

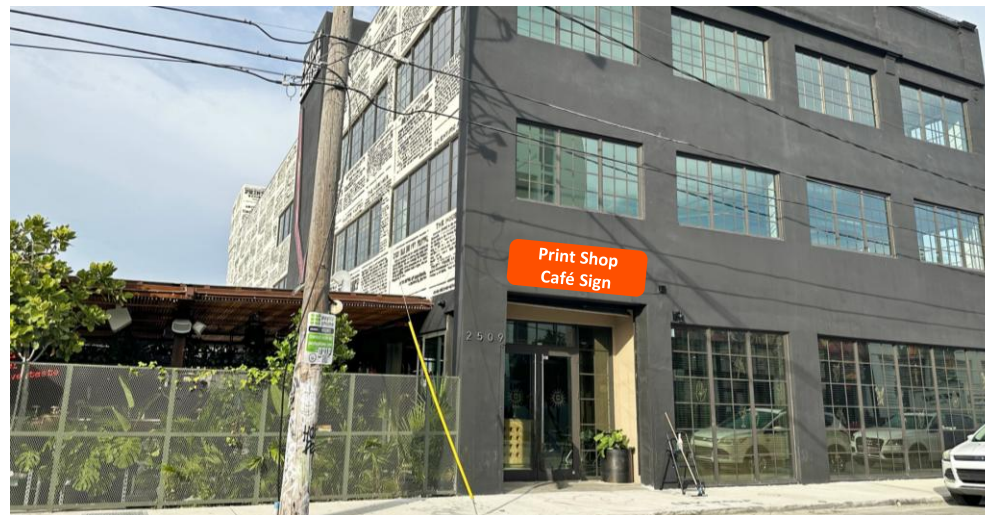


FOR LEASE

Wynwood Print Shop Café

2509 North Miami Avenue, Miami, FL 33127

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$75NNN
CAM Estimate:	\$25
Key Money:	None
Available SF:	2,900 SF
Outdoor Patio	4,000 SF
Total Venue SF:	6,900 SF
Blended Venue Rate:	\$31.52 P-VSF
Virtual Tour:	LINK
Submarket:	Wynwood

LEASING OVERVIEW

DWNTWN Realty Advisors is pleased to present a premier ground-floor restaurant opportunity at The Print Shop, a boutique mixed-use creative building located at 2509 North Miami Avenue in the heart of Wynwood. The available restaurant space offers exceptional frontage along one of Wynwood's most active commercial corridors, benefiting from heavy pedestrian and vehicular traffic, strong surrounding density, and immediate proximity to Midtown, the Design District, and Edgewater. The Print Shop is a well-positioned, character-driven property that blends Wynwood's industrial heritage with modern creative tenancy. The building is home to a curated mix of office and creative users, providing a built-in daytime population while also capturing strong evening and weekend demand driven by Wynwood's established dining, retail, and nightlife scene. The restaurant space features a highly visible ground-floor presence with excellent signage opportunities and direct street exposure on North Miami Avenue, making it ideally suited for a chef-driven concept, fast-casual operator, café, wine bar, or experiential food and beverage user seeking a flagship Wynwood location.

LEASING HIGHLIGHTS

- Prime Wynwood location on North Miami Avenue with Expansive Outdoor Patio
- Ground-floor restaurant opportunity with strong street presence
- Dense surrounding residential, office, and retail uses

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtadvisors.com // (P) 786.235.8330

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

[View Inventory](#)

