



RETAIL / RESTAURANT SPACE

FOR LEASE

2417 N. MIAMI AVENUE

LOCATED IN THE HIGHEST VEHICLE TRAFFIC IN WYNWOOD



WE ARE NEIGHBORHOODS®

METRO1.COM
INFO@METRO1.COM

EXECUTIVE SUMMARY
2417 N. MIAMI AVE
RETAIL/RESTAURANT

RENTAL RATE:
UPON REQUEST

LEASE TYPE:
NNN

BUILDING SIZE:
5,897 SF

OUTDOOR:
5,500 SF

GROUND FLOOR
3,255 SF

SECOND FLOOR:
2,642 SF

DESCRIPTION:

Located in the highest vehicle traffic in Wynwood, this space is surrounded by the new Lagunitas IPA (Heineken) Brewery, colombian restaurant Burdo from Medellin, Back door Monkey, and the new Spotify Campus among others.

HIGHLIGHTS:

- 📍 High Visibility
- 📍 Ideal for Restaurant Use

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Bernardita Banfi
Broker Associate, Leasing Advisor
bbanfi@metro1.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

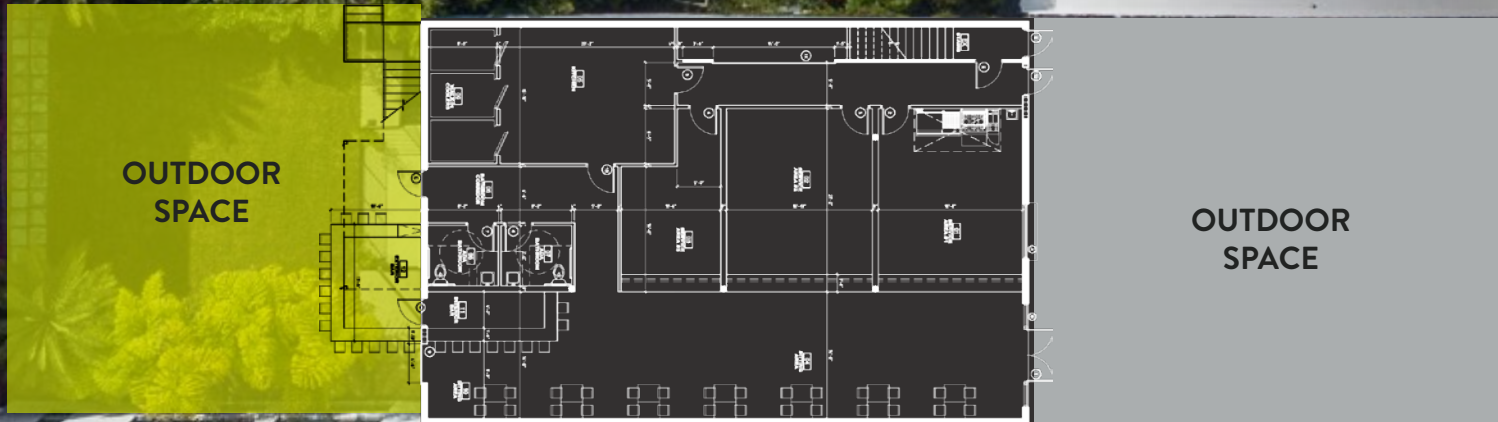
FIRST FLOOR

Right in the middle of the highest ADT street in Wynwood, just steps away from the new Spotify campus, this building is ideal for a restaurant that wants to enjoy 3,255 SF on the ground floor plus up to 5,500 SF of outdoor space (front and back garden of the property, serving an office population full of creative tenants such as Eclectic Elements Ballyhoo Media, Pack Law, Touchland and ShopGld among others).

SECOND FLOOR

Second floor space consists of 2,642 SF with its own individual access through the garden in the back of the property, which connects to an office campus full of creative uses (Ballyhoo Media, ShopGld, Touchland among others), juice bar, coffee shop and gym (ERA Fit). Views of the new spotify campus across the street where other local F&B concepts such as 1-800 lucky activation with food truck concepts such as Kyu, Prince Street Pizza, Mandolin, etc. Parking available at an additional \$100 Monthly.

