

2ND GEN RESTAURANT SPACE FOR LEASE

2230 NW 2ND AVENUE, WYNWOOD



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COMMERCIAL**
REAL ESTATE

PROPERTY OVERVIEW

2230 NW 2ND AVENUE

Situated on the north facing corner of Wynwood's NW 2nd Avenue and 22nd Terrace, this free-standing building represents a rare opportunity as a second-generation restaurant space with a flagship address. The building totals 4,450 SF, and features 15' clear ceilings, a commissary kitchen, compliant grease trap, two walk-in coolers, 500 amps/3 phase power and 4 means of egress.

Additional kitchen improvements include floor to ceiling FRP, high end epoxy flooring with cove base, proper floor drainage,

and multiple work stations.

Wynwood's walkable culinary scene continues to mature with a broad cast of highly regarded fast casual and fine dining establishments. NW 2nd Ave co-tenancy includes Yann Couvreur Café, Coyo Taco, Panther Coffee, Astra, Lyra, Bakan, R House & the Wynwood Walls.

KEY PROPERTY DETAILS

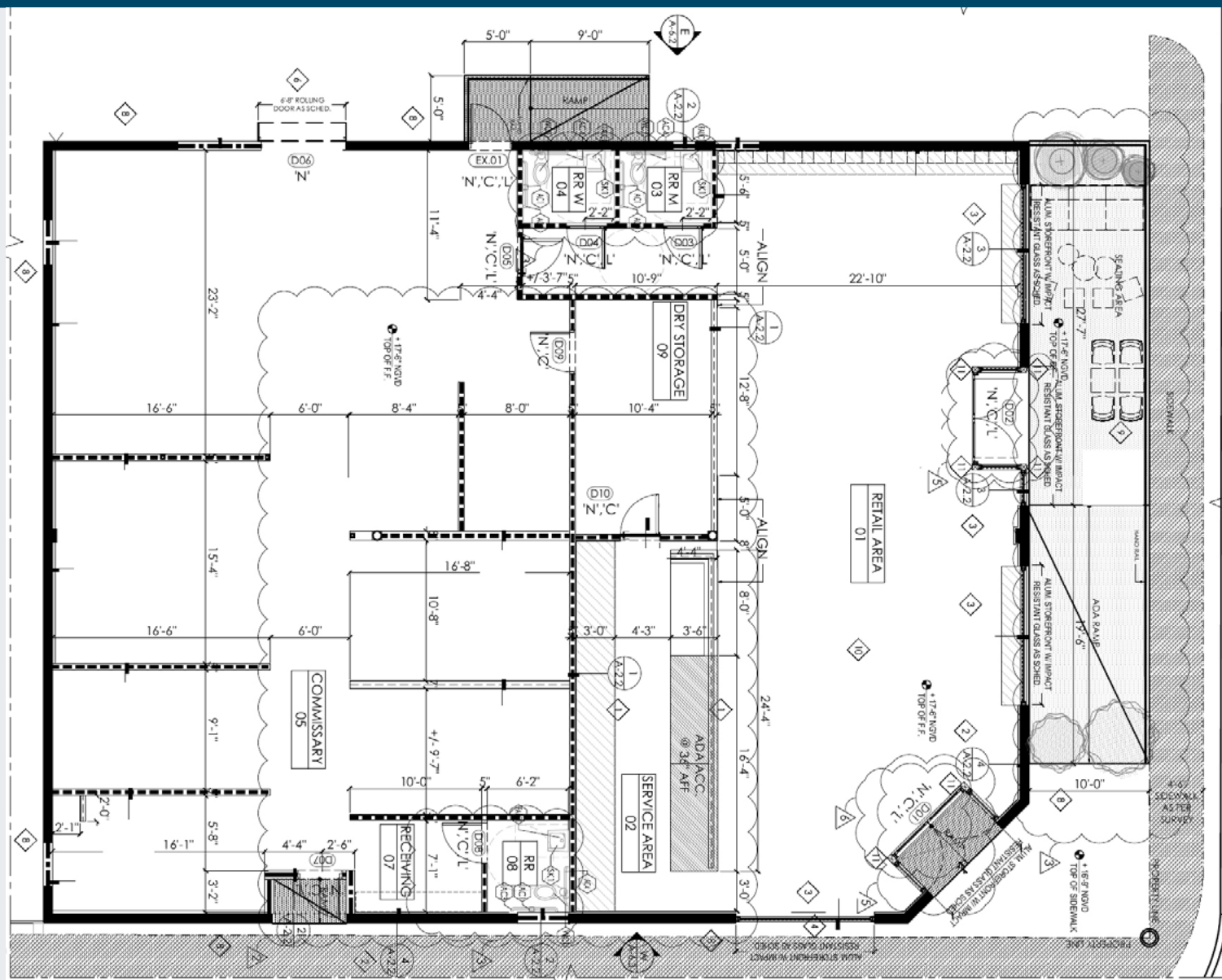
- / Lease Rate: \$125.00 /SF/YR NNN
- / Lease Term: Negotiable
- / Available RSF: 4,450 SF
- / Ceiling Height: 15 FT
- / Submarket: Wynwood NRD-1
- / Product Type: Restaurant

[VIEW LISTING ONLINE](#)

