

FOR LEASE

165 NW 23RD ST,
MIAMI, FL 33127

2ND GENERATION RESTAURANT AT THE CENTER OF
WYNWOOD'S HOSPITALITY ECOSYSTEM

±3,000 SF

INDOOR

±3,000 SF

OUTDOOR

ARI DISPENZA

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**CENTRAL
COMMERCIAL**
REAL ESTATE

EXECUTIVE SUMMARY

- 2nd Generation Restaurant with Existing Buildout
- ±3,000 SF Interior Restaurant Space
- ±3,000 SF Outdoor Patio Partially Covered
- Fully Equipped Kitchen
- 12' Clear Height
- 43' Frontage on NW 23rd Street
- 194 Seats:
 - 76 Indoor
 - 118 Outdoor*
- ±204-Person Occupant Load*
- No Key Money Required

*Occupant load is based on existing plans and information available to ownership and should be independently verified by prospective tenants.

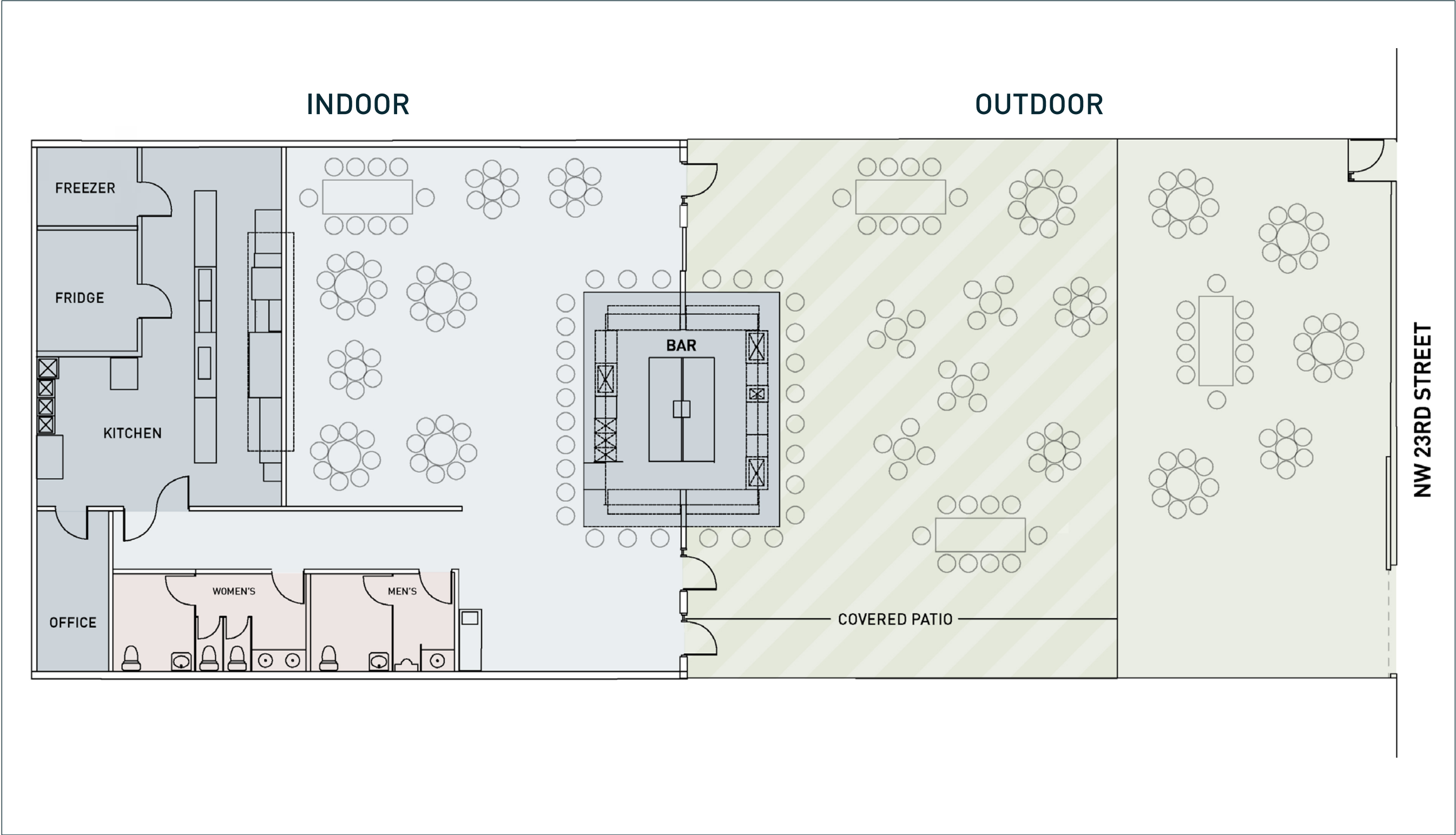


165 NW 23rd Street offers ±3,000 SF of second-generation restaurant space and ±3,000 SF of outdoor patio. The premises feature a commercial kitchen, central bar, and extensive existing restaurant infrastructure. Offered with no key money required, the space is available for immediate lease.

Located less than one block from NW 2nd Avenue, the property is surrounded by some of Wynwood's leading dining destinations, including Pastis, Uchi, KYU, DOYA, BAKAN, and Yann Couvreur.

The property draws from a growing residential population, substantial surrounding employment base, and Wynwood's established position as a visitor destination within Miami. Continued investment across the neighborhood's residential, hospitality, office, retail, and entertainment sectors has created an environment that continues to attract first-to-market restaurants, flagship concepts, and established hospitality operators.

