





# Office, artfully done.

545wyn's progressive design offers tenants over 298,000 square feet of modern office space on oversized floor plates of up to 36,000 square feet. The building will also feature 441 on-site parking spaces, a 14,000 square foot private tenant amenity floor, open-air balconies and a 10,000 square foot paseo park connecting 26th and 27th Streets with 26,340 square feet of retail. These amenities, coupled with Sterling Bay's incomparable design, will set a new standard of excellence for creative office space in Miami.

### Why Wynwood? Why now?

Wynwood is underlably the new arts, retail and business hub of Miami. The city's corporate tenant interest is heavily focused on Wynwood, with the neighborhood's growth continuing to outpace the supply of quality office product.

545wyn is designed by one of the world's best architecture firms and envisioned by one of the most successful developers in the commercial real estate industry intent on setting a new standard of excellence for creative office space in South Florida.









#### The broad strokes

Over 298,000 SF of modern office space on ten floors, with flexible floorplates ranging from 20,248 to 38,271 SF

26,340 SF of retail

Elevated corporate signage opportunities

Dedicated tenant entrance available

18,000 SF dedicated, elevated, outdoor amenity deck

Open-air balconies on each floor totaling 12,800 SF

8,000 SF paseo park for tenants

On-site fitness center

On-site covered parking for 441 cars

Separately metered electric for full-floor tenants

Completed Summer 2020

Certifications:

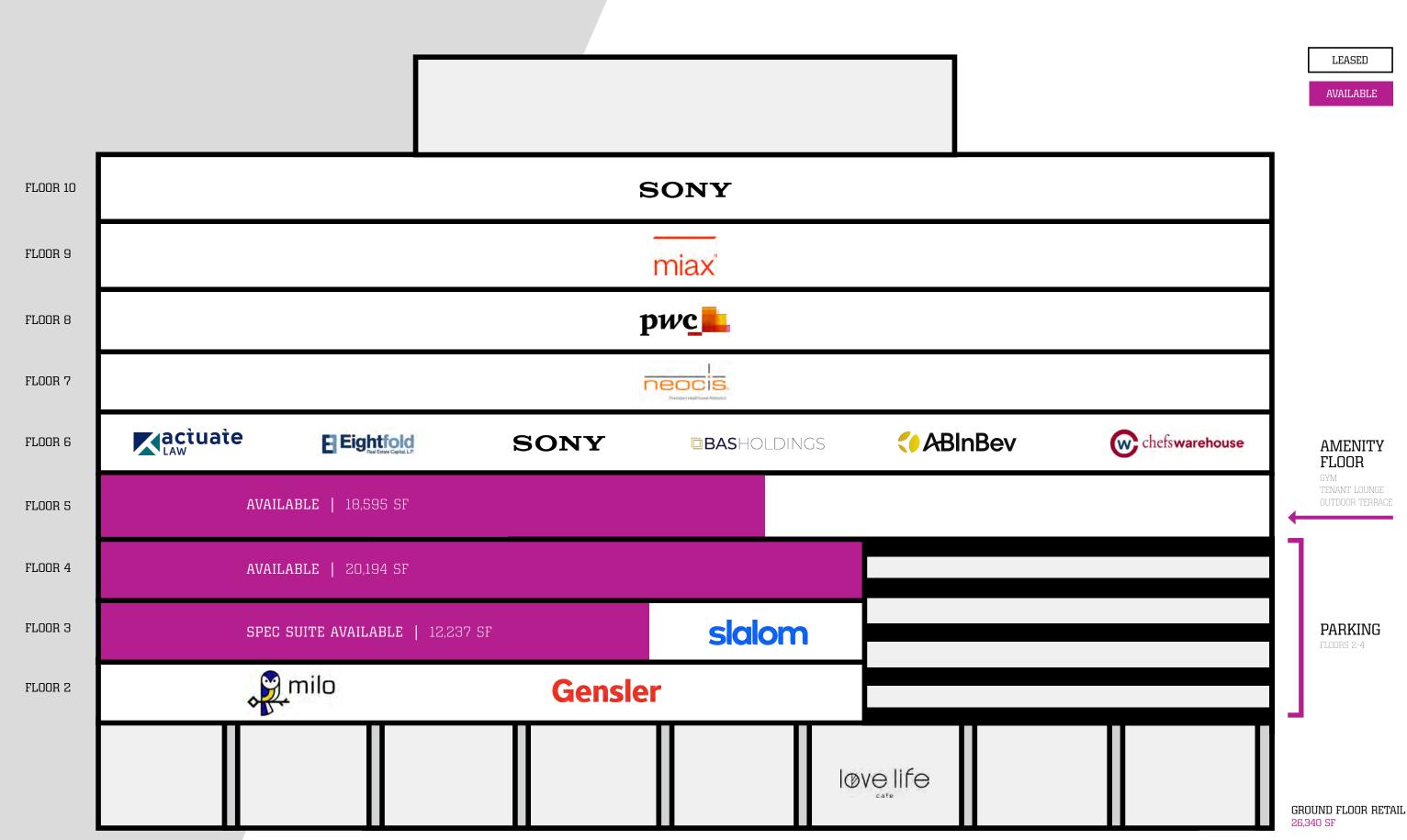




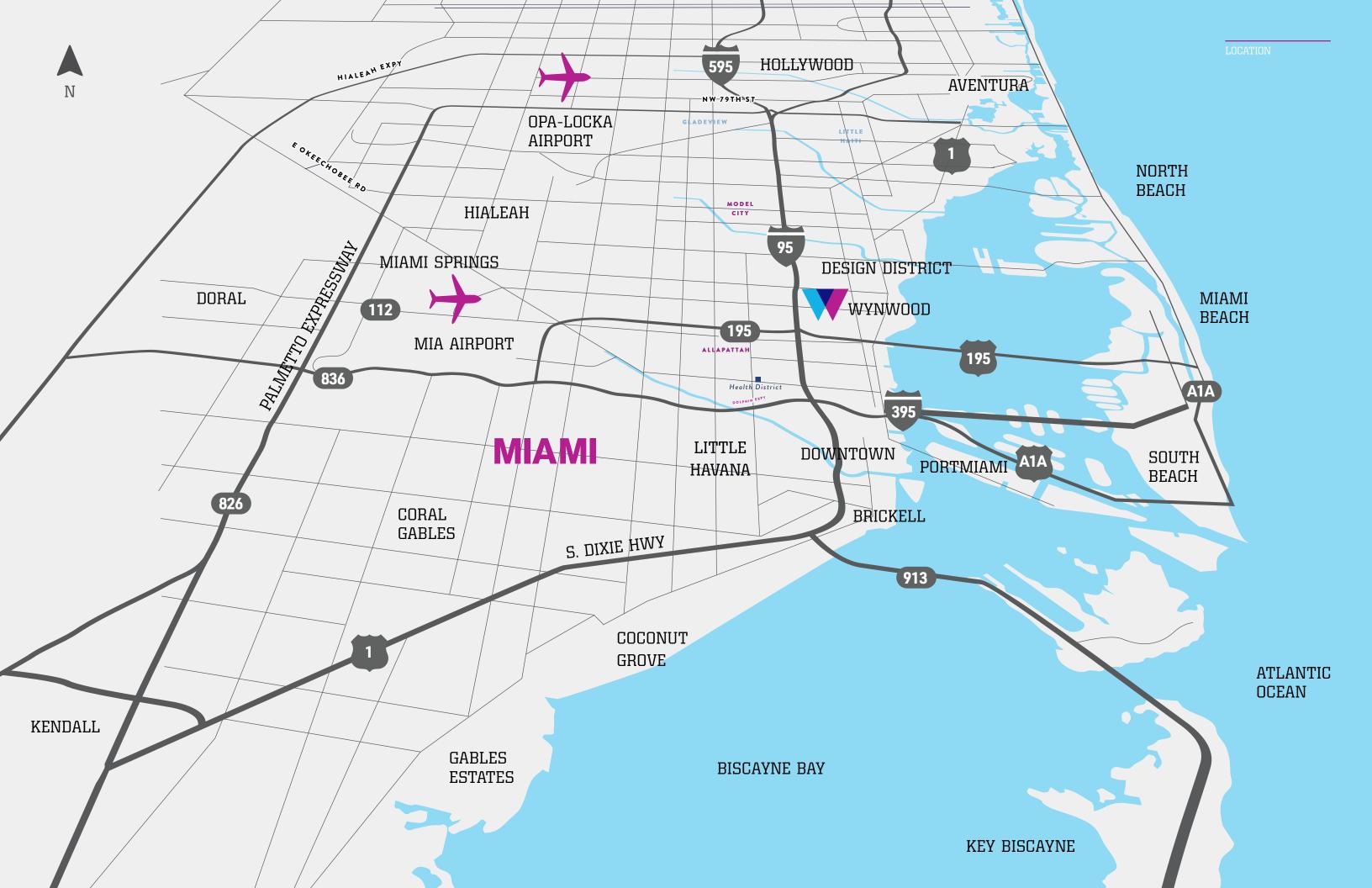












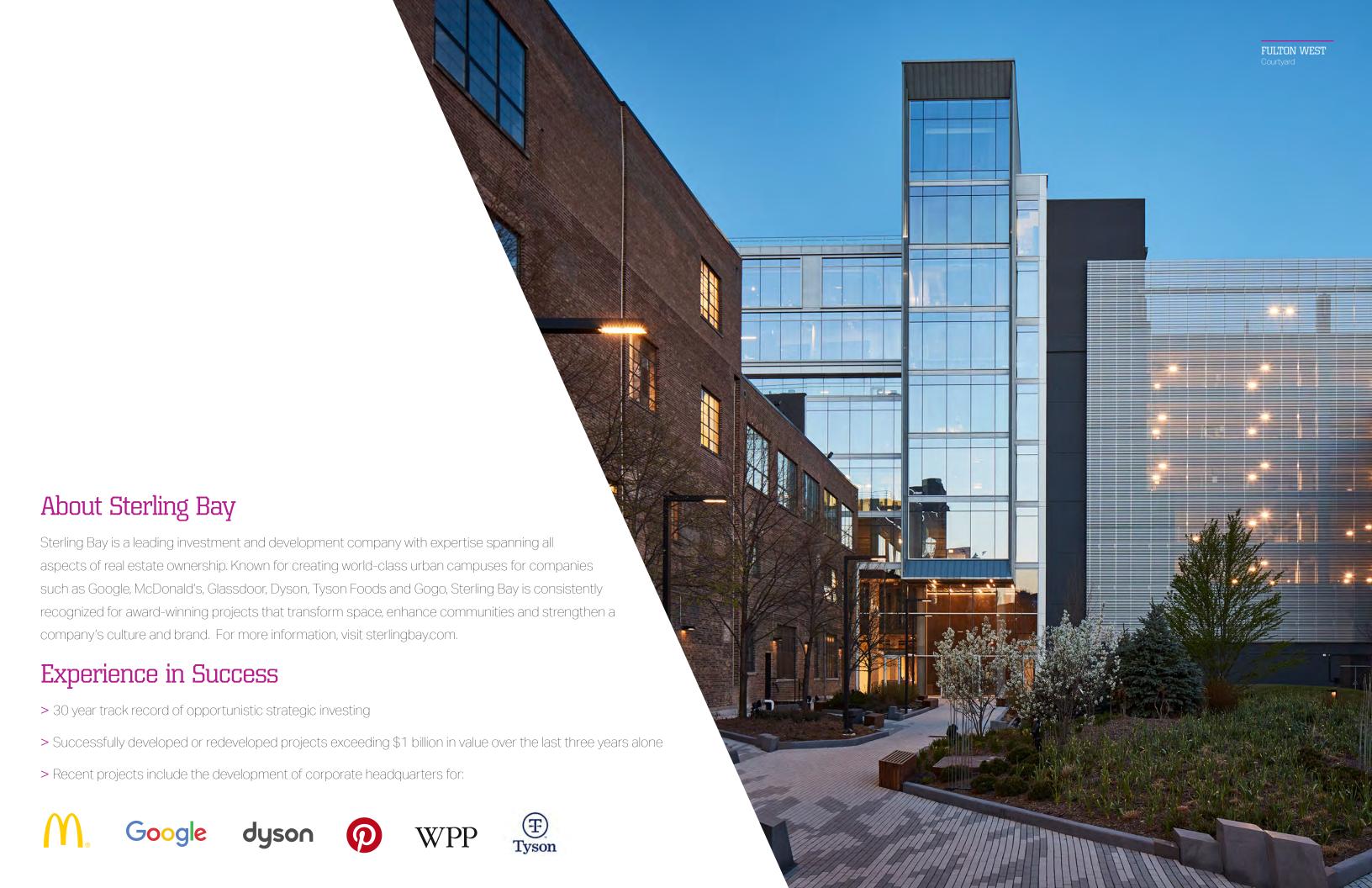














CASE STUDY

## McDonald's World Headquarters

110 N Carpenter Chicago, IL

Asset Type: Office

Location: Chicago CBD

Submarket: Fulton Market

Approximate Building Size: 550,000 SF

Project Timeline: 15 Months

Awards: 2017 NAIOP Office Development of the Year

