

The Collective unveils plans for 'co-living' building in Wynwood



By [Brian Bandell](#) – Senior Reporter, South Florida Business Journal

The Collective has unveiled plans for its first co-living project in South Florida within a mixed-use building in Miami's Wynwood Art District.

The city's Wynwood Design Review Committee will consider the project at 2825 N.W. Second Ave. during its April 14 meeting. The 41,750-square-foot lot is owned by Wynwood Gateway II LLC, an affiliate of the Collective, a co-living operator based in New York, London and Berlin. The project would replace an auto showroom currently on the site.

The Collective [first announced](#) its intention to develop the site in 2019, but it hadn't put forth a specific description of the project until now.

The building would total 351,443 square feet, with 12 stories along 29th Street and eight stories on 28th Street. It would have 108 apartments, 70 hotel rooms, 9,508 square feet of commercial space, and 163 below-grade parking spaces.

The Collective Wynwood would have 82,000 square feet of shared amenity space, with some type of amenity on each floor. That would include coworking space, meeting rooms, rooms with physical games, virtual gaming rooms, a communal kitchen, a library, a fitness center, an artist workshop/studio, a garden, a pool deck atop the 8-story building, and a roof deck on the 12-story building.

“We strongly believe that our vertically integrated model will be as successful in Miami as it has been in London,” [Reza Merchant](#), founder and CEO of the Collective, said in a statement.

Attorney [Steven J. Wernick](#), who represents the developer in the application, said the amenity spaces could be programmed with multiple functions, such as for shows and exhibitions. Most amenity spaces would be for residents, but some could be open to the public for special events.

The building would also have a paseo and courtyard allowing pedestrians to walk underneath it to go between 29th Street, 28th Street and Second Avenue. That will bring people into the site and increase connectivity in Wynwood, he said.

“It fits great because 29th Street is the boundary between the Wynwood Art District and Wynwood Norte,” Wernick said. “It will anchor the northern gateway to the Wynwood Art District.”

As for the units, the hotel rooms range from 330 to 1,049 square feet. The apartments would range from 1,083 square feet with four bedrooms to 2,395 square feet with six bedrooms.

The Collective hasn’t revealed its leasing strategy for Wynwood, but its current buildings offer an all-inclusive payment model covering rent, laundry, cleaning, fitness, coworking and other services.

Many co-living companies offer a rent-by-the-bed option, so several tenants may share a single apartment.

The Collective Wynwood was designed by Corwil Architects.