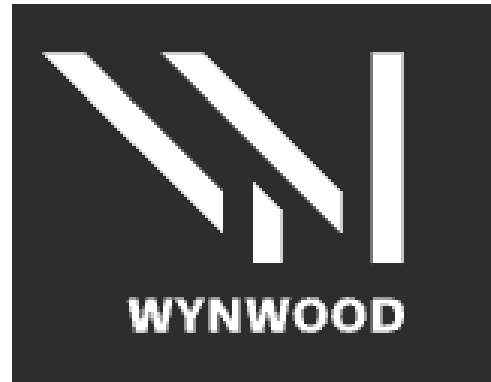


AVENUE

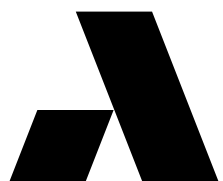


JUNGLE

43-75 NW 23rd STREET
MIAMI, FL 33127

PRIME GROUND | ROOFTOP
RESTAURANT

FOR LEASE



AVENUEREP.COM





PREMISES

43-75 NW 23rd STREET

SPACE A		
GROUND :	+/-3,714	SF
ROOFTOP :	+/-7,000	SF

SPACE B		
GROUND KITCHEN:	+/-1,000	SF
ROOFTOP :	+/-9,000	SF

SPACE C		
GROUND :	+/-	641 SF

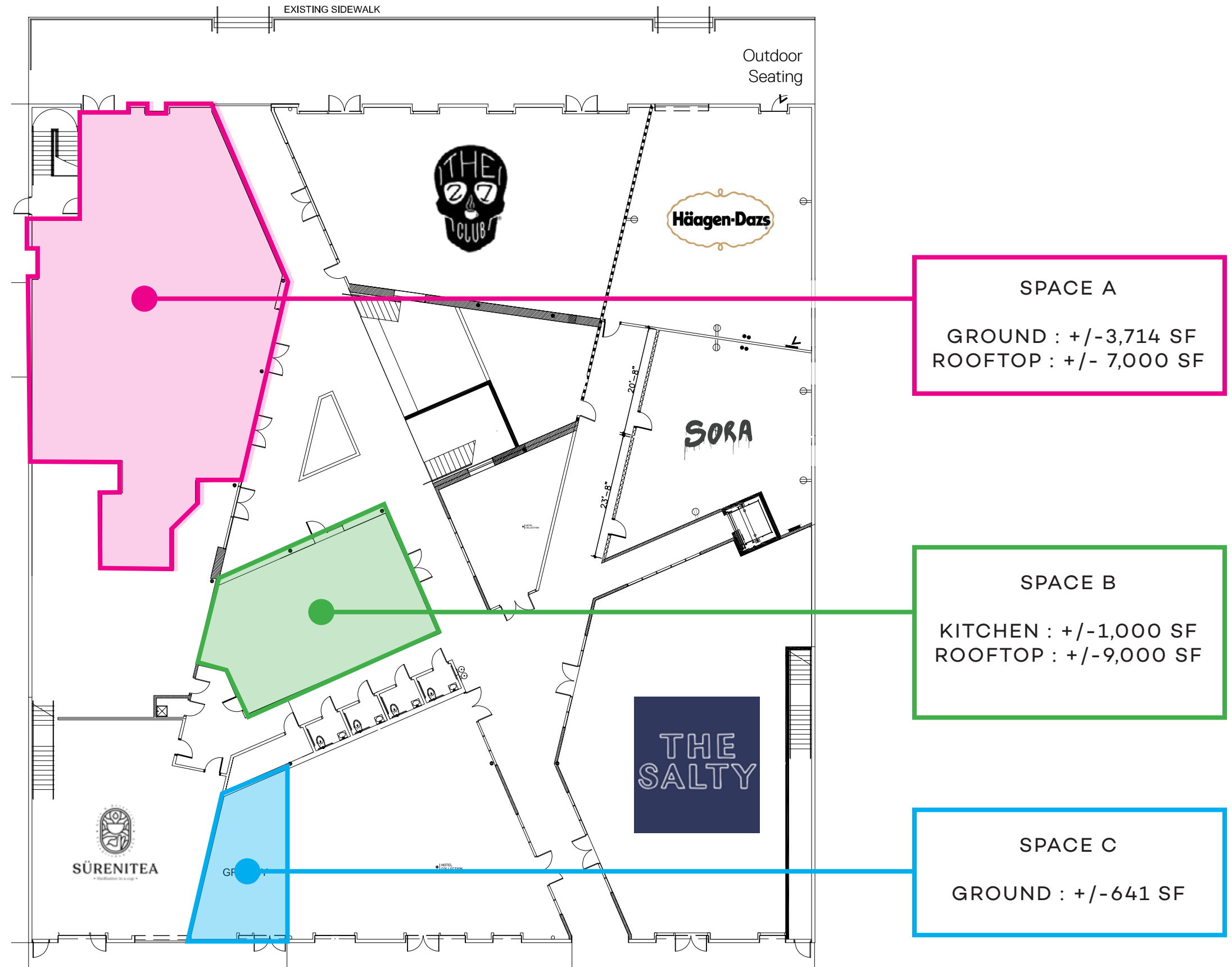
DELIVERY:	IMMEDIATE
RENT:	UPON REQUEST

PROPERTY INFORMATION

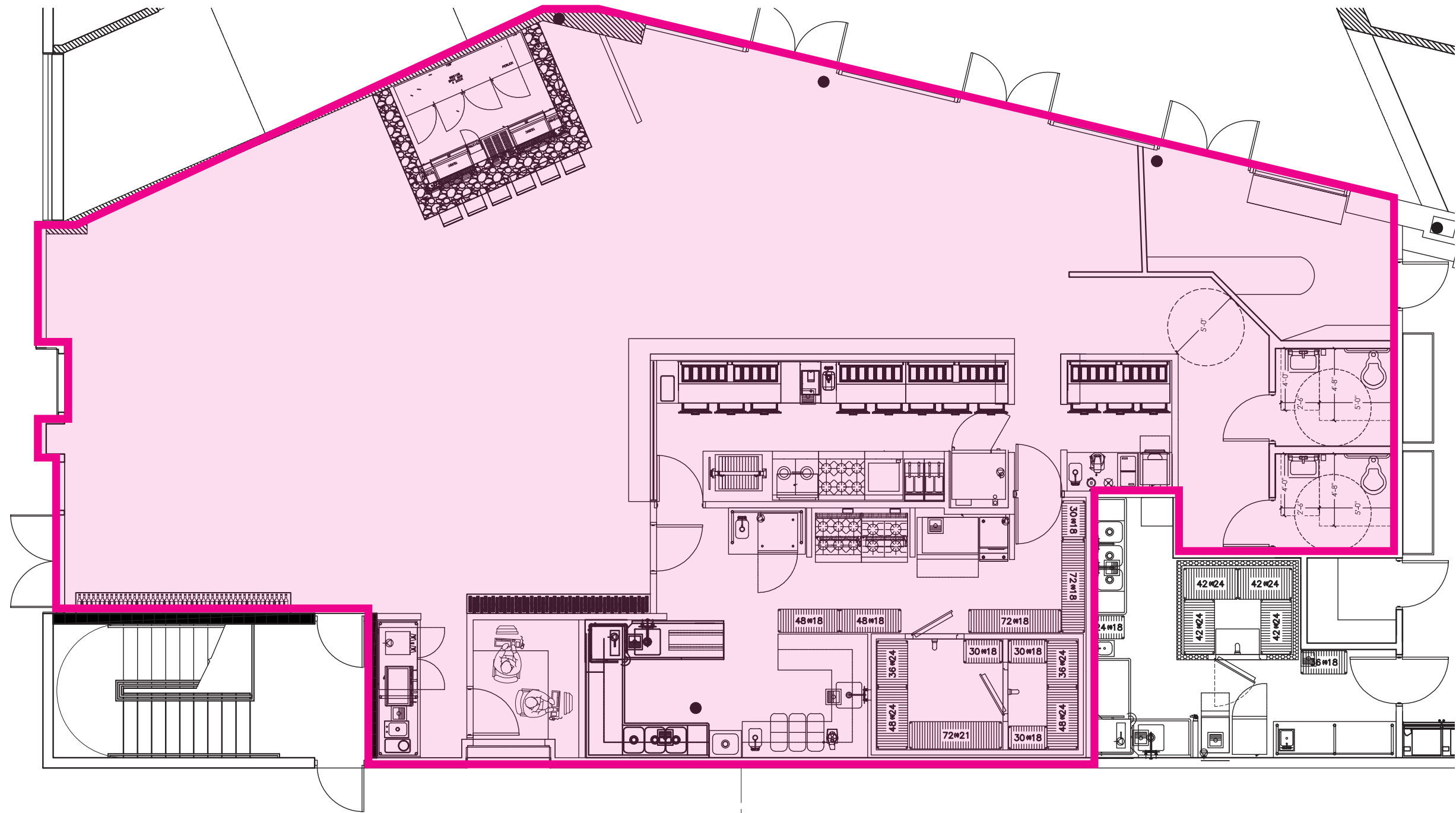
- TWO SEPARATE SECOND-GENERATION RESTAURANT OPPORTUNITIES AVAILABLE FOR LEASE
- **SECOND-GENERATION RESTAURANT BUILD-OUT INCLUDES GREASE TRAP, COMMERCIAL HOOD SYSTEM, KITCHEN EQUIPMENT, WALK-IN COOLER, BAR INFRASTRUCTURE, AND EXISTING RESTAURANT MECHANICALS**
