

# FOR LEASE

# WYNWOOD

2520-2550 NW 5th Ave, MIAMI, FL



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# EXECUTIVE SUMMARY

2520–2550 NW 5th Ave offers corner retail, showroom, or creative space at a competitive rate of \$35.00/SF/Y NNN. Configurations include 3,850 SF, 7,697 SF, and 11,547 SF combined. All spaces feature 13'4" ceiling heights, open floor plans, and rear-loading access, providing flexibility for a variety of uses.

Positioned along one of Wynwood's most accessible corridors, NW 5th Avenue is increasingly becoming a critical ingress and egress route for Wynwood's pedestrian-friendly commercial core. The property also benefits from strong signage opportunities and a commanding street presence, with 164 feet of frontage along NW 5th Avenue and an additional 72 feet of visibility from the highly activated NW 25th Street.

Directly adjacent to the property is 545WYN, recently purchased by Ken Griffin, is among Wynwood's largest and most prominent office developments, as well as the Campus on 5th plaza, home to acclaimed concepts such as Dante's HiFi and Love Life Café. The surrounding neighborhood is also home to nationally recognized destinations including Pastis, Uchi, and KYU, further reinforcing Wynwood's position as one of Miami's premier retail and dining districts.

Integral to Wynwood's established mix of office, retail, and hospitality destinations, and located just two blocks from NW 2nd Avenue, this opportunity positions any business to join Wynwood's evolving commercial landscape.

SPACES: 11,547 RSF  
**2520: 3,850 RSF**  
**2550: 7,697 RSF**

LEASE RATE:  
**\$35.00 /SF/YR NNN**

CEILING HEIGHT:  
**13'4"**

LOCATION:  
**Wynwood, NRD-1**



## THE NEIGHBORHOOD

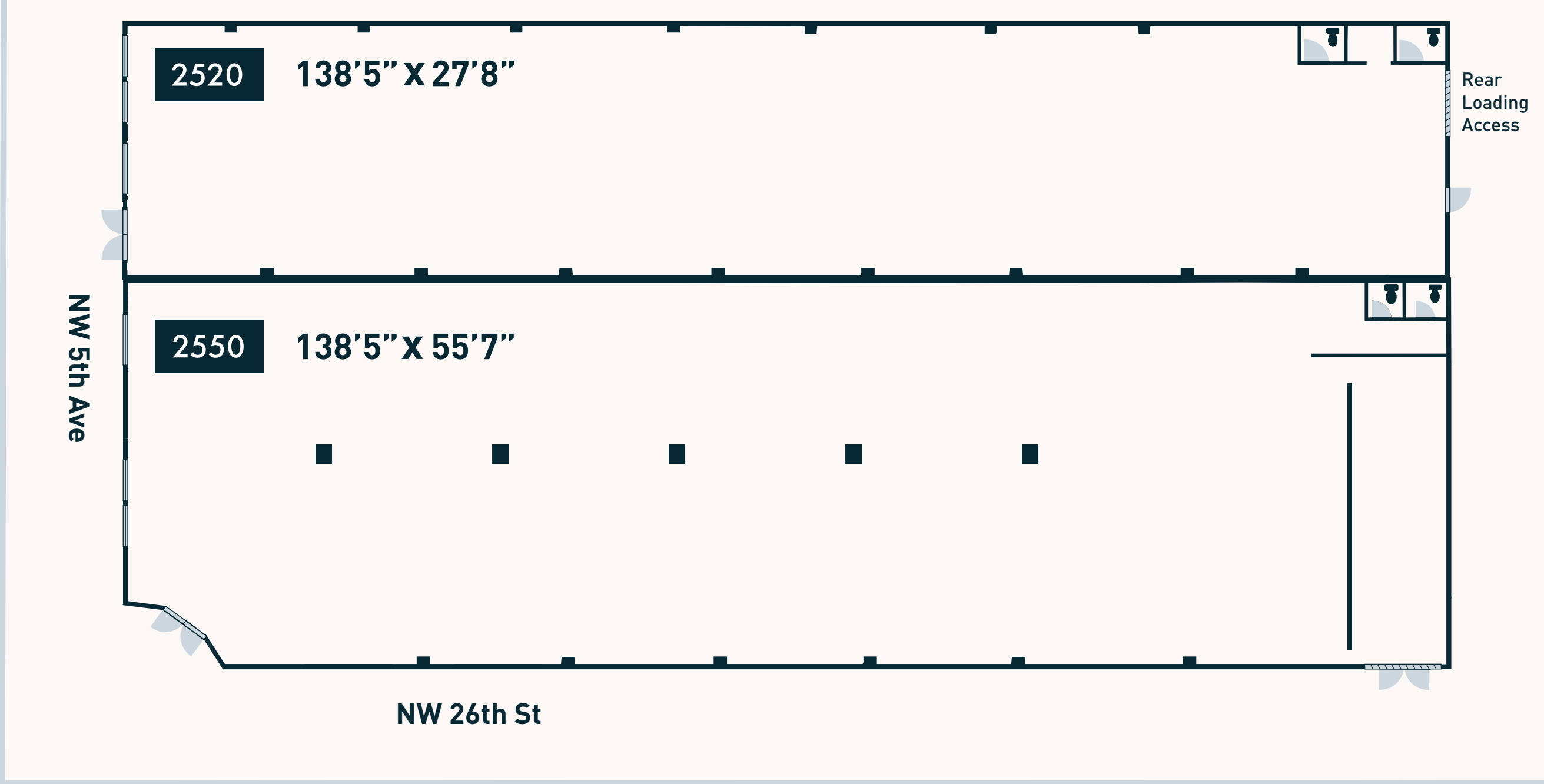
Wynwood is one of Miami's most invested-in submarkets, with over \$2B of active capital, 5,000+ residential units delivered or under construction, and 1.5M sq ft of Class A office in the pipeline

