
February 2, 2026

Lease roundup: Wagyu kaiseki on tap for Design District, Nora gets first office tenants

Also, Monarch Alternative Capital and Tourmaline landed deals at 801 Brickell



Interior of the new Oniku Karyu wagyu kaiseki to be opened in the Miami Design District with chef Haruka Katayanagi and Dacra's Craig Robins (Dacra, Getty, World Red Eye)

Karyu | Miami

Tokyo's Michelin one-star restaurant Oniku Karyu is making its U.S. debut with Karyu Miami in the [Design District](#).

Karyu Miami will open a 263-square-foot, 12-seat wagyu kaiseki at 40 Northeast 41st Street on Wednesday, according to the tenant's news release. The restaurant is a partnership between Spicy Hospitality Group and chef Haruka Katayanagi. Three of Katayanagi's protégés are moving from Japan to Miami to lead the kitchen and dining room.

Records show the building is owned by [Miami Design District Associates](#), the partnership among Craig Robins' Dacra, L Catterton Real Estate and Brookfield that developed the Design District.

CrossRange Investments, Hart Howerton | West Palm Beach

Nora District, a mixed-use project in north downtown West Palm Beach, scored its first office tenants.

CrossRange Investments, an investment firm established last year by members of Boston-based investment firm KSV Global, leased 3,300 square feet for its headquarters, according to a Nora District news release and a district spokesperson. Architecture and design firm Hart Howerton leased 3,100 square feet.

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

The development is divided into pockets: mid-rise and high-rise buildings are planned for the north and south sides of Nora, and low-rise houses and apartment buildings in the center of the district will be preserved.

The first phase, consisting of the adaptive reuse of aging warehouses along Railroad Avenue into 150,000 square feet of retail and dining, was completed last year. The first phase also includes 55,000 square feet of offices.

Retailers that have leased space include Warby Parker, [Sweat440](#) and [The Spot Barbershop](#).

The development trio also is partnering with BD Hotels and Sean MacPherson on the 201-unit [Nora Hotel](#), expected to be completed this fall.

Walleye Capital, Russell Reynolds, more | Miami

Monarch Alternative Capital and Tourmaline Capital Partners scored three new leases and one expansion at their Brickell office tower.

In the biggest deal, New York-based investment firm Walleye Capital leased 10,400 square feet at 801 Brickell Avenue in Miami, according to a news release from the landlords' broker. Also, leadership adviser and executive search firm Russell Reynolds leased 3,200 square feet, and renewable energy firm Elektron Energy leased 2,200 square feet.

Real estate investment bank Eastdil Secured, which focuses on commercial properties and capital markets, expanded its space by 1,700 square feet, bringing its total office to nearly 8,000 square feet, the release says.

Stephen Rutchik and Tom Farmer of Colliers represented the landlords. Ben Kuhn of Cresa represented Walleye Capital, Brandon Sors of Douglas Elliman represented Elektron Energy, Jason Mayo of CBRE represented Russell Reynolds, and Alex Marquez of Blanca Commercial Real Estate represented Eastdil Secured.

A footwear brand opened at Homestead Towne Square.

Skechers leased a 10,000-square-foot showroom at 911 North Homestead Boulevard in Homestead, according to a news release from the tenant's broker.

Steve Miller of The Rotella Group represented Skechers.

Jericho, New York-based [Kimco Realty](#) owns the roughly 209,000-square-foot Homestead Towne Square, anchored by Marshalls, Publix, CVS and HomeGoods.

Blushington | Palm Beach County

Beauty brand Blushington will open its first franchise outpost in Palm Beach County.

Blushington, which offers makeup, blowout and skincare services, will open on Feb. 14 in a 1,500-square-foot space at 19635 State Road 7 within The Greens at Boca shopping center in an unincorporated county area, according to the tenant's news release.

Co-founded by sisters Stephi Cohen and Nicki Maron, Blushington is led by CEO Natasha Cornstein. Dr. Karen Diaz Meaike will own and manage the franchise outpost in Palm Beach County.

Records show an entity tied to Toronto-based Northbridge Capital owns The Greens.

Paris Baguette, Jetset Pilates | Miami-Dade County

Alta Developers fully leased the 13,000-square-foot ground-floor commercial space at its apartment building near Pinecrest.

Bakery and café Paris Baguette leased 2,800 square feet at 9600 South Dixie Highway, where it's expected to open in the fourth quarter, marking its first South Florida outpost, according to a news release from the landlord's broker. Also, [Jetset Pilates](#) leased 2,000 square feet, and indoor rock climbing venue Las Rocas leased 8,100 square feet, with both tenants expected to open in the first quarter.

Irma Figueroa and Max Gelband were part of the Comras Company team that represented the landlord. Stephen DeMeo and Guillermo Granier of Lee & Associates represented Paris Baguette.

Miami-based Alta, led by Raimundo Onetto, completed the 21-story [Crest](#) at Pinecrest apartment building with 291 units in 2023, property records show.

J. Jill, Crema Gourmet | Pembroke Pines

Pembroke Gardens retail center landed several tenants.

Women's apparel retailer J. Jill opened a 3,400-square-foot store, and Crema Gourmet Espresso Bar opened a 2,000-square-foot café, according to a Pembroke Gardens news release. The retail center is at 527 Southwest 145th Terrace in Pembroke Pines.

Also on tap in the first quarter are: Jetset Pilates, which leased 2,500 square feet; Aerie, which leased 4,500 square feet; jewelry store and ear-piercing venue Rowan, which leased 1,500 square feet, and Coach, according to the release. Coach's square footage wasn't immediately provided.

North Bethesda, Maryland-based Federal Realty Investment Trust owns Pembroke Gardens.

Emelina | West Palm Beach

APM Restaurant Group, led by restaurateur Álvaro Perez Miranda, is opening a fine-dining restaurant in West Palm Beach.

APM and husband-and-wife chefs Osmel González and Camila Salazar will debut the 1,400-square-foot Emelina at 424 Park Place in the Flamingo Park district on Tuesday, according to an APM news release.

It marks APM's first non-Japanese concept in South Florida. Emelina's concept reimagines Cuban cuisine through a contemporary lens.