

FOR LEASE

2ND GENERATION RESTAURANT
AT THE CENTER OF WYNWOOD'S
HOSPITALITY ECOSYSTEM

165 NW 23rd ST,
MIAMI, FL 33127

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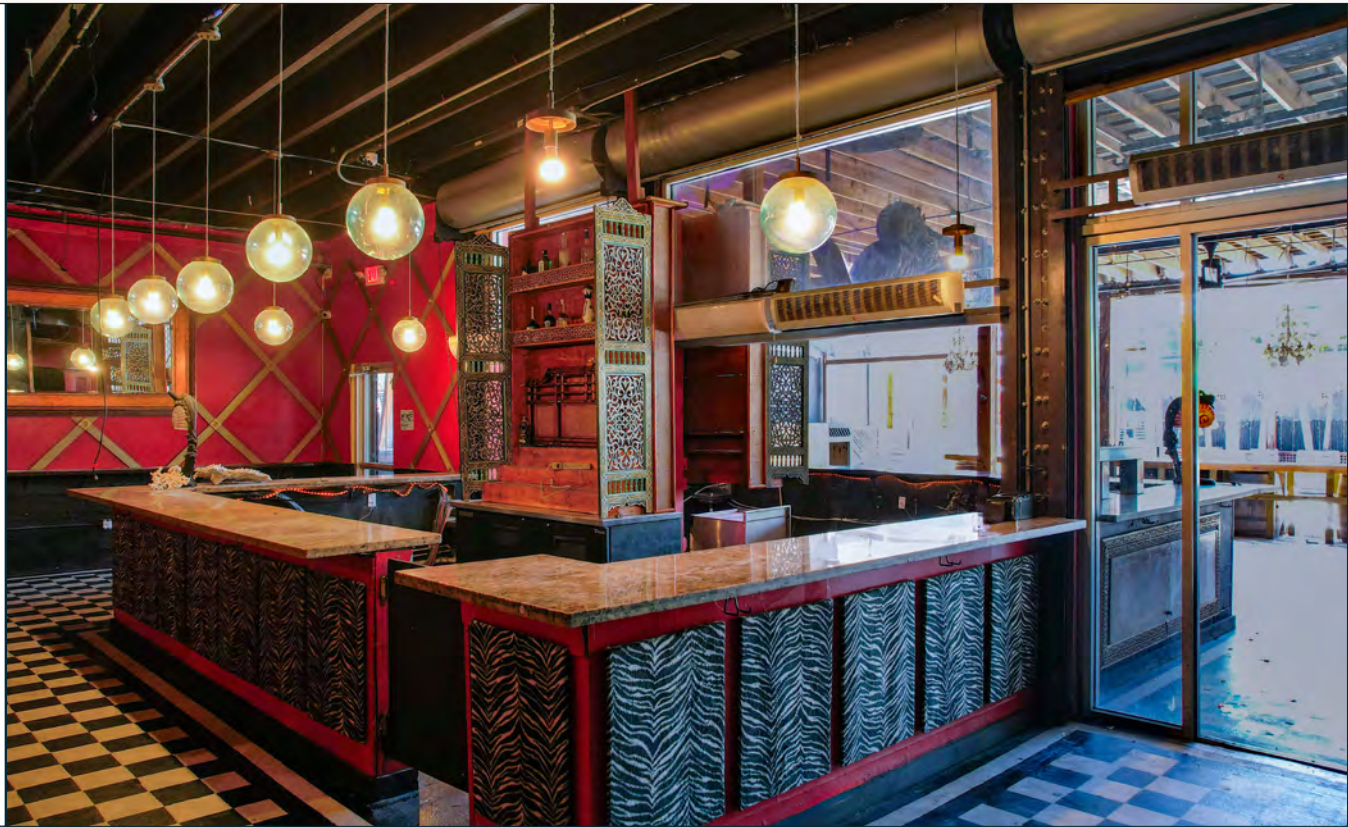


**CENTRAL
COMMERCIAL**
REAL ESTATE

EXECUTIVE SUMMARY

- › Rate Upon Request
- › Core Wynwood Location
- › 2nd-Gen. F&B
- › ±3,000 SF Interior Restaurant Space
- › ±3,000 SF Covered Patio
- › Immediate Availability
- › 194 Seats: 76 Indoor + 118 Outdoor*
- › ±204-Person Occupant Load: Inclusive of Kitchen, Restrooms and Ancillary Areas*

* Occupant load is based on existing plans and information available to ownership and should be independently verified by prospective tenants.



