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New boutique Class A office building finished in Wynwood

BY JOHN CHARLES ROBBINS

RedSky Capital has just completed construction on CUBE WYNWD, a Class A office building with ground floor retail space on Northwest 24th Street in booming Wynwood.

The eight-story building is at 222 NW 24th St.

Wynwood's energy is contagious, said Steven J. Wernick, partner at Akerman LLP and attorney for RedSky.

"With the completion of CUBE WYNWD, RedSky Capital introduces the first boutique Class A office building in Wynwood to accommodate the increasing demand for office space in the district," he said.

"Located adjacent to Panther Coffee in the heart of Wynwood, the 8-story office building is an district into a mixed-use walkable urban neighborhood," Mr. Wernick said.

The building offers about 86,000 square feet of Class A offices, 9,370 square feet of ground floor retail and a terrace.

The project architect is Ray Fort of Arquitectonica.

CUBE WYNWD is designed with a breezeblock wall allowing cross-block ventilation throughout



CUBE WYNWD at NW 24th Street.

the building and open air corridors. The building features a rooftop deck with views across Miami to Biscayne Bay," Mr. Wernick said.

He said tenants are already getting in line.

The tenant mix includes anchor tenant Spaces – a Regus affiliate – taking two floors, and a ground floor restaurant called Bonci, a Chicago-based fast casual pizza restaurant.

Other potential office tenants

expressing interest include industries ranging from technology to media and public relations, and design and engineering.

"CUBE WYNWD will be a significant draw for creative industries, technology companies, and other businesses looking to plant their flag in Wynwood – following the artists, young professionals and entrepreneurs who have already identified Wynwood as a place to be," said Mr. Wernick.

First Florida is the general contractor. Tere Blanca is the broker for RedSky handling the leasing.

RedSky is an established stakeholder in Wynwood, with about 5 acres under ownership, said Mr. Wernick.

Besides CUBE, RedSky has two other construction projects in the pipeline, including Forum, an office/retail building designed parking garage at 2200 NW First Ave.

RedSky also has several 1- and 2-story adaptive use projects under way, including 2501 NW Fifth Ave. and 2407 NW Second Ave.

The company also owns the Wynwood Block at Northwest 26th Street and Northwest Second Avenue, one of the early adaptive use projects along the main corridor in the neighborhood, which is

home to Wynwood Diner and several other local retailers and small businesses, Mr. Wernick said.

RedSky Capital, formed in 2006, is led by Ben Bernstein and Ben Stokes. The Brooklyn-based company owns, operates and

develops real estate assets with a focus on value-add opportunities.

RedSky expanded into South Florida in 2013 and has transacted over \$500 million to date in the Design District, Wynwood and West Palm Beach.