

FOR LEASE 2ND GEN RESTAURANT SPACE 170 NW 24TH STREET - WYNWOOD

ERIC P GONZALEZ

Commercial Realtor

C: 305.302.0672

E: eric@centralcommercialre.com

ARI DISPENZA

Broker

C: 786.556.8998

E: ari@centralcommercialre.com



**CENTRAL
COMMERCIAL**
REAL ESTATE

PROPERTY OVERVIEW

02

170 NW 26 STREET

Central Commercial Real Estate is pleased to present an exclusive leasing opportunity for 170 NW 26 St. This second generation restaurant space is in-line with adjacent food and beverage establishments on one of Wynwood's highly activated streets. The 1,475 LSF space features 14' ceilings, 13.5 ton hvac, 24' hood, a code compliant grease trap and current max occupancy of 49. Possession available as of August 1, 2025.

Located on the same block as Society Wynwood and AMLI Wynwood, together totaling more than 600 units. Directly across the street from The Dirty Rabbit. Sandwiched between Gramps, Talkin Tacos and Lunasol.

The location benefits from both daytime and nightlife populations.

The property is separately metered for both electric and water. Features connection to a 12" water main, 14' ceilings, Twin-T construction, and major upgrades to electric service and plumbing have been completed. All impact fees have been paid. 40 year re-certification completed in 2019. Perfect for a versatile layout for a wide range of dining and entertainment concepts.

[VIEW LISTING ONLINE](#)

