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COMMERCIAL SOUTH FLORIDA

Lease roundup: Sweat440, Warby Parker on tap at Nora District, law firm Littler moving Miami office

Also, a Vancouver-based restaurant is expanding to the U.S., including in downtown Miami



Place Projects' Joe Furst, NDT Development's Ned Grace and Wheelock Street Capital's Merrick "Rick" Kleeman and Jonathan Paul with a rendering of Nora District (ASD Sky, LinkedIn, Wheelock Street Capital)

Sweat440, Warby Parker | West Palm Beach

Group fitness gym Sweat440 and eyeglasses store Warby Parker are among tenants on tap at the Nora District in [downtown West Palm Beach](#).

Sweat440, known for its strength and high-intensity interval training classes that start every 10 minutes, leased 2,900 square feet at 905 North Railroad Avenue; and Warby Parker leased 1,800 square feet at 1040 North Railroad Avenue, according to a Nora District news release.

Also, jewelry store Luce, which is a new retailer tied to Kravit Jewelers, leased 800 square feet at 985 North Railroad Avenue; and fashion boutique Pompanos, founded by Paul DiGiovanni, leased 775 square feet at 1070 North Railroad Avenue.

The four tenants are expected to open this fall.

Miami-based Place Projects, West Palm-based NDT Development and Greenwich, Connecticut-based Wheelock Street Capital are developing the 40-acre mixed-use [Nora](#). The district is between Palm Beach Lakes and Quadrille boulevards, and between Dixie Highway and the Florida East Coast Railway tracks.

The first phase is the renovation and retrofit of the aging warehouses along Railroad Avenue into [150,000 square feet](#) of retail and dining space, 55,000 square feet of offices and a park. Completion of this phase is expected this year.

A partnership consisting of the three developers, BD Hotels and Sean MacPherson, is building the 201-key [Nora Hotel](#) that's expected to be completed next year.

Future phases include high-rises planned on the north and south sides of Nora, and the preservation of low-rise houses and apartment buildings in the center of the district.

Littler Mendelson, Moderne | Miami

Miami Tower scored two new tenants.

San Francisco-based labor and employment law firm Littler Mendelson will move to the 47-story tower at 100 Southeast Second Street in [downtown Miami](#) in the third quarter, according to the landlords' news release and the law firm's Porpoise Evans. Littler's current Miami office is at the Wells Fargo Center at 333 Southeast Second Avenue, also in downtown Miami.

The law firm and the landlords' representative declined to provide the square footage that Littler leased at Miami Tower.

Moderne, an automated code refactoring and analysis firm, leased 2,900 square feet, the release says. The firm, which completed the move-in and officially started working at the Miami Tower on Monday, moved from its previous office at 1001 Brickell Bay Drive in Miami, a Moderne representative said.

The leases are part of 80,000 square feet of lease deals at Miami Tower, including renewals and expansions.

Among expansions, litigation law firm Wilson Elser now has an 11,900-square-foot office, after increasing its space by 4,400 square feet, according to the release. Also, construction defects and insurance recovery law firm Ball Janik expanded its office by 4,600 square feet for a total of 7,900 square feet.

Accounting, tax and consulting firm BDO USA renewed its 22,400-square-foot lease; business and real estate law firm Rennert Vogel Mandler & Rodriguez renewed its 18,300-square-foot lease; business and workers' compensation law firm Chartwell Law renewed its 4,500-square-foot lease; and Northwestern Mutual Life Insurance renewed its 4,400-square-foot lease, according to the release.

Gordon Messinger and Randy Carballo of CBRE represented the landlords.

Harrison Mischel of Tower Commercial represented Moderne. Ryan Hoopes of Cushman & Wakefield represented Wilson Elser, and Tyler Reynolds of Cushman represented Ball Janik. Glenn Gregory and Larry Serota of Transwestern represented BDO USA. Clay Sidner and Jeremy Hakala of Newmark represented Rennert Vogel. Pedro Garcia of Binswanger Gateway represented Chartwell Law, and Walter Robinson of Robinson Commercial represented Northwestern Mutual.

Boca Raton-based [CP Group](#) and New York-based DRA Advisors own [Miami Tower](#). They paid [\\$162.5 million](#) for the building in 2022, records show. Designed by a Pritzker-winning architect, the late I.M. Pei, the tower was completed in 1987.

Cactus Club Cafe | Miami

A Vancouver-based restaurant will open in downtown Miami as part of its U.S. expansion.

Cactus Club Cafe leased 6,000 square feet on the ground floor at the 34-story Citigroup Center office tower at 201 South Biscayne Boulevard, according to the tenant's news release. The restaurant, which will be led by executive chef Greg McCallum and the Test Kitchen collective, is expected to open late this year.

Cactus Club also plans new outposts in Boston and Houston, the release says.

CP Group, Monarch Alternative Capital and [Tourmaline Capital Partners](#) own the 810,000-square-foot Citigroup Center, records show.