

# THE JUNGLE ROOFTOP RESTAURANT



20,000 SF OFFICE SPACE

**STRATA**  
WYNWOOD  
257 UNITS

**Arlo**  
Wynwood  
217 ROOM

**ALCHEMY-ABR**  
INVESTMENT PARTNERS  
186 UNIT

**PERRO NEGRO**

**UNIT 2**

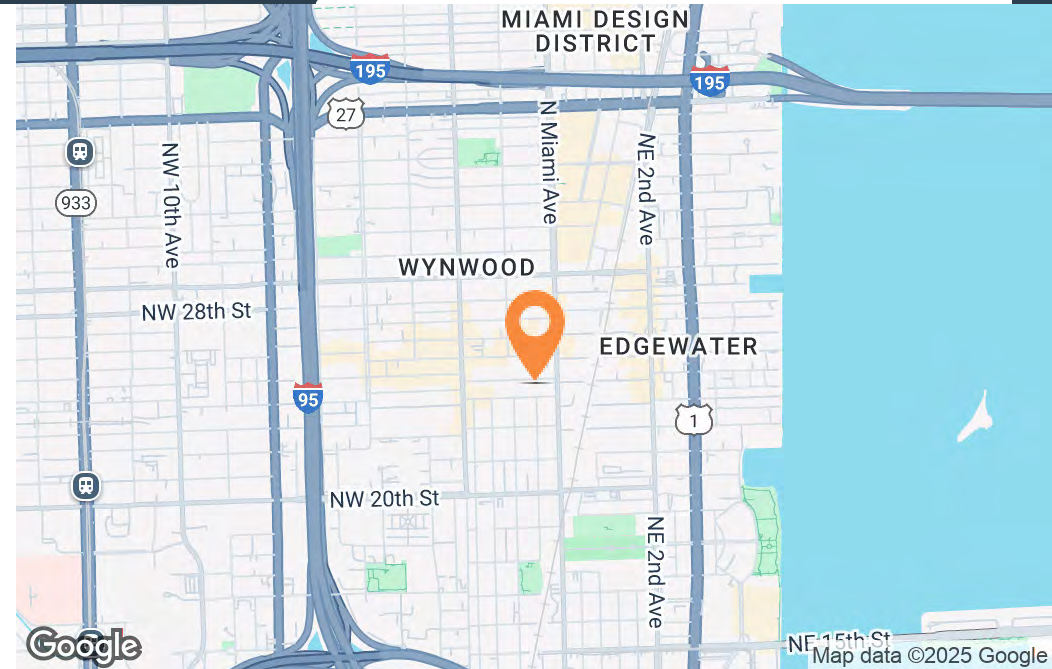
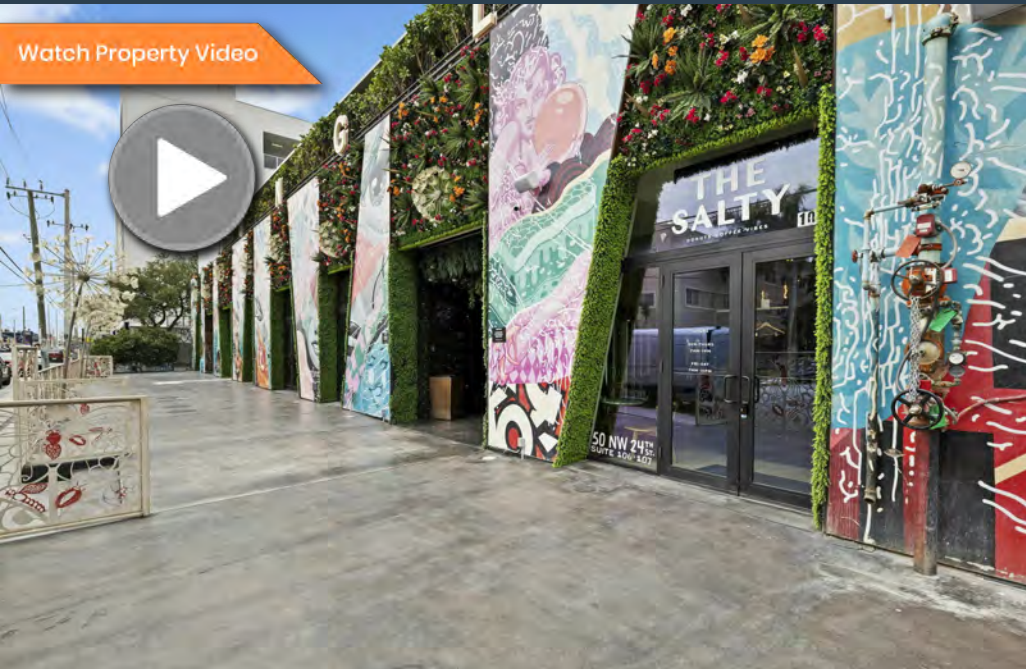
**UNIT 1**