- **IMPACT FEES PAID AND EXISTING LIQUOR LICENSE AVAILABLE, SIGNIFICANTLY REDUCING STARTUP COSTS AND ACCELERATING TIME TO OPEN**
- SPACE A FEATURES A ±3,714 SF FULLY BUILT-OUT GROUND FLOOR RESTAURANT AND +/- 7,000 SF ROOFTOP TERRACE
- SPACE B FEATURES A ±9,000 SF OPEN-AIR ROOFTOP RESTAURANT & LOUNGE , ROOFTOP RESTAURANT INCLUDES A DEDICATED ±1,000 SF GROUND FLOOR COMMERCIAL KITCHEN
- DIRECT ELEVATOR SYSTEM DESIGNED TO SERVICE FOOD & OPERATIONS FROM THE GROUND FLOOR KITCHEN TO THE ROOFTOP
- IDEAL FOR HIGH-VOLUME DINING, ENTERTAINMENT, HOSPITALITY & EVENT CONCEPTS
- ICONIC WYNWOOD PROPERTY WITH STRONG STREET PRESENCE & MURAL FACADE
- POSITIONED IN THE HEART OF WYNWOOD SURROUNDED BY TOP RESTAURANTS, BARS & NIGHTLIFE
- LOCATED IN A HIGH-TRAFFIC DISTRICT WITH 6M+ ANNUAL VISITORS & MAJOR EVENT EXPOSURE
- WALK SCORE OF 97 WITH ACCESS TO WYNWOOD, MIDTOWN, EDGEWATER & DESIGN DISTRICT

