



**UNDER CONSTRUCTION**



**FOR LEASE**



# Well Located Wynwood Retail

128-138 NW 25<sup>th</sup> Street, Miami, FL 33127

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	Price Upon Request
Available SF:	2,000-8,842 SF
Building SF:	8,842 SF
Submarket:	Wynwood
Type:	Retail, Office, Showroom, F&B
Unit A	2,000 RSF
Unit B:	LEASED
Unit C:	4,000 RSF

### LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 128-138 NW 25th Street, a prime retail and office opportunity in the heart of Wynwood. This offering consists of three units across two adjacent properties, providing flexible leasing configurations in one of Miami's most dynamic and rapidly growing districts. 138 NW 25th Street is a freestanding unit offering premium exposure along NW 25th Street. 128 NW 25th Street consists of two subdivided units, providing adaptable layouts suitable for a variety of tenants. Positioned just off NW 2nd Avenue, steps from Wynwood Walls, Panther Coffee, and Miami's top retail and dining destinations, these spaces benefit from strong pedestrian traffic and a built-in customer base. The properties are well-suited for retail, showroom, creative office, or experiential concepts looking to establish a presence in Miami's premier cultural and commercial hub.

### LEASING HIGHLIGHTS

- Prime Wynwood Location
- Three Distinct Units Available
- High Visibility And Foot Traffic
- Café or Restaurant Possible
- Generous Outdoor Seating
- Anchored by the Gallery

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A Commercial Brokerage Firm

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## BUILDING PICTURES



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REALTY ADVISORS  
25.77°N -80.19°W



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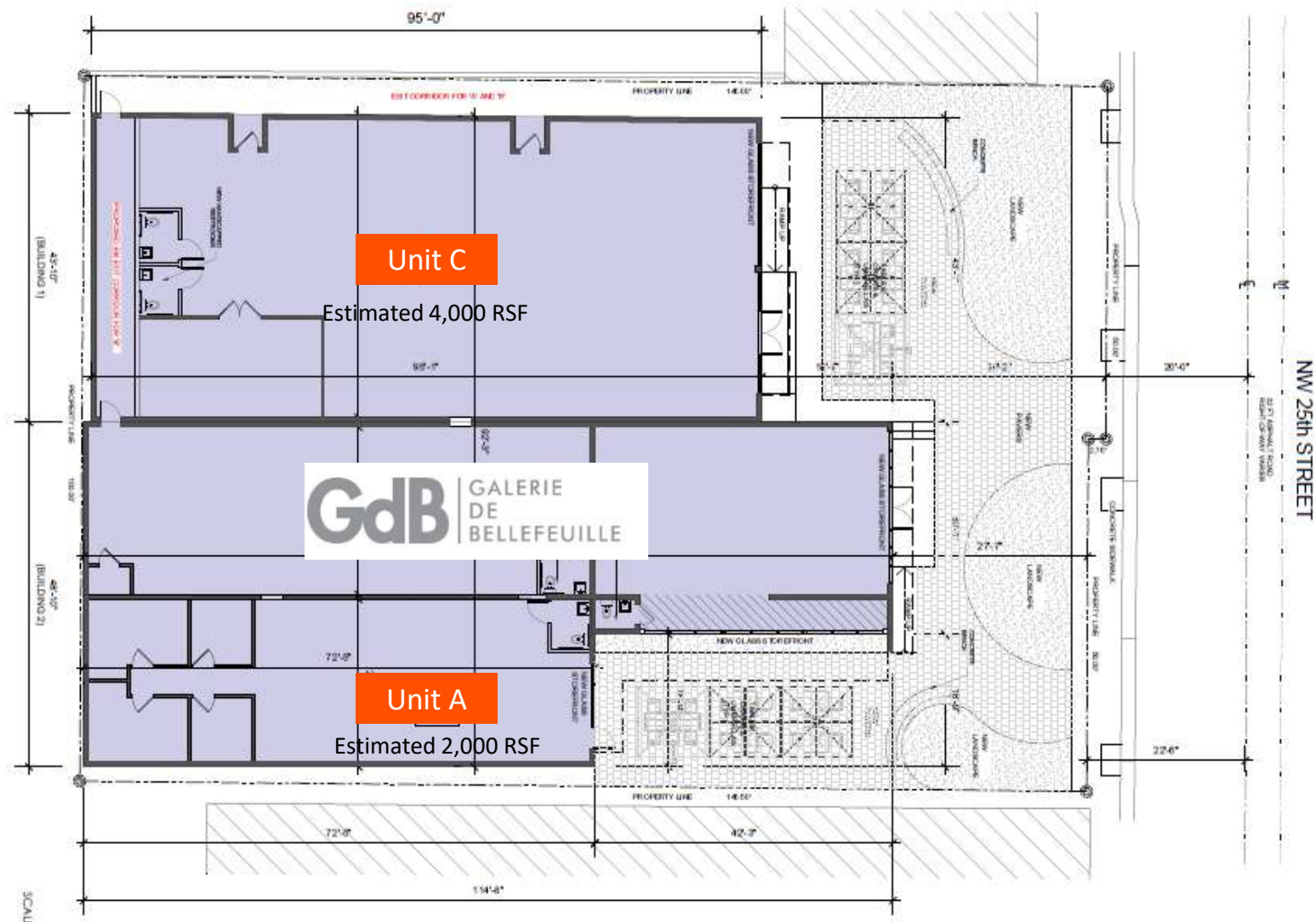
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## FLOOR PLAN



