NW 2 AVENUE
2100-2200 NW 2 AVE BLOCK
201 NW 21 STREET | 210 NW 22 STREET
WYNWOOD
FOR SALE
THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use to determine whether you wish to express any further interest in the property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the property and has been prepared by Metro 1 Commercial LLC. (“Metro 1”), primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective investor may require or desire.

Neither the Owner, nor any of its officers, directors, employees or agents, nor Metro 1 Commercial, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto.

Prospective investors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the property from the market at anytime, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the property or of the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of the contents to any other person, firm or entity without prior authorization from Metro 1 Commercial.

Metro 1 Commercial, LLC,
120 NE 27 ST, BAY 200 | Miami, FL
305.571.9991 | metro1.com
EXECUTIVE SUMMARY

BULLET POINTS

Address: 201 NW 21 St
Building Size: 26,764 SF
Lot Size: 48,476 SF
Zoning: T5-O, T4-L
Asking Price: $31,500,000
Price PSF Building: $1,176.95
Price PSF Land: $649.81
Gross Development SF (With Bonus): +/- 139,866
Density Allowed: 62 Residential Units
Max. Height Allowed (w/Bonuses): 5 Stories

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Andres Nava
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NW 2 AVE
201 NW 21st
210 NW 22 St

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PROPERTY OVERVIEW

The property is composed of two parcels. One parcel contains a 26,764 square feet of building which is divided into approximately 10,000 square feet of office and 16,000 square feet of warehouse space. The other is vacant and houses the gated parking area.

YEAR BUILT / RENOVATED
1941 Built / 1999 Renovated

FRONTAGE
The site offers +/- 93 feet of frontage on the NW 22 ST, +/- 280 feet of frontage on NW 2 Ave and 192 Frontage on NW 21 ST.

CEILING HEIGHT
16 feet

DOORS
3 Drive in Grade Doors

ACCESS
The Property can be accessed via NW 2 Ave and NW 21 Street.

PARKING
30+ Free Surface Spaces

POWER
3 Phase 3W Heavy

TRAFFIC COUNT
NW 20treet: 19,846 vehicles per day

ZONING ANALYSIS
* Residential Units/Acre

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RECENT COMPARABLE SALES

1. 260 NW 27 St
   - $13,125,000 - 4Q16
   - $948 PSF Bldg - 13,837 SF
   - $750 PSF Land - 27,500 SF
   - 0.5032 FAR

2. 2301-2399 NW 2 Ave
   - $35,350,000 - 1Q16
   - $1,782 PSF Bldg - 19,838 SF
   - $1,561 PSF Land - 22,651 SF
   - 0.8758 FAR

3. 2407 NW 2 Ave
   - $10,600,000 - 1Q15
   - $1,704 PSF Bldg - 6,222 SF
   - $770 PSF Land - 13,773 SF
   - 0.4517 FAR

4. 2507-2531 NW 2 Ave
   - $35,350,000 - 1Q16
   - $1,704 PSF Bldg - 6,222 SF
   - $770 PSF Land - 13,773 SF
   - 0.4517 FAR

5. 2830-2834 N Miami Ave
   - $4,100,000 - 3Q15
   - $1,583 PSF Bldg - 5,350 SF
   - $790 PSF Land - 15,503 SF
   - 0.5196 FAR

6. 2528-2531 NW 2 Ave
   - $35,200,000 - 1Q16
   - $1,383 PSF Bldg - 23,000 SF
   - $688 PSF Land - 37,801 SF
   - 0.6084 FAR

7. 2294 NW 2 Ave
   - $4,100,000 - 3Q15
   - $1,093 PSF Bldg - 3,752 SF
   - $779 PSF Land - 5,266 SF
   - 0.7125 FAR

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MULTI-TENANT CONCEPT

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MULTI-TENANT CONCEPT PROPOSED RENDERINGS

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MULTI-TENANT CONCEPT FLOOR PLAN

ADDRESS:
201 NW 21st Street     |     210 NW 22 Street       |       Miami        |            FL

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NW 2 AVE
201 NW 21 ST
210 NW 22 ST
MULTI-TENANT CONCEPT

Address:
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MIXED-USE

ADDRESS:
201 NW 21st Street     |     210 NW 22 Street       |       Miami        |            FL

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NW 2 AVE
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MIXED-USE

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NW 2 AVE
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210 NW 22 ST

ADDRESS:
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### Maximum Lot Capacity | Massing Study (T5-O Portion)