2230 NW 2nd Avenue
Wynwood, Miami



FLOOR PLAN



2230 NW 2nd Avenue
Wynwood, Miami

FRONT OF HOUSE INTERIORS

04



2230 NW 2nd Avenue
Wynwood, Miami



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FRONT OF HOUSE INTERIORS

05



2230 NW 2nd Avenue
Wynwood, Miami



BACK OF HOUSE INTERIORS

06



2230 NW 2nd Avenue
Wynwood, Miami

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NEIGHBORHOOD AERIAL

07

NW 2nd Ave

Subject
Property

2238 NW 2nd Avenue
Wynwood, Miami



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NEIGHBORHOOD AERIAL

08

Subject
Property

NW 2nd Ave

2230 NW 2nd Avenue
Wynwood, Miami



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WYNWOOD CONTEXT MAP

95

MOMOSAN WYNWOOD

MOXY WYNWOOD
HOTEL

PANTHER COFFEE

COYO TACO

WYNWOOD MARKETPLACE

MANA WYNWOOD
CONVENTION CENTER

ZAK THE BAKER

JOE'S
PIZZA NYC

PUTTERY

SUBJECT
PROPERTY

BAKKAN

SMORGASBURG MIAMI

WYNWOOD WALLS

NE 2ND AVE

GRAMPS

1-800-LUCKY

LA SANDWICHIERE
WYNWOOD

YANN COUYREUR
CAFÉ

DASHER & CRANK /
MATCHA CAFÉ

OMAKAI SUSHI

ASTRA

LIRA BEIRUT EATERY

SENTRAL WYNWOOD

N MIAMI AVE

ARLO WYNWOOD
LUXURY BOUTIQUE
HOTEL

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Wynwood, Miami



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WYNWOOD OVERVIEW

Transformed from Miami's traditional garment district to a renowned visual arts hub in just a few years.



Image Source: wynwoodmiami.com

ONGOING COMMERCIAL EVOLUTION

The once art-driven streets of Wynwood now also hum with dynamic technology and finance firms. This multifaceted co-tenancy, rooted in the creative class, has enriched the market depth. Catering to this eclectic mix is a growing array of amenities – retailers and service providers, alongside a culinary panorama ranging from casual healthy options to sophisticated presentations of global cuisines.

WYNWOOD NRD SUBMARKET: THE EPICENTER OF SOUTH FLORIDA'S CREATIVE RENAISSANCE

Wynwood has emerged as one of South Florida's most thrilling locales, evolving from a traditional garment district to a vibrant epicenter of creative urban living. Our offering commands a prime position on the district's main commercial thoroughfare, N.W. 2nd Ave, recently ranked second (behind only nearby Ocean Drive) among the U.S.'s 'Most Instagrammable Streets.'*

*Forbes.com

STREET ART EXPLOSION

Dynamic outdoor art installations make Wynwood a global arts destination.

STRATEGIC POSITION

Situated with direct access to I-95 and connecting exits to Miami Beach.

NEIGHBORHOOD CONNECTIVITY

Flanked by Miami's upscale urban centers – Edgewater, Midtown, the Design District, and Downtown/Brickell.

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A LEGACY OF TRANSFORMATION

Initially championed by galleries and studios ingeniously repurposing the existing warehouses of the area, Wynwood's creative evolution has raised its profile to that of a globally recognized arts destination. Now, the streets themselves have become outdoor galleries, displaying dynamic street art at every scale. This colorful mosaic offers new views around every corner and distinguishes it completely from Miami's other neighborhoods.

URBAN DEVELOPMENT WITH ARTISTIC INTEGRITY

2015 marked a pivotal year for the neighborhood with the introduction of the Neighborhood Revitalization District 1 (NRD-1) rezoning plan. While preserving Wynwood's iconic street art

the initiative also endorsed increased density and Mixed-Use development. This careful integration ensures that Wynwood retains its artistic soul as it sustainably continues this period of vigorous growth. Responding to this cue, major institutional developers such as Related, AMLI, Fisher Brothers, Lennar, Sterling Bay, L&L, PMG, and RAL Development have made their mark, introducing both office spaces and multifamily properties to the landscape.

CONNECTIVITY AND NEIGHBORHOOD SYNERGY

Wynwood's strategic location is undeniable. The I-95 lies conveniently to the west, with arterial exits seamlessly connecting Wynwood to Miami Beach. Additionally, Wynwood sits in harmonious adjacency with Miami's

upscale urban sanctuaries – Edgewater, Midtown, the Design District, and the Downtown/Brickell zone. Today there is palpable momentum in neighboring sub-markets, hinting at further areas of development and growth. In essence, Wynwood is a testament to transformation and innovation, making it an unparalleled investment opportunity in the heart of South Florida.



Image Source: wynwoodmiami.com

RAPID DEVELOPMENT

Significant infrastructural growth following the 2015 NRD-1 rezoning plan.

ECLECTIC CO-TENANCY

Home to a diverse mix of creative retail, tech start-ups and publicly traded corporations.

CULINARY OFFERINGS

Features an array of food & beverage options, from vegan ice cream to French cuisine. Recognized young chefs present exciting new fusion concepts alongside the neighboring nightlife destinations.

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