Wynwood Print Shop Café

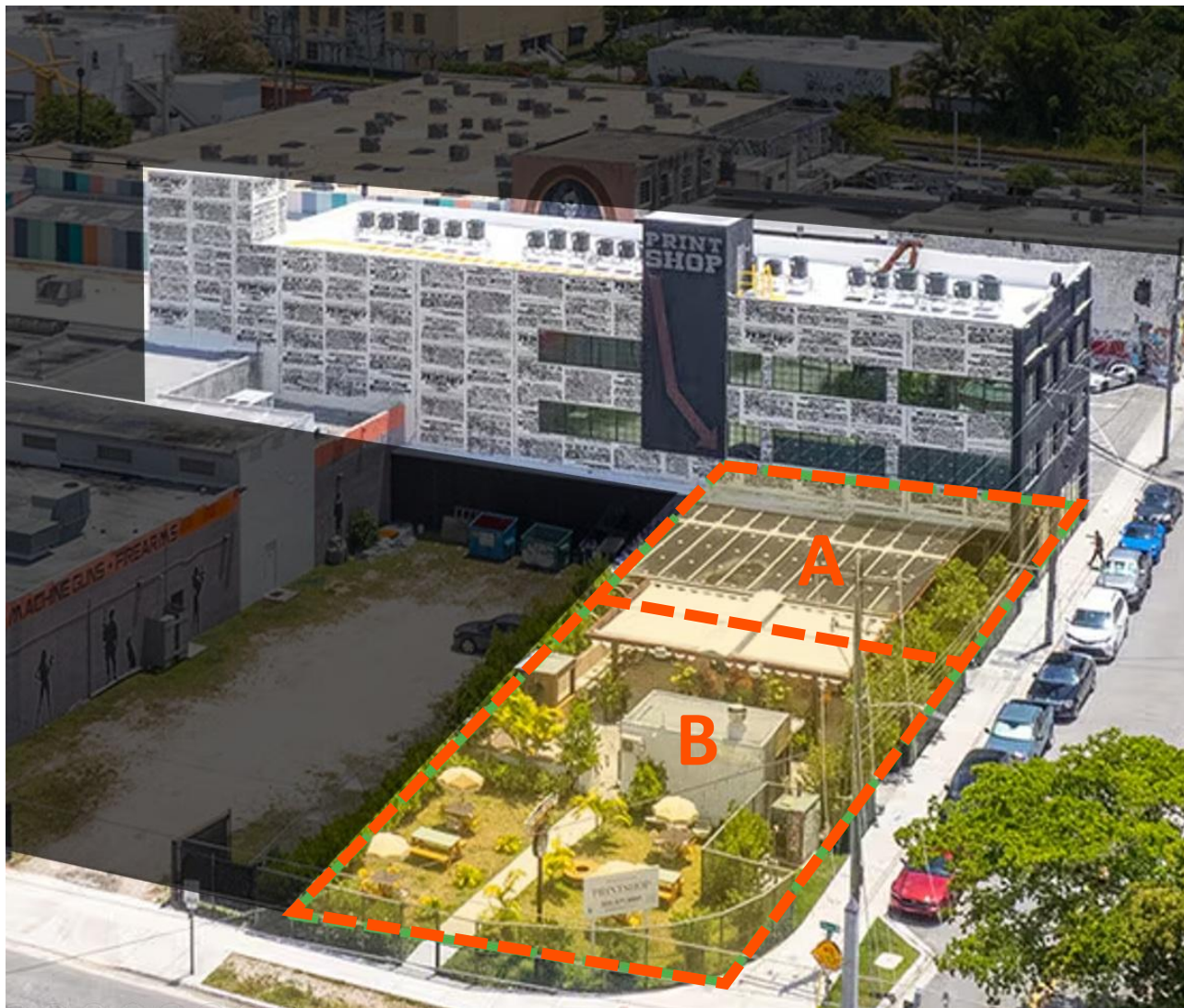
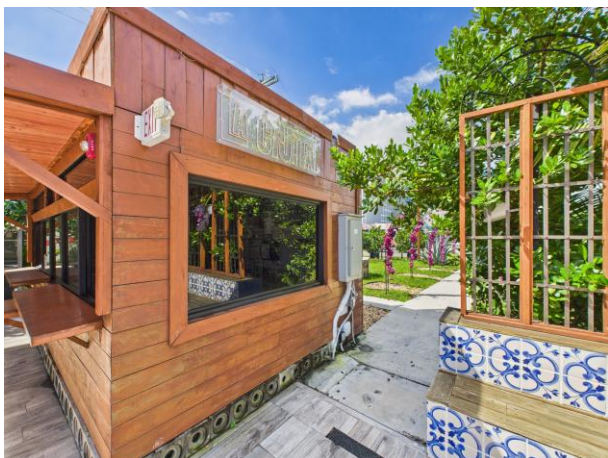
2509 North Miami Avenue, Miami, FL 33127

