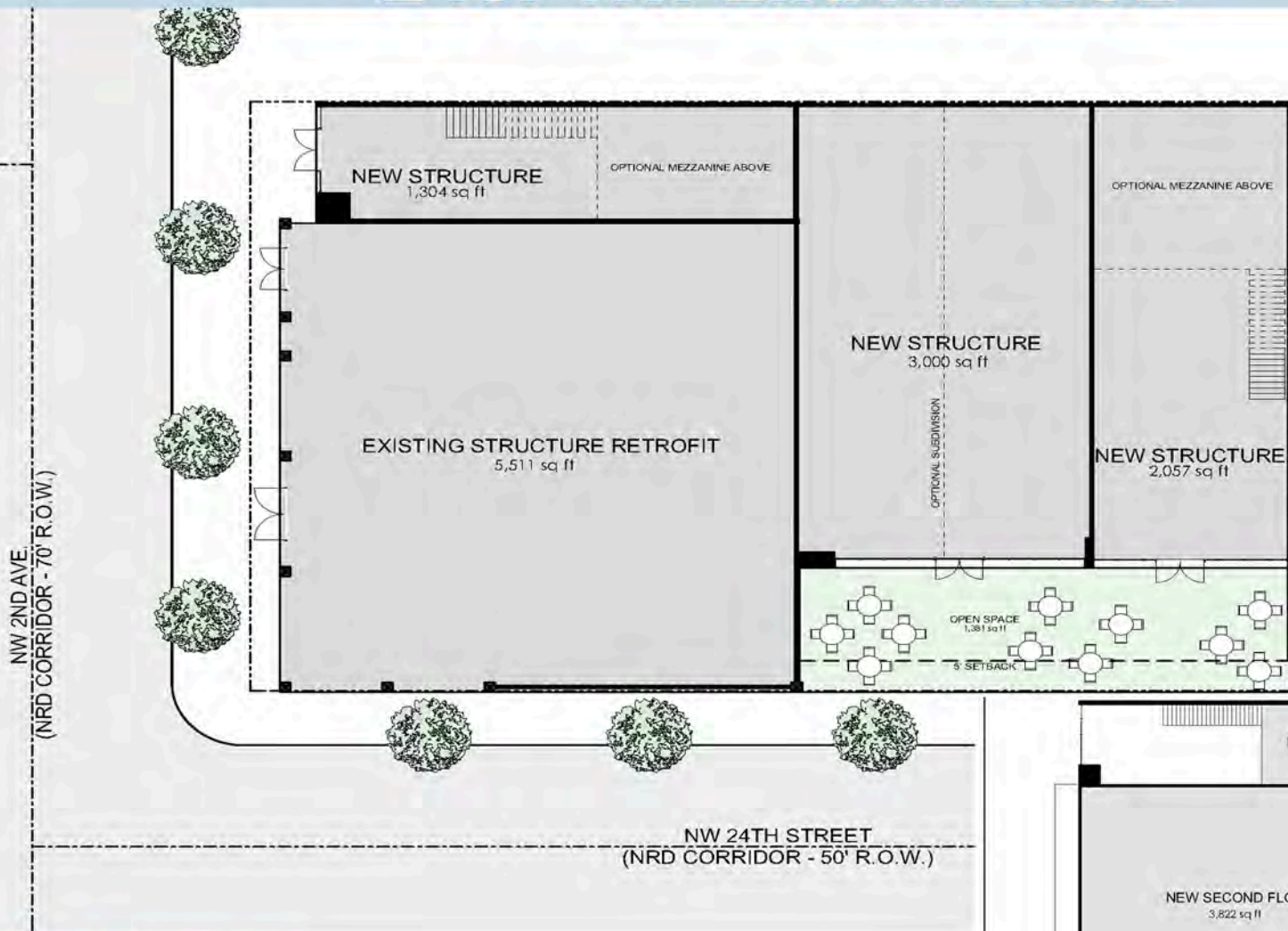


2407 NW 2nd AVENUE

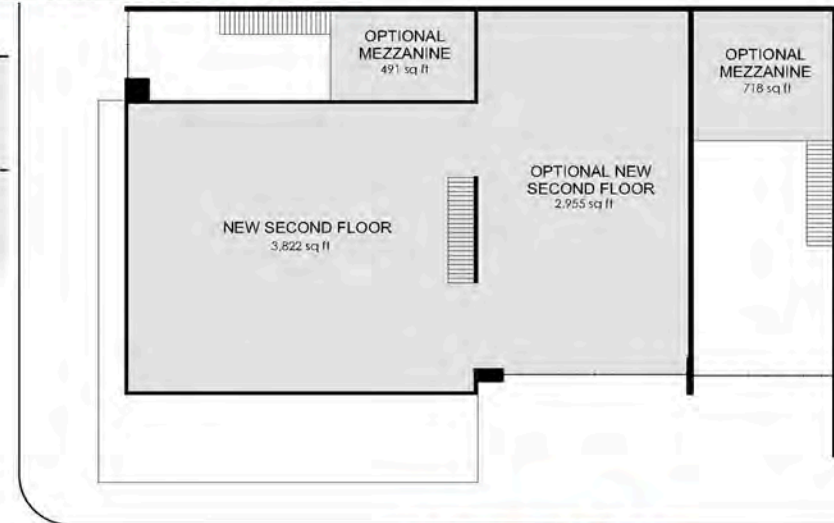


2407 NW 2nd AVENUE



SQUARE FOOTAGE CALCULATIONS

GROUND FLOOR	
EXISTING STRUCTURE RETROFIT	5,511 SF
NEW STRUCTURE	8,381 SF
TOTAL GROUND FLOOR	11,892 SF
SECOND FLOOR	
NEW STRUCTURE	8,777 SF
OPTIONAL MEZZANINE	1,209 SF
GRAND TOTAL	19,858 SF
OPEN SPACE 10% MIN LOT SIZE	1,381 SF
LOT SIZE	13,775 SF



Approx 1,300 - 20,000 SF available

Delivery is Q4 2017

Join neighboring tenants:

illesteva

LE LABO
GRASSE - NEW YORK

SHINOLA
DETROIT



SCOTCH & SODA
AMSTERDAM COUTURE

WARBY PARKER
eyewear

PANTHER
COFFEE

Aēsop

BONOBOS

SARA WOLFE
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2407 NW 2nd AVENUE



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, show-rooms 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 will feature over 70 international galleries and highlight 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 this year.

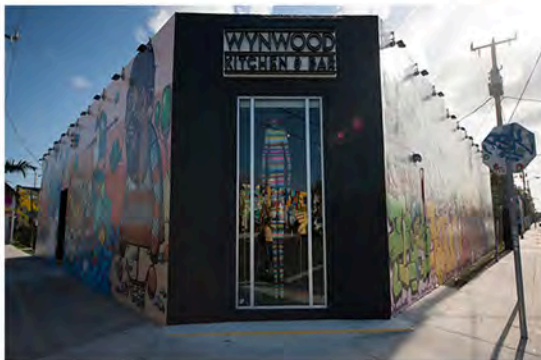
National retailers that have opened in the area recently include Warby Parker, Shinola, Marine Layer, Bonobos, illesteva, Le Labo, Scotch & Soda, Daniel Wellington and Aesop

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WYNWOOD



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