any representations made by DWNTWN Realty Advisors, LLC or its brokers.