FOR LEASE

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REALTY ADVISORS
25.77°N -80.19°W

Wynwood 25

240 NW 25th Street, Miami, FL 33127

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EXECUTIVE SUMMARY

OFFERING SUMMARY

Type:	Retail
Building SF:	722,000 SF
Total Retail SF:	31,525 SF
Unit N:	964 SF at $80NNN
Second Gen Restaurant Space:	2,614 SF at $80NNN
Unit F:	1,475 SF at $80NNN
Condition:	Built-Out/Warm Vanilla Box
Unit D:	2,868 SF at $80NNN
Unit G:	2,418 SF at $80NNN
Unit K:	1,372 SF at $80NNN
CAM Estimate:	$22/SF
Submarket:	Wynwood

PROPERTY OVERVIEW

Wynwood's premier residential and retail building, Wynwood 25 is centrally located within the core pedestrian grid in one of Miami's most exciting neighborhoods. Formerly an industrial area, Wynwood has evolved into a dynamic entertainment and shopping district that is experiential and ever-changing. Some of the Top fashion brands within Wynwood include Nomad Tribe, BOHO Hunter, MVM Miami and BASE. Top restaurants within Wynwood include: Le Chick, KYU, Uchi, Icon Mediterranean and 1800-Lucky. Wynwood is regarded as one of Miami's top F+B submarkets by both sales metrics and brand recognition. Wynwood 25 is the top retail destination in the neighborhood for access, location, and quality.

PROPERTY HIGHLIGHTS

- High Visibility In The Center Of Wynwood
- Mixed-use Project With 289 Luxury Rental Apartments
- Garage Parking For 322 Cars + Available Valet Parking
- 13 - 14 Ft Ceiling Heights
- Restaurant-ready Spaces Available

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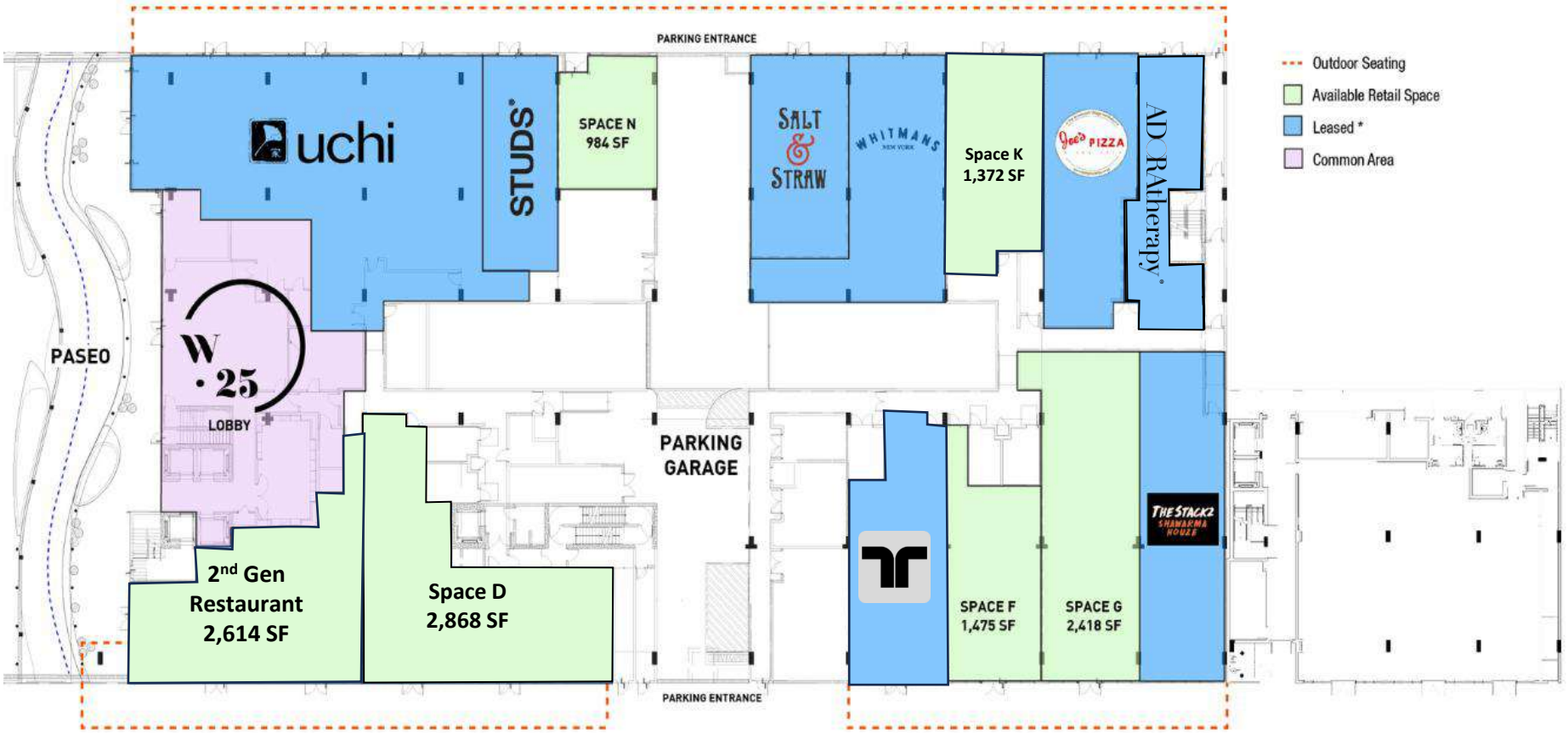
WYNWOOD 25 TENANT PLAN



