

QUICK FACTS	PROJECT NAME	The Gateway at Wynwood
	ADDRESS	2916 North Miami Avenue, Miami, FL 33127
	OFFICE SPACE	+/- 200,000 SF of Class-A Office
	FLOOR PLATES	24,700 – 28,900 SF
	RETAIL SPACE	+/- 25,000 SF of Prime Street-Level Retail
	PARKING	2:1,000 On-Site Covered Parking
	DEVELOPER	R&B Realty
	ARCHITECT	Kobi Karp Architecture and Interior Design, Inc.
	OFFICE LEASING	Colliers International
	RETAIL LEASING	RKF
	GROUNDBREAKING	Q2 2018
	COMPLETION	Q4 2019

OVERVIEW The Gateway at Wynwood will bring approximately 200,000 square feet of Class-A office space to 2916 North Miami Avenue, where Miami's dynamic Wynwood and Midtown neighborhoods meet. Developed by New York-based R&B Realty, The Gateway at Wynwood stands out as the most easily accessible office building now under development in the Wynwood/Midtown submarket. That convenience, coupled with ample parking capacity and large, flexible floor plates, make it the first Class-A office building of scale to rise in an area that has come alive as a thriving retail, entertainment and residential neighborhood. Designed by Kobi Karp, the environmentally-responsible building will feature a private rooftop terrace, floor-to ceiling windows, around-the-clock security, and five levels of parking above 25,000 square feet of prime street-level retail space.

LOCATION The Gateway at Wynwood is bordered by the Wynwood Arts District, Midtown Miami, Edgewater and the Miami Design District, which are among South Florida's fastest-growing residential and commercial destinations. All told, these neighborhoods are home to more than 8,000 residential units, with a population of more than 875,000 people in the surrounding commercial trade area. In addition to offering commuters easy access to South Florida's major north-south highways, The Gateway at Wynwood is minutes from Miami Int'l Airport and the Brightline's Miami Central rail terminal connecting downtown Miami with Fort Lauderdale and West Palm Beach.

DEVELOPER **R&B REALTY** www.rosebergrealty.com
With a portfolio of 1,000,000 square-feet of office, retail and industrial real estate in New York and New Jersey, the development of The Gateway at Wynwood is part of R&B Realty's expansion into Miami. The firm acquired the site in 2016 along with two additional properties nearby, with the goal of meeting pent-up demand for commercial space in the neighborhood.

FEATURES

- Private rooftop terrace
- Floor-to-ceiling glass windows
- 2:1,000 on-site covered parking
- 24/7 on-site security
- A Walk Score ® of 94 out of 100 = a walker's paradise
- Building signage available
- WiFi access in common areas/patios
- 25,000 SF of street-level retail on-site
- Environmentally responsible

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