**MIAMI**  
**ARTS**  
CHARTER SCHOOL

RETAIL PROPERTY FOR LEASE

**FA**  
Commercial

50 NORTHWEST 24TH STREET



**+ UNIT 1**  
12,000 SF

**+ UNIT 2**  
10,000 SF

**+ LEASE TYPE**  
NNN

## PROPERTY OVERVIEW

The Jungle is the epicenter of F&B, nightlife, and tourism, home to a top-tier roster of tenants including Salty Donuts, Osme, Popbar, and more. This one-of-a-kind destination blends modern aesthetics with tropical charm, creating the ideal setting for your culinary concept. The offering includes two spaces within Wynwood Jungle: the first featuring 12,000 SF across the ground floor and rooftop, and the second offering 10,000 SF also split between ground floor and rooftop. Both spaces are available under an NNN lease structure.

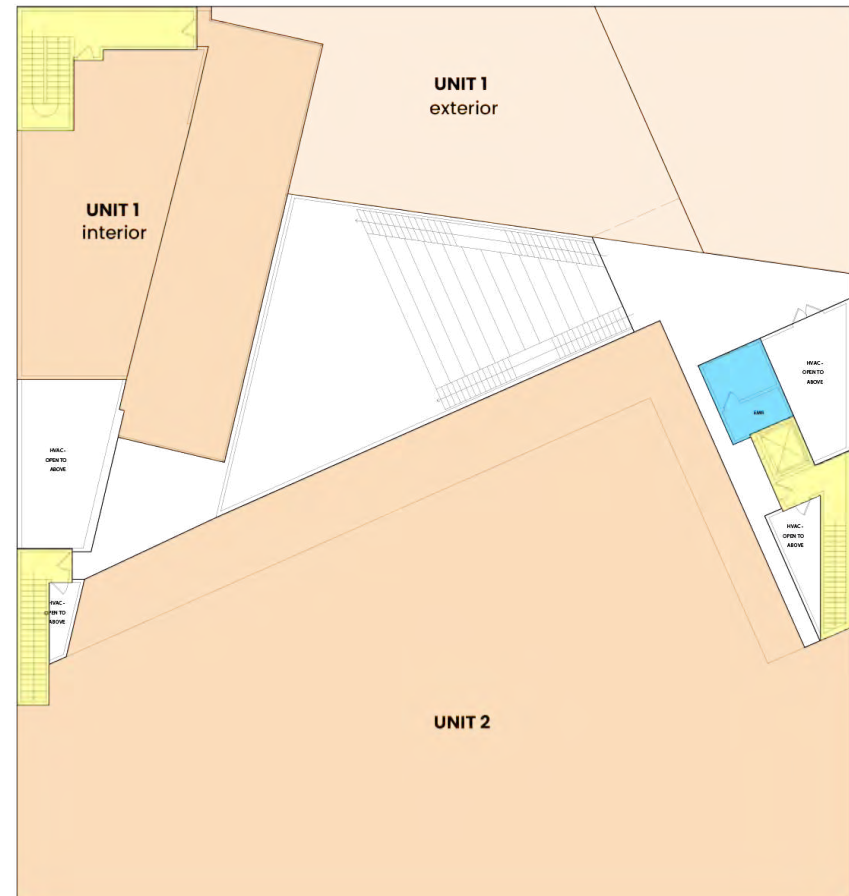
## PROPERTY HIGHLIGHTS

- **Unit 1 size: 7,500 SF ground + 4,600 SF rooftop**
- **Unit 1 seating: 168 ground + 310 rooftop (478 total allowed)**
- **Unit 2 size: 1,000 SF ground + 9,000 SF rooftop**
- Grease trap installed; impact fees paid for restaurant; rooftop includes a \$6M renovation
- Co-tenants: Häagen-Dazs, The Salty Donut, Sora by Hotel Collection, 27 Club Coffee, Popbar

