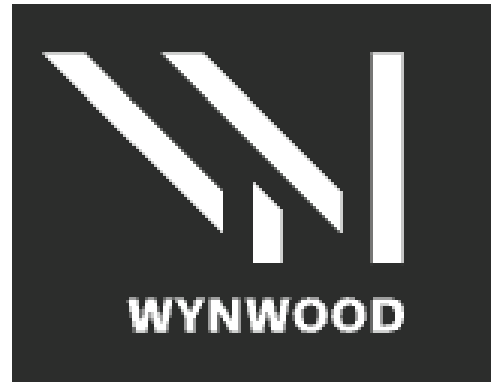


AVENUE

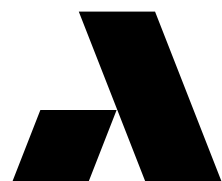


JUNGLE

43-75 NW 23rd STREET  
MIAMI, FL 33127

PRIME GROUND | ROOFTOP  
RESTAURANT

**FOR LEASE**



AVENUEREP.COM





## PREMISES

43-75 NW 23rd STREET

### SPACE A

GROUND : +/-3,714 SF

ROOFTOP : +/-7,000 SF

### SPACE B

GROUND KITCHEN: +/-1,000 SF

ROOFTOP : +/-9,000 SF

### SPACE C

GROUND : +/- 641 SF

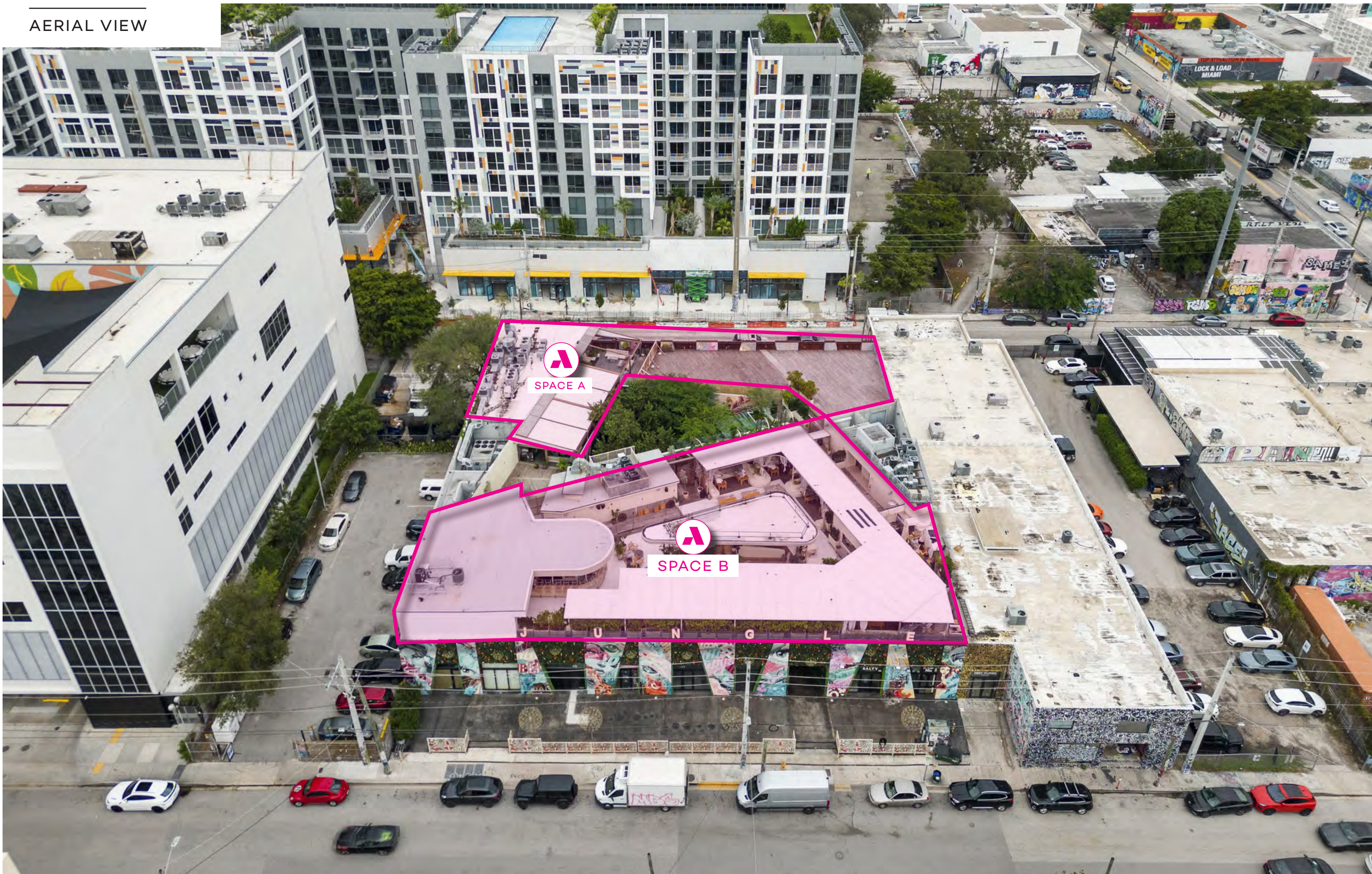
DELIVERY: IMMEDIATE

RENT: UPON REQUEST

## PROPERTY INFORMATION

- TWO SEPARATE SECOND-GENERATION RESTAURANT OPPORTUNITIES AVAILABLE FOR LEASE
- **SECOND-GENERATION RESTAURANT BUILD-OUT INCLUDES GREASE TRAP, COMMERCIAL HOOD SYSTEM, KITCHEN EQUIPMENT, WALK-IN COOLER, BAR INFRASTRUCTURE, AND EXISTING RESTAURANT MECHANICALS**
