

FOR LEASE

WYNWOOD RETAIL

314 NW 25TH ST - MIAMI, FL

2,170 RSF



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CENTRAL
COMMERCIAL
REAL ESTATE

EXECUTIVE SUMMARY

AVAILABLE

2,170 RSF

LEASE RATE

\$65.00 /SF/YR NNN*

CEILING HEIGHT

14'

PROPERTY TYPE

Retail/Office

LOCATION

Wynwood, Heart of Market

SPACE CONFIGURATION

Open Floor Plan

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



314 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, retail, and hospitality destinations, the space is ideal for a flagship location or high-impact brand presence. The space features new storefronts, tall ceilings, updated mechanical systems, and

is equipped with fire sprinklers. 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, Weitz & Luxenberg, 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 Wynwood 25, 2000 Wynwood, Wynhouse, NoMad Residences, and Wynwood Station, are adding residents, hotel keys, and ground-floor retail, thereby strengthening daytime and evening traffic and reinforcing the corridor's position as a high-performing leasing submarket.

INTERIOR 314

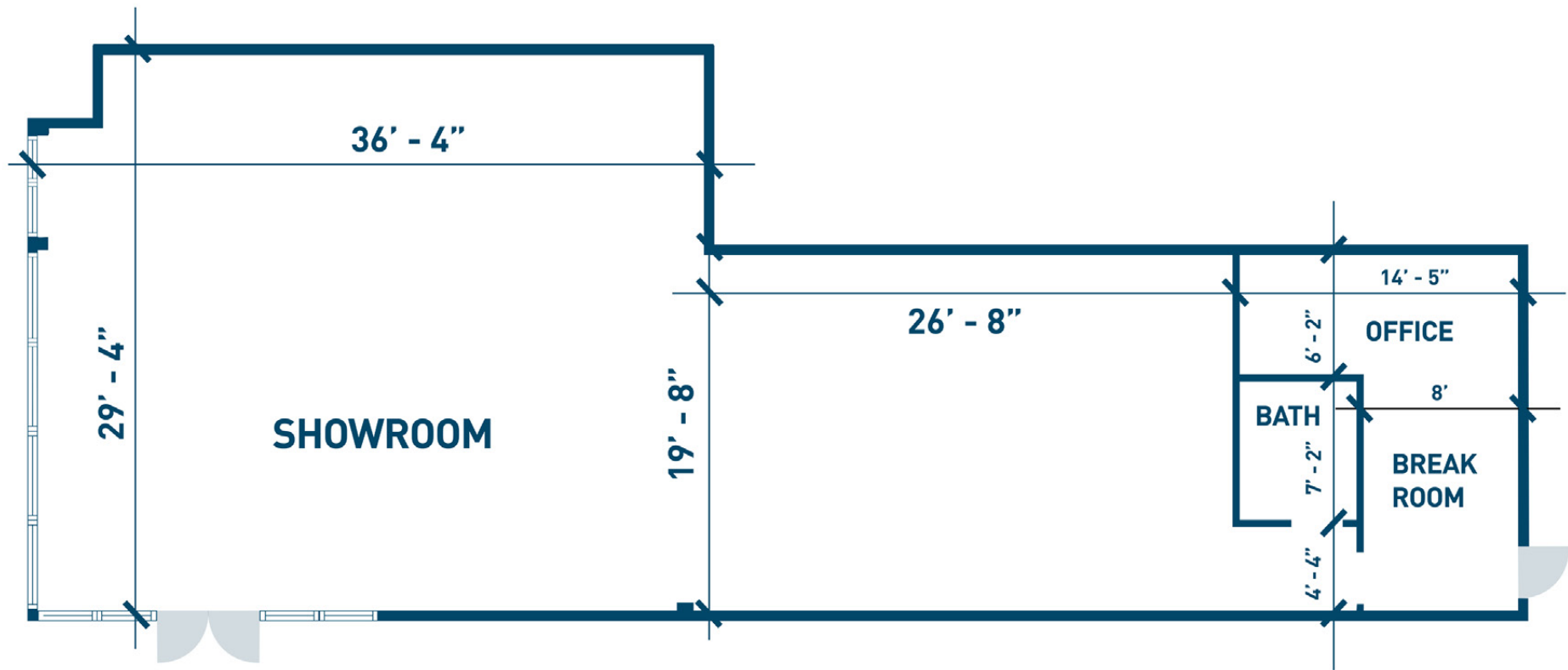


INTERIOR 314



FLOORPLAN 314

NW 25th Street



CO-TENANCY



NW 25th ST

NEIGHBORHOOD CONTEXT MAP



314 NW 25th Street
Miami, FL 33127

160 NW
26TH
ST



WELCOME TO WYNWOOD

A NEIGHBORHOOD BUILT ON CREATIVITY

Wynwood is no stranger to change. Once an industrial hub, it has become both a world-renowned arts destination and a thriving residential neighborhood. Locals and tourists are drawn to its murals, galleries, festivals, and street-level energy, making it one of Miami's busiest destinations for dining, retail, and entertainment.

Much of Wynwood's evolution is driven by the NRD-1 zoning overlay, est. 2015 to preserve the area's artistic and industrial

character while promoting density, mixed-use development, and walkability. This framework has attracted global brands, institutional capital, and transformative projects, strengthening Wynwood's identity as a neighborhood where work, culture, and daily-life coexist.

In recent years, the district has welcomed leading firms in tech, finance, and creative industries, adding depth to its tenant mix.

Wynwood's unique blend of culture and commerce fuels daily demand and global visibility, securing its place as one of Miami's strongest long-term markets. With ongoing investment and a steady pipeline of development, the district is positioned for sustained growth well into the future.

