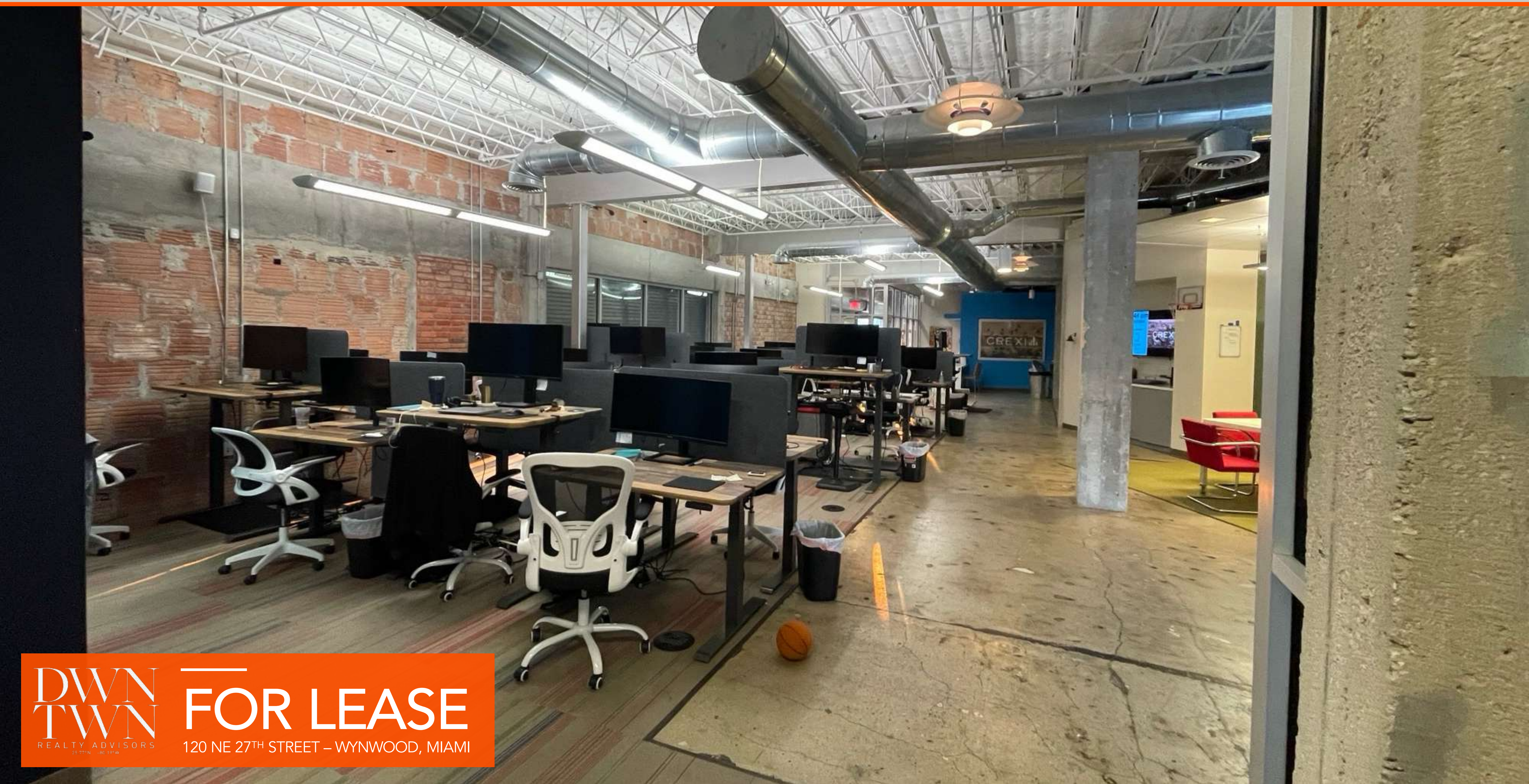
RAIL 27 | CLASS A CREATIVE OFFICE CAMPUS