AERIAL VIEW





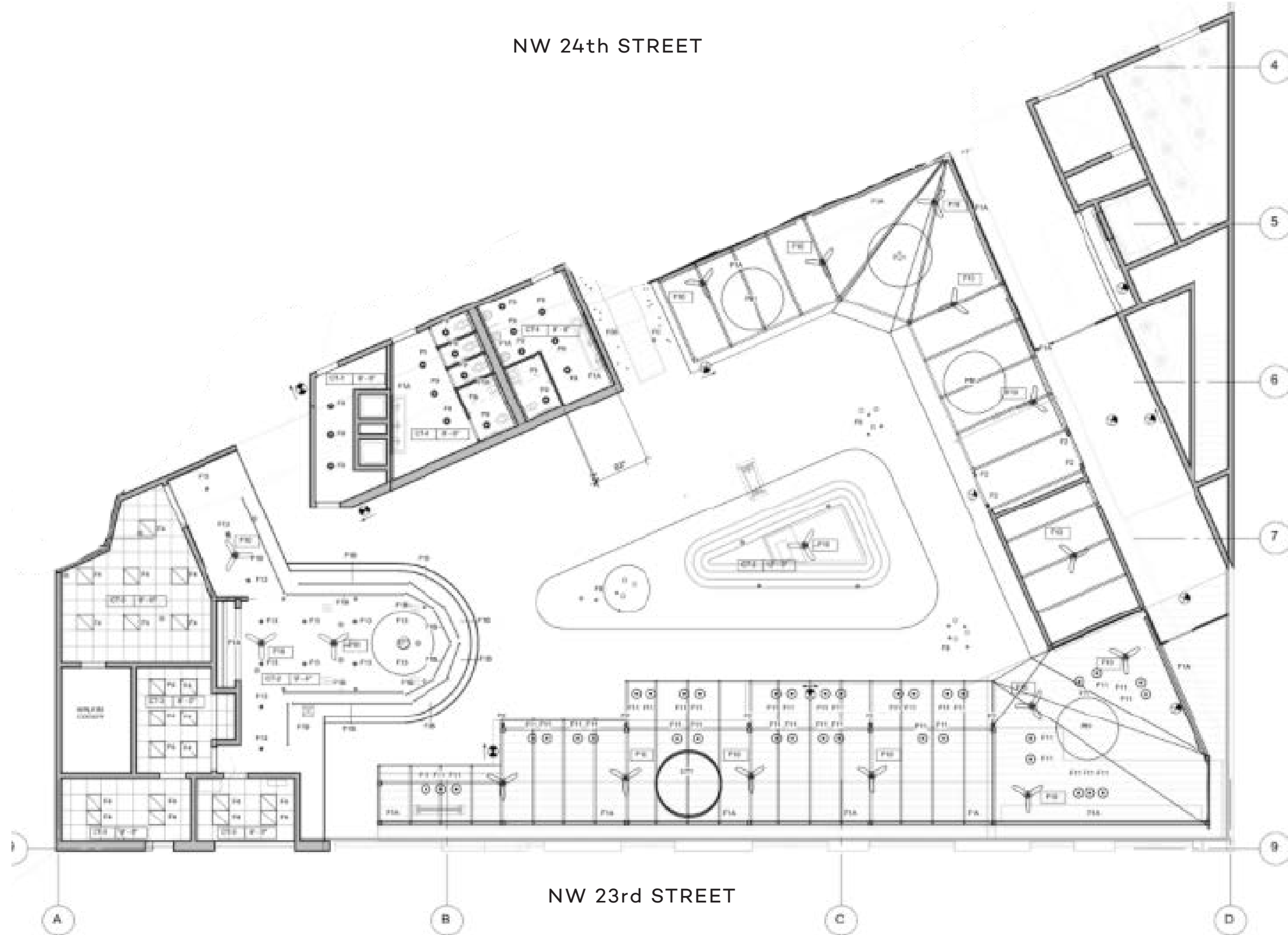
GROUND FLOOR - SITE PLAN



GROUND FLOOR : +/-3,714 SF

ROOFTOP : +/-7,000 SF

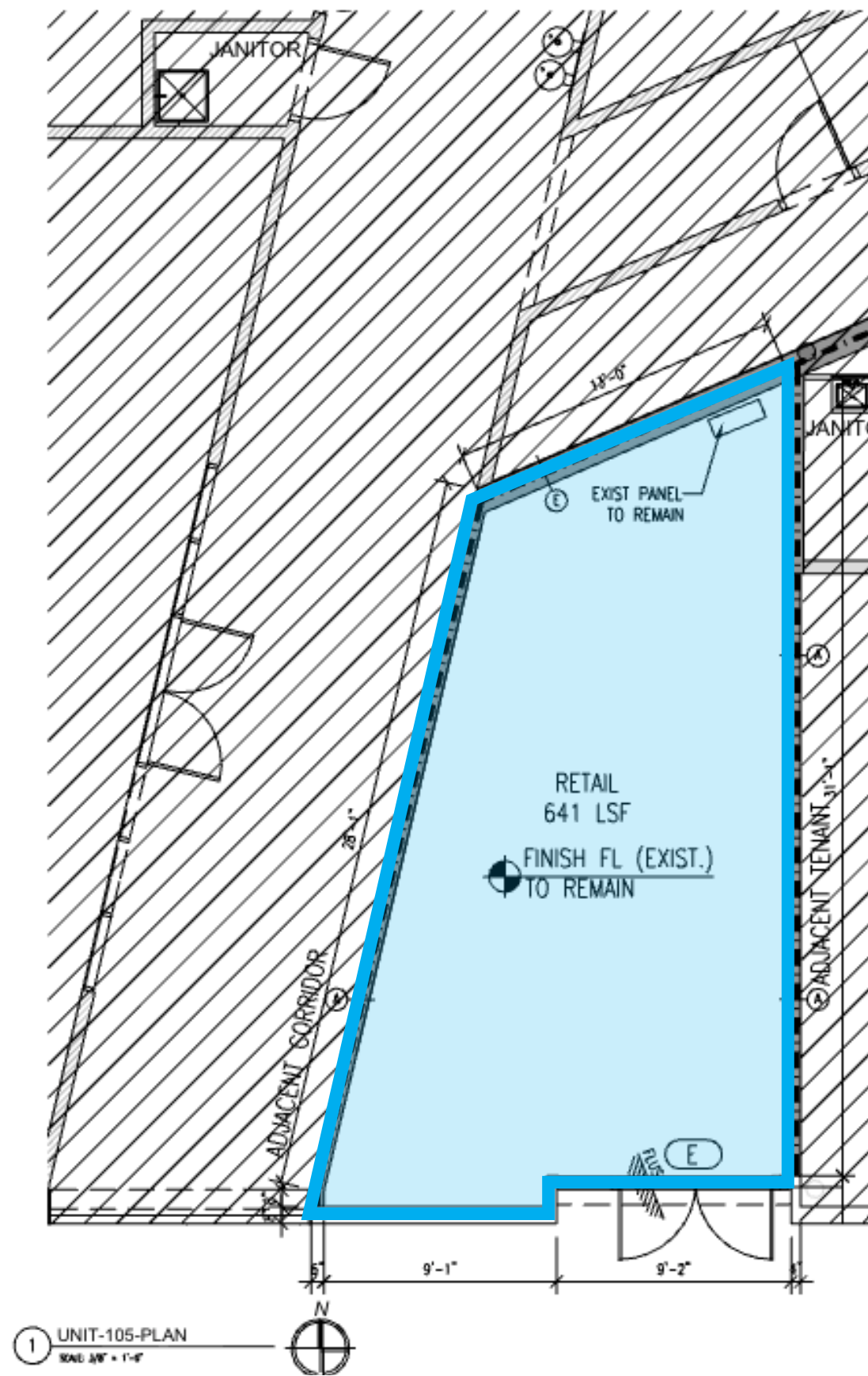
FLOOR PLAN - SPACE A



FLOOR PLAN - SPACE B

GROUND FLOOR KITCHEN : +/-1,000 SF

ROOFTOP : +/-9,000 SF



WALL LEGEND



FINISH SCHEDULE									
ROOM NAME	FLOOR	WALLS				CEILING	REMARKS		
	FLOORING	BASE	N	E	S	W			
GROUND FLOOR									
ALL SPACES EXCEPT	EXIST POLISH CONC	NONE	P	P	P	P	GRAB-BARR FINISH	SEE GENERAL FINISH NOTES	
ADJ RESTROOM	CERAMIC TILE	RUBBER	P	P	P	P	GP	SEE GENERAL FINISH NOTES	

