

51 NE 24th ST

THE ATRIUM @ TRACKSIDE

RETAIL and F+B
FOR LEASE

GRIDLINE
PROPERTIES



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EXECUTIVE SUMMARY

The Atrium @ Trackside project at 51-53 NE 24th St. will be a landmark commercial destination delivering an entire campus of creative office, retail, restaurant, and nightlife space to the Wynwood Arts District.

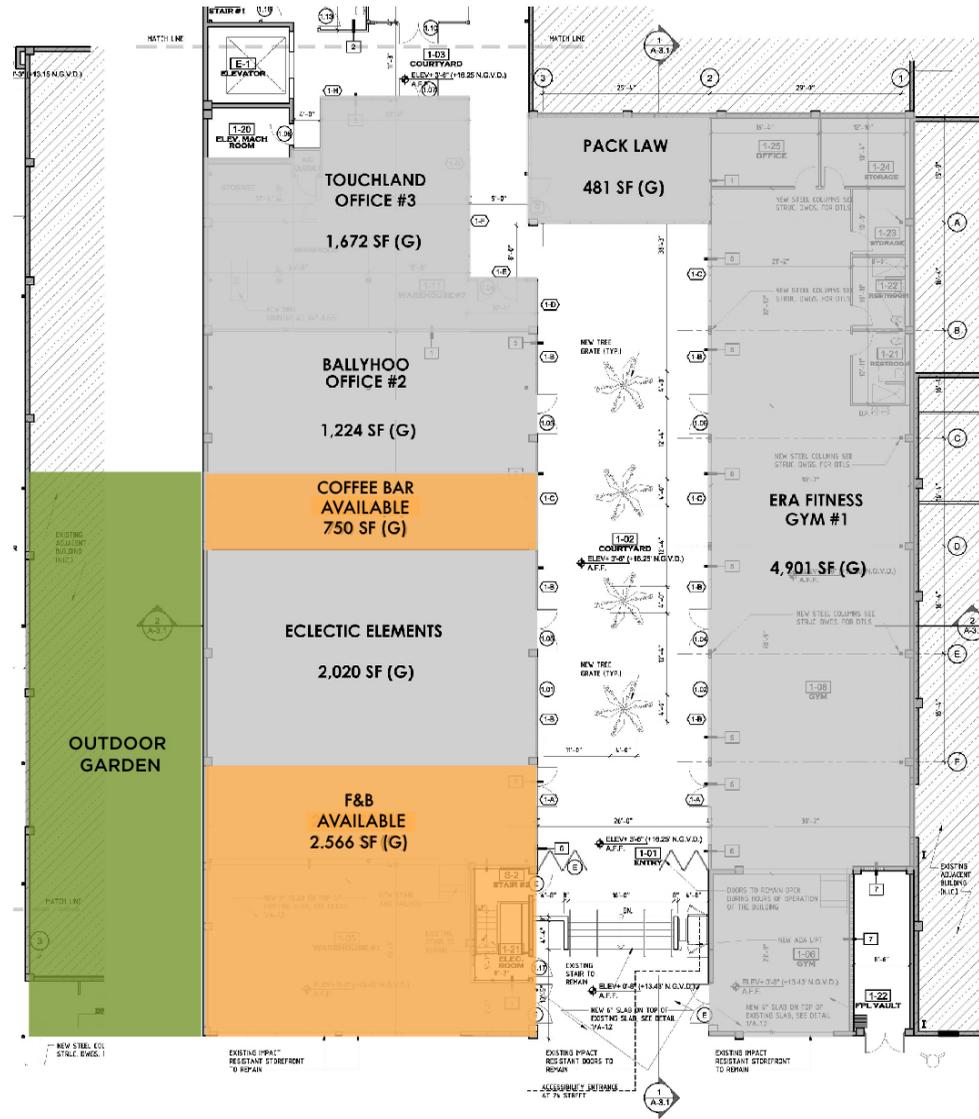
The project will include 42,500 SF of newly renovated space with a curated mix of tenants surrounding a stunning two-story indoor garden with Sylvester palms and a 15,000 SF outdoor communal plaza.

Situated just off the North Miami Ave Corridor at the center of Miami’s artistic and cultural hub, the Atrium Trackside is just one of the many exciting developments on this block. Neighboring projects include the Miami Printhouse, The Oasis (Spotify’s new LATAM HQ), and a brand new brewery concept by Lagunitas and Heineken.

