

545

wyn

Third Floor | 12,593 SF

Spec
Suite

New Spec Suite

Delivering 1Q 2024



Why Wynwood?

Wynwood is undeniably 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.

2.1M SF

CURRENT OFFICE

1.3M SF

CURRENT RETAIL

6M+

ANNUAL VISITORS

1M SF

OFFICE PROPOSED & UNDER CONSTRUCTION

414K SF

RETAIL PROPOSED & UNDER CONSTRUCTION

1,682 units

APARTMENTS PROPOSED & UNDER CONSTRUCTION

400+

BUSINESSES

BUILDING EXTERIOR



ROOFTOP TERRACE



TENANT LOUNGE



FITNESS CENTER





545wyn

South Florida's most dynamic Class A office building

EXCLUSIVE TENANT
ROSTER INCLUDES:

SONY

pwc


Anheuser-Busch

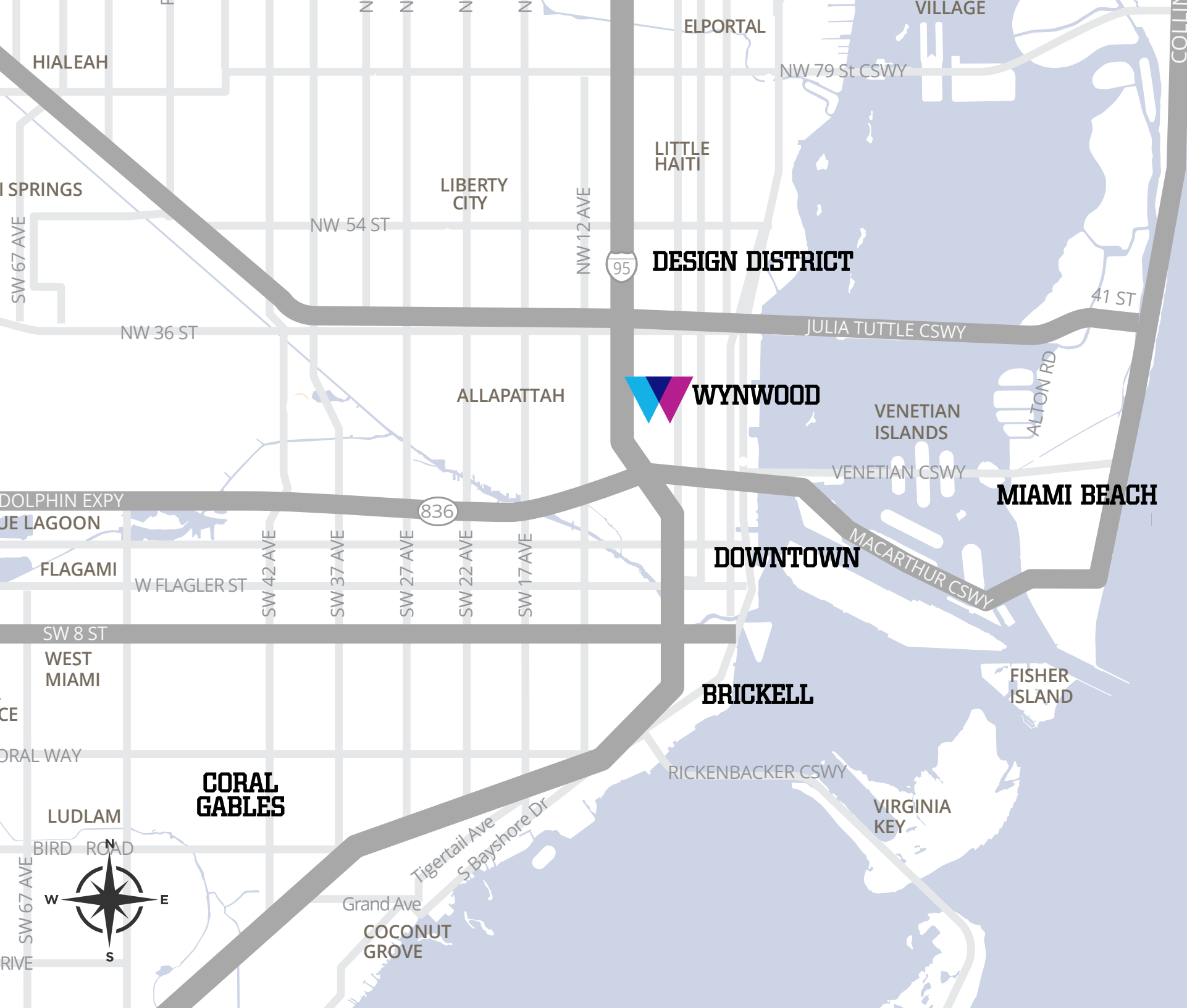
Gensler

neocis
Precision Healthcare Robotics

slalom


chefsWAREHOUSE
Part of the Cheyland Family of Companies





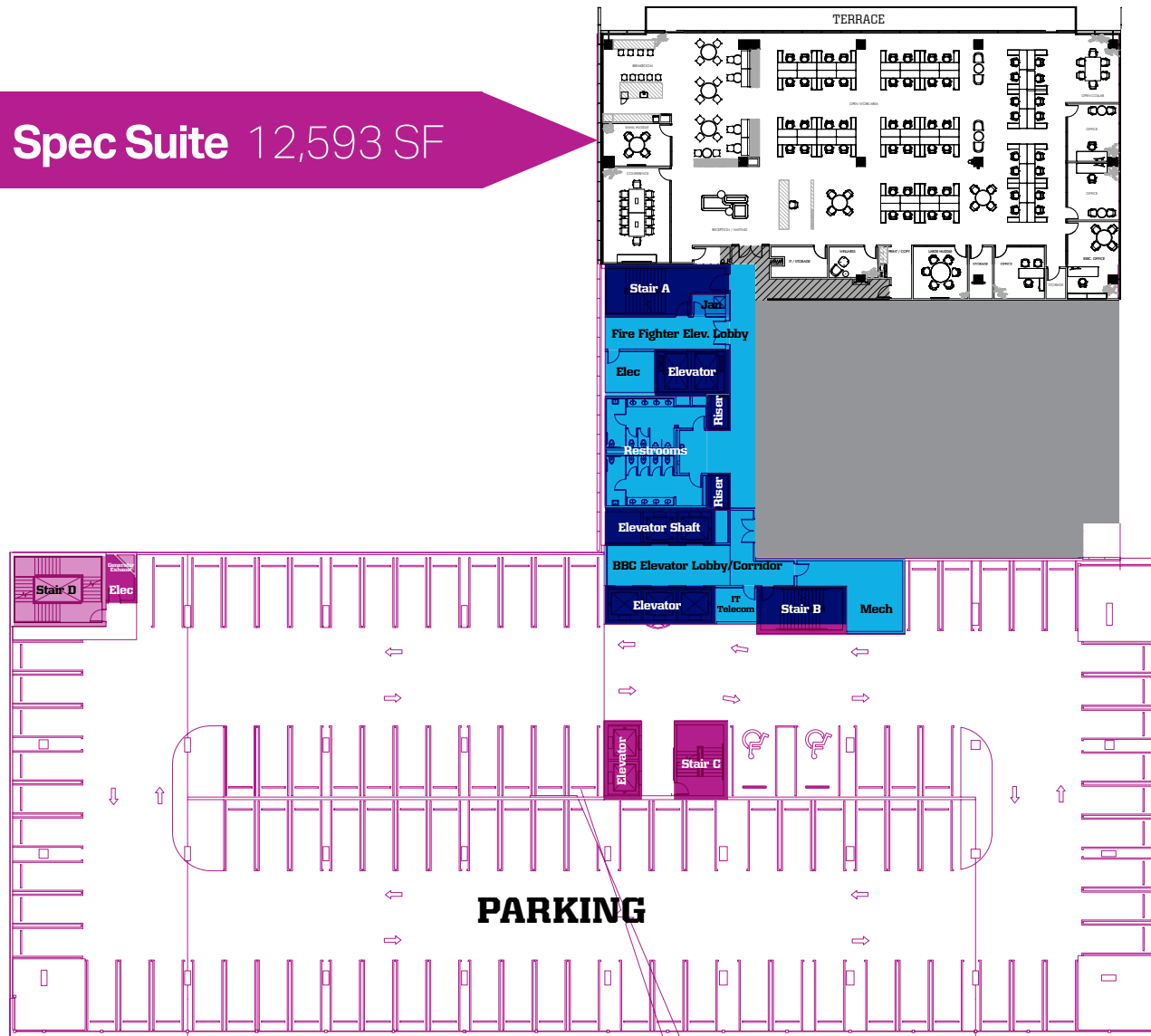


Third Floor

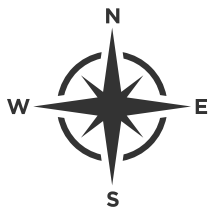
20,221 SF

THIRD FLOOR PLAN

Spec Suite 12,593 SF



STH AVE



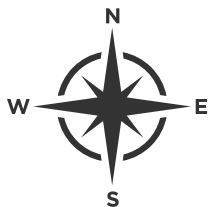


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FLOOR PLAN
FULLY FURNISHED AND WIRED

