

THE
GATEWAY AT
WYNWOOD



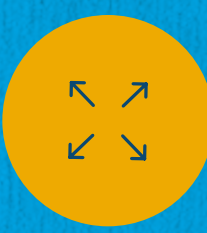
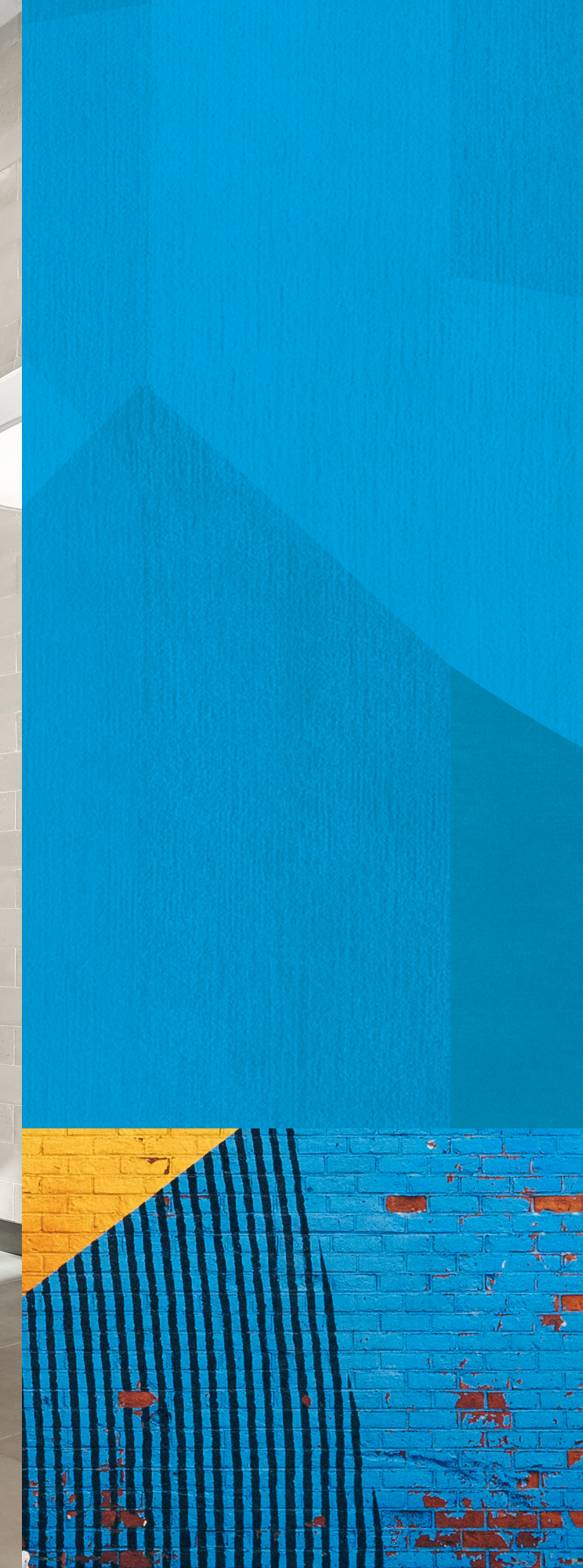