#### Building Intensity
- **Residential Density**: 65 du/acre
- **DU Allowed**: 50 DU
- **Max Commercial Area**: 133,950 ft²
- **Max Office Area**: 133,950 ft²
- **Max Commercial Establishment Area**: 55,000 ft²
- **FAR**: N/A
- **Max Building Area**: 133,950 ft²
- **Max Building Footprint**: 26,790 ft²
- **Lot Coverage**: 80%
- **Min Open Space**: 10%

#### Height Limitations (Levels)
- **Principal Tower Height**: 0 Levels
- **Principal Building Max Height**: 5 Levels
- **Principal Building Min Height**: 2 Levels
- **Principal Tower Height**: N/A
- **Tower Bonus Max. Height**: N/A
- **Max Office Height**: N/A
- **Max Commercial Height**: N/A

#### Setbacks
- **Primary Frontage Minimum Setback**: 10 ft
- **Secondary Frontage Minimum Setback**: 10 ft
- **Side Minimum Setback**: 3 ft
- **Rear Minimum Setback**: 10 ft
- **Second Layer Dimension**: 25 ft

---

**SITE PLAN (GROUND LEVEL)**

- Lot
- Main Building
- Building Setback limit
- Principal Street
- Secondary Street
- Other Lot

---

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MAXIMUM LOT CAPACITY | MASSING STUDY (T5-O PORTION)

TOTAL BUILDING AREA 95,604 ft²
- Total Build Height 5 Levels
- Max Building Footprint 26,790 ft²
- Liner Building Footprint 17,740 ft²
- Tower Footprint 0 ft²
- Common Space (20%) 15,934 ft²
- Lot Coverage 80%
- FAR N/A

RESIDENTIAL AREA 65,000 ft²
- Residential Units 50
- Residential Units Average Size 1,300 ft²/Unit
- Residential Height (Levels) 4 Levels

OFFICE AREA 6,570 ft²
- Office Height (Levels) 2 Levels

COMMERCIAL AREA 8,100 ft²
- Commercial Height (Levels) 1 Levels

PARKING AREA 29,542 ft²
- Total Required Parking Spaces 125
- Max Shared Parking Required 116
- Parking Structure Height (Levels) 2 Levels
- Max Lot Parking Capacity 116
- Parking Structure 98
- Parking Underground N/A
- Max On-Street Parking Capacity 18

CAPACITY ANALYSIS SITE PLAN (GROUND LEVEL)
**MAXIMUM LOT CAPACITY | MASSING STUDY (T4-L PORTION)**

### TOTAL BUILDING AREA
- **16,920 ft²**
  - Total Build Height: 3 Levels
  - Max Building Footprint: 5,916 ft²
  - Liner Building Footprint: 0 ft²
  - Tower Footprint: 0 ft²
  - Common Space (20%): 2,820 ft²
  - Lot Coverage: 60%
  - FAR: N/A

### RESIDENTIAL AREA
- **9,800 ft²**
  - Residential Units: 10
  - Residential Units Average Size: 980 ft²/Unit
  - Residential Height (Levels): 3 Levels

### OFFICE AREA
- **0 ft²**
  - Office Height (Levels): 0 Levels

### COMMERCIAL AREA
- **4,300 ft²**
  - Commercial Height (Levels): 1 Levels

### PARKING AREA
- **0 ft²**
  - Total Required Parking Spaces: 28
  - Max Shared Parking Required: 26
  - Parking Structure Height (Levels): N/A
  - Max Lot Parking Capacity: 26
  - Parking Structure: N/A
  - Parking Underground: N/A
  - Max On-Street Parking Capacity: 3

---

**CAPACITY ANALYSIS SITE PLAN (GROUND LEVEL)**

- Commercial
- Residential
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Address | 201 NW 21 ST | 210 NW 22 ST | Total
---|---|---|---
Parcel #: | 01-3125-042-0080 | 01-3125-039-0310 | 
Zoning: | T5-O | T4-L | T5-O
Building Size: | 26,764 SF | 6,000 SF (New) | 32,764 SF
Lot Size: | 35,476 SF | 13,000 SF | 48,476 SF
Gross Leasable SF: | | | 32,764 SF
WYNWOOD RETAIL TRADE AREA & DEVELOPMENT

Wynwood was upzoned from 36 units/acre to 150 units/acre in 2015

1,082 New Apartments
255K Commercial SF
2,457 Parking Spaces
255K Commercial SF In Residential Developments

WYNWOOD BY THE NUMBERS

- Weekday Population: 10K/day
- Weekend Population: 30K/day
- 1.5M People per Quarter

250,000 Parking Transactions in Q1 2017

Most citibike users in Miami. 15,000 Citibike Transactions in 2015-2016

Weekday Population: 10K/day

Wynwood 26
222 Wynwood
Thor Wynwood
Wynwood Square
Wynwood 25

81,517 SF
Leased Ready

8.9M SF
Potential Retail Space

21,987 SF
In Construction

126,532 SF
Planned

717,499 SF
Leased in the past 5 Years

6 Months of Supply

Source: DECO Bikes, Pay By Phone

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## POPULATION DEMOGRAPHICS & PSYCHOGRAPHICS

### Urban Achievers
- **Yuppies**
  - Concentrated in the nation’s port cities, Urban Achievers are attracted to up-and-coming neighborhoods where wages are higher and jobs align with their values.

