

An architectural rendering of a modern, multi-story office building with a glass facade and cantilevered floors. The building is set against a twilight sky with a pink and blue gradient. In the background, other city buildings and palm trees are visible. The foreground shows a street with light trails from cars.

THE GATEWAY AT WYNWOOD

— 2916 N. MIAMI AVE —

Where Wynwood meets Midtown Miami

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.

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.

Colliers
INTERNATIONAL

LOCATION

2916 N. MIAMI AVE

For commuters, the Gateway at Wynwood will be within minutes of I-95, I-195, I-395 and Downtown Miami; just eight minutes to Miami International Airport and connected to multiple transportation options - Metrobus, Miami Trolley, Metromover and All-Aboard Florida's Brightline Miami Central train station.

- The Gateway at Wynwood is within minutes of I-95, I-195, I-395 and Downtown Miami/Brickell, and just eight minutes from Miami International Airport
- Nearby public transportation options include Metrobus, Miami Trolley, Metrorail (one mile north), Metromover's School Board station (to the south), and All-Aboard Florida's Brightline MiamiCentral train station (less than two miles).



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FEATURES

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



Metrobus Stop
(1.0 mil)



Trolley Service
(1.0 mil)



Metrorail
(1.0 mil)



Metromover
(1.0 mil)



Central Station
(1.0 mil)

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