

WYNWOOD PRIME RESTAURANT LEASE ASSIGNMENT





INVESTMENT SALES ADVISOR

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EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to exclusively present the opportunity to acquire a lease assignment at 415 NW 26th Street (the "Property" or the "Offering"), a fully built-out, turnkey restaurant and bar located at the epicenter of Wynwood's dining and nightlife corridor in Miami's Wynwood Arts District. Formerly operated as Momosan Wynwood, the space is being offered for assignment with key money, presenting an incoming operator the rare ability to assume an existing lease in one of Miami's most coveted restaurant addresses with minimal lead time and zero buildout risk.

Designed and constructed from the ground up in 2021, the Property is move-in ready from day one. All furniture, fixtures, and equipment are included in the assignment, all permits are active and up to date, and a rare SFS 4COP liquor license is in place, eliminating one of the most significant barriers to entry for any food and beverage operator in Miami. An incoming tenant could realistically open within a matter of months of closing the assignment.

415 NW 26th Street sits directly across from Pastis Miami, one of the most celebrated restaurant openings in the city, benefiting from the immense visibility and cross-traffic generated by a marquee neighbor at peak hours. The block ranks among the most foot-trafficked in all of Miami, drawing millions of visitors annually from international tourists to Miami's highest-spending locals, the surrounding tech and creative workforce, and a rapidly growing affluent residential population. Weekend foot traffic rivals South Beach, with strong weekday lunch and dinner trade that makes this location a genuine seven-day operation.

This offering represents a once-in-a-market assignment opportunity for an operator seeking to enter or expand within Wynwood without the cost, complexity, or timeline of a ground-up buildout, at an address that cannot be replicated.

415 NW 26th Street, Miami, FL 33127
Wynwood Arts District

4,339 SF

Square Footage

\$57/SF*

Base Rent (Below-Market)

~\$14/SF

NNN Expenses

\$600K

Key Money

Turnkey

Condition

4COP Liquor License

License

**with \$2/SF annual increases*

01

FULLY TURNKEY — OPEN DAY ONE

This is a fully equipped, fully operational restaurant. Every piece of equipment is lightly used, professionally maintained, and ready for immediate service. No construction, no buildout costs, no delays — eliminating months of lead time and millions in upfront capital. Walk in and start serving.

02

ACTIVE SFS 4COP LIQUOR LICENSE

One of the most significant barriers to opening a restaurant in Miami is securing a liquor license. This space comes with an active SFS 4COP license — a full liquor license covering beer, wine, and spirits — dramatically easing and accelerating the permitting process for a new operator.

03

BELOW-MARKET RENT — LOCKED IN 3 YEARS

Year 1: \$57/SF NNN. Year 2: \$59/SF NNN. Year 3: \$61/SF NNN. Current NNNs are approximately \$14/SF. Secured at pre-2022 rates, this lease is priced well below current Wynwood market rents. The landlord will extend the term at a fixed rate — providing rare long-term cost certainty.

04

NEW CONSTRUCTION — BUILT 2021

Designed and built from scratch in 2021, every system — electrical, plumbing, HVAC, commercial kitchen exhaust and hood — is modern, code-compliant, and lightly used. No deferred maintenance, no aging infrastructure, no surprises. The quality of the build reflects a premium operator's standards throughout.

05

WYNWOOD — MIAMI'S #1 DINING DESTINATION

Wynwood is one of the most visited and desired arts and dining districts in the Southeast United States. Home to the iconic Wynwood Walls, world-class galleries, and acclaimed restaurants, the neighborhood draws 6 million visitors annually — locals, tourists, and the international creative class — generating unrivaled foot traffic and brand exposure.

06

PREMIUM DESIGNED INTERIOR + KEY MONEY \$600K

A striking, architecturally designed space featuring a dramatic full bar with floor-to-ceiling spirit shelving, an open show kitchen, multiple distinct dining zones, and an impressive ceiling installation. The interior alone would cost several million dollars to replicate. Key money of \$600,000 reflects the extraordinary value embedded in this assignment.

"A rare opportunity to acquire a premium, fully-operational restaurant in Miami's most sought-after dining district."



