

RETAIL SPACE AT WYNWOOD 25. IN THE HEART OF WYNWOOD, MIAMI.

WYNWOOD 25

DWN
TWN
REALTY ADVISORS

CONFIDENTIAL
OFFERING MEMORANDUM



LEASING ADVISORS

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

Joe Fernandez

Executive

(C) 305.647.0981

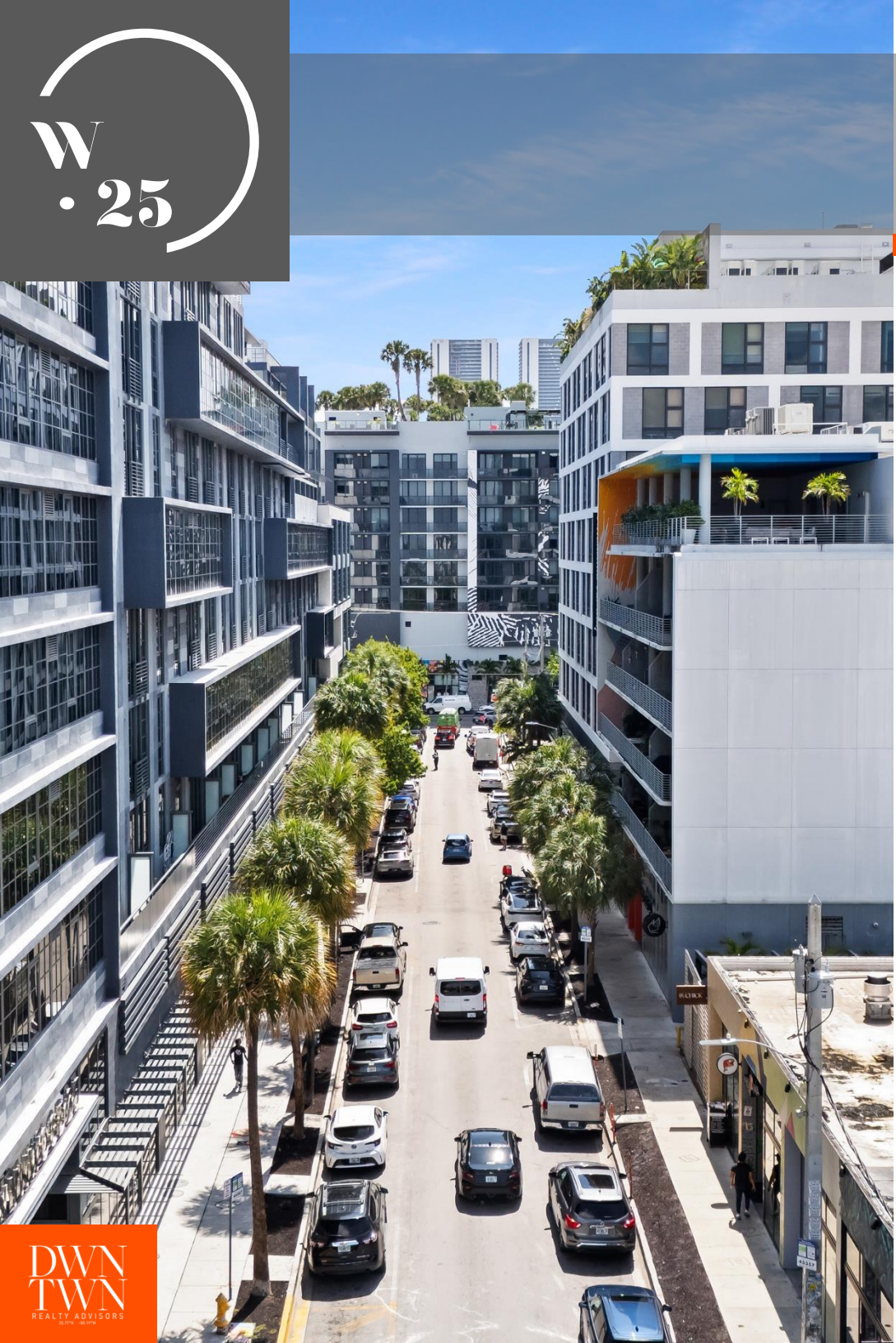
(O) 305.647.0981

jf@dwntwnrealtyadvisors.com

DISCLAIMER:

DWNTWN Realty Advisors, LLC. All rights reserved. The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to its accuracy, completeness, or suitability. All information is subject to errors, omissions, changes in price, rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. Any projections, opinions, or assumptions used are for illustrative purposes only and do not represent current or future performance. DWNTWN Realty Advisors, LLC and its agents expressly disclaim any liability for errors, omissions, or misstatements. It is the sole responsibility of the prospective purchaser, tenant, or other party to conduct their own independent investigation and due diligence concerning the property and not rely on any representations made by DWNTWN Realty Advisors, LLC or its brokers.





EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to present a rare retail leasing opportunity at Wynwood 25, located at 215-339 NW 24th Street in the heart of Miami's Wynwood Arts District. Developed by Related Group and East End Capital and designed by internationally acclaimed architecture firm Kobi Karp, Wynwood 25 is the neighborhood's premier mixed-use destination, comprising 289 luxury rental residences above approximately 30,000 square feet of ground-floor retail. The building is anchored by a nationally curated tenant roster including Uchi, Salt & Straw, Studs, and Whitman's, and features a 322-space parking garage, 13 to 14-foot ceiling heights, and a dedicated paseo activated by museum-quality murals from world-renowned artists EL MAC and Typoe. Three retail spaces are now available along the NW 24th Street frontage: Space D (2,868 SF, which is a 2nd generation café), Space F (1,475 SF), and Space G (2,418 SF), all of which are delivered in shell condition and positioned to accommodate a wide range of food and beverage, fitness, or experiential retail uses.

Wynwood 25 sits at the epicenter of Wynwood's core pedestrian grid, immediately west of NW 2nd Avenue and surrounded by the highest concentration of acclaimed dining, retail, and cultural destinations in the submarket. The building benefits from 289 on-site luxury residences generating built-in daily foot traffic, and brand adjacency to some of Miami's most recognized concepts. Wynwood consistently ranks among Miami's top-performing food and beverage submarkets by both sales volume and brand recognition, drawing millions of visitors annually from local residents, international tourists, and the surrounding tech and creative workforce. For operators seeking a flagship Wynwood address within the neighborhood's most institutionally credentialed and fully activated mixed-use asset, this offering represents a compelling and hard-to-replicate opportunity.

240 NW 25th Street, Miami, FL 33127

Wynwood Arts District

Wynwood 25

Building

289

Units at Wynwood 25

31,525 SF

Retail SF

\$65 NNN

Unit D Asking Rent (2,868 SF)

\$75 NN

Unit F Asking Rent (1,475 SF)

Upon Request

Unit G Asking Rent (2,418 SF)

\$24/SF

CAM Estimate



NW 24th Street

WYNWOOD 25

WYNWOOD
wynwoodmiami.com

LEASING
OFFICE
786.658.1658

parada
202



WHERE WORLD-CLASS ART, CULTURE, AND CAPITAL CONVERGE: WYNWOOD IS NO LONGER EMERGING. IT HAS ARRIVED.