DWN TWN
REALTY ADVISORS

FOR LEASE

120 NE 27TH STREET – WYNWOOD, MIAMI

DWN
TWN
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25.77°N -80.19°W

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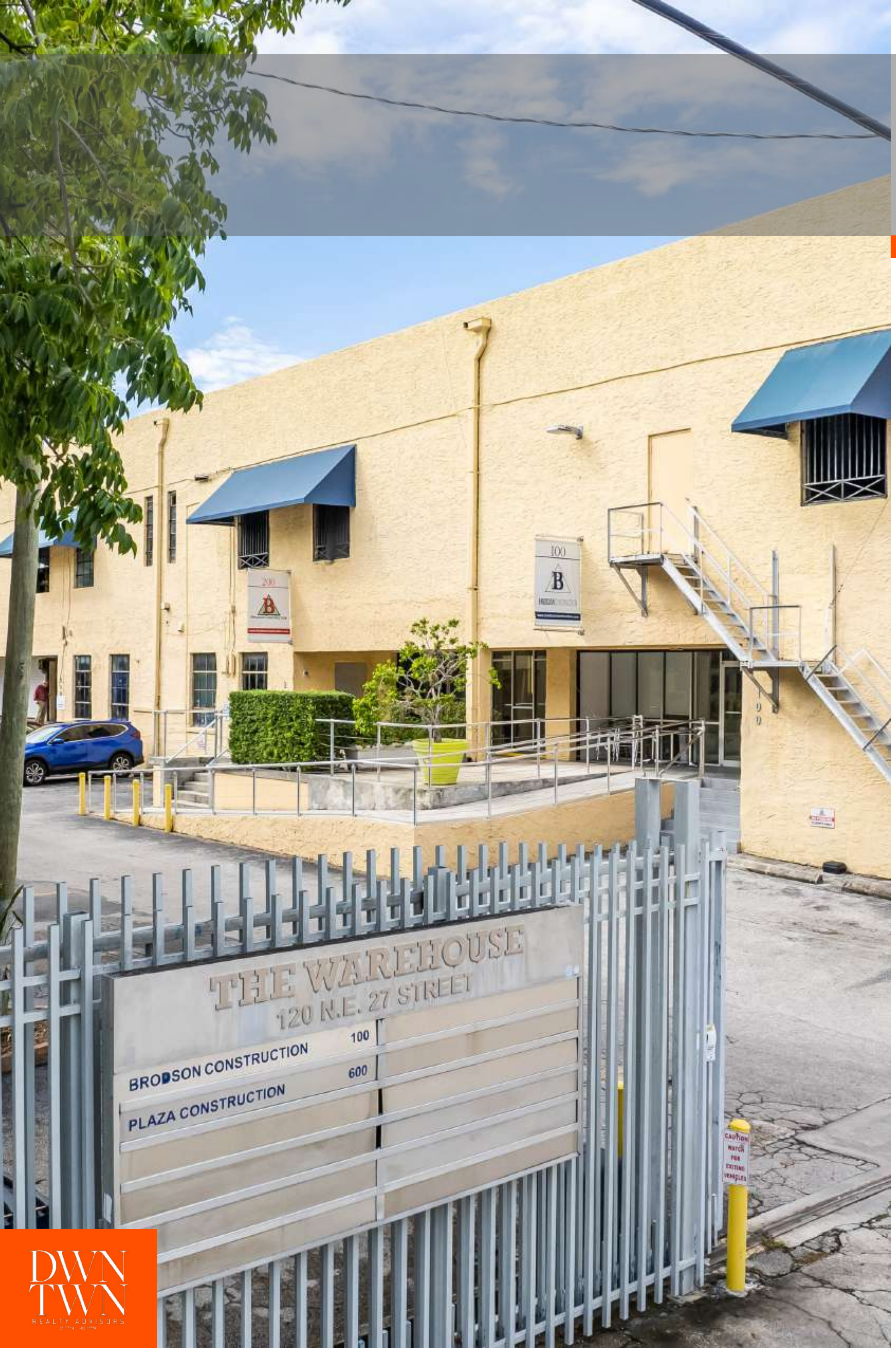


EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present Rail 27 (the "Property"), a 90,000 SF Class A creative office campus located at 120 NE 27th Street in Miami, at the convergence of the Midtown, Edgewater, and Wynwood submarkets. Repurposed from vintage industrial warehouses into adaptive reuse loft-style workspace, the campus pairs exposed brick, polished concrete, and open truss ceilings with abundant natural light, and offers tenants private grade-level front doors, independent HVAC systems updated for 2021 health and wellness standards, and ample gated parking.