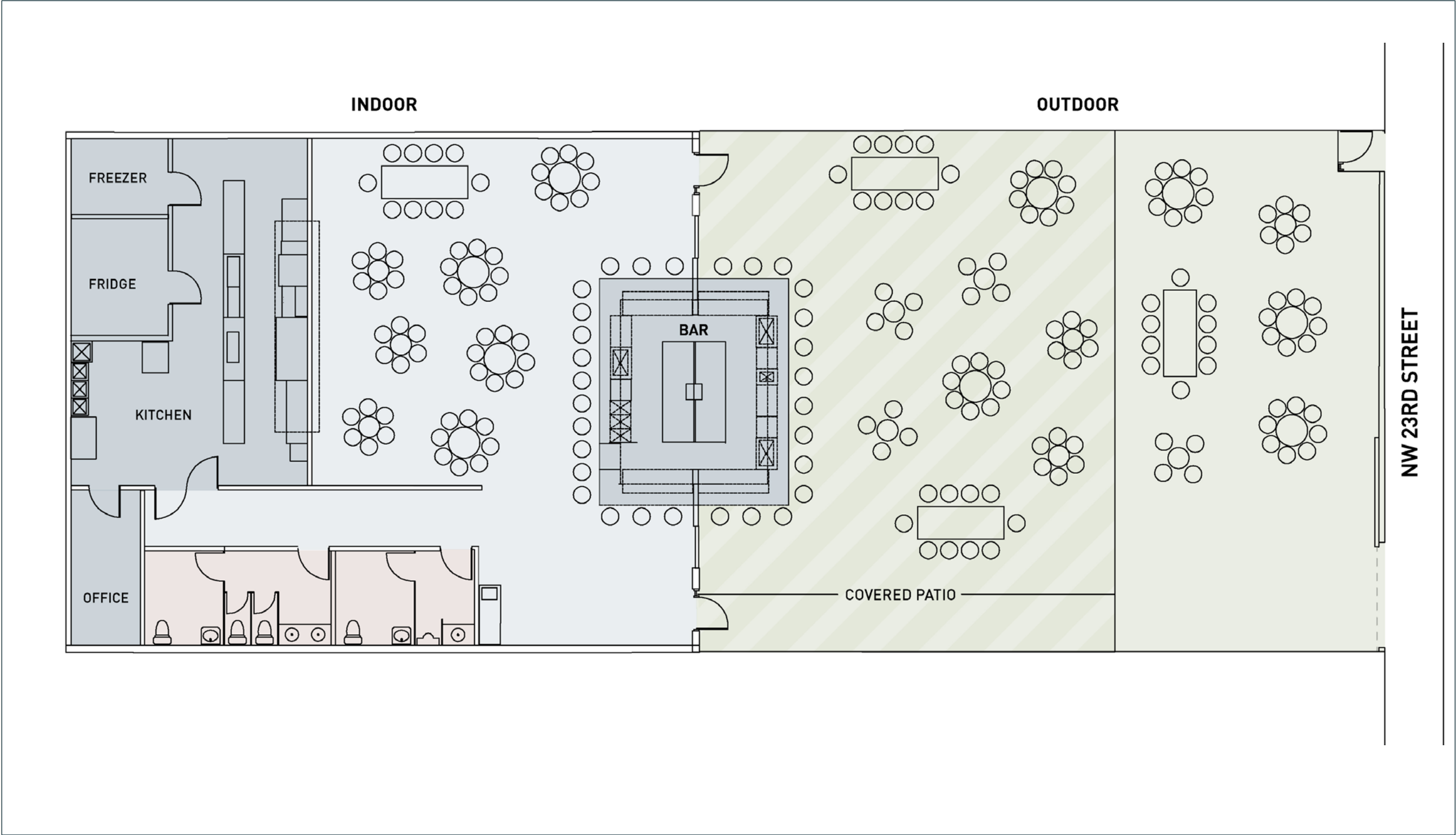
165 NW 23rd Street presents a second generation restaurant opportunity in the core of Wynwood, one of Miami’s established and dynamic urban neighborhoods.

The property offers approximately 3,000 square feet of interior restaurant space and ±3,000 square feet of outdoor patio, providing a substantial combined indoor and outdoor footprint suitable for a range of food and beverage concepts. Existing improvements include a commercial kitchen, central bar and supporting restaurant infrastructure.

Located just off NW 2nd Avenue, the property is positioned within an established food and beverage cluster, with nationally and internationally recognized concepts including Pastis, Uchi, KYU, Doya, BAKAN and Yann Couvreur all within walking distance.

Continued investment across Wynwood’s residential, hotel, retail and entertainment sectors has further strengthened the neighborhood’s position as one of Miami’s leading mixed-use destinations.