AVAILABLE SPACES

Space A: 6,900 SF



Space B: 163 SF + 4,000 SF Garden



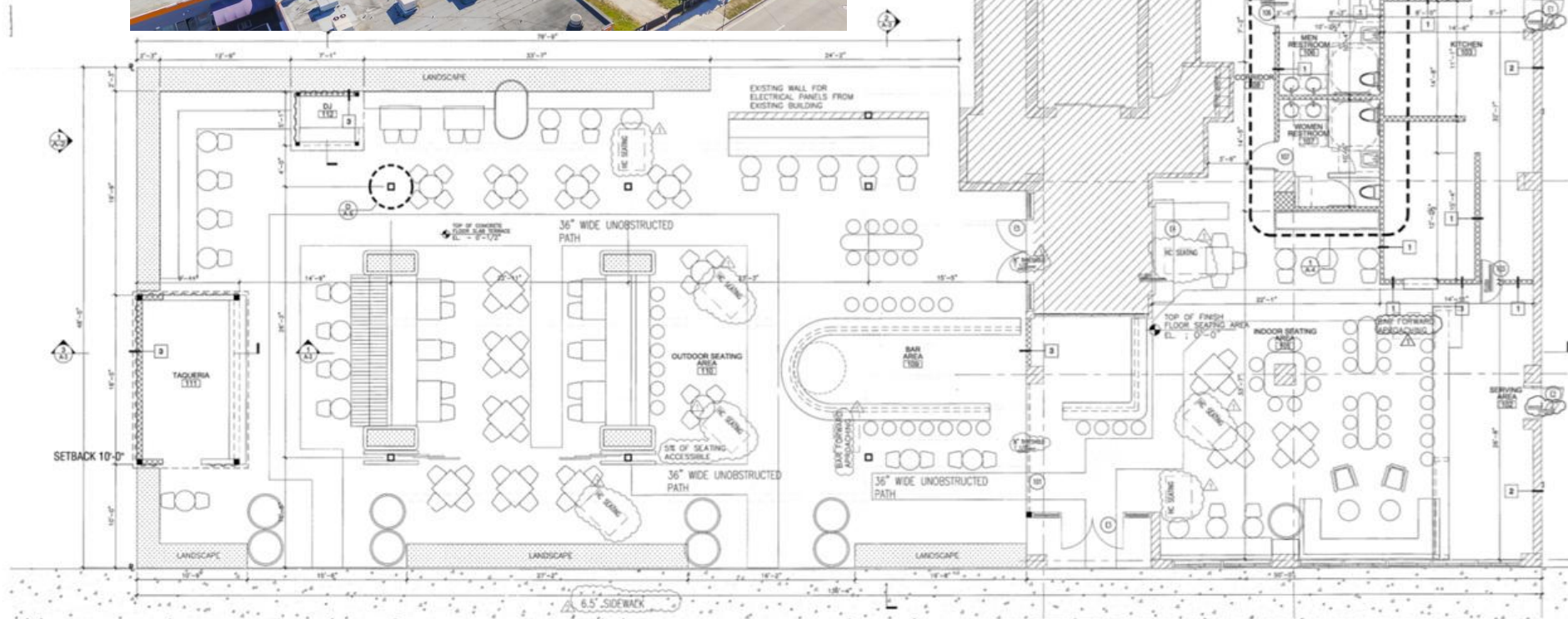
Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtadvisors.com // (P) 786.235.8330