The available space is Suite 700, a 3,500 SF loft-style suite offered at $58 MG. The suite is delivered with an existing buildout comprising an open workstation area, a conference room, and a full kitchen, allowing an incoming tenant to take occupancy without a construction timeline. A private entrance and dedicated ground-floor identity give the suite the feel of a standalone headquarters within a larger secured campus.

Rail 27 sits where three of Miami's most active urban districts meet, adjacent to the Design District, with connectivity via N Miami Avenue, NE 2nd Avenue, and Biscayne Boulevard and direct access to I-95 and I-195. The surrounding blocks hold more than 20 restaurants, cafes, breweries, and fitness operators, including Piacere, Doma, Burdo, La Tropical, and CrossFit, putting daily amenities within walking distance of the front door. For a creative operator seeking loft-style space with its own entrance at the center of Miami's urban core, Suite 700 offers immediate occupancy, a simple modified gross rate, and an address that recruits on its own.

120 NE 27th Street, Miami, FL 33137

Edgewater

3,500 SF
Suite 700 SF

$58 MG
Lease Rate

90,000 SF
Total Building SF

Class A Creative
Asset Class

Very Cool Office
Secondary Type

Ample Gated Parking
Parking Available

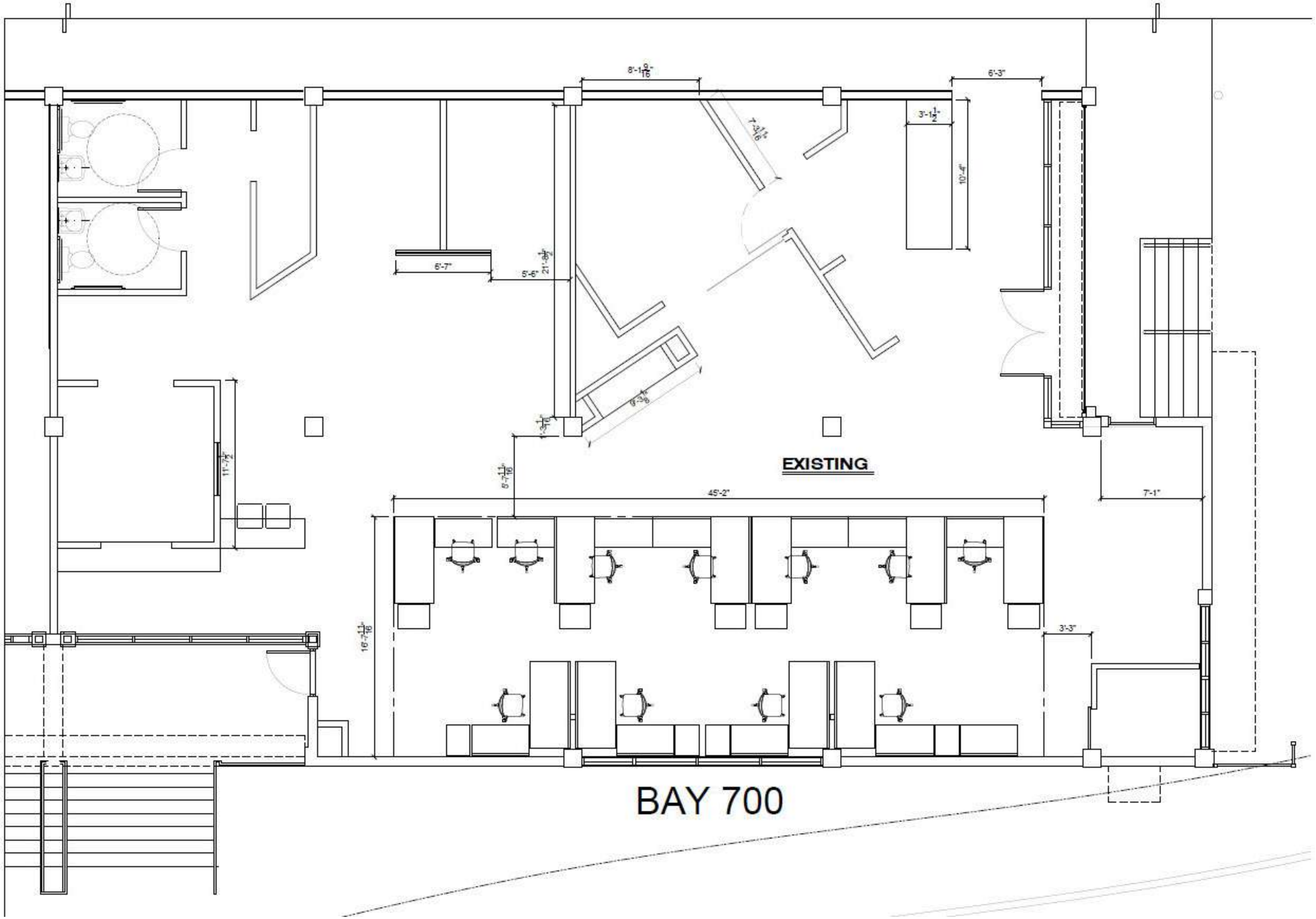
MIDTOWN, EDGEWATER, WYNWOOD

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

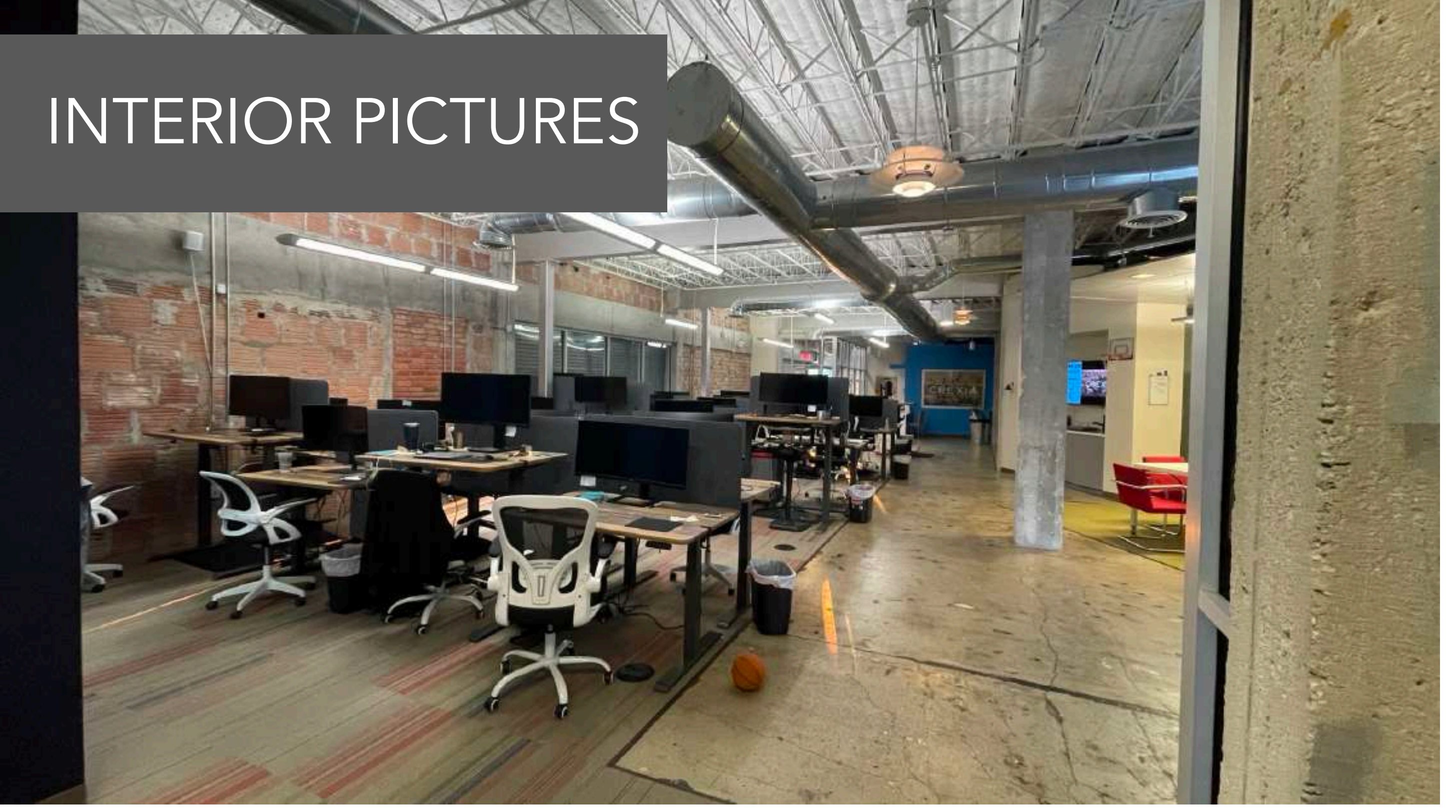
Midtown Miami is a 10-block neighborhood and one of the urban core's most active investment corridors, with 2,500+ residential units anchored by The Shops at Midtown Miami, 450,000 SF of open-air retail with 50+ tenants. A newly approved $2B Midtown Park development will add 924 residences and 120,000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

