



FOR LEASE

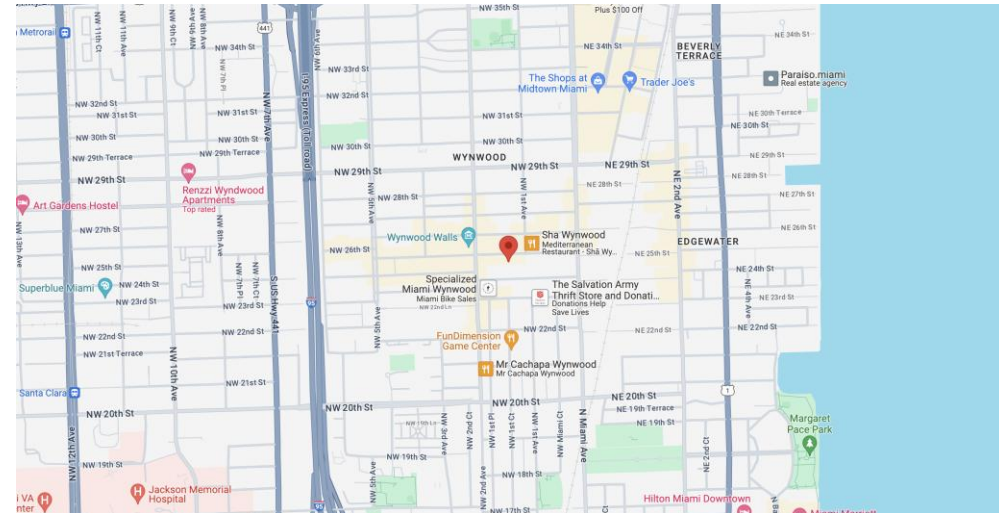
Well Located Wynwood Retail

128-138 NW 25th Street, Miami, FL 33127

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Price Upon Request
Available SF:	2,000-8,842 SF
Building SF:	8,842 SF
Submarket:	Wynwood
Type:	Retail, Office, Showroom, F&B
Unit A	2,000 RSF
Unit B:	LEASED
Unit C:	4,000 RSF

LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 128-138 NW 25th Street, a prime retail and office opportunity in the heart of Wynwood. This offering consists of three units across two adjacent properties, providing flexible leasing configurations in one of Miami's most dynamic and rapidly growing districts. 138 NW 25th Street is a freestanding unit offering premium exposure along NW 25th Street. 128 NW 25th Street consists of two subdivided units, providing adaptable layouts suitable for a variety of tenants. Positioned just off NW 2nd Avenue, steps from Wynwood Walls, Panther Coffee, and Miami's top retail and dining destinations, these spaces benefit from strong pedestrian traffic and a built-in customer base. The properties are well-suited for retail, showroom, creative office, or experiential concepts looking to establish a presence in Miami's premier cultural and commercial hub.

LEASING HIGHLIGHTS

- Prime Wynwood Location
- Café or Restaurant Possible
- Three Distinct Units Available
- Generous Outdoor Seating
- High Visibility And Foot Traffic
- Anchored by the Gallery

