

WYNWOOD 25 RETAIL | THE CENTER OF THE NEIGHBORHOOD



**DWN
TWN**
REALTY ADVISORS
EST. 2014

FOR LEASE

240 NW 25th STREET – WYNWOOD, MIAMI



EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to present available retail space at Wynwood 25, a premier mixed-use development located at 215-339 NW 24th Street in the heart of Miami's Wynwood Arts District. Designed by Kobi Karp and developed by Related Group and East End Capital, Wynwood 25 comprises 289 luxury residences above approximately 30,000 square feet of ground-floor retail, with 13 to 14-foot ceiling heights, a 322-space parking garage, and a paseo activated by murals from EL MAC and Typoe.

The property is anchored by a nationally recognized tenant roster including Uchi, Salt & Straw, Studs, and Joe's Pizza, supported by a growing mix of wellness, fitness, and lifestyle concepts. Multiple retail spaces are now available across the NW 24th Street and NW 25th Street frontages, ranging from approximately 1,475 to 2,868 square feet, each delivered in shell condition and suited for food and beverage, fitness, or experiential retail uses. Positioned at the core of Wynwood's pedestrian grid with built-in foot traffic from 289 on-site residents and millions of annual visitors, Wynwood 25 offers operators a flagship address within the neighborhood's most institutionally credentialed and fully activated mixed-use asset.