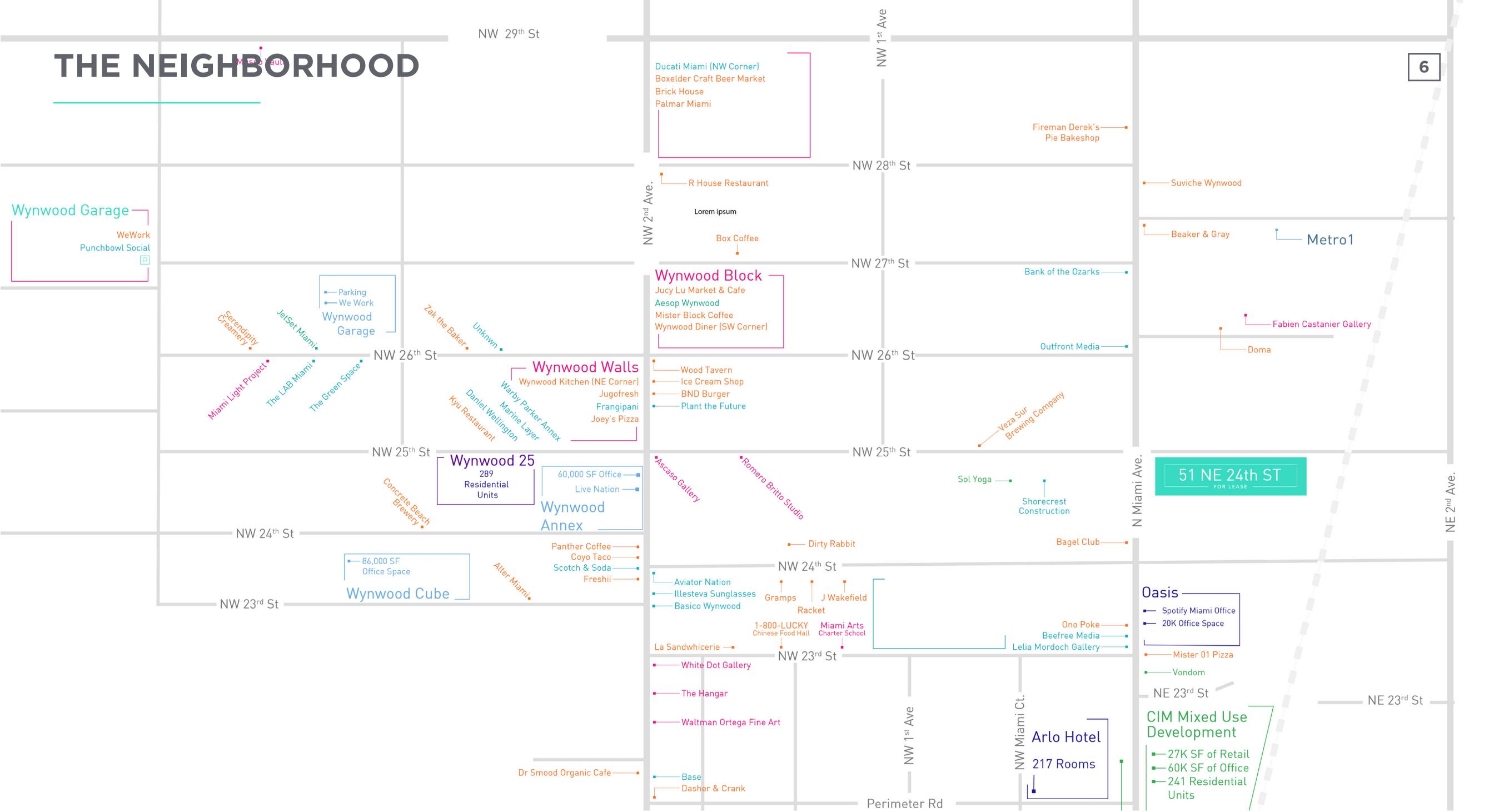
HIGHLIGHTS

- Address:** 51-53 NW 24th St
- Neighborhood:** Wynwood.
- Property type:** Retail | Office | F&B
- Cafe Rate:** Percentage of Revenue.
- Cafe Space:** 750 SF + 2,500 SF Outdoor Garden.
- F&B rate:** \$187,500 per annum Mod. Gross + Percentage of Sales
- F&B space:** 2,566 SF + 2,500 SF Outdoor Garden.
- Parking:** 180 On-site Parking Spaces (exclusive).





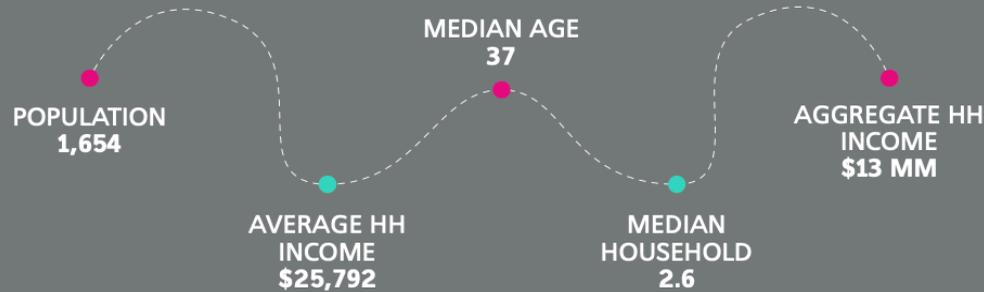
THE NEIGHBORHOOD



MARKET OVERVIEW



RESIDENT DEMOGRAPHICS



Overall Snapshot



Source: MARKET REPORT 2018-2019 Environics Analytics as compiled by IRR Miami|Palm Beach.



PROPERTY IMAGES



ABOUT US

Gridline Properties is a full-service commercial real estate brokerage firm based in Miami's urban core.

The firm specializes in geographic-driven brokerage services that include landlord and tenant representation, strategic real estate planning, and investment sales and dispositions.

We pride ourselves in fostering long-term relationships with our clients and in this process, we have developed a forward thinking approach to real estate that allows us to grow together.

OUR MARKET

Gridline Properties defies the norm and identifies as a geographic-driven advisor. Based in Miami's Urban Core, we are stakeholders in our community and have a keen eye on change, progress, and innovation that will help drive our neighborhoods forward.



OUR MISSION

It is our ongoing pursuit to build a company of ideas, and by way of this notion we set out to create a culture that keeps us current and competitive.

In this process, Gridline Properties is able to provide its clients with early stage advisory services that allow access to evolving market trends and conditions.

OUR PHILOSOPHY

Founded on the principles of collaboration, transparency, and the pursuit of building long-lasting relationships, Gridline Properties strives to be a market leader in the industry and a dependable resource to its clients and shareholders.



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