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BUILDING PICTURES



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UNDER CONSTRUCTION



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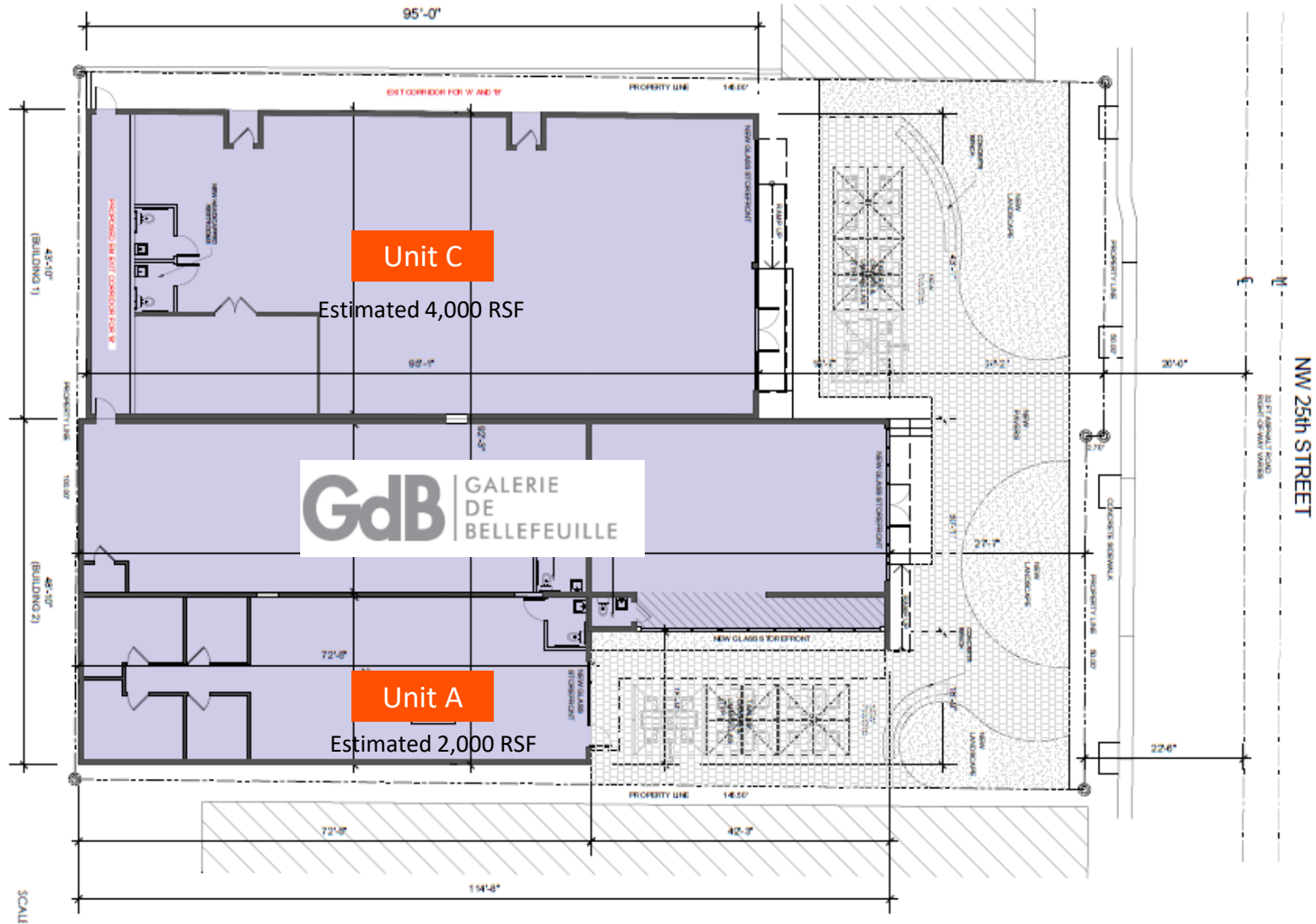
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FLOOR PLAN



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TENANT PROFILE – SPACE B



GdB | GALERIE DE BELLEFEUILLE



Galerie De Bellefeuille

Founded in 1980, Galerie De Bellefeuille is one of Canada's leading contemporary art galleries. Known for its distinguished roster of internationally recognized artists, the gallery offers an extensive collection of paintings, sculptures, and fine art photography. With a reputation for excellence and curation, Galerie De Bellefeuille has expanded beyond its Montreal roots to serve collectors across North America and globally. Their presence brings a refined, cultural edge to the property, showcasing world-class contemporary and modern artworks.