WHERE CULTURE MEETS CONVENIENCE 99





PROPERTY HIGHLIGHTS



BUILDING SIZE
±195,000 SF of Class A Office



AVG FLOOR PLATE
24,700 – 28,900 SF



PARKING RATIO
2.00:1,000
On-Site Covered Parking



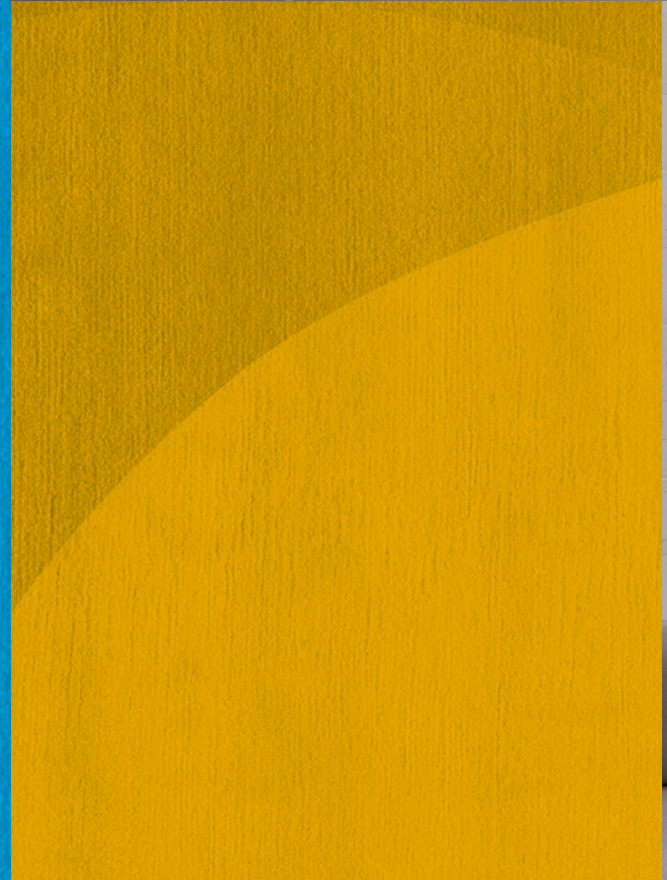
AMENITIES
Private Rooftop Terrace, Wi-Fi Access
in Common Areas/Patios, On-site Retail