A FULLY BUILT, FULLY LICENSED, FULLY EQUIPPED RESTAURANT AT WYNWOOD'S MOST COVETED ADDRESS — READY FOR YOUR CONCEPT ON DAY ONE



545 Wyn
289,000 SF of Office

Recently Sold in 2026
Potential development of
244 units or 489 hotel rooms

The Dorsey
306 units

NoMad
329 units

The Cube & Wynwood Annex
288 units + 169k of Office

Moxy
180 rooms



NW 26th Street

PASTIS

NW 25th Street

NW 5th Avenue

NW 24th Street

WallGrace Storage
THE TACO STAND
HECHO A MANO

uchi

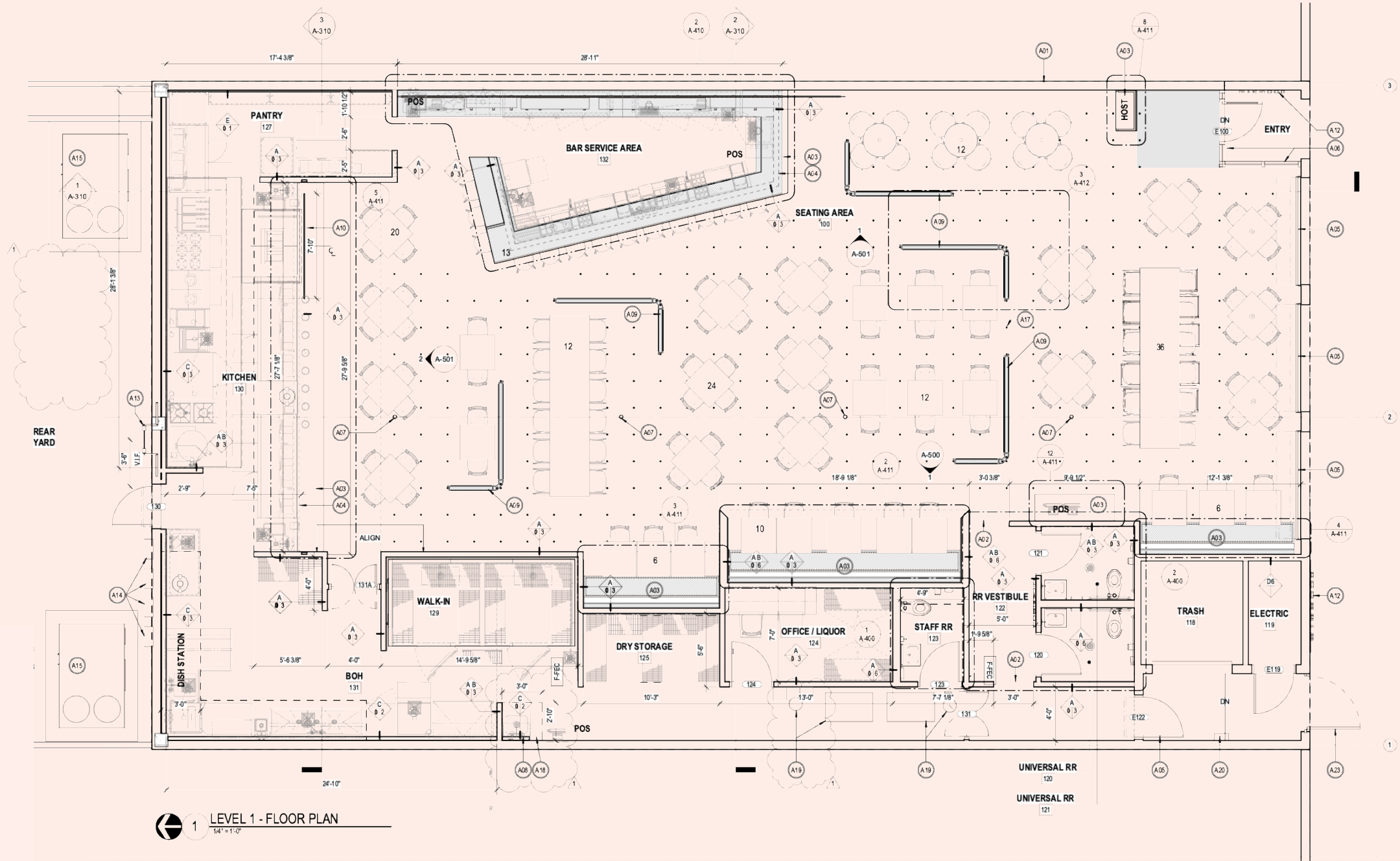
Good PIZZA

DOYA

SANDICATE
GOOD PIBES

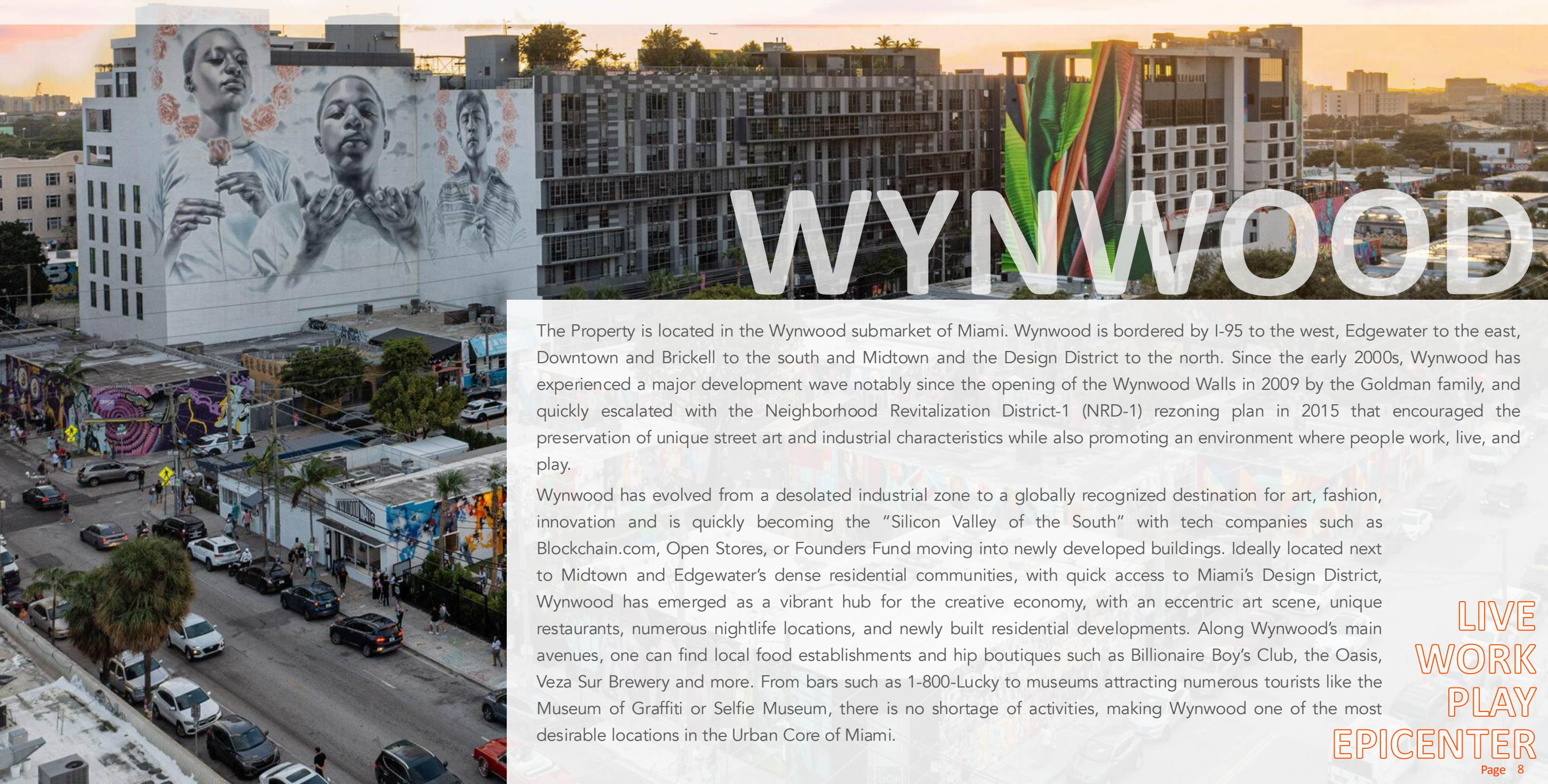


NW 26th Street



1 LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"

WYNWOOD: SUPPLY-CONSTRAINED, INSTITUTIONALLY CREDENTIALLED, IRREPLACEABLE



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.

