

# HOME IS WHERE THE ART IS

IMPECCABLE LIVE/WORK CONDOMINIUMS

250 | WYNWOOD



# BUILDING FEATURES

Private and exclusive; fewer than 20 units

South-facing common roof terrace and sun deck

Secured, assigned parking

Site-specific mural arts adorn building exterior and lobby

Art selection by Spinello Projects

Smart building entry system

Energy efficient LED lighting in common areas



## 250 | WYNWOOD

Your first chance in a decade to own a new condominium in Miami's world-famous Wynwood Arts District. This boutique live/work building has only eleven units, is covered in site-specific works of art, and is located steps away from the neighborhood's town square, Panther Coffee. 250 Wynwood is designed by New York City architect Laith Sayigh, with site-specific artwork chosen by Miami art gallerist phenom and Art Basel exhibitor Anthony Spinello.

**I** magine waking up in your new Wynwood condominium. Subdued light from the morning sun fills your cavernous live/work residence. You sit on your terrace for a few minutes, answering emails and watching the sun rise. You throw on a baseball cap, and head to the elevator. As you stroll 50 paces to your morning java stop, Panther Coffee, the smell of fresh-roasting beans fills the air. You sit under the Royal Poinciana tree, watching the neighborhood come to life. Young creatives, artists and entrepreneurs arrive—some on bikes, some with dogs—to hatch their next plans.

You head back home to work for a while. For lunch, you meet a colleague at Joey's Café and enjoy a delicious plate of *pappardelle gratinate*. Afterward, you walk over to Gary Nader Fine Art to check out the Botero sculptures. On the way, you notice an incredible new street mural on the side of a building, and you check out the Wynwood Arts District Association app on your smartphone to find out who created it.

Late in the afternoon, you work up a sweat at Crossfit Wynwood. A couple more hours' work, and you're ready for cocktails. You stop by Wood Tavern for a few laughs with friends. Later, you meet your honey for a romantic dinner at Shikany, one of Miami's most celebrated new restaurants, famous for creating whimsical dishes with intricate finishes.

*THIS IS YOUR DAY AT 250 WYNWOOD.*





Typical Residential Interior

## UNIT FEATURES

- Floor-to-ceiling glass living areas
- Ten foot high ceilings
- Enormous 8'-6" deep balconies
- Disappearing kitchens with teak cabinetry  
*and hidden hardware*
- Bosch kitchen appliance package
- Pop-up range hood vents
- Exquisite European washroom fixtures
- Curbless walk-in showers with  
*glass shower surrounds*
- Soaker tubs in two-bedroom units
- Stacking washer/dryer



*Mural by The London Police for illustration purposes only.*  
250 WYNWOOD | 5

## RESIDENTIAL LOBBY

Private residential lobby features smartphone-activated electronic key access, a double-height ceiling, guest seating, and custom mural artwork.





## ROOFTOP SUN DECK

A south-facing rooftop sun deck for use by residents of 250 Wynwood features views of the Miami skyline and beautiful sunsets.



250 WYNWOOD | 7

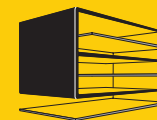





Renderings by Seiji Anderson

## FORTIS DEVELOPMENTS

FORTIS DEVELOPMENTS (Miami) specializes in creative infill projects within emerging urban neighborhoods. The principals—Bradley R. Carlson and David Polinsky—together with master builder, Andrew Lenahan, have completed a wide variety of new construction and adaptive re-use projects in New York City, San Francisco, Los Angeles, Vancouver, Miami and Miami Beach. With a focus on innovative design and quality construction, Fortis builds better projects that respond to the surrounding cultural context, inspire the creativity of their occupants, and contribute to the development of thriving communities.





## SPINELLO PROJECTS

Five custom murals, chosen by art gallerist phenom Anthony Spinello, will adorn the building's exterior. 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.



## DFORMA

250 Wynwood is designed by New York City architect Laith Sayigh, formerly of Foster + Partners, Diller Scofidio + Renfro, and SOM. Sayigh's firm, D-form-A, 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.





