

FOR LEASE

FOR LEASE

255 NW 25 ST

WYNWOOD



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Metro 1 Commercial, LLC.
120 NE 27 ST, BAY 200 | Miami, FL
305.571.9991 | metro1.com

EXECUTIVE SUMMARY

BULLET POINTS

Address:	255 NW 25th Street
Building Size:	8,829 SF
Lot Size:	16,400 SF
Parking:	19 Parking Spaces
Zoning:	T5-O
Asking Price:	Upon Request
Lease Format:	NNN
Use:	Retail, Restaurant, Showroom

OVERVIEW

Metro 1 Commercial is proud to exclusively present 255 NW 25th Street for lease, a 3-parcel portfolio in a prime location in Wynwood.

The Property sits adjacent to the Wynwood Walls, KYU, Joey's, Warby Parker, & Marine Layer. with frontage to 25th Street. It features 8,829 SF of Building and 16,400 SF of Land, of which 8,200 SF are used as 19 parking spots.

Located in the heart of Wynwood, immediately adjacent to Wynwood walls, the Property is suitable for multiple uses including a hospitality or retail centre, showroom, or restaurant.



SITE PLAN



**255 NW
25 STREET**



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FLOOR PLAN



255 NW
25 STREET

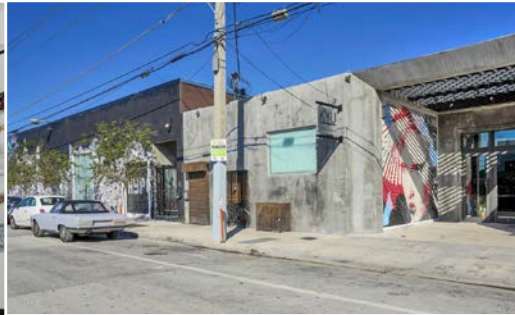


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VIDEO TOUR



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BEFORE POTENTIAL RENOVATION



AFTER POTENTIAL RENOVATION



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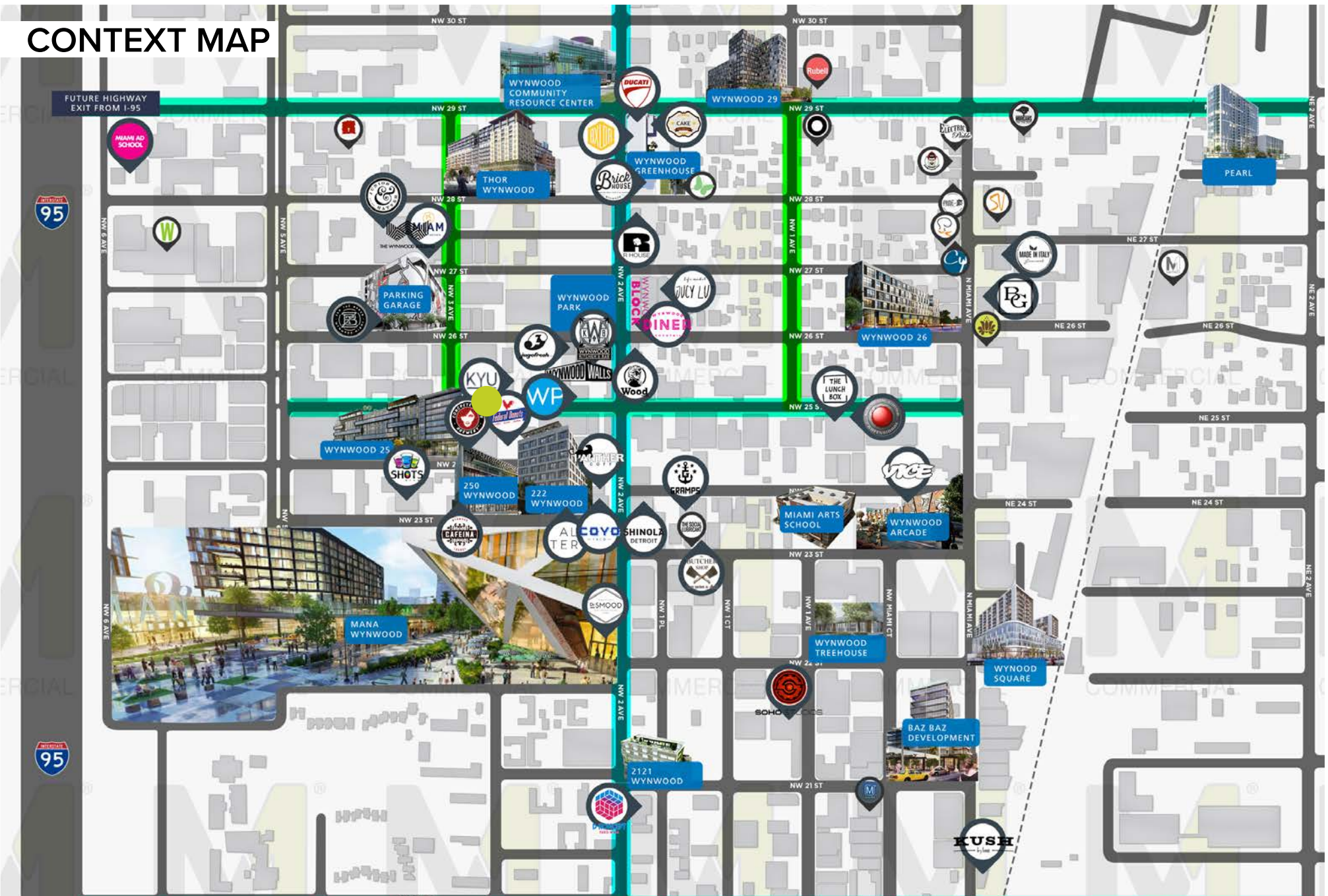
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CONTEXT MAP



