



**DWN  
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REALTY ADVISORS  
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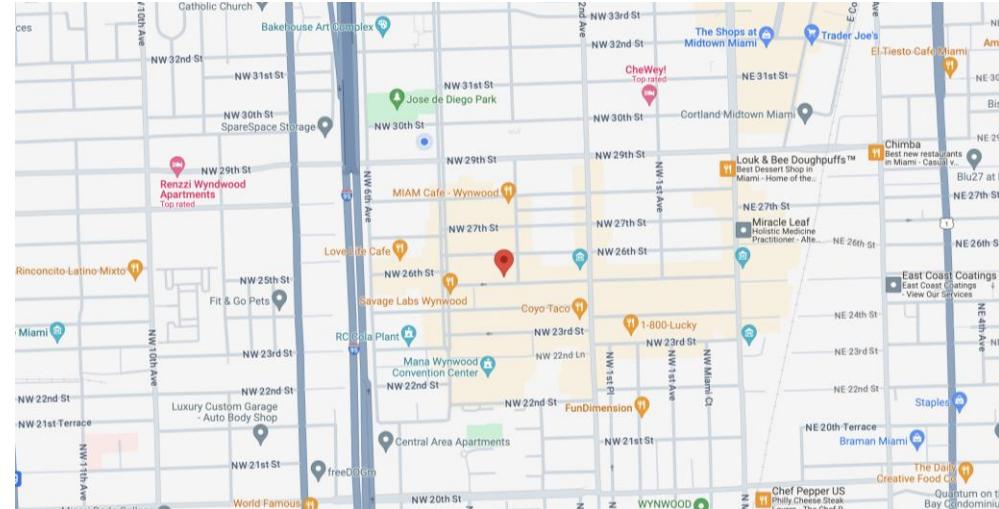
**FOR LEASE**  
**CORE WYNWOOD RETAIL**  
319 NW 25<sup>th</sup> Street, Miami, FL 33127

# Core Wynwood Retail

319 NW 25<sup>th</sup> Street, Miami, FL 33127



## 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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A Commercial Brokerage Firm

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## AERIAL CONTEXT



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## INTERIOR PICTURES



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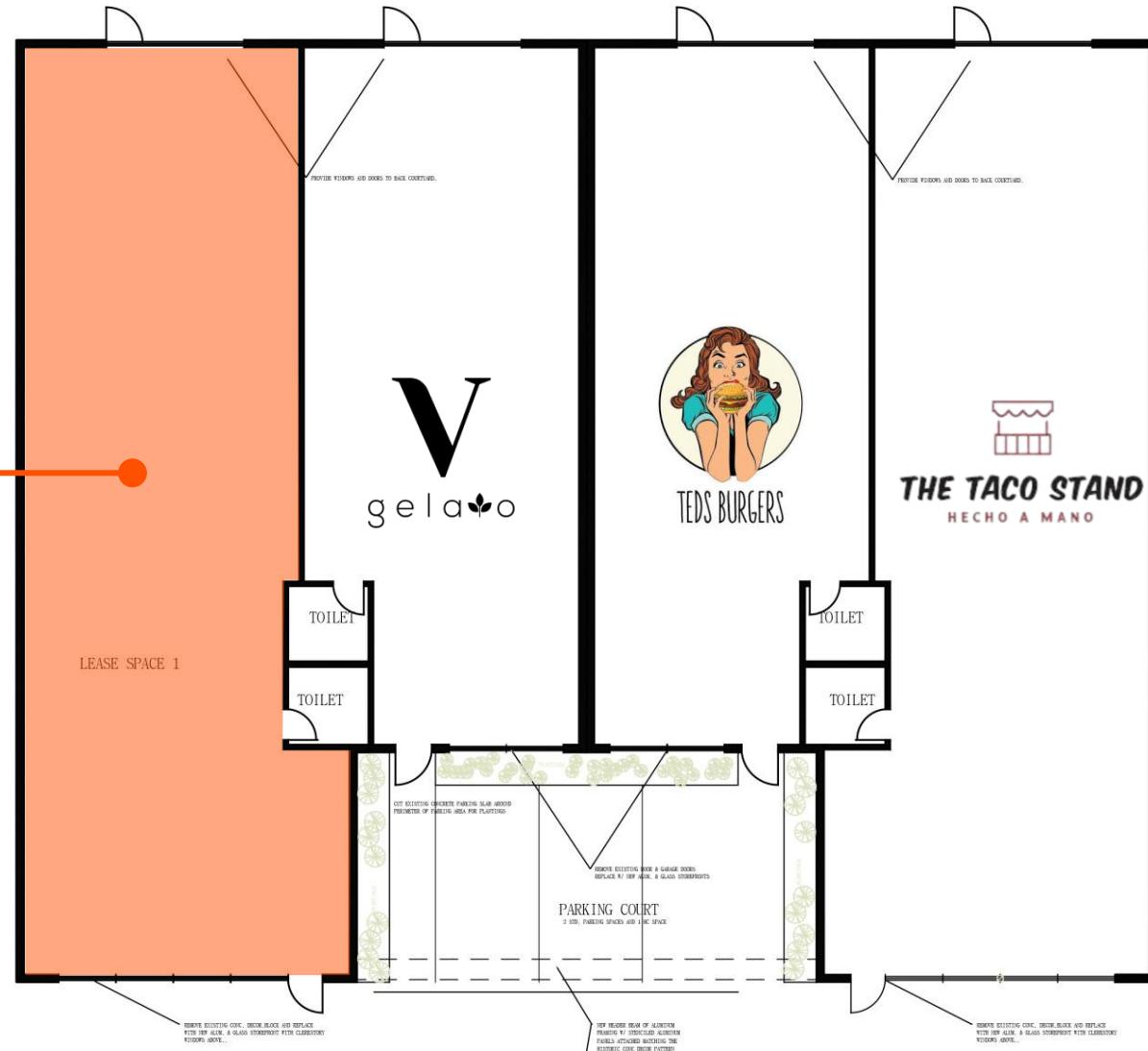
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## TENANT FLOOR PLAN



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## RETAIL CONCEPTS & MOODBOARD



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## WYNWOOD RETAIL & DEVELOPMENT CONTEXT

The logo for DWN TWN REALTY ADVISORS. It features the letters 'DWN' stacked above 'TWN' in a large, bold, serif font. Below this, the words 'REALTY ADVISORS' are written in a smaller, all-caps serif font. At the bottom, the coordinates '25.77°N -80.19°W' are displayed in a smaller serif font.



## SUBJECT PROPERTY

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### View Inventory

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## THE NEIGHBORHOOD



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