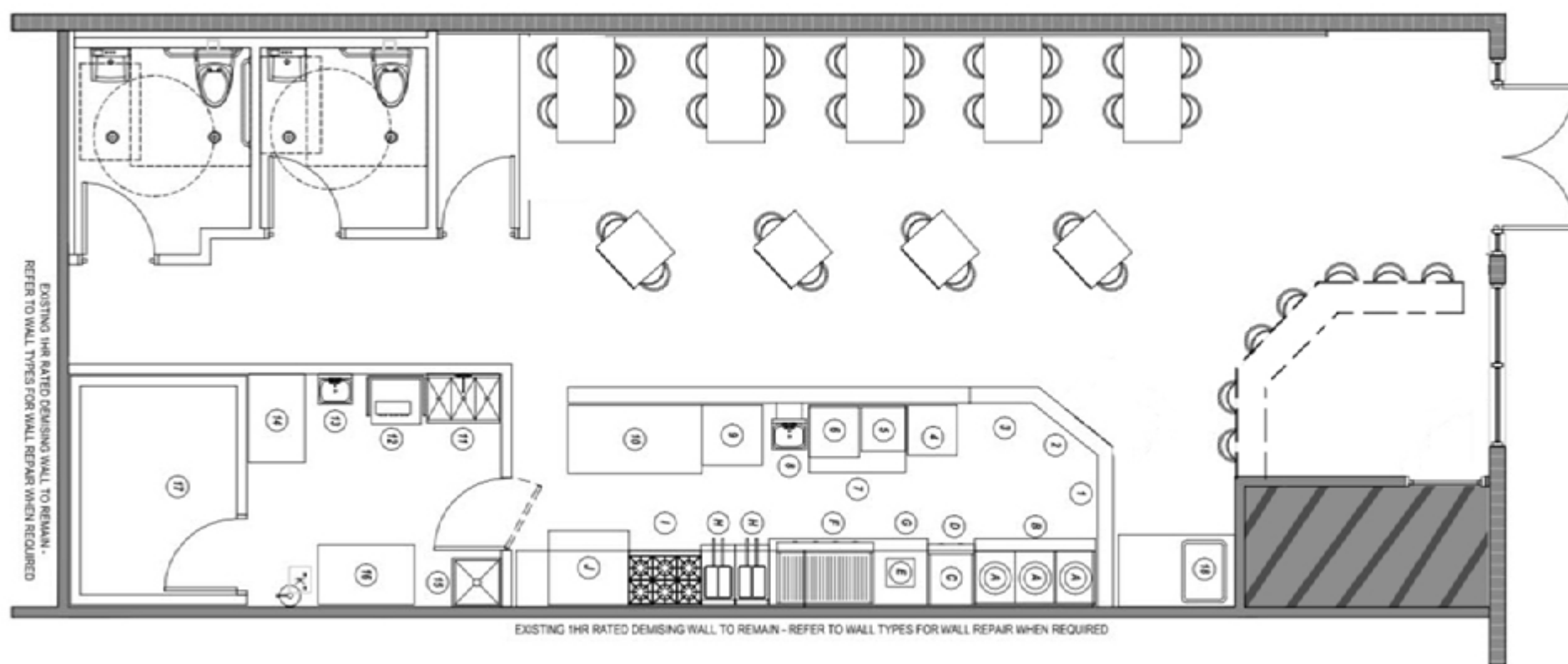
KEY PROPERTY DETAILS

- / Call For Rate
- / 2nd Generation Restaurant
- / Total Available LSF: +/- 1,475
- / Code Compliant Grease Trap
- / Code Compliant 24' Hood System
- / 14' Ceilings
- / Gas Served
- / 13.5 Tons HVAC
- / Current Max Occupancy Of 49

