

FOR LEASE

85 NE 27 Street
Miami, FL

Upon Request
Rental Price

155 SF -4,952 SF
Available Units

On Site
Parking

Office
Use



WYNWOOD



Executive Summary

Metro 1 is proud to exclusively present for lease Wynwood Terminal, located at 85 NE 27th Street in the heart of Wynwood, Miami’s premier creative and technology district. The building offers private, move-in-ready offices ranging from 155 SF to 4,592 SF, designed for companies and entrepreneurs seeking a flexible, professional workspace without sacrificing the polish of a full-service building. Tenants enjoy exclusive use of their private suite alongside access to a curated set of shared amenities, including an automated entrance, staffed reception, a shared conference room, a shared kitchen, and on-site parking.

This turnkey format allows growing businesses to secure a private, dedicated office — sized to their exact headcount — while still benefiting from the shared infrastructure and hospitality of a larger, professionally managed building. It is an ideal solution for startups, satellite offices, professional services firms, and creative studios looking to establish a presence in Wynwood without the overhead of building out and operating a standalone space.

Location & Connectivity

Wynwood Terminal places tenants in the epicenter of Miami’s fastest-growing cultural and business hub, surrounded by world-class dining, art galleries, high-end retail, and innovative tech startups. The neighborhood’s walkable street grid, dense concentration of amenities, and proximity to Downtown Miami, the Miami Design District, and Miami International Airport make it one of the most connected and in-demand submarkets in South Florida.

A Global Hub for Technology & Creative Industries

Wynwood has rapidly evolved into a global hub for technology, venture capital, media, and creative companies, creating a powerful ecosystem of innovation. Major companies with a presence in the district include Amazon, Spotify, Founders Fund, Live Nation, Sony Music, PwC, OpenStore, Atomic Fund, Blockchain.com, Play2Pay, and Gensler, reinforcing Wynwood’s status as Miami’s premier creative and technology cluster — and placing Wynwood Terminal tenants alongside some of the most recognizable names in the industry.

Dining & Lifestyle Amenities

The neighborhood is home to some of Miami’s most celebrated dining destinations, including Pastis, Uchi, KYU, Jajaja Mexicana, Hiden (Michelin-starred), Hiyakawa, Doya, Zak the Baker, and Ghee Indian Kitchen, creating an unmatched hospitality ecosystem within walking distance of the Property — ideal for client meetings, team lunches, and after-work gatherings.

A Growing Residential Base

The district is also supported by a rapidly expanding residential population, with over 6,000 Class-A multifamily units delivered or under development within Wynwood. This growth allows companies at Wynwood Terminal to locate their offices near where their employees live, work, and socialize — supporting recruitment, retention, and a genuine live-work-play culture.