GALERIE DE BELLEFEUILLE

LOCATIONS

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UNIT A INTERIOR PICTURES + CONCEPTS



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UNIT B INTERIOR PICTURES + CONCEPTS



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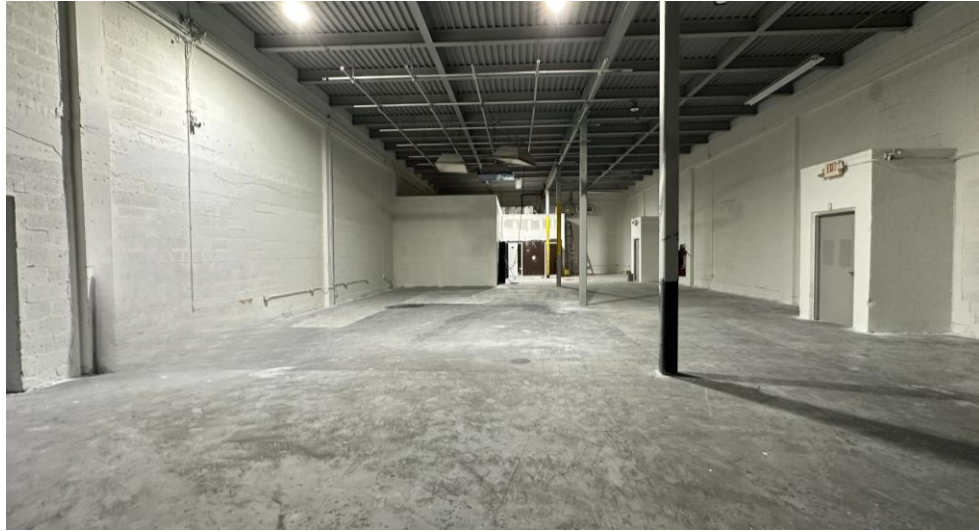
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UNIT C INTERIOR PICTURES + CONCEPTS



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RENDERINGS



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OUTDOOR RETAIL CONCEPTS



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AERIAL NEIGHBORHOOD CONTEXT



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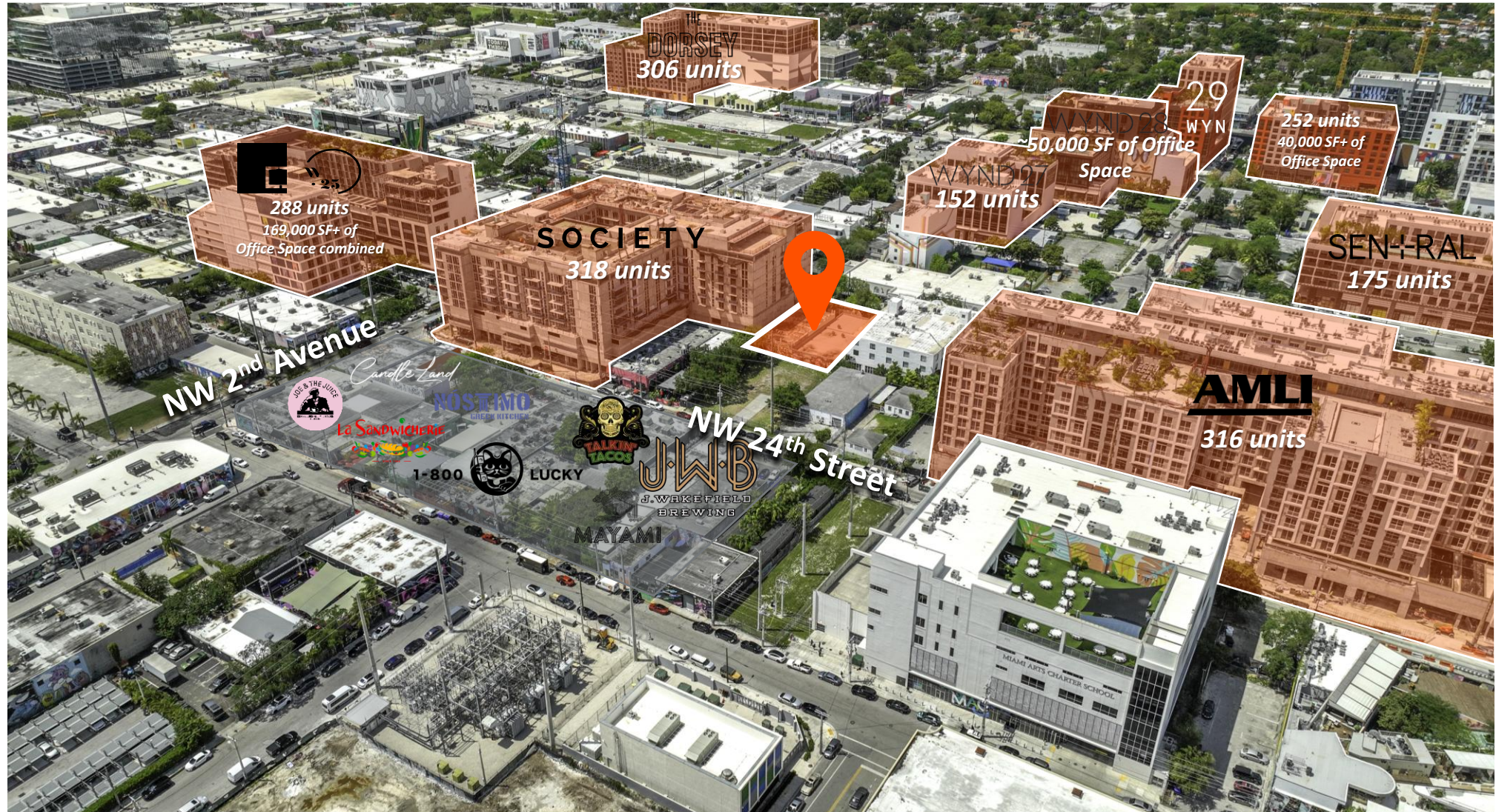
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AERIAL CONTEXT