## NEIGHBORHOOD

### RESTAURANTS

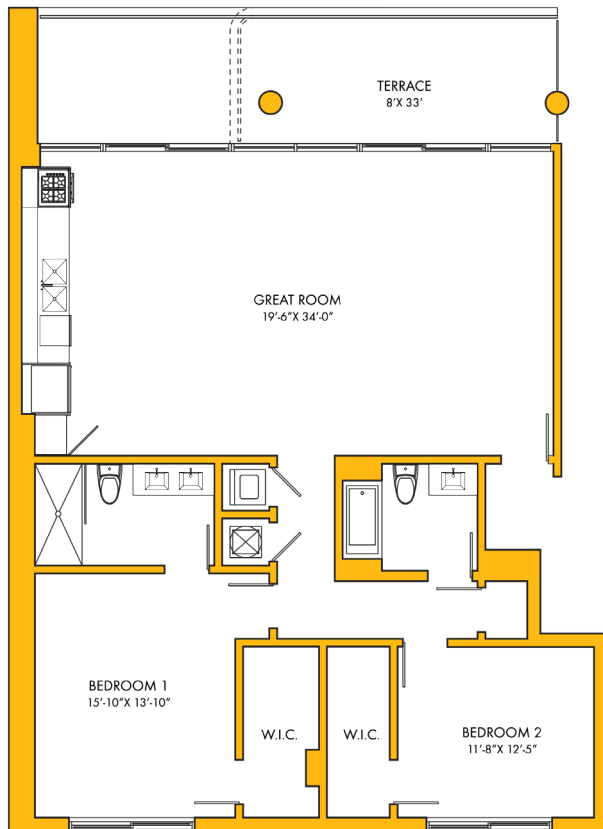
Shikany Wynwood  
Wynwood Kitchen & Bar  
Joey's Kitchen  
Suviche  
Pride & Joy BBQ  
Mmmm  
R House  
Butcher Shop  
Jimmy's Kitchen  
Zak the Baker  
Brick House

### GALLERIES & MUSEUMS

The Wynwood Walls  
Gallery Diet  
Emerson Dorsch  
Pan American Art Projects  
Rubell Family Collection  
Ascasco Gallery  
Spinello Projects  
Diana Lowenstein Fine Arts  
Margulies Collection  
Robert Fontaine Gallery  
Gary Nader Gallery

### COMING SOON

Wynwood Central  
(retail, garage + live/work apartments)  
Wynwood Block  
(Architectorica-designed retail complex)  
Mana Wynwood  
(film production studio and convention center)  
BazBaz Complex  
(apartments, hotel, incubator + retail center)  
Miami Arts Charter School  
Miami Ad School  
The G40 Hotel