240 NW 25th Street, Miami, FL 33127

Wynwood Arts District

Wynwood 25

Retail

31,525 SF

Retail SF

\$70-75 NNN

Retail Asking Rates

\$24/SF

CAM Estimate

1,475 SF – 2,868 SF

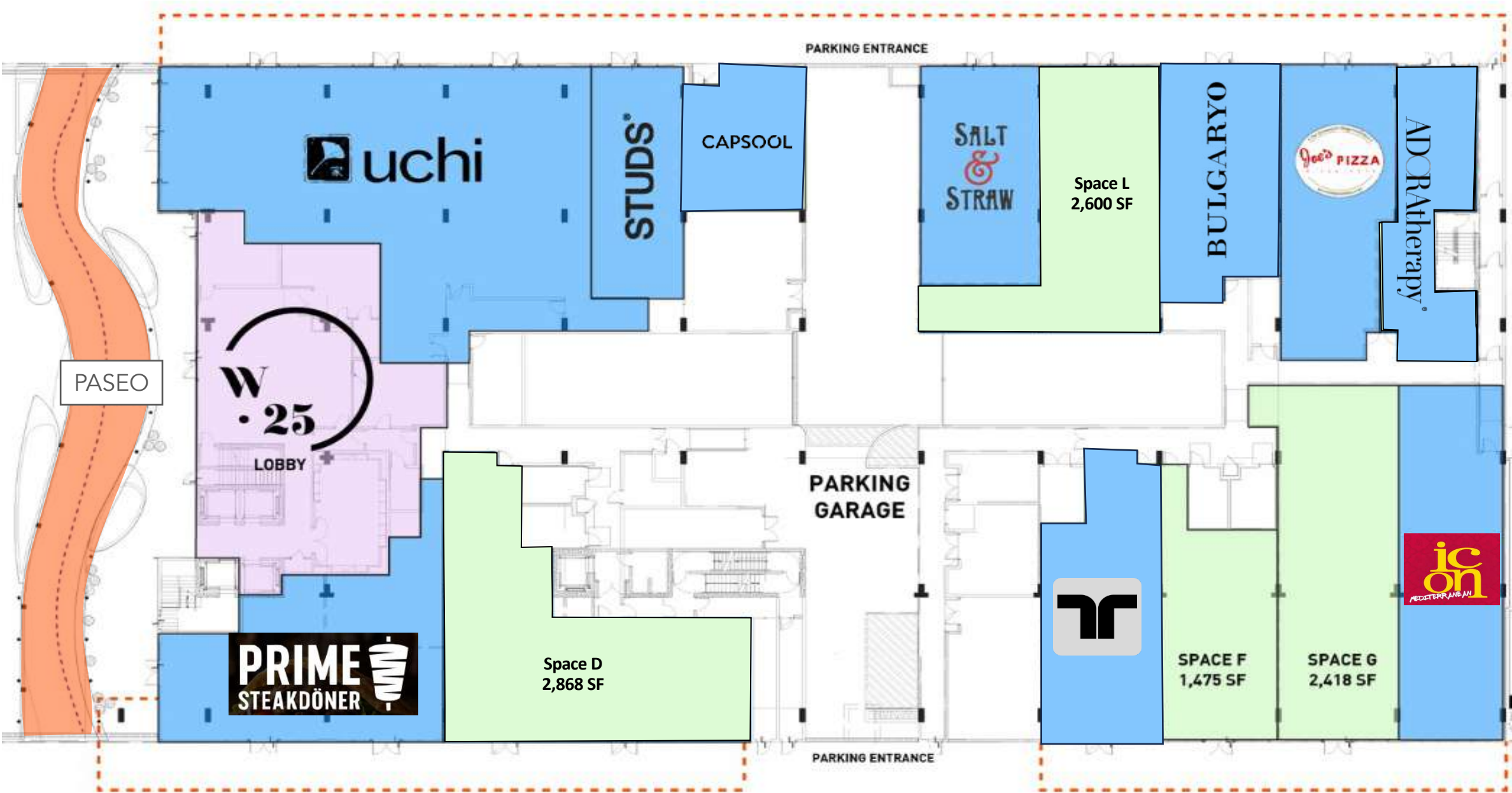
Unit SF Range

On-Site Garage

Parking Type



NW 25th Street



NW 24th Street



AVAILABLE RETAIL SPACES

2,868 SF



SUITE D · 2ND GENERATION RESTAURANT

NW 24th Street Frontage · Shell Condition

Prime corner-adjacent space along Wynwood 25's most active retail frontage, suited for an established food and beverage concept.

2,600 SF



SUITE L · 2nd GENERATION CAFÉ

NW 25th Street Frontage · Shell Condition

Positioned within the building's main retail row alongside Salt & Straw and Bulgaryo, fronting Wynwood 25's primary pedestrian corridor.

2,418 SF



SUITE G · RETAIL / F&B

NW 24th Street Frontage · Shell Condition

Flexible floor plan suited for food and beverage, fitness, or experiential retail concepts.

1,475 SF



SUITE F · RETAIL

NW 24th Street Frontage · Shell Condition

Compact format ideal for fitness, wellness, or specialty retail users seeking a flagship Wynwood address.

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



OVERHEAD VIEW

NW 25th Street

NW 24th Street

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.



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.



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.



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.



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.



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.



WYNWOOD

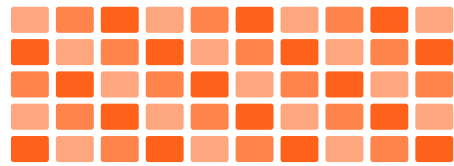
The Property is located in the Wynwood submarket of Miami. Wynwood is bordered by I-95 to the west, Edgewater to the east, Downtown and Brickell to the south and Midtown and the Design District to the north.