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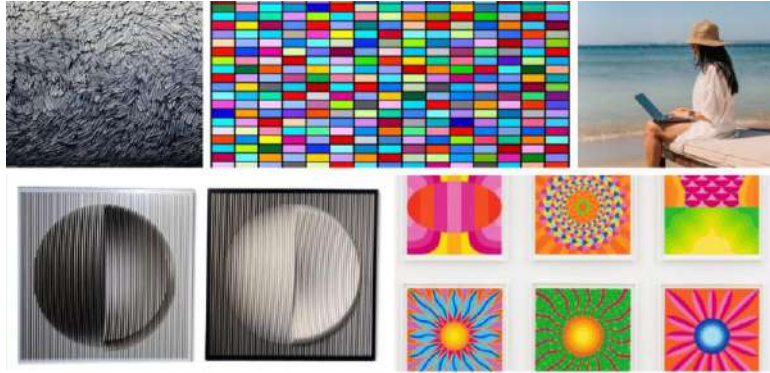
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## TENANT PROFILE – SPACE B



GdB GALERIE  
DE  
BELLEFEUILLE



### Galerie De Bellefeuille

Founded in 1980, Galerie De Bellefeuille is one of Canada's leading contemporary art galleries. Known for its distinguished roster of internationally recognized artists, the gallery offers an extensive collection of paintings, sculptures, and fine art photography. With a reputation for excellence and curation, Galerie De Bellefeuille has expanded beyond its Montreal roots to serve collectors across North America and globally. Their presence brings a refined, cultural edge to the property, showcasing world-class contemporary and modern artworks.



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## UNIT A INTERIOR PICTURES + CONCEPTS



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## UNIT B INTERIOR PICTURES + CONCEPTS



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## UNIT C INTERIOR PICTURES + CONCEPTS



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## RENDERINGS



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## OUTDOOR RETAIL CONCEPTS



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## AERIAL NEIGHBORHOOD CONTEXT



