

The Doris.

Your Home For Work

153 NW 25TH ST, MIAMI, FL 33127

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Where work and culture merge

In a market full of large scale buildings with sizable floorplates, The Doris offers something different: a collection of boutique, design-forward suites made for teams who value style, individuality, and convenience. Every detail, from the private terraces to the thoughtful finishes, was designed to reflect how people work today: flexible, inspired, and on their own terms.

At its core, The Doris exists to champion the modern creative class, a place where ambition meets authenticity, a destination for those driven to achieve their best.



Our Building!

Located in the heart of Wynwood, this ground-up development stands eight stories tall, a modern landmark surrounded by street art, coffee joints, and creative energy on every corner.

Across 27,208 rentable square feet of office space and 1,800 square feet of retail, every floor was designed with modern work in mind. Big windows flood the spaces with light, terraces invite a breath of fresh air, and the layout feels intuitive, open, and purposeful.

Each of the 14 private suites is designed to feel personal, not prescriptive like your favorite neighborhood café, but with better Wi-Fi and fewer interruptions.

You bring the energy, the ideas, the late-night planning sessions; **we'll take care of everything else**

Kitchenette – for coffee breaks that turn into brainstorming sessions.

Two Private Offices – for focus time, calls, or a quiet moment away from the buzz.

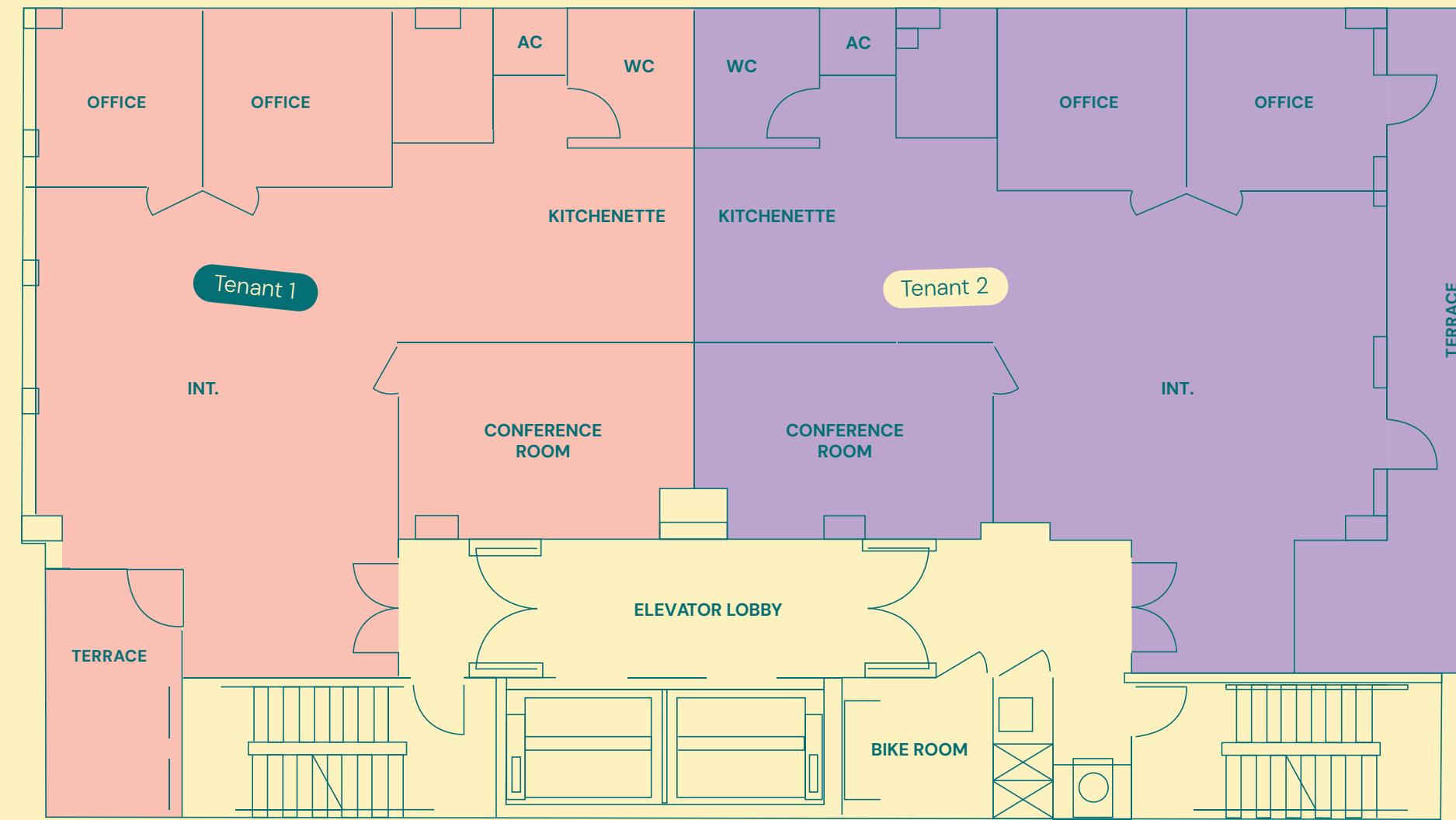
Terrace – your own outdoor nook, perfect for a morning espresso or sunset unwind.