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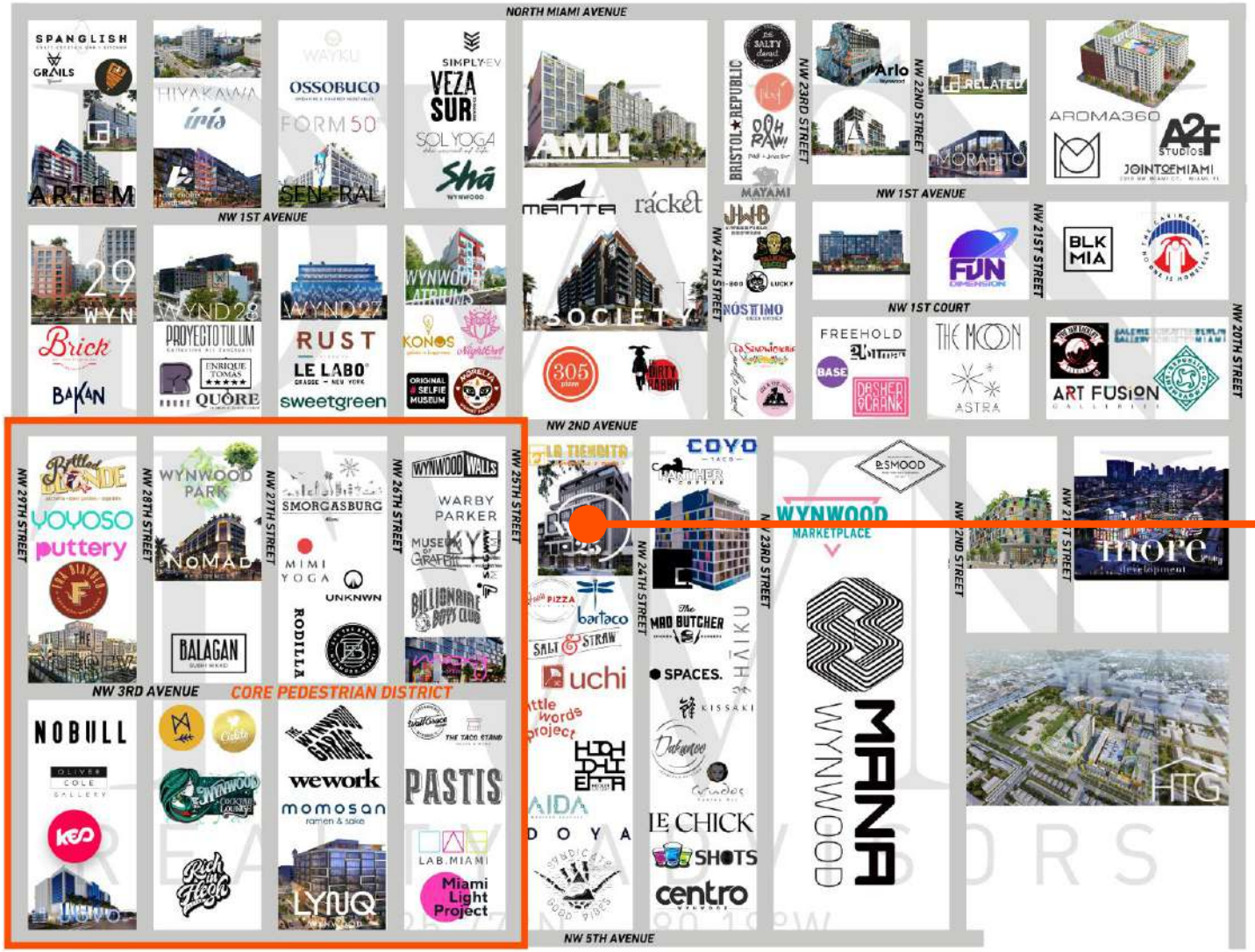
WYNWOOD RETAIL CONTEXT



