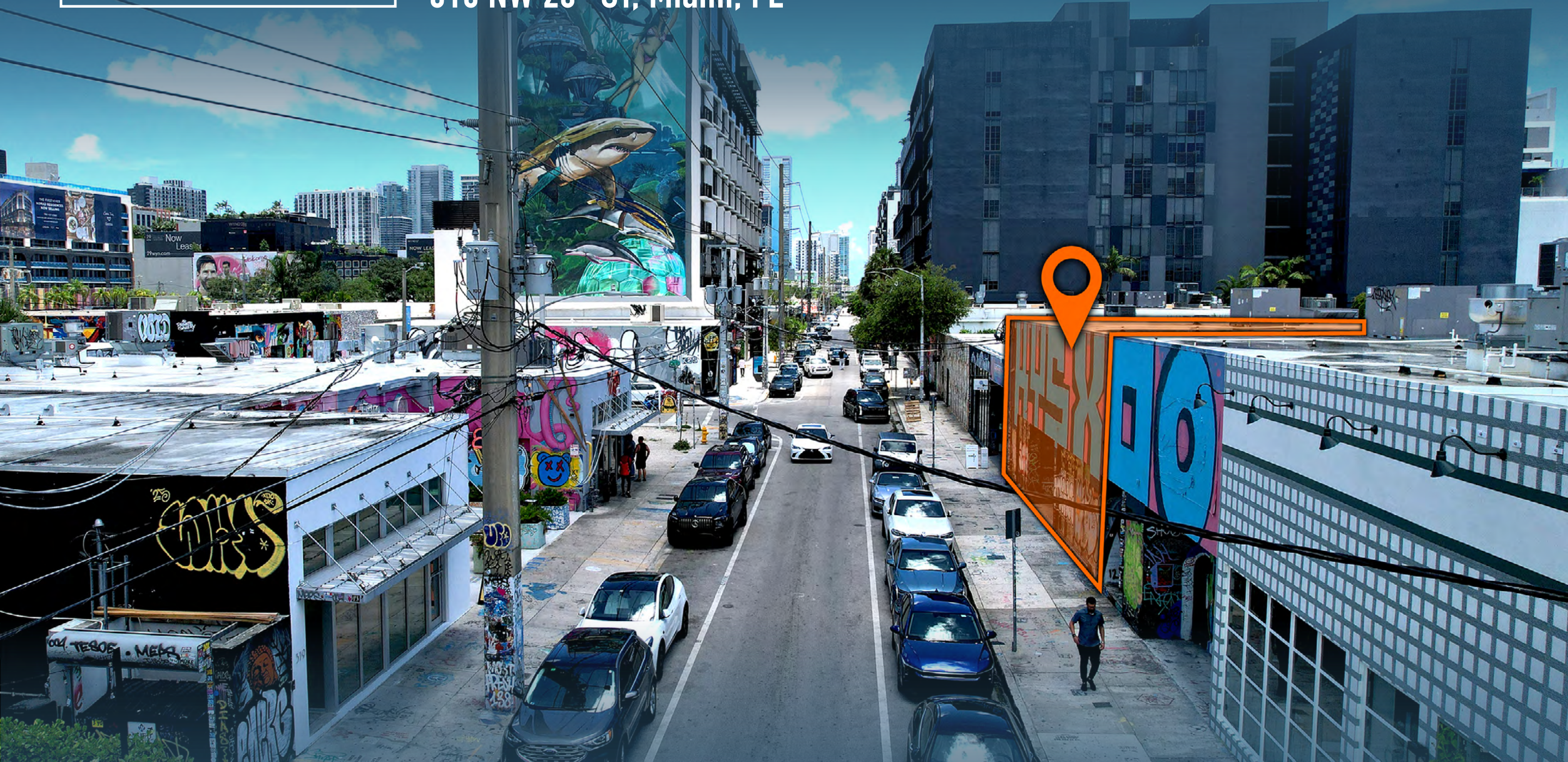


FOR LEASE

WYNWOOD STOREFRONT 5,000 SF

318 NW 25th ST, Miami, FL



ARI DISPENZA
Broker
C: 786.556.8998
E: ari@centralcommercialre.com

ERIC P. GONZALEZ
Commercial Realtor
C: 305.302.0672
E: eric@centralcommercialre.com