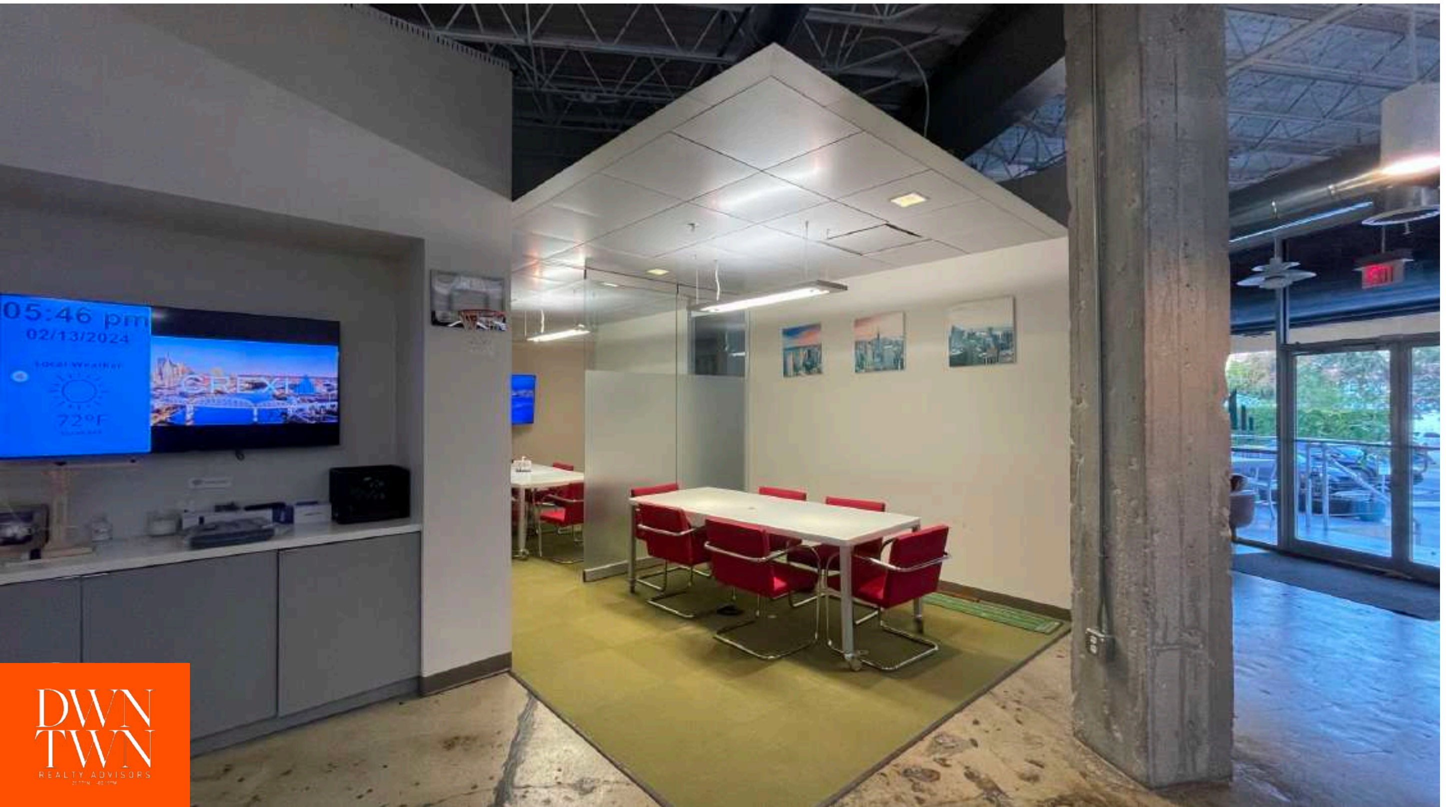
Edgewater sits directly east of Wynwood along Biscayne Bay and is undergoing a high-rise transformation, with thousands of units reshaping what was once a low-rise bayfront neighborhood. Anchor projects include Aria Reserve, EDITION Residences, and Cove Miami, with additional towers in pre-development. Its location puts residents 10 minutes from Wynwood, the Design District, and Downtown, making it a direct feeder market for i5 Wynwood's tenant demographic.