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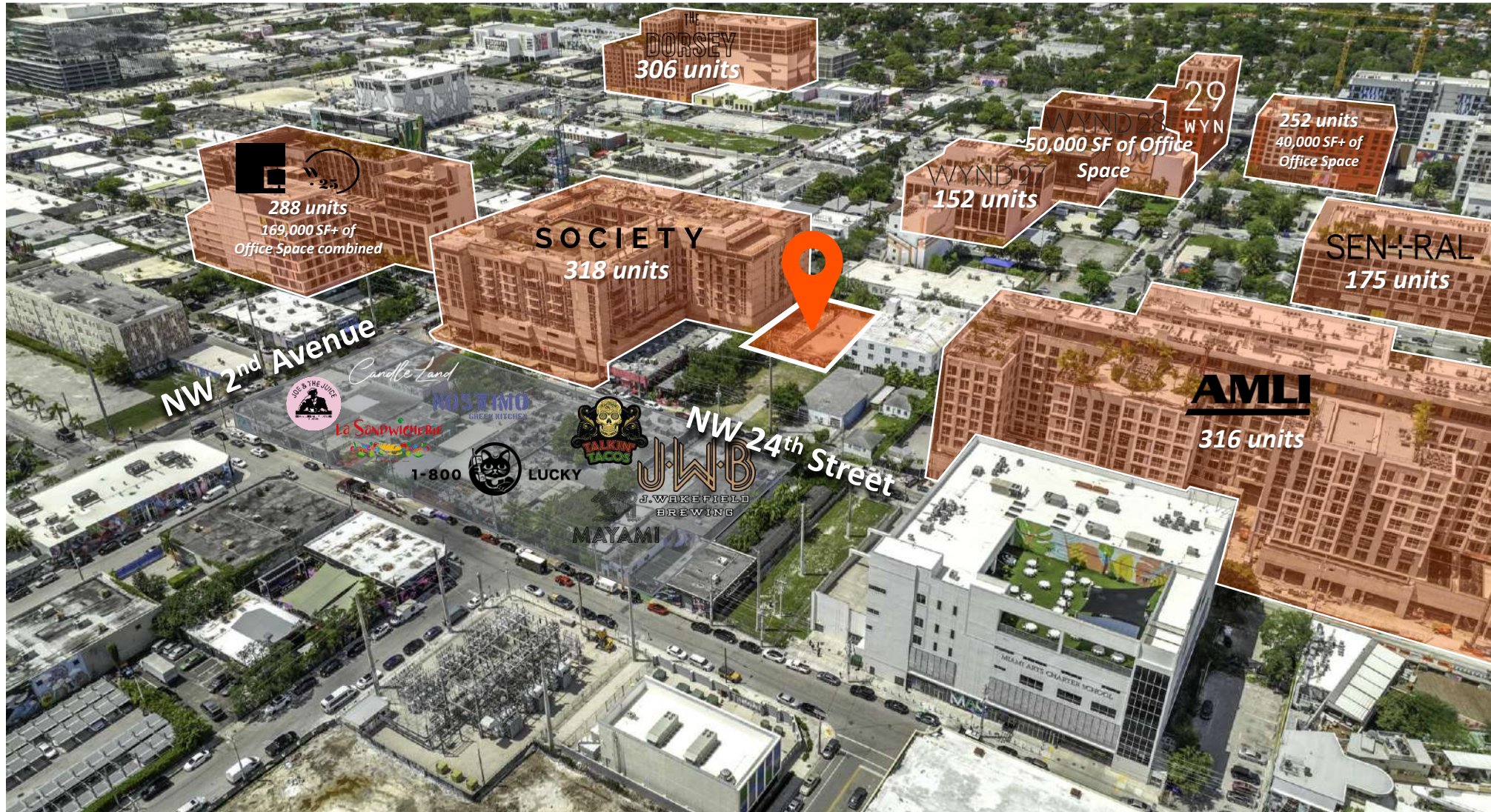
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## AERIAL CONTEXT



