

FOR LEASE

WYNWOOD STOREFRONT

318 NW 25TH ST,
MIAMI, FL 33127



**CENTRAL
COMMERCIAL**
REAL ESTATE

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EXECUTIVE SUMMARY

LEASE RATE
\$75.00/SF/YR
NNN*

PROPERTY USE
Hospitality/F&B
Showroom
Office

CEILING HEIGHT
18' Clear

TOTAL SPACE
±5,000 SF

DIVISIBLE TO:
±3,250 SF
±1,750 SF

* 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

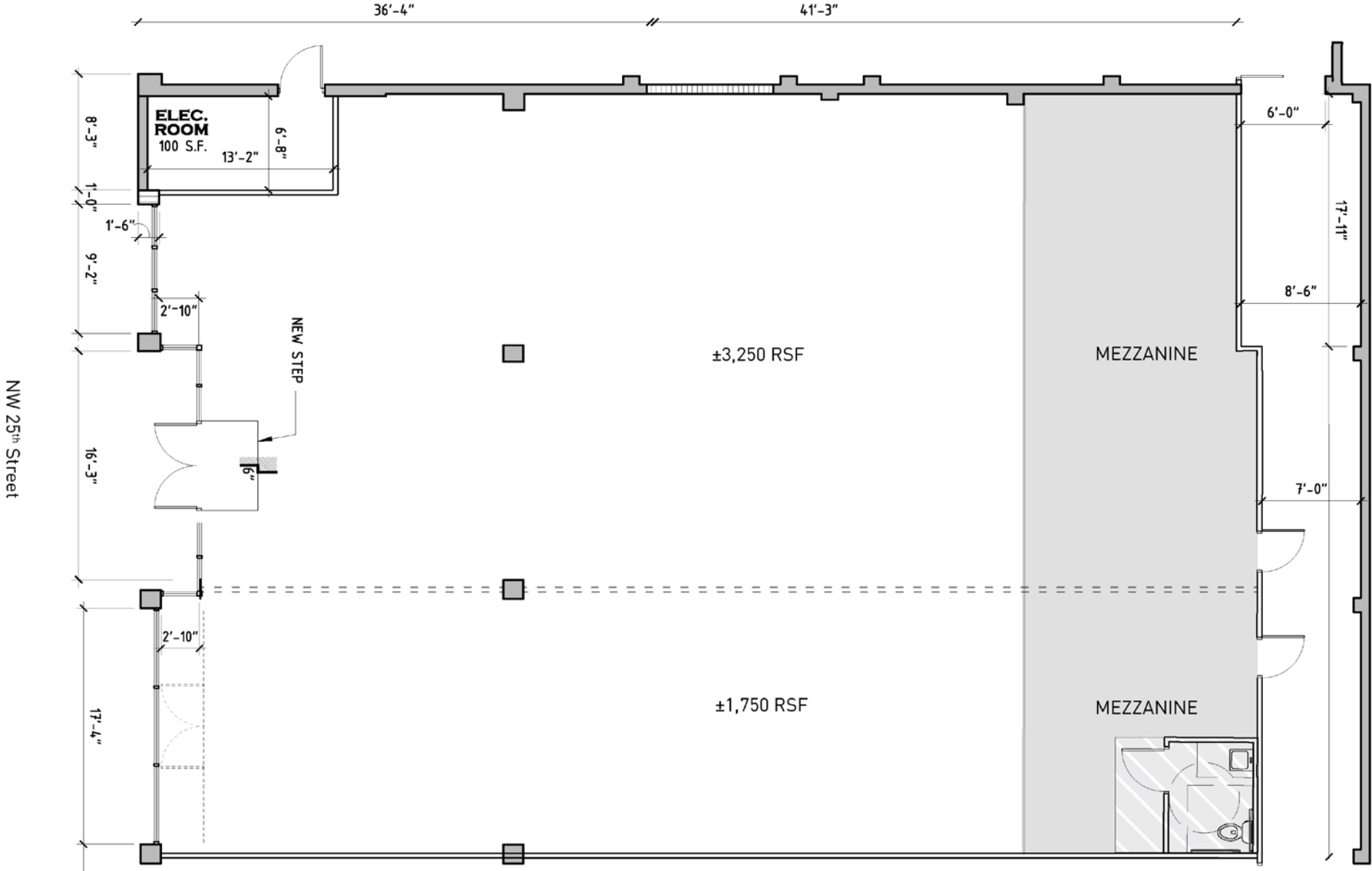
Wynwood is one of Miami’s most invested-in submarkets, with over \$2B of active capital, 5,000+ residential units delivered or under construction, and 1.5M sq ft of Class A office in the pipeline