- 4 Offices
- 56 Work Stations
- 4 Conference Rooms
- Reception
- Wellness Room
- Break Room
- 3 Storage Rooms
- Print/Copy Room

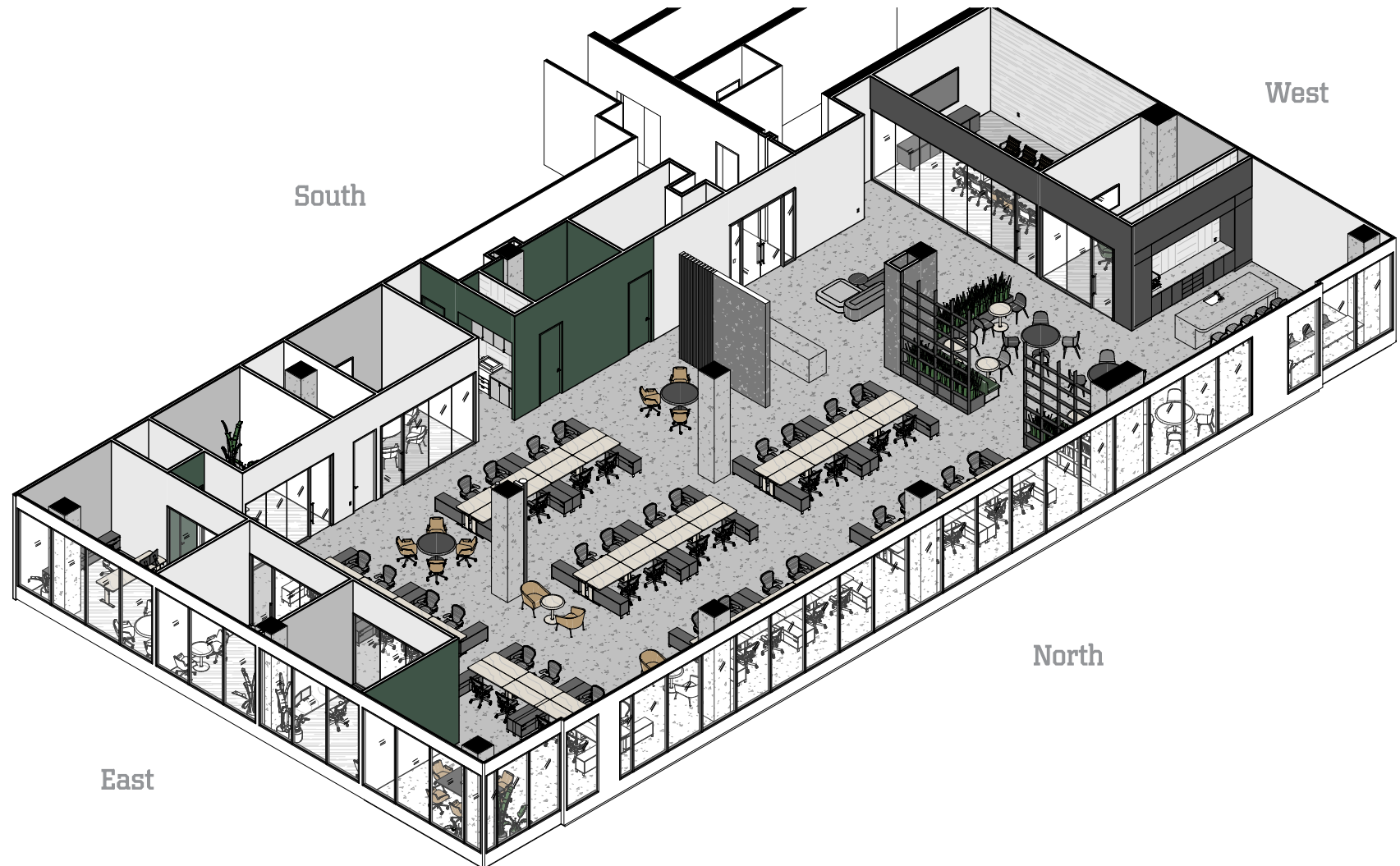




545wyn Spec Suite

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AXONOMETRIC VIEW





545wyn Spec Suite

12,593 SF

FINISHES





545wyn Spec Suite

12,593 SF

CONCEPTUAL RENDERING OF OPEN WORK AREA





545wyn Spec Suite

12,593 SF

CONCEPTUAL RENDERING OF CAFÉ





THANK YOU

FOR LEASING INFORMATION, CONTACT

Office Opportunities

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