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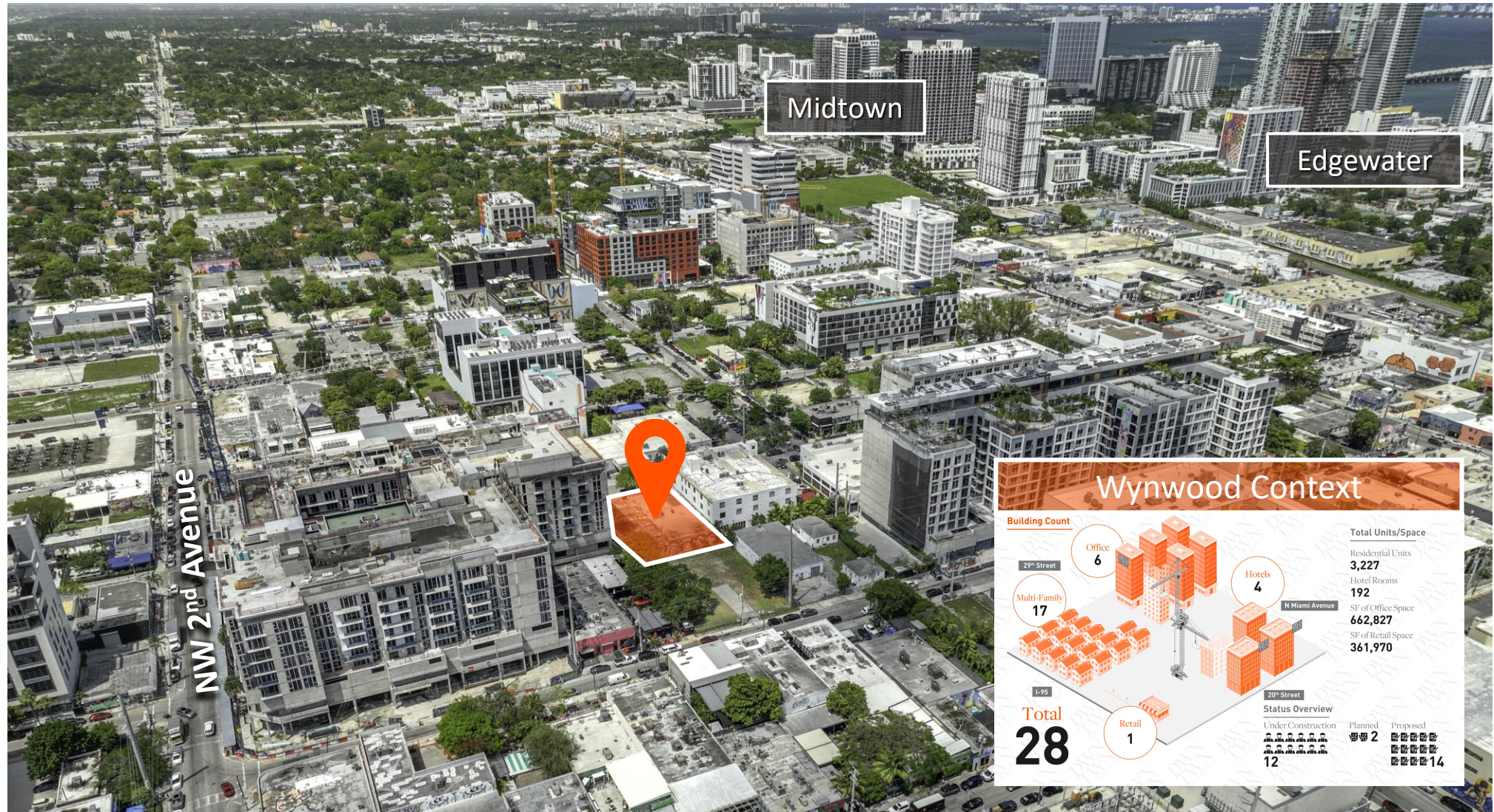
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NORTHEAST AERIAL CONTEXT