SOURCE:
WYNWOOD BID

FLOOR PLAN

**CURRENT
CONFIGURATION:**
±5,000 SF
CONTIGUOUS SPACE

DIVISIBLE TO:
±3,250 SF
AND ±1,750 SF



THIS SPACE PLAN IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT A SURVEY. CERTAIN DIMENSIONS AND IMPROVEMENTS SHOWN ARE PROJECTIONS RATHER THAN EXISTING CONDITIONS, AND ALL INFORMATION IS APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. THE PROSPECTIVE TENANT IS RESPONSIBLE FOR INDEPENDENTLY VERIFYING ALL CONDITIONS, AND NOTHING HEREIN CONSTITUTES AN OFFER OR PART OF ANY LEASE.

INTERIOR



PLUMBING IN PLACE

Underground plumbing is roughed in and the grease trap is installed. F&B impact fees are paid, clearing the longest lead items from a restaurant build.

MEZZANINE

A mezzanine sits at the rear of the space, adding back-of-house or office area.

CONCEPTUAL STOREFRONTS

The renderings on the right show the same frontage rebuilt as two independent storefronts, corresponding to the demising option described on page 2.

EXISTING CONDITION



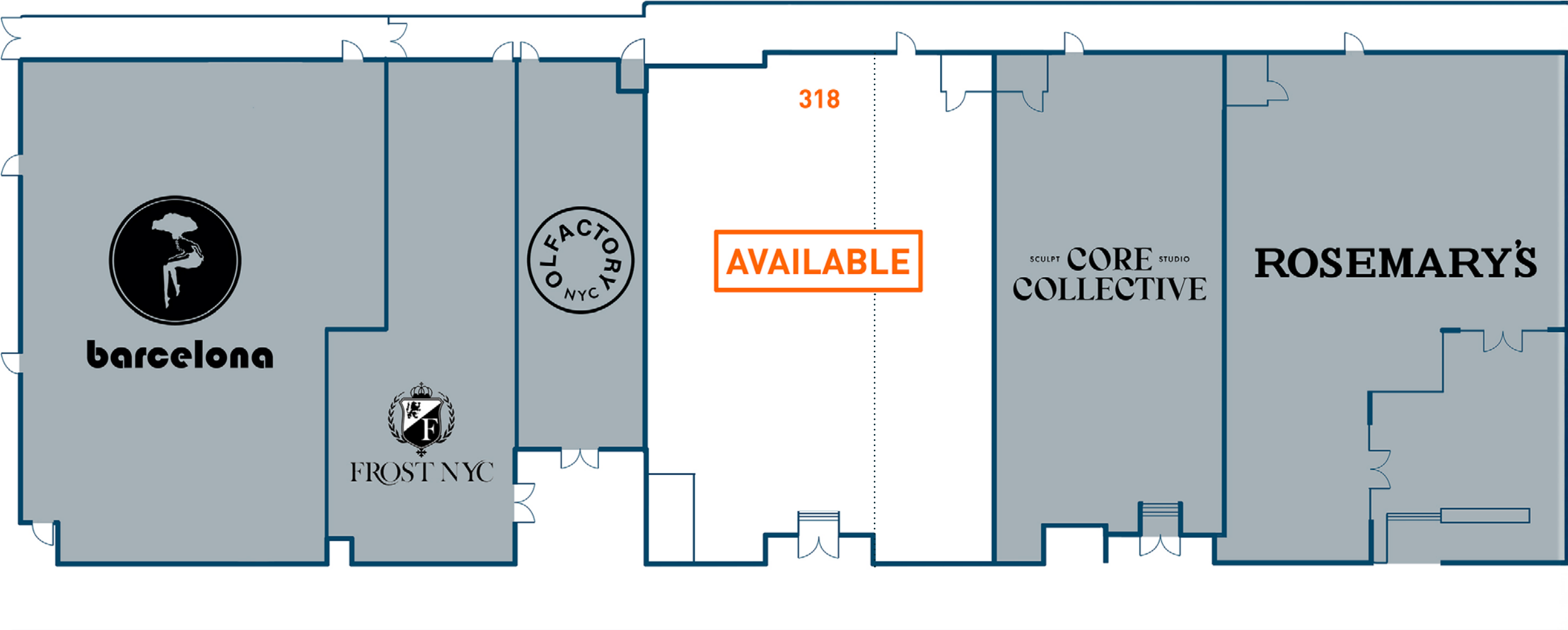
NIGHTTIME RENDERING



DUAL-STOREFRONT RENDERING



CO-TENANCY



CORRIDOR CONTEXT



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