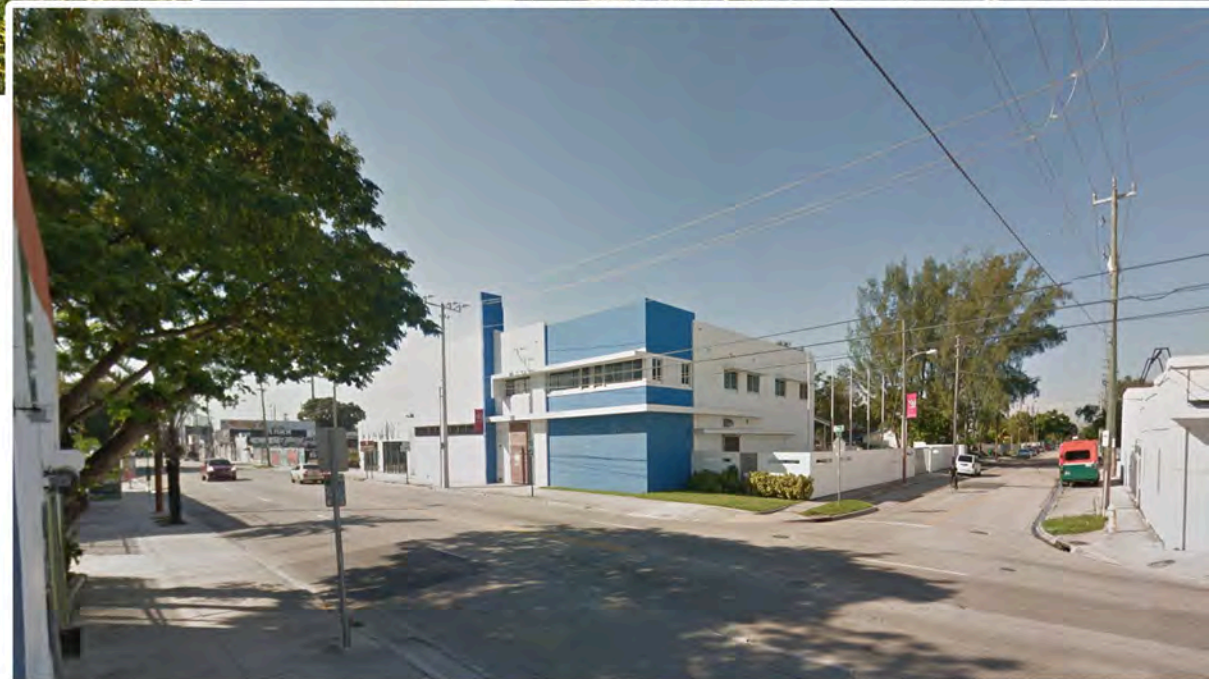


# 2534 NORTH MIAMI AVENUE, MIAMI, FL







Approx. 20,000 SF box opportunity

Highly visible location at the corner  
of North Miami Avenue and NW 26th Street

Private parking on site

Join neighboring tenants:









**SARA WOLFE**  
 305-799-9883, cell  
[sara@koniversterngroup.com](mailto:sara@koniversterngroup.com)

1665 WASHINGTON AVENUE, PH - MIAMI BEACH - FL - 33139 - 305.532.6100 x229

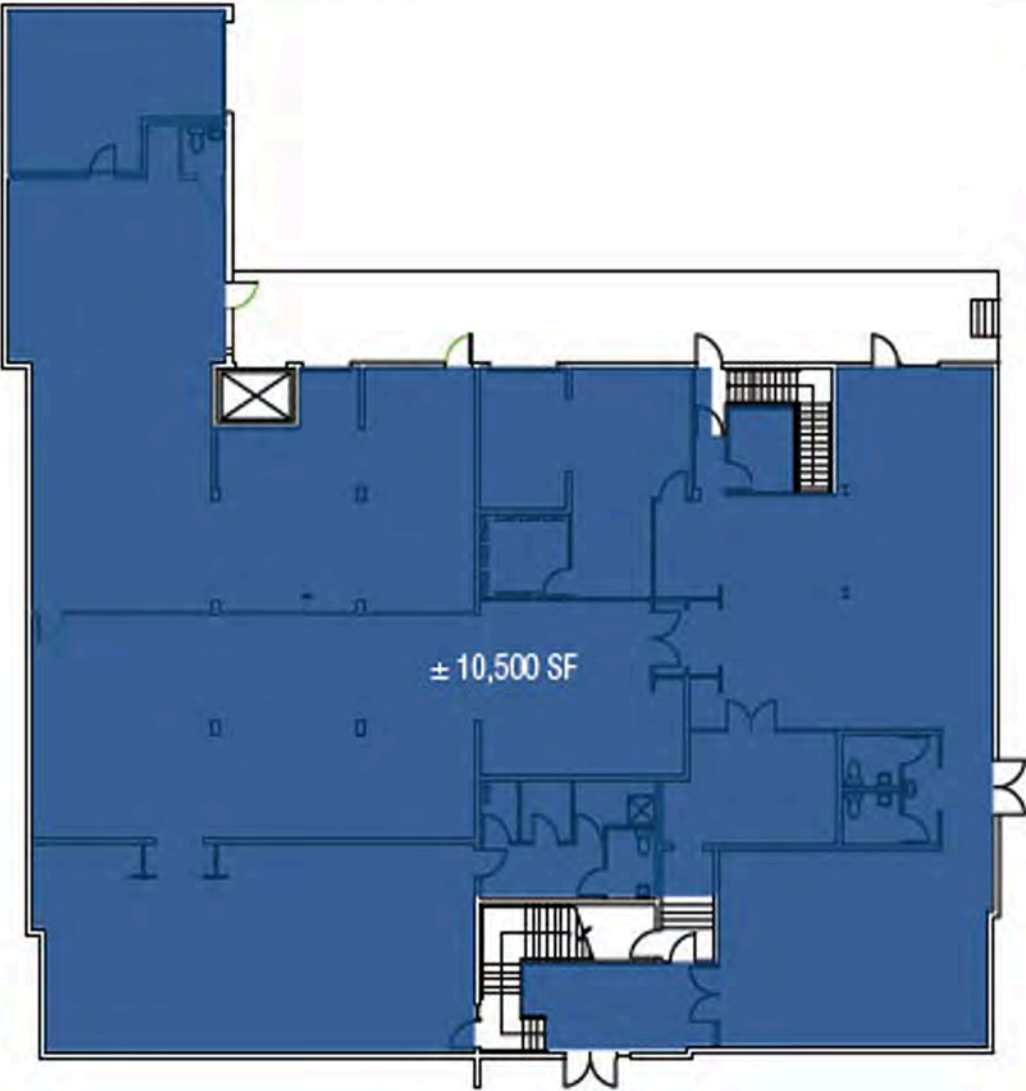
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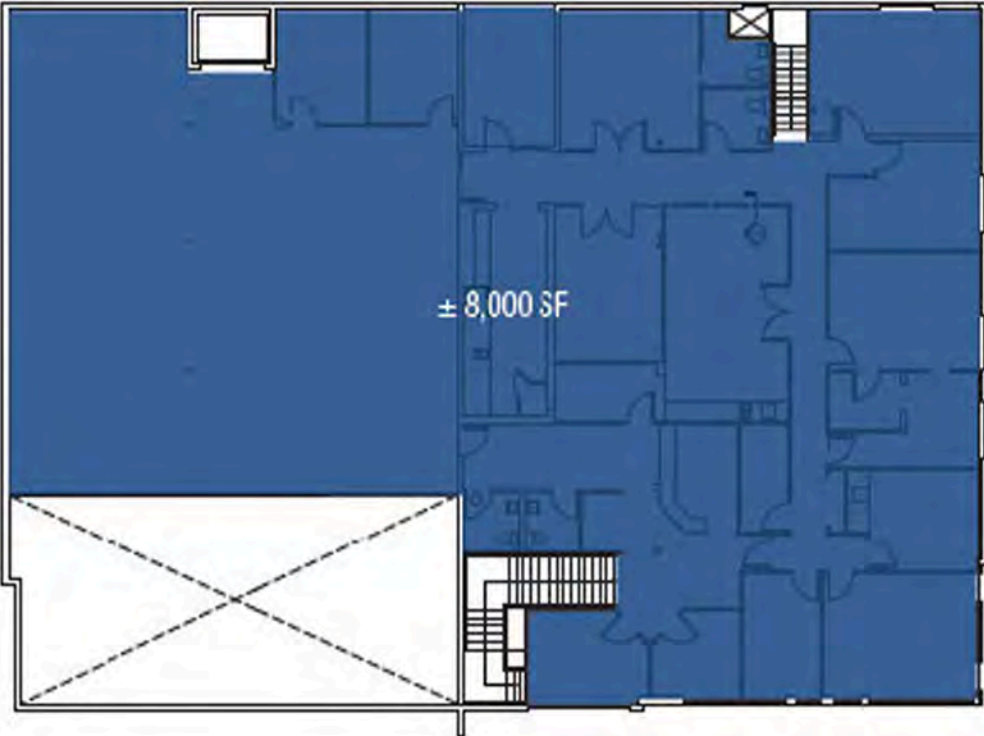