SOURCE  
WYNWOOD BID

# CONCEPTUAL RENDERING



# FLOOR PLANS



# 2520 INTERIOR



**2520** 3,850 RSF



# WELCOME TO WYNWOOD

Wynwood has evolved into one of Miami's most dynamic mixed use districts, anchored by global brands, creative office users, design forward retail, and leading hospitality concepts. For retail and office tenants, the neighborhood offers cultural relevance paired with strong commercial performance in a highly walkable setting.

With a growing residential base, major Class A office development, and active ground floor retail, Wynwood maintains steady day to night foot traffic, making it an ideal environment for flagship retail, showroom concepts, galleries, and boutique office users seeking visibility along a premier corridor.

## THE MURALS

Wynwood's 50-block arts district ranks among the largest open-air street art installations in the world, with over 200 murals spread across the neighborhood

### THE CORRIDOR

A walkable corridor where flagship retail, creative offices and open-air dining sit amongst galleries, murals and destination nightlife.

# FIVE RECENT MOVES RESHAPING THE CORRIDOR

Wynwood’s momentum is no longer a single-category story. In the last ninety days, the neighborhood has picked up a global fitness flagship, a celebrity-anchored mixed-use project, a five-bar entertainment hub, a full slate of new restaurant openings, and fresh experiential concepts pulling visitors in from outside the district.

— SOURCED FROM PUBLIC REPORTING, JAN–MAR 2026

<b>01</b>	<b>F&amp;B</b>	<b>Wynwood Lands Miami’s Biggest Restaurant Openings of The Year</b> Ground-floor retail demand is rising, with the amenities to sustain live-work demand.	Miami New Times Feb 2026	<a href="#">Read →</a>
<b>02</b>	<b>FITNESS</b>	<b>Global Fitness Brand Gymshark Picks Wynwood for First Ever Gym + Lift Club</b> Flagship-level brands are validating the corridor.	Verge Magazine Jan 2026	<a href="#">Read →</a>
<b>03</b>	<b>NIGHTLIFE</b>	<b>Five-bar Entertainment Hub Takes Over The Former Oasis Wynwood</b> The neighborhood’s nightlife scene is alive and expanding.	Time Out Miami Feb 2026	<a href="#">Read →</a>
<b>04</b>	<b>DEVELOPMENT</b>	<b>Pitbull To Convert His Childhood Wynwood Home Into An Entertainment HQ</b> Wynwood’s development map is widening.	Local 10 News Mar 2026	<a href="#">Read →</a>
<b>05</b>	<b>CULTURE</b>	<b>Complex’s Family Style Food Festival Returns to Wynwood</b> Consistent event programming keeps Wynwood on the regional and national radar.	Time Out Miami Feb 2026	<a href="#">Read →</a>