# UNIT A

## INTERIOR

1,528 SF | 142 M<sup>2</sup>

## TERRACE

264 SF | 25 M<sup>2</sup>

## TOTAL

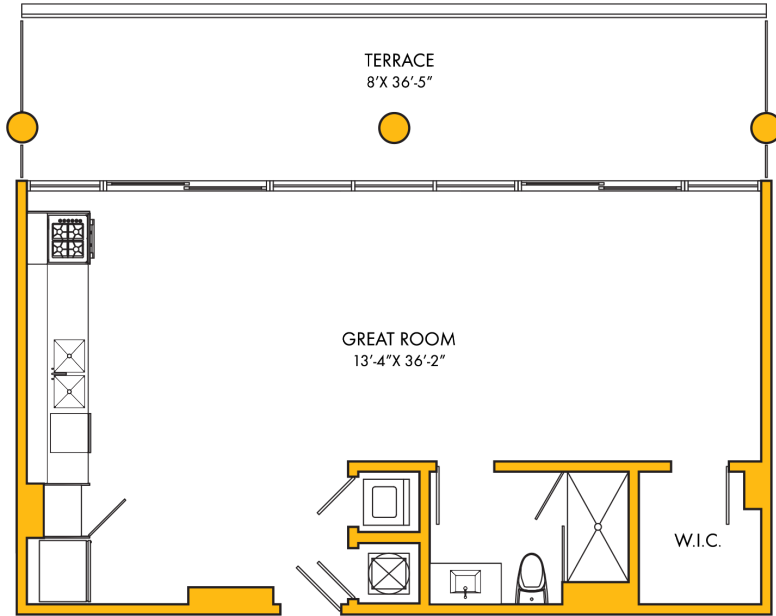
1,792 SF | 167 M<sup>2</sup>

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## UNIT B

### INTERIOR

767 SF | 71 M<sup>2</sup>

### TERRACE

292 SF | 27 M<sup>2</sup>

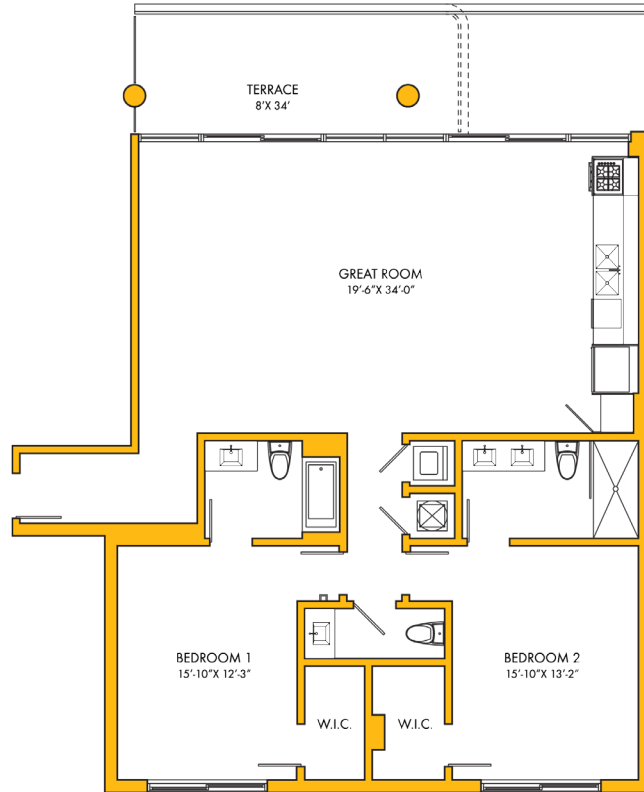
### TOTAL

1,059 SF | 98 M<sup>2</sup>

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## UNIT C

### INTERIOR

1,602 SF | 149 M<sup>2</sup>

### TERRACE

276 SF | 26 M<sup>2</sup>

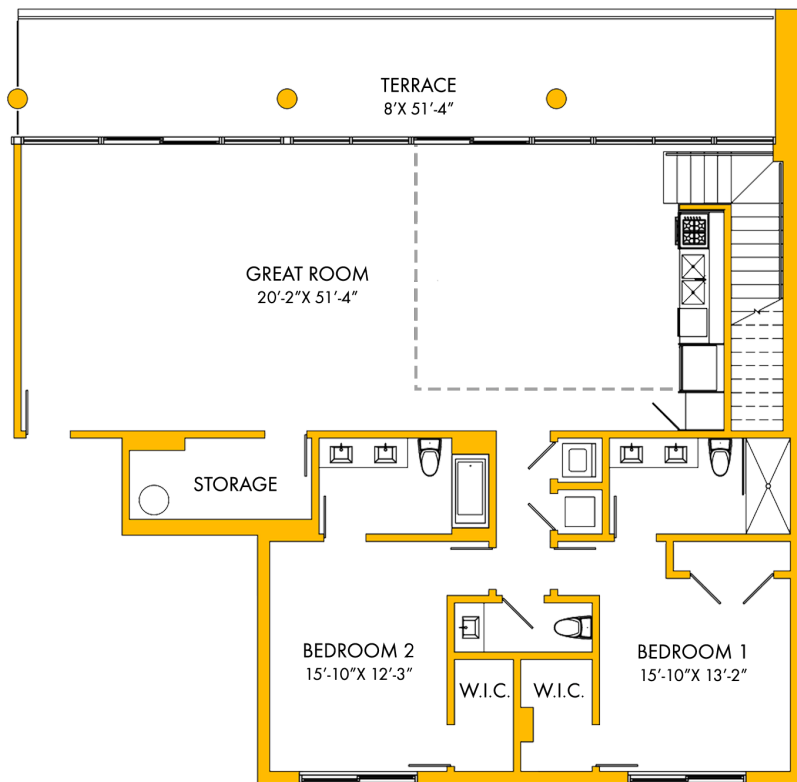
### TOTAL

1,878 SF | 175 M<sup>2</sup>

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## PENTHOUSE A - LOWER

### INTERIOR

1,996 SF | 185 M<sup>2</sup> LOWER