# 2534 NORTH MIAMI AVENUE, MIAMI, FL

## Ground Floor



## Second Floor



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# 2534 NORTH MIAMI AVENUE, MIAMI, FL



- RESIDENTIAL
- RESTAURANTS/BARS
- RETAIL
- DEVELOPMENTS
- BEAUTY/FITNESS
- ART COMPLEX/STUDIO/MUSEUM
- PROFESSIONAL SERVICES



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# WYNWOOD

## ABOUT WYNWOOD



The Wynwood Art District is one of the largest art districts in Miami, bound by NW 29th Street to the north, 20th Street to the south, I-95 to the west and North Miami Avenue to the east. Throughout the late 1900s, the area was home to Miami's Garment District—a bustling manufacturing hub. After a decade of economic exodus and depression, the district was left with vacant warehouses, and other neglected buildings. In the early 2000s, Goldman Properties, and other creative developers and street artists collaborated to transform the dreary landscape into a flourishing canvas filled with museum-quality works of art. Forward-thinking property owners revitalized their spaces into galleries, performance venues, showrooms, creative offices, restaurants and other endeavors. Vacant alleys transformed into remarkable spaces for urban cafés, sculptured gardens and museums.



Local property owners have formed the Wynwood Business Improvement District (BID), a municipal board of the City of Miami government in an effort to spearhead the reforms needed to turn Wynwood into a thriving community that serves as the heart for art and culture in Miami. The BID's consultants, Plus Urbia have presented their up-zoning initiative to the City. The new zoning plan has new designations DW (Design Wynwood) 5 and DW 8. Both zones have increased residential density and "by right" building heights of 5 and 8 stories. There will be some bonus' available as well as Transfer Development Rights at some point in the future. Wynwood is also introducing one way streets to ease congestion in the near future. Today, Wynwood is recognized on a global scale as a premier destination for art, fashion, innovation, and creative enterprise. Hundreds of thousands of visitors from all over the world discover Wynwood each year.

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# WYNWOOD

“Wynwood is a living museum, filled with endless possibilities”

Tom Curitore, Executive Director Wynwood BID



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# WYNWOOD



Wynwood has become a viable pedestrian walking district, home to over 70 galleries, 5 museums, 3 collections, 7 art complexes and 5 art fairs as well as creative professional services, 4 breweries and many restaurants.

“Art Walk” is held in Wynwood every 2nd Saturday of the month. It is a community wide Art Walk where galleries, art studios, showrooms and alternative spaces open their doors to the public. Wynwood Walls, in the heart of the district, is an outdoor permanent mural exhibit featuring some of the world's most renowned street artists. There are also hundreds of other street art and graffiti murals around the district, making Wynwood one of the biggest street art districts in the world.

Art Wynwood 2017 featured over 70 international galleries and highlighted street art, murals, pop surrealism and other genres from the contemporary underground movement. Every year it coincides with the prestigious Yacht & Brokerage Show in Miami Beach, based less than five miles from the Art Miami Pavilion. Art Wynwood 2016 attracted more than 36,500 visitors during its five-day run.

The area is also home to many original restaurant concepts including Zak the Baker, Joey's Restaurant and Panther Coffee and houses 4 original breweries. Wynwood Brewing Company is Miami's first craft production brewery and features a tap room. Boxelder Craft Beer & Market, J. Wakefield and Concrete Beach Brewery have all opened in the past year.