THE WYNWOOD ADVANTAGE

MAJOR MARKET DRIVERS

Wynwood enhances brand and business. Its creative identity draws global attention, while its density, connectivity, and visitor traffic provide the fundamentals operators need to succeed.

\$ 1Billion+

In Real Estate Investment
Over The Past Decade

4 million+

Instagram posts
tagged #Wynwood

27,700

Residents In
Wynwood District

6 million+

Annual Visitors

4,000+

Residential Units
Delivered Or Underway

6,300

Residents In
Wynwood's Core

36.8

Median Age,
Reflecting A Young,
Working-Age Population

500+

businesses in Wynwood,
including hospitality, retail,
tech, and creative.

< 5 miles

From Brickell, Design
District, Downtown,
and Miami Beach



Designated "Clean
Street Team"



70+ Street Kiosks
with Interactive Maps



Walk Score $\approx$ 97
Bike Score $\approx$ 80



1,400+ Non-Street
Parking Spaces

WHAT'S HAPPENING IN WYNWOOD?

EVERYDAY ANCHORS



ART & CULTURE

WYNWOOD WALLS

Pioneering street art museum, 35+ murals by world-renowned artists Shepard Fairey, Aiko, Miami's own Purvis Young

MUSEUM OF GRAFFITI

The first museum dedicated to graffiti, mural park, curated shop, and beginner graffiti classes

WYNWOOD ART TOURS

Guided tours by foot, bike, or golf cart, showcasing Wynwood's global murals and creative spaces

BAKEHOUSE ART COMPLEX

33,000-sq-ft not-for-profit artist campus, 60+ studios, exhibitions, and public workshops

THE LAB MIAMI

Two coworking spaces in Wynwood offering flexible workspaces for members, with regular networking and tech events

DINING & DRINKS

KYU

Wood-fired Asian-American BBQ, named Time Magazine's "Best Restaurant in Florida" after its first year, James Beard semifinalist

THE TACO STAND

Baja-style tacos, with a strong local following, don't miss Hiden, the Michelin-starred omakase hidden behind a secret door inside

SHISO

Trendy rooftop Asian smokehouse and lounge, named one of Eater's Best New Restaurants in Miami

ZAK THE BAKER

Established 2014, Kosher bakery and brunch café, James Beard recognition, a neighborhood staple

DOYA

Modern Aegean meze, Michelin Bib Gourmand, acclaimed for shareable plates and vibrant dining

NIGHTLIFE

THE DIRTY RABBIT

Multi-level nightlife venue known for their immersive themed parties, bottle service, and top DJs

COYO TACO BACKROOM

Hidden lounge behind the taqueria, serving specialty tequila cocktails

1-800-LUCKY

Asian food hall, karaoke lounge, and nightly DJs in the courtyard

WYNWOOD MARKETPLACE

75,000-sq-ft open-air venue, food trucks, artisan stalls, and regularly scheduled events/festivals

CASA LA RUBIA

Latin brewery, small-batch beers, lively taproom, DJ sets, food trucks

DANTE'S HIFI

Intimate vinyl listening bar/venue, live performances and occasional celebrity sightings

SHOPPING

WYNWOOD KOLLECTIVE

Co-op boutique offering jewelry, accessories, and apparel made by local designers and artists

GLOTTMAN SHOP

Architect Oscar Glottman's eclectic gift shop and showroom for curated design objects

BASE

Established in 1999, relocated from Miami Beach to Wynwood in 2017, offering menswear, sneakers, and in-house fragrances

OFY

Miami-based menswear & lifestyle brand offering bold designs with a modern edge

260 SAMPLE SALE

Weekly rotating designer sample sales with steep discounts, a draw for fashion-savvy locals, only in 4 U.S. cities (NYC, LA, MIA, DAL)

FITNESS & WELLNESS

LEGACY FIT

Flagship gym, high-intensity Partner Interval Training, sauna, cold plunge, rated 4.9 on ClassPass

VELOCITY CLIMBING

Miami's premier indoor gym for bouldering, ropes, and Olympic-style speed climbing

WYNWOOD YOGA

#1 fitness class in South Florida for signature candlelight Yin experience via ClassPass

THE CURE WELLNESS

Spa/recovery center for personal wellness plans, IV drips, NAD+ therapy, peptide treatments, and lab testing

HOUSE OF MANE

Design-forward salon known for their expert stylists, colorists, and hair extension specialists.

WHAT'S HAPPENING IN WYNWOOD?

ANNUAL EVENTS



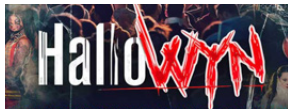
MIAMI SPICE - August-September

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



III POINTS MUSIC FESTIVAL - October

One of Miami's biggest multi-genre music festivals, with over 50,000 attendees, held at Mana Wynwood



HALLOWYN - October

Miami's biggest Halloween block party, drawing 30,000+ costumed revelers to the streets of Wynwood



ART BASEL / ART WEEK - December

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



WYNWOOD LIFE - February

A two-day community-focused festival created to highlight the businesses and artists of Wynwood, held at Wynwood Marketplace



MIAMI MUSIC WEEK - March

An influx of international and local DJs with electronic music events at Wynwood clubs and warehouses



HOLI FESTIVAL OF COLORS - March

Indian Festival of Colors, celebrated with the throwing of vibrant powders, one of Wynwood's most colorful and unifying annual gatherings



WYNWOOD PRIDE - June

A multi-day LGBTQ+ festival with live music performances, art activations, and nightlife events



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