

RESTAURANT BUILD-TO-SUIT OPPORTUNITY

301 NW 25 STREET
WYNWOOD, MIAMI

INHOUSE
COMMERCIAL SALES



CONCEPTUAL RENDERING

OPPORTUNITY OVERVIEW

301 NW 25 Street is an opportunity for a tenant to design their own unique flagship building and rooftop in a design build process. Development allows for up to 17,500 SF of development across 5 stories with about 88 ft of frontage along 3rd Avenue and 50 ft along 25th Street. The ideal uses here are for restaurant, retail, office, hospitality concept.

ADDRESS

301 NW 25 Street, Miami FL

LOCATION

Northwest corner of NW 25 Street and NW 3 Avenue

BUILDING SIZE

+/- 10,395 SF allocated between two floors + rooftop

ASKING RENT

\$80 NNN

POSSESSION

Estimated Q3, 2026

NEIGHBORS

Moxy Hotel, Rosemary's, The Taco Stand, Cars & Guitars, Zak The Baker, Wynwood Garage, Pastis, Billionaire Boys Club, Uchi, KYU, WeWork

HIGHLIGHTS

- Flagship Corner
- Unique Build to Suit Opportunity
- Free Standing Building including rooftop
- Exceptional Visibility + Strong Foot Traffic



