



545 NW 28th Street

FOR LEASE

GRIDLINE
PROPERTIES



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

EXECUTIVE SUMMARY

Ready to move in, turn-key space located in Wynwood's 5th Avenue corridor.

Located in a tastefully renovated building that features private gated parking and high ceilings, the space provides a user with plenty of versatility. The space is in immaculate condition and can easily accommodate a variety of different uses. Previously, it housed a successful private gym for many years and many of the existing infrastructure remains intact.

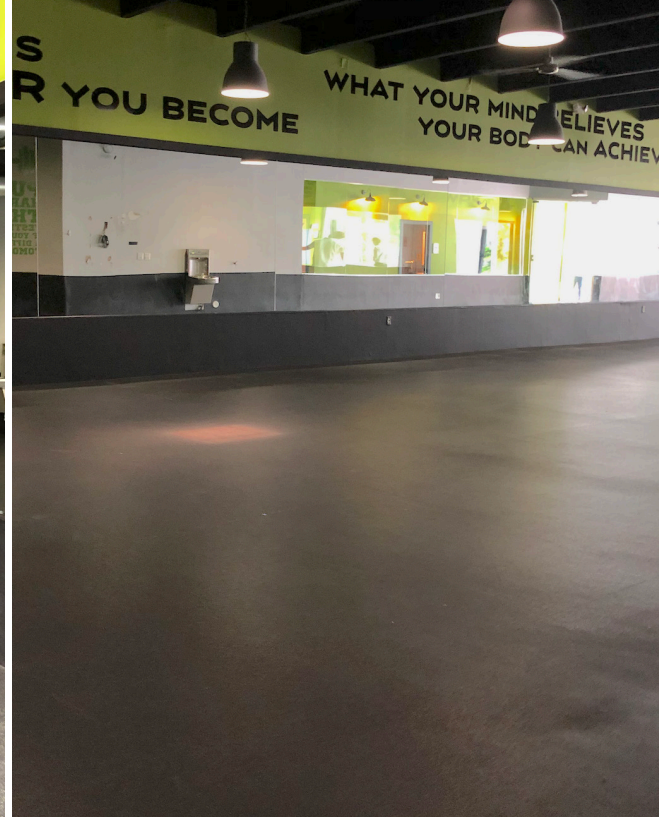
It's convenient location also makes it walking distance to some of Wynwood's most exciting landmarks such as 545wyn, the Wynwood Building, Love Life Café, Morgan's, the Wynwood Garage, amongst many others.

The space is easy to show. Please call us to schedule a private viewing.

HIGHLIGHTS

Address:	545 NW 28th Street Miami, FL 33127
Type:	Retail & Office.
Availability:	3,300 SF
Zoning:	D1 - Wynwood NRD
Parking:	On-site gated parking
Ceiling Height:	13'
Condition:	Turn-Key
Asking Rate:	\$30 PSF Mod. Gross
Lease Term:	Flexible
Occupancy:	Immediately

PROPERTY IMAGES



Wynwood Garage
WeWork
Punchbowl Social
P

Service	Percentage of Respondents
Serendipity Creamery	10%
JetSet Miami	20%
Miami Light Project	30%
The LAB Miami	40%
The Miami Project	50%

Wynwood 25
289
Residential
Units

60,000 SF Office —■
Live Nation —■

Wynwood
Annex

■ 86,000 SF
Office Space

Wynwood Cube

Panther Coffee —■
Coyo Taco —■
Scotch & Soda —■
Freshii —■

Ducati Miami (NW Corner)
Boxelder Craft Beer Market
Brick House
Palmar Miami
Bakan

NW 2nd Ave.

R House Restaurant

Lorem ipsum

Box Coffee

Wynwood Block —

- Jucy Lu Market & Cafe
- Aesop Wynwood
- Mister Block Coffee
- Wynwood Diner (SW Corner)

- Wood Tavern
- Ice Cream Shop
- BND Burger
- Plant the Future

- ◆ Ascaso Gallery
- ◆ Romero Britto Studio

Wynwood Arcade
The Salty Donut
Bonobos
Patricia Borri Design
Three Restaurant

Oasis

- Spotify Miami Office
- 20K Office Space

CIM Mixed Use Development

- 27K SF of Retail
- 60K SF of Office
- 241 Residential Units



WYNWOOD

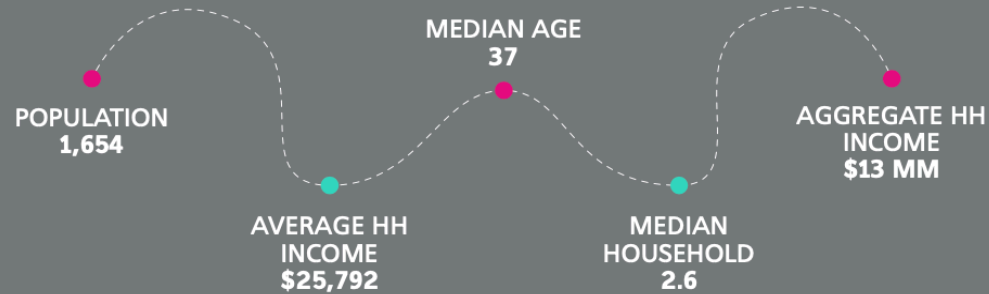
**BUSINESS
IMPROVEMENT
DISTRICT**

- | Arts & Culture
- | Food & Beverage
- | Health & Fitness
- | Retail & Business
- | Parking

MARKET OVERVIEW



RESIDENT DEMOGRAPHICS



Overall Snapshot



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



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.



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