Conference Room – for team huddles, client meetings, and those “ah” moments.

Typical Floor Plan

2nd - 8th Floor Spec Suites

2ND FLOOR	Tenant 1	1,798 SF
	Tenant 2	2,272 SF
3RD FLOOR	Tenant 1	1,798 SF
	Tenant 2	2,058 SF
4TH FLOOR	Tenant 1	1,798 SF
	Tenant 2	2,058 SF
5TH FLOOR	Tenant 1	1,798 SF
	Tenant 2	2,058 SF
6TH FLOOR	Tenant 1	1,798 SF
	Tenant 2	2,058 SF
7TH FLOOR	Tenant 1	1,798 SF
	Tenant 2	2,058 SF
8TH FLOOR	Tenant 1	1,798 SF
	Tenant 2	2,058 SF



Spec Suites!

Tenant 1

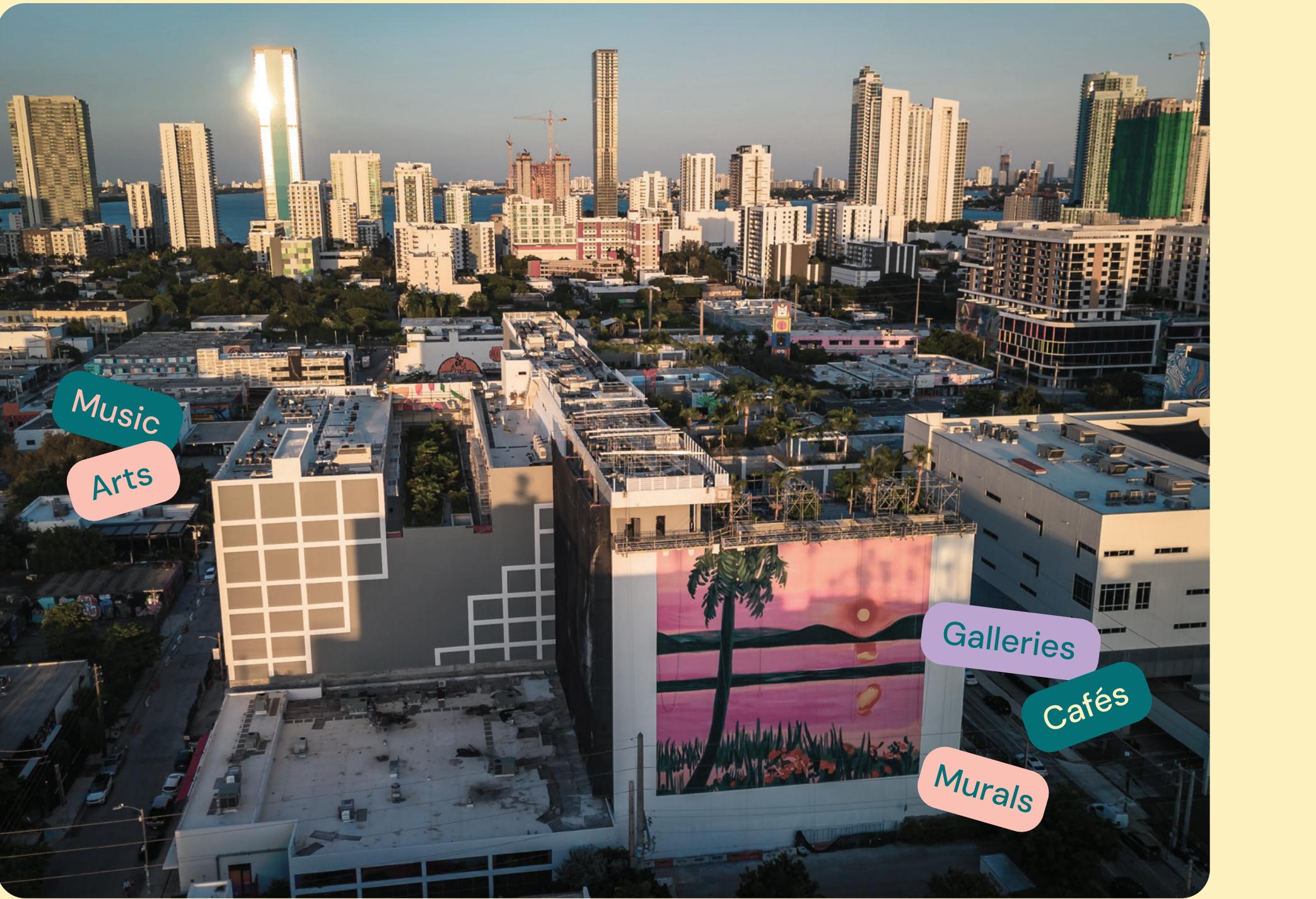


Tenant 2



Spec Suite





Wynwood!

Wynwood isn't just another Miami neighborhood — it's the city's creative heartbeat. What started as a collection of warehouses and murals has grown into a cultural playground where every block has a story to tell.