- **IMPACT FEES PAID AND EXISTING LIQUOR LICENSE AVAILABLE, SIGNIFICANTLY REDUCING STARTUP COSTS AND ACCELERATING TIME TO OPEN**
- SPACE A FEATURES A ±3,714 SF FULLY BUILT-OUT GROUND FLOOR RESTAURANT AND +/- 7,000 SF ROOFTOP TERRACE
- SPACE B FEATURES A ±9,000 SF OPEN-AIR ROOFTOP RESTAURANT & LOUNGE , ROOFTOP RESTAURANT INCLUDES A DEDICATED ±1,000 SF GROUND FLOOR COMMERCIAL KITCHEN
- DIRECT ELEVATOR SYSTEM DESIGNED TO SERVICE FOOD & OPERATIONS FROM THE GROUND FLOOR KITCHEN TO THE ROOFTOP
- IDEAL FOR HIGH-VOLUME DINING, ENTERTAINMENT, HOSPITALITY & EVENT CONCEPTS
- ICONIC WYNWOOD PROPERTY WITH STRONG STREET PRESENCE & MURAL FACADE
- POSITIONED IN THE HEART OF WYNWOOD SURROUNDED BY TOP RESTAURANTS, BARS & NIGHTLIFE
- LOCATED IN A HIGH-TRAFFIC DISTRICT WITH 6M+ ANNUAL VISITORS & MAJOR EVENT EXPOSURE
- WALK SCORE OF 97 WITH ACCESS TO WYNWOOD, MIDTOWN, EDGEWATER & DESIGN DISTRICT