EXISTING FLOOR PLAN



MECHANICAL, ELECTRICAL, PLUMBING



KITCHEN EXHAUST

- › (1) 15' Type I Commercial Hood
- › UL 300 Kidde wet-chemical fire suppression
- › Dedicated Make-up Air
- › 7,600 CFM Exhaust
- › 6,800 CFM MUA

ELECTRICAL SERVICE

- › 400A, 3-phase
- › 120/240V Service

COLD STORAGE

- › 13' x 9' walk-in cooler
- › 9' x 5' walk-in freezer

GAS SERVICE

- › 2½" commercial service
- › Approximately 1,161 CFH meter capacity *

GREASE TRAP

- › GB-250 Grease Interceptor *

HVAC

- › (3) rooftop package units
- › RTU-1 and RTU-2 at 5 tons each
- › RTU-3 at 8 tons
- › ±18 tons total installed capacity

*Grease interceptor, gas service specifications, capacities and other building systems are based on existing plans and information available to ownership and should be independently verified by prospective tenants.



INDOOR DINING AREA



PATIO

165 NW 23rd Street
Miami, FL 33127

IMMEDIATE CORRIDOR



La Sandwicherie
Opened Wynwood
Location in 2019



1-800-Lucky
Opened 2017



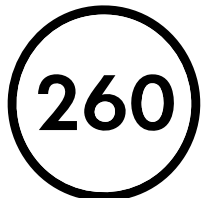
MAYAMI
Opened 2020
Remodeled in 2026



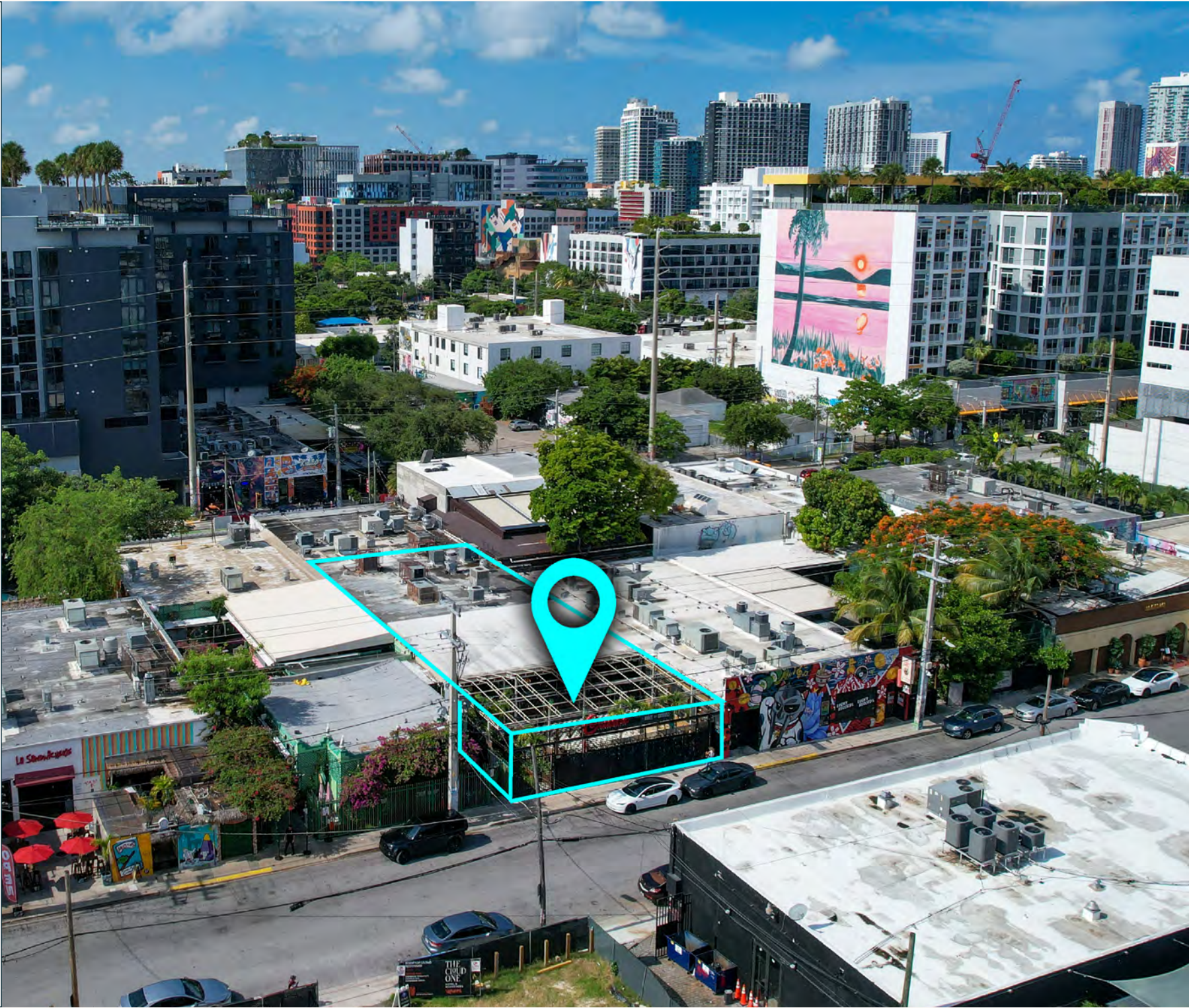
Miami Mojito Company
Opened 2016



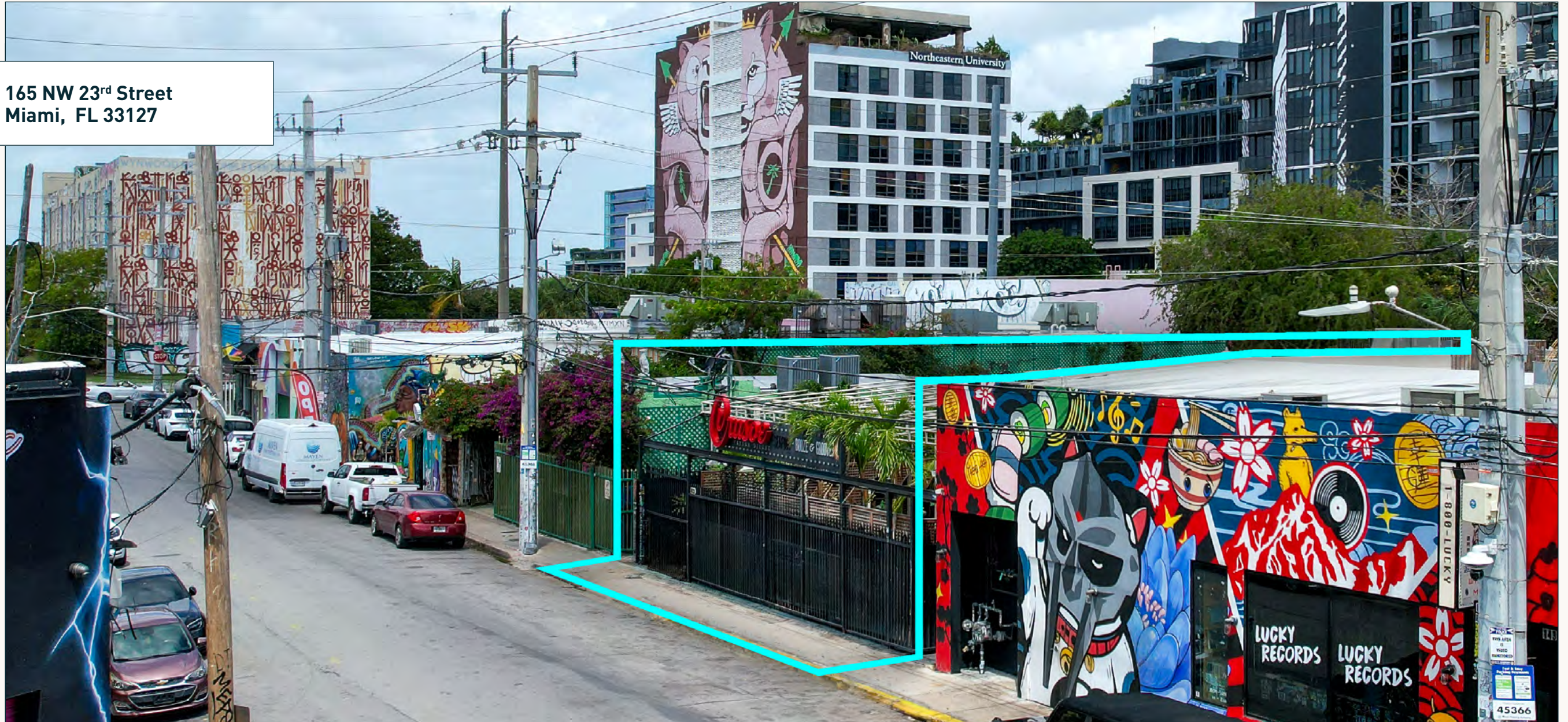
El Patio
Opened 2016



260 Sample Sale
Opened 2020 -
Moved to 23rd St
Location in 2026



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Miami, FL 33127



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