N. MIAMI AVE



DOWNLOAD FLOORPLANS

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ATRIUM
@ TRACKSIDE



WYNWOOD
SQUARE

BURDO
TRADES & CASH

CONCEPT BY
COYO
- TACO -
1-800-
LUCKY



VONDOM



VICE

No.3
SOCIAL
- ROOF BAR & LOUNGE -



VEZA SUR
BREWING CO.

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ERA FIT
BODY TYPE TRAINING™

EE
ECLECTIC ELEMENTS

ballyhoo
media

touchland

PACK LAW

Gld

BIG MOVE
PROPERTIES



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@TRACKSIDE



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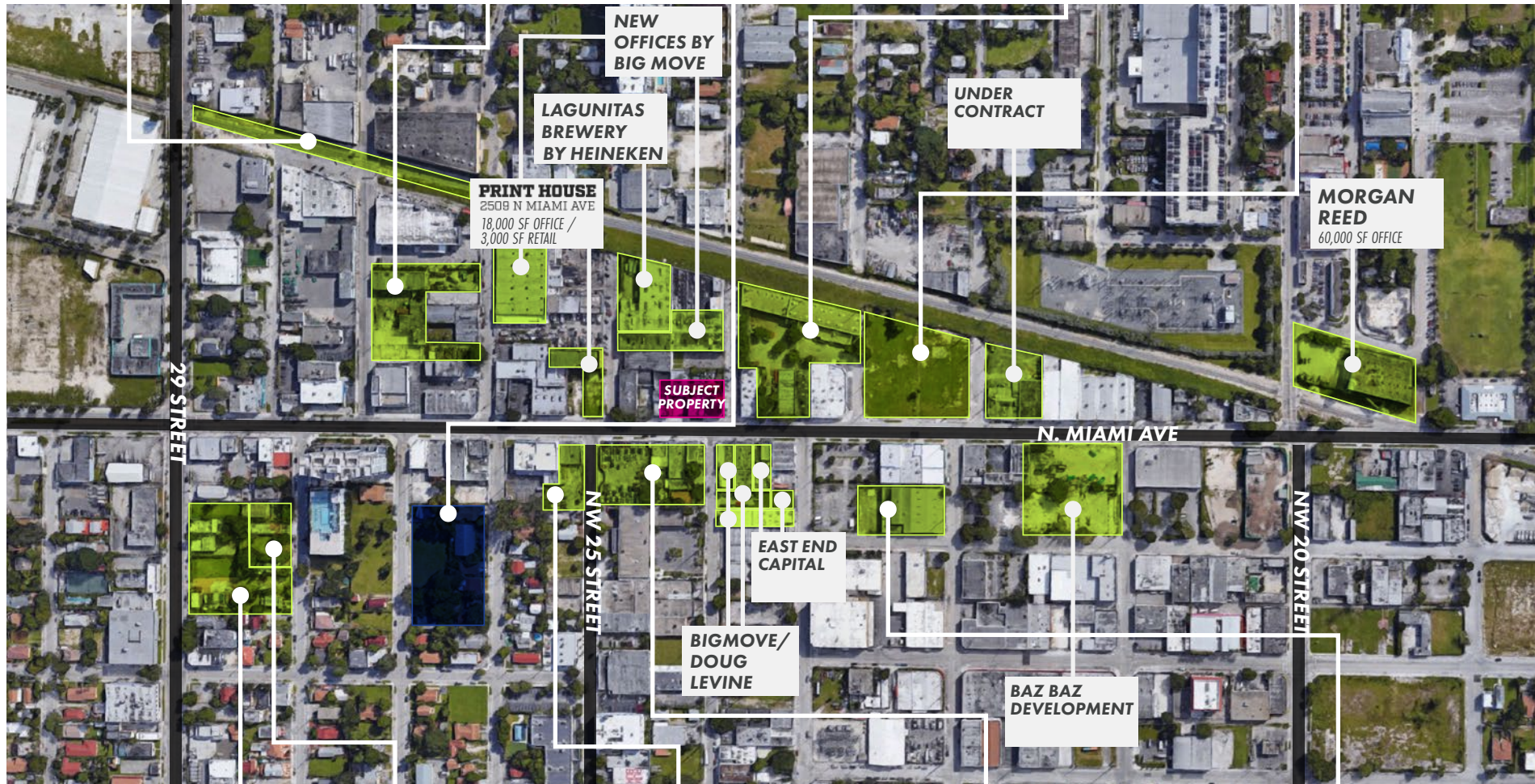
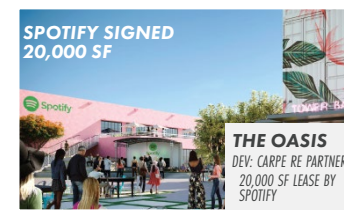
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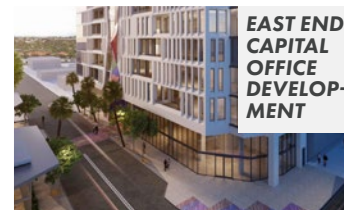
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- LEGEND**
- Existing Market Drivers
 - In Development
 - Subject Property