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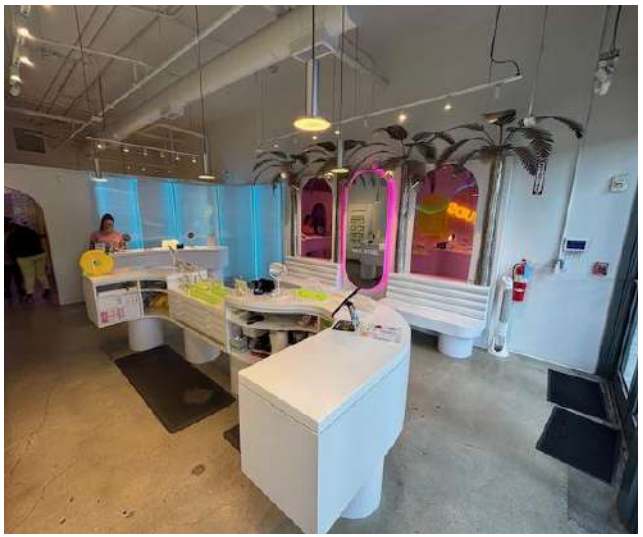
SPACE N



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SECOND GEN RESTAURANT SPACE INTERIOR

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2ND GEN RETAURANT KITCHEN + EQUIPMENT