NOMAD
329 units

SMORGASBURG

MOXY
180 rooms

WYND 275
152 units
46,000 SF Office

SENTRAL
175 units

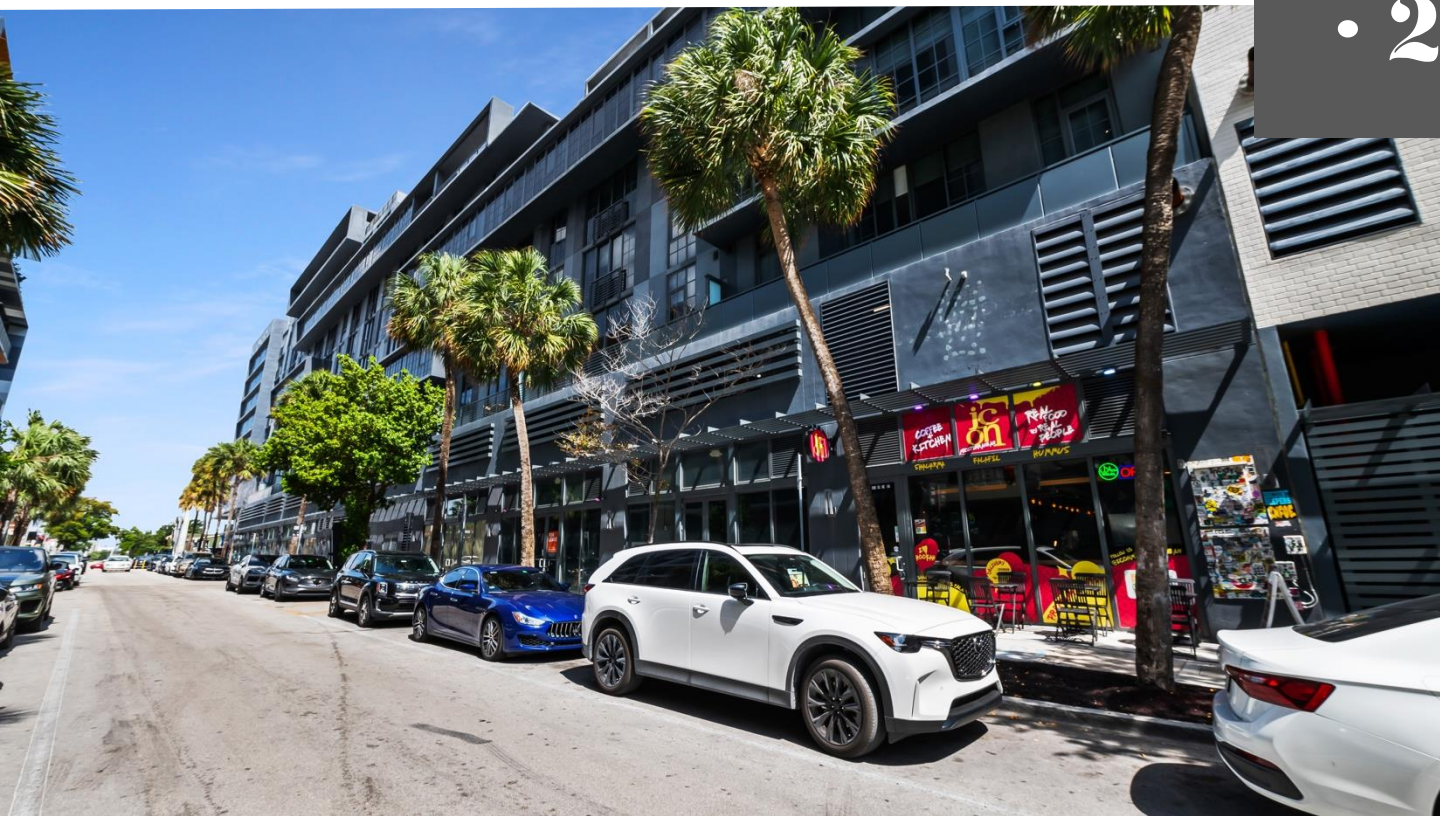


AMLI
316 units

SOCIETY