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WYNWOOD



SHEPHERD ECO



SONDER CO-LIVING



WYNWOOD GREEN



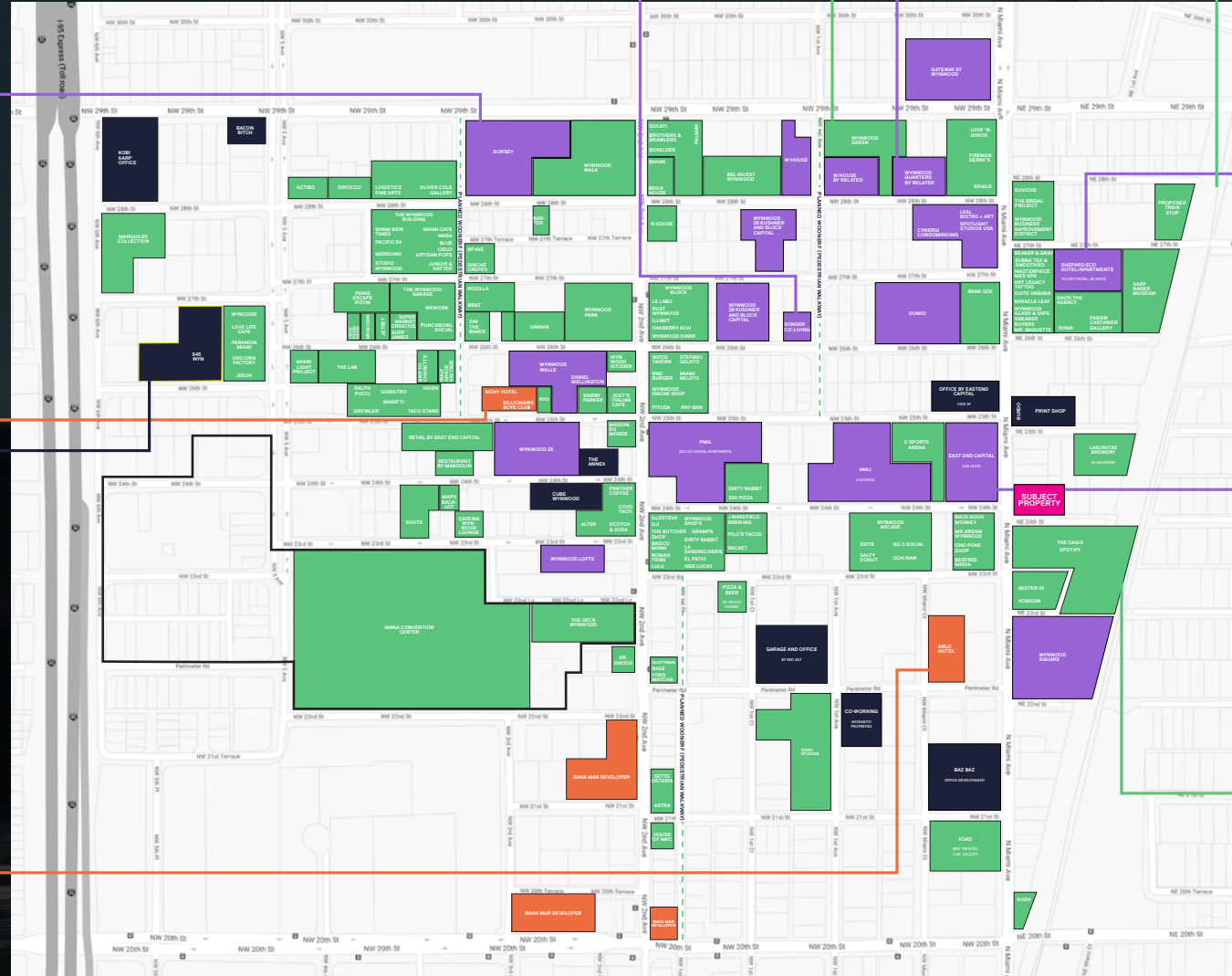
QUARTERS



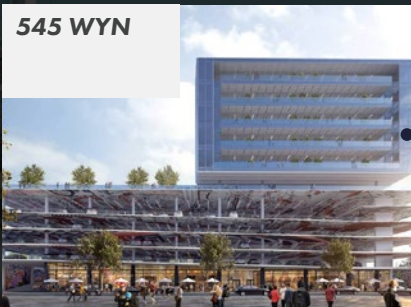
PROPOSED STATION



MOXY HOTEL



SHEPHERD ECO



545 WYN



EAST END CAPITAL



ARLO HOTEL



THE OASIS

- OFFICE
- RETAIL
- MULTI-FAMILY
- HOTEL

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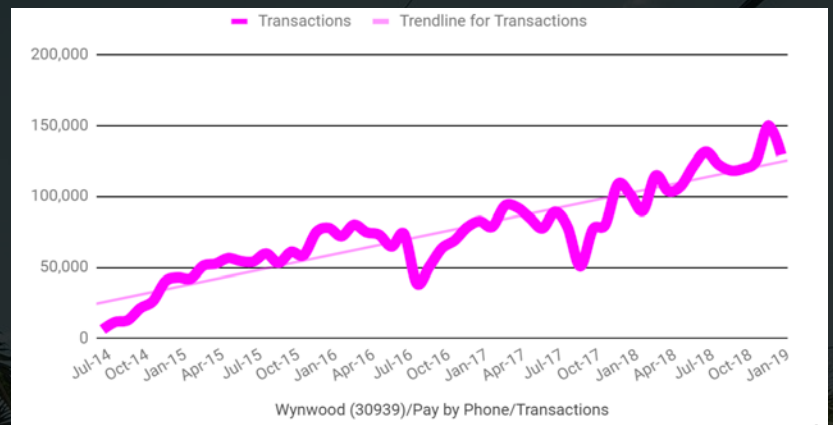
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WYNWOOD



WYNWOOD PARKING TRANSACTIONS - PAY BY PHONE



20 %
OF MIAMI'S
PARKING
TRANSACTIONS

88
WALK SCORE

1.5
MILLION
PEOPLE/QUARTER

1M+
PARKING
TRANSACTIONS IN 2017

citibike
MOST CITIBIKE USERS IN
CITY OF MIAMI



TOURISM & ECONOMIC SNAPSHOT

2,060,465 Out-of-Town Visitors	\$488M Local Spending by Out-of-Town Visitors	400+ Businesses	5,000+ Local Jobs Supported
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VOGUE Forbes Google COMPLEX

9th Global Street Style Report: Mapping Out the 15 Coolest Neighborhoods in the World
16th America's Best Hipster Neighborhood
Top Search Results for "World's Coolest Neighborhoods"
6th Most Stylish Neighborhood in the World

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