GROUND FLOOR



ROOFTOP

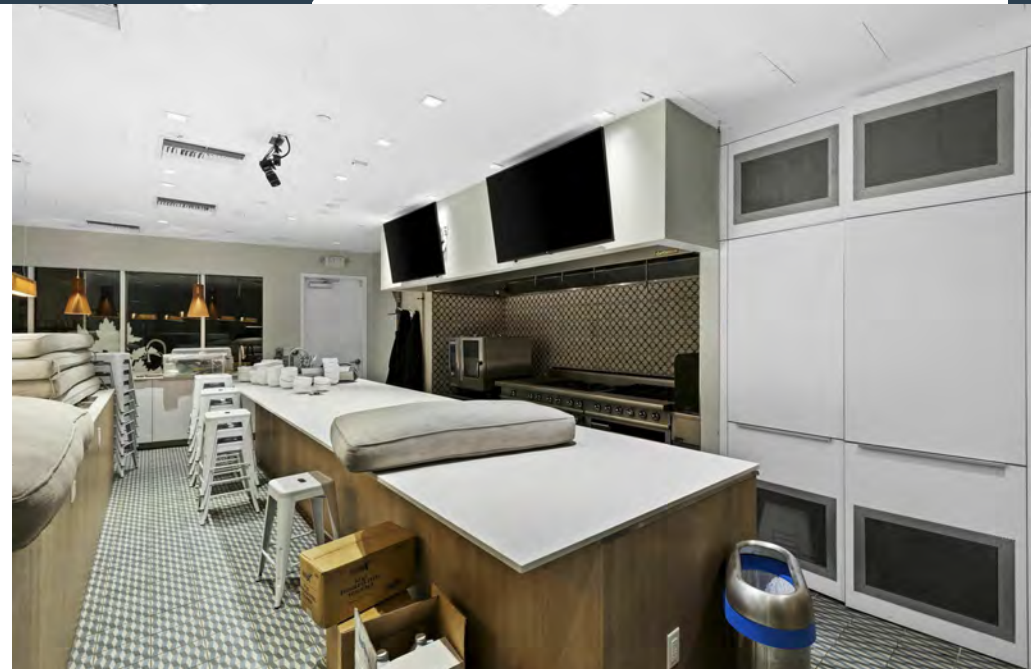


















MIAMI  
ARTS  
CHARTER SCHOOL

UNIT 1

UNIT 2

NW 23rd St

MIAMI  
ARTS  
CHARTER SCHOOL

WYNWOOD  
316 UNITS

UNIT 1

UNIT 2

**Arlo**

Wynwood

217 ROOM



ALCHEMY-ABR  
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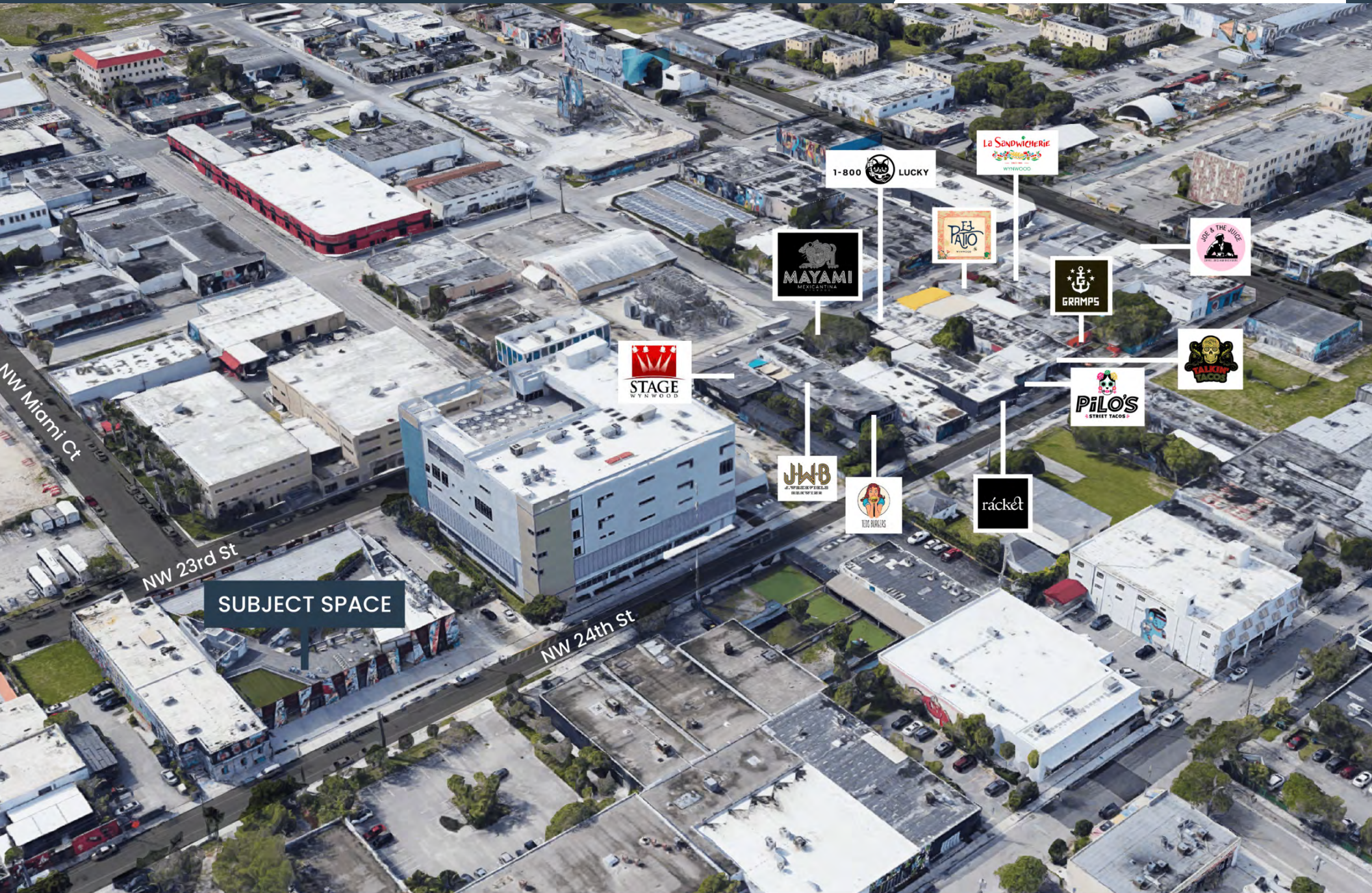
**MIAMI  
ARTS**  
CHARTER SCHOOL

UNIT 2

UNIT 1

NW 23rd St

NW 24th St



# SORA

## SORA BY HOTEL COLLECTION

Sora by Hotel Collection is a refined lounge and dining destination in the heart of Wynwood, Miami. Blending Japanese-inspired cuisine with bold Asian flavors and coastal ingredients, it's known for its wine-infused cocktails and Chef Bee's elevated omakase. Guests can indulge in A5 Wagyu tartare hand rolls, truffle sashimi, and caviar service, paired with sake and wines from the exclusive Hotel Collection. From serene evenings and signature events—like the Bluefin Tuna Cutting Ceremony—to private dining and midweek caviar indulgences, every visit promises style, flavor, and unforgettable ambiance.



# THE SALTY

## THE SALTY DONUT

The Salty Donut is more than a donut shop—it's a community built on creativity and connection. Founded in 2014 from a vintage camper in Wynwood, Miami, it has grown into a nationally loved brand known for chef-driven donuts, craft coffee, and feel-good vibes. With a menu inspired by seasonal ingredients and local flavors, The Salty turns every bite into an experience. Its spaces are designed to spark joy and conversation, while its mission stays rooted in innovation, sustainability, and authentic impact—bringing unforgettable flavors and community spirit nationwide.





### HAAGEN-DAZS

Häagen-Dazs has redefined indulgence since 1960, turning ice cream into an art form. Founded in New York with just three flavors—vanilla, chocolate, and coffee—the brand quickly became a symbol of craftsmanship and quality. Using only the finest ingredients and a dedication to rich, creamy textures, Häagen-Dazs elevates simple moments into extraordinary experiences. From timeless classics to bold seasonal creations, every scoop reflects a passion for flavor and innovation. Beyond ice cream, its shops offer decadent desserts and thoughtfully designed spaces where people can savor life's sweetest pleasures. Rooted in authenticity and driven by creativity, Häagen-Dazs continues to inspire joy worldwide—one indulgent bite at a time.