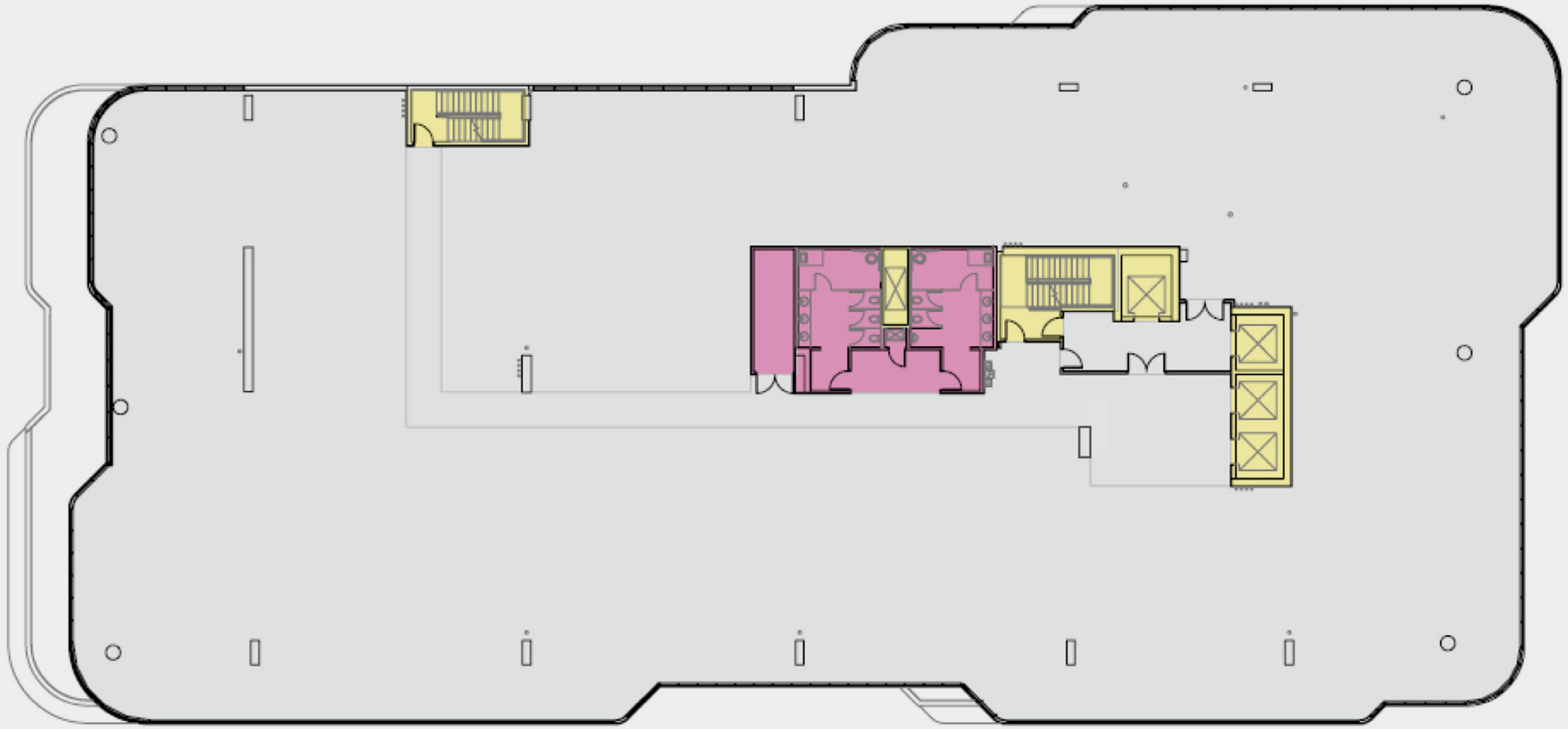
DESIGNED
by Kobi Karp



5,000 +
Residential Units within
walking distance



12TH FLOOR - 26, 758 SF



BUILDING SPECS

ABOVE FINISHED FLOOR

9'

SLAB-TO-SLAB HEIGHT

11'

SLAB-TO-SLAB HEIGHT ON RETAIL SPACES

25'