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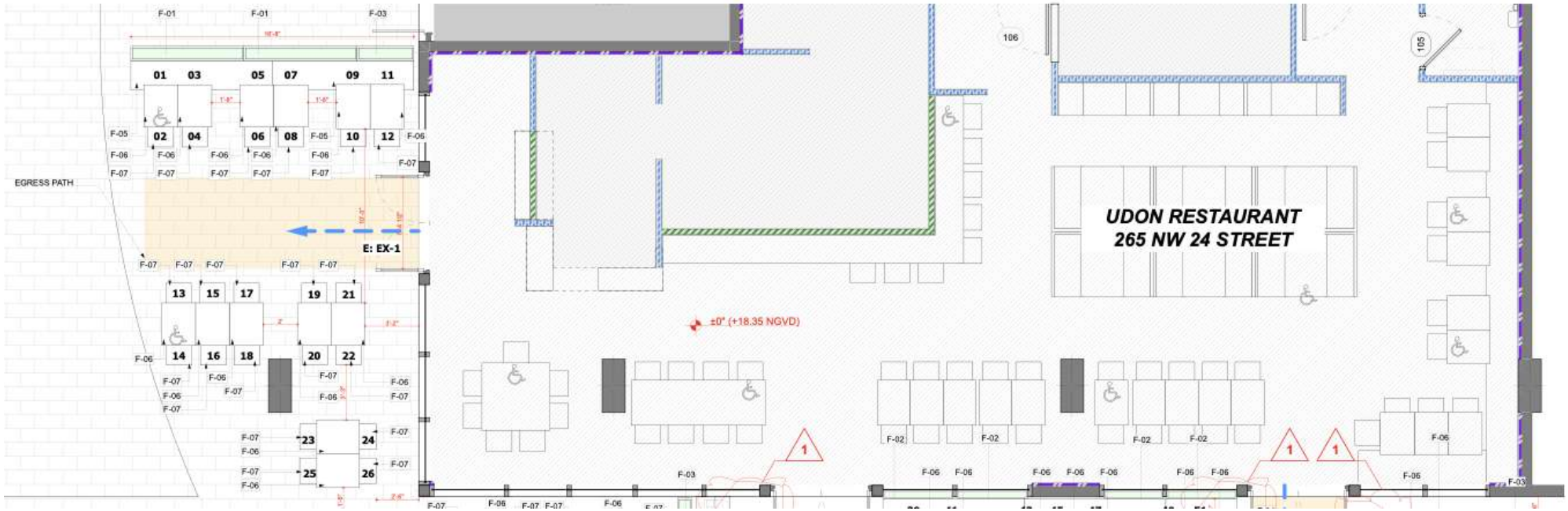
SECOND GEN RESTAURANT FLOORPLAN



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CONTEXT VIEW

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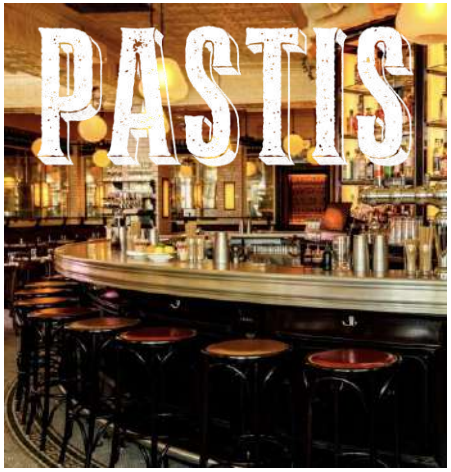
LOCATION DESCRIPTION



LOCATION OVERVIEW

The Portfolio is located within 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. Ideally located next to the Wynwood 25 on 25th Street, with the best retail Wynwood has to offer; adjacent tenancy include Uchi, KYU, Salt&Straw, Warby Parker, Marine Layer, Joe's Pizza, Rosemary's, Taco Stand, the Wynwood Walls, Zak the Baker, Pastis, Le Chick, Panther Coffee, etc. office tenancy nearby includes Founder's Fund, Atomic, Ramp Financials, Solana Spaces, etc.

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, OpenStores, 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.

