



FOR LEASE

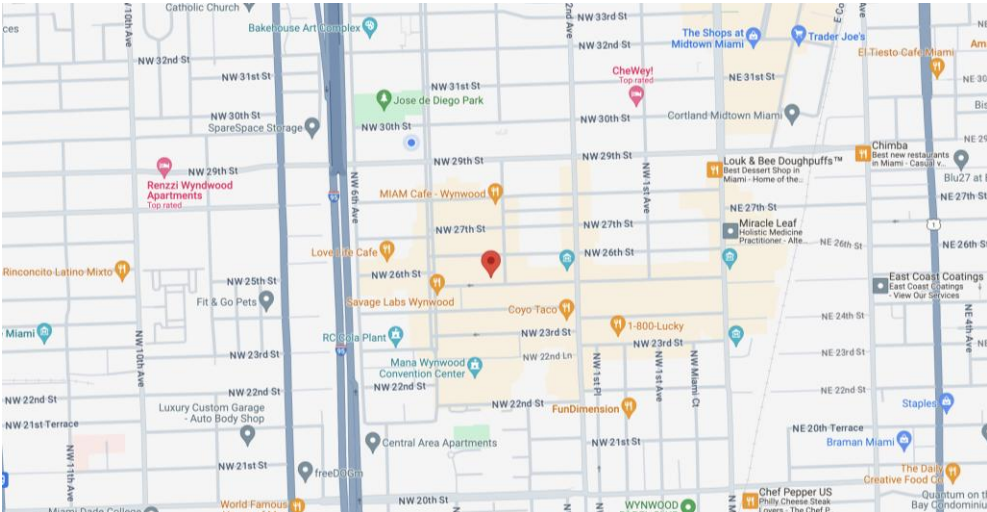
CORE WYNWOOD RETAIL

319 NW 25th Street, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$65 NNN
Available SF:	2,269 SF
Building SF:	2,269 SF
Submarket:	Wynwood
Market:	Wynwood

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 319 NW 25th Street in Wynwood. The subject property is located on 25th Street near the prime corner of NW 25th and NW 3rd Avenue, a future woonerf pedestrian-friendly street. The building features approximately 2,269 SF of space ideal for any retailer or gallery showroom. Space is located steps away from The Wynwood Garage which contains 430 parking spaces and the retail tenant Punch Bowl Social, home to WeWork. The site is in the heart of Wynwood's pedestrian grid within walking distance from all of the best new developments including 545 Wyn, Wynwood Walk, NW 2nd Ave, Wynwood Walls, and Mana Wynwood. The property is ideal for retailers looking to capitalize on a prime location and enjoy unparalleled exposure in an urban walkable market.

PROPERTY HIGHLIGHTS

- Urban & Walkable Location With Over 250,000 Unique Monthly Pedestrian Footfall
- Excellent Location Near A Future Woonerf Pedestrian Street
- Steps Away From Wynwood Garage, Zak The Baker And Wynwood Walls

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DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Core Wynwood Retail