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood Print Shop Café

2509 North Miami Avenue, Miami, FL 33127

RESTAURANT FLOORPLAN



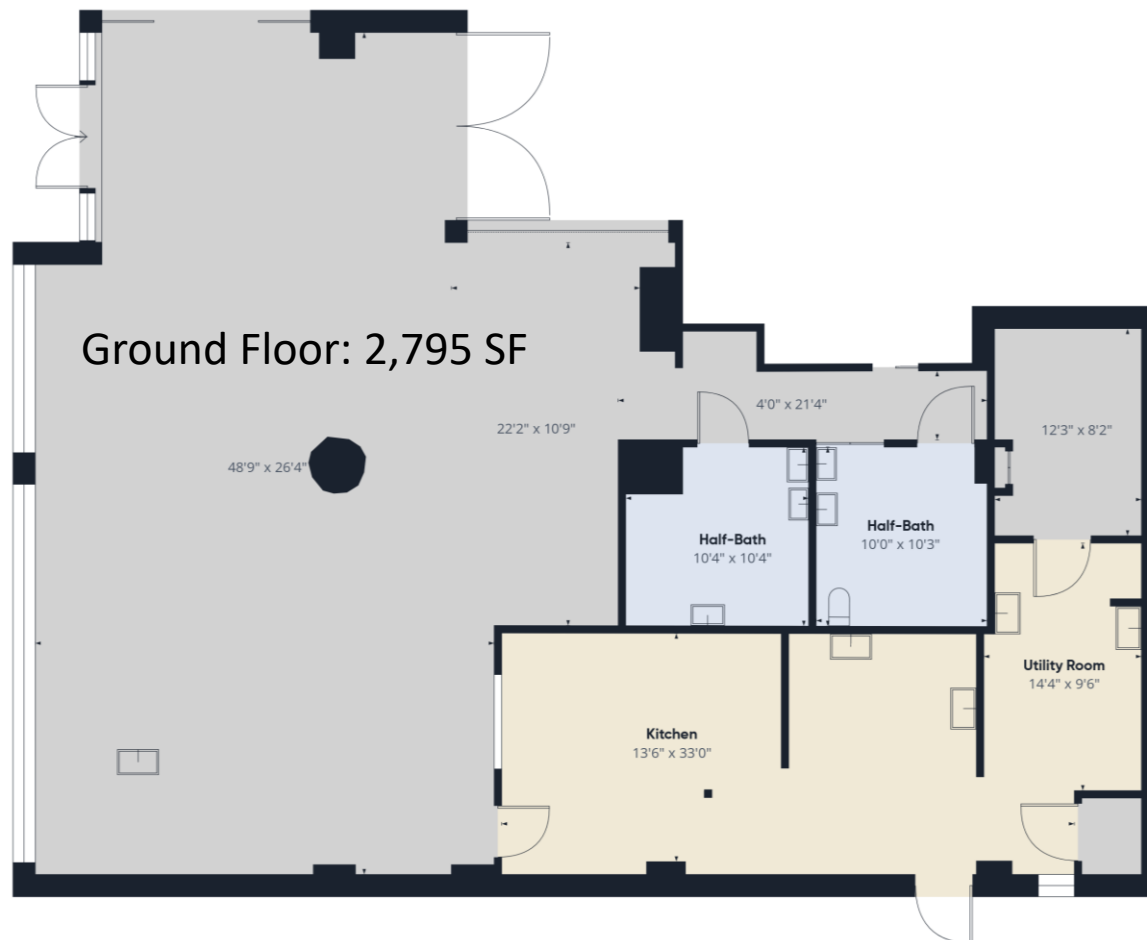
Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtadvisors.com // (P) 786.235.8330