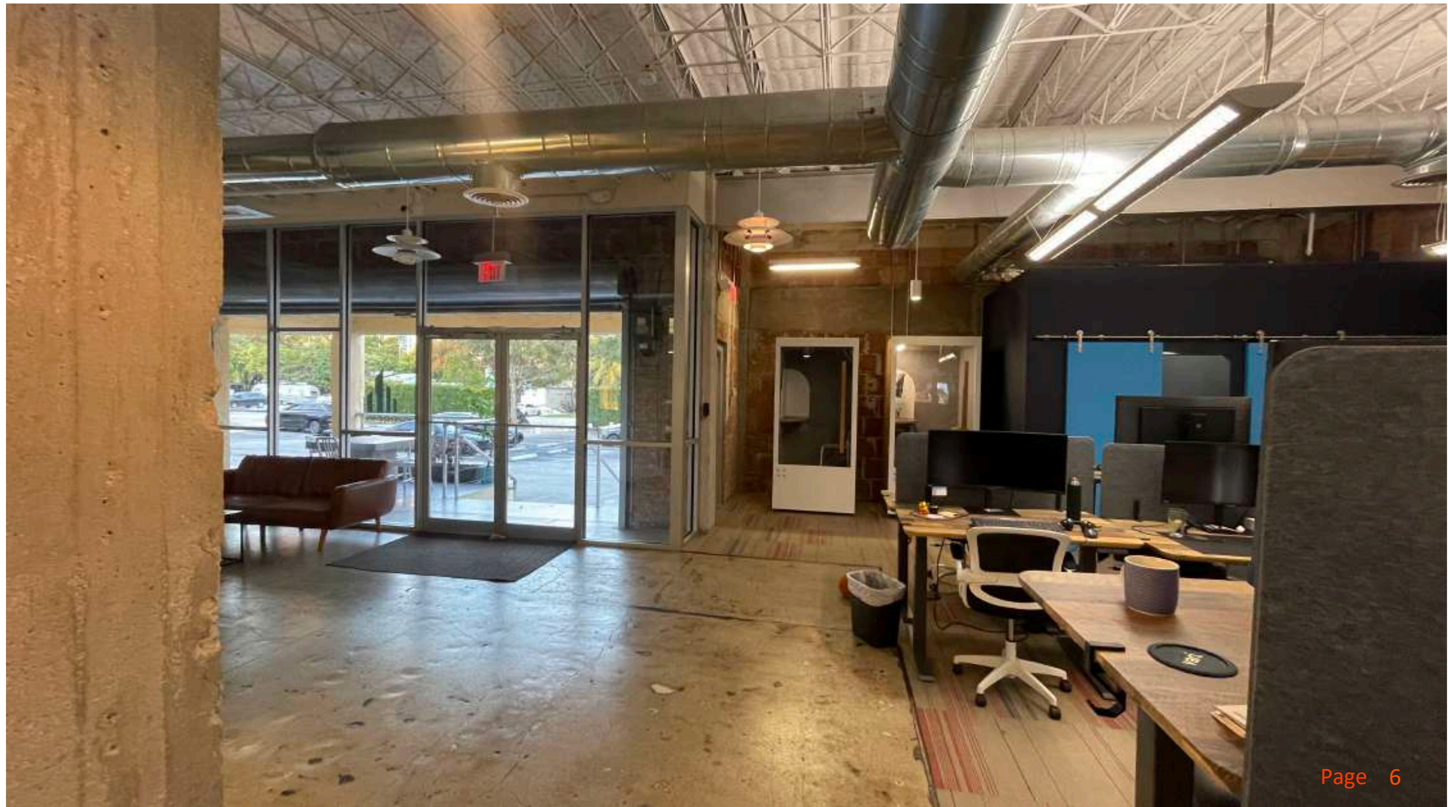
FLOOR PLAN



INTERIOR PICTURES