TOP SIGNAGE OPPORTUNITY FOR FULL FLOOR USER

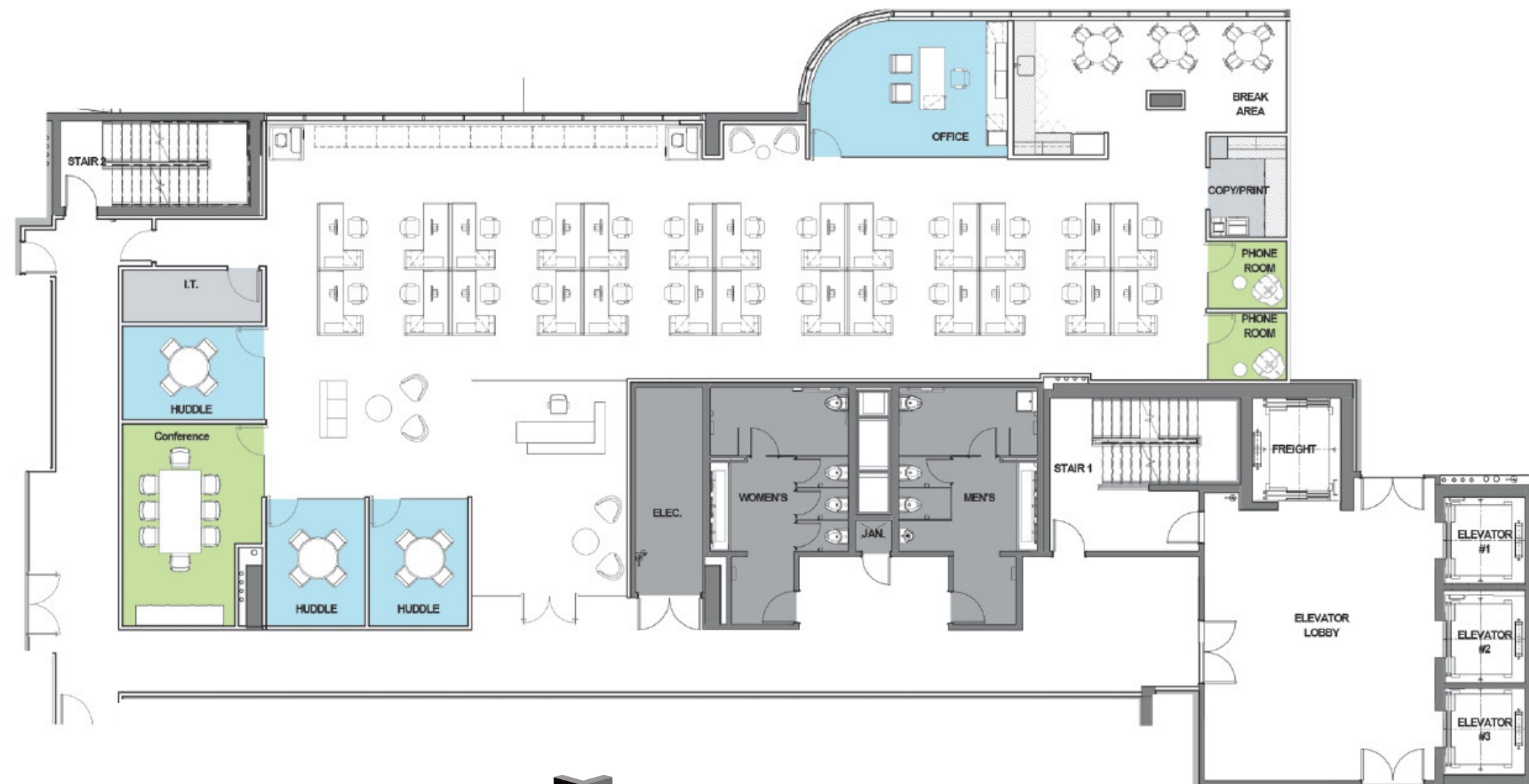


7th FLOOR