AERIAL VIEW



NW 24th STREET



SPACE A  
GROUND : +/-3,714 SF  
ROOFTOP : +/- 7,000 SF

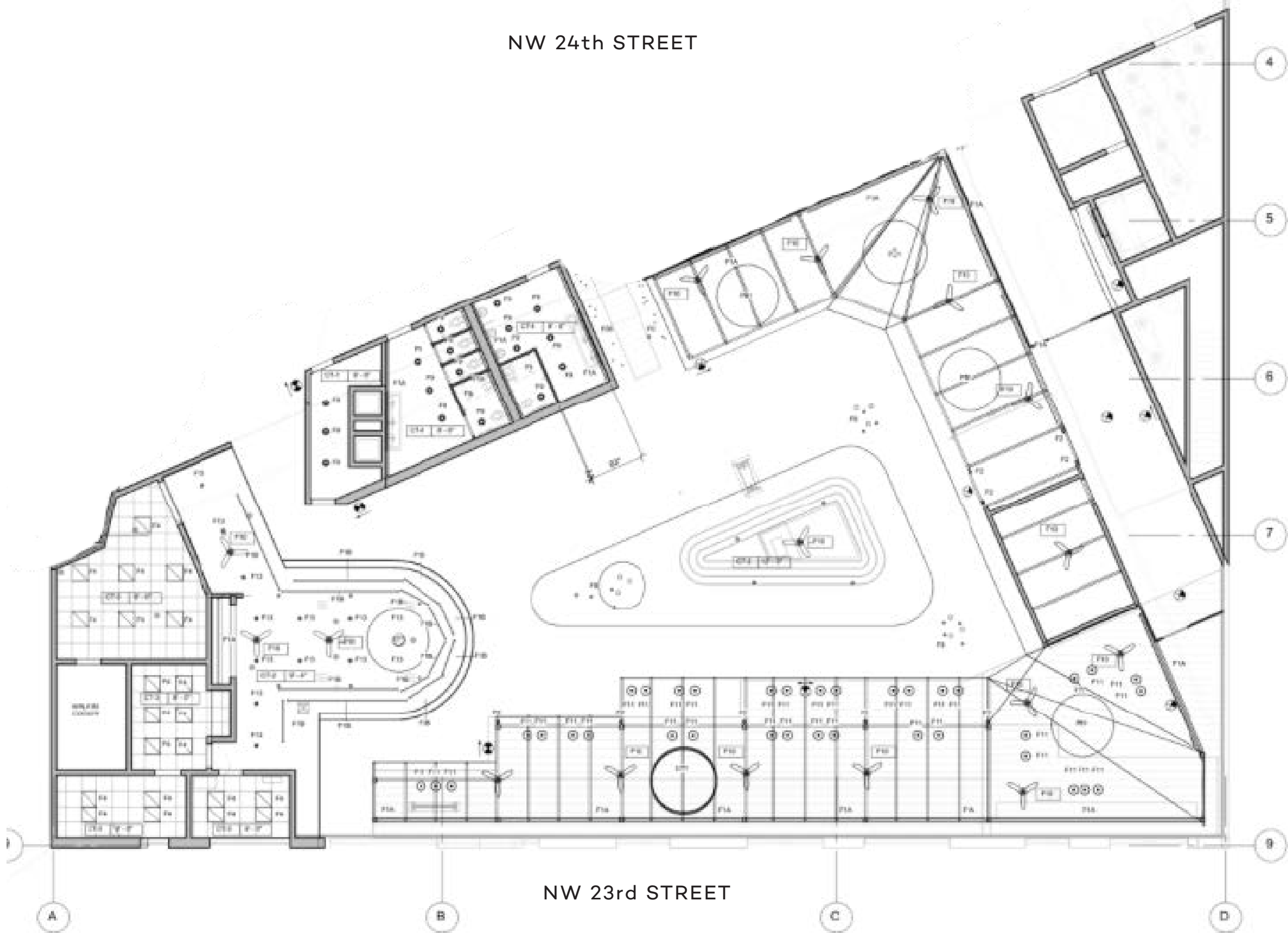
SPACE B  
KITCHEN : +/-1,000 SF  
ROOFTOP : +/-9,000 SF