2016 GCFD Deal of the Year - McDonald's



## Google's Midwest Headquarters

1KFulton: 1000 W Fulton, Chicago IL

Asset Type: Office

Location: Chicago CBD

Submarket: Fulton Market

Approximate Building Size: 550,000 SF

Project Timeline: 15 Months

Awards: 2013 NAIOP Redevelopment of the Year

Deal of the Year - Google

2013 GCFD Deal of the Year - Google

2014 GCFD Redevelopment of the Year





CASE STUDY

#### Meier & Frank Building

621 SW 5th Avenue Portland, OR

Asset Type: Office (Vertical Subdivision)

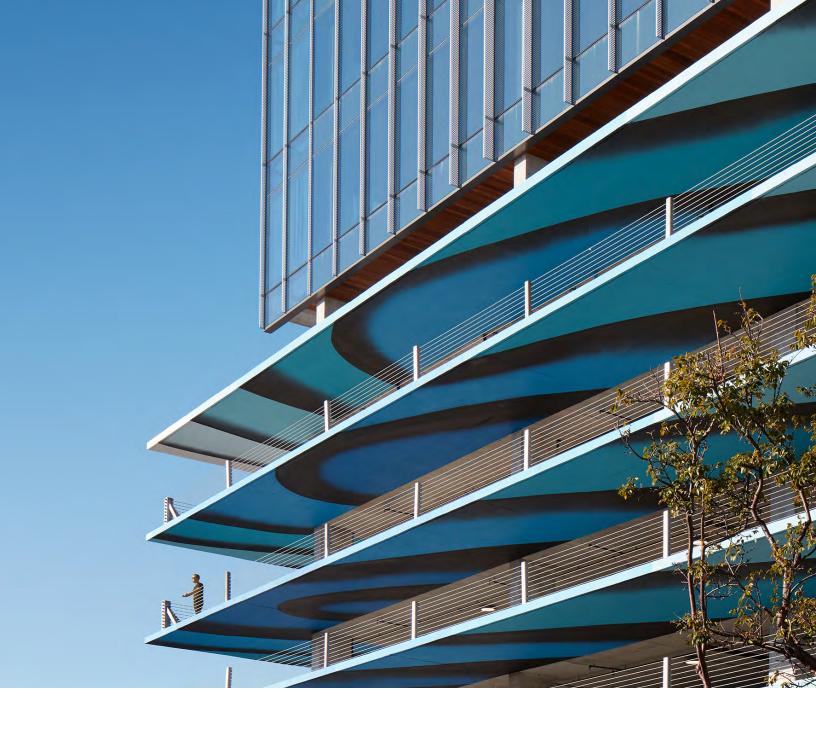
Location: Downtown Portland

Submarket: Pioneer Square

Office Space (Floors 2-5): 158,500 SF

Retail Space: 40,000 SF

Project Timeline: 18 Months



FOR LEASING OPPORTUNITIES, CONTACT:

#### Office

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