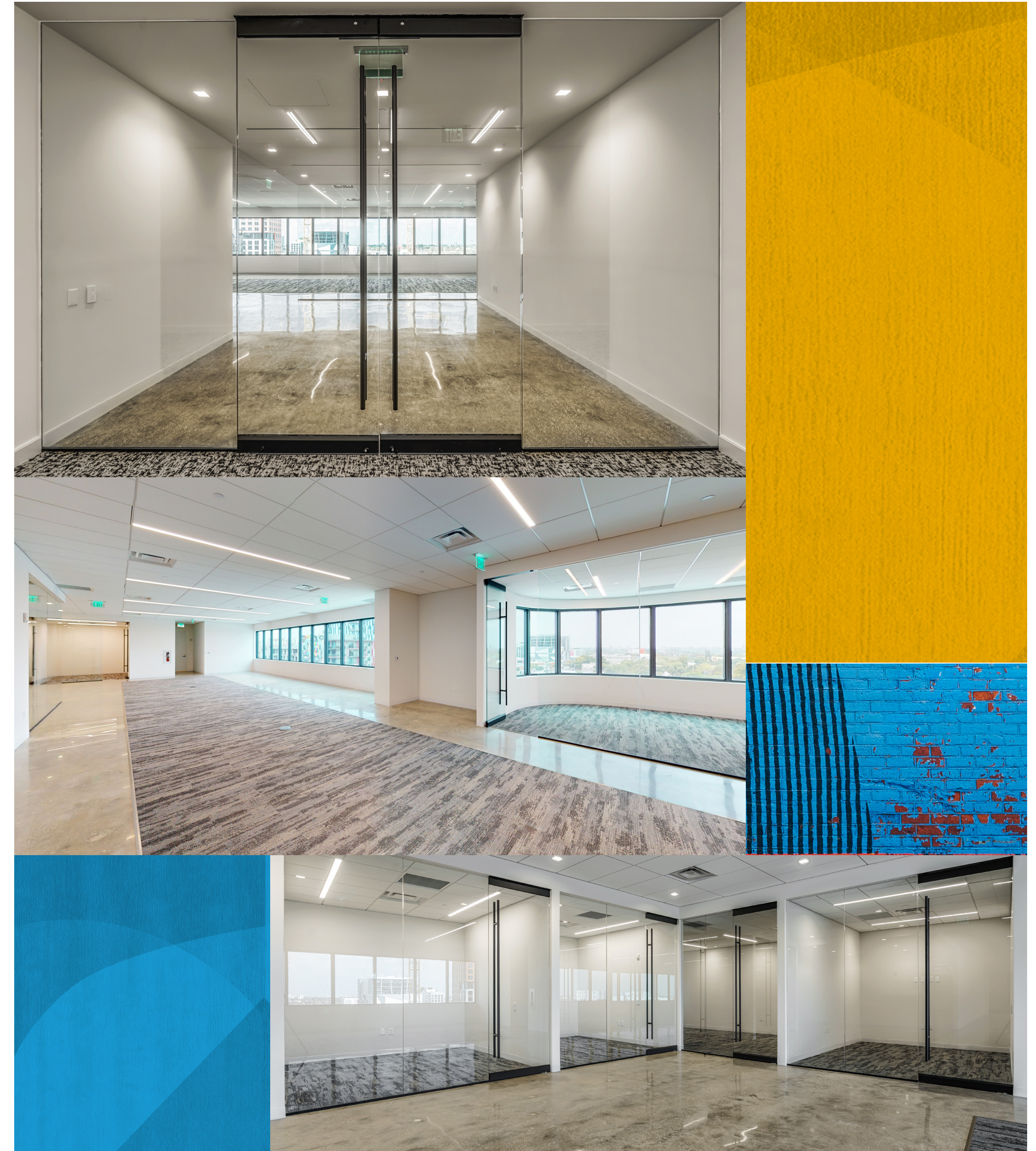
MOVE-IN READY SPEC SUITE

SUITE 730

5,289 RSF



 Matterport 



8th FLOOR