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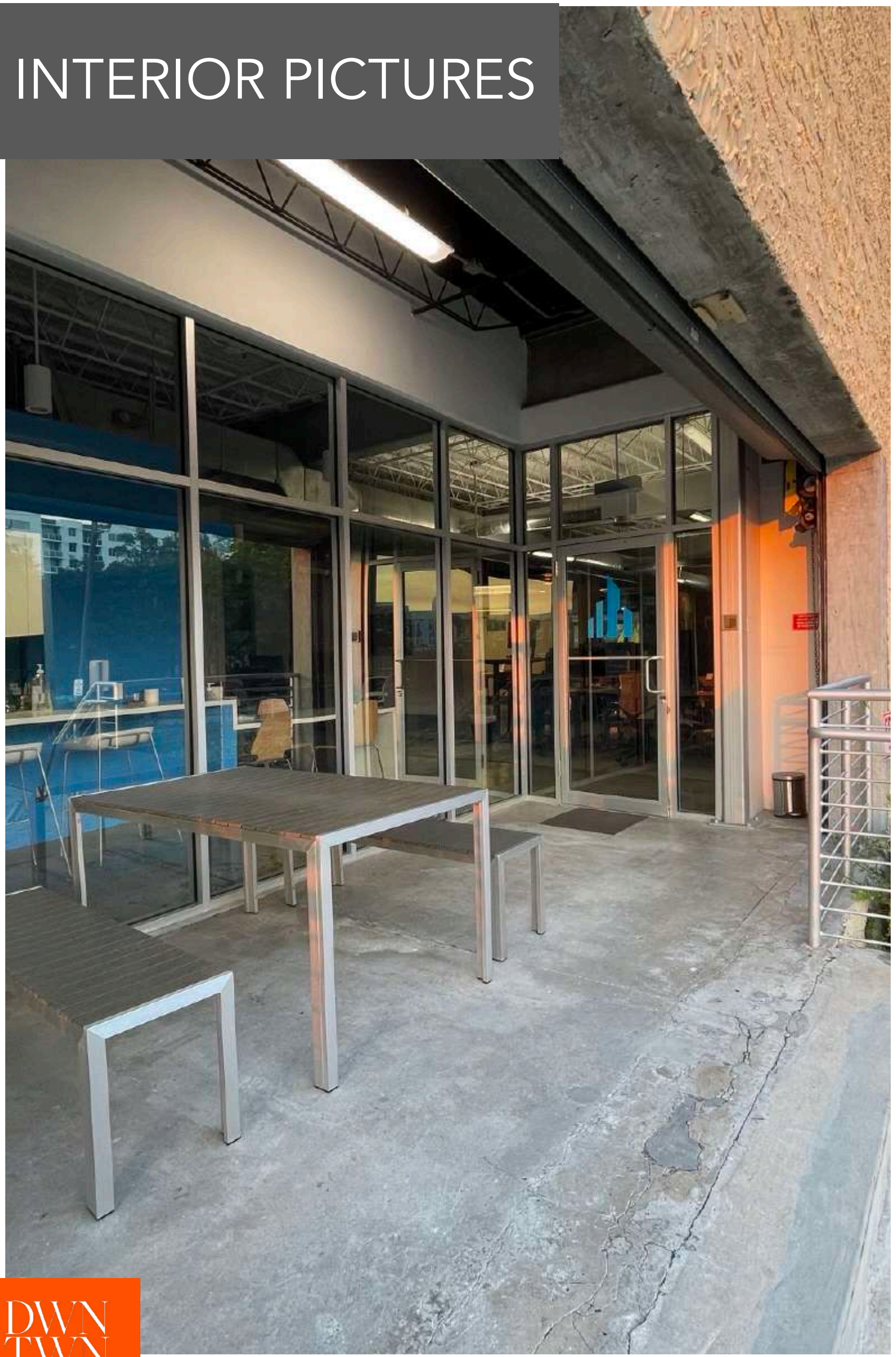

