



FOR LEASE

Wynwood 3rd Avenue Corner

299 NW 25th Street, Miami, FL 33127

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$80/SF NNN
Building SF:	3,400 SF
Available SF:	3,400 SF
Lot Size:	4,600 SF
Year Built:	1967
Zoning:	T5-O
Ideal Uses:	Retail/Gallery Showroom
Finish Condition:	Art Gallery Mint

LEASING OVERVIEW

DWNTWN Realty Advisors is pleased to offer an exclusive leasing opportunity at 299 NW 25th Street in Wynwood. Located on the prime corner of NW 25th Street and NW 3rd Avenue, a future woonerf pedestrian-friendly street, the building offers 3,400 SF of premier retail or showroom space. The property is steps from Wynwood Walls and across from the Goldman Wynwood Garage with 400+ spaces, surrounded by top tenants including Pastis, Joe's Pizza, Zak the Baker, Starbucks Reserve, and Luca Steak. Positioned in the core of Wynwood's walkable grid, this site benefits from unmatched visibility, co-tenancy, and foot traffic driven by major projects like Wynwood 25, Wynwood Plaza, Amara Wynwood, Core Wynwood, and 545 Wyn. Ideal for retailers seeking maximum exposure in Miami's most dynamic urban market.

PROPERTY HIGHLIGHTS

- Excellent Location – Most Visited Block In Wynwood
- Urban And Walkable Market
- Capstone Corner On Future Woonerf Street

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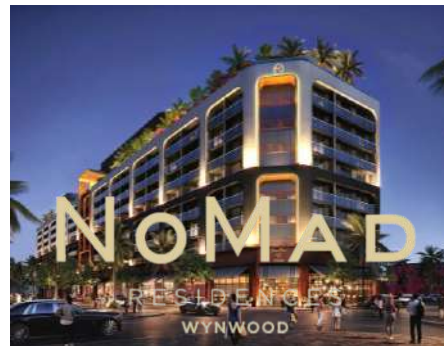
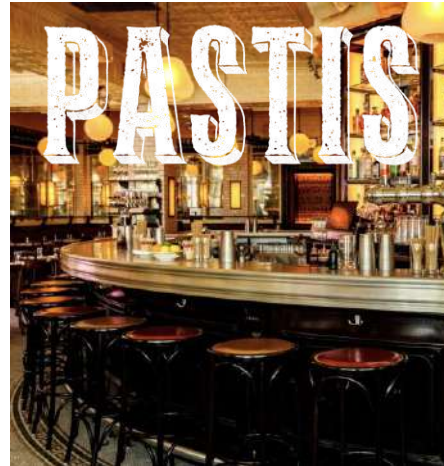
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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north.

Since the early 2000s, Wynwood has experienced a major development wave notably since the opening of the Wynwood Walls in 2009 by the Goldman family, and quickly escalated with the Neighborhood Revitalization District-1 (NRD-1) rezoning plan in 2015 that encouraged the preservation of unique street art and industrial characteristics while also promoting an environment where people work, live, and play.

Wynwood has evolved from a desolated industrial zone to a globally recognized destination for art, fashion, innovation and is quickly becoming the “Silicon Valley of the South” with tech companies such as Blockchain.com, Open Stores, or Founders Fund moving into newly developed buildings. Ideally located next to Midtown and Edgewater’s dense residential communities, with quick access to Miami’s Design District, Wynwood has emerged as a vibrant hub for the creative economy, with an eccentric art scene, unique restaurants, numerous nightlife locations, and newly built residential developments. Along Wynwood’s main avenues, one can find local food establishments and hip boutiques such as Billionaire Boy’s Club, the Oasis, Veza Sur Brewery and more. From bars such as 1-800-Lucky to museums attracting numerous tourists like the Museum of Graffiti or Selfie Museum, there is no shortage of activities, making Wynwood one of the most desirable locations in the Urban Core of Miami.