SPACE C  
GROUND : +/-641 SF

GROUND FLOOR - SITE PLAN



NW 24th STREET

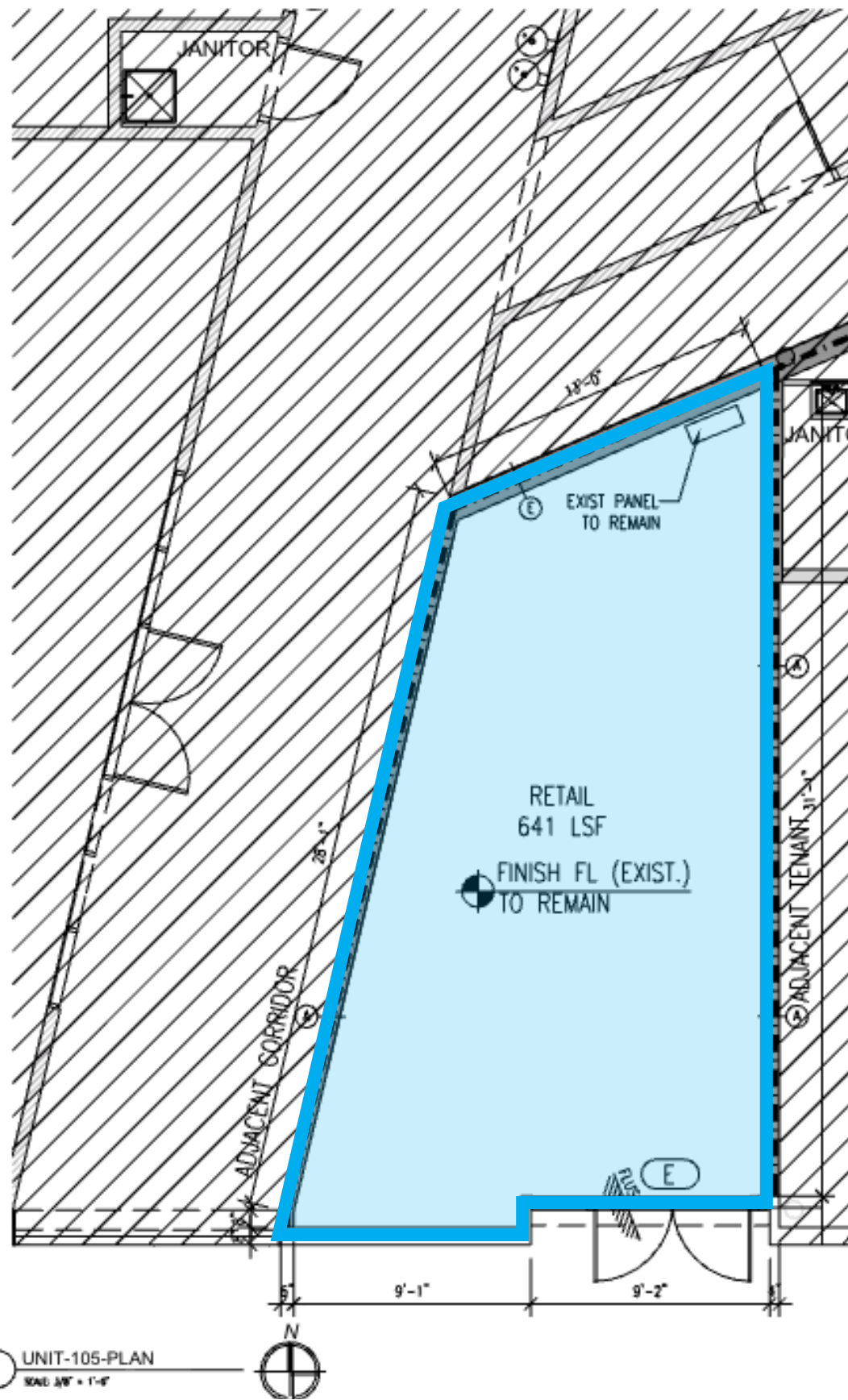


NW 23rd STREET

FLOOR PLAN - SPACE B

GROUND FLOOR KITCHEN : +/-1,000 SF

ROOFTOP : +/-9,000 SF



① UNIT-105-PLAN  
SCALE: 3/8" = 1'-0"

**WALL LEGEND**

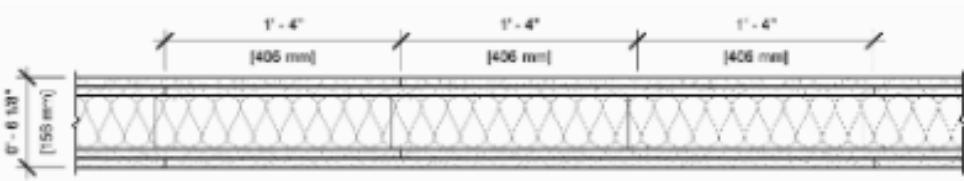
- 2HR RATED 6" G.W.B WALL
- EXIST 6" G.W.B WALL
- EXIST WALL
- DENOTES EXISTING AREA

FINISH SCHEDULE							
ROOM NAME	FLOOR	WALLS				CEILING	REMARKS
		FLOORING	BASE	N	E		
<b>GROUND FLOOR</b>							
ALL SPACES EXCEPT	DIRTY POLISH CONC	ROCK	P	P	P	P	GRAB-BARR FINISH SEE GENERAL FINISH NOTES
ADJ RESTROOM	CERAMIC TILE	RUBBER	P	P	P	P	SEE GENERAL FINISH NOTES