### Bohemian Mix
- **Artsy**
  - A collection of mobile urbanites, they represent the nation’s most liberal lifestyles. Its residents are an ethnically diverse, progressive mix, of young singles, couples, and families, ranging from students to professionals.

### Multi-Culti Mosaic
- **Community**
  - An immigrant gateway community, they are the urban home for a mixed populace of younger Hispanic, Asian, and African-American singles and families.

### Hipster
- **Modern Nomads**
  - They value independence and trends. A Hipster is always looking for the next new thing, while being nostalgic about the old.

### Tourists
- **Greater Downtown**
  - Tourists can be from a Millennial to Empty Nesters and Baby Boomers looking for entertainment when travelling.

### Modern Nomads
- **Mutli-Culti**
  - Modern Nomads value travel and independence over stability. They usually make a living from business related to their travels.

### AGE
- 18 - 36

### INTERESTS
- Art, Music, Dining, Technology, Entertainment, Fitness.

### VALUES
- Independence, Innovation, Sustainability, Forward-thinking

### LIFESTYLE
- Urban, Foodies, Shoppers

### ATTITUDES
- Trendsetters, Independent, Entrepreneurial

### POPULATION
- Greater Downtown’s resident population has doubled from 40,000 to over 80,000 since population 2000 with young professionals fueling that growth.

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**X 2**

In the past 15 years, 46% of people ages 25 to 44 make up our urban core population.

Source: Miami DDA

---

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**IMPOSED BY OUR PRINCIPAL.**

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### Total Number of Transactions

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<td>2015</td>
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### Total Number of Land Transactions

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<td>2015</td>
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### Total SF Sold

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<td>383,467</td>
<td>921,180</td>
</tr>
<tr>
<td>2014</td>
<td>605,955</td>
<td>1,284,064</td>
</tr>
<tr>
<td>2015</td>
<td>776,777</td>
<td>1,527,410</td>
</tr>
<tr>
<td>2016</td>
<td>292,356</td>
<td>629,142</td>
</tr>
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</table>
PLEASE DON’T TELL

MARINE LAYER

ILLESTeva

BASICO

NOMAD TRIBE

KIT & ACE

MIMO MARKET

MALAQUITA

DEL TORO

INIVA

BOHO HUNTER

MARY SAINT PIERRE

D KONCEPT

WYNWOOD SHADES

LULU LABORATORY

PLEASE DON’T TELL

RAPHAELLA BOOZ

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tarellano@metro1.com
305.571.9991

Andres Nava
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Address:
201 NW 21st Street | 210 NW 22nd Street | Miami | FL

Please don’t tell
FOOD & BEVERAGE

ALTER
DR SMOOD
KYU
CONCRETE BEACH BREWERY
JWB BREWERY

COYO TACO
WYNWOOD DINER
WYNWOOD KITCHEN & BAR
JOEY’S

PANTHER COFFEE
FRESHII
MIAM CAFE
THE BAR NEXT DOOR

GRAMPS
KUSH
MIAM CAFE
WOOD TAVERN

SUVICHE
CONCRETE BEACH BREWERY
WYNWOOD YARD
BUTCHER SHOP

ADDRESS:
201 NW 21st Street     |     210 NW 22 Street       |       Miami        |            FL

PROCURING BROKER SHALL ONLY BE ENTITLED TO A COMMISSION, CALCULATED IN ACCORDANCE WITH THE RATES APPROVED
BY OUR PRINCIPAL, ONLY IF SUCH PROCURING BROKER EXECUTES A BROKERAGE AGREEMENT ACCEPTABLE TO US AND OUR
PRINCIPAL AND THE CONDITIONS AS SET FORTH IN THE BROKERAGE AGREEMENT ARE FULLY AND UNCONDITIONALLY SATISFIED.
ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED
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AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER
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IMPOSED BY OUR PRINCIPAL.

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NW 2 AVE
201 NW 21ST
210 NW 22 ST
FOR SALE

NW 2 AVENUE
2100-2200 NW 2 AVE BLOCK
201 NW 21 STREET | 210 NW 22 STREET

WYNWOOD

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