SPEC SUITES COMING SOON

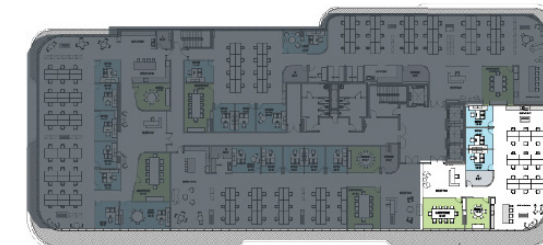
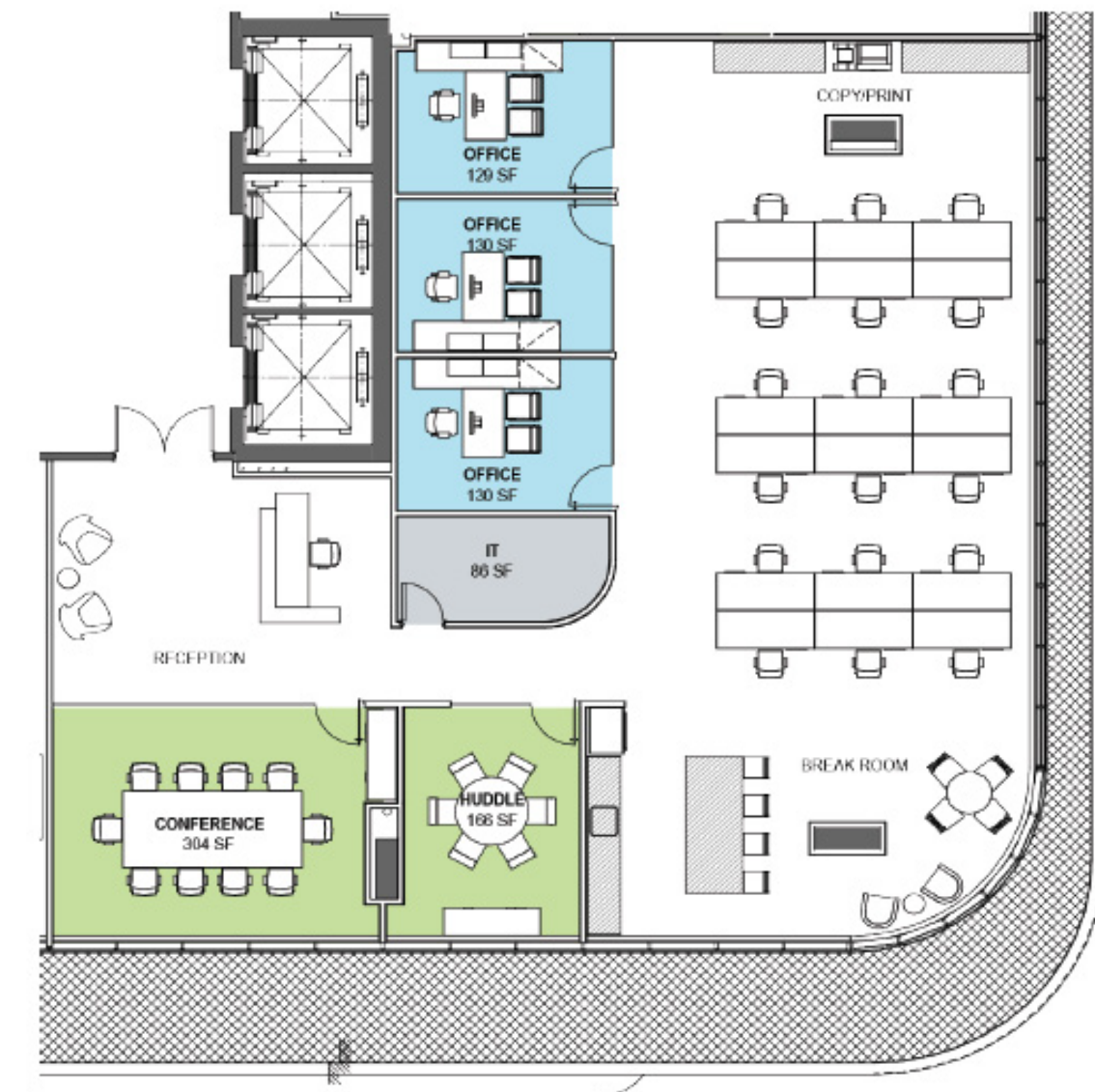
SUITE 800