DOOR SCHEDULE (ALL EXISTING TO BE RELOCATED)									
DOOR NUMBER	WIDTH	HEIGHT	DOOR			FRAMC			
			MAT'L	FINISH	THK.	AL	AL		
E	(2) 3'-0"	6'-0"	AL	GLASS	N/A	AL	AL	EXISTING INTERIOR STOREFRONT DOOR-EGRESS-MIN 3'-0" CLEAR EA	

**GENERAL DOORS AND FRAMES NOTES:**  
 (1) MAIN-DATE NOTICE OF ACCEPTANCE REQUIRED FOR ALL EXTERIOR DOORS-STOREFRONT DOORS  
 (2) ALL DOOR AND FRAMES TO HAVE PAINT FINISH  
 (3) FIELD VERIFY ALL ROUGH OPENINGS AND ALL DIMENSIONS PRIOR TO FABRICATION AND/OR ORDERING.  
 (4) ALL EXTERIOR DOORS AND WINDOWS ARE UNDER SEPARATE PERMIT

**UL DESIGN NO. U419**  
 FIRE RATING: 2 Hour  
 STC: 53  
 SOUND TEST: USG-178104  
 SYSTEM THICKNESS: 6 1/8"



- ASSEMBLY OPTIONS:**
- GYPSUM BOARD: TWO LAYERS 5/8" THICK GYPSUM BOARD (UL TYPE SCX™)
  - STEEL STUDS: 3-5/8" STEEL STUDS, E020 (0.919"), SPACED 16" O.C.
  - INSULATION: 3 1/2" GLASS FIBER BATT INSULATION IN CAVITY
  - GYPSUM BOARD: TWO LAYERS 5/8" THICK GYPSUM BOARD (UL TYPE SCX™)

② NEW WALLS TYPE -A  
 SCALE: N.T.S.



SPACE A PHOTOS



SPACE B PHOTOS

# THE WYNWOOD ADVANTAGE

## MAJOR MARKET DRIVERS

Wynwood enhances brand and business. Its creative identity draws global attention, while its density, connectivity, and visitor traffic provide the fundamentals operators need to succeed.

**\$ 1 Billion+**

In Real Estate Investment Over The Past Decade

**4 million+**

Instagram posts tagged #Wynwood

**27,700**

Residents In Wynwood District

**6 million+**

Annual Visitors

**4,000+**

Residential Units Delivered Or Underway

**6,300**

Residents In Wynwood's Core

**36.8**

Median Age, Reflecting A Young, Working-Age Population

**500+**

businesses in Wynwood, including hospitality, retail, tech, and creative.

**< 5 miles**

From Brickell, Design District, Downtown, and Miami Beach



Designated "Clean Street Team"



70+ Street Kiosks with Interactive Maps



Walk Score ≈ 97  
Bike Score ≈ 80



1,400+ Non-Street Parking Spaces

## DEMOGRAPHICS

# WHAT'S HAPPENING IN WYNWOOD?

## ANNUAL EVENTS



**MIAMI SPICE - August-September**  
Each summer, participating Wynwood restaurants feature prix-fixe menus, encouraging diners to explore the district's top-tier culinary scene



**WYNWOOD LIFE - February**  
A two-day community-focused festival created to highlight the businesses and artists of Wynwood, held at Wynwood Marketplace



**III POINTS MUSIC FESTIVAL - October**  
One of Miami's biggest multi-genre music festivals, with over 50,000 attendees, held at Mana Wynwood



**MIAMI MUSIC WEEK - March**  
An influx of international and local DJs with electronic music events at Wynwood clubs and warehouses



**HALLOWYN - October**  
Miami's biggest Halloween block party, drawing 30,000+ costumed revelers to the streets of Wynwood



**HOLI FESTIVAL OF COLORS - March**  
Indian Festival of Colors, celebrated with the throwing of vibrant powders, one of Wynwood's most colorful and unifying annual gatherings



**ART BASEL / ART WEEK - December**  
Art Week in Wynwood is known as Mural Fest, featuring pop-up events, street-art activations, and exclusive gallery exhibitions