AERIAL VIEW



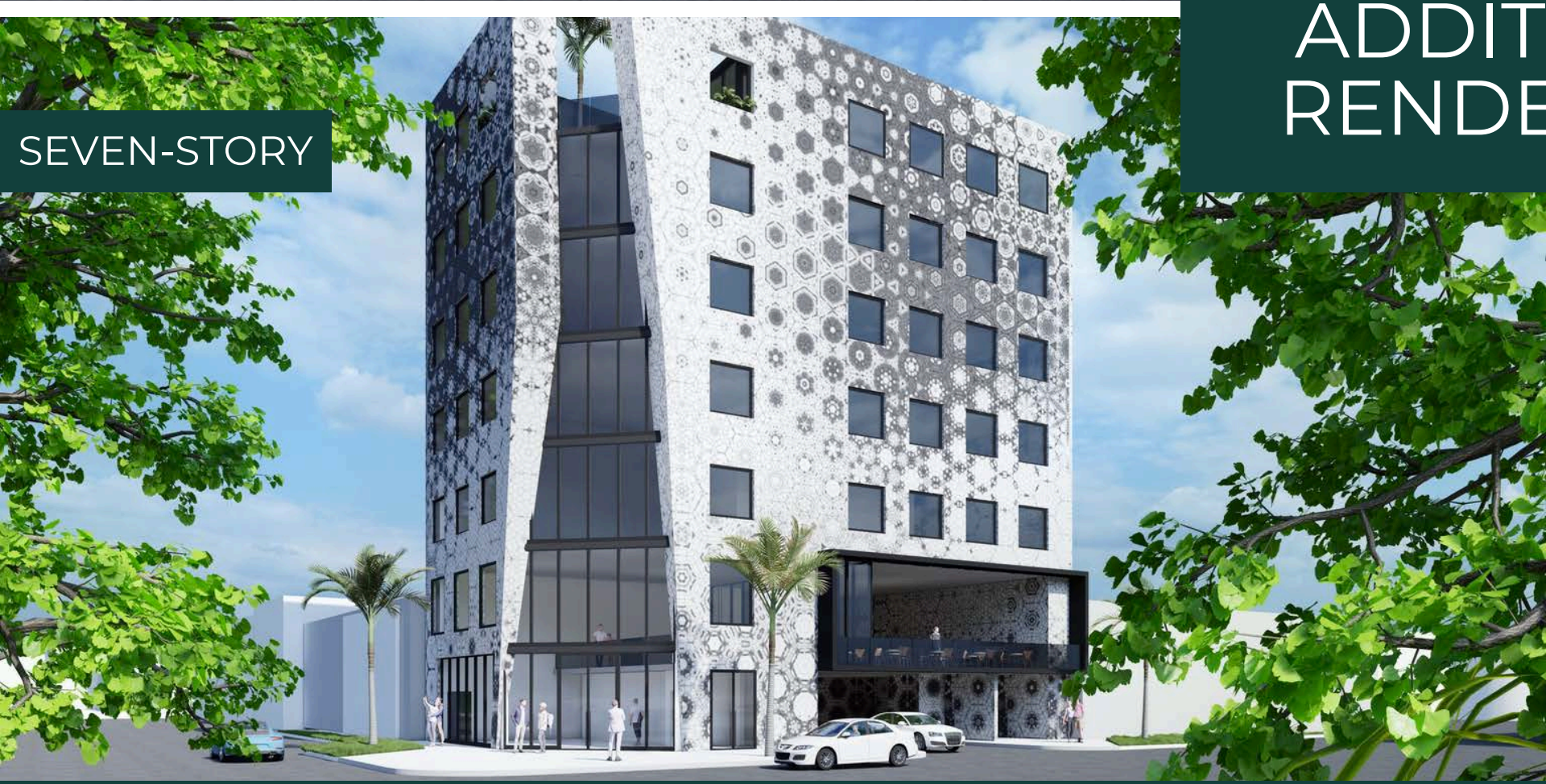


TWO-STORY



TWO-STORY WITH ROOFTOP

