



FOR LEASE

**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

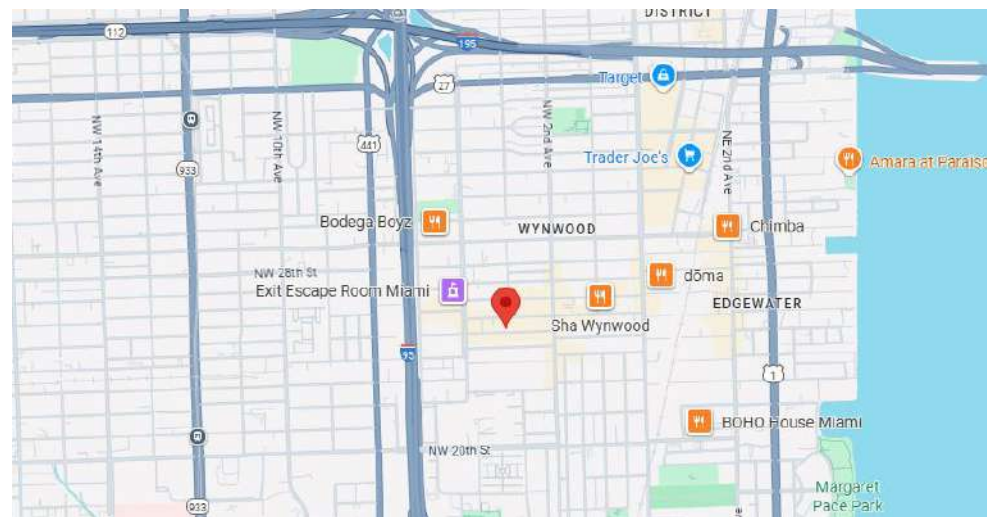
Wynwood Free-Standing Building

345 NW 24th St, Miami, FL 33127

Wynwood Free-Standing Building

345 NW 24th St, Miami, FL 33127

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$300,000/YR NNN
Outdoor Walled Patio:	3,067 SF
Total Venue SF:	4,875 SF
NNN CAM Budget:	\$50,000
Current Use:	Assembly First Gen W/ Grease Trap
Proposed Use:	F+B Venue
Submarket:	Wynwood

LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the leasing of 345 NW 24th Street, Located in the heart of Wynwood—Miami’s most dynamic and creative neighborhood known for its vibrant art, culture, and energy—this unique property offers an exceptional opportunity for visionary retail or F&B concepts. The building itself embodies the spirit of Wynwood, with architectural character and a thoughtfully designed layout that seamlessly blends indoor and outdoor spaces. At its core lies an interior walled courtyard, serving as a natural gathering point and open-air extension of the interior, creating a cohesive venue perfect for immersive experiences, community-driven retail, or a lively dining atmosphere. Surrounded by art galleries, boutiques, cafes, and nightlife, this property stands as an inspiring canvas for creative brands or restaurateurs looking to establish a distinctive presence in one of Miami’s most sought-after cultural districts.

LEASING HIGHLIGHTS

- Interior Walled Courtyard Blending Indoor And Outdoor Spaces
- Prime Wynwood Location Surrounded By Art And Culture
- Perfect For Creative Retail Or F&B

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

Joe Fernandez // Executive
jf@dwntwnrealtys.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood Free-Standing Building

345 NW 24th St, Miami, FL 33127

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.