## NEIGHBORHOOD CONTEXT

The Dorsey Residences, WeWork, The Wynwood Garage, Momosan Ramen & Sake, The Lab Coworking, Campus on 5th, Dante's HiFi, Pastis, The Taco Stand, Zak The Baker, Moxy Hotel, Wynwood 25 Apartments, Uchi, Skinny Louie, Rosemary's, Doya, Syndicate Kava Bar

# 5TH AVE CONTEXT

## 545 WYN

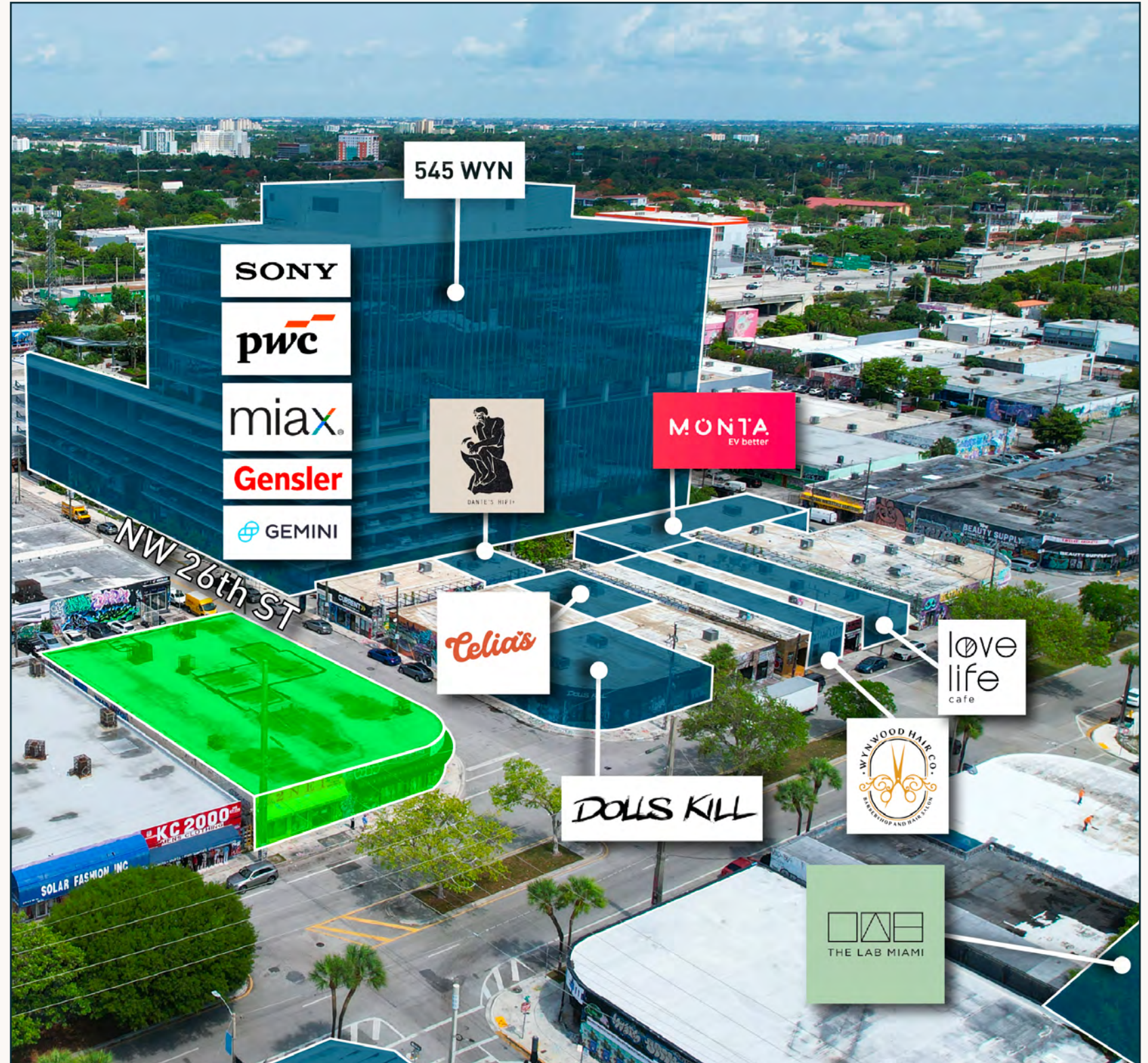
Developed by Sterling Bay, 545 WYN brings 298,000 SF of office space to NW 26th St.

