



**165 NW 23rd St.  
WYNWOOD MIAMI**

# ABOUT THE PROPERTY

## Overview

LeaseUp is pleased to present an exclusive leasing opportunity at 165 NW 23rd St, ideally located in the vibrant heart of Miami's Wynwood neighborhood.

This property offers a total of 6,000 square feet, with 3,000 square feet of interior space and 3,000 square feet of patio space. Positioned along the bustling 23rd St corridor at the entrance to NW 2nd Ave, the location benefits from a high volume of foot traffic, supported by nearby attractions such as the Miami Arts Charter School and popular destinations including The Salty Donut, Dave's Hot Chicken, and Maman.

This area draws a dynamic crowd, fueled by both daytime and nightlife activity, with renowned venues like Mayami, 1-800 Lucky, The Dirty Rabbit, El Patio, Fabel, and Wynwood Jungle nearby. The available space is a second-generation restaurant, currently operating as Crusoe Cabana. It features a centrally located bar, open to both the interior and exterior spaces, providing a versatile layout for a wide range of dining and entertainment concepts.

## Highlights

- Wynwood signage opportunity fronting 23rd & 24th st.
- Dynamic floorplan
- 2nd generation restaurant space
- High-performing corridor
- Large outdoor seating opportunity
- Proximity to 2nd ave



# WYNWOOD MIAMI

This opportunity is located in the Wynwood submarket of Miami, situated just north of Downtown Miami and south of the Design District and Midtown. The main corridor, NW 2nd Ave, divides the neighborhood, with I-95 bordering it to the West and US-1 to the East.

Once a lifeless industrial zone, Wynwood has been transformed since the early 2000s into an internationally recognized destination. Known as a vibrant arts hub, its streets are famous for their murals and galleries, with Wynwood Walls standing as a shining beacon—an outdoor museum showcasing large-scale murals by both local and international artists.

While its artistic identity remains central, Wynwood has evolved into a dynamic hotspot for nightlife and dining. Many corridors along NW 2nd Ave, both to the west and east, are lined with Michelin-starred and award-winning establishments. The unique blend of creativity and urban energy makes Wynwood the ideal home for both emerging and established concepts in South Florida.