170 NW 24th Street
Wynwood, Miami



FLOOR PLAN



INTERIOR PHOTO

04



170 NW 24th Street
Wynwood, Miami

 CENTRAL
COMMERCIAL
REAL ESTATE

INTERIOR PHOTO

05



170 NW 24th Street
Wynwood, Miami

 CENTRAL
COMMERCIAL
REAL ESTATE

STORE FRONT PHOTO

06

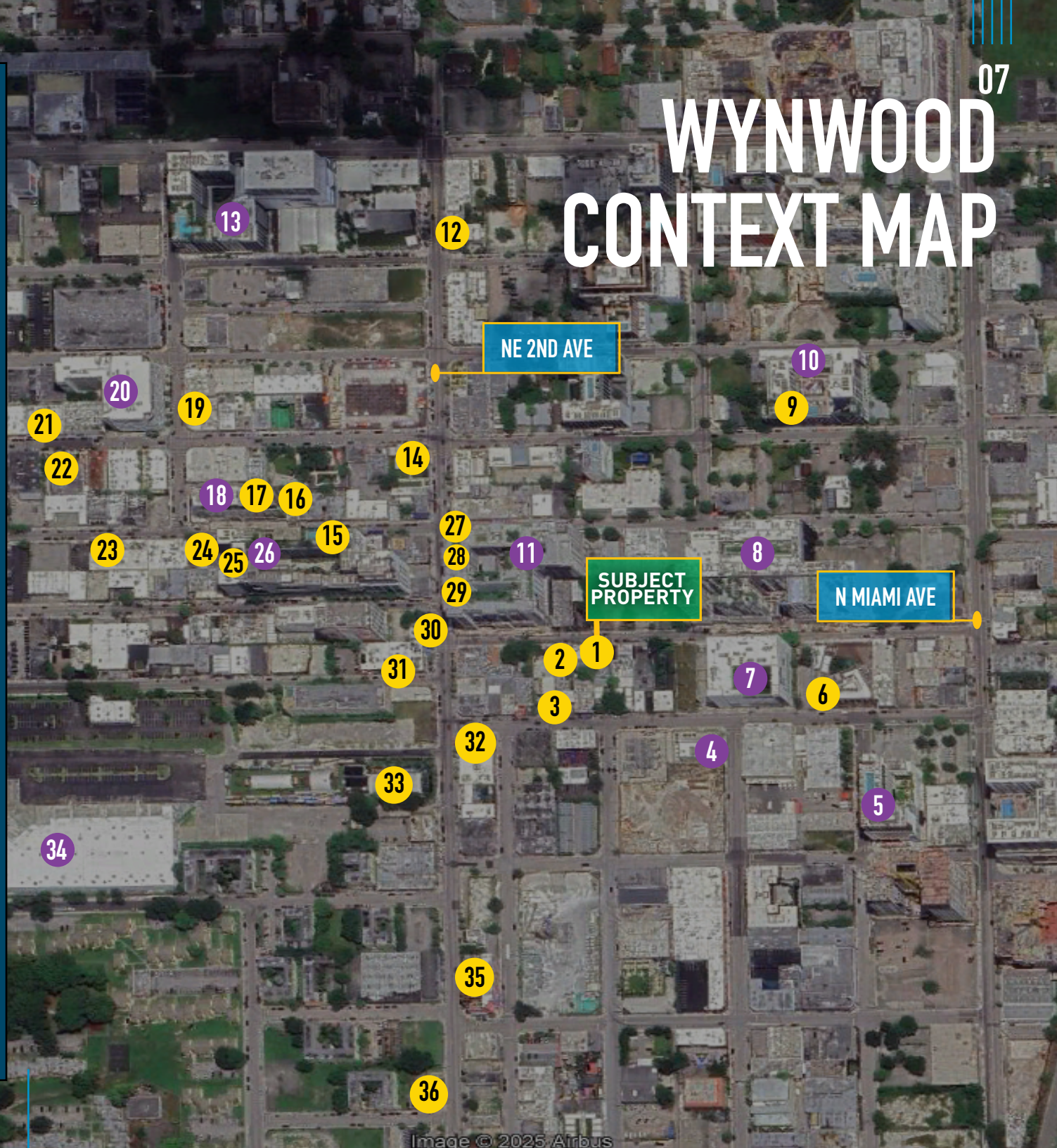


170 NW 24th Street
Wynwood, Miami



WYNWOOD CONTEXT MAP

1. SUBJECT PROPERTY
2. TALKIN' TACOS
3. 1-800-LUCKY
4. JOULE HOUSE - 308 UNITS
5. ARLO BOUTIQUE HOTEL - 217 ROOMS
6. SALTY DONUT
7. MIAMI ARTS CHARTER SCHOOL
8. AMLI WYNWOOD - 316 UNITS
9. MAMAN
10. SENTRAL WYNWOOD - 60 UNITS
11. SOCIETY WYNWOOD - 318 UNITS
12. BAKAN
13. THE DORSEY - 306 UNITS
14. WYNWOOD WALLS
15. JOE'S PIZZA NYC
16. KYU
17. SPARROW
18. MOXY HOTEL - 120 UNITS
19. ZAK THE BAKER
20. WEWORK / WYNWOOD GARAGE
21. MOMOSAN
22. PASTIS
23. ROSEMARY'S
24. BARTACO
25. UCHI
26. WYNWOOD 25 - 289 UNITS
27. STARBUCKS - COMING SOON
28. CHIPOTLE - COMING SOON
29. DAVE'S HOT CHICKEN
30. PANTHER COFFEE
31. COYO TACO
32. YANN COUVREUR CAFÉ
33. WYNWOOD MARKETPLACE
34. MANA CONVENTION CENTER
35. ASTRA
36. LIRA BEIRUT EATERY



NEIGHBORHOOD AERIAL

Biscayne Blvd

N Miami Ave

NW 24th St

Subject
Property

NW 23rd St

170 NW 24th Street
Wynwood, Miami



CENTRAL
COMMERCIAL
REAL ESTATE

NEIGHBORHOOD AERIAL

09

NW 2nd Ave

NW 24th St

Subject
Property

170 NW 24th Street
Wynwood, Miami

 CENTRAL
COMMERCIAL
REAL ESTATE

WYNWOOD OVERVIEW

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



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.

170 NW 24th Street
Wynwood, Miami



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.



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.



CONFIDENTIALITY AND DISCLAIMER

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

ERIC P GONZALEZ

Realtor

C: 305.302.0672

E: eric@centralcommercialre.com

CONTACT INFORMATION

ARI DISPENZA

Broker

C: 786.556.8998

E: ari@centralcommercialre.com

ADDRESS

390 NW 27th Street
Miami, FL 33127

O: 786.577.4974

WEBSITE

Centralcommercial.com