Here, the walls talk — covered in color, art, and vibrant energy. Cafés spill onto sidewalks, music drifts from somewhere down the street, and there's always a new pop-up, gallery, or rooftop to stumble into.

It's where tech startups share coffee with artists, and founders grab lunch next to muralists. The energy's contagious — casual, yet ambitious; laid-back, yet always moving forward.

Weekdays feel like weekends, and weekends feel like festivals. Between the street art, design studios, Michelin mentions, and boutique fitness pop-ins, there's a rhythm that makes you want to stay a little longer — whether you're working, meeting, or just wandering.

That's Wynwood: **vibrant, eclectic and impossible to replicate**

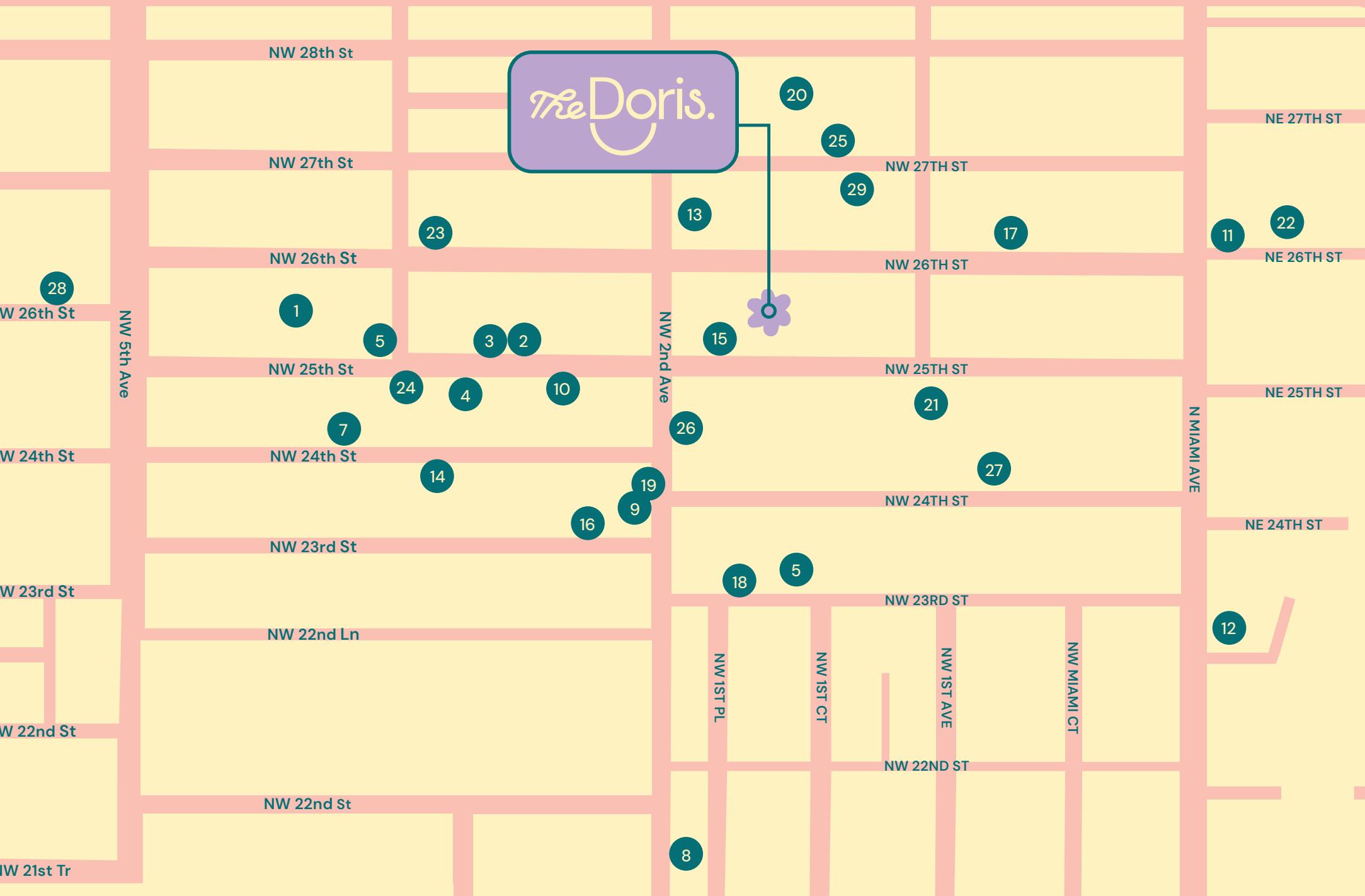
Easy to get to, hard to leave!