MELANIE VEILLEUX
Realtor
C: 508.916.7704
E: melanie@centralcommercialre.com



EXECUTIVE SUMMARY

LEASE RATE
\$75.00 /SF/YR NNN*

CEILING HEIGHT
18' Clear

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

PROPERTY USE
Hospitality
Showroom
Office

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

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 offers flexibility for a variety of retail, showroom, wellness, office, hospitality, or experiential concepts, with additional value provided by existing restaurant infrastructure, including paid F&B impact fees, architectural plans, an installed grease trap, and fire sprinklers. The property also benefits from proximity to the Wynwood Garage, providing convenient parking access for customers and employees.

In-line co-tenants include Rosemary's and Barcelona Wine Bar, with 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 developments continue to add residential density, hotel keys, and ground-floor commercial space, strengthening both daytime and evening activity and reinforcing the corridor's position as one of Miami's most active retail and mixed-use submarkets.

THE NEIGHBORHOOD

Wynwood is one of Miami's most invested-in submarkets, with over \$2B of active capital, 5,000+ residential units delivered or under construction, and 1.5M sq ft of Class A office in the pipeline

SOURCE
WYNWOOD BID

INTERIOR



STOREFRONT



MEZZANINE

EXTERIOR

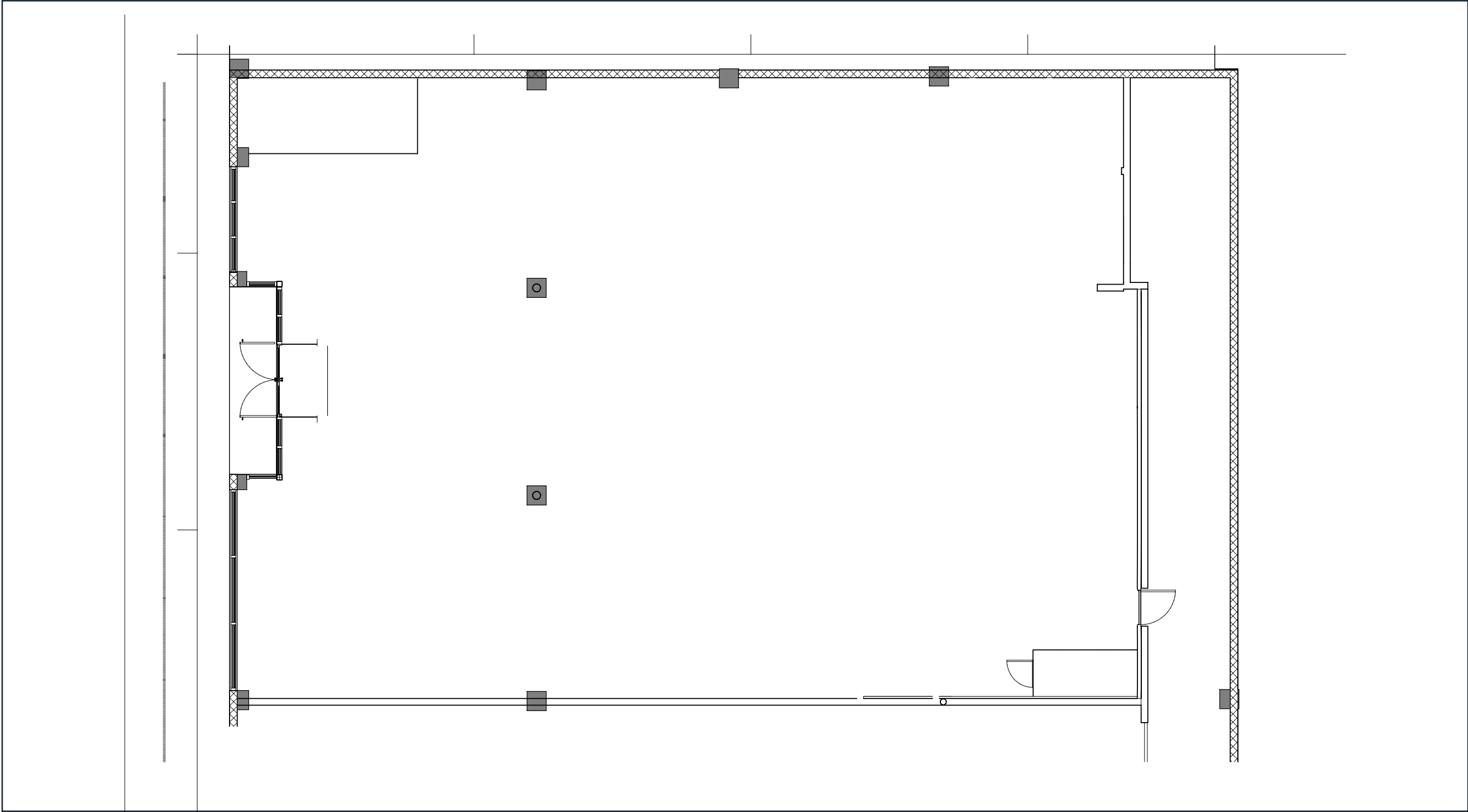