85 NE 27 STREET

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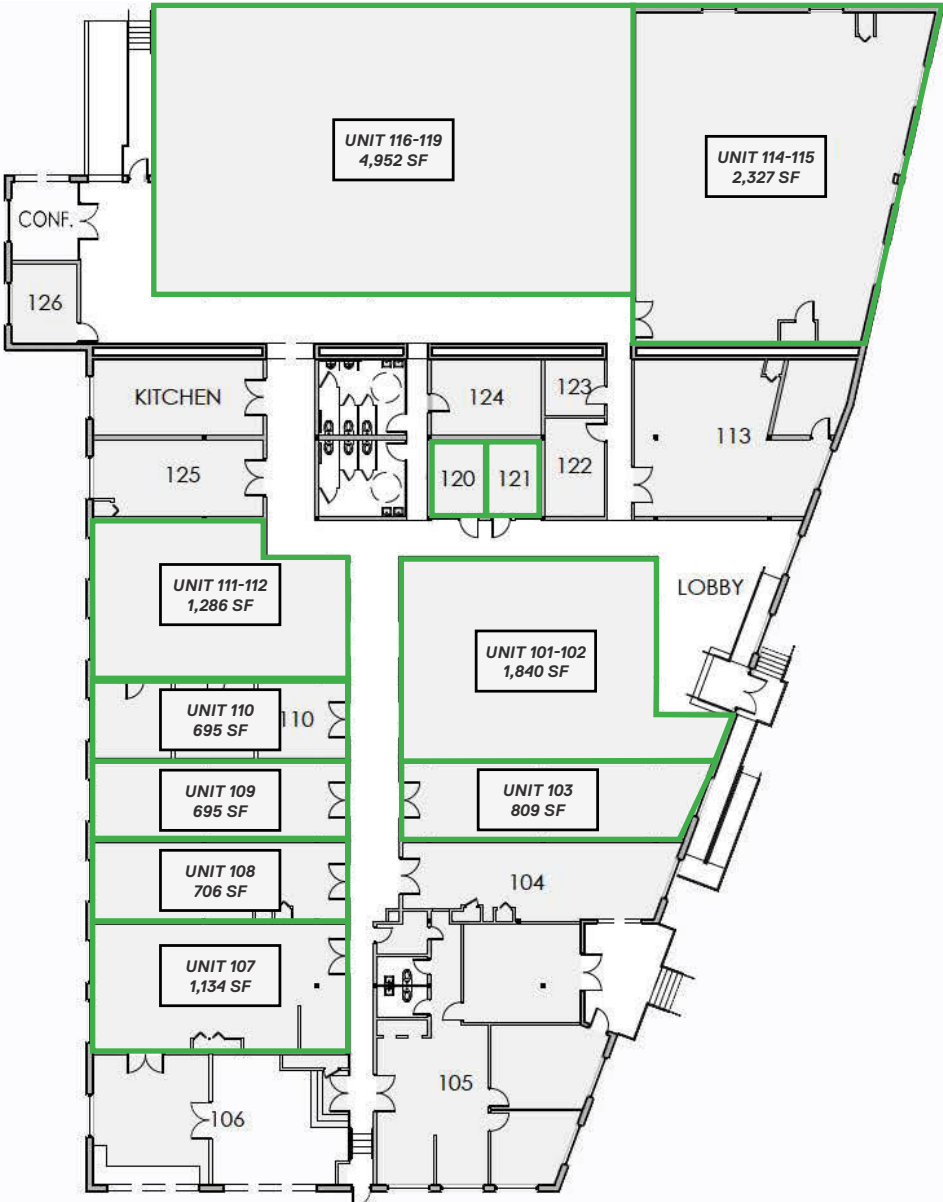
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Floor Plan



SPACE	AVAILABILITY
101	1,840 SF
102	
103	809 SF
104	LEASED
105	LEASED
106	LEASED
107	1,134 SF
108	706 SF
109	695 SF
110	695 SF
111	695 SF
112	591 SF
113	LEASED
114	2,327 SF
115	
116	
117	
118	
119	4,952 SF
120	
121	
122	
123	
124	LEASED
125	LEASED



