



APEX
CAPITAL REALTY

FOR LEASE

WYNWOOD RETAIL SPACE

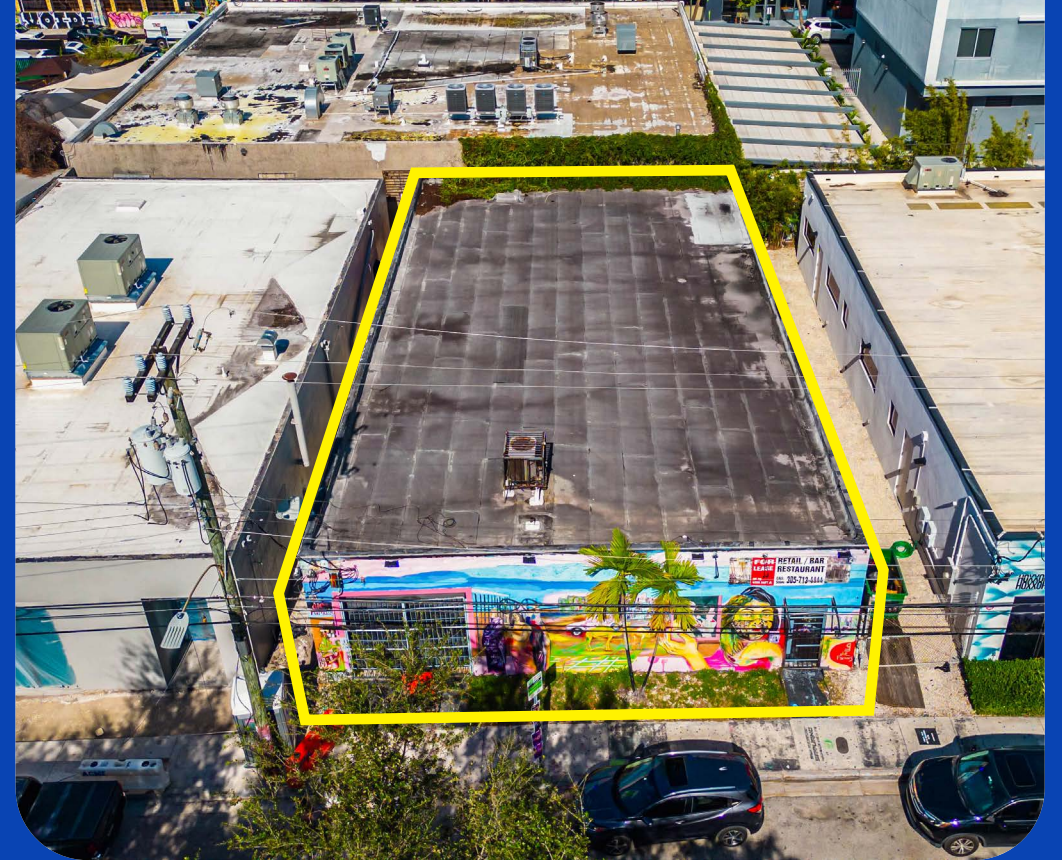
261 NW 23RD ST
MIAMI, FL 33127



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



ADVISORS

YONI SUNSHINE

Commercial Advisor

216 973 9534

Yoni@apexcapitalrealty.com

ADRIANO SALUCCI

Commercial Advisor

305 340 3584

Adriano@apexcapitalrealty.com

OFFERING SUMMARY

261 NW 23RD ST, MIAMI, FL 33127

Leaseable Area	3,735 SF
Clear Height	12 Ft
Asking Price	\$70 NNN

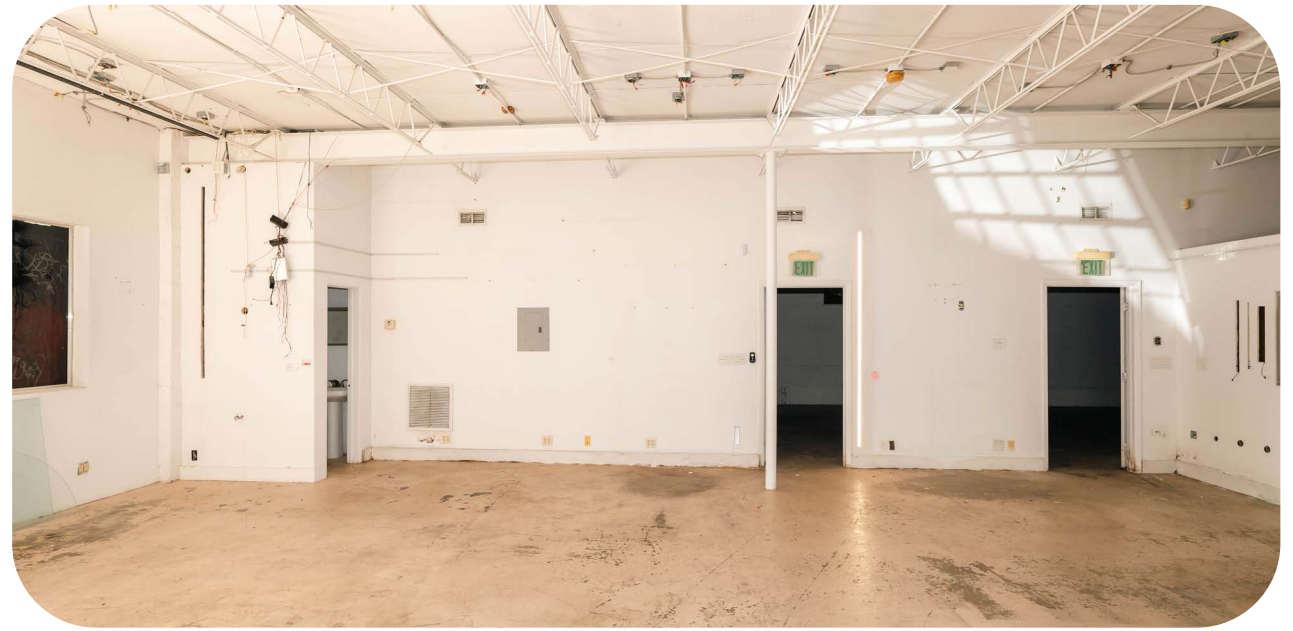
HIGHLIGHTS

- 2 Bathrooms
- Street parking
- Directly parallel to a major parking lot
- Great natural light
- 1 Bay door
- Traffic from 2nd Ave

Discover a unique leasing opportunity with Apex Capital Realty at 261 NW 23rd Street. Immerse yourself in the vibrant heart of Wynwood, where this innovative flex space awaits amidst a backdrop of world-class restaurants, trendy coffee shops, and upscale retail establishments.

Positioned strategically, this versatile space offers unparalleled potential for a variety of purposes, ranging from dynamic restaurants to chic dry retail spaces and captivating art galleries. The prime location and flexible zoning elevate the possibilities, making 261 NW 23rd Street an ideal canvas for your business aspirations. Seize this chance to set the stage for success in the dynamic and thriving Wynwood district