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood Print Shop Café

2509 North Miami Avenue, Miami, FL 33127

FLOORPLANS



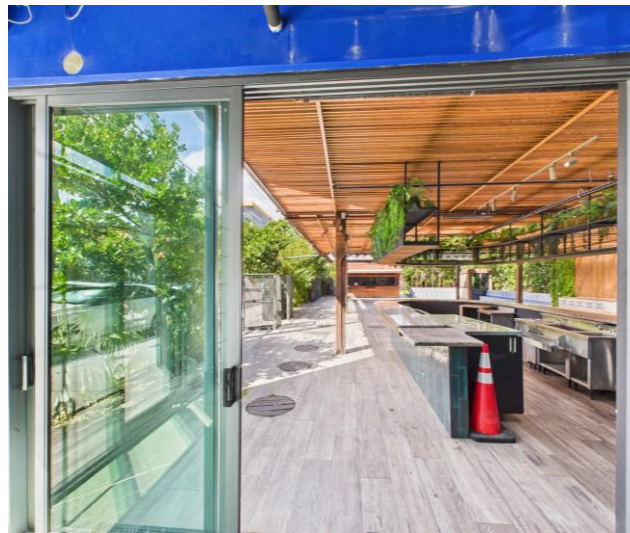
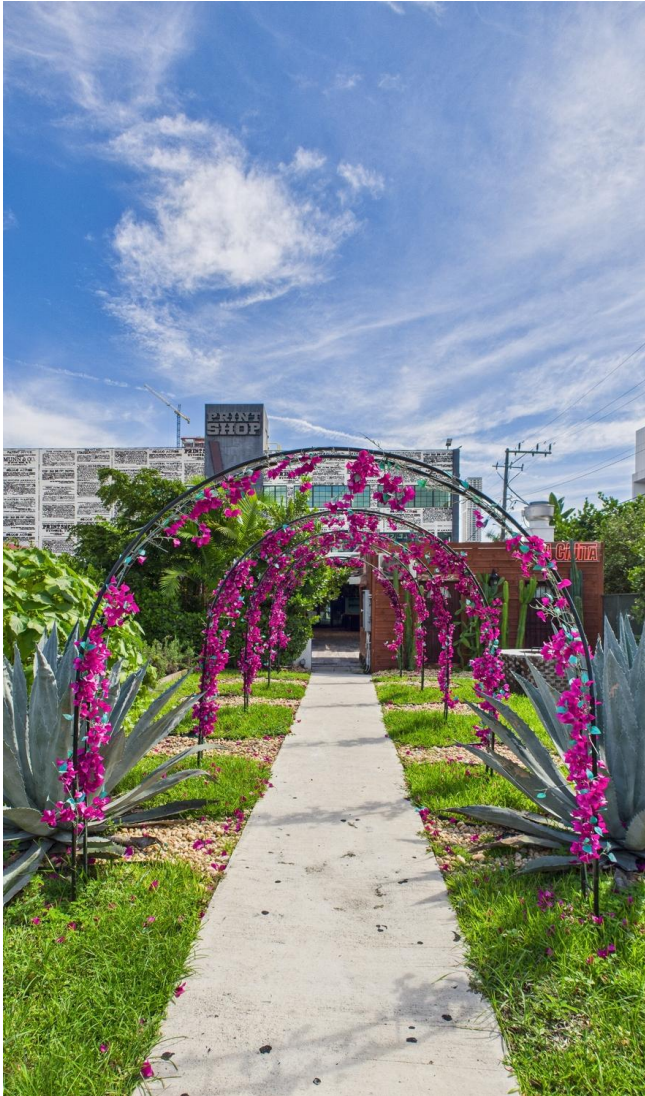
Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood Print Shop Café

2509 North Miami Avenue, Miami, FL 33127

RESTAURANT PHOTOS



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtadvisors.com // (P) 786.235.8330

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood Print Shop Café

2509 North Miami Avenue, Miami, FL 33127

OUTDOOR RESTAURANT PHOTOS



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtadvisors.com // (P) 786.235.8330

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood Print Shop Café

2509 North Miami Avenue, Miami, FL 33127

THE KITCHEN



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtadvisors.com // (P) 786.235.8330

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood Print Shop Café

2509 North Miami Avenue, Miami, FL 33127

RESTAURANT PHOTOS + CONCEPTS



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtadvisors.com // (P) 786.235.8330

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood Print Shop Café

2509 North Miami Avenue, Miami, FL 33127

AERIAL CONTEXT



MIAMI
DESIGN
DISTRICT®

M
MIDTOWN
MIAMI

EDGEWATER

WYNWOOD

URBAN CORE MARKET SNAPSHOT
(Wynwood • Midtown • Edgewater • Design District)

- Residential Units:** ~55,000 existing | 5,100 under construction | 7,000 proposed
- Office Inventory:** 12M SF total | 640K SF under construction
- Retail Inventory:** 9.2M SF total | 1.82M SF under construction
- Hotel Rooms:** 2,100+ keys across all submarkets