**COMING SOON: 27 CLUB COFFEE CO.**

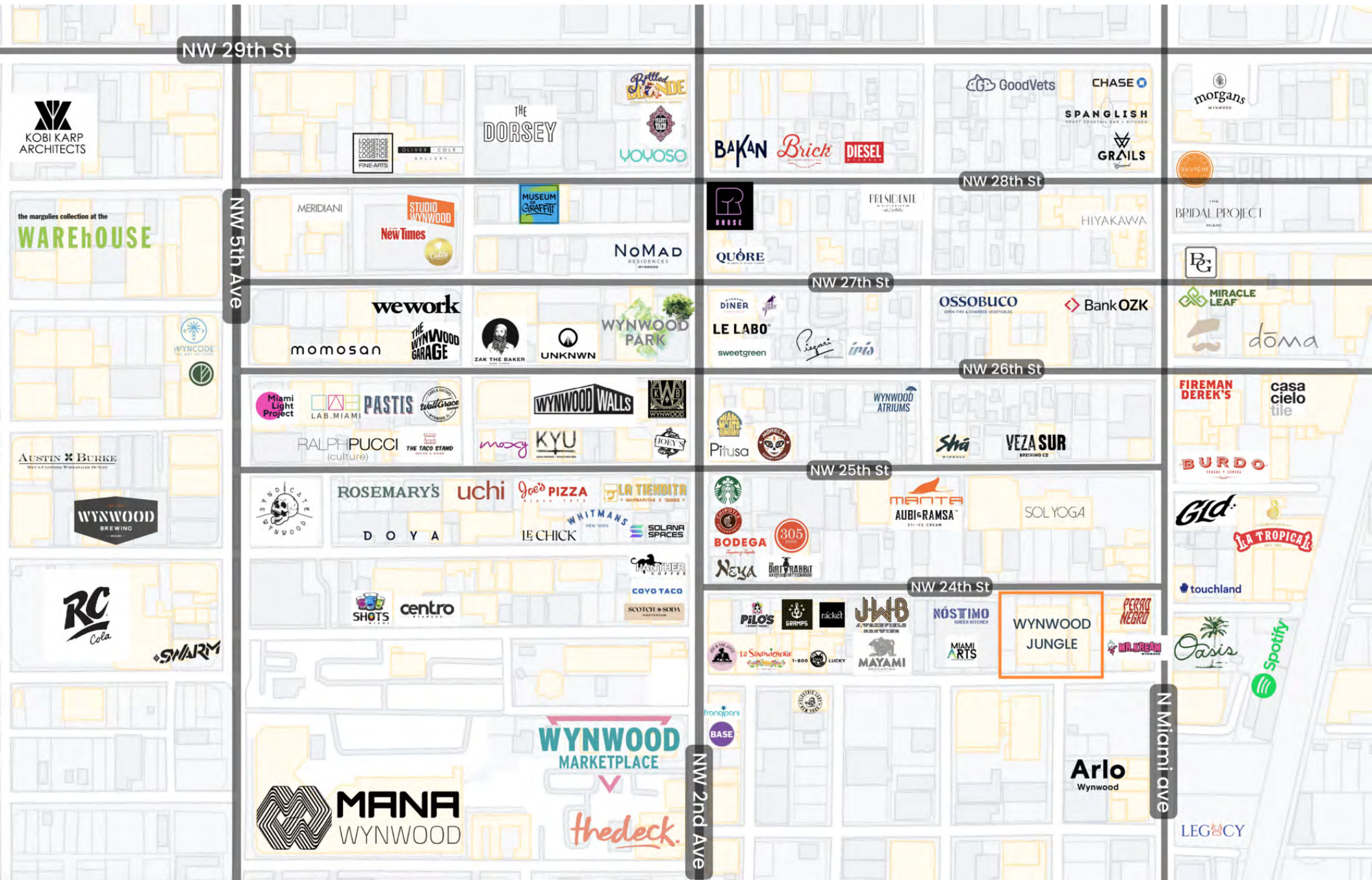
27 Club Coffee, founded in 2020 by musician Machine Gun Kelly, is a vibrant café that fuses music culture with bold design. Inspired by the "27 Club," its pink-and-black interiors and edgy décor set the stage for a menu of creatively named coffees, cocktails, and bites. Highlights include the Blonde Don beans from Veracruz with notes of orange, chocolate, and sugar cane, and the Unplugged decaf for a rich, caffeine-free option. Alongside themed drinks like the Child Actor Margarita and a line of branded merch, 27 Club Coffee delivers an immersive, playful experience that invites guests to "Enjoy Where You Are Right Now."