Walkability



Population



Public Transit



Median Age



Bikeability

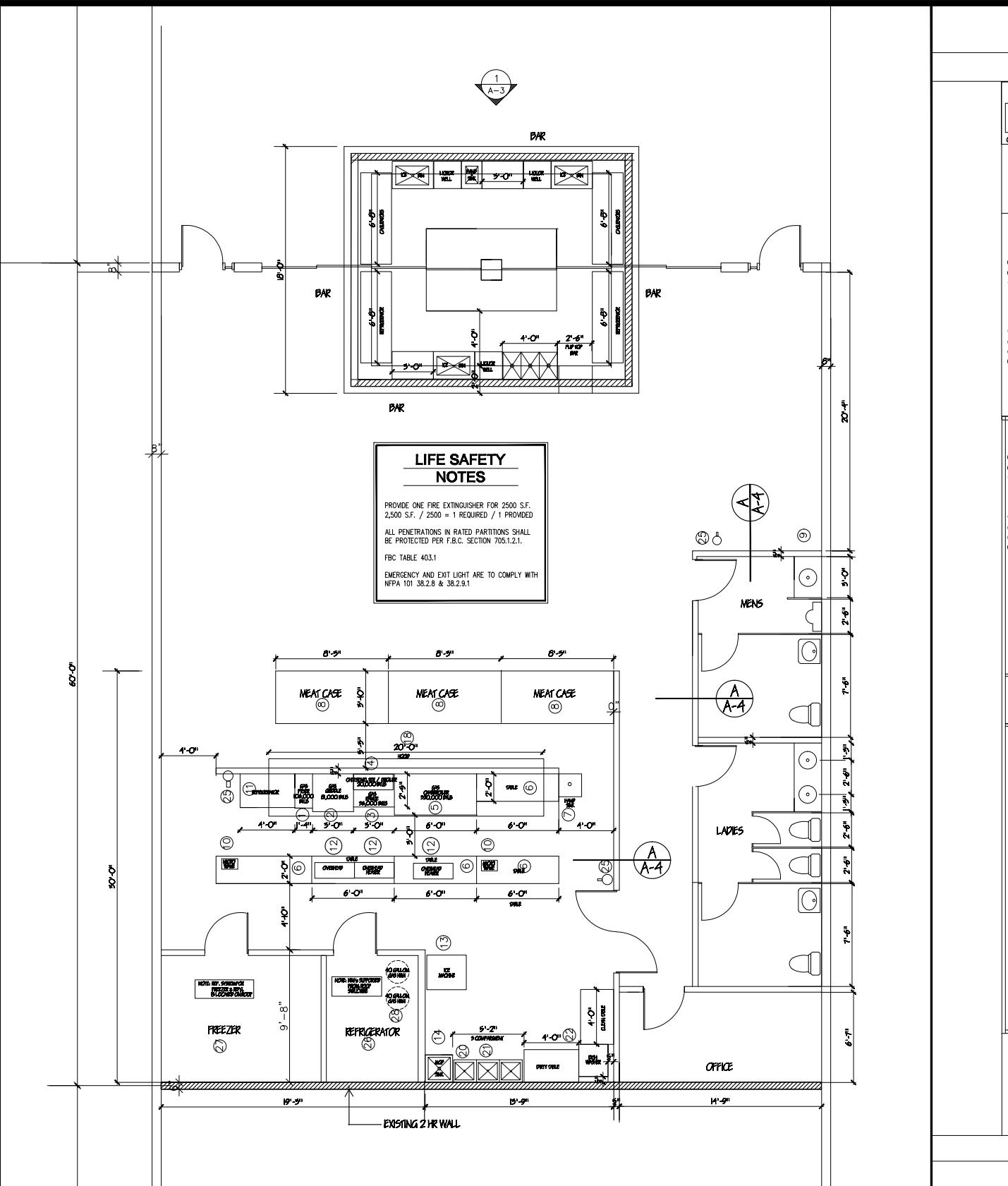


Median Income



GENERAL NOTES:

1. PERMITS: CONTRACTOR SHALL SECURE ALL NECESSARY BUILDING, ELECTRICAL, AND OTHER PERMITS, AT HIS EXPENSE, SO THAT THE OWNER CAN OBTAIN HIS / HER CERTIFICATE OF OCCUPANCY.
2. QUALIFICATION OF CONTRACTOR: THE GENERAL CONTRACTOR AND ALL SUB - CONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA, AS WELL AS THE COUNTY AND BE INSURED TO MEET THE REQUIREMENTS OF THE COUNTY AND THE CITY HAVING JURISDICTION OVER THE PROJECT.
3. OWNER SHALL HAVE THE RIGHT OF APPROVAL OR REJECTION OF ALL SUBCONTRACTORS PRIOR TO SIGNING THE CONTRACT. GENERAL CONTRACTOR SHALL SUBMIT A LIST OF ALL PROPOSED SUBS TO THE OWNER FOR THIS PURPOSE.
4. EXISTING CONDITIONS: CONTRACTOR BY AND THROUGH SUBMISSION OF HIS BID, AGREES THAT HE SHALL BE HELD RESPONSIBLE FOR HAVING EXAMINED THE SITE, THE LOCATION OF ALL PROPOSED WORK AND FOR HAVING SATISFIED HIMSELF FROM HIS OWN PERSONAL KNOWLEDGE AND EXPERIENCE OR PROFESSIONAL ADVICE AS TO THE CHARACTER AND LOCATION OF THE SITE, THE NATURE OF EXISTING CONDITIONS, THE LOCATION OF EXISTING UTILITIES AND ANY OTHER CONDITIONS SURROUNDING AND AFFECTING THE WORK, ANY OBSTRUCTIONS, AND ALL OTHER PHYSICAL CHARACTERISTICS OF THE SITE, IN ORDER THAT HE MAY INCLUDE IN HIS PRICE ALL COST PERTAINING TO THE WORK AND THEREBY PROVIDE FOR THE SATISFACTORY COMPLETION OF ANY OBJECTS OR OBSTRUCTION WHICH MAY BE ENCOUNTERED IN DOING THE PROPOSED WORK.
5. ALL MEASUREMENTS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR IN THE FIELD, THE DIMENSIONS SHOWN ARE GIVEN TO FACE OF MASONRY AND STUDS, AND ARE NOMINAL. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE DRAWINGS - USE DIMENSIONS ONLY.
6. SHOP DRAWINGS: THE CONTRACTOR SHALL SUBMIT ONE COPY ON REPRODUCIBLE SEPIA OF ALL SHOP DRAWINGS CALLED FOR ON THE DRAWINGS OR REQUIRED BY BUILDING OFFICIALS TO THE ARCHITECT IN SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO TIME DELAY IN THE CONSTRUCTION SEQUENCE.  
GC SHALL SUBMIT SHOP DRAWINGS FOR THE FOLLOWING AS WELL THOSE REQUIRED BY THE CODE AND CALLED FOR ELSEWHERE IN THE DRAWINGS.
  1. DOORS
  2. PAINT
  3. FLOOR FINISHES
7. PROTECTION: THE CONTRACTOR SHALL PROTECT ADJACENT PARTS OF EXISTING BUILDING FROM DAMAGE DURING ALL PHASES OF CONSTRUCTION, AND BE LIABLE FOR SAME.
8. WORKMANSHIP: ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE NEW AND ALL WORKMANSHIP SHALL BE FIRST CLASS FOLLOWING THE MANUFACTURER'S SPECIFICATIONS ALONG WITH THE BEST TRADE PRACTICES AND STANDARDS.
9. ALL WORK TO BE GUARANTEED AGAINST POOR WORKMANSHIP AND DEFECTS.
10. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT (UNLESS OTHERWISE NOTED) REQUIRED FOR THE COMPLETION OF THE JOB IN ACCORDANCE WITH THESE DRAWINGS.
11. CLEAN UP ALL RUBBISH, REFUSE, SCRAP MATERIALS AND DEBRIS CAUSED BY THIS PROJECT AT THE END OF EACH DAY AND INSURE THAT THE SITE OF WORK SHALL PRESENT A NEAT, ORDERLY AND WORKMANLIKE APPEARANCE.
12. GENERAL CONTRACTOR SHALL PRESENT THE JOB TO THE OWNER FOR ACCEPTANCE, CLEANED AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND ALL LABELS REMOVED.
13. ALL WOOD IN CONTACT WITH MASONRY SHALL BE TREATED



## GENERAL NOTES

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**PROPOSED FLOOR PLAN / SCALE: 1/4" = 1'-0"**

