

2333 N. MIAMI AVENUE
WYNWOOD, MIAMI

AN ICONIC WYNWOOD DESTINATION

+/- **35,000 SF** TURNKEY
INDOOR/OUTDOOR
ENTERTAINMENT VENUE



VERTICAL
REAL ESTATE

35,000 SF
TOTAL

7,000 SF
INDOOR SPACE

THE OPPORTUNITY

2335 N. Miami Avenue offers a rare opportunity to lease a fully built-out, large scale hospitality and entertainment venue in the heart of Wynwood.

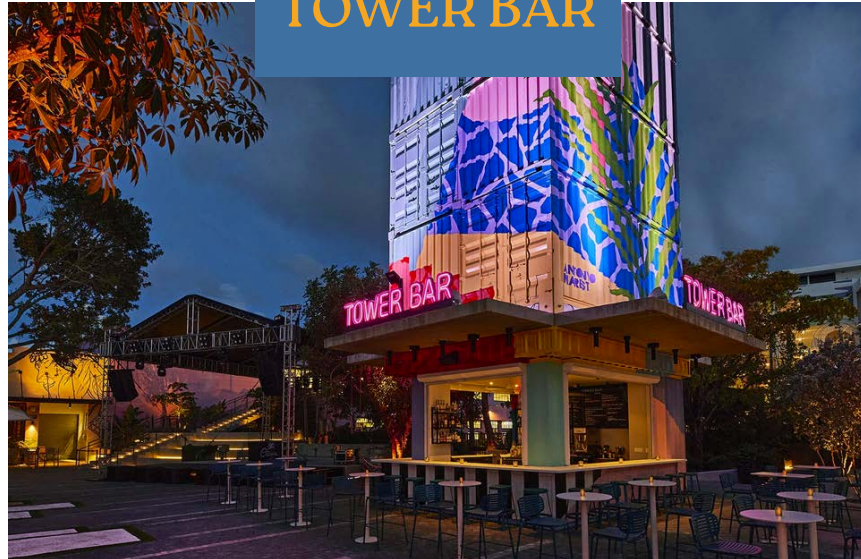
- Expansive 35,000 SF indoor-outdoor entertainment venue
- Four fully equipped bars throughout the space
- 10 private VIP cabanas plus multiple lounge areas
- Impressive 22-foot LED wall with integrated digital displays
- Elevated main stage designed for live entertainment and events
- Weekly DJ programming and nightlife activations

Built for unforgettable experiences, the property features expansive indoor and outdoor spaces, multiple bars, a large stage, VIP cabanas and state of the art production infrastructure - ideal for a dynamic operator looking to make an impact in Miami's most vibrant neighborhood.



INTERIOR & EXTERIOR

TOWER BAR



- Walk-up bar with seating
- Open-air bar seating
- Built from shipping containers

PERGOLA



- State-of-the-art motorized louvered pergola
- Flexible covered outdoor gathering space
- Designed & built by Artepatio

CABANA SEATING



- 10 cabanas
- 4 lounges with tables
- Additional table & bar seating

LIVE STAGE



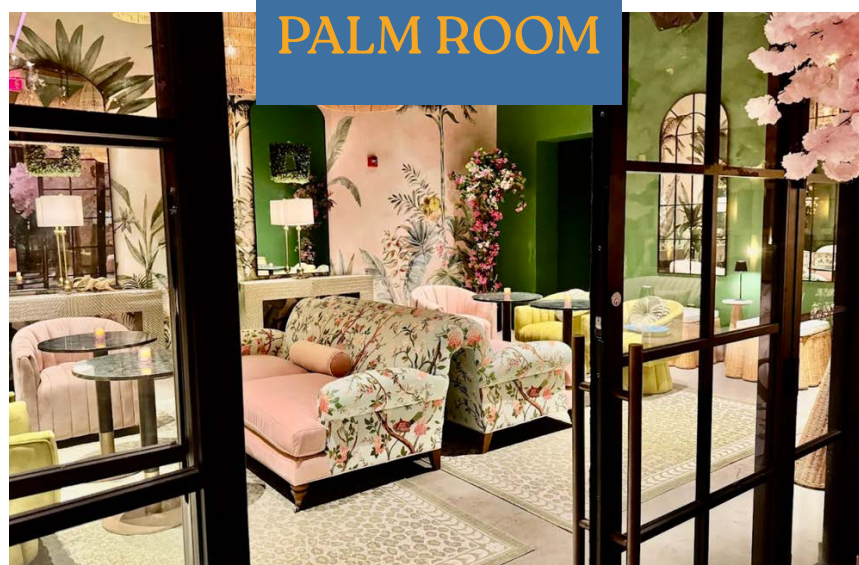
- Large format 22' LED wall behind main stage
- Motorized pergola with rain sensors for protection