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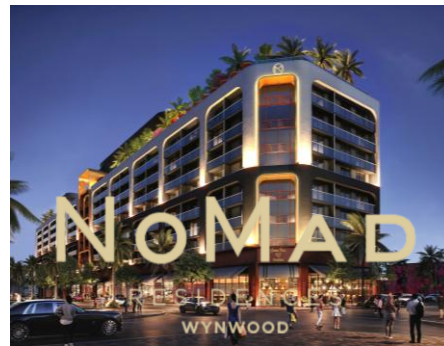
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LOCATION DESCRIPTION



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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WYNWOOD RETAIL CONTEXT MAP



Core Wynwood

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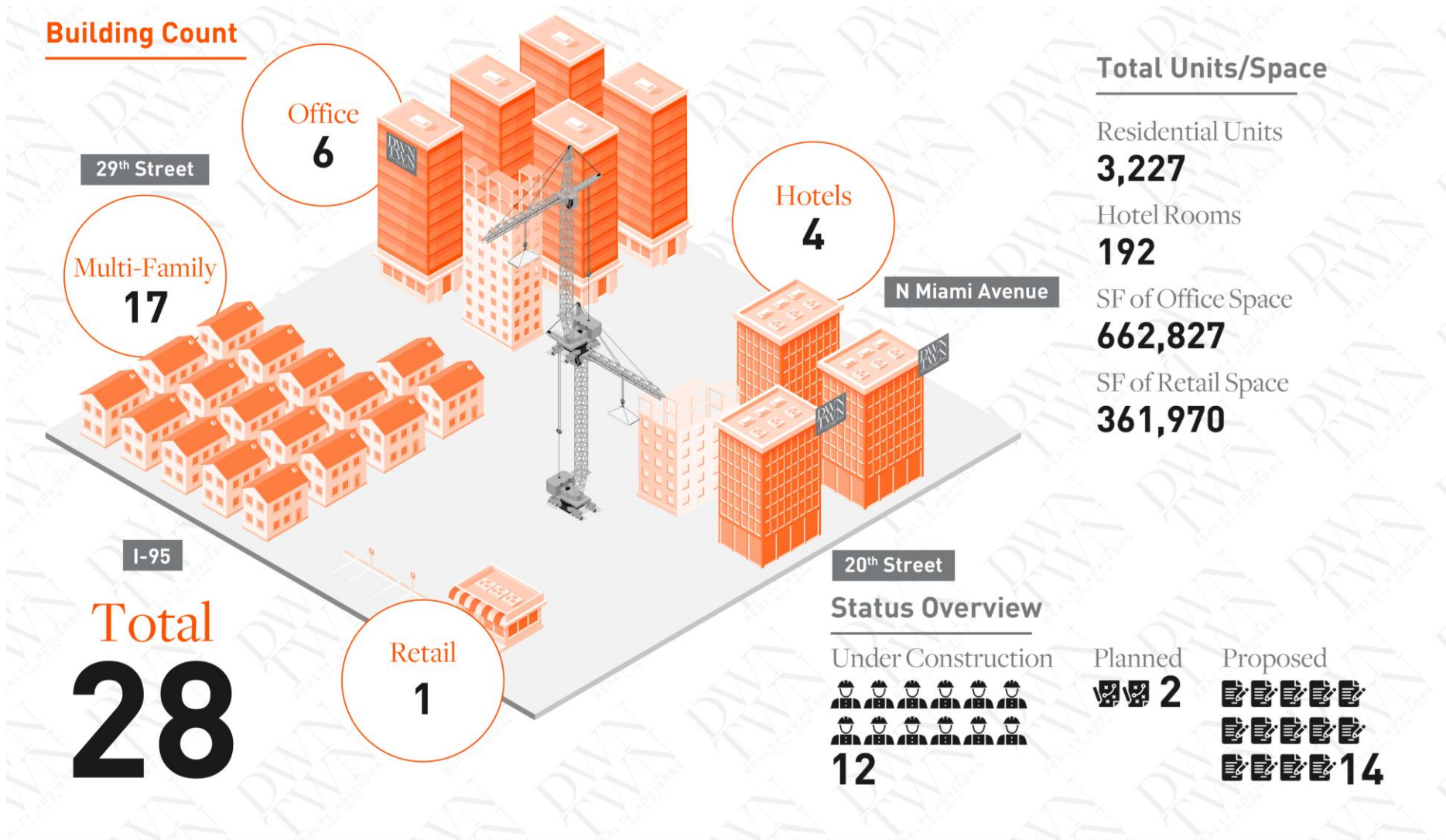
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WYNWOOD DEVELOPMENT CONTEXT



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ADJACENT DEVELOPMENTS



WYNHOUSE
308 units
2200 NW 1ST AVE
FISHER BROTHERS



AMLI WYNWOOD
316 units
70 NW 25TH ST
AMLI RESIDENTIAL



WYNWOOD URBY
289 units
26 NE 27TH ST
URBY



SOCIETY WYNWOOD
318 units
2431 NW 2ND AVE
PMG



i5 WYNWOOD
318 units
51 NW 28TH ST
RELATED GROUP



2400 WYNWOOD
20 units
2400 NW 2ND AVE
GOLDMAN



NOMAD RESIDENCES
329 units
2700 NW 2ND AVE
RELATED GROUP



THE COLLECTIVE
108 units
2825 NW 2ND AVE
FIDELITY



VIEW 29
116 units
2901 NW 2ND AVE
NEW URBAN DEVELOPMENT



ALCHEMY
186 units
18 NW 23RD ST
ALCHEMY



WYNWOOD WORKS
122 units
2035 N MIAMI AVE
MAGELLAN



WNWD21
304 units
2110 N MIAMI AVE
RELATED COMPANIES



MOHAWK WYNWOOD
260 units
56 NE 29TH ST
RILEA GROUP



THE WYNWOOD PLAZA
509 units
95 NW 29TH ST
L&L HOLDING



LIVWRK WYNWOOD
420 units
2400 N MIAMI AVE
LIVRWK

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