



**APEX**  
CAPITAL REALTY

**FOR LEASE**

WYNWOOD RETAIL SPACE

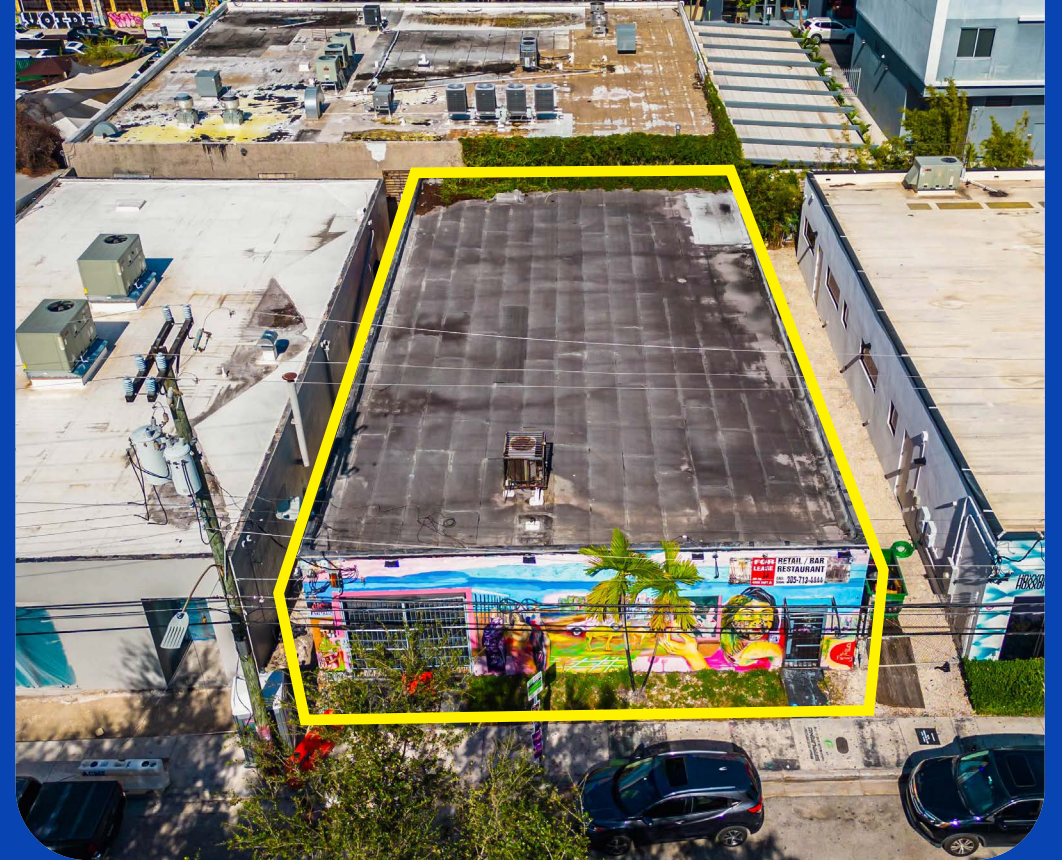
**261 NW 23RD ST**  
**MIAMI, FL 33127**