DOOR SCHEDULE (ALL EXISTING TO BE RELOCATED)									
DOOR NUMBER	WIDTH	HEIGHT	DOOR			FRAME			
			MAT'L	FINISH	THK	AL	AL		
E	(2) 3'-0"	6'-0"	AL	GLASS	N/A	AL	AL	EXISTING INTERIOR STOREFRONT DOOR-EGRESS-MIN 3'-0" CLEAR EA	

GENERAL DOORS AND FRAMES NOTES:

(1) MINIMUM NOTICE OF ACCEPTANCE REQUIRED FOR ALL EXISTING DOORS-STOREFRONT DOORS

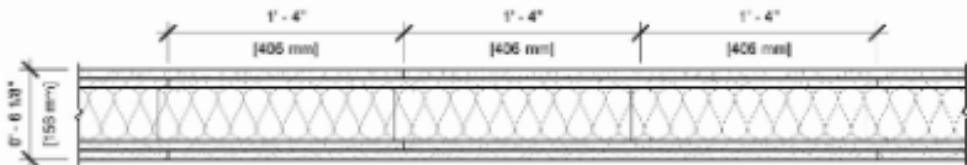
(2) ALL DOOR AND FRAMES TO HAVE PAINT FINISH

(3) FIELD VERIFY ALL ROUGH OPENINGS AND ALL DIMENSIONS PRIOR TO FABRICATION AND/OR ORDERING

(4) ALL EXISTING DOORS AND WINDOWS ARE UNDER SEPARATE PERMIT

UL DESIGN NO. U419

FIRE RATING: 2 Hour
STC: 53
SOUND TEST: USG-178104
SYSTEM THICKNESS: 6 1/8"



ASSEMBLY OPTIONS:

GYPHUM BOARD: TWO LAYERS 5/8" THICK GYPHUM BOARD (UL TYPE GCX™)

STEEL STUDS: 3-5/8" STEEL STUDS, EQ20 (0.915"), SPACED 16" O.C.

INSULATION: 3 1/2" GLASS FIBER BATT INSULATION IN CAVITY

GYPHUM BOARD: TWO LAYERS 5/8" THICK GYPHUM BOARD (UL TYPE GCX™)

2 NEW WALLS TYPE -A
SCALE: NTS



SPACE A PHOTOS



SPACE B PHOTOS

THE WYNWOOD ADVANTAGE

MAJOR MARKET DRIVERS

Wynwood enhances brand and business. Its creative identity draws global attention, while its density, connectivity, and visitor traffic provide the fundamentals operators need to succeed.

\$ 1Billion+

In Real Estate Investment Over The Past Decade

4 million+

Instagram posts tagged #Wynwood

27,700

Residents In Wynwood District

6 million+

Annual Visitors

4,000+

Residential Units Delivered Or Underway

6,300

Residents In Wynwood's Core

36.8

Median Age, Reflecting A Young, Working-Age Population

500+

businesses in Wynwood, including hospitality, retail, tech, and creative.

< 5 miles

From Brickell, Design District, Downtown, and Miami Beach



Designated "Clean Street Team"



70+ Street Kiosks with Interactive Maps



Walk Score ≈ 97
Bike Score ≈ 80



1,400+ Non-Street Parking Spaces

DEMOGRAPHICS

WHAT'S HAPPENING IN WYNWOOD?

ANNUAL EVENTS



MIAMI SPICE - August-September
Each summer, participating Wynwood restaurants feature prix-fixe menus, encouraging diners to explore the district's top-tier culinary scene



WYNWOOD LIFE - February
A two-day community-focused festival created to highlight the businesses and artists of Wynwood, held at Wynwood Marketplace



III POINTS MUSIC FESTIVAL - October
One of Miami's biggest multi-genre music festivals, with over 50,000 attendees, held at Mana Wynwood



MIAMI MUSIC WEEK - March
An influx of international and local DJs with electronic music events at Wynwood clubs and warehouses



HALLOWYN - October
Miami's biggest Halloween block party, drawing 30,000+ costumed revelers to the streets of Wynwood



HOLI FESTIVAL OF COLORS - March
Indian Festival of Colors, celebrated with the throwing of vibrant powders, one of Wynood's most colorful and unifying annual gatherings