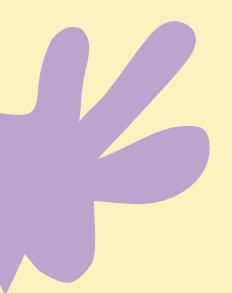
SERIOUSLY, WYNWOOD HAS SOME OF THE BEST BITES AND SIPS IN THE CITY.

- | | | | | | | | |
|---|----------------|----|-------------------|----|--------------------|----|-----|
| 1 | Pastis | 9 | Coyo Taco | 17 | Maman | 25 | Pa |
| 2 | KYU | 10 | Joes Pizza | 18 | La Sandwicherie | 26 | Sta |
| 3 | Sparrow Italia | 11 | Mr Baguette | 19 | Panther Coffee | 27 | Gh |
| 4 | UCHI | 12 | Mister O1 Pizza | 20 | Presidente Bar | 28 | Da |
| 5 | The Taco Stand | 13 | Sweetgreen | 21 | Manta | 29 | Ot |
| 6 | 1-800 Lucky | 14 | Skinny Louis | 22 | Doma | | |
| 7 | Doya | 15 | Night Owl Cookies | 23 | Zak The Baker | | |
| 8 | OMAKAI Sushi | 16 | Cowy Burger | 24 | Barcelona Wine Bar | | |

Wynwood is close to where you are

Downtown Miami	8 Minutes	Miami Shores	18 Minutes
Brickell	15 Minutes	Coconut Grove	20 Minutes
Miami Airport	12 Minutes	Miami Beach	15 Minutes
Coral Gables	25 Minutes		





The people who made this happen!

Over 25 years of experience in the commercial and development market.

Lombardi Properties was founded in 2000 as a boutique real estate brokerage and investment firm by David Lombardi. It has since expanded to include his three children Daniel, Brian and Brooke, who now manage the business day to day. David discovered the Wynwood neighborhood in 2001 and quickly understood it was too well situated and too cheap in a growing city with otherwise rising rents. This understanding led him to immediately begin buying property in the area and shortly thereafter see the neighborhood's potential to become the place where Miami's creatives could live, work and play. In 2002 David relocated the Lombardi Properties office to Wynwood. The neighborhood has been the company's focus for the past 25 years.

The Lombardi Family became one of the first significant property owners in Wynwood with a long-term vision of a mixed use neighborhood attracting the creative community. Dedicated to the neighborhood, David was the driving force behind the creation of the Wynwood Arts District Association, which became the Wynwood Business Improvement District (BID), where he still serves as a board member. As a long term owner, Lombardi Properties is focused on creating interesting spaces and attracting a diverse group of retail and creative office tenants within Wynwood.

For over 15 years Doris Lombardi, David's mother, sat at the front desk of Lombardi Properties. She greeted everyone with bottles of water and candies alongside her undeniable sarcasm and sass. She was the definition of a strong and independent woman loved by most with catchphrases only she could get away with. She was well known in Wynwood for her "charm" and constantly made the Lombardi Properties office feel like home. There is no better name for this project than The Doris, in memory of the woman who sat next door for all of those years.



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NEWMARK



Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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