# 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

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### ADRIANO SALUCCI

Commercial Advisor

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# OFFERING SUMMARY

261 NW 23RD ST, MIAMI, FL 33127

Leaseable Area	3,735 SF
Clear Height	12 Ft
Asking Price	\$60 NNN

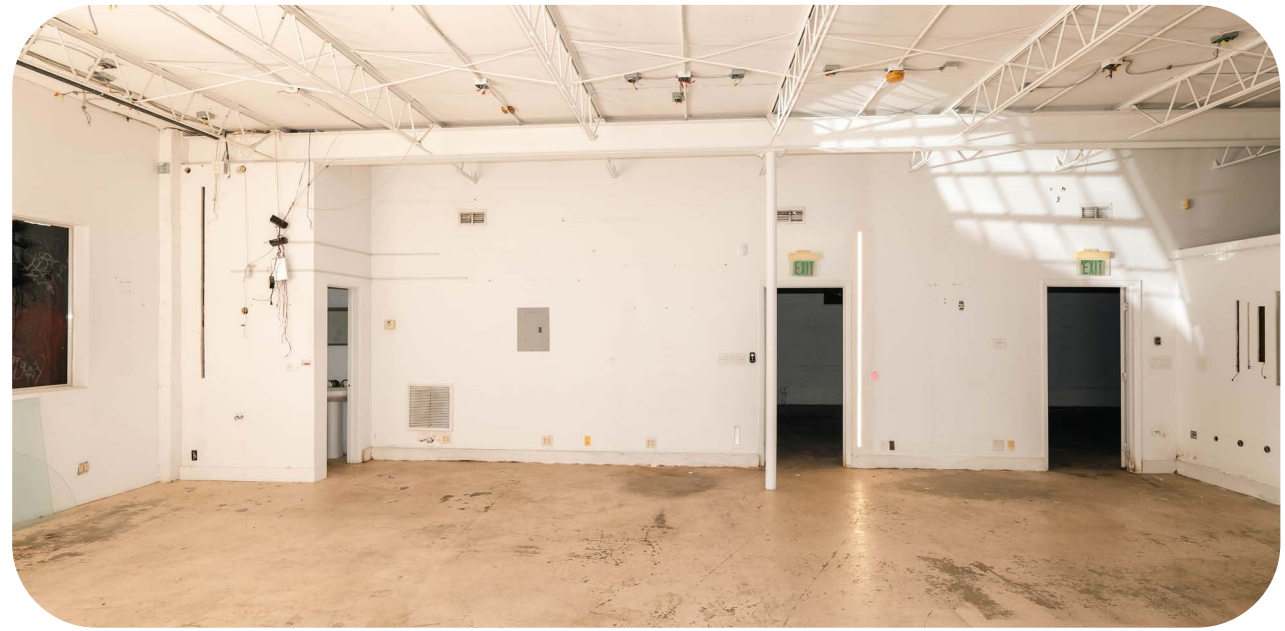
## HIGHLIGHTS

- 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**

