

RETAIL IN THE HEART OF WYNWOOD

250 | WYNWOOD



RETAIL SPACES

250 Wynwood, the first mixed-use condominium project in Miami's Wynwood Arts District, is offering two new Class A retail spaces as retail condominiums. Wynwood is South Florida's hottest retail destination, home to cutting-edge brands like Ducati, Warby Parker, Aēsop, Parmigiani Fluerier and Ralph Pucci. Famous Wynwood restaurants include Panther Coffee, Joey's, Jugo Fresh, Zak the Baker, Wynwood Kitchen, Coyo Taco, R House and Kush. 250 Wynwood is centrally located within the rapidly growing neighborhood, less than 150 feet from Panther Coffee, Wynwood's town square. 250 Wynwood was designed by New York-based architect Laith Sayigh, and will be completed in June 2015.

PROPERTY FEATURES

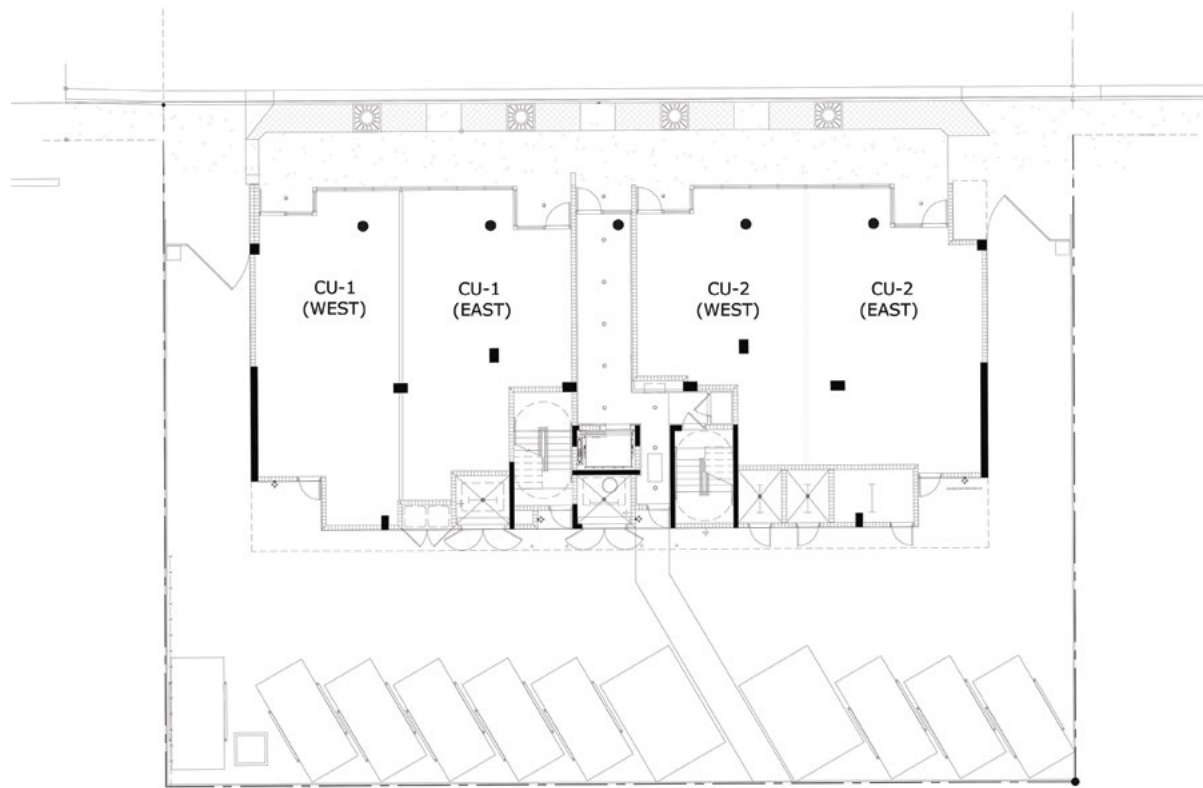
- 16' exposed ceilings with floor-to-ceiling & wall-to-wall tint-free glazing
- Newly built tree-lined 12' sidewalks with pervious paving
- 450 Amp/3-phase electric power
- Dedicated garbage facility
- Artistic signage package
- Flexible building rules & regulations
- Low condo association fees of less than \$2.00 PSF, excluding property taxes

DELIVERY SPECIFICATIONS

- Delivered as white box
- Stub-outs for water and sanitary lines
- Installed sprinklers and lighting package
- Rooftop condensers & refrigerant lines
- Expected occupancy Summer 2015

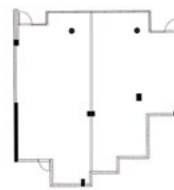


SITE PLAN

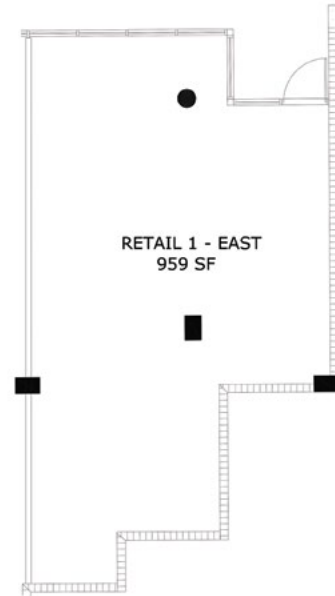
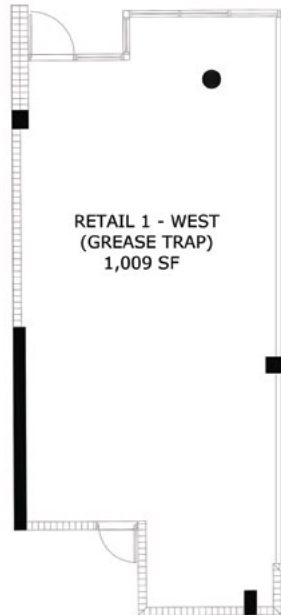