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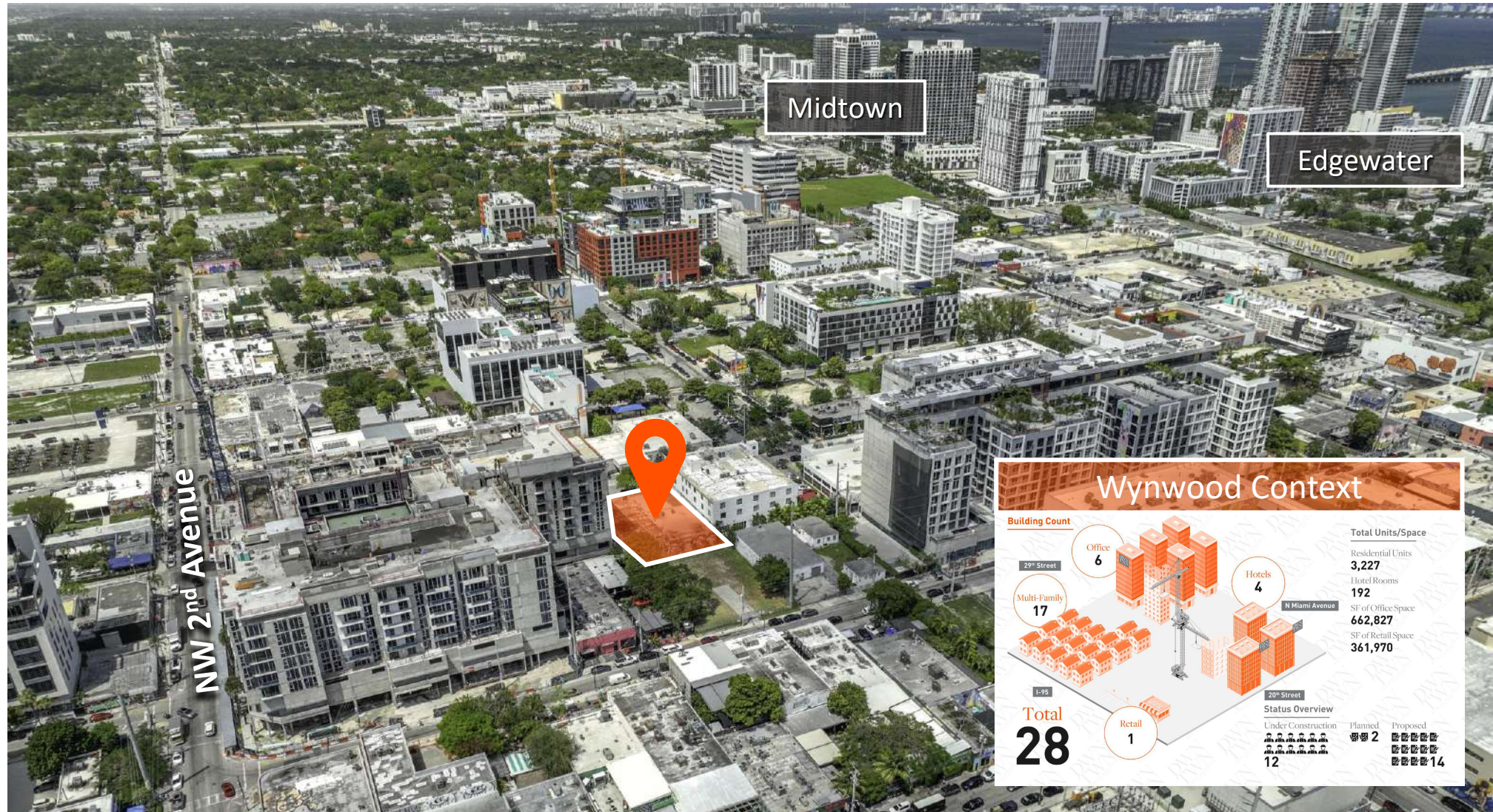
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## NORTHEAST AERIAL CONTEXT



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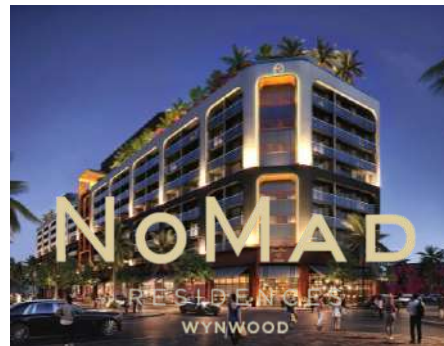
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## LOCATION DESCRIPTION



### LOCATION OVERVIEW

The Portfolio is located within the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north. Ideally located next to the Wynwood 25 on 25<sup>th</sup> Street, with the best retail Wynwood has to offer; adjacent tenancy include Uchi, KYU, Salt&Straw, Warby Parker, Marine Layer, Joe's Pizza, Rosemary's, Taco Stand, the Wynwood Walls, Zak the Baker, Pastis, Le Chick, Panther Coffee, etc. office tenancy nearby includes Founder's Fund, Atomic, Ramp Financials, Solana Spaces, etc.

Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the "Silicon Valley of the South" with tech companies such as Blockchain.com, OpenStores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater's dense residential communities, with quick access to Miami's Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood's main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy's Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