**WYNWOOD PRIDE - June**  
A multi-day LGBTQ+ festival with live music performances, art activations, and nightlife events

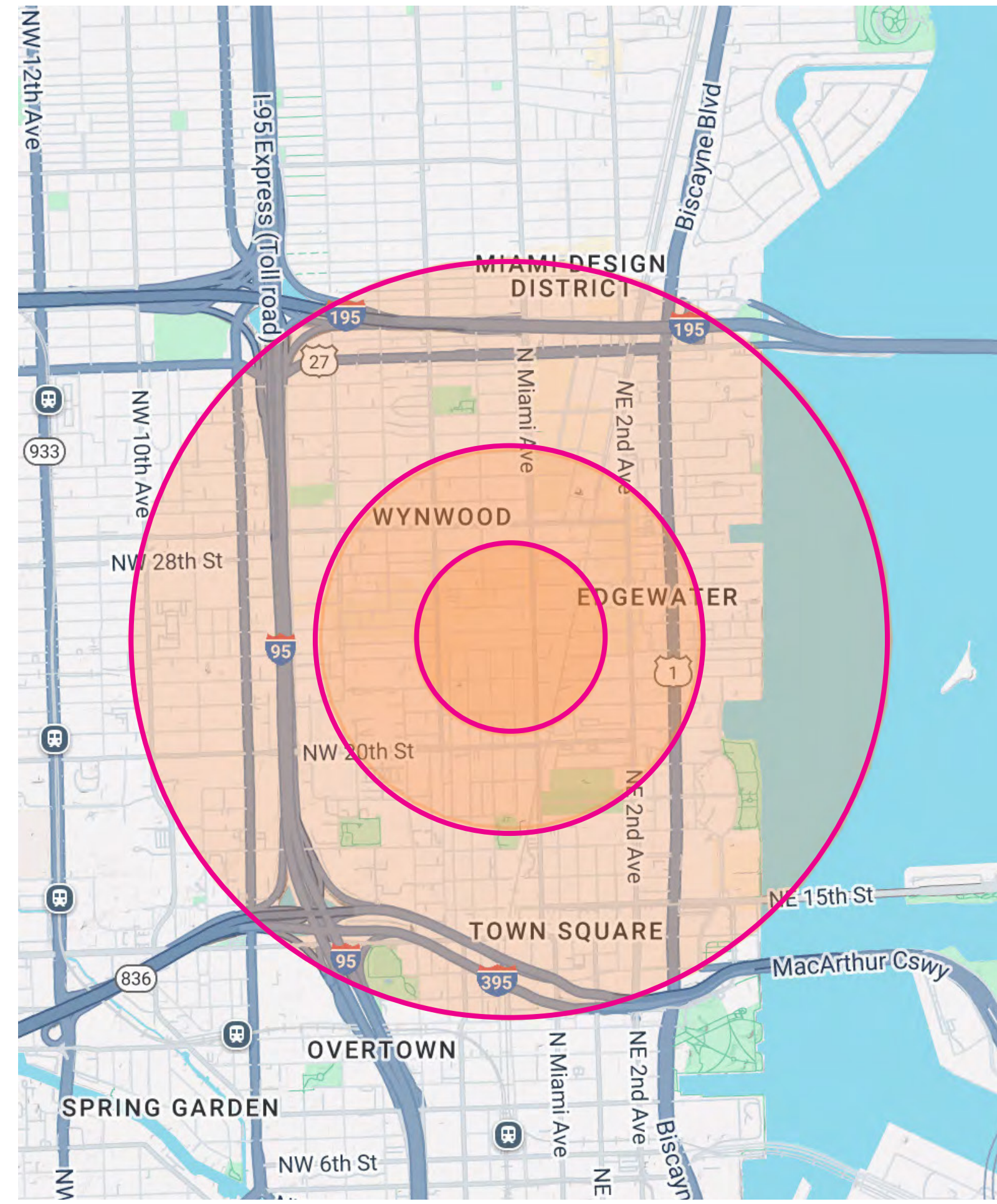
<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	844	6,276	34,395
Average Age	40.3	35.0	35.5
Average Age (Male)	43.4	37.2	36.7
Average Age (Female)	29.5	33.7	35.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	372	2,851	17,512
# of Persons per HH	2.3	2.2	2.0
Average HH Income	\$39,997	\$52,747	\$61,283
Average House Value	\$34	\$148,036	\$210,378