EAST VIEW

EDGEWATER

1 MILE AWAY

ART & ENT DISTRICT

1.3 MILES AWAY

NW 2ND AVE

11,500 AADT

NW 2ND AVE

11,500 AADT

NW 2ND AVE



SOUTH EAST VIEW

DOWNTOWN

1.6 MILES AWAY

BRICKELL

2.5 MILES AWAY

ART & ENT DISTRICT

1.3 MILES AWAY

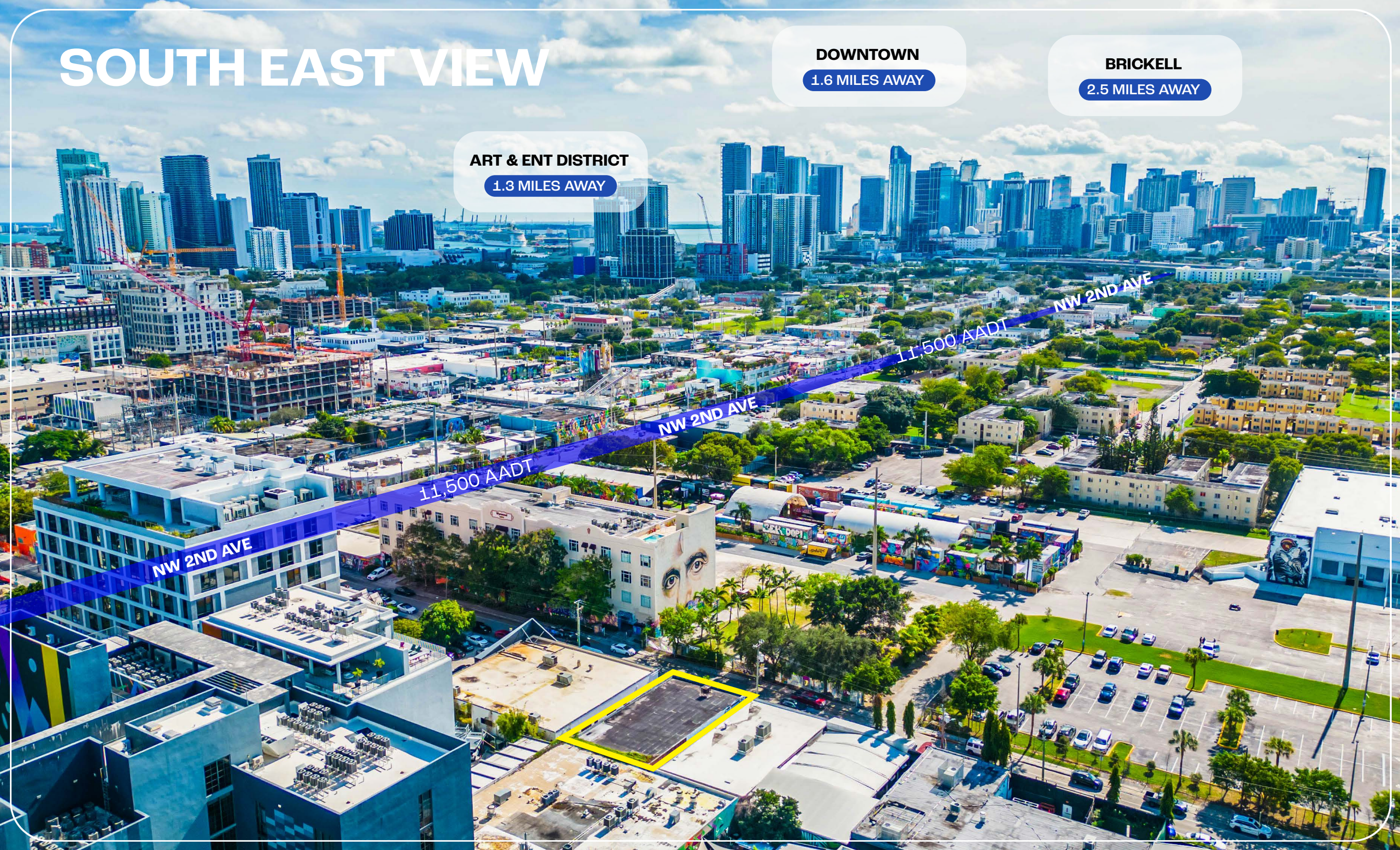