ADDITIONAL RENDERINGS



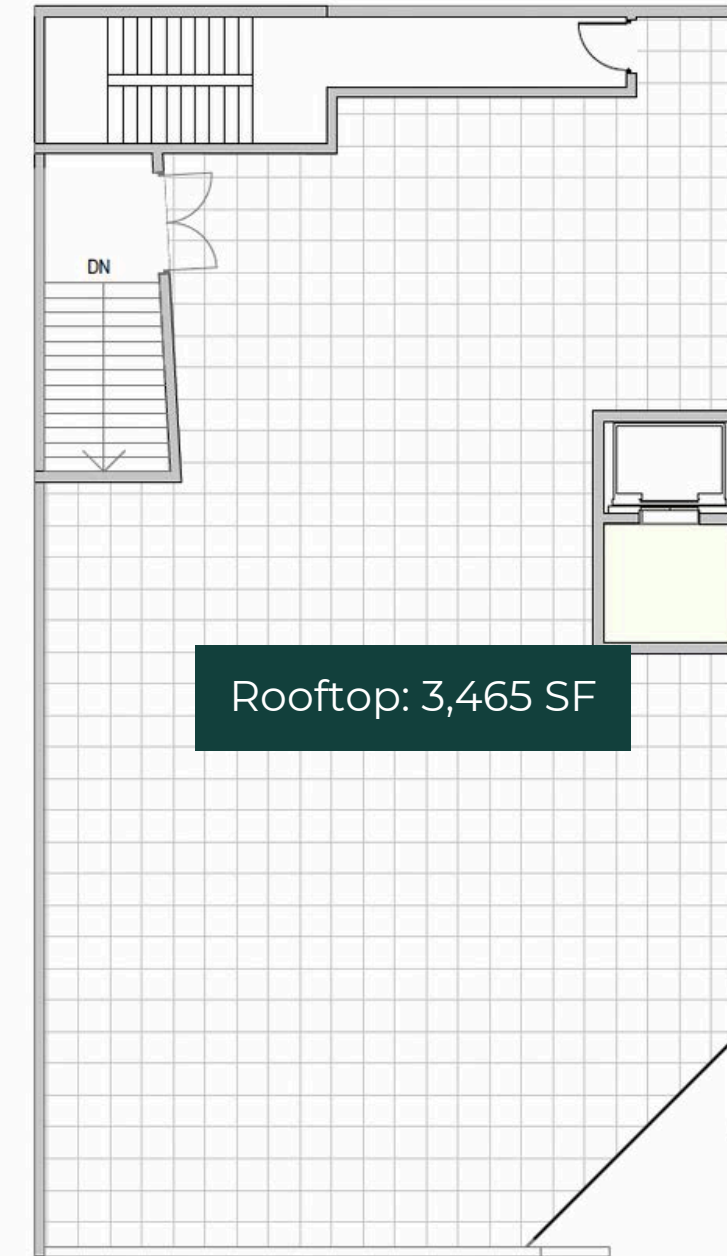