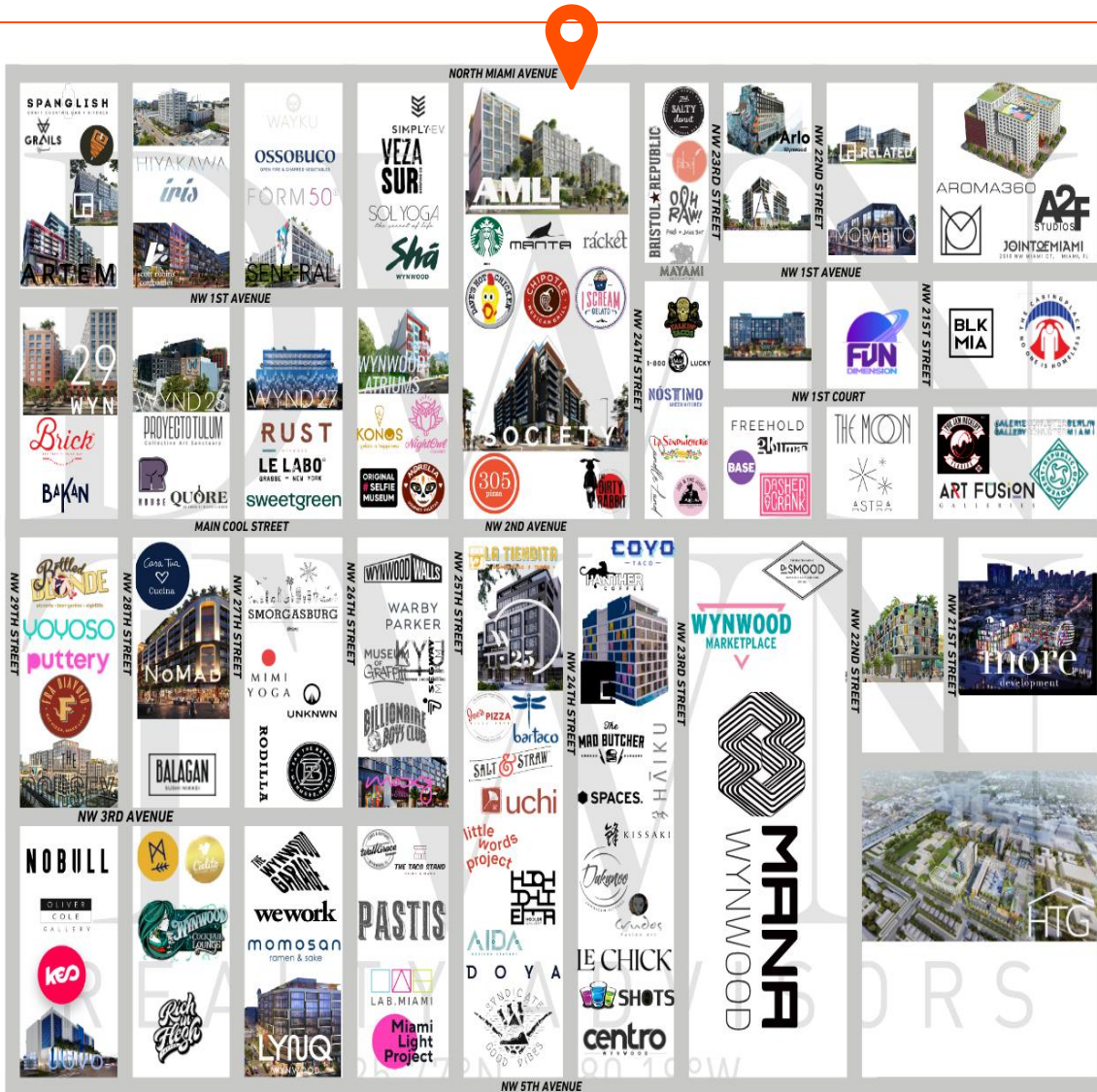
Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtadvisors.com // (P) 786.235.8330

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood Print Shop Café

2509 North Miami Avenue, Miami, FL 33127

NEIGHBORHOOD CONTEXT MAP



uchi



PASTIS

Joe's Pizza



Arlo
Wynwood

DOYA

dōma

FOOD & WINE MIAMI WYNWOOD

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtadvisors.com // (P) 786.235.8330

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com



DISCLAIMER:

DWNTWN Realty Advisors, LLC. All rights reserved. The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to its accuracy, completeness, or suitability. All information is subject to errors, omissions, changes in price, rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. Any projections, opinions, or assumptions used are for illustrative purposes only and do not represent current or future performance. DWNTWN Realty Advisors, LLC and its agents expressly disclaim any liability for errors, omissions, or misstatements. It is the sole responsibility of the prospective purchaser, tenant, or other party to conduct their own independent investigation and due diligence concerning the property and not rely on any representations made by DWNTWN Realty Advisors, LLC or its brokers.