LIVE
WORK
PLAY
EPICENTER

WYNWOOD

50 City Blocks

= ~1 Square Mile of Vibrant Neighborhood

400+

Businesses

6M

Annual Visitors

10k

Residents

57+

Restaurants

495

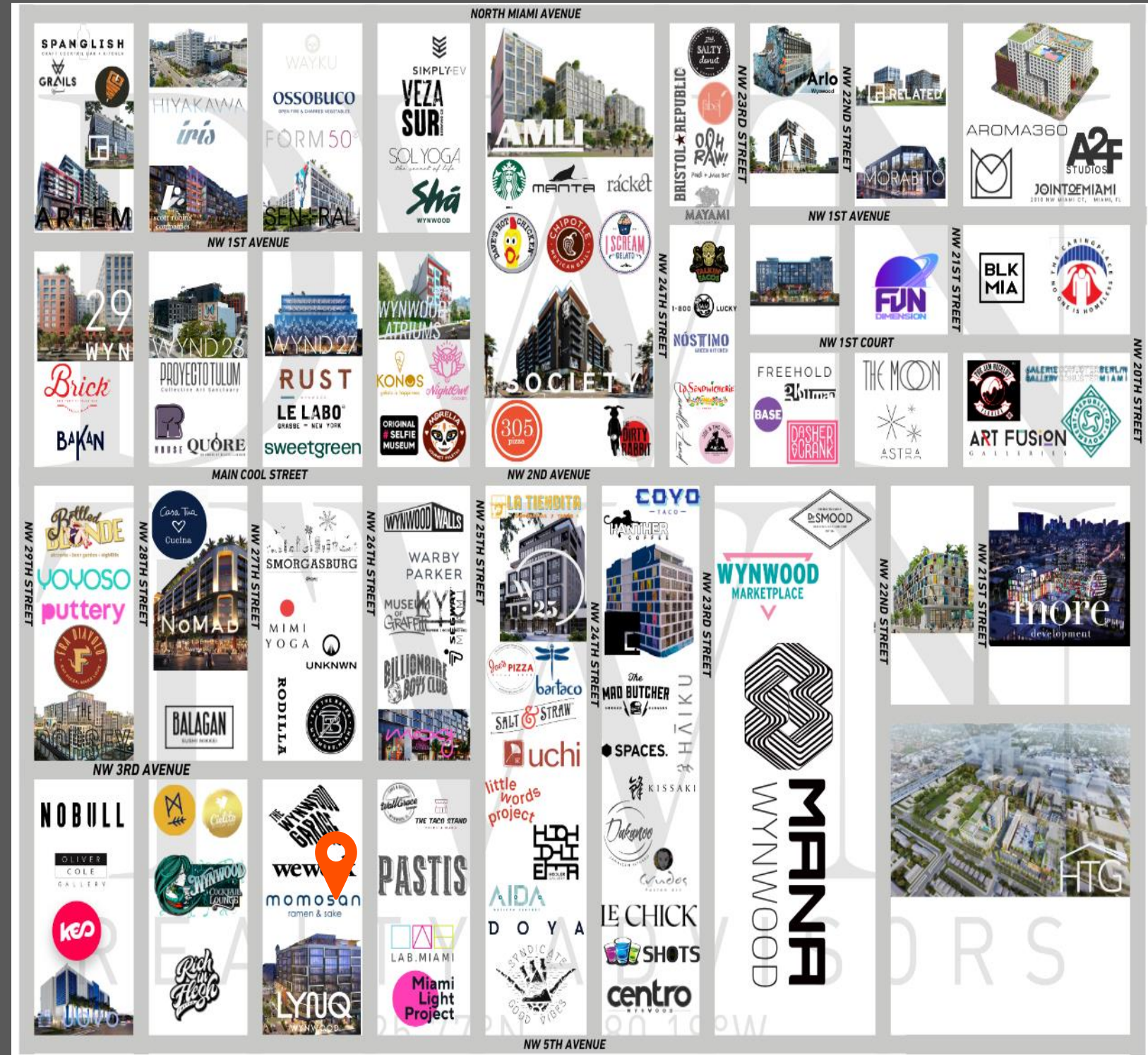
Buildings

16.5K

Daily visitors

6k+

Daytime Office Population



TRANSFORMING A TOURIST DESTINATION TO A LOCALS' NEIGHBORHOOD

F&B

ZAK THE BAKER
WYNWOOD, MIAMI

PASTIS

uchi

Joe's Pizza

CARS & GUITARS
Wall Grace
Vintage
WYNWOOD, FL

mañana
COFFEE. BAKERY. KITCHEN

SKINNY LOUIE
SMASH'D BURGERS

OMAKAI
sushi

KYO

sweetgreen

Dante's HiFi

LA TROPICANA
EST. 1988

OSSOBUOCO
OPEN FIRE & CHARRED VEGETABLES

THE TACO STAND
HECHO A MANO

DOYA

RETAIL & FITNESS

BILLIONAIRE BOYS CLUB

MIMI YOGA
AND PILATES

WARBY PARKER

LEGACY

FORM 50

STUDS

STUDIO

BASE

OFFICE TENANTS

amazon

SONY MUSIC

LIVE NATION
ENTERTAINMENT

FOUNDERS FUND

ramp

ATOMIC

Spotify®

OpenStore

LANDMARKS

KNOTEL

moxy
HOTELS

MANA
WYNWOOD

MUSEUM OF GRAFFITI

we work

Arlo
Wynwood

WYNWOOD WALLS

POOL HOUSE
MIAMI

paradox
museum

RESIDENTIAL DEVELOPMENTS

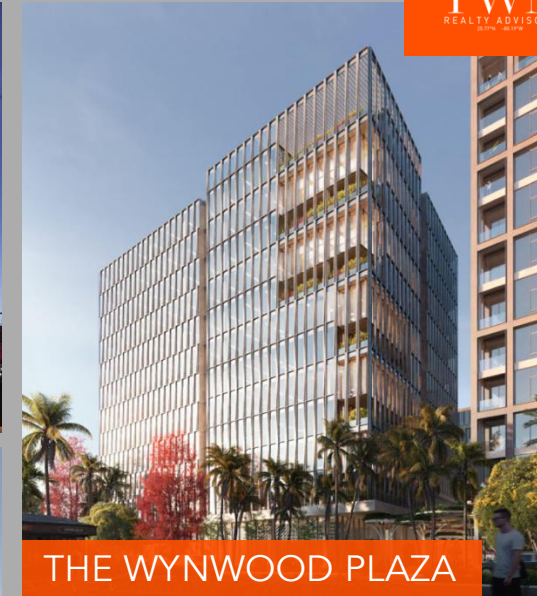
ADDRESS	NUMBER OF UNITS	DEVELOPER
