



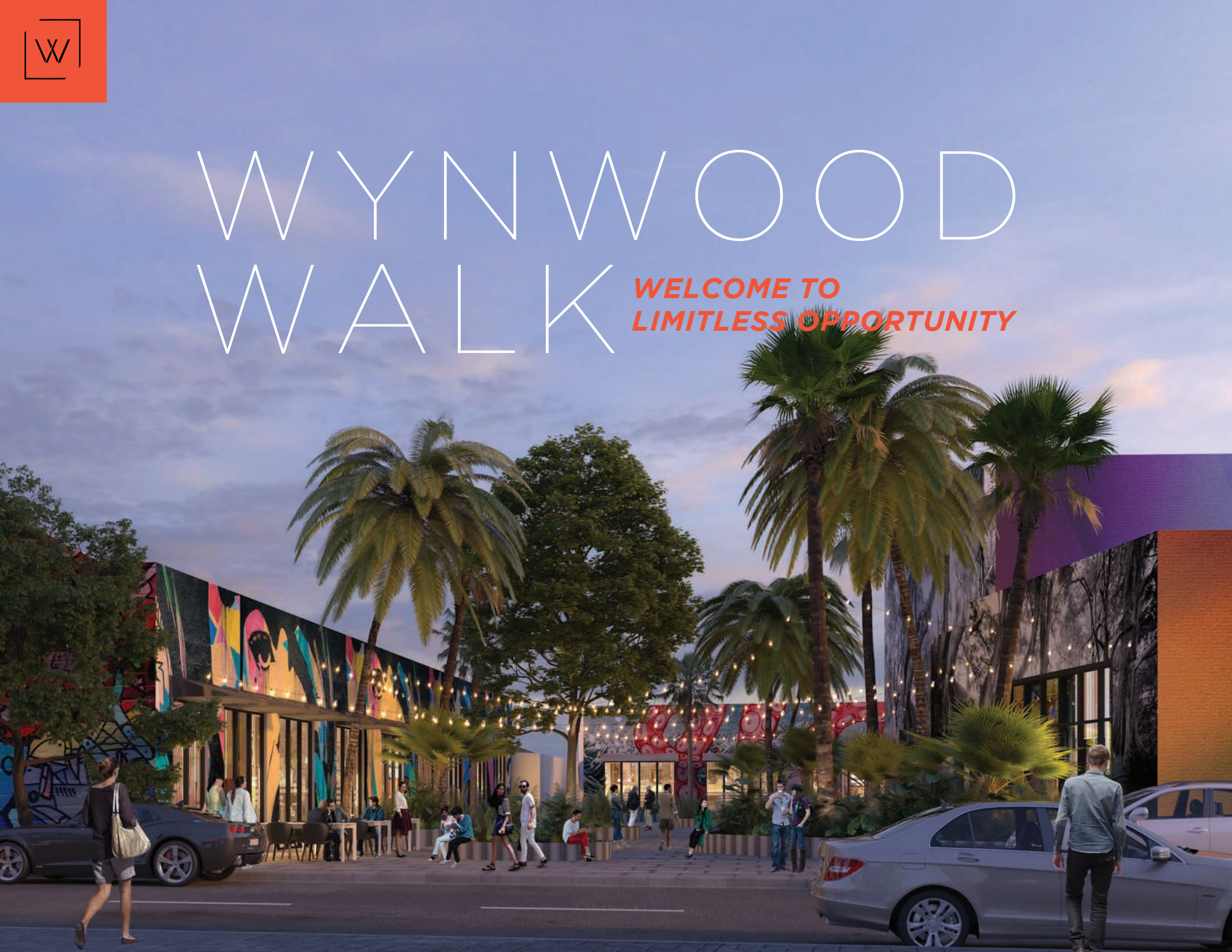
WYNWOOD  
WALK





# WYNWOOD WALK

*WELCOME TO  
LIMITLESS OPPORTUNITY*





# PROPERTY HIGHLIGHTS

- **FRONTAGE: NW 2ND AVE 300'**
- **TOTAL SF: 57,865 SQFT**
- **2 BLOCKS FROM WYNWOOD WALLS**
- **MULTIPLE STOREFRONTS**
- **OUTDOOR SEATING AVAILABLE**
- **6000 SF ROOF DECK**





# WYNWOOD WALK

*WELCOME TO THE  
CULTURAL EPICENTER*





# WYNWOOD: THE HEART- BEAT OF MIAMI

The Wynwood Art district is widely recognized as Miami's art and cultural epicenter, welcoming hundreds of thousands of international visitors each year. Surrounded by downtown Miami, the design district and nearby Miami beach, Wynwood is home to over 100 galleries, one of the largest open-air street installations in the world including Wynwood Walls, creative offices, showrooms, and an eclectic mix of bars and restaurants.





# WYNWOOD BY THE NUMBERS

Weekly Population  
**10,000 PER DAY**

Weekend Population  
**30,000 PER DAY**

**1.5 MILLION VISITORS PER QUARTER AND GROWING**

**70+ ART GALLERIES**

**5 MUSEUMS**

**7 ART FAIRS**

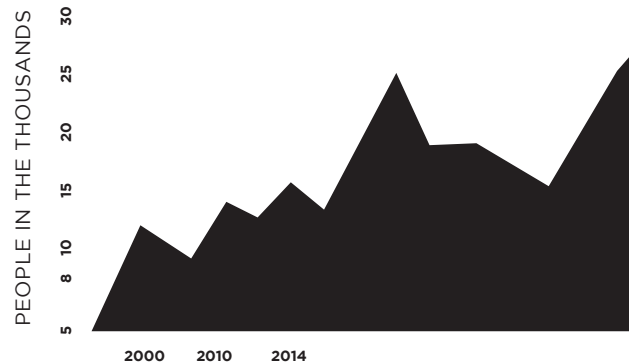
## POPULATION PROJECTIONS

Incremental Growth due to Real Estate Developments



## PROJECTED GROWTH OF WYNWOOD VS OTHER NEIGHBORHOODS

Incremental Growth Due To Real Estate Developments



\*Statics obtained by the Miami Downtown Development Authority (DDA)) By Integra Realty Resources (IRR) in collaboration with Miami DDA.

WYNWOOD,  
IT'S ALL  
HAPPENING HERE  
TOURISM IN WYNWOOD:

## VOGUE

GLOBAL STREET STYLE REPORT

*"Wynwood is one of the 15 coolest neighborhoods in the world."*

## Forbes

*"America's best hipster neighborhoods"*

## Google

TOP SEARCH RESULTS FOR

*"World's coolest neighborhoods"*

## COMPLEX

*"Most stylish neighborhood in the world."*



## WHERE MIAMI GOES TO SHOP

**Heavily Trafficked Shopping Area:** Wynwood has an atmosphere visitors find irresistible.

### NEIGHBORING RETAILERS

**Retail:** Pucci, Aesop, Warby Parker, Shinola, Scotch & Soda, Ducati, Le Labo, Marine Layer, DJI, Illesteva

**Restaurants:** KYU, Coyo Taco, The Screening Room, Panther Coffee, Zak the Baker, The Salty Donut, Gravity Brewlab, Concrete Beach Brewery, Wynwood Brewing Company, Alter, Vesa Sur Brewery, 1800 Lucky Food Hall, Chef Norman Van Aken's Three





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WYNWOOD  
WALK