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INTERIOR PHOTOS



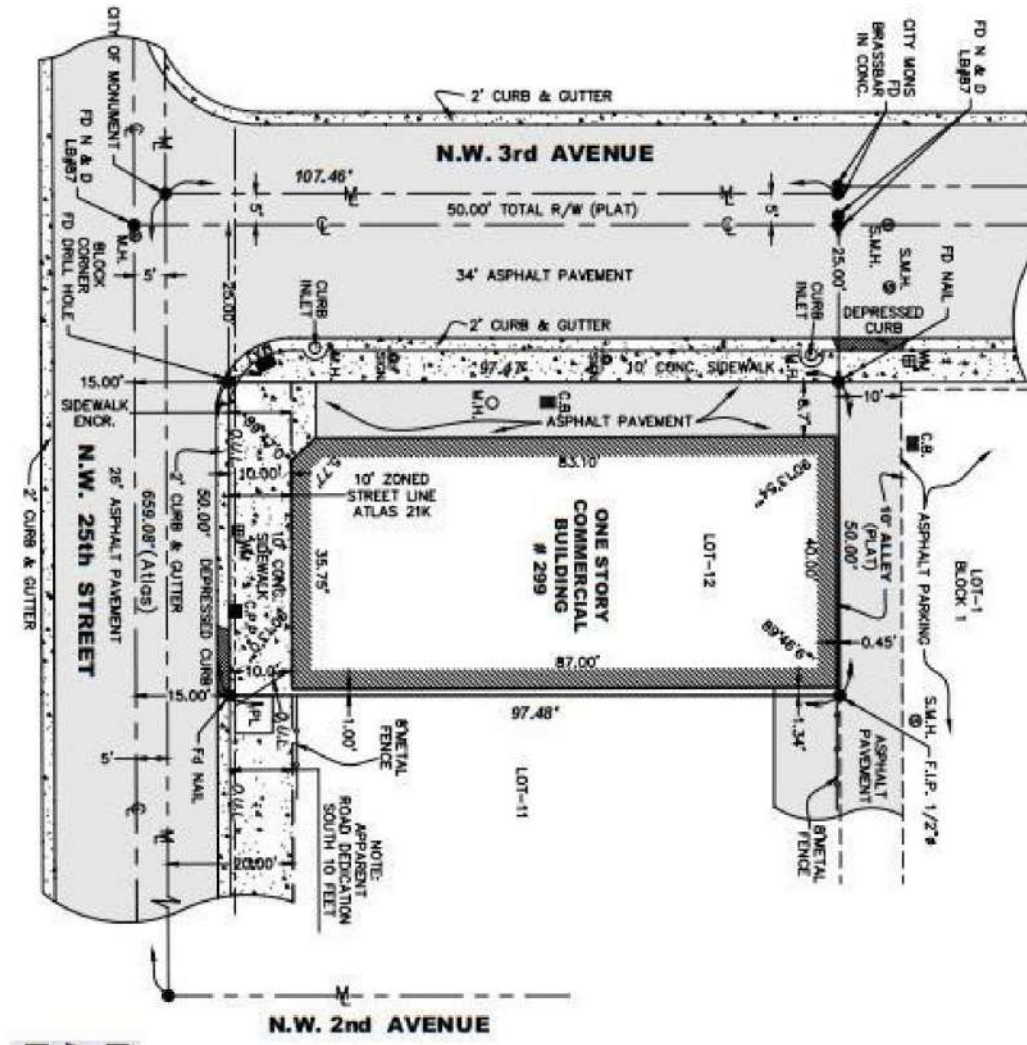
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SITE PLAN



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WYNWOOD + HOSPITALITY HIGHLIGHTS