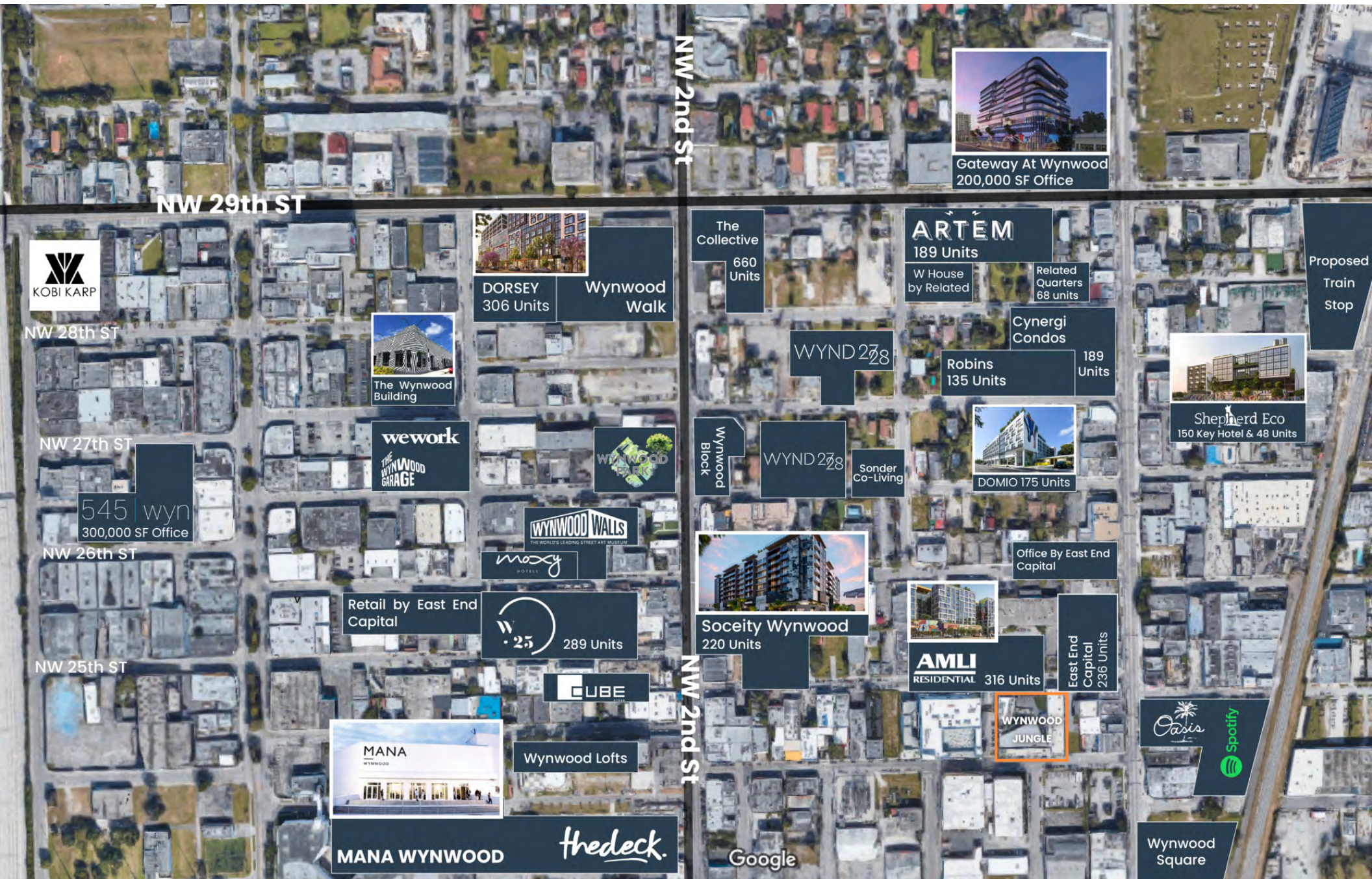




Wynwood Jungle, formerly Wynwood Arcade, underwent a stunning transformation after our June 2021 acquisition. The once lackluster property, plagued by inefficiency and underutilized rooftop space, now stands as a vibrant destination. Over 14 months, Blacklion converted the rooftop into a modern restaurant, added expansive decks with panoramic views, and transformed the first floor for seamless flow. A \$500,000 investment in artificial flowers, custom lighting, and murals created a sleek, modern aesthetic that reflects the artistic vibe of Wynwood. Wynwood Jungle is now a dynamic space offering a unique nighttime experience and contributing to the thriving Wynwood community.