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Common Areas



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Unit 101-102

1,840 SF



Unit 103

809 SF



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Unit 107
1,134 SF



Unit 108
706 SF



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Unit 109

695 SF



Unit 110

695 SF



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Unit 111-112
1,186 SF



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Unit 114-115

2,327 SF



Digitally staged



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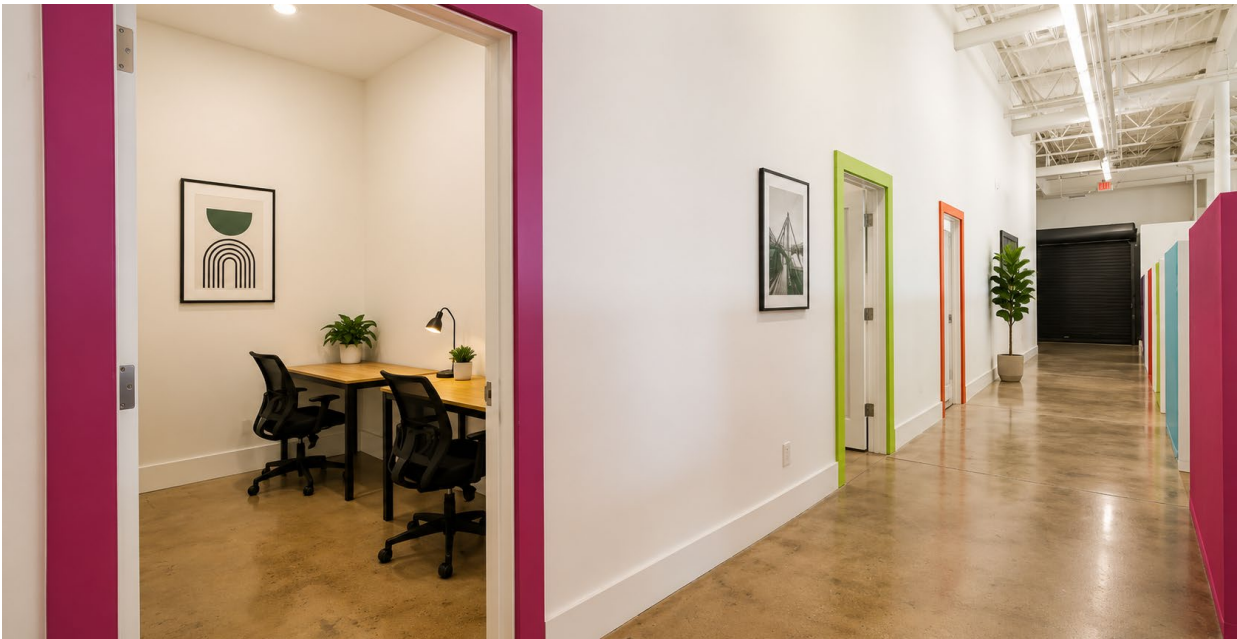
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Unit 116-119
4,952 SF



Digitally staged

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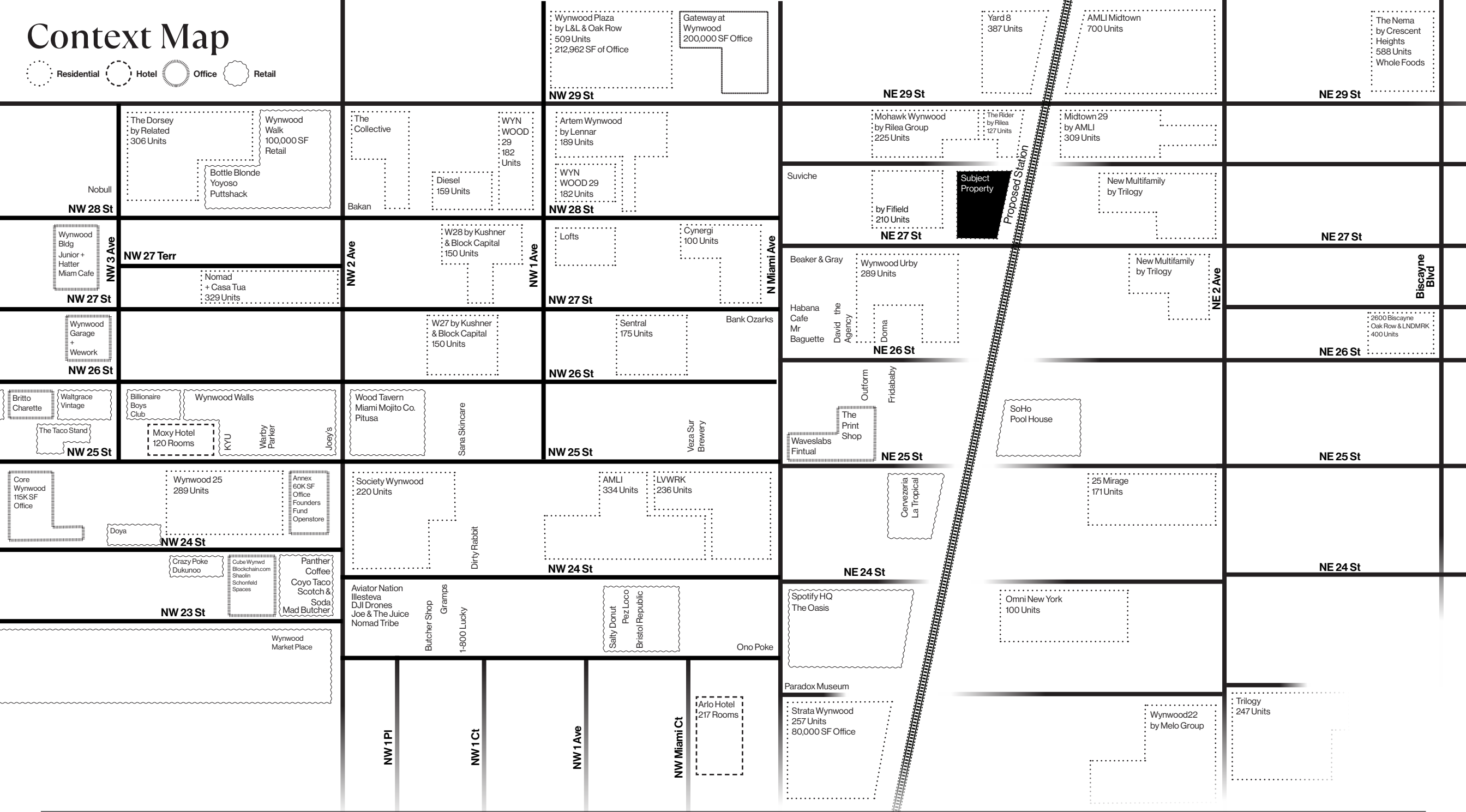
Context Map