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AERIAL CONTEXT



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INTERIOR PICTURES



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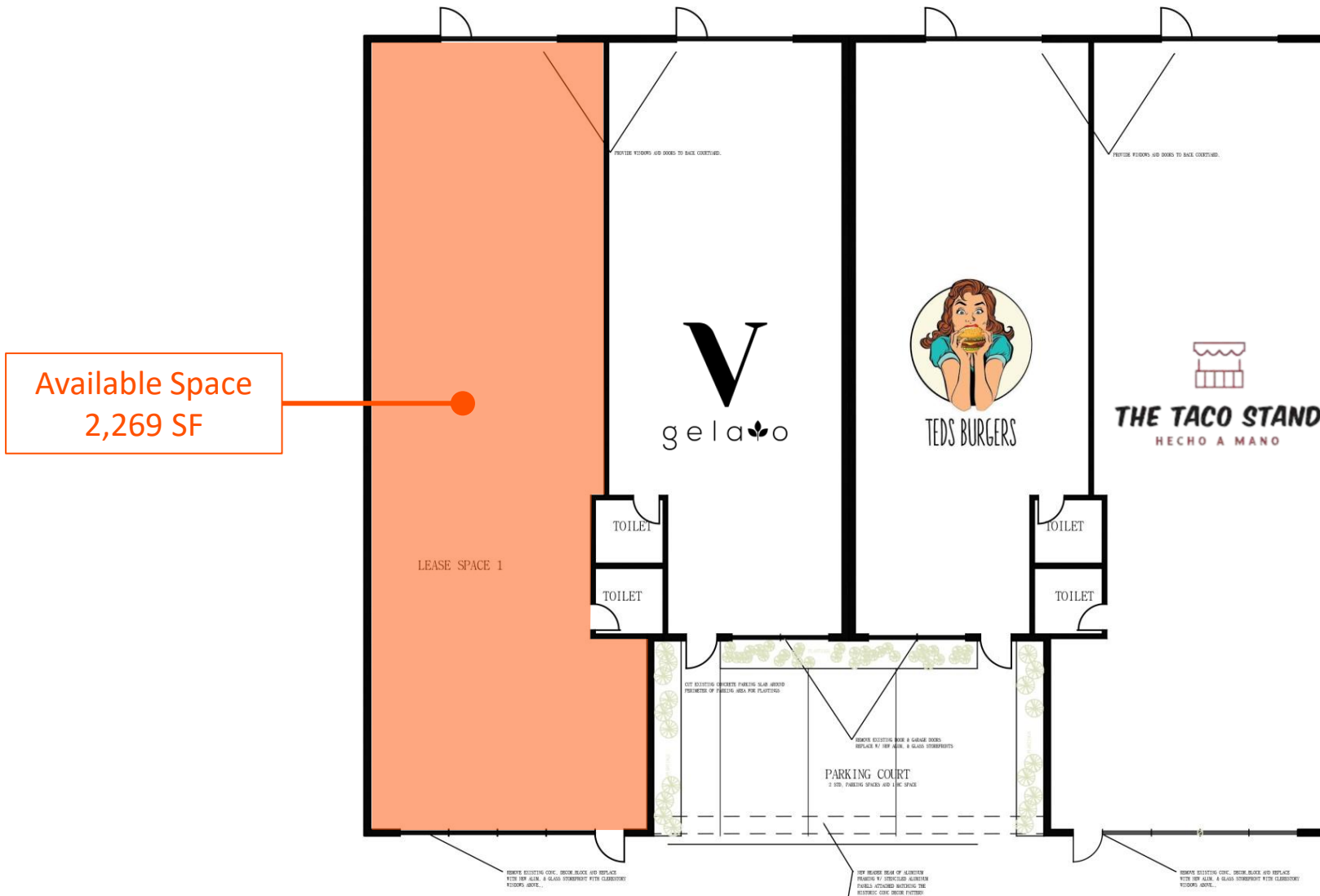
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TENANT FLOOR PLAN



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RETAIL CONCEPTS & MOODBOARD



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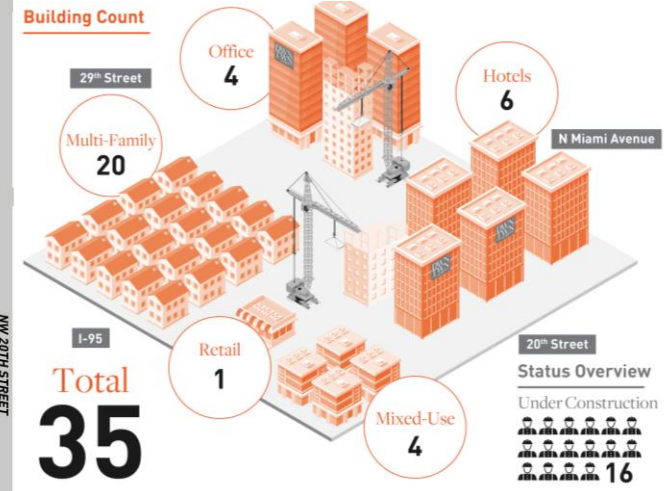
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WYNWOOD RETAIL & DEVELOPMENT CONTEXT



SUBJECT PROPERTY



Total Units/Space	Status Overview
Residential Units 5,447	Under Construction 16
Hotel Rooms 757	
SF of Commercial Space 1,137,861	Planned 11
SF of Retail Space 374,600	Proposed 8
Parking Spaces 5,182	

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THE NEIGHBORHOOD

DWNTWN
REALTY ADVISORS
25.77°N -80.19°W



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