**SENTAL**  
Iconiq Capital  
175 Units



**SOCIETY**  
PMG  
326 Units



**MOHAWK**  
Rilea Group  
225 vUnits



**THE RIDER**  
Rilea Group  
131 Units



**WYNWOOD 25**  
Related + East End  
289 Units



**ALCHEMY WYNWOOD**  
Alchemy/ABR  
186 Units



**STRATA**  
Rockpoint  
257 Units



**ARTEM WYNWOOD**  
Lennar Multifamily  
189 Units



**W HOUSE**  
Related  
248 Units



**PRH N MIAMI**  
Related  
317 Units



**DIESEL**  
Bel Invest  
143 Condos



**WYND 27&38**  
BlockCapital/Kushner  
152 Units



**WYNWOOD PLAZA**  
L&L & Oak Row  
509 Units



**THE COLLECTIVE**  
Gamma Real Estate  
180 Units



**FB WYNWOOD**  
Fisher Brothers  
308 Units



**WYNWOOD HOUSE**  
Lineaire/Black Salmon  
224 Units



**URBY**  
Urby, Brookfield, Clearline  
289 Units



**FIFIELD WYNWOOD**  
Fifield  
210 Units



**THE DORSEY**  
Related  
306 Units



**LIVWRK**  
LIVWRK Brooklyn  
236 Units



**WYNWOOD QUARTERS**  
Related  
200 Units



**NOMAD RESIDENCES**  
Related, LNDMRK  
329 Units



**200 N MIAMI AVE**  
Clearline  
300 Units



**AMLI WYNWOOD**  
AMLI  
316 Units



**THE CAMPUS ON 5TH**  
Big Move Properties  
35,000 SF



**CORE WYNWOOD**  
Goldman Properties  
115,000 SF



**545 WYN**  
Sterling Bay  
300,000 SF



**TRACKSIDE**  
Big Move Properties  
50,000 SF



**LYNQ WYNWOOD**  
Tricap  
331,000 SF



**THE OASIS**  
Oak Row  
20,000 SF



**THE 1900**  
Big Move Properties  
60,000 SF



**WYNWOOD PLAZA**  
L&L & Oak Row  
212,962 SF



**WYNWD 27 7 28**  
BlockCapital/Kushner  
46,678 SF



**2920 NW 5 AVENUE**  
Big Move Properties  
23,000 SF



**WYNWOOD BUILDING**  
Goldman Properties  
45,000 SF



**THE ANNEX**  
Brick & Timber  
60,000 SF



**THE 2900 WYNWOOD**  
Big Move Properties  
212,962 SF



**CUBE WYNWD**  
LNDMRK & Tricera  