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WYNWOOD RETAIL TRADE AREA & DEVELOPMENT

Wynwood was upzoned from 36 units/acre to 150 units/acre in 2015



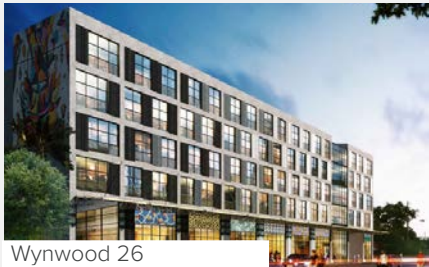
1,082
New Apartments



255K
Commercial SF
In Residential
Developments



2,457
Parking Spaces



Wynwood 26



222 Wynwood



Thor Wynwood



2337 NW 5 Ave



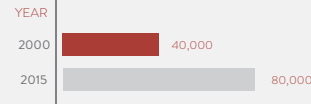
Wynwood Square



Wynwood 25

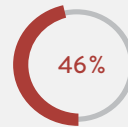
POPULATION

Greater Downtown's resident population has doubled from 40,000 to over 80,000 since population 2000 with young professionals fueling that growth.



X 2

In the past 15 years



of people ages 25 to 44 make up our urban core population

Source: Miami DDA

WYNWOOD BY THE NUMBERS

- 📍 Weekday Population: 10K/day
- 📍 Weekend Population: 30K/day

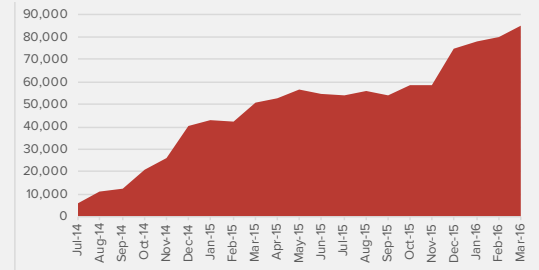
📍 1.5M People per Quarter



250,000 Parking Transactions in Q1 2016

Most **citibike** users in Miami.
15,000 Citibike Transactions in 2015-2016

PARKING TRANSACTION CHANGE



Source: DECO Bikes, Pay By Phone

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FASHION



SCOTCH & SODA



BONOBOS



WARBY PARKER



MARINE LAYER



ILLESTEVA



BASICO



NOMAD TRIBE



KIT & ACE



MIMO MARKET



MALAQUITA



DEL TORO



INIVA



BOHO HUNTER



MARY SAINT PIERRE



D KONCEPT



WYNWOOD SHADES



LULU LABORATORY



PLEASE DON'T TELL

RAPHAELLA BOOZ

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FOOD & BEVERAGE



ALTER



COYO TACO



PANTHER COFFEE



DR SMOOD



WYNWOOD DINER



WYNWOOD KITCHEN & BAR



JOEY'S



KYU



KUSH



MIAMI CAFE



FRESHII



CONCRETE BEACH BREWERY



GRAMPS



WOOD TAVERN



THE BAR NEXT DOOR



JWB BREWERY



SUVICHE



WYNWOOD YARD



BUTCHER SHOP

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NEIGHBORHOOD OVERVIEW

WYNWOOD

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**MIAMI'S 2016
URBAN CORE
REPORT**

WYNWOOD DEVELOPMENT TIMELINE



1987- Bakehouse Art Complex is founded and opens on a former bakery industrial complex.



2002 – Art Basel comes to Miami Beach helping draw people to Wynwood existing but underground art scene.



2005 – Wynwood Lofts, a 36 unit, 4 story lofts building is developed in the heart of Wynwood and attracts creative users for LIVE/ WORK.



2009 – Wynwood Walls is conceived by Tony Goldman as way of creating a public space where pedestrians could admire a collection of graffiti murals created by world renowned street artists.



2012- Art Walk is created to promote galleries and business in the district.

SHINOLA
DETROIT
illesteva
SHOPBASICO
WARBY PARKER
eyewear

2016 - Fashion tenants from all over the globe started taking notice of the potential of Wynwood as a culture hub, drawing interest from brands such as Shinola, Warby Parker, Kit & Ace, Bonobos, and more.



1990- The Rubell Family Collection moves to Miami and acquires a former DEA warehouse and renovated it. Into a museum that not only houses the world renowned family collection but also hosts very recognized international artists works.



2004 – Tony Goldman starts acquiring properties in Wynwood. Having previously been involved in the revitalization of New York's Soho neighborhood, he brings a vision of a similar concept to the Wynwood Neighborhood.



2007 – Cynergy Lofts was built on N Miami Ave featuring 100 Industrial Style Units.



2011– Panther Coffee opens its doors in Wynwood and becomes an epicenter for locals and tourists. The Miami Design District begins the construction of its first phase and raising rents, causing some tenants to leave and enter the Wynwood market.



2013 – Art Wynwood is created in order to attract art collectors in Miami's "low season" and coincides with the Yacht and Brokerage show in Miami Beach. Attendance each year has been escalating. The 2014 show had 32,000 visitors.



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M
COMMERCIAL
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WYNWOOD PHOTOS

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