318 units

100,000 SF Of Office





NW 25th Street

NW 24th Street

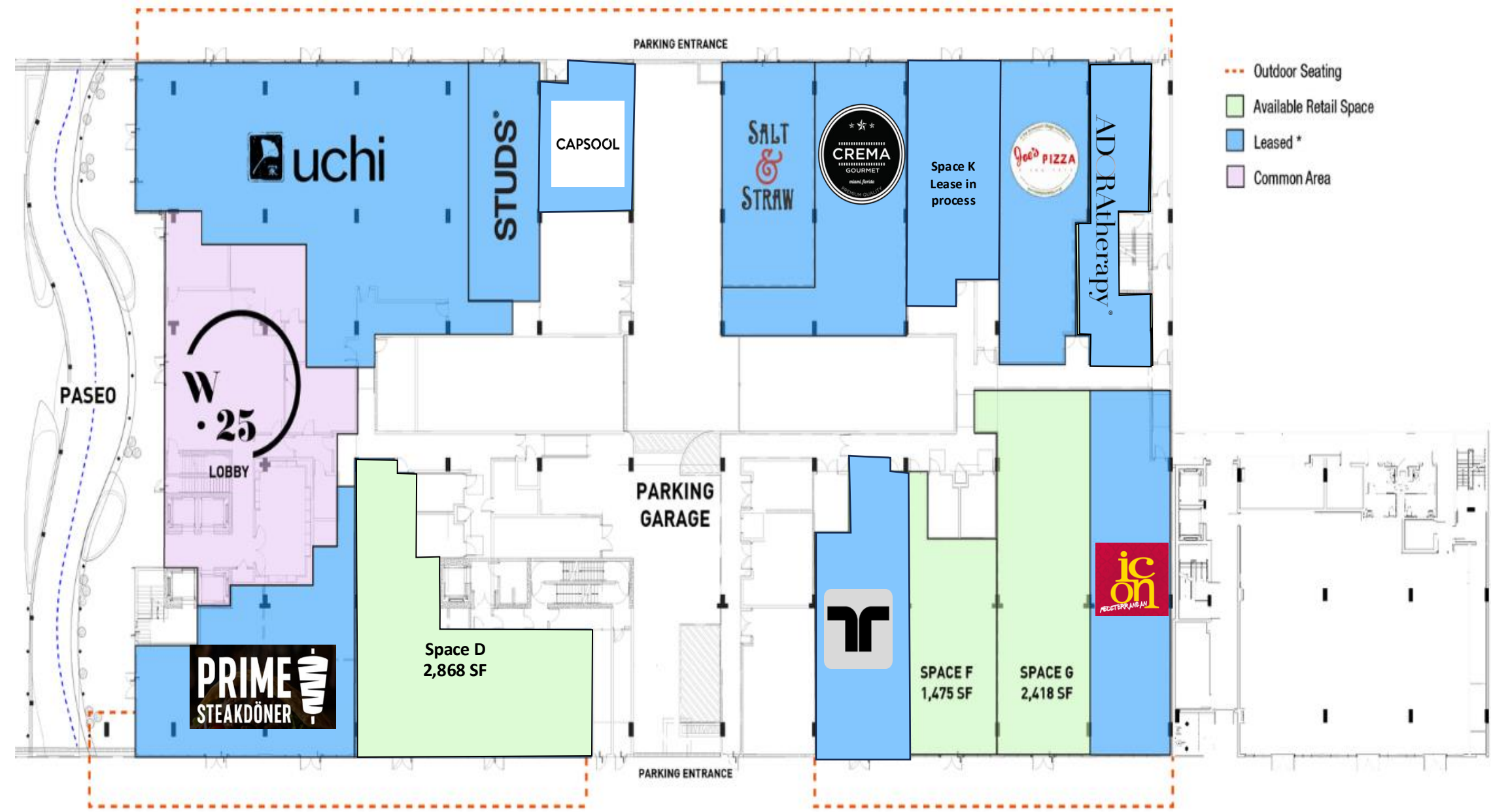
SUITE D
2nd Generation Café
[Link to pictures](#)
2,868 SF