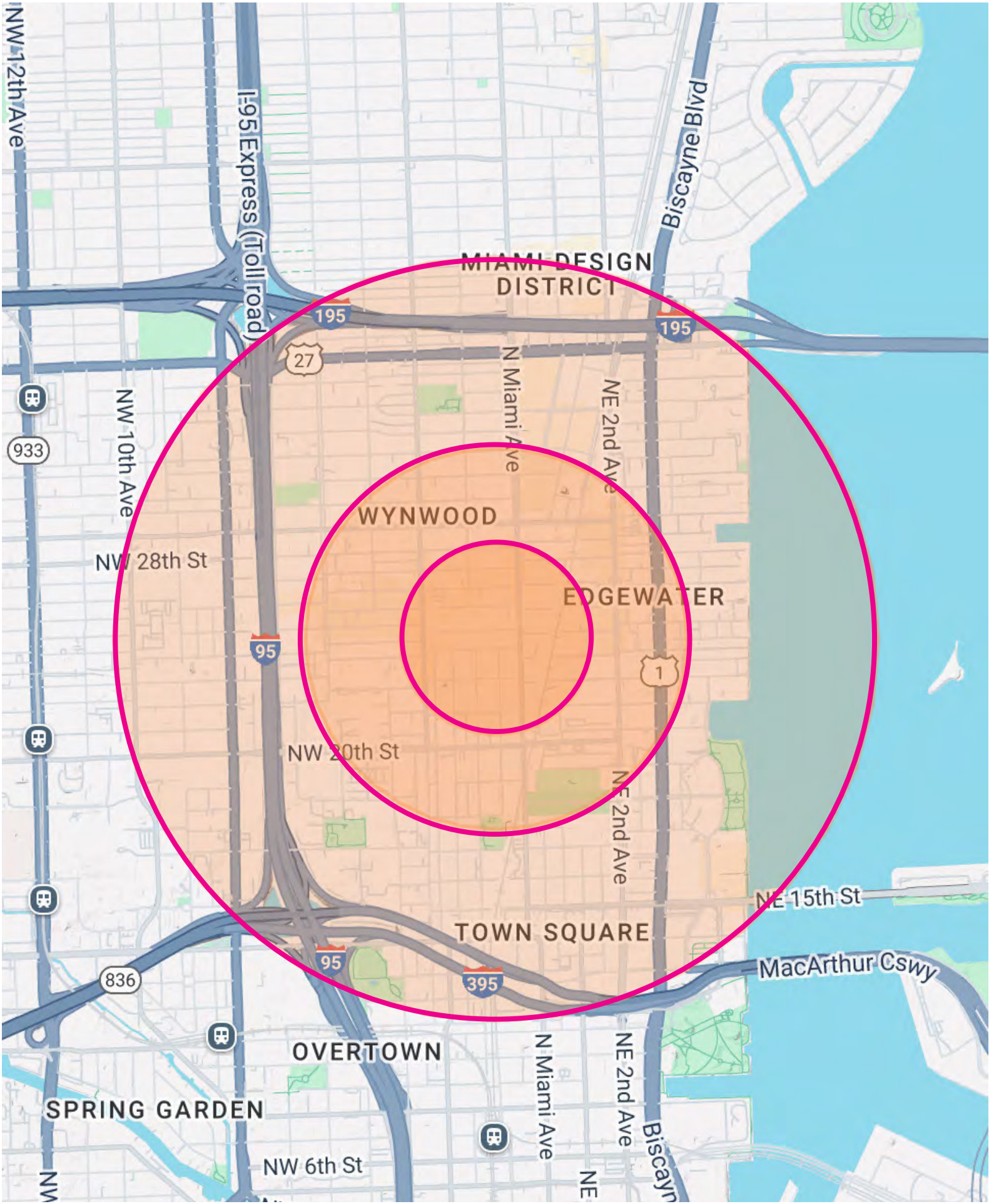
ART BASEL / ART WEEK - December
Art Week in Wynwood is known as Mural Fest, featuring pop-up events, street-art activations, and exclusive gallery exhibitions



WYNWOOD PRIDE - June
A multi-day LGBTQ+ festival with live music performances, art activations, and nightlife events