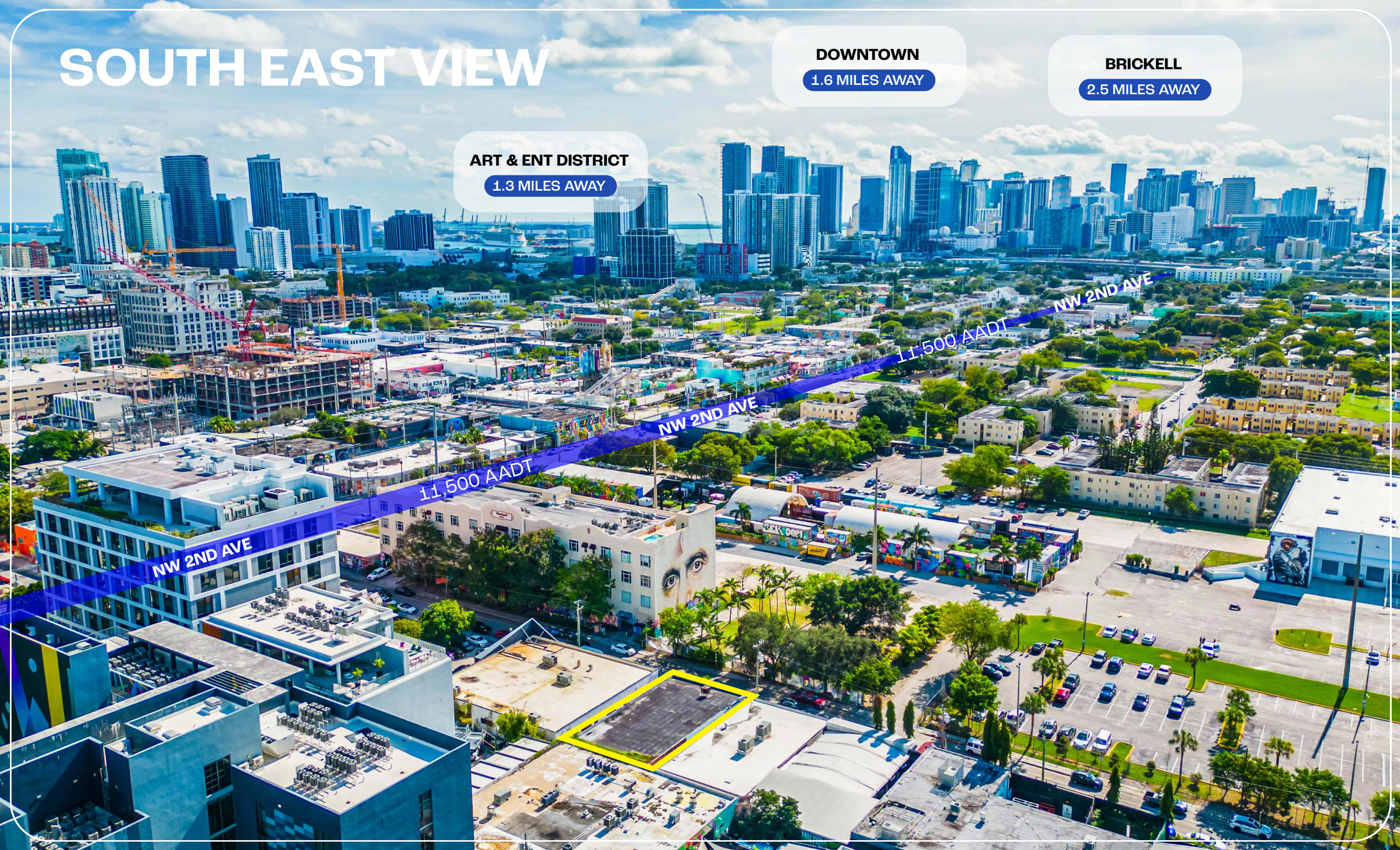
**NW 2ND AVE**

**1,150 AADT**

**NW 2ND AVE**

**1,150 AADT**

**NW 2ND AVE**





HOST KITCHEN

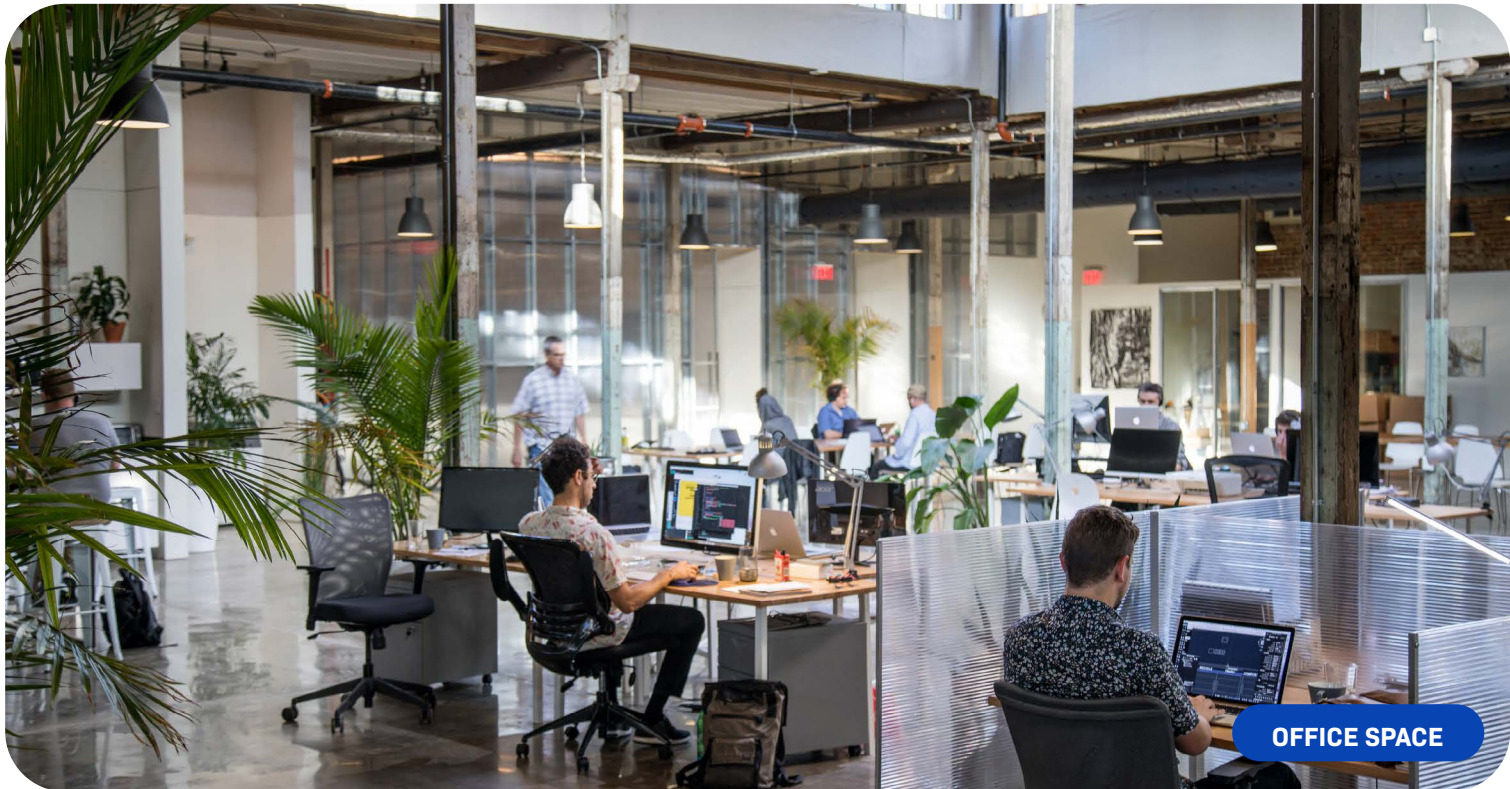


ART STUDIO