SUITE F
1,475 SF

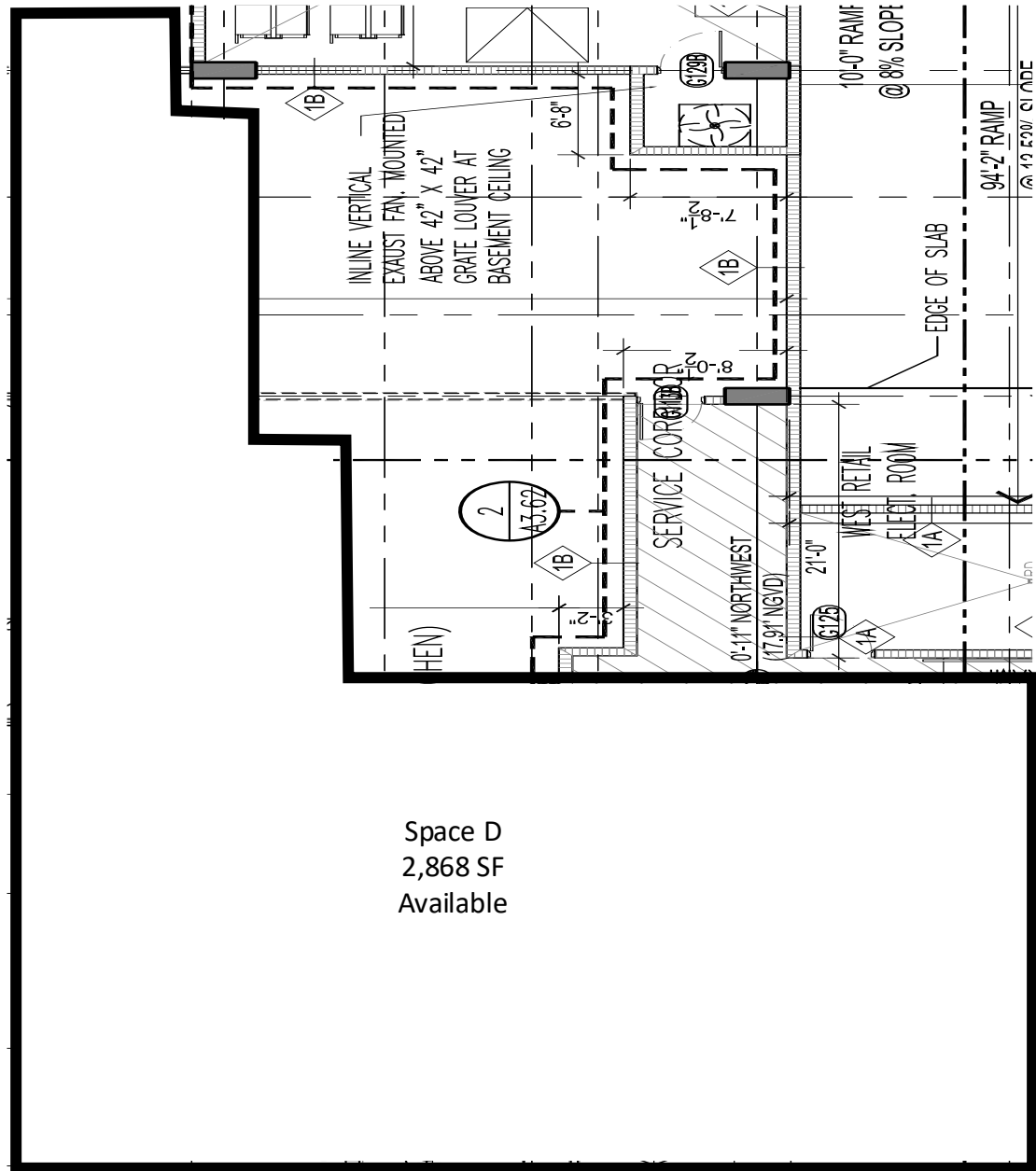
SUITE G
2,418 SF



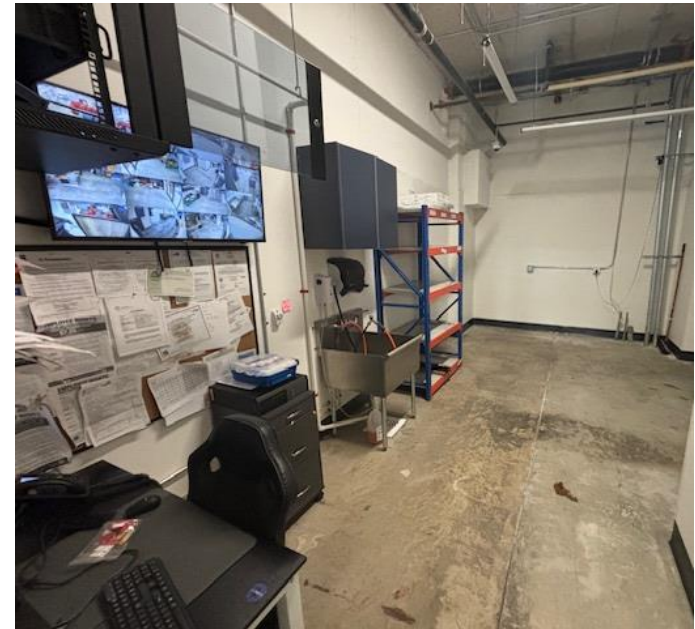
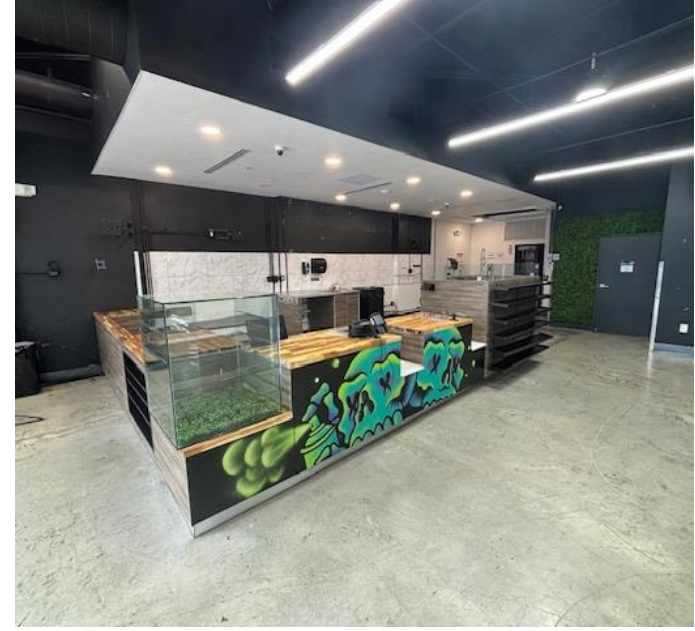
NW 25th Street