To the north of the Wynwood Art District is the Miami Design District, home to over 100 galleries, antique dealers, showrooms, modern furniture stores, bars and restaurants.

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# WYNWOOD

- ◆ Today, Wynwood is recognized on a global scale as a premier destination for art, fashion, innovation, and creative enterprise.
- ◆ Hundreds of thousands of visitors from all over the world discover Wynwood each year (1,500,000 people per quarter).
- ◆ Wynwood has become a viable pedestrian walking district, home to over 70 galleries, 5 museums, 3 collections, 7 art complexes and 5 art fairs as well as creative professional services, 4 breweries and many restaurants.
- ◆ Wynwood Walls, in the heart of the district, is an outdoor permanent mural exhibit featuring some of the world's most renowned street artists.
- ◆ There are hundreds of street art and graffiti murals around the district, making Wynwood one of the biggest street art districts in the world.
- ◆ Today Wynwood is one of the largest outdoor open-air museums in the world that attracts visitors that experience an always-changing environment and art.
- ◆ 2nd Saturdays Art Walk attracts upwards of 3,000-5,000 per evening.
- ◆ Wynwood was up-zoned from 36 units/acre to 150 units/acre in 2015
- ◆ Being the only neighborhood of its kind in South Florida, and one of the few in the world, Wynwood is a destination not only for South Florida locals but also for people around the world.
- ◆ Wynwood has been listed as one of the top coolest, hip, neighborhoods by publications and studies from Forbes to Vogue Magazine.



1,082 new apartments

255,000 SF of commercial space in residential developments



10,000 people per weekday

30,000 people per weekend day



2,457 parking spaces plus proposed garage with 450 spaces

250,000 Parking Transactions in Q1 2016



# WYNWOOD

## DINING



BEAKER & GRAY



KYU



ZAK THE BAKER



KUSH



WYNWOOD DINER



CAFEINA



WYNWOOD KITCHEN & BAR

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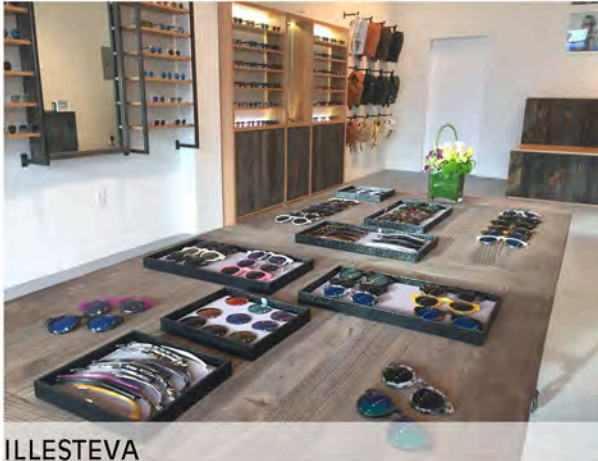
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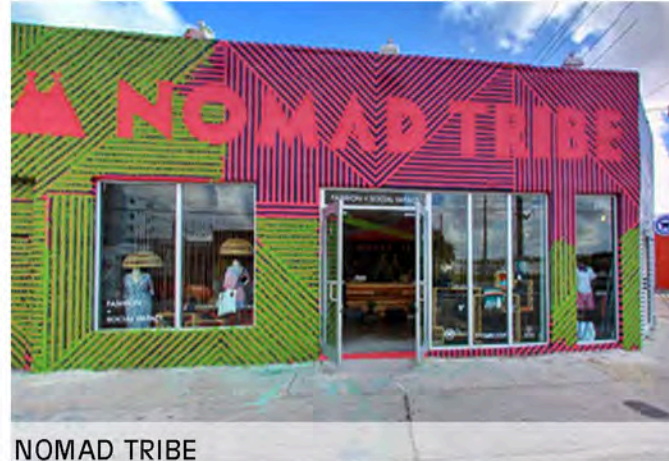


# WYNWOOD

## SHOPPING



ILLESTEVA



NOMAD TRIBE



WARBY PARKER



PLANT THE FUTURE



SHINOLA



MARINE LAYER

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