6,349 RSF



SUITE 810

3,900 RSF

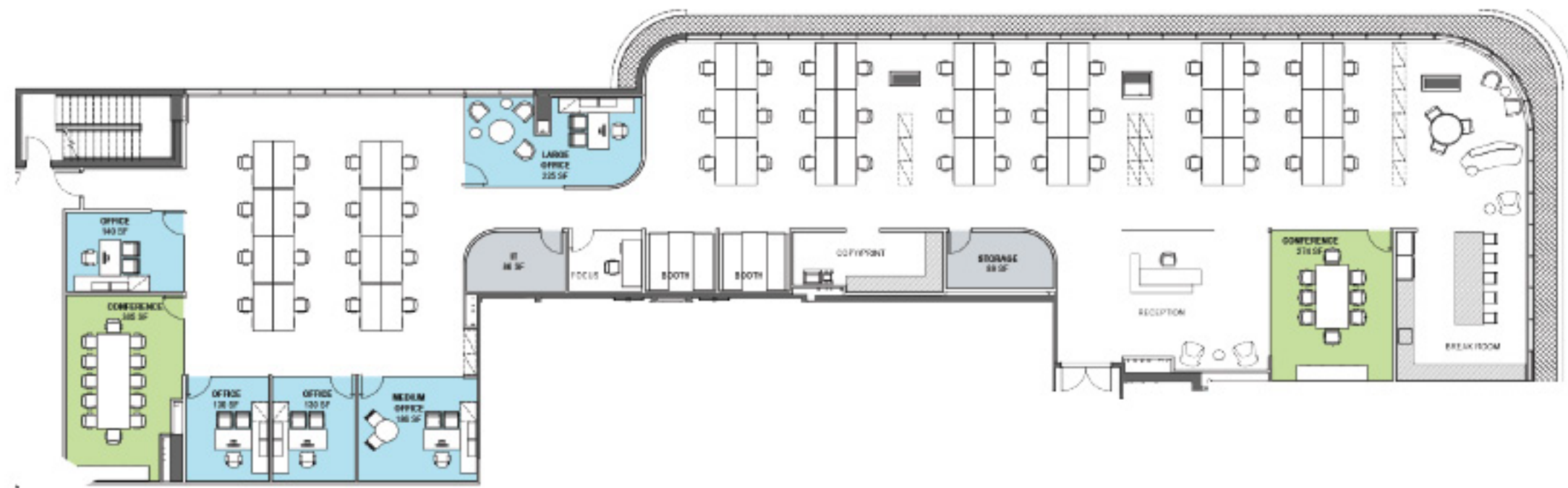


8th FLOOR

SPEC SUITES COMING SOON

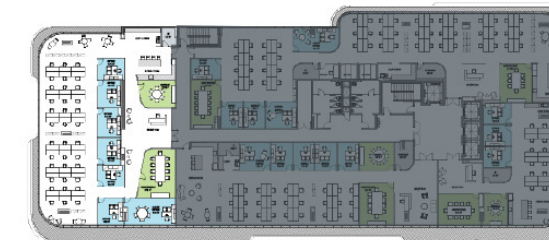
SUITE 820

8,873 RSF



SUITE 830

7,738 RSF







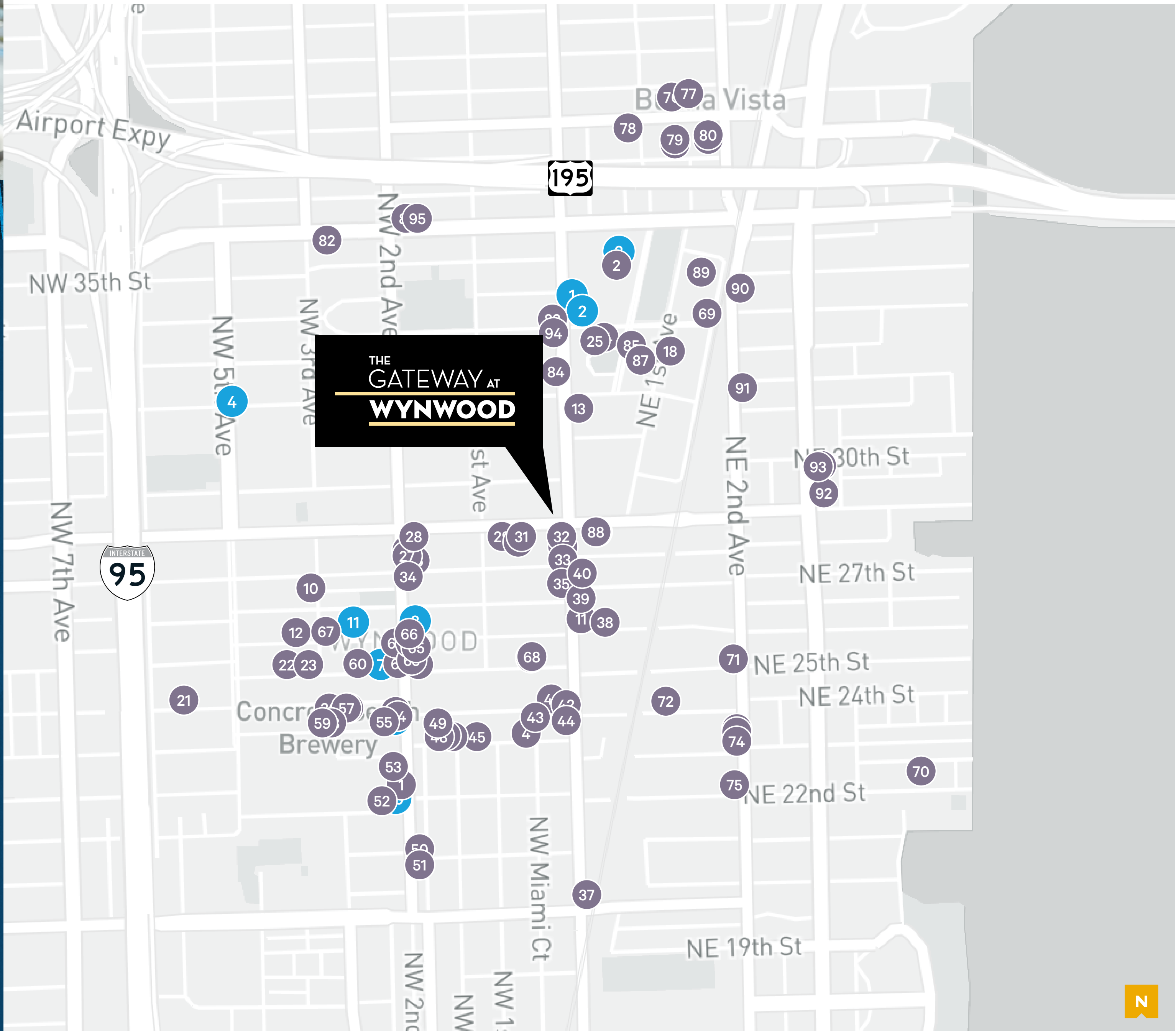


DINING & CASUAL BITES

- | | | |
|---------------------------------|--|------------------------------------|
| 1. Dr. Smood | 38. doma | 75. Bunbury Miami |
| 2. Pinkberry | 39. Beaker & Gray | 76. Michael's Genuine Food & Drink |
| 3. Madlab Creamery | 40. SuViche Wynwood | 77. OTL |
| 4. Salty Donut | 41. Naoki Sushi | 78. Swan |
| 5. Fireman Derek's Bake Shop | 42. Wynwood Station | 79. Ella |
| 6. Bunnie Cakes | 43. Three | 80. Estefan Kitchen |
| 7. Morelia Gourmet Paletas | 44. Ono Poke Shop | 81. Pandoree Pizza & Burger |
| 8. Stefano Versace Gelato | 45. Chimi El Tigre - Wynwood | 82. El Bajareque |
| 9. Mr Kream Wynwood | 46. 1-800-Lucky | 83. Proof Restaurant |
| 10. MIAM - Wynwood | 47. The Butcher Shop Beer Garden & Grill | 84. Organic Food Kings |
| 11. Suite Habana Cafe | 48. El Patio Wynwood | 85. 100 Montaditos |
| 12. M.U.G. | 49. Gramps | 86. Five Guys |
| 13. Starbucks US | 50. Sette Osteria | 87. Sugarcane Raw Bar Grill |
| 14. Starbucks US | 51. World Famous House of Mac | 88. Morgans Restaurant |
| 15. Panther Coffee | 52. Shots Miami | 89. Little Hen |
| 16. Veza Sur Brewing Co. | 53. The Deck Wynwood | 90. Lagniappe |
| 17. Boxelder Craft Beer Market | 54. Coyo Taco | 91. La Toxica Food and Grill |
| 18. Pasion Del Cielo | 55. Alter | 92. Diced - Edgewater |
| 19. Sabal Coffee | 56. Le Chick Miami | 93. Starbucks |
| 20. Gelatte - Gelato & Coffee S | 57. Crazy Poke Wynwood | 94. Pummarola Midtown |