NW 2ND AVE

NW 2ND AVE

NW 2ND AVE

11,500 AADT

11,500 AADT





HOST KITCHEN



ART STUDIO



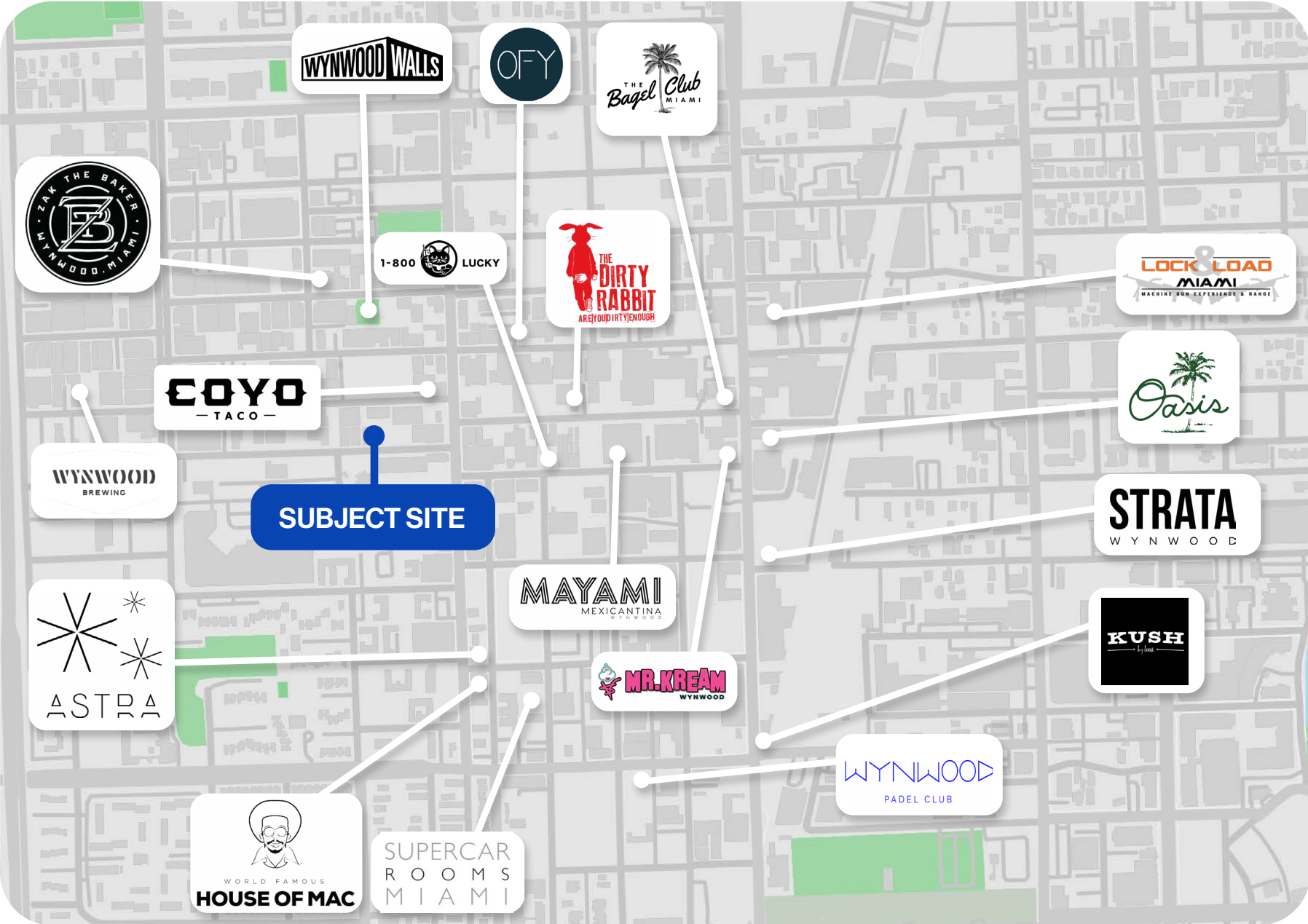
RESTAURANT

MOOD BOARD

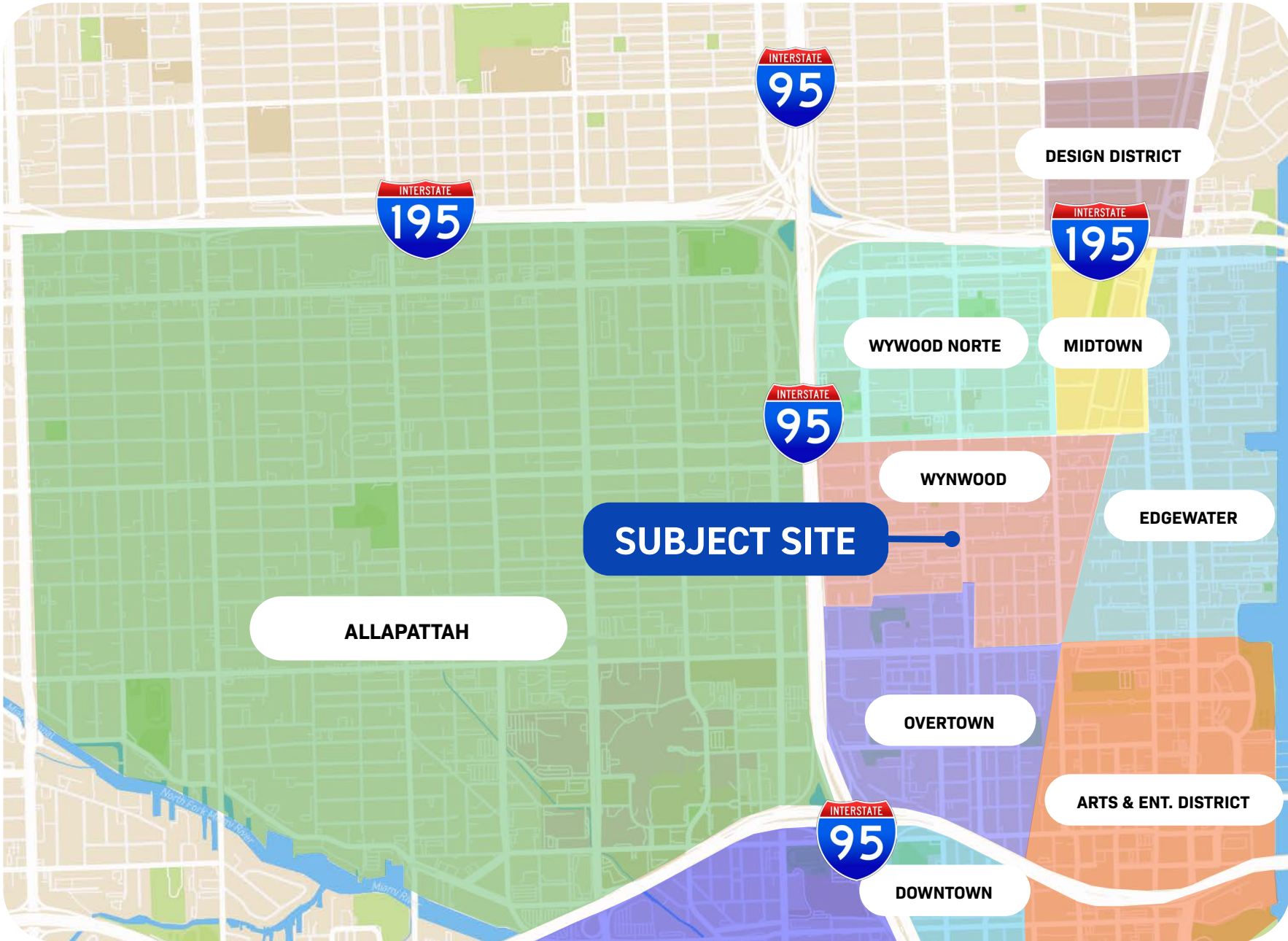


OFFICE SPACE

RETAIL MAP



LOCATION MAP





APEX

CAPITAL REALTY

YONI SUNSHINE

Commercial Advisor

216 973 9534

Yoni@apexcapitalrealty.com

ADRIANO SALUCCI

Commercial Advisor

305 340 3584

Adriano@apexcapitalrealty.com

561 NE 79 ST, Suite 420

Miami, FL 33138

305 570 2600

www.apexcapitalrealty.com