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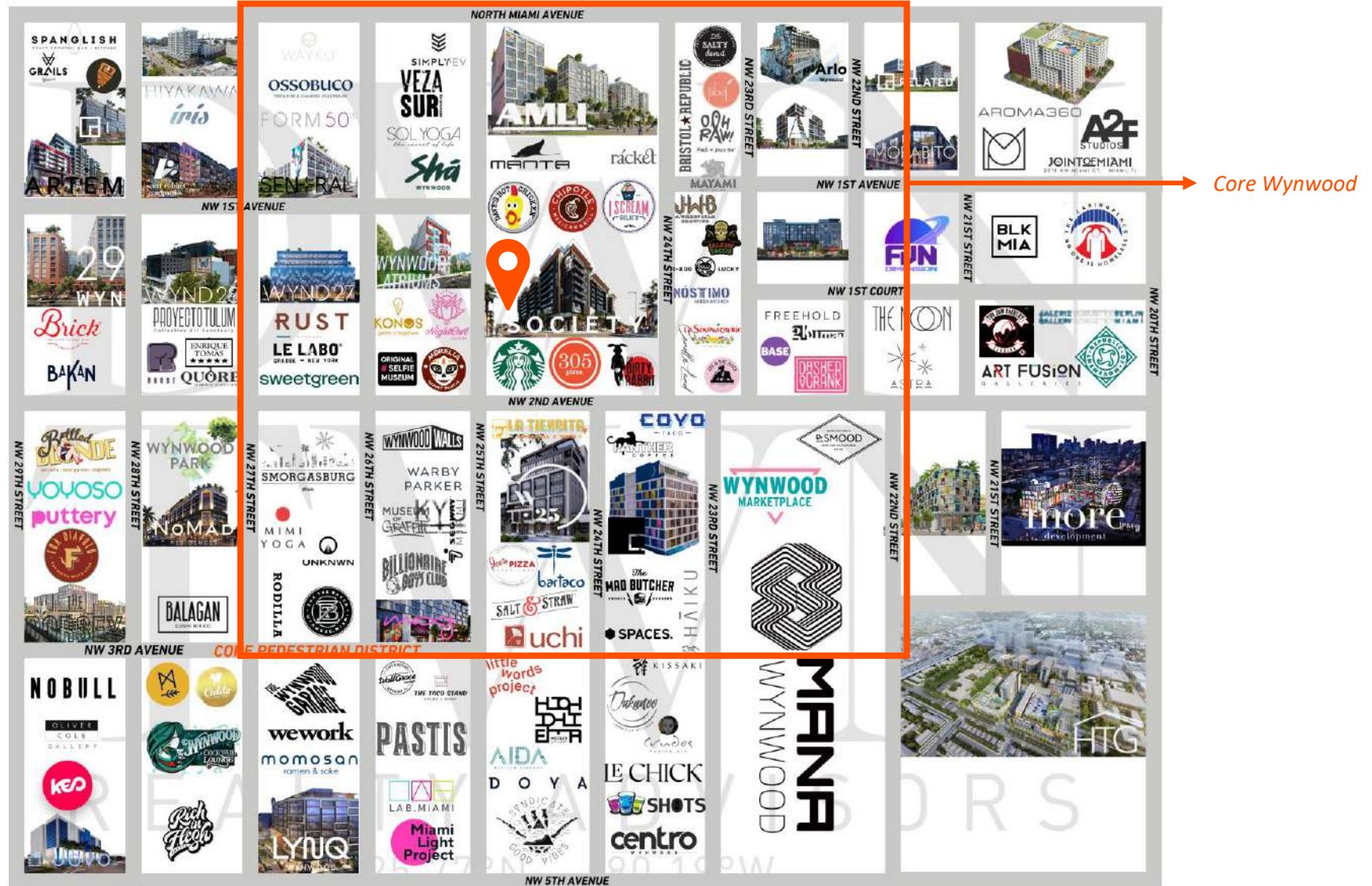
[View Inventory](#)



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## WYNWOOD RETAIL CONTEXT MAP