Residential

Hotel

Office

Retail



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A Culinary Mecca

Blue-chip companies know that talent follows quality of life. Wynwood delivers on that front with a restaurant and hospitality scene that rivals any market in the nation. Pastis, Uchi, Kyu, Jajaja Mexicana, Michelin-starred Hiden, Hiyakawa, Doya, Zak The Baker, and Ghee Indian Kitchen are all within the neighborhood — the kind of dining environment that makes recruiting and retaining top talent meaningfully easier.

Wynwood is a culinary mecca, packed with over 50 restaurants and bars, which attract visitors from all over the place and result in some of the highest grossing sales of the tri-county area. With some restaurants exceeding \$2,000 PSF in annual sales, it makes the area one of the most important markets to be in as a food & beverage operator.



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The Silicon Valley of the South

Wynwood is no longer an emerging neighborhood — it is Miami’s established home for the world’s most forward-thinking companies. Amazon, Spotify, Live Nation, Sony Music, Founders Fund, Atomic Fund, Blockchain.com, PwC, OpenStore, Play 2 Pay, and Gensler Architecture have all planted flags in Wynwood, creating one of the most dynamic innovation clusters in the country. For companies of this caliber, proximity to peers is not incidental — it drives deal flow, talent attraction, and culture.



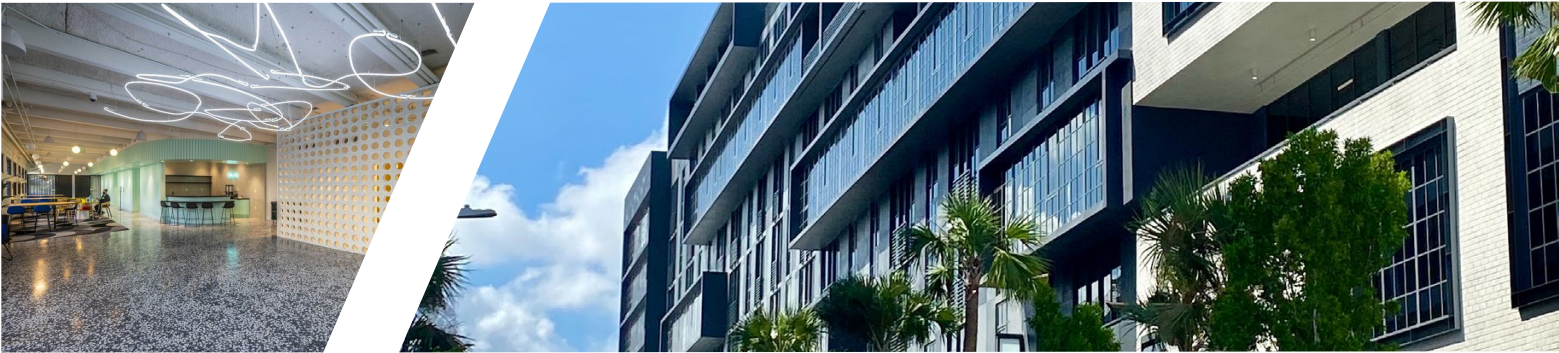
FOUNDERS FUND

ATOMIC

Blockchain.com

OpenStore

Spotify



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Birghtline Commuter Station

Miami-Dade County is finalizing plans to establish new commuter rail service along the Florida East Coast railway that intersects across Wynwood a block east of North Miami Avenue. The new service is designed to interconnect Downtown Miami with new stations in Wynwood, Design District, North Miami and Aventura. The FEC railway is already being utilized by the high-speed Brightline train service that plans to connect Miami and Orlando from its MiamiCentral Station, which is just over one mile south of Wynwood.

Metromover, Miami’s free, light-rail transit service, operates seven days a week and is planning to expand service along North Miami Avenue with proposed stops in Wynwood, Midtown and the Design District. The new service is expected to connect with existing stops at the Genting / Resorts World Miami Plaza, Perez Art Museum, FTX Arena (home to NBA’s Miami Heat), Bayside Marketplace, Miami-Dade College and Miami International Airport.



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Wynwood 25
289 Units

Related + East End



LIVWRK
236Units

LIVWRK Brooklyn



Diesel
143 Condos

Block + Bel Invest



Society
326 Units

PMG



W House
248 Units

Berkshire



Mohawk
225 Units

Rilea Group



Sentral
175 Units

Iconiq Capital



Artem Wynwood
189 Units

Lennar Multifamily



Strata
257 Units

Rockpoint



WYND 27 & 28
152 Units

BlockCapital/Kushner



Urby
289 Units

Urby, Brookfield, Clearline



The Rider
131Units

Rilea Group



The Dorsey
306 Units

Related



Wynwood Quarters
200 Units

Related + W5



PRH N Miami
317 Units

Related



Wynwood Haus
224 Units

Bridge Invest



Amara Wynwood
210 Units

Fifield



Wynhouse
308 Units

Fisher Brothers



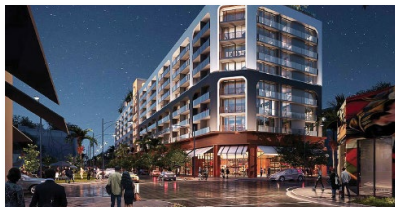
AMLI Wynwood
316 Units

AMLI



The Collective
180 Units

Gamma Real Estate



Nomad Residences
329 Units

Related, LNDMRK



Wynwood Plaza
509 Units

L&L & Oak Row



2000 N Miami Ave
300 Units

Clearline



Alchemy Wynwood
186 Units

Alchemy/ABR

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545 Wyn
300,000 SF
Sterling Bay



The Annex
60,000 SF
Brick & Timber



Trackside
50,000 SF
Big Move Properties



Lynq Wynwood
331,000 SF
Tricap



Gateway at Wynwood
200,000 SF
R&B



The Oasis
20,000 SF
Oak Row



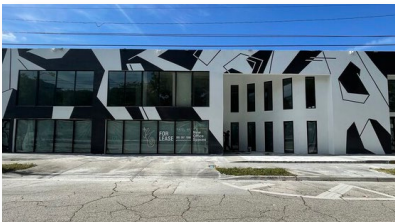
The 2900 Wynwood
28,000 SF
Big Move Properties



Cube Wynwd
80,000 SF
LNDMRK & Tricera



Wynwd 27 & 28
46,678 SF
BlockCapital/Kushner



2920 NW 5 Avenue
23,000 SF
Big Move Properties



Wynwood Plaza
212,962 SF
L&L & Oak Row



The Print Shop
17,000 SF
Link & Jameson



Core Wynwood
115,000 SF
Goldman Properties



The Campus on 5th
35,000 SF
Big Move Properties



Wynwood Building
45,000 SF
Goldman Properties



The 1900
60,000 SF
Big Move Properties

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