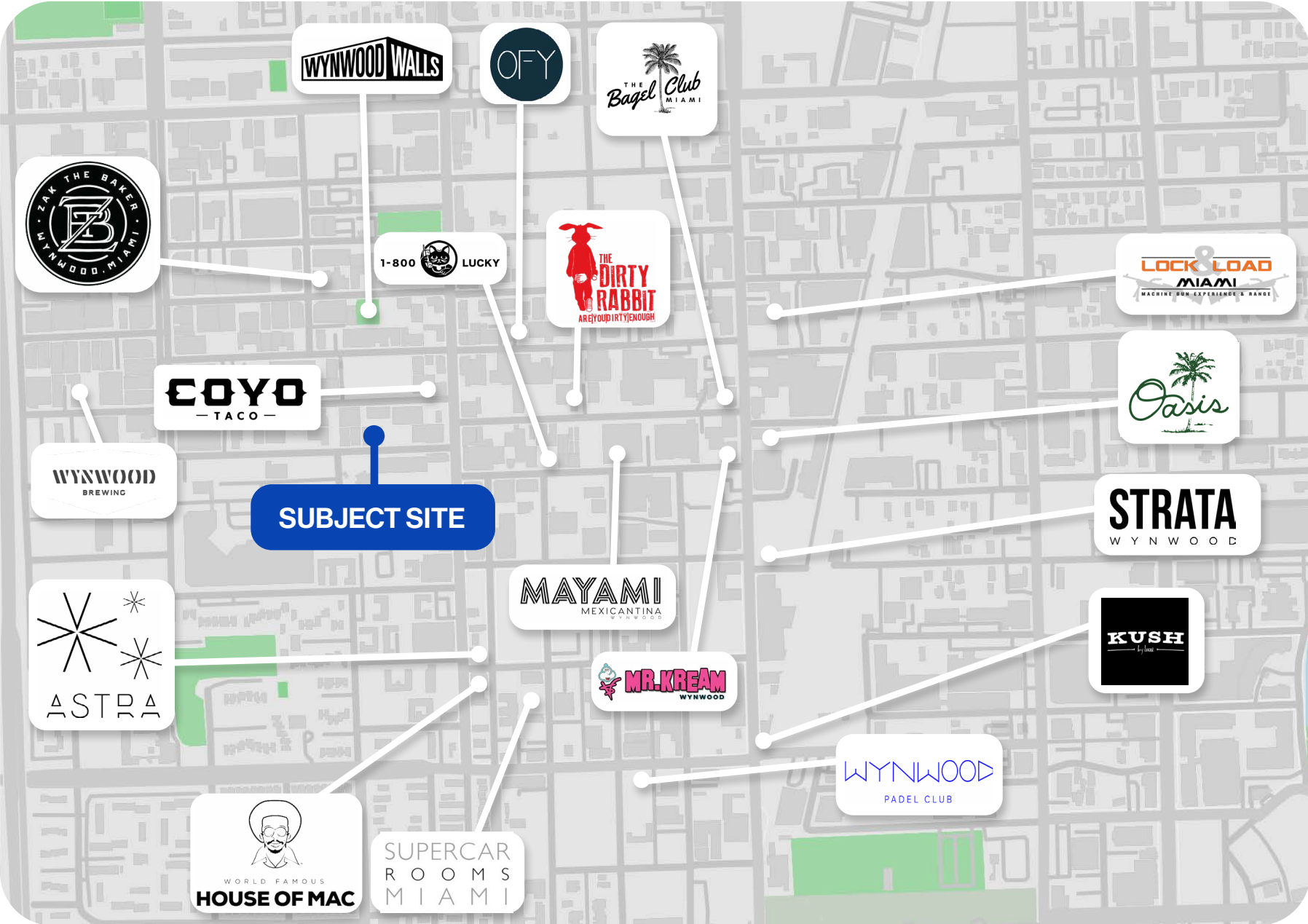
RESTAURANT

# MOOD BOARD



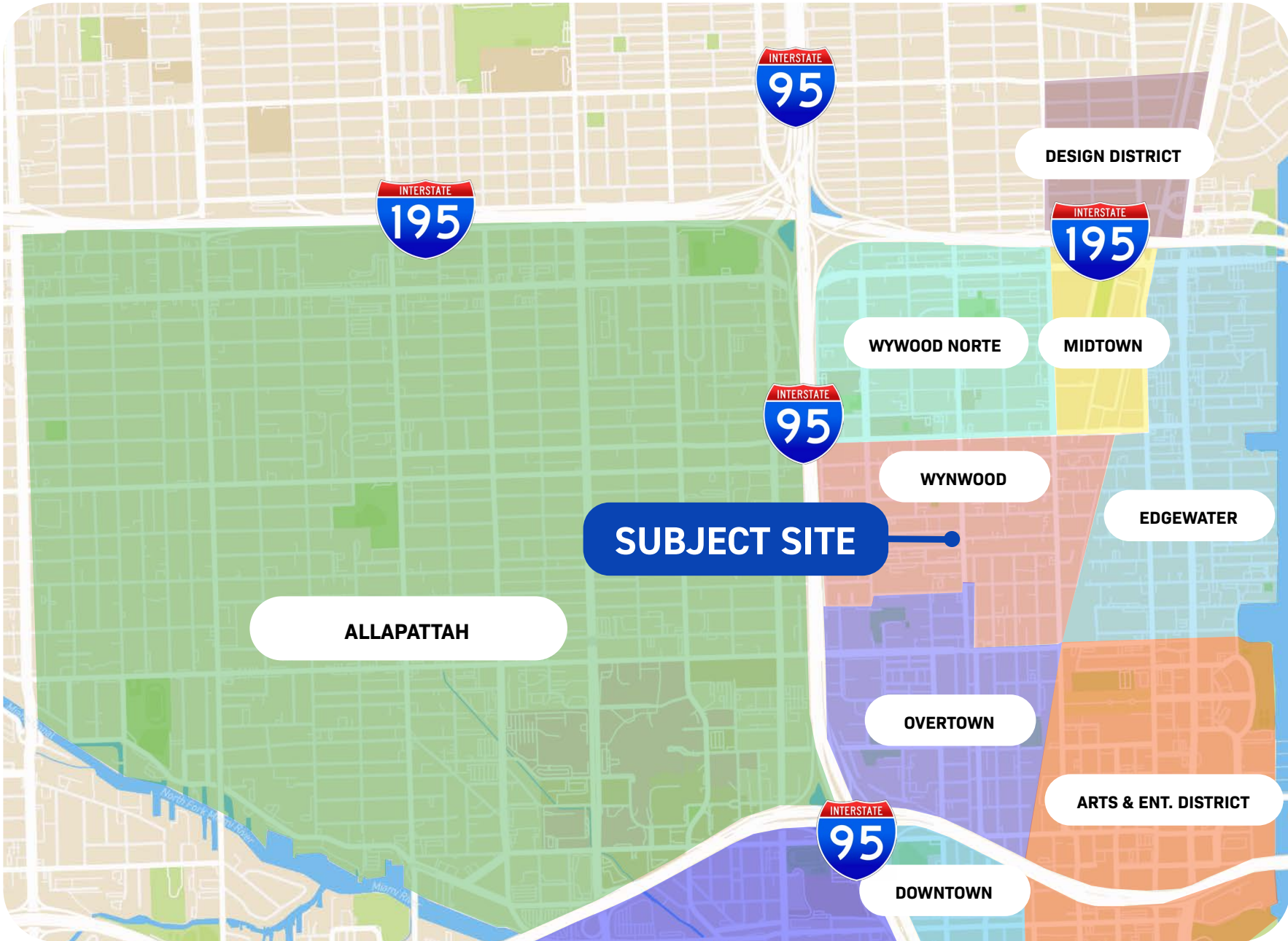
OFFICE SPACE

# RETAIL MAP





# LOCATION MAP





# APEX

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