RETAIL 1

- 1,968 SF, restaurant-ready space
- 2 separate entry doorways; demisable into 2 smaller units
- Pre-paid impact fees
- Grease tap
- Wynwood Café District Liquor Warrant
- Delivery door in back of house

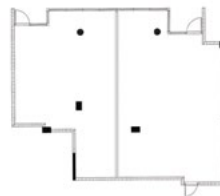


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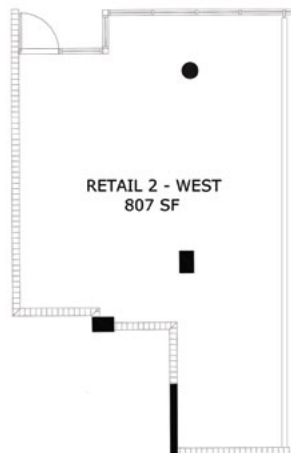


RETAIL 2

- 1,793 SF, dry retail facility
 - 2 separate entry doorways; demisable into 2 smaller units
 - Prepaid impact fees
 - Delivery door in back of house
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RETAIL 2





Wynwood is home to more than 70 art galleries, retail stores, antique shops, bars and restaurants as well as one of the world's largest open-air street art installations in the world.

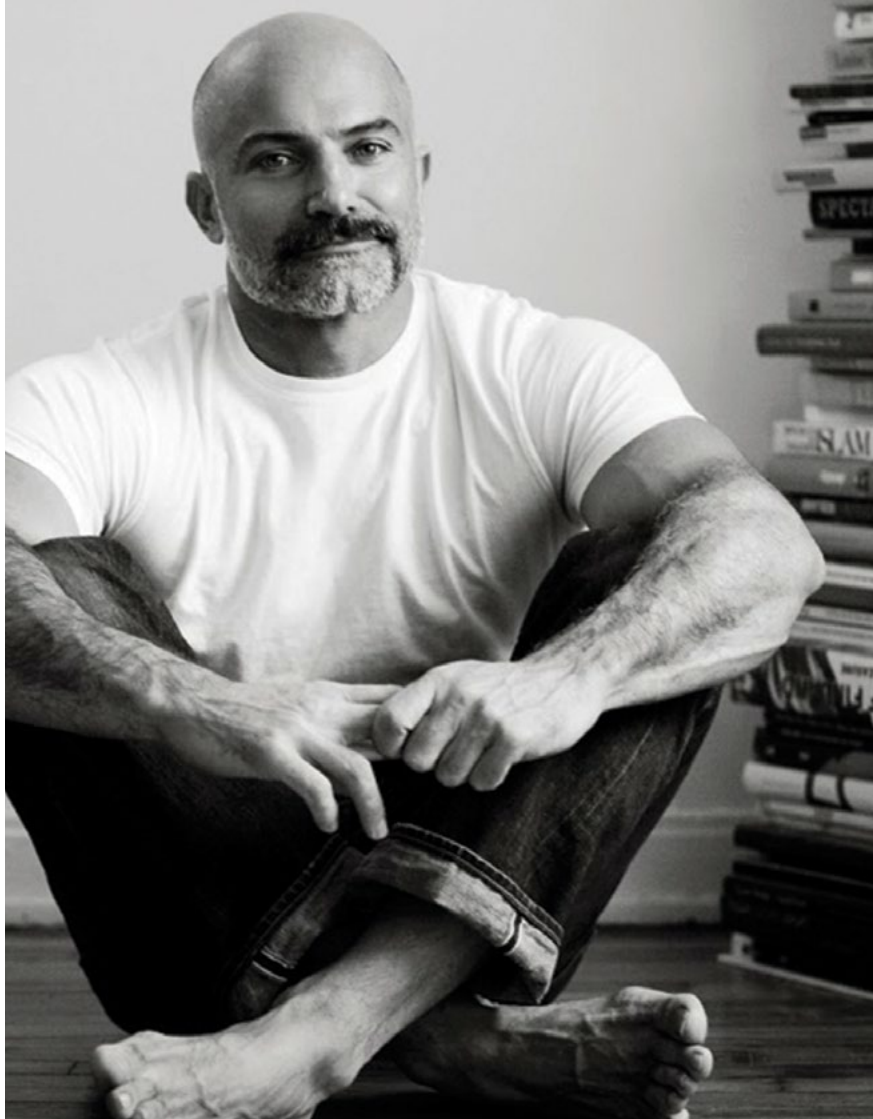
SPINELLO PROJECTS

Each of 250 Wynwood's balconies features original artwork curated by art gallerist phenom Anthony Spinello. Spinello Projects is a Miami-based gallery, design house, and an innovative platform for nomadic site-specific and curatorial special projects. Spinello got his start in Wynwood in 2005, and is now an internationally-recognized gallerist and art consultant who exhibits worldwide.



DFA


250 Wynwood was designed by New York City architect Laith Sayigh, formerly of Foster + Partners, Diller Scofidio + Renfro, and SOM. Sayigh's firm, DFA, is known for its unconstrained approach to actualizing design concepts while respecting conventional and traditional architectural vernacular. The studio conceives of spaces that are both inspirational and accessible, unified by a common language that speaks directly to the user's requirements and imagination.



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