

## **Goldman Properties proposes work/live project in Miami's Wynwood**



The 2400 Wynwood building in Miami by Goldman Properties.



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Sep 22, 2023

Goldman Properties is seeking approval for a six-story project in Miami's Wynwood Arts District with loft-style work/live units.

The Miami-based developer is one of the pioneering developers in Wynwood, which has transformed from an industrial area into a booming neighborhood with arts; restaurants; and mixed-use buildings with mostly apartments, retail and office space. Goldman Properties owns Wynwood Walls, a popular art display just north of its latest project.

The Wynwood Design Review Committee will consider plans for 2400 Wynwood on Sept. 25. Goldman Properties, through affiliate 2400 NW 2 Avenue LLC, has proposed it on the 13,472-square-foot site at 2400 and 2450 N.W. Second Ave. The small warehouses there would be demolished.

Totaling 62,908 square feet, the six-story building would have 9,655 square feet of commercial space on the ground floor, 20 work/live units on floors two through five, and a partially covered roof deck with a 1,838-square-foot lounge for tenants. There would be no parking spaces, but it would have a bike storage room.

**Local attorney Steven J. Wernick, who represents Goldman Properties in the application,** said city code requires work/live units to host an active business. The tenants must work there and can have employees and customers join them – plus they may live there, as well. Ranging from 1,618 to 2,000 square feet, the units would have kitchens and bathrooms around open loft-style space.

That differs from a live/work building, where tenants must live there, but having a business in optional.

“Often, live/work buildings are quiet during the day,” Wernick said. “The work/live building will look like an office building during the day. It’s set up for an active business environment, and there is an option to live there, as well.”

Goldman Properties would also curate art to decorate the building.

The 2400 Wynwood building was designed by Oakland, California-based Faulders Studio, which also crafted Wynwood Garage, and Miami-based Perez & Perez Architects Planners.

Meanwhile, Goldman Properties has plans for an office building elsewhere in Wynwood.