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DEMOGRAPHIC CONTEXT

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PROPERTY PHOTOS

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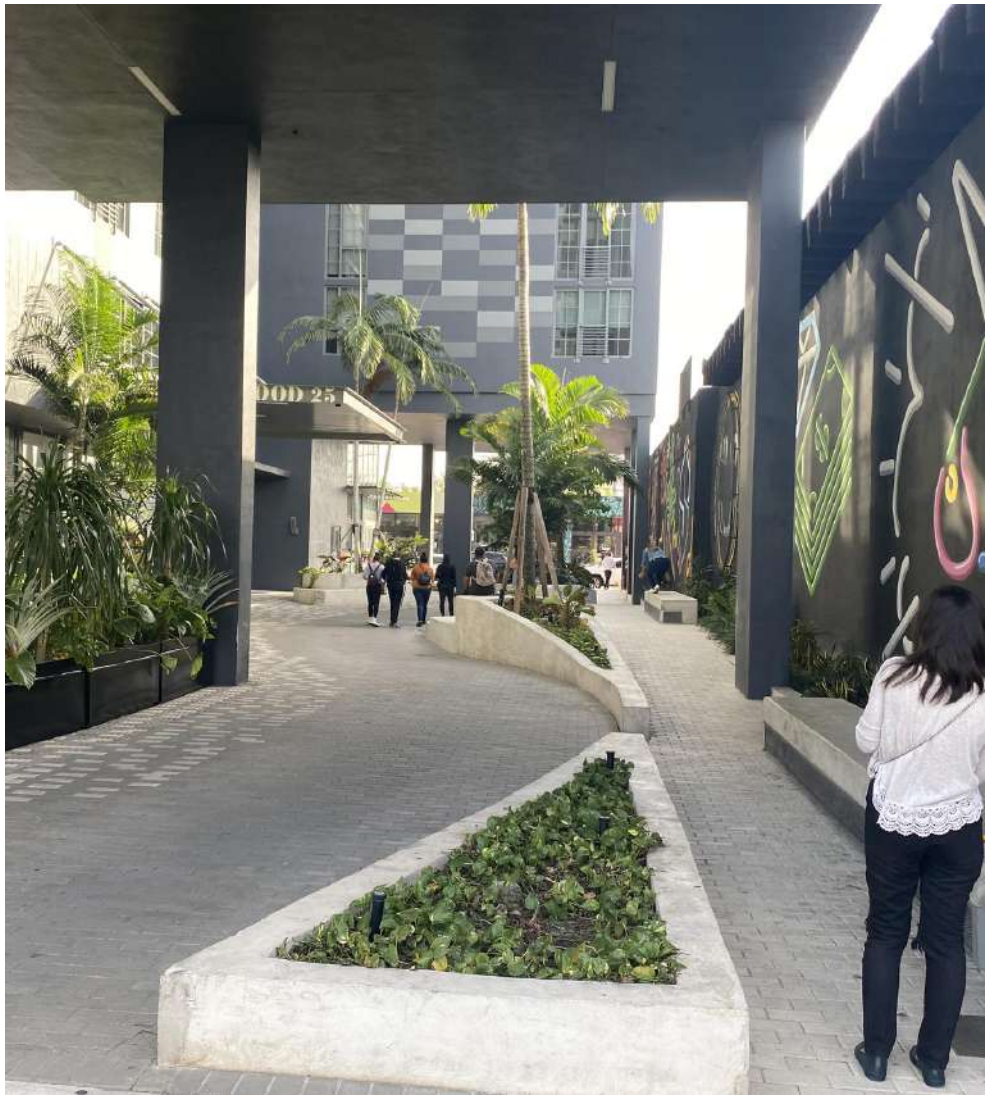
PEDESTRIAN CROSSBLOCK PASEO



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THE NEIGHBORHOOD

amazon
Spotify
SONY MUSIC
LIVE NATION ENTERTAINMENT
pwc
FOUNDERS FUND
ATOMIC
we
CLAURE GROUP
Blockchain.com
OpenStore
ramp
PlayPay
veru
Gensler

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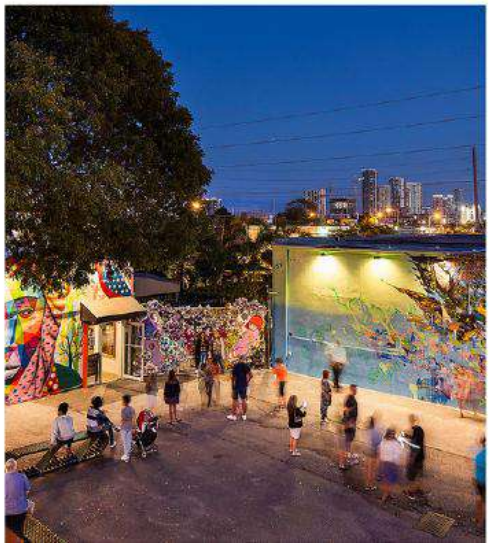
NEIGHBORHOOD



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Page 12

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