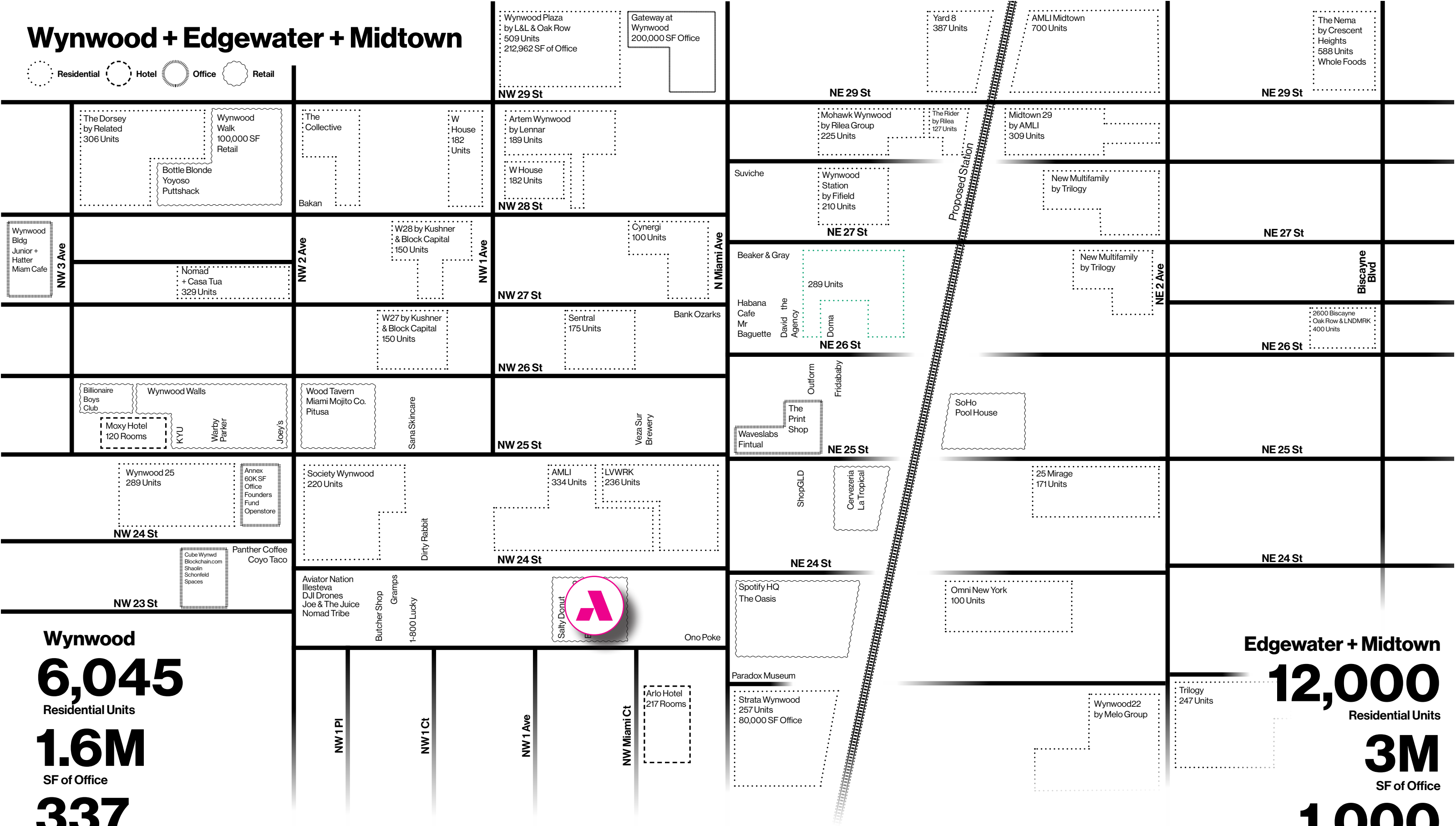
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	844	6,276	34,395
Average Age	40.3	35.0	35.5
Average Age (Male)	43.4	37.2	36.7
Average Age (Female)	29.5	33.7	35.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	372	2,851	17,512
# of Persons per HH	2.3	2.2	2.0
Average HH Income	\$39,997	\$52,747	\$61,283
Average House Value	\$34	\$148,036	\$210,378
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	53.7%	60.7%	57.9%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	401	3,082	17,071
Total Population - Black	233	1,573	9,306
Total Population - Asian	15	64	827
Total Population - Hawaiian	0	0	25
Total Population - American Indian	9	12	129
Total Population - Other	126	867	2,736

2020 American Community Survey (ACS)



Wynwood + Edgewater + Midtown

Residential Hotel Office Retail



Wynwood
6,045
Residential Units
1.6M
SF of Office
337
Hotel Rooms

Edgewater + Midtown
12,000
Residential Units
3M
SF of Office
1,000
Hotel Rooms

NW 29th St

KOBI KARP
ARCHITECTS

LOGISTICS
LOGISTICS
LOGISTICS
FINE-ARTS

OLIVER COLE
GALLERY

THE
DORSEY

Bottled
BLONDE
VOYOSO

BAKAN Brick DIESEL

GoodVets

CHASE

SPANGLISH
CRAFT COCKTAIL BAR + KITCHEN

GRAILS

morgans
WYNWOOD

BUVICHE

NW 5th Ave

the margulies collection at the
WAREHOUSE

MERIDIANI

STUDIO
WYNWOOD
NewTimes
Cultura

MUSEUM
OF GRAFFITI

NoMAD
RESIDENCES
WYNWOOD

HOUSE

PRESIDENTE

HIYAKAWA

THE
BRIDAL PROJECT
MIAMI

B&G

MIRACLE
LEAF

dōma

wework
momosan
THE WYNWOOD
GARAGE

ZAK THE BAKER

UNKNWN

WYNWOOD
PARK

QUORE

NW 27th St

DINER

LE LABO

sweetgreen

Pisani

irio

OSSOBUCO
OPEN FIRE & CHARRED VEGETABLES

Bank OZK

NW 26th St

WYNCODE
THE ART OF CODE

AUSTIN BURKE
Mix & Clutter Wynwood's Original

WYNWOOD
BREWING
MIAMI

Miami
Light
Project

LAB.MIAMI

PASTIS

Walt Grace
WYNWOOD

RALPH PUCCI
(culture)