EXISTING FLOOR PLAN



RESTAURANT INFRASTRUCTURE



KITCHEN EXHAUST

- (1) 15' Type I commercial hood
- UL 300 Kidde wet-chemical fire suppression
- Dedicated make-up air
- 7,600 CFM exhaust
- 6,800 CFM MUA

HVAC

- (3) rooftop package units
- RTU-1 and RTU-2 at 5 tons each
- RTU-3 at 8 tons
- ±18 tons total installed capacity

ELECTRICAL SERVICE

- 400A, 3-phase
- 120/240V service

COLD STORAGE

- 13' x 9' walk-in cooler
- 9' x 5' walk-in freezer

GAS SERVICE

- 2½" commercial service
- Approx. 1,161 CFH meter capacity *

GREASE TRAP

- GB-250 interceptor*



PROPERTY FRONTAGE: 43 FT



OPEN-AIR DINING PATIO

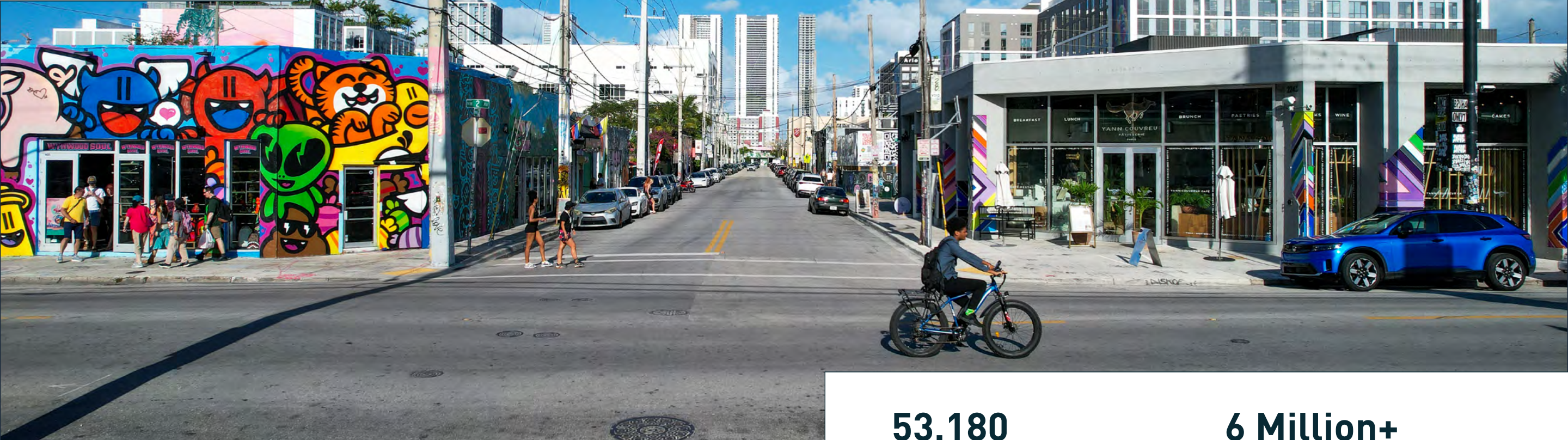


INDOOR/OUTDOOR SERVICE BAR



INDOOR DINING AREA

MARKET CONTEXT



Wynwood has evolved into one of Miami's leading culinary ecosystems, anchored by a dense concentration of Michelin-recognized concepts, world-class nightlife, and design-forward hospitality brands. For F&B operators, the district offers a distinctive combination of cultural credibility and high-volume commercial activity.

With a rapidly expanding residential base, 337 existing hotel keys and an additional 379 keys planned, the neighborhood continues to broaden its day-to-night customer base. Active ground-floor programming further contributes to consistent activity, creating an environment where artisanal F&B concepts operate alongside established and nationally recognized hospitality brands.

53,180

Population within 1 mile

6 Million+

Annual visitors to Wynwood

321,268

Population within 3 miles

500+

Businesses in the BID

613,185

Population within 5 miles

750,000 SF

Class A office space

MAP OF WYNWOOD



● RESTAURANTS

- 1. Pastis
- 2. Uchi
- 3. KYU
- 4. DOYA
- 5. BAKAN
- 6. Zak The Baker
- 7. Hiyakawa
- 8. Pari Pari
- 9. R House
- 10. Ghee Indian Kitchen

● RETAIL

- 23. Warby Parker
- 24. Mejuri
- 25. 260 Sample Sale
- 26. Foot Locker
- 27. Classic Football Shirts
- 28. BASE
- 29. Ray-Ban
- 30. Glottman Shop
- 31. Le Labo

● OFFICES + COWORKING

- 11. Amazon
- 12. Spotify
- 13. Sony
- 14. PwC
- 15. WeWork
- 16. The Dock

● GALLERIES + ATTRACTIONS

- 32. Museum of Graffiti
- 33. Midline Music Venue
- 34. Museum of Hip Hop
- 35. Paradox Museum
- 36. Nader Museum

● LIFESTYLE

- 17. Gymshark Lift Club
- 18. Legacy Fit
- 19. Mimi Yoga
- 20. Sana Skin Studio
- 21. House of Mane
- 22. Libre Aerial Fitness

CONTEXT AERIAL



IMMEDIATE CORRIDOR



La Sandwicherie
Opened Wynwood
Location 2019



1-800 Lucky
Opened 2017



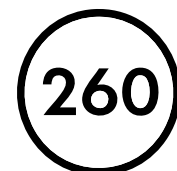
MAYAMI
Opened 2020
Remodeled 2026



Miami Mojito Company
Opened 2016



El Patio
Opened 2016



260 Sample Sale
Opened 2020
Moved to 23rd St
Location 2026



Yann Couvreur Pâtisserie - Paris
Opened 2024



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