

January 26, 2026

Lease roundup: Mary Lou's coming to the W, Nude Miami to Brickell and Midorie to Fort Lauderdale

In other deals, Broward County landed three office tenants



Simon and David Reuben of Reuben Brothers and Mary Lou's Miami (Getty, Mary Lou's Miami)

Key Points ✨ ⓧ



- Mary Lou's Miami will open a 3,500 sq ft venue in the former Wall nightclub space at the W South Beach hotel in Miami Beach.
- Nude Miami, an organic grocer and café, leased 4,700 sq ft at Panorama Tower in Brickell.
- A Private members club and restaurant by Naftali Group and The h.wood Group is planned for the Viceroy Residences Fort Lauderdale, spanning over 15,000 sq ft.

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Mary Lou's Miami | Miami Beach

Mary Lou's, a venue that combines supper club vibes with hedonism, will open in South Beach.

Mary Lou's Miami leased the former Wall nightclub space, which spans about 3,500 square feet, at the W South Beach hotel, according to the tenant's news release. Mary Lou's — co-founded by Joe Cervasio, Topher Grubb and Alex Melillo — is part of Mama Hospitality. It also has outposts in Palm Beach and Montauk.

British billionaires Simon and David Reuben, of Reuben Brothers, bought the W South Beach, at 2201 Collins Avenue, for more than [\\$400 million](#). The deal was for 175 hotel rooms and 173 condo-hotel units. W South Beach also has 211 condo-hotel units owned by individuals.

Wall lounge, a popular South Beach venue, closed in 2020.

Nude Miami, Hurricane Capital, more | Miami

Florida East Coast Realty scored seven new leases and renewals at its Panorama Tower and adjacent two-building 1101 Brickell office complex in Miami.

Boutique organic grocer and café Nude Miami leased 4,700 square feet at the 85-story [Panorama Tower](#) at 1100 Brickell Bay Drive, where it's expected to open this year, according to the landlord's news release. The name "Nude" is a reference to its clean offerings without additives such as GMOs, artificial flavors and preservatives, media reports say.

Some of the other new deals were at 1101 Brickell Avenue, consisting of a 19-story building and an 11-story building. New York-based alternative asset manager Hurricane Capital leased nearly 2,500 square feet, where it's expected to open in the first quarter. St. Louis, Missouri-based financial adviser Edward Jones, and investment firm and consultancy Savile Nexus each leased 1,600 square feet, both opening last year, according to the release and the landlord's spokesperson. Swedish firm Eco Wave, which converts ocean and sea waves into clean energy, leased nearly 1,000 square feet, opening last year.

Also at 1101 Brickell, FCC Construction renewed its 5,000-square-foot lease, and Burstyn Law renewed its 2,800-square-foot lease, the release says.

Jake Freeman and Kevin Gonzalez are part of the Colliers team that lease office and retail space at the buildings on behalf of the landlord.

Private members club and restaurant | Fort Lauderdale

A private members club and restaurant is expected to open at the Viceroy Residences Fort Lauderdale.

Viceroy developer Naftali Group is partnering with Los Angeles-based The h.wood Group to open the venue, which will span more than 15,000 square feet at the tower planned at 201 North Federal Highway.

The 45-story, 500-foot tall tower will have 251 luxury condos and 30,000 square feet of amenities.

Midorie | Fort Lauderdale

A casual Japanese restaurant will open at the recently completed The Arcadian apartment complex in Fort Lauderdale.

APM Restaurant Group, led by restaurateur and art dealer Álvaro Perez Miranda, leased 2,000 square feet at 640 Northwest Seventh Avenue for his Midorie restaurant, which will open in June, according to an APM Restaurant news release. The sushi, donburi and omakase concept will have 50 seats consisting of a 34-seat dining room and an eight-seat sushi bar.

Perez Miranda's other South Florida restaurants include Hiyakawa and Ogawa in Miami, and the planned Emelina expected in West Palm Beach, the release says.

This month, Fort Lauderdale-based [Fuse Group](#), led by Eyal Peretz and Shimon Elkabetz, and KREA Developments celebrated the completion of [The Arcadian](#), which has two eight-story buildings with a total of 502 apartments, including some workforce units. The project is in the Sistrunk District.

Deloitte | Fort Lauderdale

One of the Big Four professional services firms globally will open an office in downtown Fort Lauderdale.

London-based Deloitte leased 18,700 square feet at Las Olas City Centre at 350 and 450 East Las Olas Boulevard, where it's expected to open early this year, according to the landlord's news release.

Chicago-based Bradford Allen, led by Jeffrey Bernstein and Laurence Elbaum, bought the 470,800-square-foot two-building complex in February for [\\$208 million](#). It marked the [third biggest](#) office investment sale in South Florida last year.

Las Olas City Centre was 76 percent leased at the time of the deal, though that's likely higher with the Deloitte deal. Other tenants include KPMG, Wells Fargo, HCA Health Services of Florida, Morgan Stanley and Gunster.

Jon Blunk and Laurel Oswald of TCRE represented Bradford Allen in the Deloitte lease, which closed last year.

Deloitte also has offices in Boca Raton, Jacksonville, Miami and Tampa, according to its website.

Las Olas City Centre consists of the 18-story building at 350 East Las Olas, the 15-story building at 450 East Las Olas, a 1,344-space garage and retail space.

Bradford Allen is working on \$25 million worth of improvements to the complex, which was completed in 1997, according to [the release](#).

Nason, Yeager, Gerson, Harris & Fumero | Fort Lauderdale

A Florida law firm opened a new office in downtown Fort Lauderdale.