Diesel	159	Diesel
Mohawk	226	Rilea Group
NoMad	329	Related Group and Tricap
LIVWRK	542	LIVWRK
29N	523	L&L Holding Company
250 Wynwood	11	Fortis Development Group
35 NW 27 St	203	Bay Road Partners and Scott Robins
91 NW 27 St	17	Block Capital Group
AMLI Wynwood	316	AMLI
Artem	189	LMC
Cynergi	100	WellDuo
i5 Wynwood (Quarters Wynwood)	63	Related Group and W5 Group
Krymwood Hotel	12	QKapital Group
PRN N. Miami	317	Related Group
Sentral	175	Sentral
Society Wynwood	289	PMG
Strata Wynwood	257	Rockpoint
The Dorsey	306	Related Group
The Rider	130	Rilea Group
WYND 27	152	Kushner and Block Capital Group
WYND 28	152	Kushner and Block Capital Group
Wynwood 25	290	Related and East End Capital
Wynwood 29	248	Related Group and Metro 1
Wynwood Atriums	32	Fortune International Realty
Wynwood Station	210	Fifield Companies
Wynwood Urby	291	Ironstate Development and Brookfield
Wynwood Works	120	Magellan Housing and Udonis Haslem
TOTAL	5,659	



SOCIETY WYNWOOD



NOMAD



THE WYNWOOD PLAZA



THE CUBE



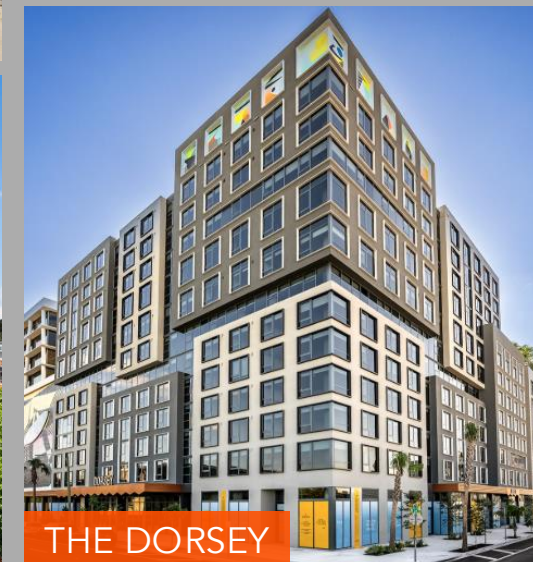
ARLO



THE STANDARD



29 WYN



THE DORSEY



THE WYNHOUSE