NW 24th Street

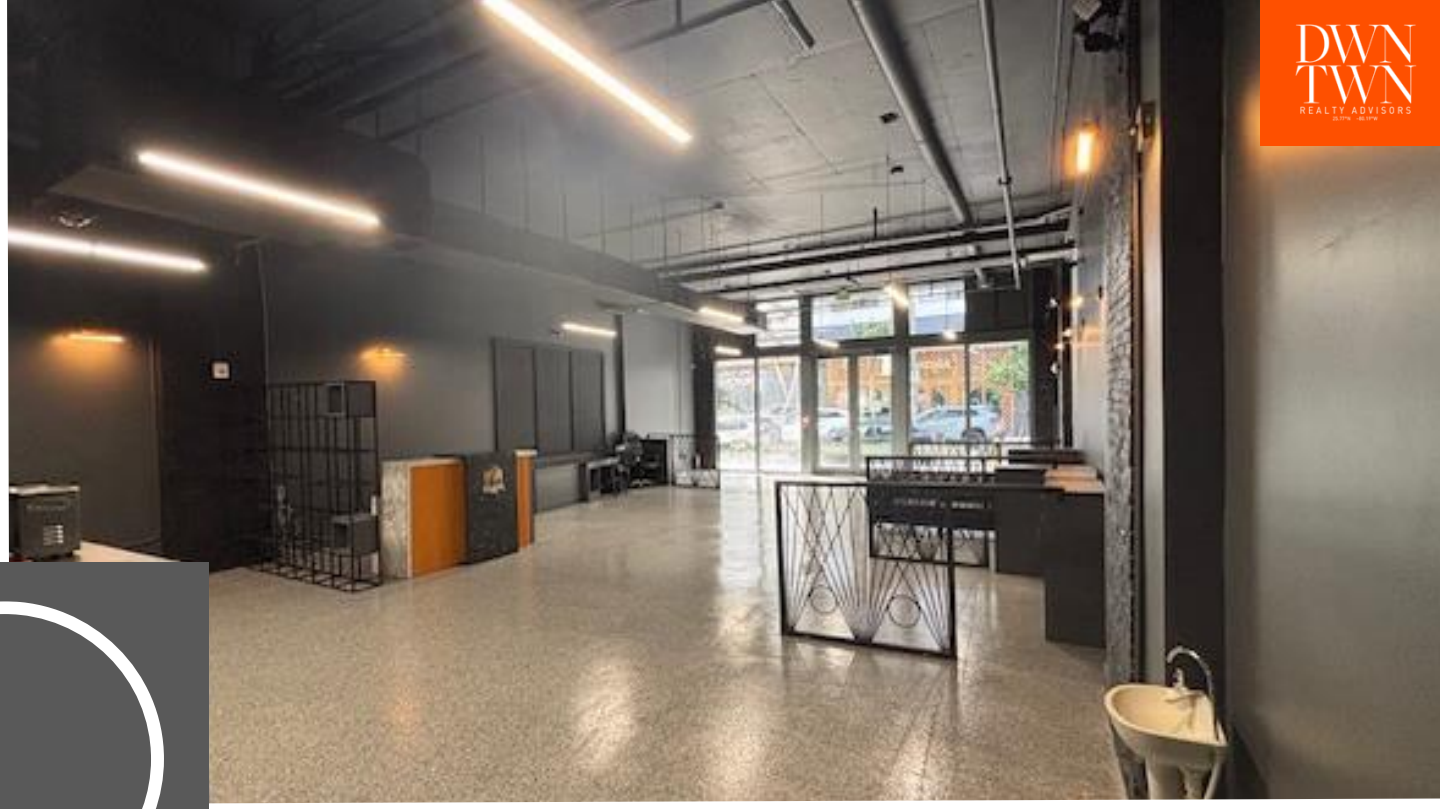


Space D
2,868 SF
Available

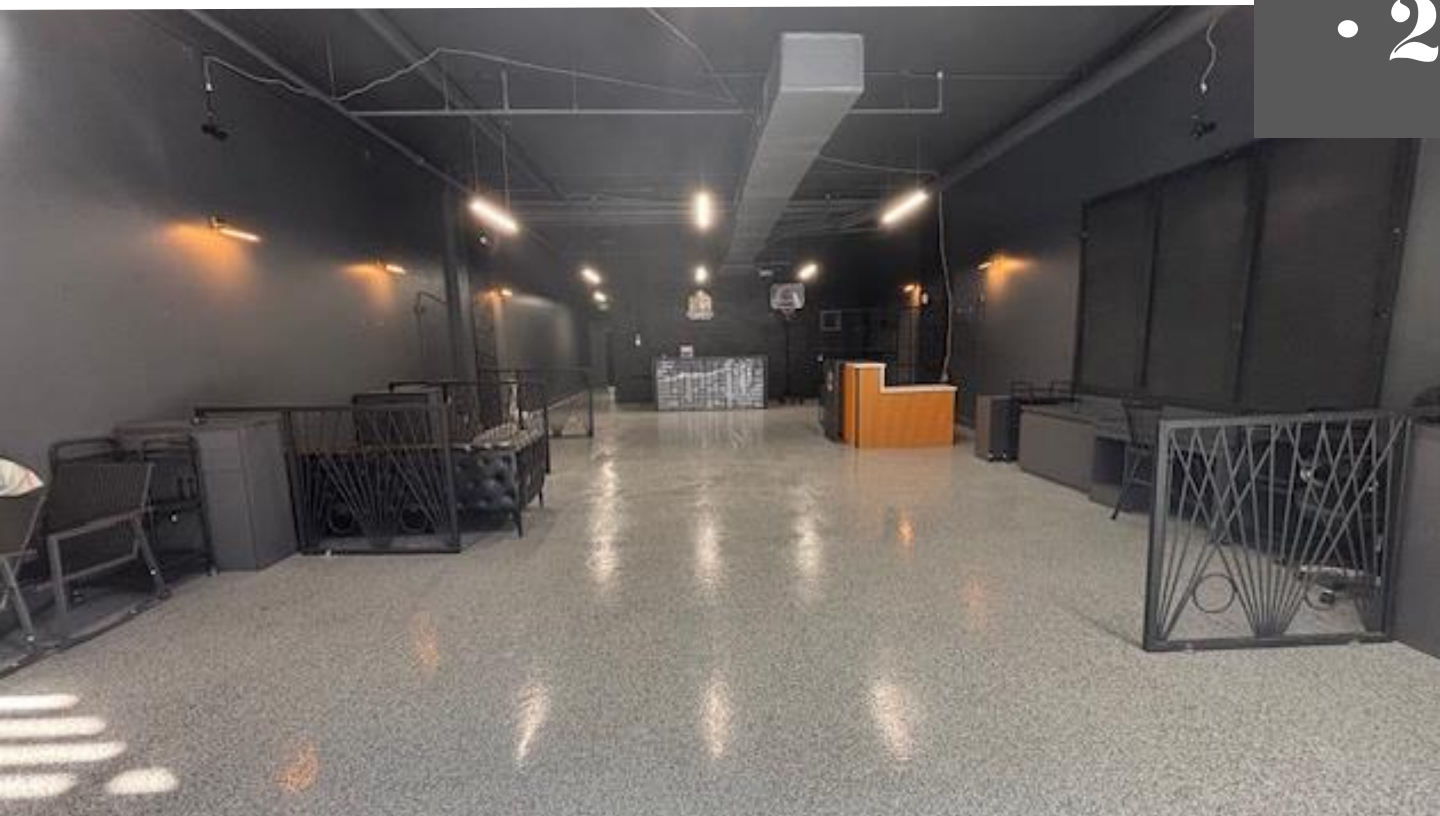


UNIT

F



W
• 25



A NATIONALLY CURATED TENANT ROSTER

— F&B — Retail — Wellness



James Beard Award-winning chef Tyson Cole's acclaimed Japanese-inspired concept, known for inventive sushi, seasonal omakase, and delicate hot and cold tastings. One of Miami's most sought-after dining reservations since opening its Wynwood location.



Portland-born artisan ice cream brand with a cult following, renowned for rotating seasonal flavors made with locally sourced ingredients. A neighborhood draw that consistently generates foot traffic and lines.



Miami-born specialty coffee and bakery concept with a loyal local following across multiple locations. Known for its European-style café environment, fresh pastries, and strong brunch presence.

STUDS

New York-based piercing and fine jewelry studio that has redefined the ear-piercing experience as a luxury retail moment. Backed by venture capital and expanding nationally across high-design retail corridors.



Iconic New York original, founded on Prince Street in 1975, now with select locations globally. A cultural institution that brings legitimate street-food credibility and consistent foot traffic to the Wynwood retail strip.



Fast-casual concept built around the European döner format elevated with premium steak and quality ingredients. A strong performer in the emerging premium fast-casual segment with broad demographic appeal.



A curated Mediterranean dining concept bringing a full-service food and beverage program to the 24th Street frontage. Positioned at the intersection of elevated casual dining and the neighborhood's growing locals market.

