



FOR LEASE

The Print Shop Ventanita and Garden

2509 North Miami Avenue, Miami, FL 33127

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$6,000/Month
Available RSF:	449 RSF
Outside Garden	4,000 SF
Total Venue USF:	4,449 USF
Submarket:	Wynwood
Description:	Micro F+B + Large Outdoor Patio

LEASING OVERVIEW

DWNTWN Realty Advisors is pleased to present a rare 449 RSF F&B opportunity at The Print Shop, a boutique mixed use property located at 2509 North Miami Avenue in the heart of Wynwood. This compact, fully built out space offers an efficient layout for an operator seeking a strategic foothold within one of Miami's most active food and beverage corridors and sits within a roughly 4,000 SF garden courtyard that creates a unique and inviting setting for patrons. Positioned along North Miami Avenue, the property benefits from strong daily pedestrian and vehicular traffic and immediate connectivity to Midtown, the Design District, and Edgewater. The surrounding area generates consistent demand from Wynwood's established dining, nightlife, and creative office community. The space suits a range of food and beverage concepts such as a specialty food operator, bakery, beverage brand, catering company, or delivery focused concept seeking a cost effective Wynwood presence without the scale and capital requirements of a traditional restaurant footprint. This opportunity allows an operator to establish a presence in Wynwood, launch a new concept, or support an existing brand within a highly visible and supply constrained submarket.

LEASING HIGHLIGHTS

- Prime Wynwood location on North Miami Avenue
- 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

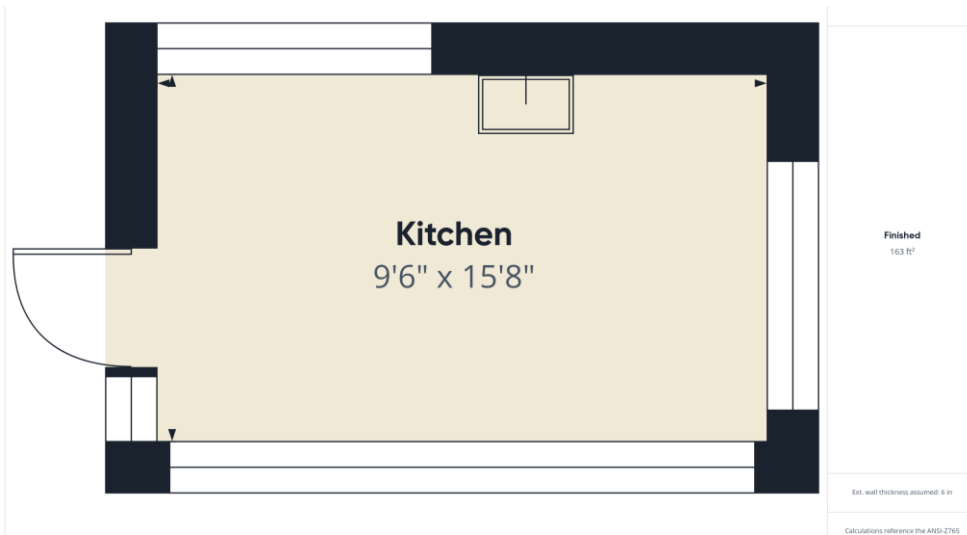
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[View Inventory](#)