<b>ETHNICITY (%)</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Hispanic	53.7%	60.7%	57.9%

<b>RACE</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population - White	401	3,082	17,071
Total Population - Black	233	1,573	9,306
Total Population - Asian	15	64	827
Total Population - Hawaiian	0	0	25
Total Population - American Indian	9	12	129
Total Population - Other	126	867	2,736

2020 American Community Survey (ACS)



# Wynwood + Edgewater + Midtown

  Residential
   Hotel
   Office
   Retail

Wynwood Plaza  
 by L&L & Oak Row  
 509 Units  
 212,962 SF of Office

Gateway at  
 Wynwood  
 200,000 SF Office

Yard 8  
 387 Units

AMLI Midtown  
 700 Units

The Nema  
 by Crescent  
 Heights  
 588 Units  
 Whole Foods

The Dorsey  
 by Related  
 306 Units

Wynwood  
 Walk  
 100,000 SF  
 Retail

Bottle Blonde  
 Yoyoso  
 Puttshack

The  
 Collective

W  
 House  
 182  
 Units

Artem Wynwood  
 by Lennar  
 189 Units

W House  
 182 Units

Bakan

NW 29 St

NW 28 St

NE 29 St

Mohawk Wynwood  
 by Rilea Group  
 225 Units

The Rider  
 by Rilea  
 127 Units

Midtown 29  
 by AMLI  
 309 Units

Suviche

Wynwood  
 Station  
 by Fifield  
 210 Units

Proposed Station

New Multifamily  
 by Trilogy

NE 27 St

New Multifamily  
 by Trilogy

Wynwood  
 Bldg  
 Junior +  
 Hatter  
 Miam Cafe

NW 3 Ave

Nomad  
 + Casa Tua  
 329 Units

NW 2 Ave

W28 by Kushner  
 & Block Capital  
 150 Units

NW 1 Ave

NW 27 St

Cynergi  
 100 Units

N Miami Ave

NE 27 St

Beaker & Gray

289 Units

Habana  
 Cafe  
 Mr  
 Baguette

David the  
 Agency

Doma

NE 26 St

NE 26 St

2600 Biscayne  
 Oak Row & LNDMRK  
 400 Units

Biscayne  
 Blvd

Wynwood 25  
 289 Units

Annex  
 60K SF  
 Office  
 Founders  
 Fund  
 Openstore

NW 24 St

W27 by Kushner  
 & Block Capital  
 150 Units

NW 26 St

Sentral  
 175 Units

Bank Ozarks

NW 26 St

Bank Ozarks

NE 26 St

Outform

Fridababy

The  
 Print  
 Shop

Waveslabs  
 Fintual

NE 25 St

NE 25 St

SoHo  
 Pool House

Billionaire  
 Boys  
 Club

Wynwood Walls

Moxy Hotel  
 120 Rooms

KYU

Warby  
 Parker

Joey's

Wood Tavern  
 Miami Mojito Co.  
 Pitusa

SanaSkincare

NW 25 St

Dirty Rabbit

NW 25 St

Veza Sur  
 Brewery

NE 25 St

ShopGLD

Cerveceria  
 La Tropical

NE 25 St

25 Mirage  
 171 Units

Wynwood 25  
 289 Units

Annex  
 60K SF  
 Office  
 Founders  
 Fund  
 Openstore

NW 24 St

Society Wynwood  
 220 Units

Dirty Rabbit

NW 24 St

AMLI  
 334 Units

LVWRK  
 236 Units

NE 24 St

Spotify HQ  
 The Oasis

Paradox Museum

Strata Wynwood  
 257 Units  
 80,000 SF Office

NE 24 St

Omni New York  
 100 Units

Panther Coffee  
 Coyo Taco

NW 23 St

Aviator Nation  
 Illesteva  
 DJI Drones  
 Joe & The Juice  
 Nomad Tribe

Butcher Shop

Gramps

1-800 Lucky

NW 23 St

Salty Donut

Ono Poke

NE 23 St

Wynwood22  
 by Melo Group

NE 23 St

Trilogy  
 247 Units

NW 1 PI

NW 1 Ct

NW 1 Ave

NW Miami Ct

Arlo Hotel  
 217 Rooms

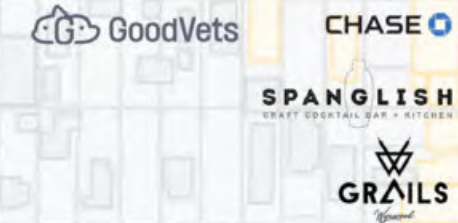
**Wynwood**  
**6,045**  
 Residential Units  
**1.6M**  
 SF of Office  
**337**  
 Hotel Rooms