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

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood Free-Standing Building

345 NW 24th St, Miami, FL 33127

INTERIOR PHOTOS



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

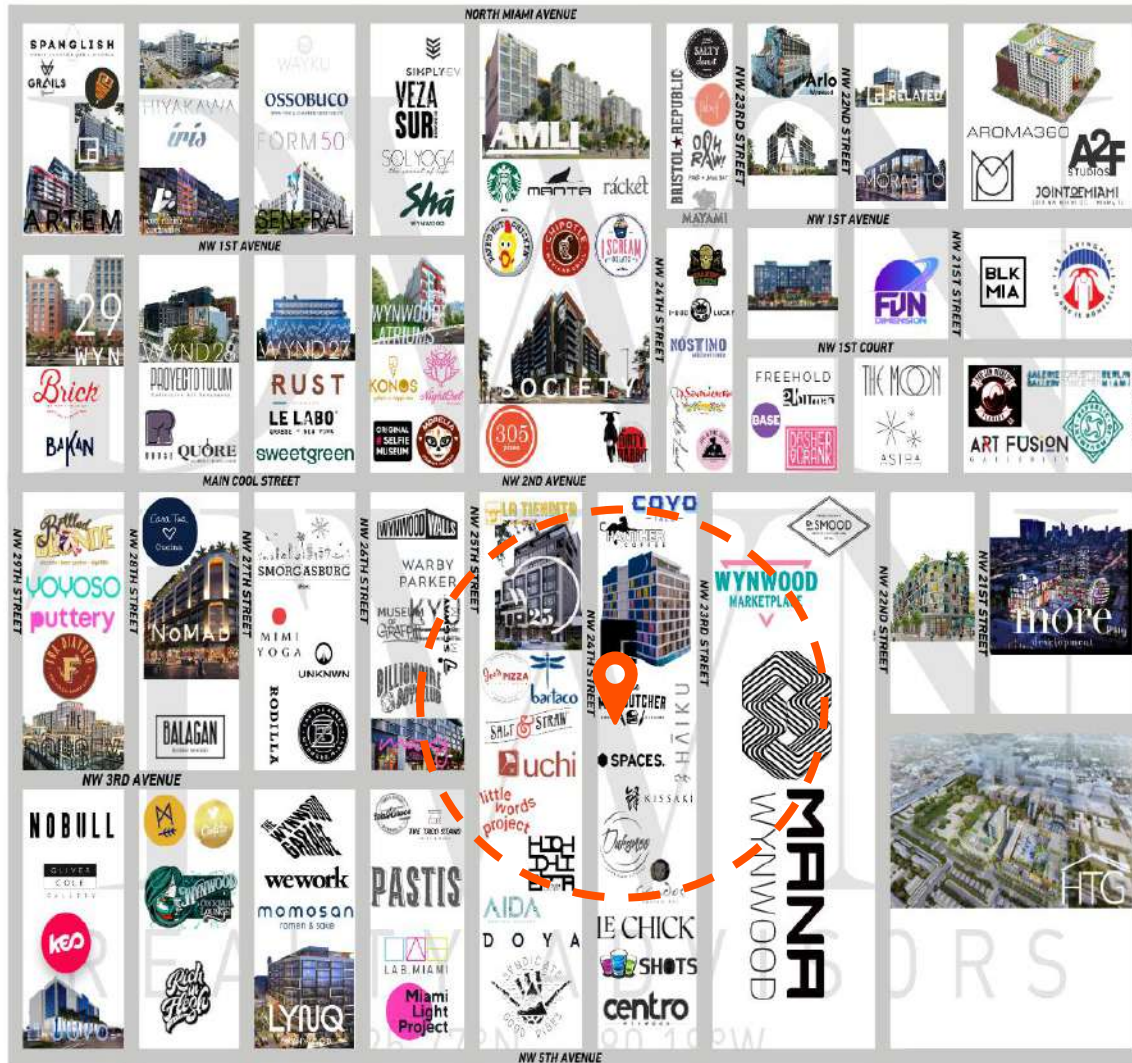
Joe Fernandez // Executive
jf@dwntwnrealtyadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood Free-Standing Building

345 NW 24th St, Miami, FL 33127

NEIGHBORHOOD CONTEXT MAP



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

Joe Fernandez // Executive
jf@dwntwnrealtadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
 A Commercial Brokerage Firm

Wynwood Free-Standing Building

345 NW 24th St, Miami, FL 33127

DEMOGRAPHIC CONTEXT



NO MAD



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

Joe Fernandez // Executive
jf@dwntwnrealtadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood Free-Standing Building

345 NW 24th St, Miami, FL 33127

INTERIOR EXISTING + CONCEPTUAL RENDERINGS



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

Joe Fernandez // Executive
jf@dwntwnrealtadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood Free-Standing Building

345 NW 24th St, Miami, FL 33127

EXISTING + CONCEPTUAL EXTERIOR RENDERING



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

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Wynwood Free-Standing Building

345 NW 24th St, Miami, FL 33127

MOODBOARD



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

Joe Fernandez // Executive
jf@dwntwnrealtadvisors.com // (P) 305.647.0981

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

Joe Fernandez

Executive

(C) 305.310.9062

(O) 305.647.0981

jf@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.