- Sony
- PwC
- miax
- Gensler
- Gemini

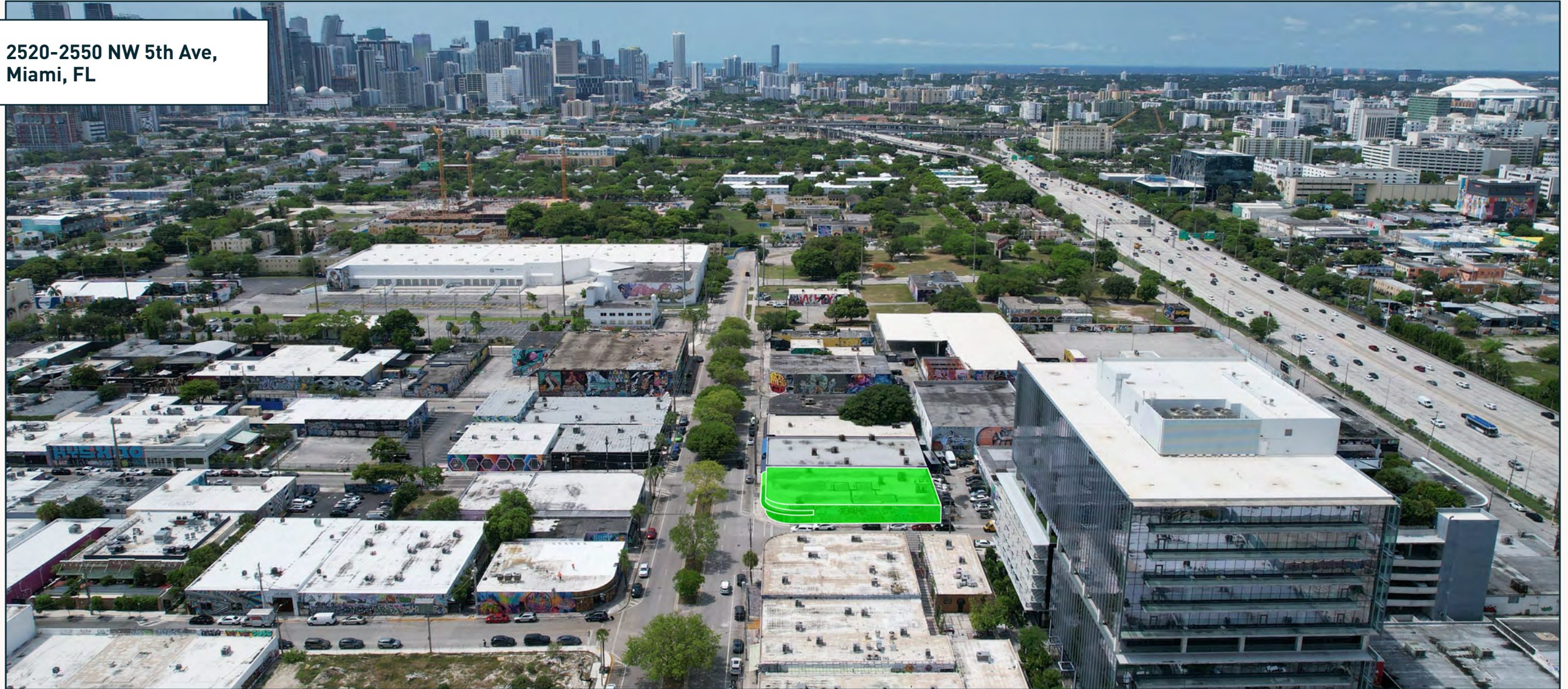
## CAMPUS ON 5th

Developed by Big Move Properties, Campus on 5th is a, thoughtfully redesigned, open-air retail and office plaza.

- Dante's HIFI
- Monta
- Celia's
- Dolls Kill
- Love Life Cafe
- Wynwood Hair Co.
- The Lab/The Dock



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Miami, FL



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