| 21. Wynwood Brewing Company | 58. Cafeina Wynwood Lounge | 95. Arepa.bar |
| 22. Growler USA - Wynwood | 59. Centro Wynwood | |
| 23. The Taco Stand | 60. KYU | |
| 24. Bar Louie | 61. Joey's Italian Cafe | |
| 25. Rubio's Restaurants | 62. Wynwood Kitchen & Bar | |
| 26. Brick | 63. Miami Mojito Company | |
| 27. BAKAN | 64. Wood Tavern | |
| 28. Palmar | 65. Yoko Matcha | |
| 29. Charcoal Garden Bar + Grill | 66. Wynwood Diner | |
| 30. Myumi | 67. Zak the Baker | |
| 31. Mortar and Pistil | 68. Brewers Association | |
| 32. Electric Pickle | 69. Burgerim | |
| 33. Spanglish Cocktail Bar | 70. Burda Wynwood/Midtown | |
| 34. R House Wynwood | 71. Fuchai Miami | |
| 35. Jimmy's Kitchen Wynwood | 72. Plant Miami | |
| 36. Morgans Restaurant | 73. Amor Di Pasta | |
| 37. KUSH | 74. Fuel Poke | |

SHOPS

1. The Shops at Midtown Miami
2. Ross
3. Target
4. Rosita Hurtado
5. Ray-Ban
6. Wynwood Block
7. Warby Parker
8. Le Labo
9. Scotch + Soda
10. Wynwood Tribe Store
11. UNKNWN



MIAMI INTERNATIONAL
10 MINS

FORT LAUDERDALE
30 MINS

SOUTH BEACH
15 MINS

BRICKELL
10 MINS

MIDTOWN

DESIGN DISTRICT

WYNWOOD

EDGEWATER

THE GATEWAY AT
WYNWOOD

I-195

I-395

I-95

brightline





ABOUT THE DEVELOPER

R&B Realty Group is a family-owned real estate investment, management and development firm with assets in New York, New Jersey, Ohio and Florida. Chairman Aron Rosenberg founded the company in 1998. Under his leadership, R&B Realty's portfolio grew from a 40,000-square-foot warehouse in Irvington, New Jersey, to more than 1 million square feet of office, retail, industrial and mixed-use developments along the Eastern seaboard.

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CBRE



WYNWOOD