THE VILLA



- 6,500 SF private dining room & lounge with bar access
- 275 guest capacity

PALM ROOM



- 620 SF private lavatory
- 55 guest capacity

INDIGO GARDEN



- 750 SF outdoor seating area
- 120 guest capacity
- Dedicated bar access

OUTDOOR GAMES



- Cornhole, jumbo beer pong, futsal, Connect4, LED ping pong, shuffleboard

FLOOR PLAN

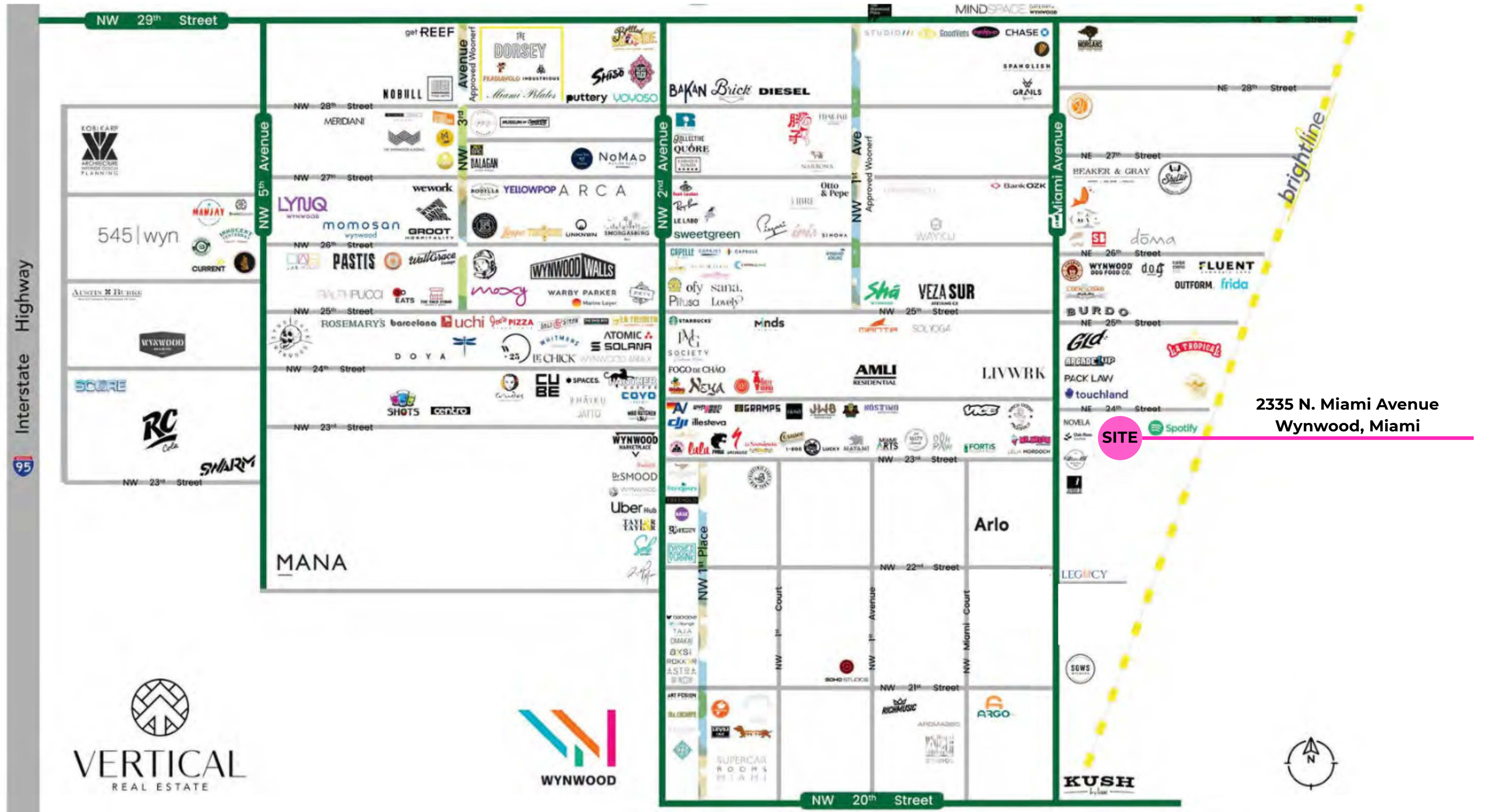
- 35,000 square feet
- 2,300 guest capacity
- Massive outdoor covered patio
- Multiple indoor areas



PHOTOS



THE NEIGHBORHOOD



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