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RESTAURANT PHOTOS



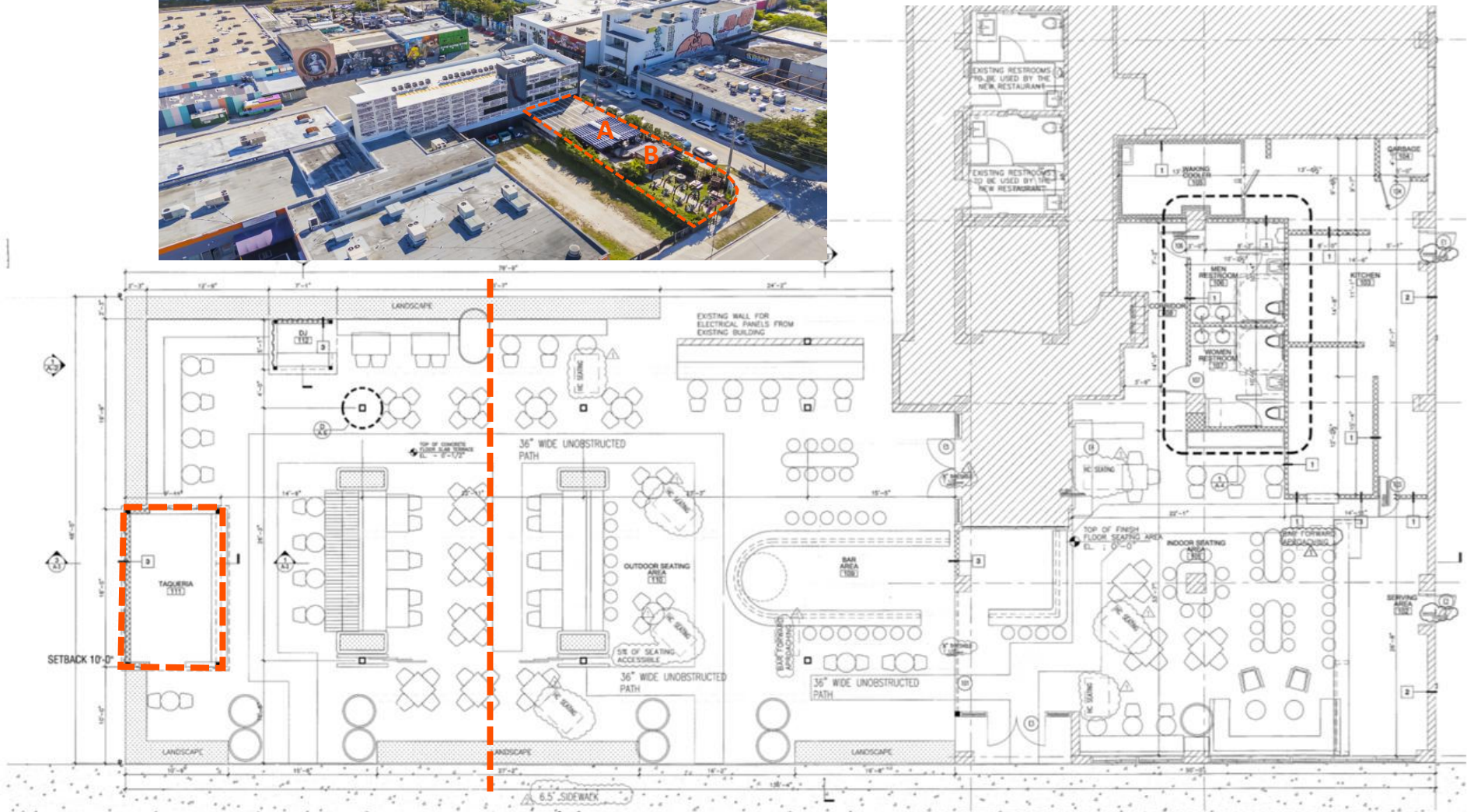
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RESTAURANT FLOORPLAN



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CONCEPTS



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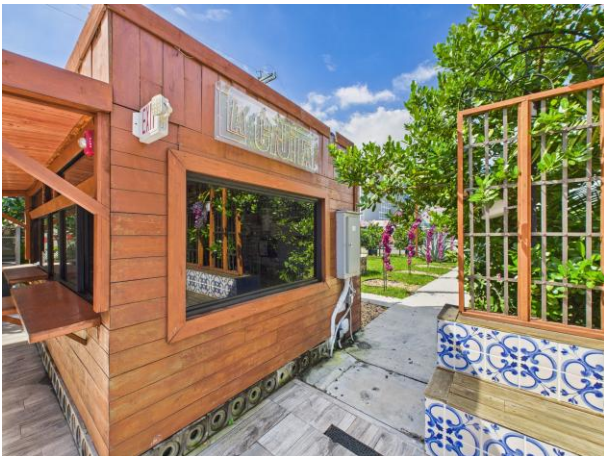
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AVAILABLE SPACES