OVERALL FLOOR PLAN / SCALE: 3/16" = 1'-0" | 1

# LEASEUP

RELATIONAL REAL ESTATE

**JJ BUJALSKI**  
JJ@LEASEUPTEAM.COM  
(561) 862 7857

## SITE FLOOR PLAN

**165 NW 23rd St.**

A-1

OF SHEETS

1000



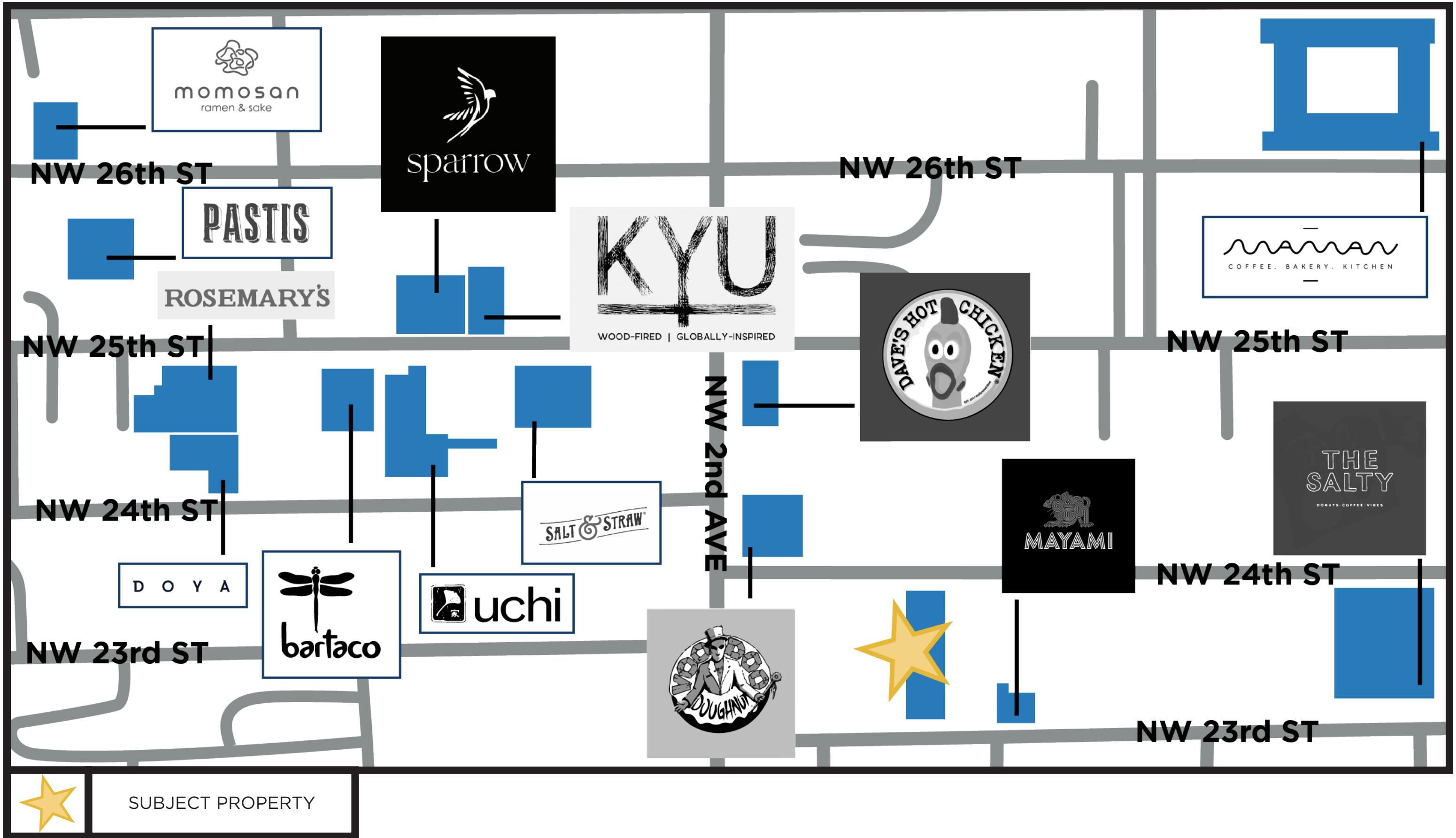
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WN BY: JZ  
CKED: JZ  
E: 12/12/10  
LE: AS SHOWN

3800 SOUTH OCEAN DRIVE  
SUITE 236  
HOLLYWOOD, FL 33019

PROJECT TITLE: **BUTCHER SHOP RESTAURANT**  
170 NW 24TH STREET  
MIAMI, FL





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