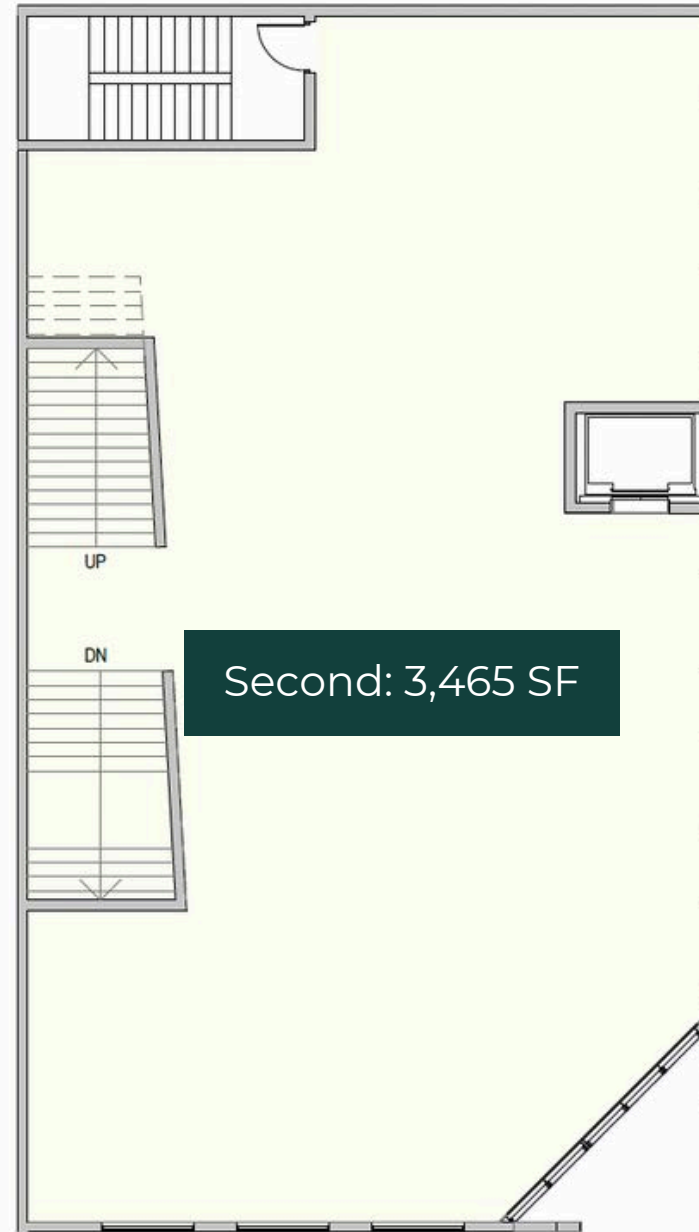
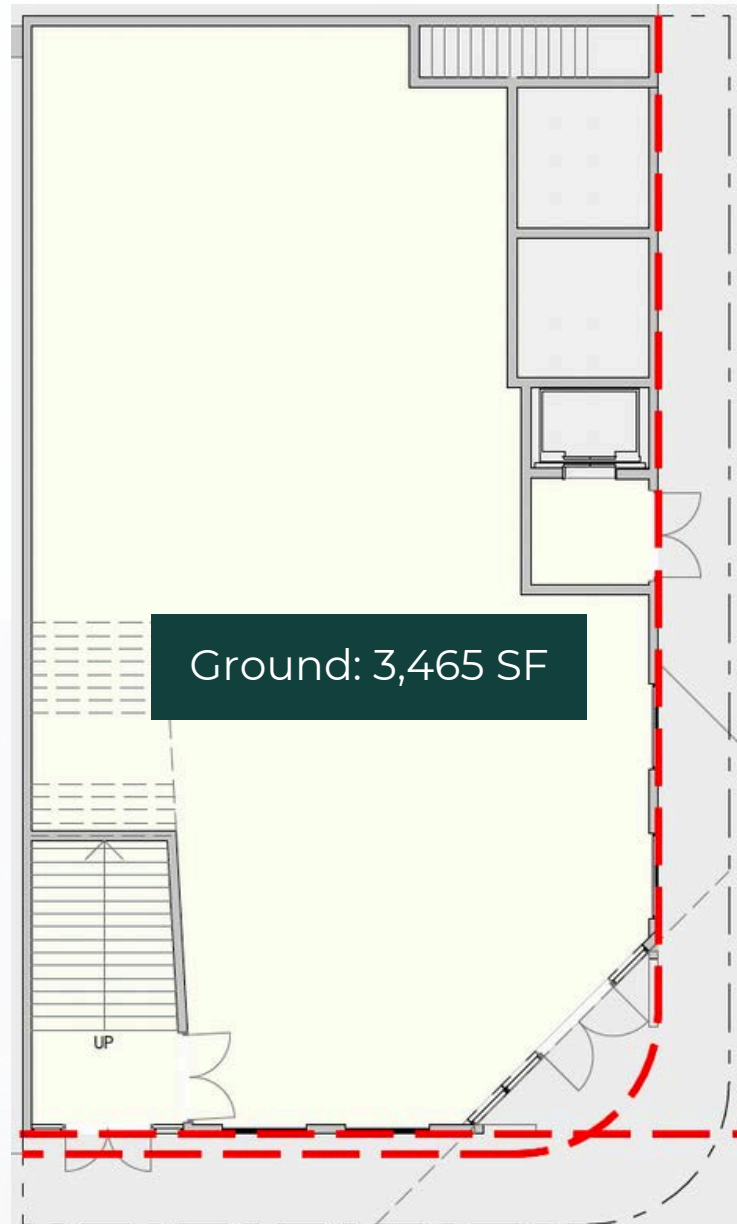
SEVEN-STORY