926 SF | 86 M<sup>2</sup> UPPER

**2,922 SF | 271 M<sup>2</sup> TOTAL**

### EXTERIOR

410 SF | 38 M<sup>2</sup> LOWER

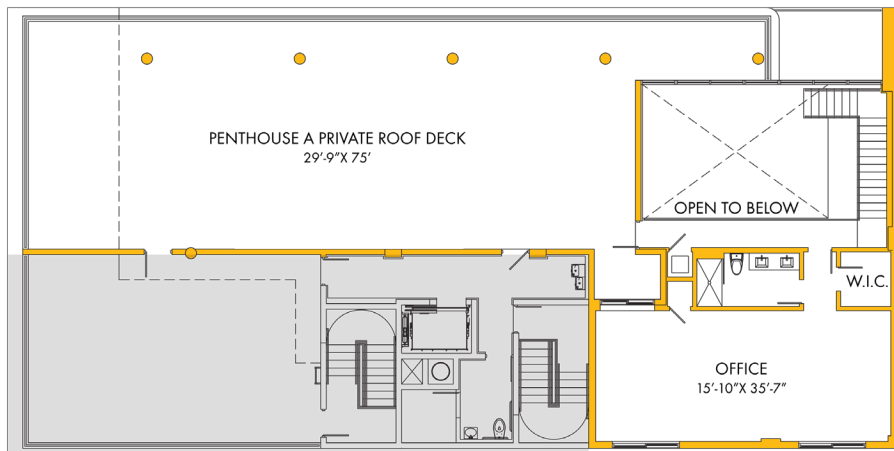
2,117 SF | 196 M<sup>2</sup> UPPER

**2,527 SF | 235 M<sup>2</sup> TOTAL**

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## PENTHOUSE A - UPPER

### INTERIOR

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926 SF | 86 M<sup>2</sup> UPPER

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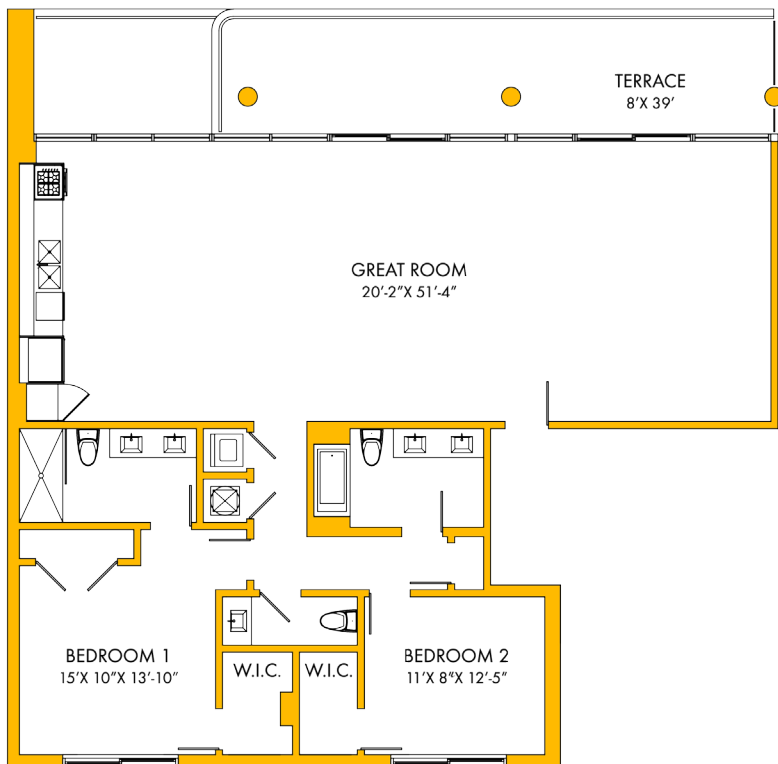
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# PENTHOUSE B

## INTERIOR

1,916 SF | 178 M<sup>2</sup>

## TERRACE

312 SF | 29 M<sup>2</sup>

## TOTAL

2,228 SF | 207 M<sup>2</sup>

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