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 BY THE NUMBERS



50

CITY BLOCKS
 ≈ 1 Square Mile of
 Vibrant Neighborhood



57+

RESTAURANTS

Acclaimed dining & café destinations

400+

BUSINESSES

Retail, creative & service industries

495

BUILDINGS
Defining Wynwood's iconic urban landscape

6M



16.5K

DAILY VISITORS

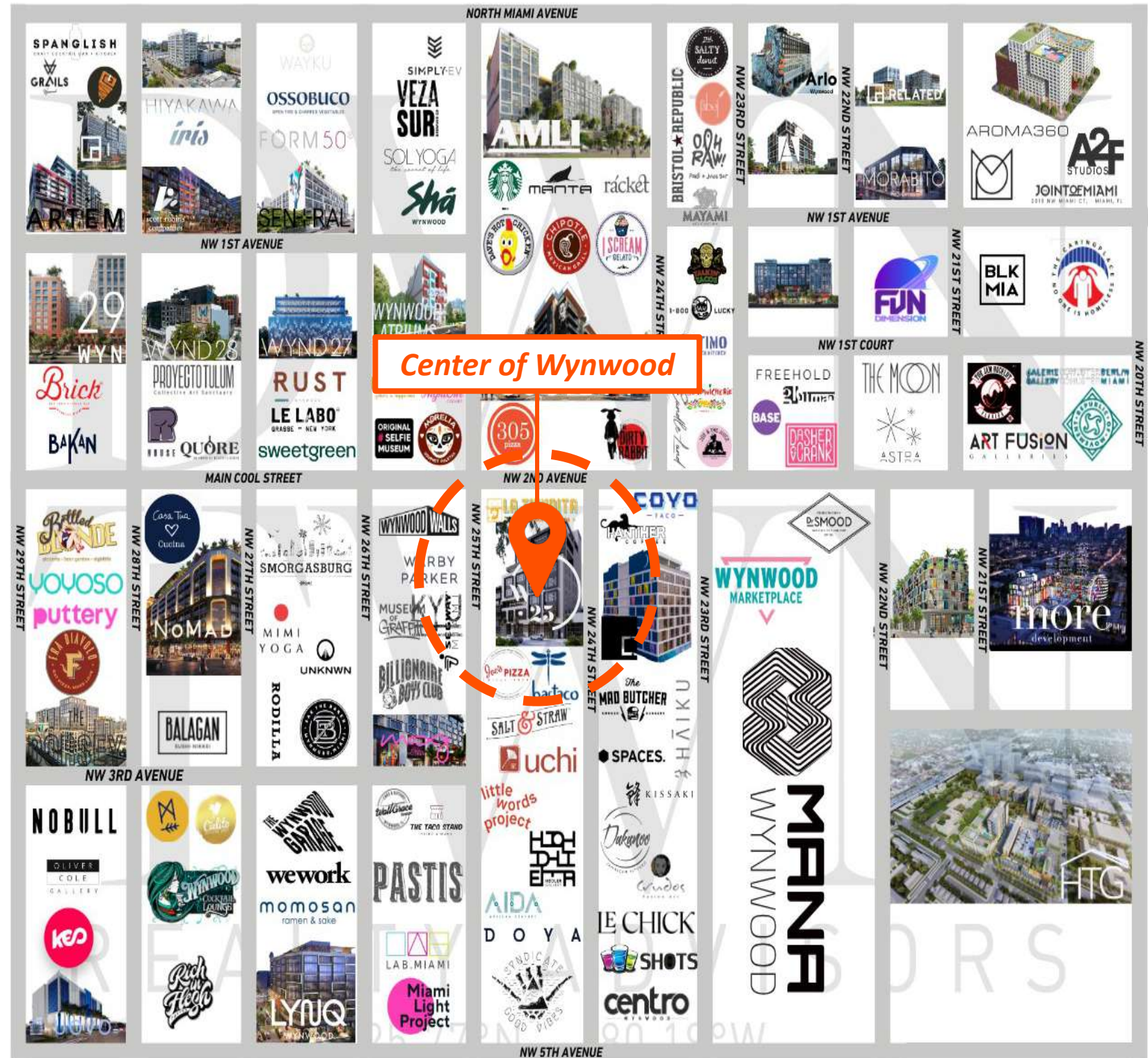
Consistent foot traffic, every single day

10k

RESIDENTS

A vibrant local community

6k+



F&B



RETAIL & FITNESS



OFFICE TENANTS



LANDMARKS



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