THE TACO STAND
RECIO & WARD

moxy

KYU

JOEY'S

WYNWOOD WALLS

WYNWOOD

Pitusa

MORELLA

WYNWOOD
ATRIUMS

Shā

VEZA SUR
BREWING CO

FIREMAN
DEREK'S

casa
cielo
tile

BURDO
CLOSET & CLOSET

SPUD CATER
WYNWOOD

ROSEMARY'S

uchi

Joe's PIZZA
SINCE 1975

LA TIENDITA
BARBANTAS & TADDE

D O Y A

LE CHICK

WHITMANS
NEW YORK

SOLANA
SPACES

Starbucks

BODEGA

305

NeYA

DIRTY RABBIT
ART & CLOTHING

MANTA
AUBI & RAMSA
21+ ICE CREAM

SOL YOGA

GLD

LA TROPICAL

RC
Cola

SWARM

SHOTS
MIAMI

centro

PANTHER
COFFEE

COYO TACO

SCOTCH & SODA
AMSTERDAM

NW 24th St

PILO'S

GRAMPS

rickit

JWB

MIAMI ARTS

NÓSTIMO
GREEN HITCHER

WYNWOOD

PERRO NEGRO

MR. KREAM

touchland

Oasis

Spotify

MANA
WYNWOOD

WYNWOOD
MARKETPLACE

thedeck.

NW 2nd Ave

frangipani

BASE

CHURCH & DWIGHT

LUCKY

MAYAMI

Arlo
Wynwood

N Miami ave

LEGACY



Sora by Hotel Collection

Sora by Hotel Collection is an upscale, reservation-recommended lounge and dining destination in the heart of Wynwood, Miami, offering a refined fusion of culinary artistry, immersive events, and curated mixology. Known for its wine-infused signature cocktails and elevated omakase experience by renowned Chef Bee, Sora delivers a modern twist on Japanese-inspired cuisine with bold Asian flavors and coastal ingredients.

Guests are invited to indulge in luxurious bites such as A5 Wagyu tartare hand rolls, truffle-accented sashimi, and caviar service—all artfully paired with sake and wines from the exclusive Hotel Collection. Whether enjoying a serene lounge evening or attending one of Sora’s unique events—like the Bluefin Tuna Cutting Ceremony or Sushi Making with unlimited wine—every visit promises an unforgettable blend of taste, style, and ambiance.

From private dining to mid-week caviar indulgences, Sora sets the stage for sophisticated nights out and intimate culinary experiences.





The Salty Donut

The Salty is more than just a donut and coffee shop—it's a movement centered on creativity, connection, and community. Founded in 2014 by Amanda Pizarro and Andy Rodriguez, The Salty began as a humble dream and a vintage camper pop-up in Wynwood, Miami. Today, it's a nationally loved brand known for its inventive, chef-driven donuts, craft coffee, and unwavering commitment to making people feel good.

With an ever-evolving menu inspired by seasonal ingredients and local flavors, The Salty redefines what a donut can be—elevating each bite into an experience. Their thoughtfully designed spaces are built to foster joy, spark conversation, and serve as gathering places for communities to come together.

Rooted in innovation and driven by purpose, The Salty is dedicated to sustainable practices, meaningful relationships, and authentic impact—bringing good vibes and unforgettable flavors to neighborhoods across the country.



Coming Soon

27 Club Coffee Co.

27 Club Coffee is a vibrant coffee lounge and kitchen founded in 2020 by musician Machine Gun Kelly. Inspired by the “27 Club”—a group of iconic musicians who passed away at the age of 27—the café blends music culture with edgy aesthetics to create a distinctive atmosphere.

Known for its bold pink-and-black interior and music-themed décor, the café offers a menu full of creatively named items. Signature offerings include the “Blonde Don” coffee beans, hand-sourced from Veracruz, Mexico, and processed using a honey method to achieve sweet notes of orange, chocolate, and sugar cane. For those seeking a caffeine-free option, the “Unplugged” decaf beans deliver a rich, satisfying flavor without the caffeine kick.

In addition to coffee, 27 Club Coffee features a selection of food items and themed cocktails—such as the “Child Actor Margarita”—that add a playful twist to traditional fare. A curated line of branded merchandise, including apparel and accessories, further reflects the café’s unique identity.

Open seven days a week, 27 Club Coffee invites patrons to “Enjoy Where You Are Right Now,” offering a bold and immersive experience that celebrates music, creativity, and quality.





SURROUNDING RESTAURANTS

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