80,000 SF



**THE PRINT SHOP**  
Link & Jameson  
17,000 SF



**GATEWAY AT WYNWOOD**  
R&B  
45,000 SF

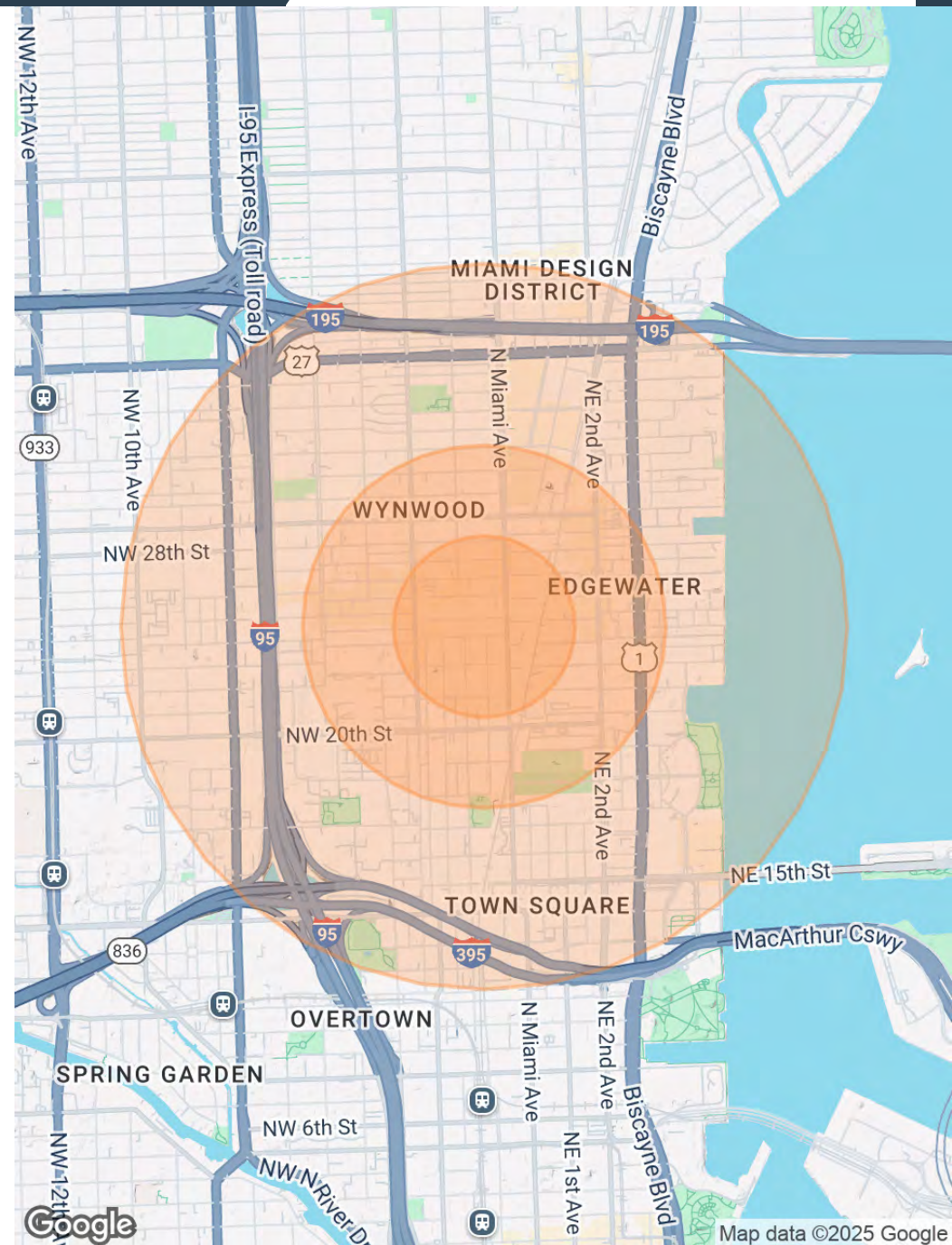






POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	844	6,276	34,395
Average Age	40.3	35.0	35.5
Average Age (Male)	43.4	37.2	36.7
Average Age (Female)	29.5	33.7	35.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	372	2,851	17,512
# of Persons per HH	2.3	2.2	2.0
Average HH Income	\$39,997	\$52,747	\$61,283
Average House Value	\$34	\$148,036	\$210,378
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	53.7%	60.7%	57.9%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	401	3,082	17,071
Total Population - Black	233	1,573	9,306
Total Population - Asian	15	64	827
Total Population - Hawaiian	0	0	25
Total Population - American Indian	9	12	129
Total Population - Other	126	867	2,736

2020 American Community Survey (ACS)



## OUR SERVICES

**FA Commercial** is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

### INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

### OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific solutions.

### TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

**FA Commercial** is the expert leading with both **landlord and tenant representation**.





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## COMMERCIAL DIVISION OF FORTUNE

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Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

### FORTUNE INTERNATIONAL — REALTY —

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.



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*Presented By:*

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**UNIT 2**

**UNIT 1**

**FA**  
Commercial



**MIAMI**  
**ARTS**  
CHARTER SCHOOL