

Big mixed-use project with apartments, office proposed in Miami's Wynwood

By Brian Bandell
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Brooklyn, New York-based developer LivWrk revealed plans for a mixed-use building that would provide more residential, hospitality, office and retail space to Miami's Wynwood Arts District. The Wynwood Design Review Committee on March 8 will consider plans by LivWrk Sol Wynwood LLC, an affiliate of LivWrk. They concern 2.45 acres at both 2400 and 2500 North Miami Ave., on opposite sides of Northwest 25th Street.

The developer [acquired the property](#) for \$38.86 million in August 2021. It was previously a tow yard.

Many of the old industrial properties in the Wynwood area are being redeveloped to capitalize on the neighborhood's popularity as a tourist destination, as well as a place to live and work. Both buildings would rise up to 12 stories and total 922,466 square feet.

The larger building would be at 2400 North Miami Ave., with 420 apartments, 59,461 square feet of offices, 29,057 square feet of retail, and a 564-space parking garage. It would include amenities such as a pool deck, a fitness center and a rooftop lounge, and a pedestrian paseo underneath the building.

The building at 2500 North Miami Ave. would consist of 122 hotel/short-term rental apartment units and 8,996 square feet of retail. Miami-based attorney [Steven Wernick](#), who represents LivWrk in the application, said these units would allow for short-term leases.

The regular apartments would range from 526 to 1,377 square feet. There would be 186 studios, 91 one-bedroom units, 128 one-bedroom units with dens, 92 two-bedroom units, 34 two-bedroom units with dens, and 11 three-bedroom units.

Units in the hotel/short-term rental building would range from 529 to 1,473 square feet. It would have 37 studios, 29 one-bedroom units, 29 one-bedroom units with dens, 24 two-bedroom units, and three three-bedroom units.

There would also be one level of parking in the basement.

Wernick said the mix of uses is similar to projects LivWrk has completed in Brooklyn, including the 1.3 million-square-foot Front & York. However, the Wynwood project will pay homage to historic building designs in the neighborhood, such as the old Coca-Cola bottling plant.

He expects the office space in LivWrk will be leased out quickly, given the recent success other Wynwood office projects have had in signing tenants, especially technology companies.

LivWrk's Wynwood building was designed by the Miami office of MKDA and Morris Adjmi Architects in New York.



Link to story:

<https://www.bizjournals.com/southflorida/news/2022/03/07/livwork-plans-mixed-use-project-in-wynwood.html>