RENDERING

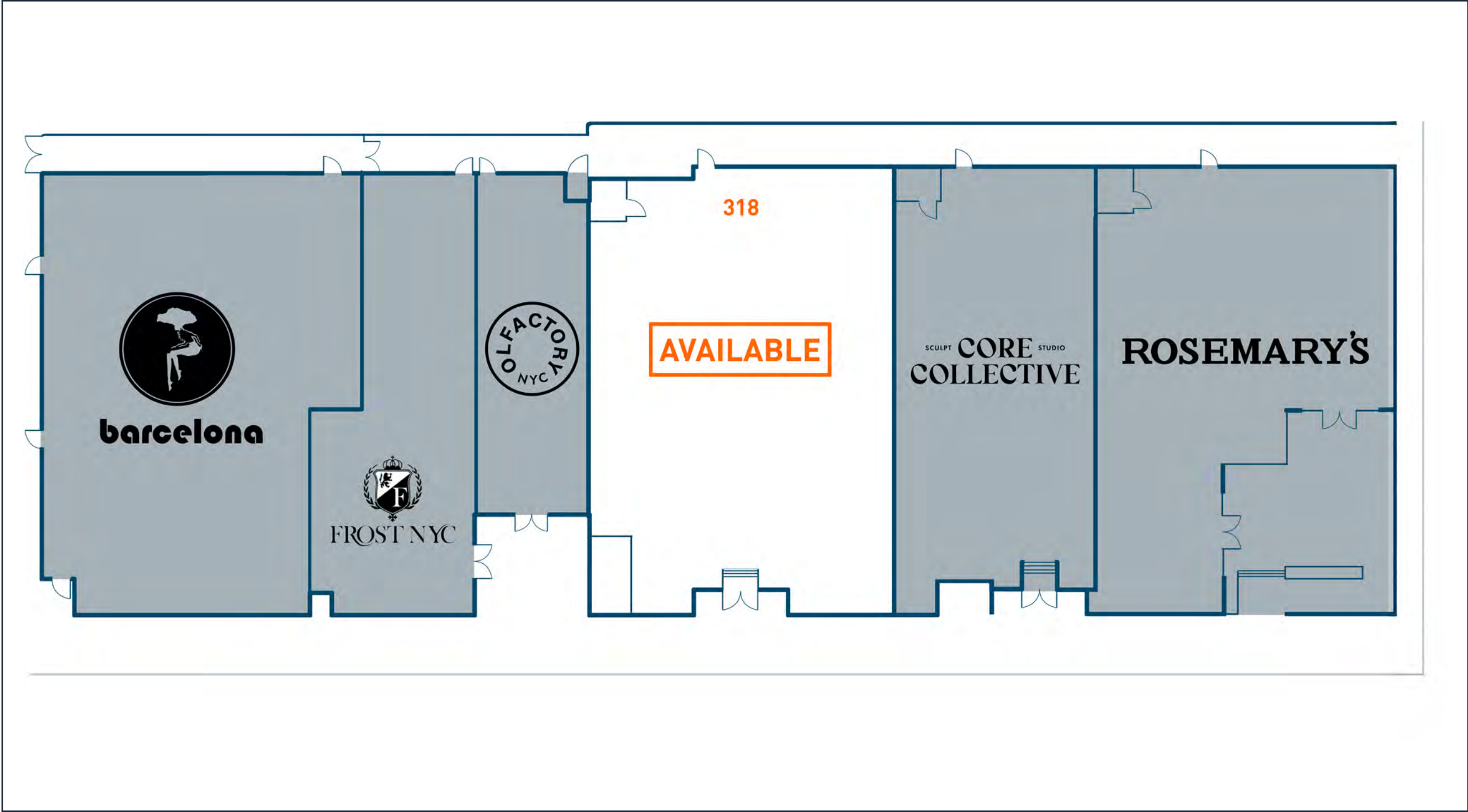


EXISTING CONDITION

EXISTING FLOOR PLAN



CO-TENANCY



NEIGHBORHOOD CONTEXT



318 NW 25th Street
Miami, FL 33127



WELCOME TO WYNWOOD

Wynwood has evolved into one of Miami's most dynamic mixed use districts, anchored by global brands, creative office users, design forward retail, and leading hospitality concepts. For retail and office tenants, the neighborhood offers cultural relevance paired with strong commercial performance in a highly walkable setting.

With a growing residential base, major Class A office development, and active ground floor retail, Wynwood maintains steady day to night foot traffic, making it an ideal environment for flagship retail, showroom concepts, galleries, and boutique office users seeking visibility along a premier corridor.

WYNWOOD'S MURALS

Wynwood's 50-block arts district ranks among the largest open-air street art installations in the world, with over 200 murals spread across the neighborhood

THE CORRIDOR

A walkable corridor where flagship retail, creative offices and open-air dining sit amongst galleries, murals and destination nightlife.

FIVE RECENT MOVES RESHAPING THE CORRIDOR

Wynwood’s momentum is no longer a single-category story. In the last ninety days, the neighborhood has picked up a global fitness flagship, a celebrity-anchored mixed-use project, a five-bar entertainment hub, a full slate of new restaurant openings, and fresh experiential concepts pulling visitors in from outside the district.