**Edgewater + Midtown**  
**12,000**  
 Residential Units  
**3M**  
 SF of Office  
**1,000**  
 Hotel Rooms

NW 29th St



THE DORSEY

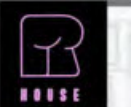


NW 5th Ave

the margulies collection at the WAREHOUSE



NoMAD RESIDENCES



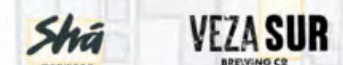
PRESIDENTE

HIYAKAWA

THE BRIDAL PROJECT MIAMI



WYNWOOD ATRIUMS



AUSTIN BURKE



NW 2nd Ave



N Miami Ave

LEGACY



NEARBY TENANTS MAP



## Sora by Hotel Collection

Sora by Hotel Collection is an upscale, reservation-recommended lounge and dining destination in the heart of Wynwood, Miami, offering a refined fusion of culinary artistry, immersive events, and curated mixology. Known for its wine-infused signature cocktails and elevated omakase experience by renowned Chef Bee, Sora delivers a modern twist on Japanese-inspired cuisine with bold Asian flavors and coastal ingredients.

Guests are invited to indulge in luxurious bites such as A5 Wagyu tartare hand rolls, truffle-accented sashimi, and caviar service—all artfully paired with sake and wines from the exclusive Hotel Collection. Whether enjoying a serene lounge evening or attending one of Sora's unique events—like the Bluefin Tuna Cutting Ceremony or Sushi Making with unlimited wine—every visit promises an unforgettable blend of taste, style, and ambiance.

From private dining to mid-week caviar indulgences, Sora sets the stage for sophisticated nights out and intimate culinary experiences.





# The Salty Donut

The Salty is more than just a donut and coffee shop—it's a movement centered on creativity, connection, and community. Founded in 2014 by Amanda Pizarro and Andy Rodriguez, The Salty began as a humble dream and a vintage camper pop-up in Wynwood, Miami. Today, it's a nationally loved brand known for its inventive, chef-driven donuts, craft coffee, and unwavering commitment to making people feel good.

With an ever-evolving menu inspired by seasonal ingredients and local flavors, The Salty redefines what a donut can be—elevating each bite into an experience. Their thoughtfully designed spaces are built to foster joy, spark conversation, and serve as gathering places for communities to come together.

Rooted in innovation and driven by purpose, The Salty is dedicated to sustainable practices, meaningful relationships, and authentic impact—bringing good vibes and unforgettable flavors to neighborhoods across the country.



# Coming Soon

## 27 Club Coffee Co.

27 Club Coffee is a vibrant coffee lounge and kitchen founded in 2020 by musician Machine Gun Kelly. Inspired by the “27 Club”—a group of iconic musicians who passed away at the age of 27—the café blends music culture with edgy aesthetics to create a distinctive atmosphere.

Known for its bold pink-and-black interior and music-themed décor, the café offers a menu full of creatively named items. Signature offerings include the “Blonde Don” coffee beans, hand-sourced from Veracruz, Mexico, and processed using a honey method to achieve sweet notes of orange, chocolate, and sugar cane. For those seeking a caffeine-free option, the “Unplugged” decaf beans deliver a rich, satisfying flavor without the caffeine kick.

In addition to coffee, 27 Club Coffee features a selection of food items and themed cocktails—such as the “Child Actor Margarita”—that add a playful twist to traditional fare. A curated line of branded merchandise, including apparel and accessories, further reflects the café’s unique identity.

Open seven days a week, 27 Club Coffee invites patrons to “Enjoy Where You Are Right Now,” offering a bold and immersive experience that celebrates music, creativity, and quality.





SURROUNDING RESTAURANTS

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