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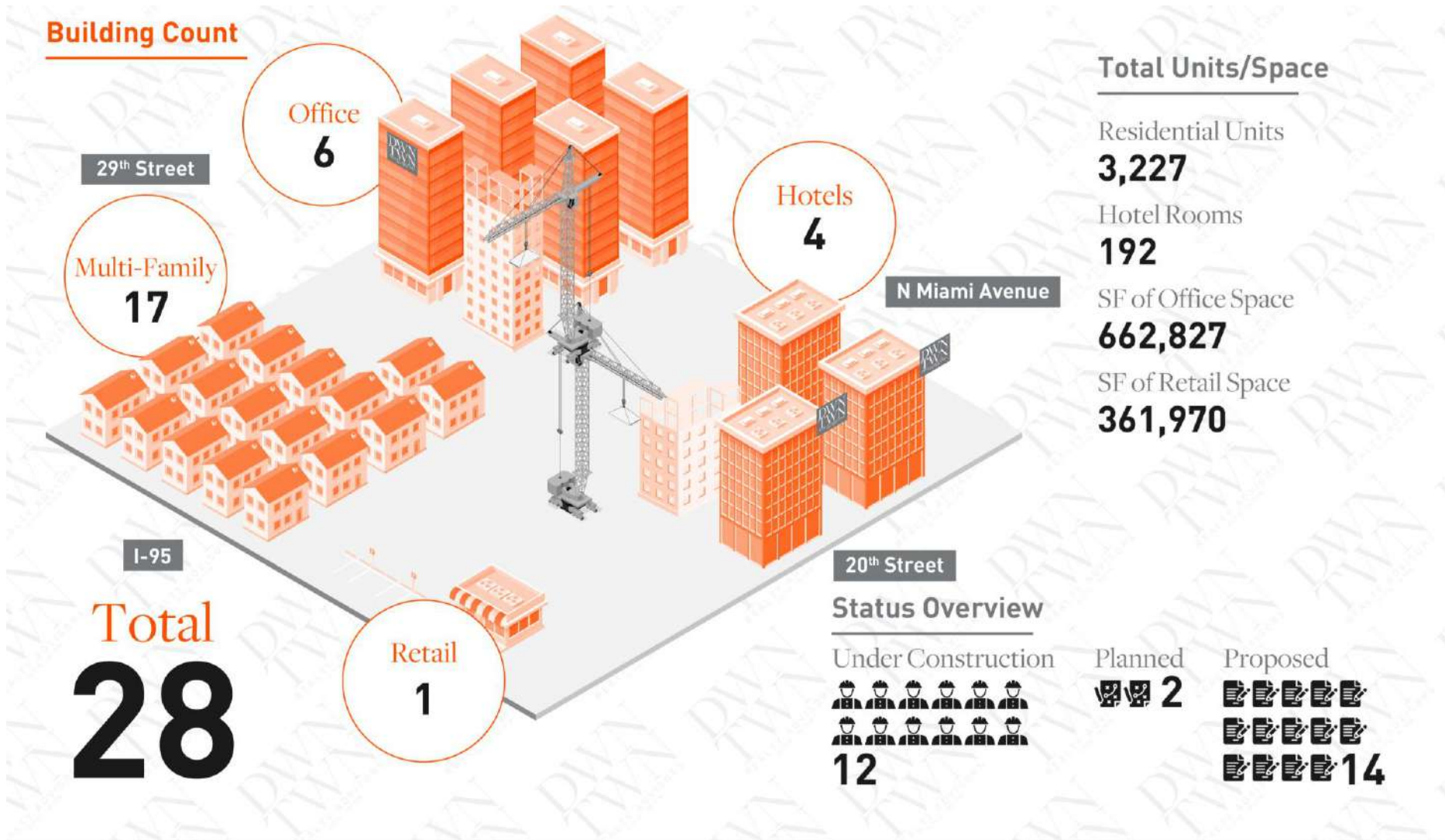
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## WYNWOOD DEVELOPMENT CONTEXT



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## ADJACENT DEVELOPMENTS



**WYNHOUSE**  
**308 units**  
2200 NW 1ST AVE  
FISHER BROTHERS



**AMLI WYNWOOD**  
**316 units**  
70 NW 25TH ST  
AMLI RESIDENTIAL



**WYNWOOD URBY**  
**289 units**  
26 NE 27TH ST  
URBY



**SOCIETY WYNWOOD**  
**318 units**  
2431 NW 2ND AVE  
PMG



**i5 WYNWOOD**  
**318 units**  
51 NW 28TH ST  
RELATED GROUP



**2400 WYNWOOD**  
**20 units**  
2400 NW 2ND AVE  
GOLDMAN



**NOMAD RESIDENCES**  
**329 units**  
2700 NW 2ND AVE  
RELATED GROUP



**THE COLLECTIVE**  
**108 units**  
2825 NW 2ND AVE  
FIDELITY



**VIEW 29**  
**116 units**  
2901 NW 2ND AVE  
NEW URBAN DEVELOPMENT



**ALCHEMY**  
**186 units**  
18 NW 23RD ST  
ALCHEMY



**WYNWOOD WORKS**  
**122 units**  
2035 N MIAMI AVE  
MAGELLAN



**WNWD21**  
**304 units**  
2110 N MIAMI AVE  
RELATED COMPANIES



**MOHAWK WYNWOOD**  
**260 units**  
56 NE 29TH ST  
RILEA GROUP



**THE WYNWOOD PLAZA**  
**509 units**  
95 NW 29TH ST  
L&L HOLDING



**LIVWRK WYNWOOD**  
**420 units**  
2400 N MIAMI AVE  
LIVWRK

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