Space A: 6,900 SF



Space B: 163 SF + 4,000 SF Garden



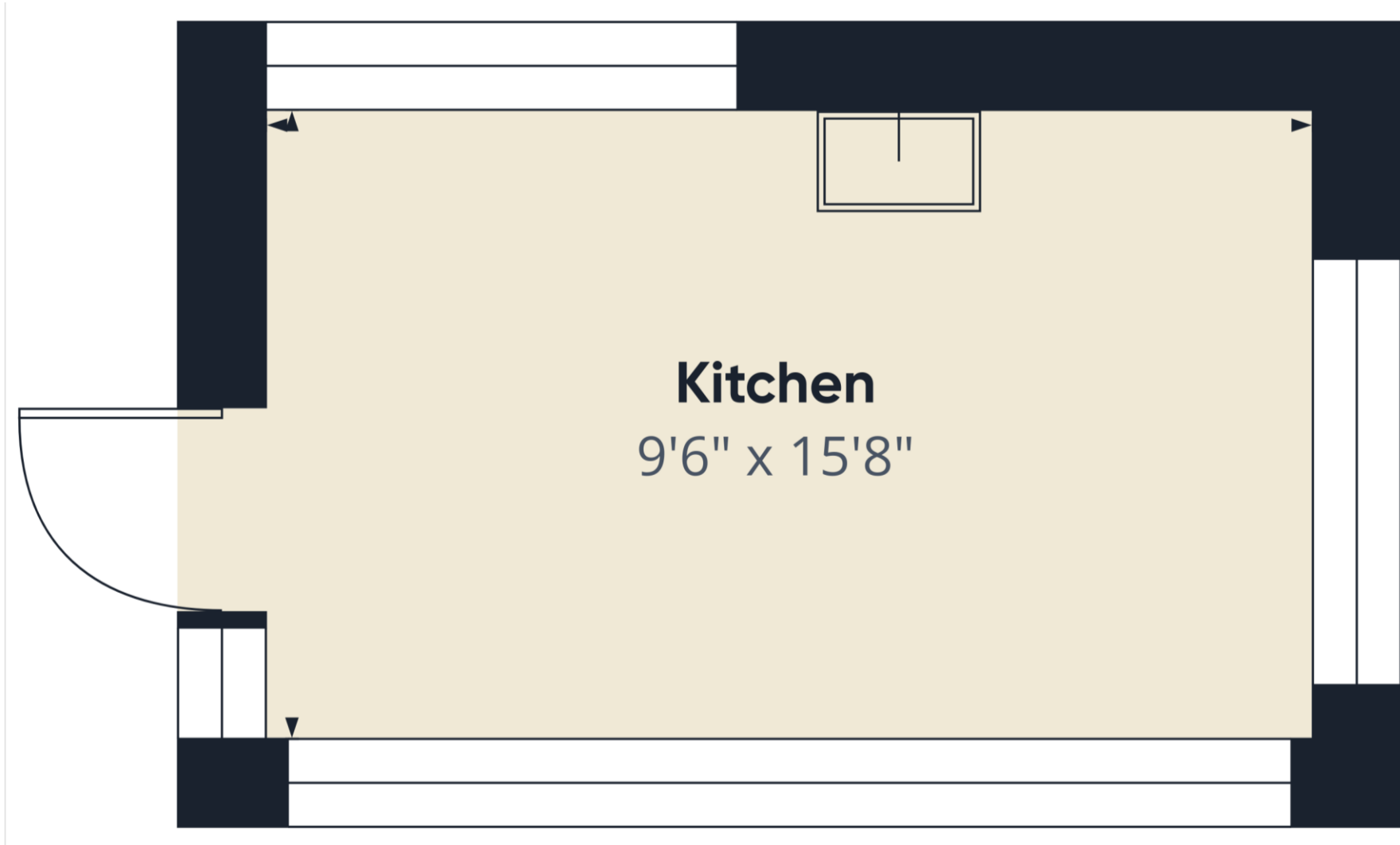
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UNIT FLOORPLAN