— SOURCED FROM PUBLIC REPORTING, JAN–MAR 2026

01	F&B	Wynwood Lands Miami’s Biggest Restaurant Openings of The Year Ground-floor retail demand is rising, with the amenities to sustain live-work demand.	Miami New Times Feb 2026	Read →
02	FITNESS	Global Fitness Brand Gymshark Picks Wynwood for First Ever Gym + Lift Club Flagship-level brands are validating the corridor.	Verge Magazine Jan 2026	Read →
03	NIGHTLIFE	Five-bar Entertainment Hub Takes Over The Former Oasis Wynwood The neighborhoods nightlife scene is alive and expanding.	Time Out Miami Feb 2026	Read →
04	DEVELOPMENT	Pitbull To Convert His Childhood Wynwood Home Into An Entertainment HQ Wynwood’s development map is widening.	Local 10 News Mar 2026	Read →
05	CULTURE	Complex’s Family Style Food Festival Returns to Wynwood Consistent event programming keeps Wynwood on the regional and national radar.	Time Out Miami Feb 2026	Read →

318 NW 25th Street
Miami, FL 33127



ARI DISPENZA

Broker

C: 786.556.8998

E: ari@centralcommercialre.com

ERIC P. GONZALEZ

Commercial Realtor

C: 305.302.0672

E: eric@centralcommercialre.com

MELANIE VEILLEUX

Realtor

C: 508.916.7704

E: melanie@centralcommercialre.com

786.577.4974

390 NW 27th St, Miami, FL, 33127

<https://centralcommercial.com>

info@centralcommercialre.com

CONFIDENTIALITY AND DISCLAIMER

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.