TWO-STORY WITH ROOFTOP

CONCEPTUAL RENDERINGS

PLANS



NW 25th STREET

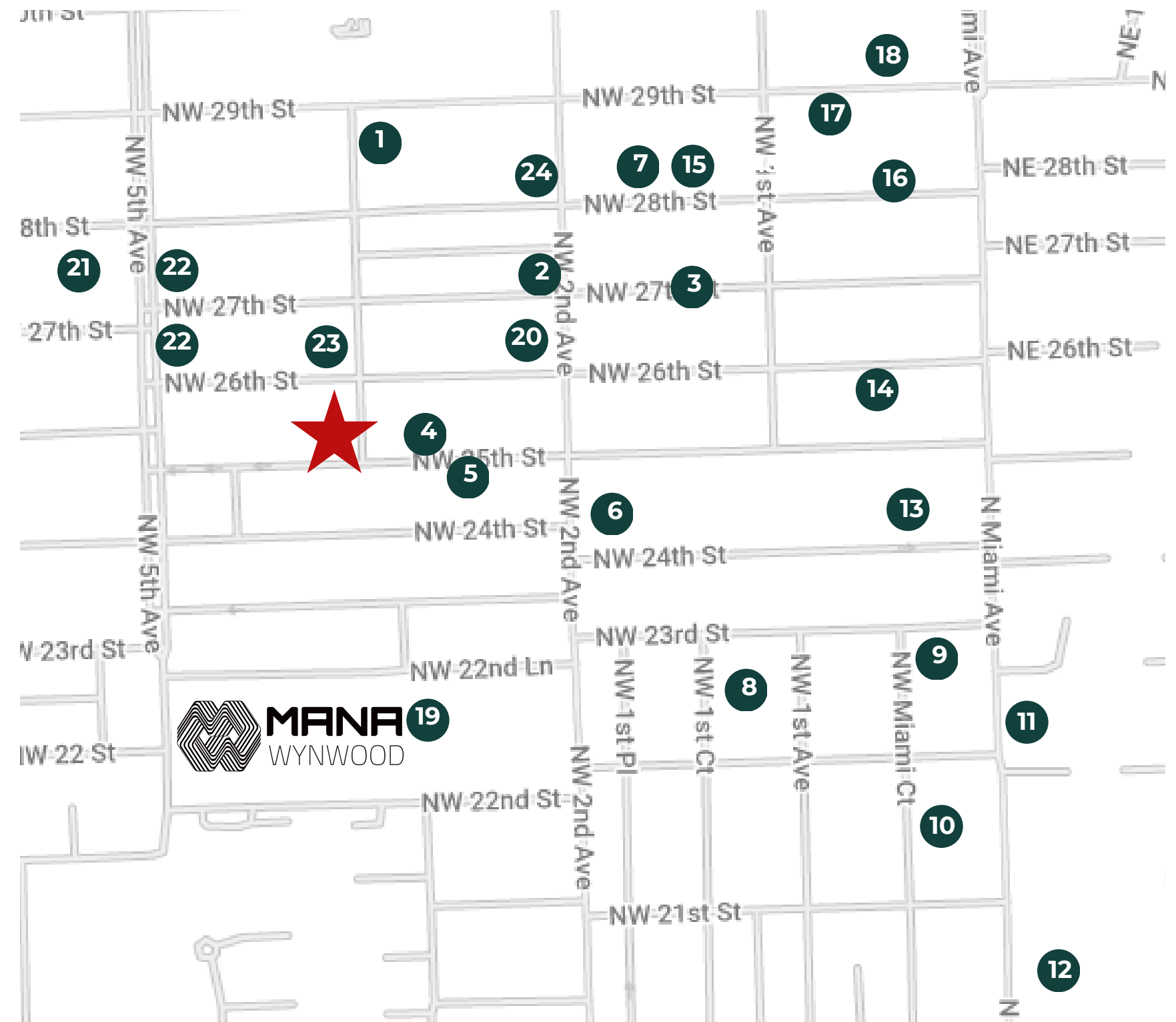
NW 3rd AVENUE

NEIGHBOR TENANT OVERVIEW



DEVELOPMENTS

1 DORSEY 306 RESIDENTIAL UNITS 78,000 SF OF OFFICE 33,000 SF OF RETAIL	2 NOMAD RESIDENCES 329 RESIDENTIAL UNITS CASA TUA CUCINA EATERY	3 WYNWOOD 27 & 28 152 RESIDENTIAL UNITS 84,000 SF OF OFFICE	4 MOXY HOTEL 120 HOTEL ROOMS 28,000 SF OF RETAIL
5 WYNWOOD 25 289 RESIDENTIAL UNITS 28,518 SF OF RETAIL	6 SOCIETY WYNWOOD 326 RESIDENTIAL UNITS 41,258 SF OF RETAIL	7 DIESEL RESIDENCES 159 RESIDENTIAL UNITS 24,000 SF RETAIL	8 WYNHOUSE 308 RESIDENTIAL UNITS 24,114 SF COMMERCIAL
9 ARLO WYNWOOD 217 HOTEL KEYS	10 RELATED N MIAMI 304 RESIDENTIAL UNITS 19,000 SF OF RETAIL 56,000 SF OF OFFICE	11 STRATA 257 RESIDENTIAL UNITS 83,800 SF OF COMMERCIAL	12 WYNWOOD WORKS 120 RESIDENTIAL UNITS 5,000 SF OF RETAIL
13 AMLI WYNWOOD 316 RESIDENTIAL UNITS 30,596 SF OF RETAIL	14 SENTRAL 175 RESIDENTIAL UNITS 32,000 SF OF RETAIL	15 WYNWOOD 29 248 RESIDENTIAL UNITS 28,000 SF OF RETAIL	16 15 WYNWOOD 217 RESIDENTIAL UNITS 3,900 SF OF RETAIL
17 ARTEM 189 RESIDENTIAL UNITS 15,800 SF OF RETAIL	18 WYNWOOD PLAZA 209 RESIDENTIAL UNITS 266,000 SF OF OFFICE 32,000 SF OF RETAIL	19 MANA DEVELOPMENT 11 ACRE DEVELOPMENT	20 WYNWOOD PARK 42,000 SF MIXED USE DEVELOPMENT
21 545 WYN 285,000 SF OF OFFICE AND MULTI TENANT RETAIL	22 WYN ON 5TH SOUTH 318,325 SF MIXED USE DEVELOPMENT ACROSS TWO BUILDINGS	23 WYNWOOD GARAGE 20,500 SF MIXED USE DEVELOPMENT	24 THOR EQUITIES DEVELOPE T 30,700 SF SITE



WYNWOOD

Wynwood Miami is a trendy, art-centric neighborhood that, over the past decade, has exploded in both growth and popularity among locals and non-locals alike. Wynwood is known for its larger-than-life murals; eclectic shops; bustling cafes; and beautiful art galleries.

- Home to art galleries, retail stores, antique shops, eclectic bars, artisanal eateries and open-air street installations
- Wynwood has the largest number of office and residential project being delivered within the next couple years.
- One of Miami's most 'happening' districts
- Attracts everyone from tourists to locals and hip young crowds

RECENTLY SIGNED IN WYNWOOD

ROSEMARY'S

moxy
HOTELS



uchi

BILLIONAIRE
BOYS CLUB

Casa  Tua

PASTIS

NO MAD
RESIDENCES
WYNWOOD

FOR MORE INFORMATION, PLEASE CONTACT

JORDAN GIMELSTEIN

JORDAN@INHOUSECRE.COM

305.981.6268

INHOUSE
COMMERCIAL SALES