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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

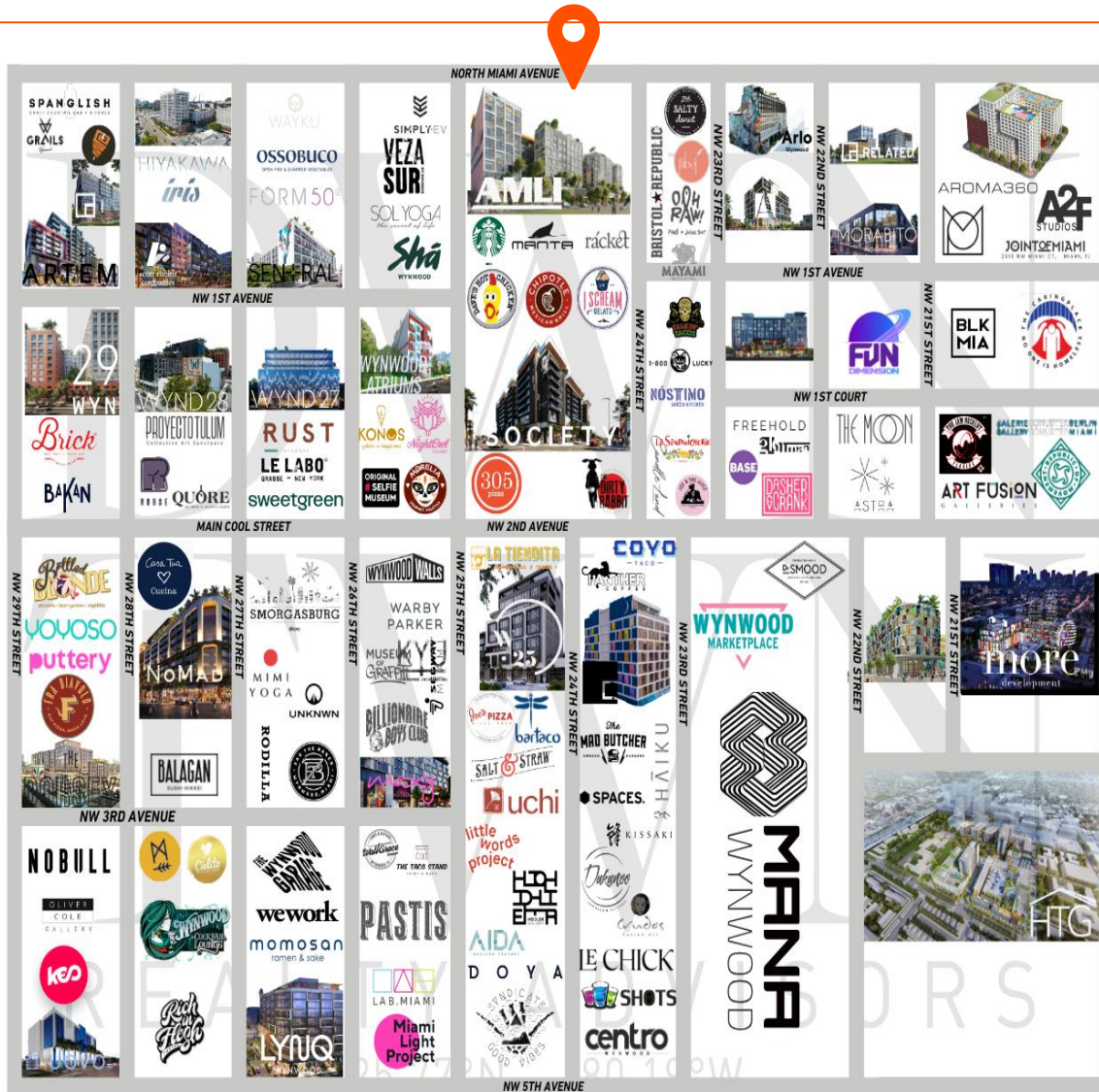
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NEIGHBORHOOD CONTEXT MAP



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 A Commercial Brokerage Firm

CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com



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