ADORAtherapy®

Wellness and IV drip therapy studio offering recovery, hydration, and vitamin infusion services. Reflects Wynwood's maturation into a full lifestyle district and captures the growing demand for experiential wellness retail.

CAPSOOL

Contemporary fashion boutique carrying a curated selection of emerging and established brands. Adds retail depth to the tenant mix and serves both the resident population and the neighborhood's fashion-forward visitor base.



The East Coast flagship of Sam Altman and Alex Blania's AI-era identity network, opened at Wynwood 25 in May 2025. The storefront houses eight NVIDIA-powered Orbs that issue a biometric "World ID" — a privacy-preserving proof that the holder is a real human, not a bot. With 26M+ users globally and partnerships with Visa, Stripe, and Match Group, it is one of the most high-profile tech retail activations in Miami's history and a direct validation of Wynwood 25 as a destination for category-defining brands.



WYNWOOD

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

MaMa
COFFEE. BAKERY. KITCHEN

SKINNY LOUIE
SMASH'D BURGERS

OMAKAI
sushi

KYU

sweetgreen

Dante's HiFi

La TROPICANA
EST. 1988

OSSOBUCO
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

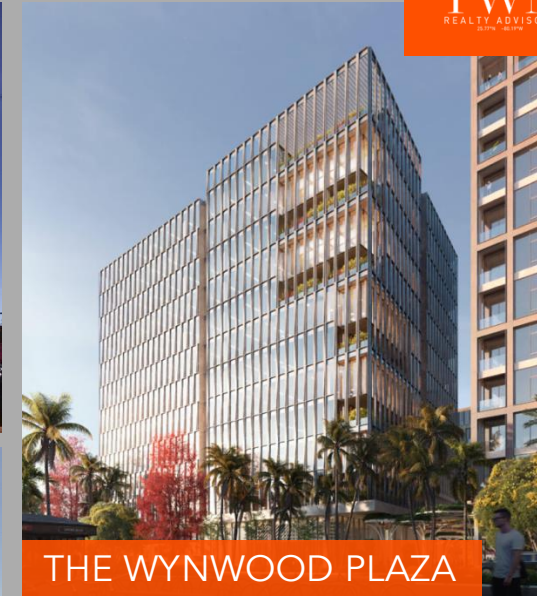
ADDRESS	NUMBER OF UNITS	DEVELOPER
Diesel	159	Diesel
Mohawk	226	Rilea Group
NoMad	329	Related Group and Tricap
LIVWRK	542	LIVWRK
29N	523	L&L Holding Company
250 Wynwood	11	Fortis Development Group
35 NW 27 St	203	Bay Road Partners and Scott Robins
91 NW 27 St	17	Block Capital Group
AMLi Wynwood	316	AMLi
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



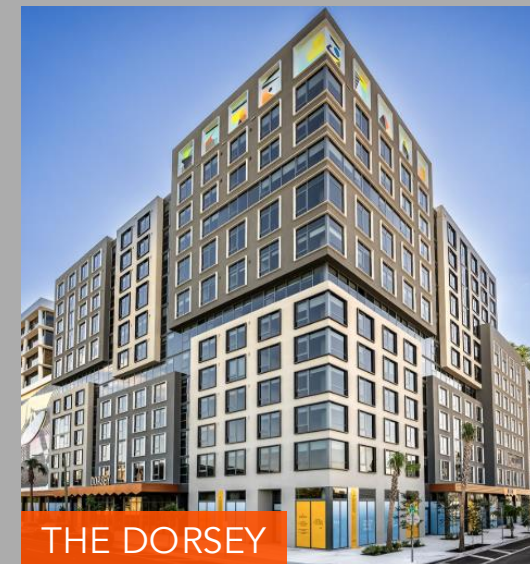
ARLO



THE STANDARD



29 WYN



THE DORSEY



THE WYNHOUSE

CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

Joe Fernandez

Executive

(C) 305.647.0981

(O) 305.647.0981

jf@dwntwnrealtyadvisors.com



DISCLAIMER:

DWNTWN Realty Advisors, LLC. All rights reserved. The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to its accuracy, completeness, or suitability. All information is subject to errors, omissions, changes in price, rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. Any projections, opinions, or assumptions used are for illustrative purposes only and do not represent current or future performance. DWNTWN Realty Advisors, LLC and its agents expressly disclaim any liability for errors, omissions, or misstatements. It is the sole responsibility of the prospective purchaser, tenant, or other party to conduct their own independent investigation and due diligence concerning the property and not rely on any representations made by DWNTWN Realty Advisors, LLC or its brokers.