299 NW 25th Street, Miami, FL 33127

DWYN
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REALTY ADVISORS
25.77°N -80.19°W



pwc



ATOMIC 



ramp 



Gensler

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RETAIL CONCEPTS



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GALLERY CONCEPTS



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THE NEIGHBORHOOD

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25.77°N -80.19°W



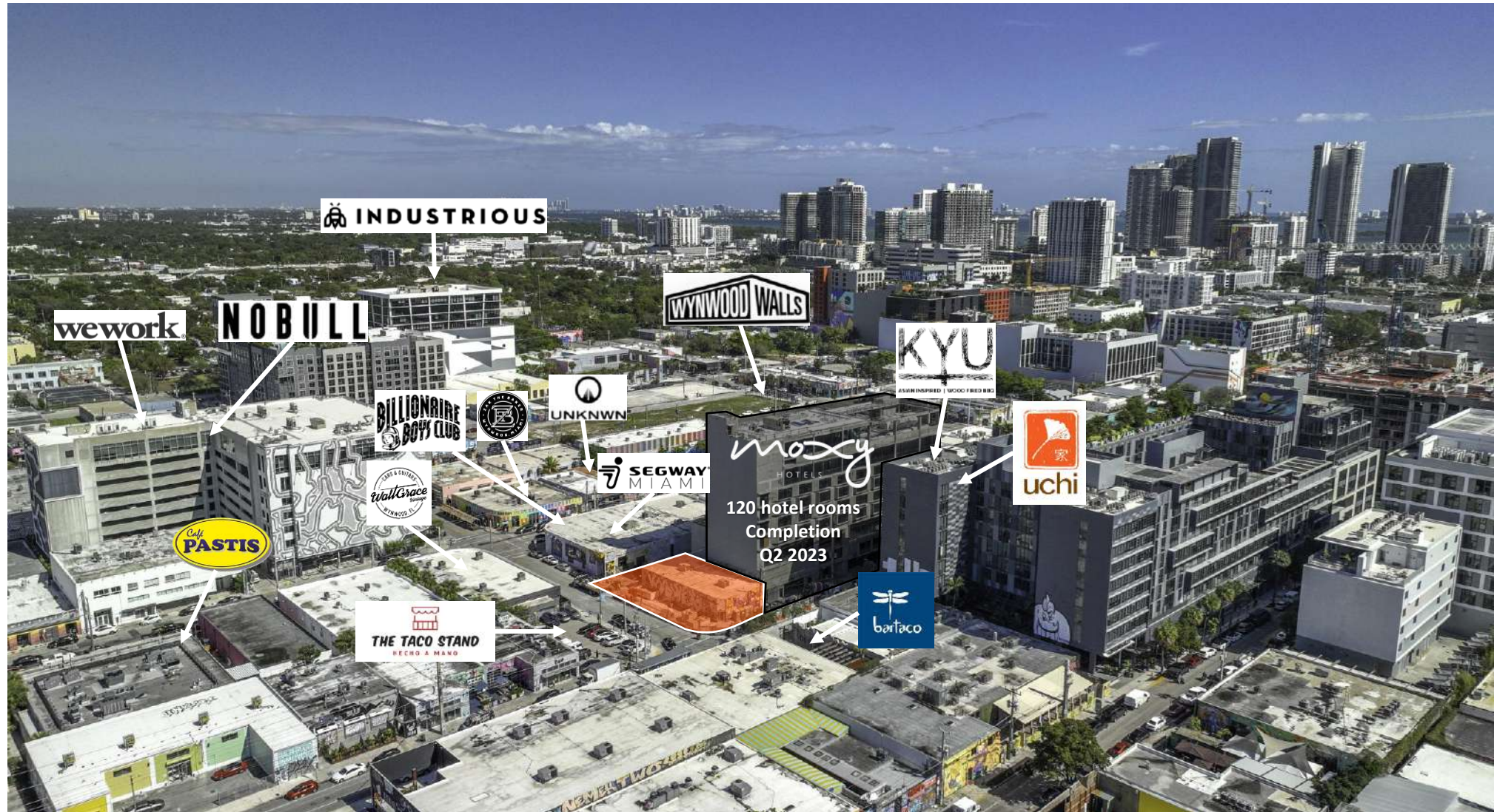
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AERIAL CONTEXT



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25.77°N -80.19°W