

FOR LEASE

WYNWOOD RETAIL 5,000 SF

318 NW 25th ST, Miami, FL

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**CENTRAL
COMMERCIAL**
REAL ESTATE

EXECUTIVE SUMMARY

BUILDING

5,000 RSF Total
4,500 RSF Ground Floor
500 RSF Mezzanine

LEASE RATE

\$80.00 /SF/YR NNN*

PROPERTY TYPE

Restaurant/Bar
Event Space

INFRASTRUCTURE

- Grease Trap
- Rough Plumbing
- Impact Fees Paid
- Approved Plans

CEILING HEIGHT

18' Finished

LOCATION

Wynwood/NRD-1

* Lease rate does not include utilities, property expenses or building services



EAST VIEW OF SUBJECT PROPERTY

318 NW 25th Street is centrally located in the retail corridor of Wynwood, one of Miami's most dynamic and rapidly growing neighborhoods. With high visibility and consistent foot traffic from surrounding dining, nightlife, and hospitality destinations, the space is ideal for a flagship location or high-impact brand presence. The space is partially built-out as a restaurant or café with impact fees paid. Architectural plans

have been approved to be completed; grease trap and rough plumbing is already in place. In-line co-tenants include Rosemary's and Barcelona Wine Bar, with additional NW 25th Street neighbors including The Taco Stand, Uchi, KYU, the Moxy Hotel, and Wynwood 25. Positioned within the NRD-1 pedestrian-oriented district, the property benefits from proximity to major office users, including Amazon, and Claire

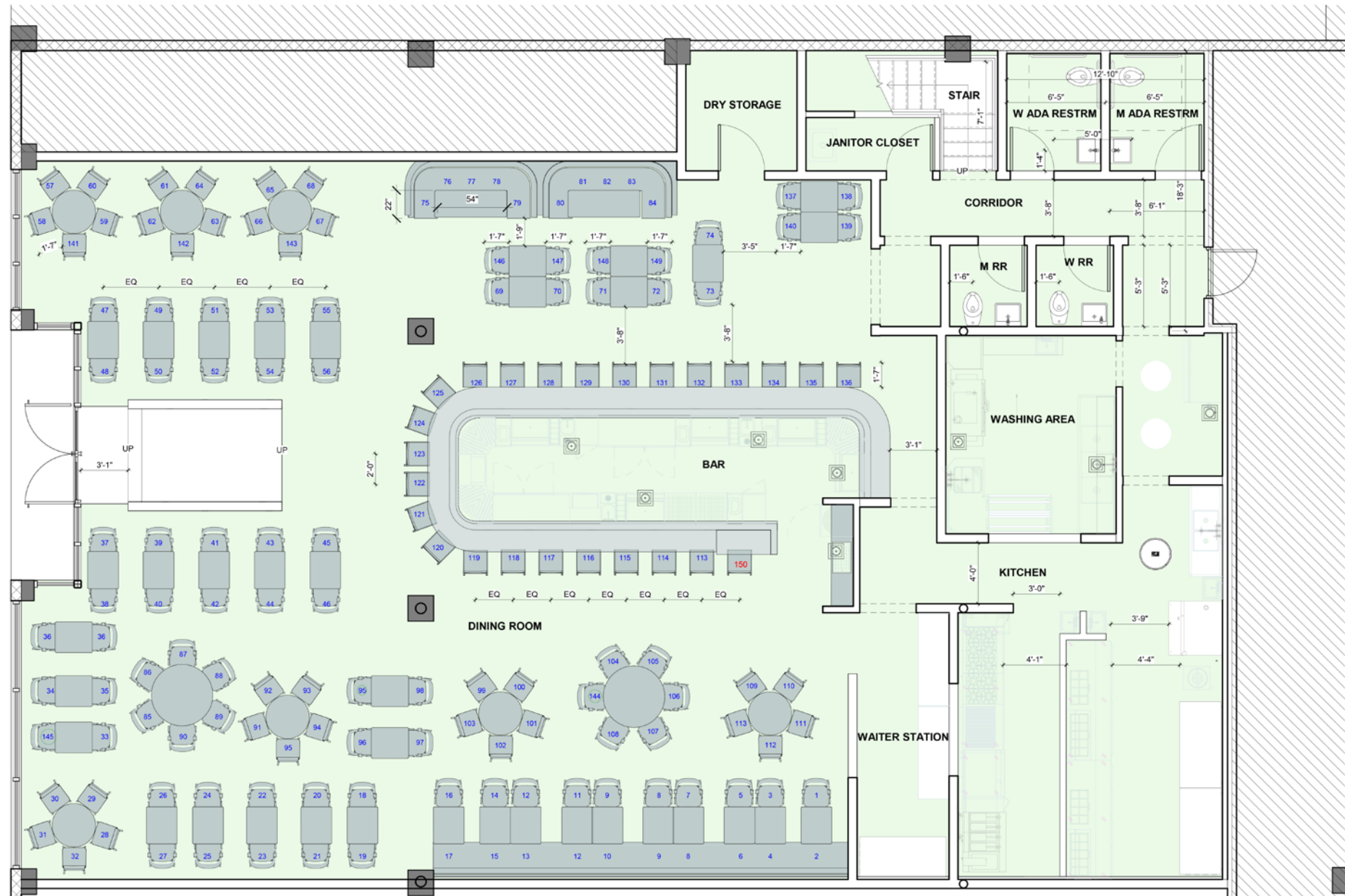
Group at Wynwood Plaza, as well as Sony Music, PwC, and Gemini at 545 Wyn. Recent and upcoming mixed-use projects, such as Strata, 2000 Wynwood, NoMad Residences, and Society Wynwood, are adding residents, hotel keys, and ground-floor retail and hospitality venues, thereby strengthening daytime and evening traffic and reinforcing the corridor's position as a high-performing leasing submarket.

CO-TENANCY



RESTAURANT FLOOR PLAN

NW 25th ST



NEIGHBORHOOD CONTEXT

- Wynwood Walls
- Museum of Graffiti
- Art of Hip Hop Museum
- Walt Grace Vintage
- Moxy Hotel Wynwood
- Society Wynwood - 319 Units
- Wynwood 25 - 289 Units
- The Taco Stand
- Uchi
- Barcelona Wine Bar
- Le Chick
- Olfactory NYC
- Saucy Boodah
- Rosemary's





WELCOME TO WYNWOOD

Wynwood has evolved into Miami's premier culinary ecosystem, anchored by a dense concentration of Michelin-recognized concepts, world-class nightlife, and design-forward hospitality brands. For F&B operators, the district offers an unmatched synergy of cultural credibility and high-volume commercial performance.

With a rapidly expanding residential base and active ground-floor programming, the neighborhood maintains consistent day-to-night foot traffic. This creates a rare environment where artisanal authenticity meets the operational stability required for long-term hospitality success.

MIAMI Spice
RESTAURANT MONTHS

AUGUST-SEPTEMBER

Each summer, participating Wynwood restaurants feature prix-fixe menus, encouraging diners to explore the district's top-tier culinary scene

Art | Basel

DECEMBER

Art Week in Wynwood is known as Mural Fest, featuring pop-up events, street-art activations, and exclusive gallery exhibitions

318 NW 25th Street
Miami, FL 33127



SUBJECT
PROPERTY



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