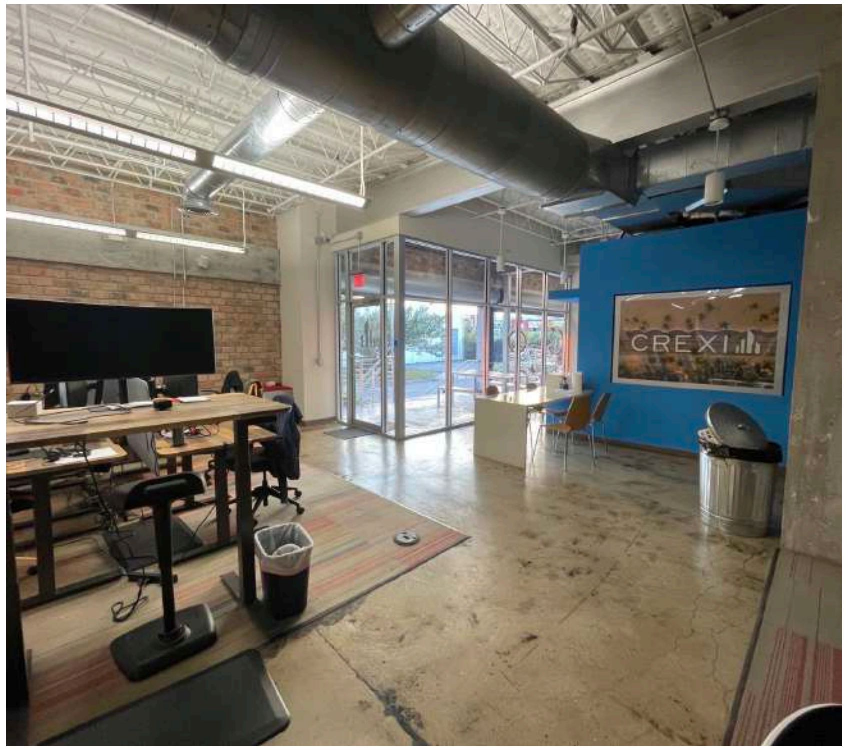

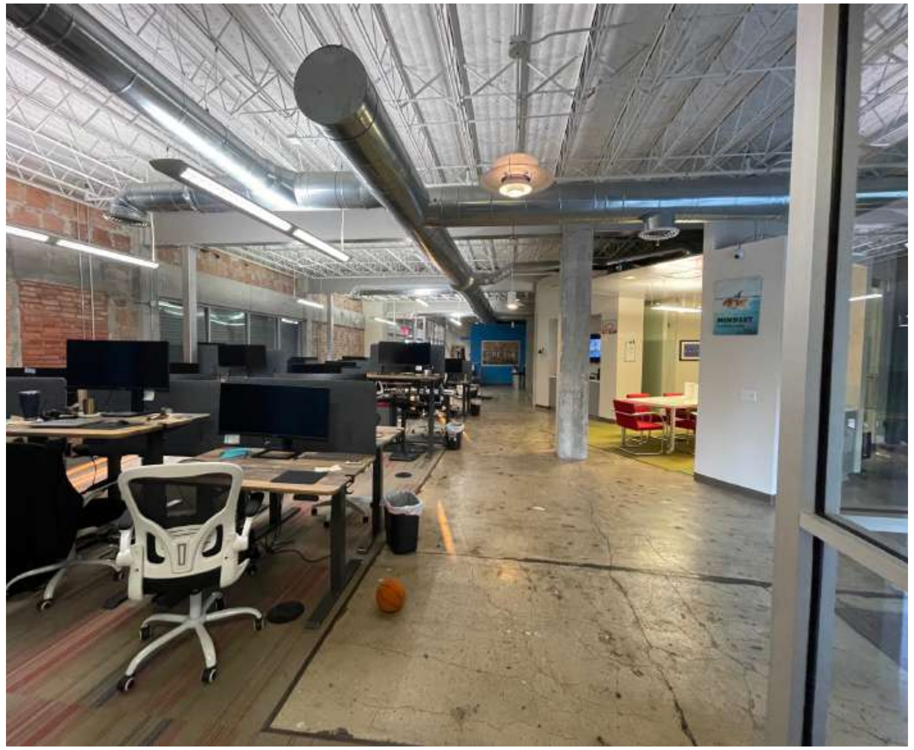

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DISCLAIMER: