

# WYNCATCHER II

2150 NW MIAMI CT | WYNWOOD

MORABITO  
PROPERTIES

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**CBRE**

# Wyncatcher II

Wyncatcher II at 2150 NW Miami Court is a one of a kind unique creative space in the world-renowned Wynwood district in Miami. This unique property pays homage to the heritage of this unique neighborhood combining its industrial look with the comfort and modernity of new construction.

The complex will be composed of 50,742 RSF of office space, spread over 3 floors, including covered parking, a ground floor restaurant and private rooftop terrace.

Through its large full height white frame windows, high ceilings, and natural light.

This space is conducive to an open format layout and a collaborating environment, ideal for creative tenants.

The size of the space combined with the indoor and outdoor areas and the covered parking allows the hosting of large events and corporate gatherings.



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# Property Overview

# Property Specs.

PARKING	46 Spaces
GROUND FLOOR	17,014 RSF
SECOND FLOOR	27,167 RSF
ROOFTOP	6,534 RSF
<b>TOTAL</b>	<b>50,742 RSF</b>

## Timeline

**Q1 2024**

Full Architectural Plans

**Q4 2024**

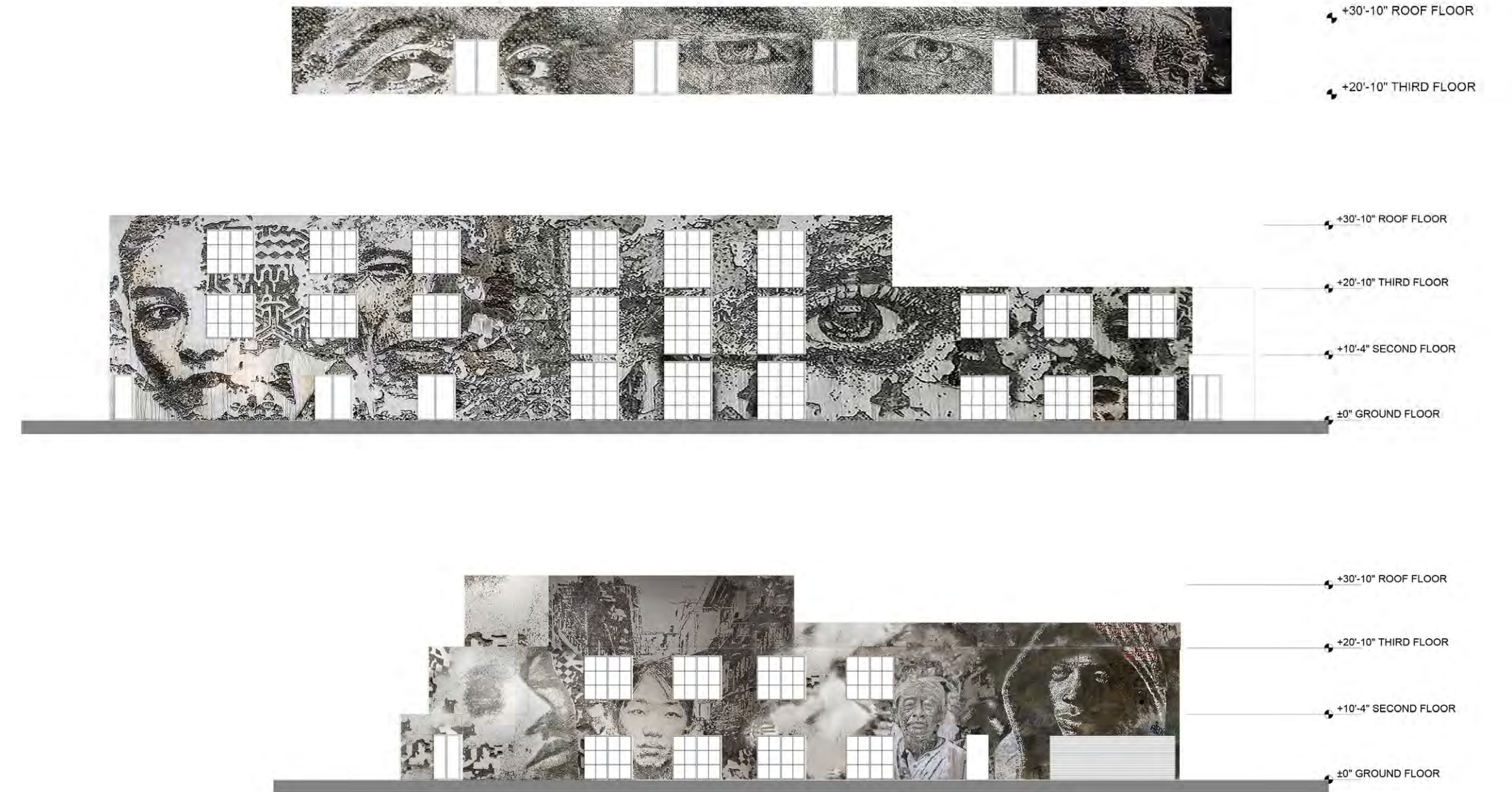
Permits and City Approvals

**Q1 2025**

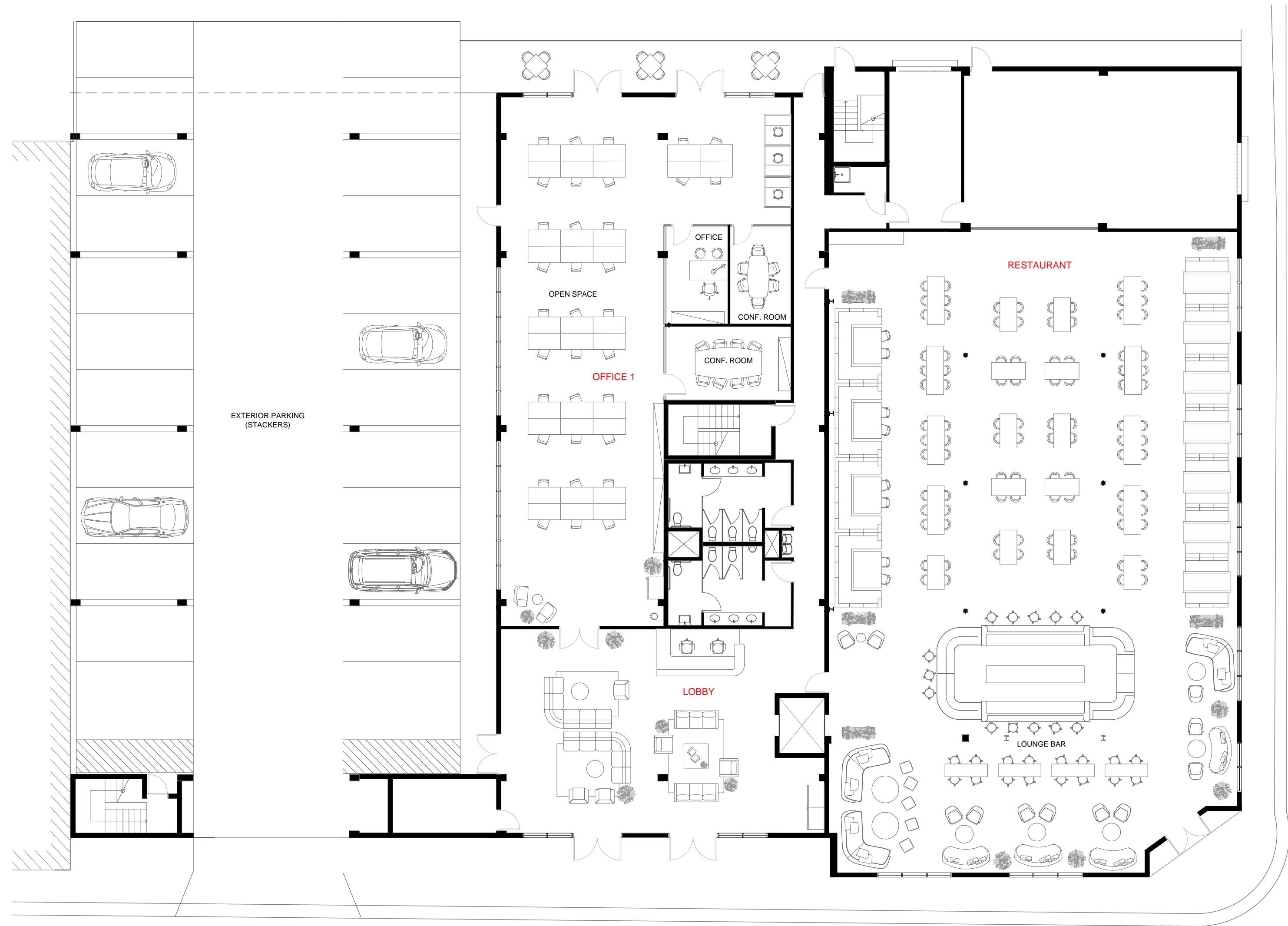
Construction Start

**Q2 2026**

TCO and Delivery to Tenant



# Floor Plans



Ground Floor

Total 17,041 RSF

- Restaurant: 11,538 RSF
- Office 1: 5,503 RSF
- Parking: 46 PARKING SPACES

### Second Floor

Total 27,167 RSF

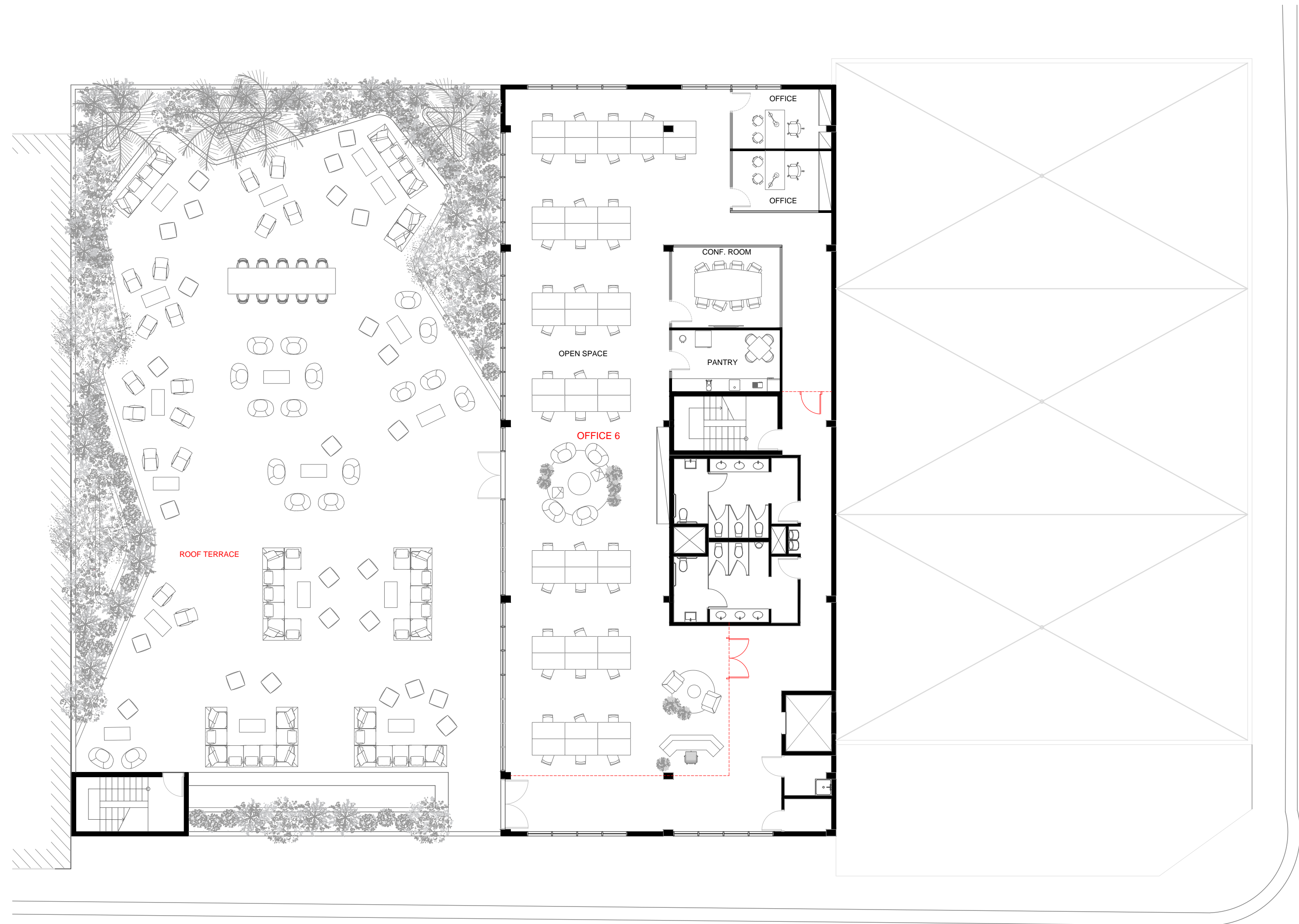
- Office 2: 8,852 RSF
- Office 3: 8,526 RSF
- Office 4: 5,489 RSF
- Office 5: 4,300 RSF



Rooftop

Total 6,534 RSF

Office 6: 6,534 RSF





# Wynwood

# Overview

## THE DISTRICT TODAY

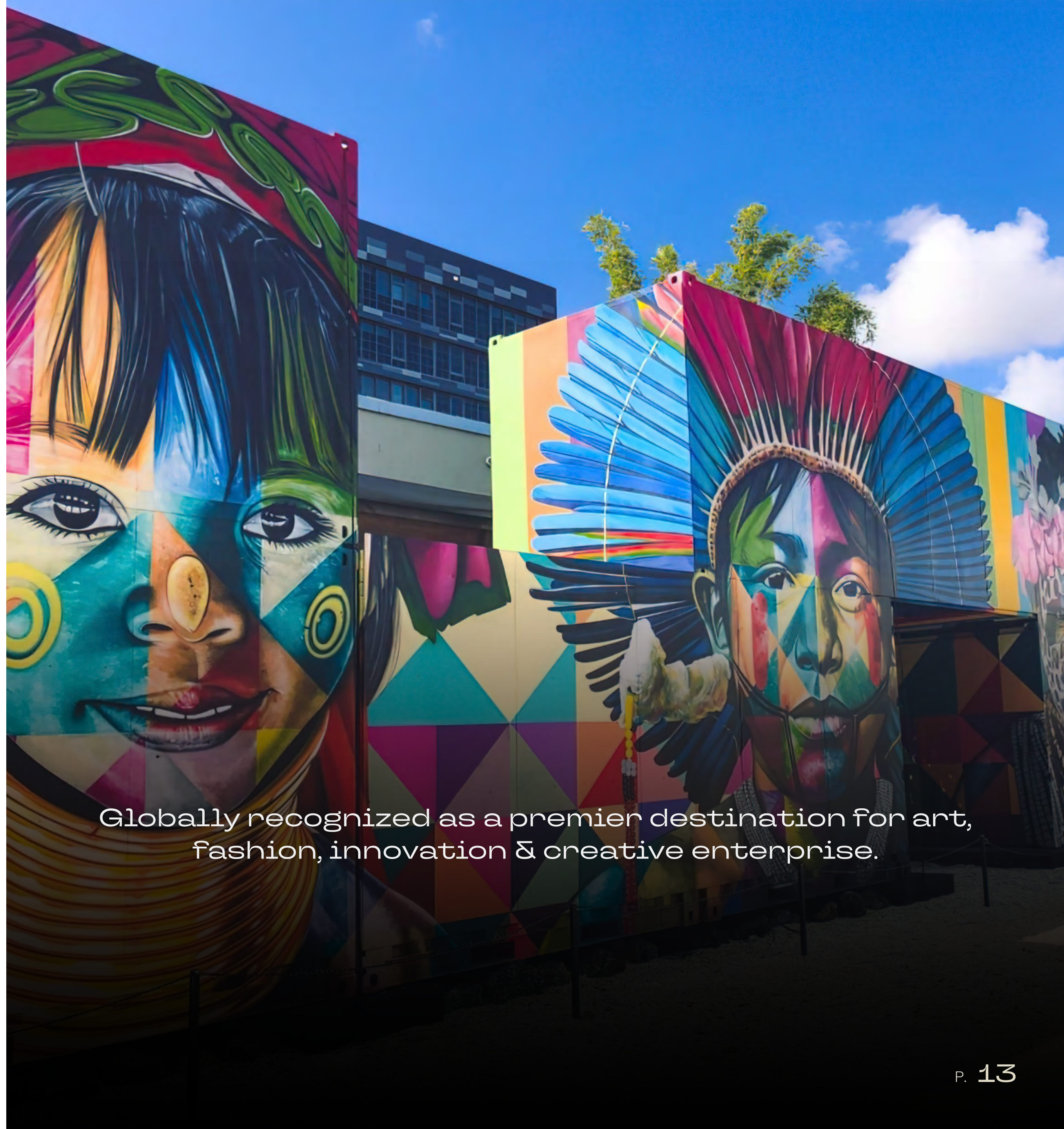
Today, Wynwood is the most important community of arts and creative businesses in the United States. With over 400+ businesses, 200+ street murals 30+ eateries, and encompassing over 50 city blocks.

400+  
BUSINESSES

50  
CITY BLOCKS

200+  
STREET MURALS

50+  
EATERIES



Globally recognized as a premier destination for art, fashion, innovation & creative enterprise.

## On the horizon

Wynwood is currently undergoing an unprecedented transformation, with a pipeline of over 3,500 residential units, 400 hotel rooms, and 1M SF of office space, setting the stage to create the epitome of the live, work, play ecosystem. So far, this transformation has attracted world renowned tech and creative companies like Spotify, Wework, Founder's Fund, Livenation, as well as popular restaurants like Momosan, Uchi, Pastis, and national and international developers like Related, AMLI, Fifield, The Collective, PMG, Quadrum, and L&L, among others.





## The long term vision

Wynwood is on a definitive path to become United States' foremost epicenter for technology and creative businesses, setting a global example for urban revitalization. The district continually announces new residential, hotel, and office projects each month, complemented by substantial infrastructure advancements earmarked for the area's growth.

Notable among these proposals are the Wynwood Streetscape Master Plan and the eagerly anticipated Brightline commuter station. The latter initiative aims to connect Wynwood not only with Downtown Miami but also Fort Lauderdale, West Palm Beach, and Orlando, promising an interconnected network that transcends traditional city boundaries.

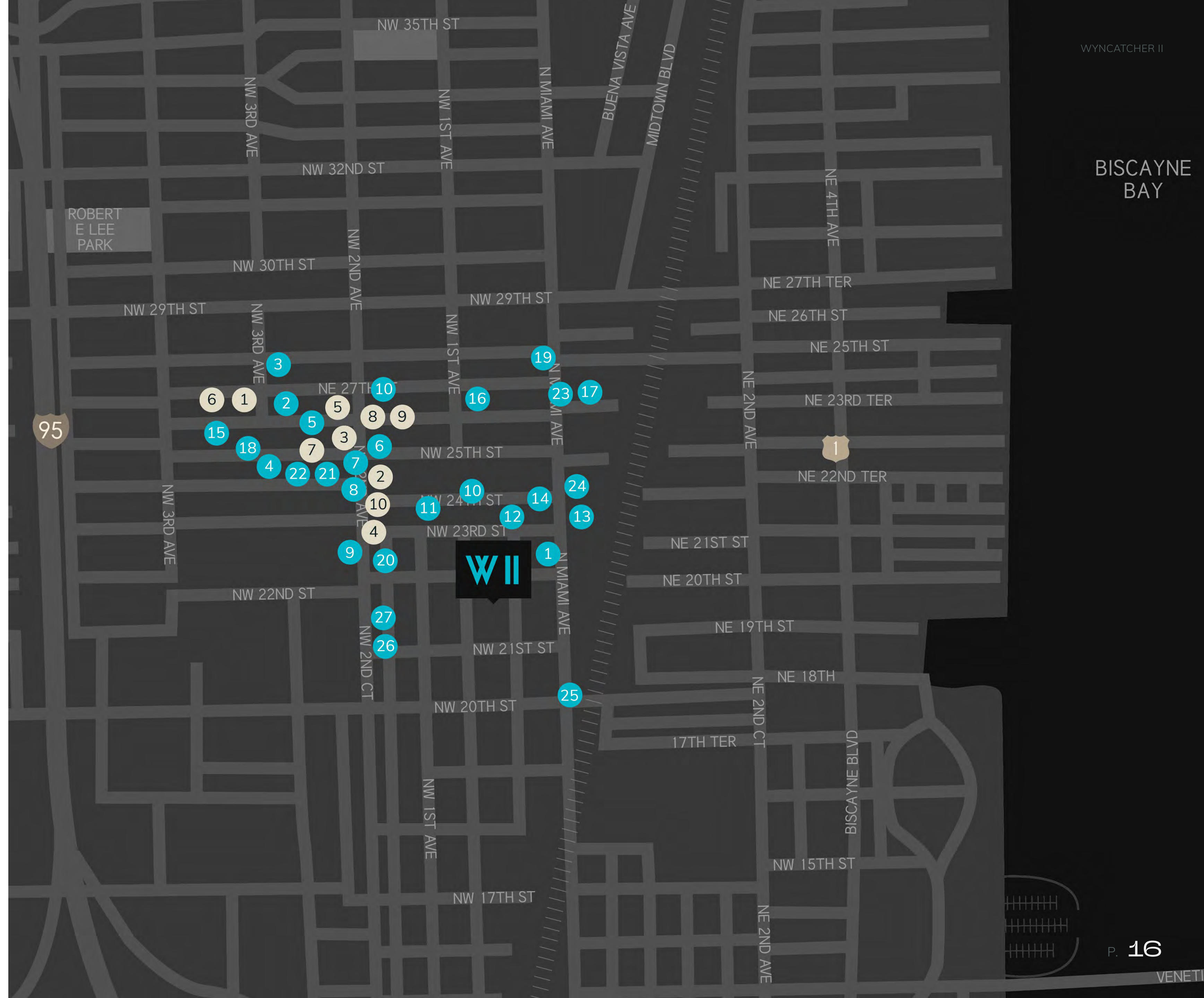
### Restaurant Fabric

1. MARYGOLD'S FLORIDA
2. ZAK THE BAKER
3. CASA TUA CUCINA
4. BARTACO
5. UCHI
6. BODEGA
7. PANTHER COFFEE
8. COYO TACO
9. DR SMOOD
10. SWEET GREENS
11. 1-800 LUCKY
12. THE SALTY DONUT
13. MISTER 01
14. FABEL
15. PASTIS
16. WAYKU
17. DOMA
18. HIDEN
19. HIYAKAWA MIAMI
20. FREEHOLD MIAMI
21. KYU
22. LE CHICK
23. BEAKER & GREY
24. MISS CRISPY RICE
25. KUSH
26. ASTRA
27. OMAKAI

### Retailers

1. WALT GRACE
2. SCOTCH & SODA
3. WARBY PARKER
4. ILLESTEVA
5. UNKNWN
6. BILLIONAIRE BOYS CLUB
7. MARINE LAYER
8. RAY-BAN
9. FOOT LOCKER
10. DJI

- RESTAURANT
- RETAILERS



Restaurant Fabric

Retailers

PASTIS

WAYKU

dōma  
FOOD & WINE MIAMI WYNWOOD

UNKNWN

BILLIONAIRE BOYS CLUB

marine layer

Hidden

1-800 LUCKY

FREEHOLD  
miami

illesteva

Walt Grace  
vintage

CHASE

KYU

LE CHICK

BEAKER & GRAY  
EATERY • BAR ROOM • PUBS/LOU

Ray-Ban

Foot Locker

dji

KUSH  
HOSPITALITY

Mary Gold's  
FLORIDA BRASSERIE

uchi

WARBY PARKER

SCOTCH & SODA  
AMSTERDAM COUTURE

A

### Residential

1. WYNWOOD 25  
289 Units
2. SOCIETY  
326 Units
3. AMLI  
316 Units
4. DOMIO  
175 Units
5. STRATA WYNWOOD  
257 Units
6. PRH WYNWOOD  
317 Units
7. WYNWOOD 27 & 2B  
152 Units
8. WYNWOOD QUARTERS  
200 Units
9. DIESEL  
143 Units
10. THE DORSEY  
306 Units
11. NOMAD  
329 Units
12. FOYER  
236 Unit
13. WYNWOOD GREEN  
189 Units
14. THE COLLECTIVE  
108 Units

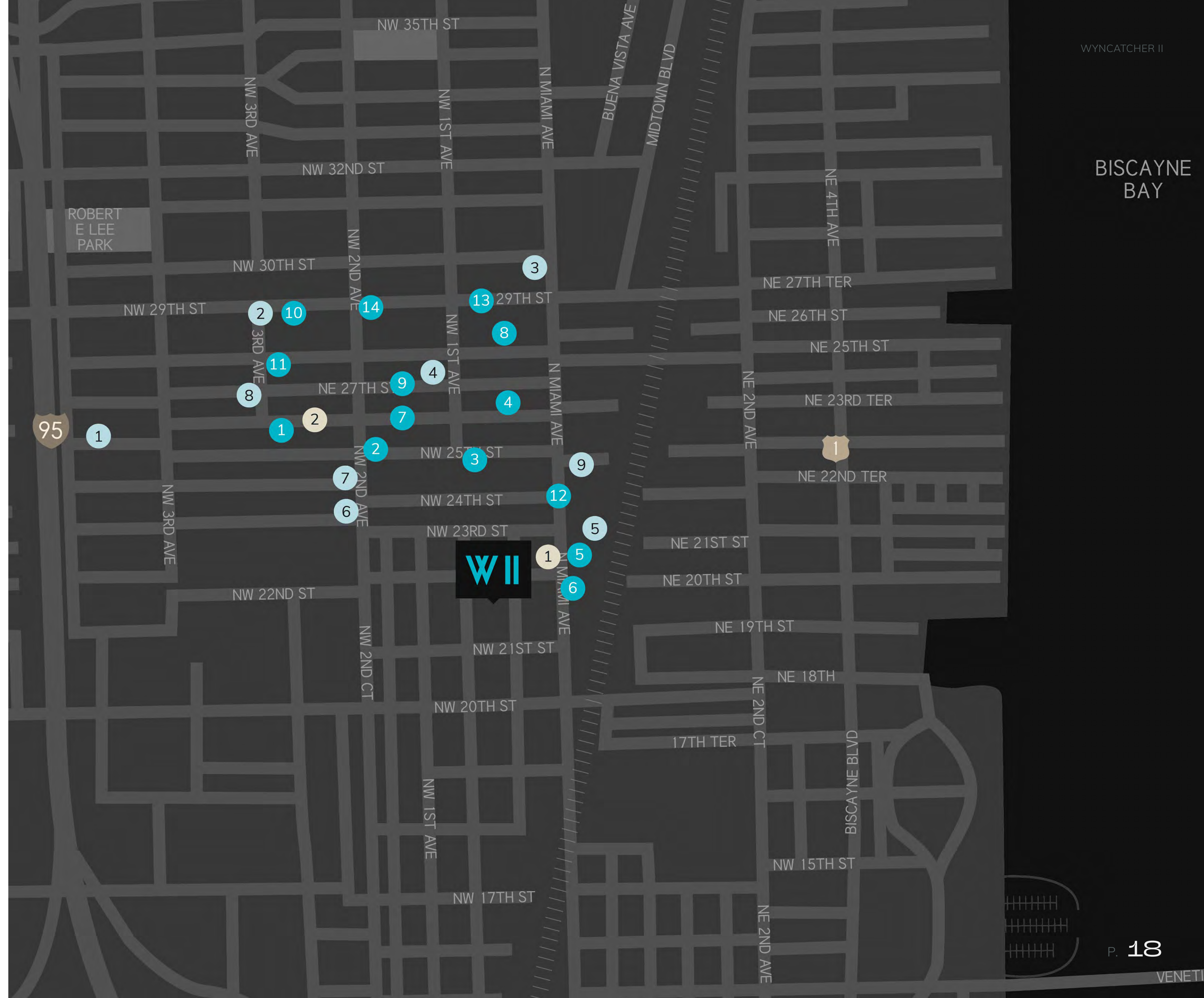
### Hotels

1. ARLO  
217 Rooms
2. MOXY  
120 Rooms

### Office

1. 545 WYN  
300,000 SF
2. THE DORSEY  
78,000 SF
3. GATEWAY  
200,000 SF
4. WYNWOOD28  
46,678 SF
5. STRATA  
60,300 SF
6. CUBE  
80,000 SF
7. ANNEX  
60,000 SF
8. WYNWOOD BUILDING  
45,000 SF
9. OASIS  
20,000 SF

- RESIDENTIAL
- HOTELS
- OFFICE



Residential

Tech & Creative Office



FOUNDERS FUND



Hotels



SONY MUSIC



**RESIDENTIAL**  
3,005 Units



**WYNWOOD 25**  
289 Units



**FOYER**  
236 Units



**DIESEL**  
143 Units



**DOMIO**  
175 Units



**WYNWOOD GREEN**  
189 Units



**STRATA WYNWOOD**  
257 Units



**THE DORSEY**  
306 Units



**WYNWOOD QUARTERS**  
200 Units



**WYNWOOD 27 & 28**  
152 Units



**AMLI**  
316 Units



**THE COLLECTIVE**  
108 Units



**PRH WYNWOOD**  
317 Units



**SOCIETY**  
326 Units

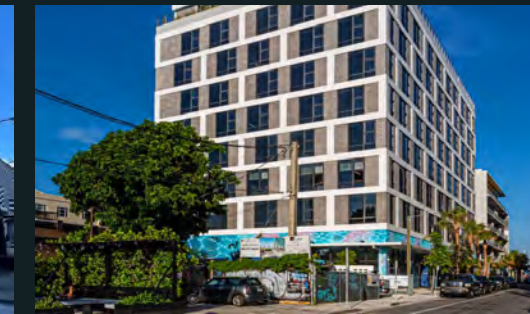
**OFFICE**  
888,500 SF



**545 WYN**  
300,000 SF



**WYNWOOD BUILDING**  
45,000 SF



**CUBE WYNWD**  
80,000 SF



**GATEWAY AT WYNWOOD**  
200,000 SF



**OASIS WYNWOOD**  
20,000 SF



**THE ANNEX**  
60,000 SF

**HOTELS**  
407 Rooms



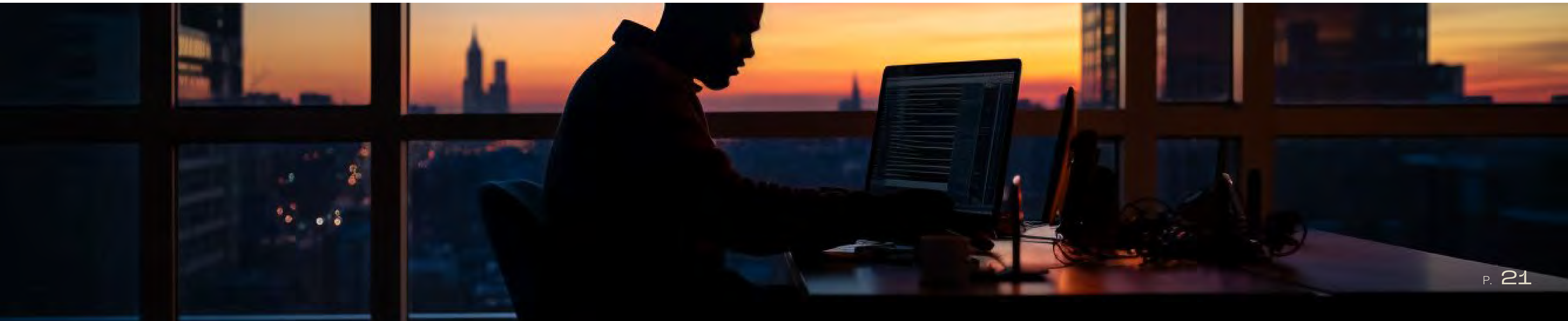
**MOXY**  
120 Rooms



**ARLO**  
217 Rooms

## A tech community gathering.

Wynwood is home to a growing number of established and emerging tech-based companies drawn to its world class street art murals, pedestrian-friendly streets, unique restaurants and entertainment concepts. Miami's tech sector was born in Wynwood over 10 years ago and remains home to Florida's first co-working facility, tech incubator and accelerator, The Lab Miami, as well as nationally recognized coding bootcamp BrainStation (formerly Wyncode Academy).



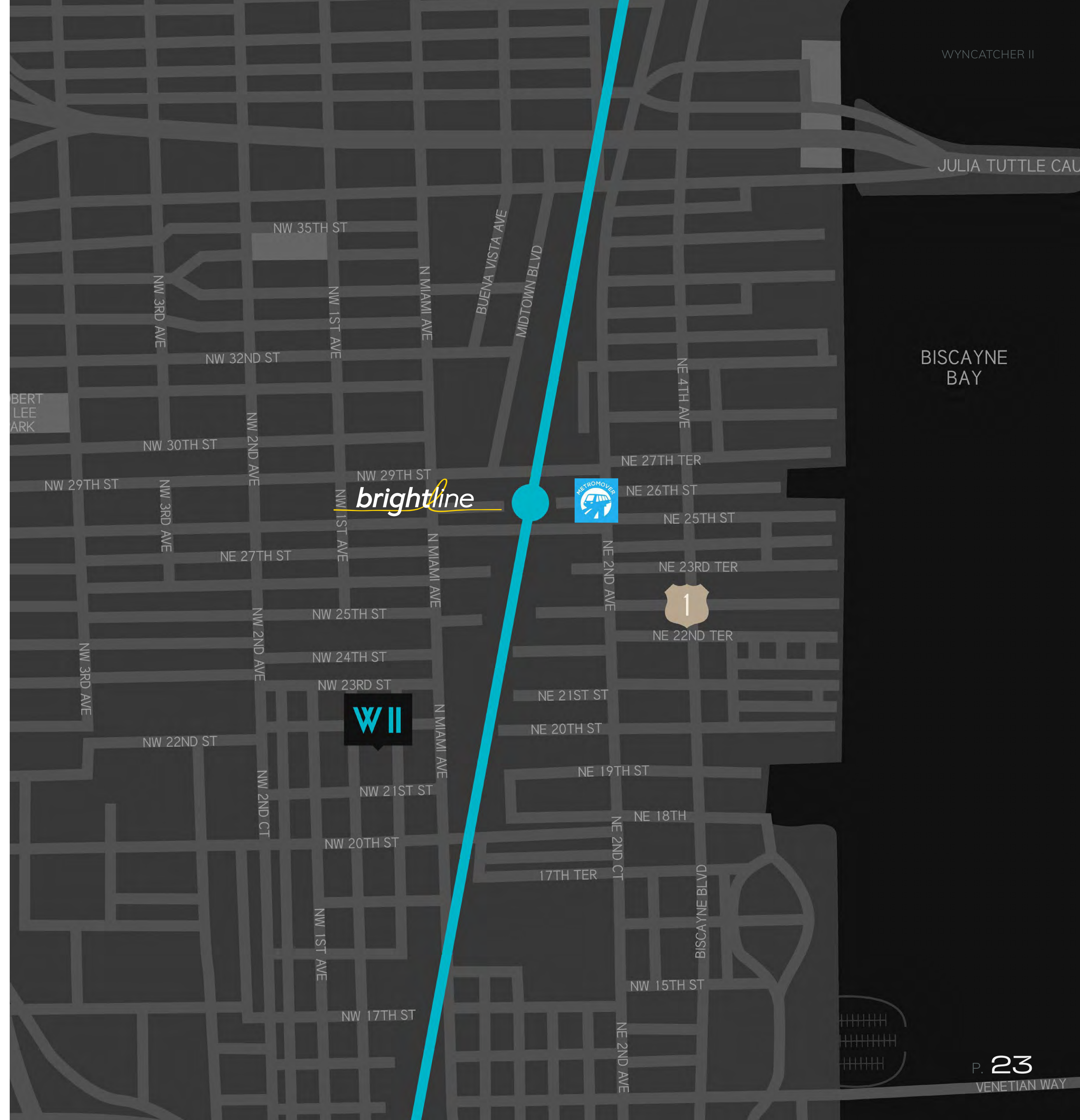
## A new pedigree of tenants.

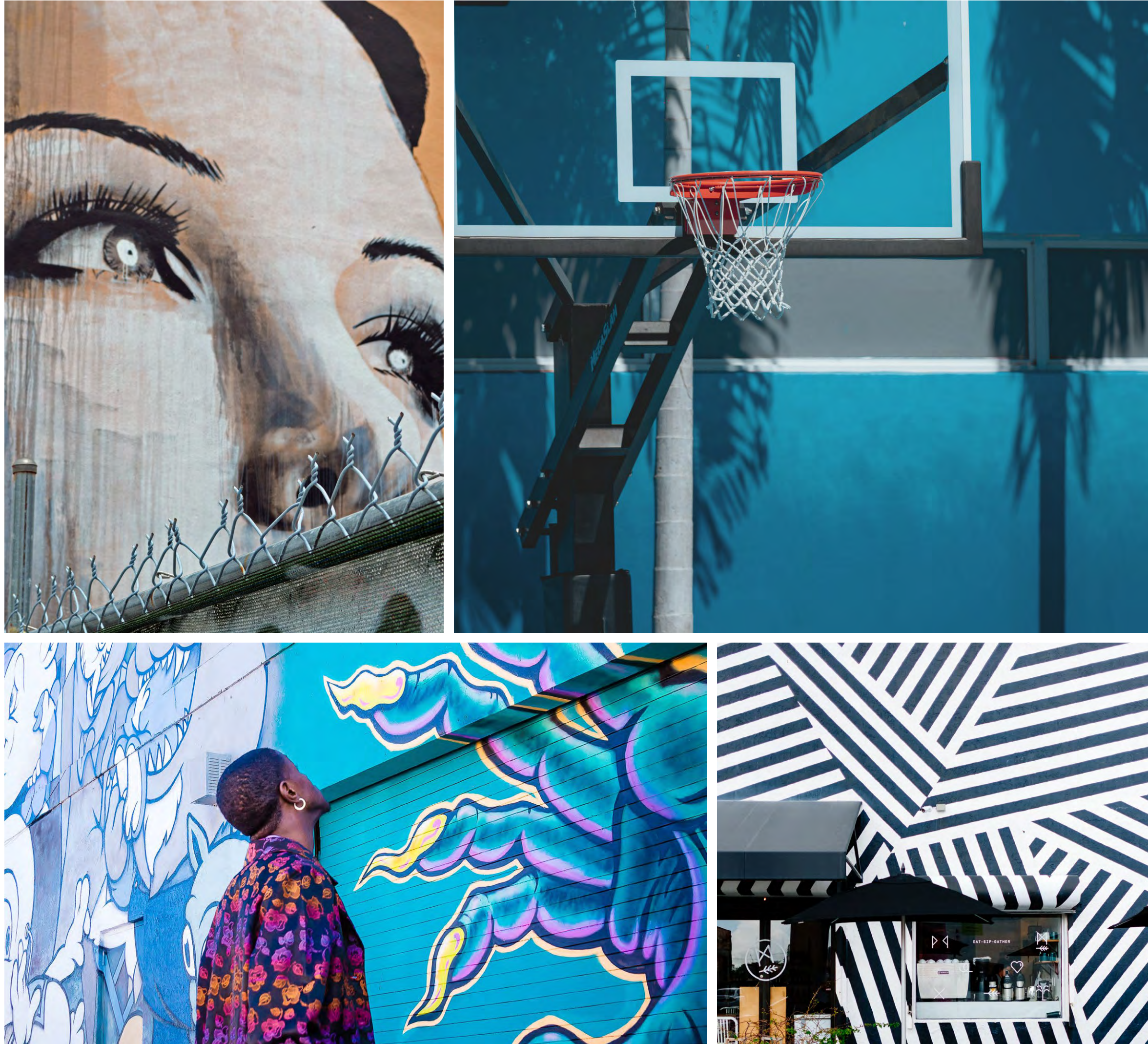
This year, Silicon Valley transplants such as Founders Fund, Atomic and OpenStore signed multiyear leases at the Wynwood Annex, a new Class A office tower developed by the Related Group. Stockholm-based streaming giant Spotify also chose Wynwood for its LATAM HQ.

Wynwood's vibrant environment and popularity with tech workers are factors that continue to lure tech firms from Silicon Valley as well as New York hedge funds to establish secondary HQs in the neighborhood. The office, retail and residential mix has resulted in a low-rise, campus-like environment for collaboration and networking unlike anything else in the United States.



# Future Mobility & Pedestrian Experience.





## The district today

Wynwood welcomes over 5 million annual visitors that are drawn to its eclectic mix of art, retail and entertainment venues. It's home to over 200 public street art murals, 400+ businesses and one of the most dynamic culinary markets in the country. Wynwood is widely recognized as one of the most walkable neighborhoods in America with a 94 Walk Score. It has very good access to public transportation (MetroBus & City Trolley), is bicycle friendly, and has dedicated rideshare pick-up and drop-off zones throughout its 50 city-blocks.

## Future brightline Commuter rail service

Miami-Dade County is finalizing plans to establish new commuter rail service along the Florida East Coast railway that intersects across Wynwood a block east of North Miami Avenue. The new service is designed to interconnect Downtown Miami with new stations in Wynwood, Design District, North Miami and Aventura. The FEC railway is already being utilized by the high-speed Brightline train service that plans to connect Miami and Orlando from its MiamiCentral Station, which is just over one mile south of Wynwood.





## Expansion of metromover network

Metromover, Miami's free, light-rail transit service, operates seven days a week and is planning to expand service along North Miami Avenue with proposed stops in Wynwood, Midtown and the Design District. The new service is expected to connect with existing stops at the Genting / Resorts World Miami Plaza, Perez Art Museum, FTX Arena (home to NBA's Miami Heat), Bayside Marketplace, Miami-Dade College and Miami International Airport.

# Team



## The Developer.

VALERIO MORABITO - MORABITO PROPERTIES

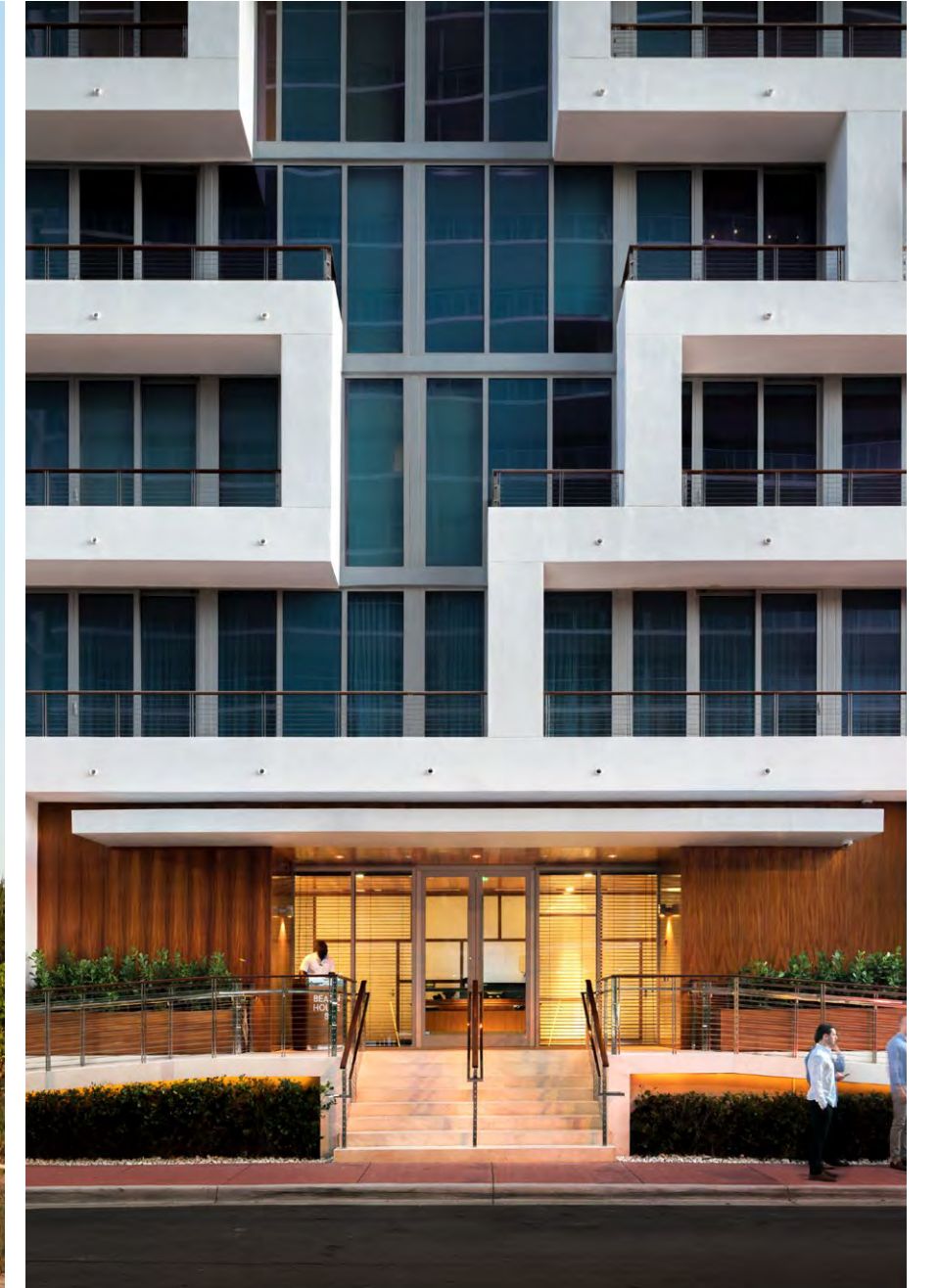
Design is everything to Morabito Properties. We use design to transform the way that people think about their properties, finding innovative and exciting ways to get things done. Driven by our passion, we strive to find the very best finishes and the very best solutions, whether it's through technology, materials, or interior design.

We encourage vision and imagination at every stage. Through beautiful craftsmanship and elegant design, we don't simply build. We create lasting connections between our properties and our clients, fulfilling an emotional need rather than simply a material one.



# The Developer.

VALERIO MORABITO - MORABITO PROPERTIES





## The Artist.

VHILS - ALEXANDRE FARTO

Portuguese artist Alexandre Farto (b. 1987) has been interacting visually with the urban environment under the name of Vhils since his days as a prolific graffiti writer in the early-to-mid 2000s.

This striking form of visual poetry, showcased around the world in both indoor and outdoor settings, has been described as brutal and complex, yet imbued with a simplicity that speaks to the core of human emotions.

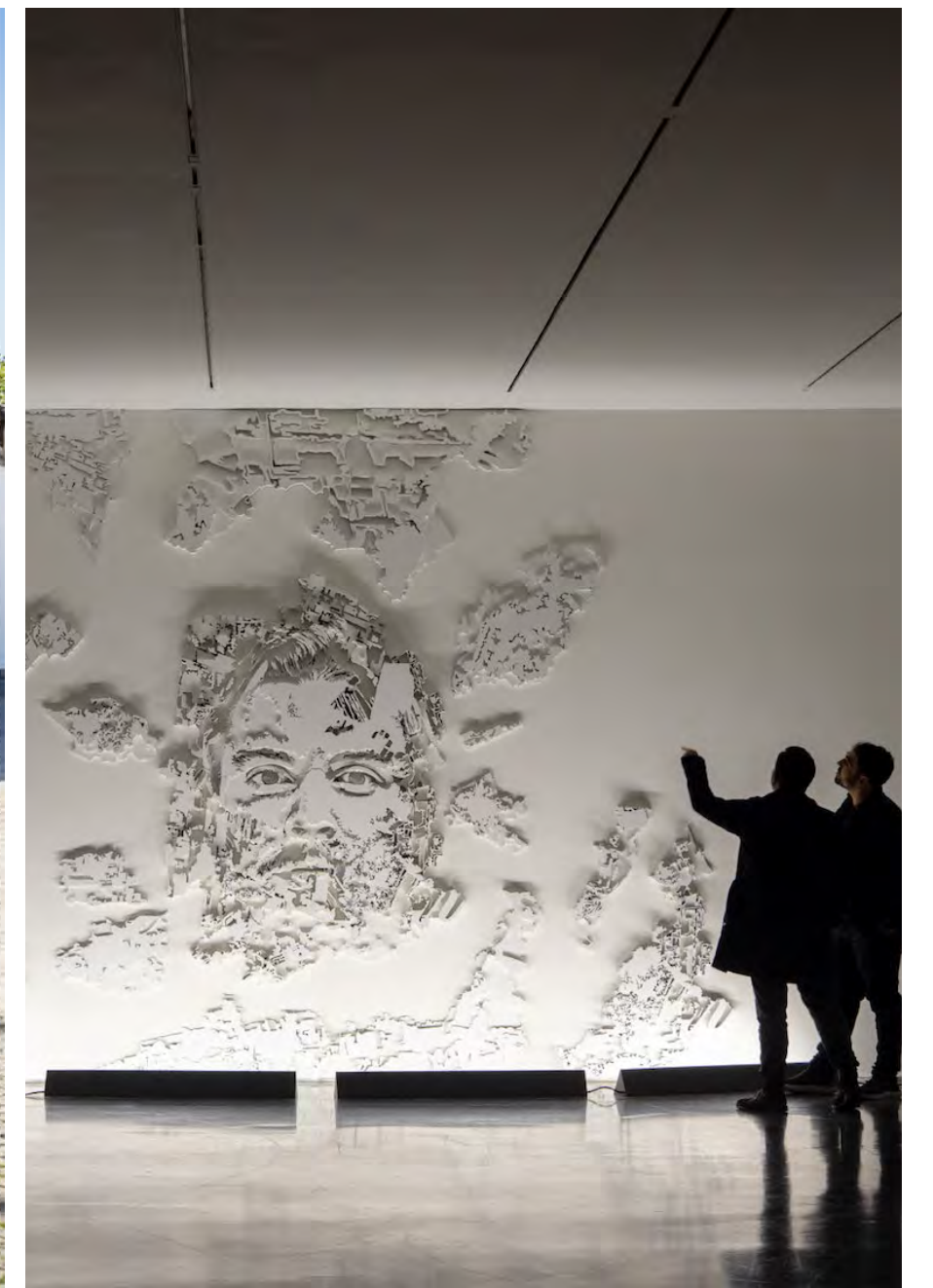
An ongoing reflection on identity, on life in contemporary urban societies and their saturated environments, it explores themes such as the struggle between the aspirations of the individual and the demands of everyday life, or the erosion of cultural uniqueness in the face of the dominant model of globalised development and the increasingly uniform reality it has been imposing around the world. It speaks of effacement but also of resistance, of destruction yet also of beauty in this overwhelming setting, exploring the connections and contrasts, similar-

ities and differences, between global and local realities. Since 2005, he has presented his work in over 30 countries around the world in solo and group exhibitions, site-specific art interventions, artistic events and projects in various contexts – from working with communities in the favelas of Rio de Janeiro, to collaborations with reputed art institutions such as the EDP Foundation (Lisbon), Centre Pompidou (Paris), Barbican Centre (London), CAFA Art Museum (Beijing), or the Museum of Contemporary Art San Diego (San Diego), among others. An avid experimentalist, Vhils has been developing his personal aesthetics in a plurality of media besides his signature carving technique: from stencil painting to metal etching, from pyrotechnic explosions and video to sculptural installations. He has also directed several music videos, short films, and one stage production. His unique approach and artwork have been garnering critical acclaim around the globe.



# The Artist.

VHILS - ALEXANDRE FARTO





## Architect.

VAGABONDARQ

VagabondArq team considers architecture not as a single practice but as several interlocking ones. Each project they undertake is approached with a deep respect for its contextual relevance. Their design principles are not centered around any specific aesthetic movement; rather, they are anchored in the aspiration to enhance the quality of human life and promote environmental sustainability.

Their commitment lies in fostering honesty and clarity. Their primary task is to thoroughly comprehend the client's vision and requirements, prioritizing the client's objectives over their own. They place great importance on direct communication and occasionally prefer in-person meetings, often sharing a drink or a meal to facilitate meaningful exchanges.

Throughout their years in the industry, they have been fortunate to collaborate with excep-

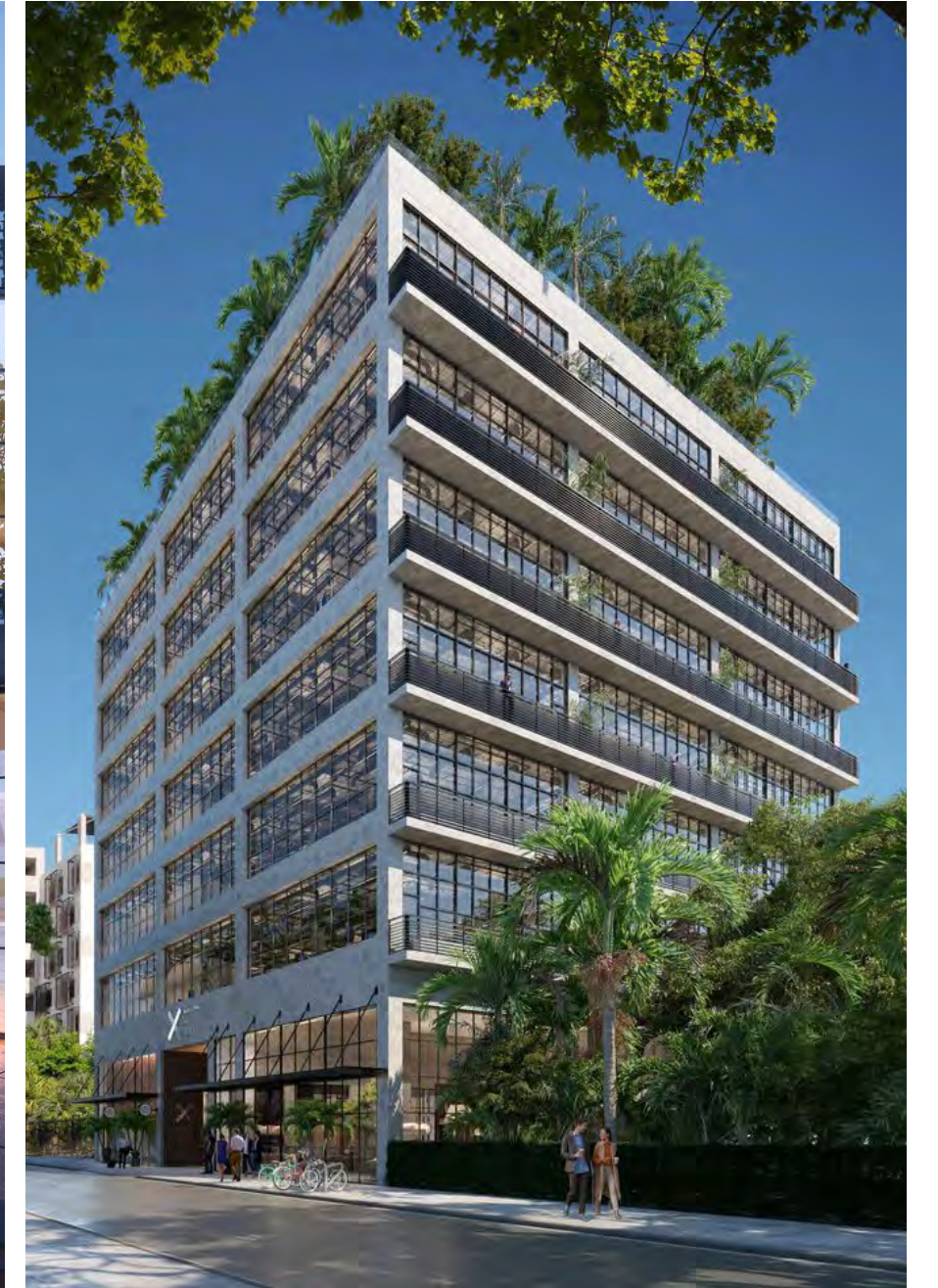
tional clients on a variety of outstanding projects. They recognize that a building exists within the continuum of time, and its enduring value is intimately linked to its ongoing performance. VagabondArq team take pride in their identity as women in a predominantly male-dominated industry, with only 17% of architects being female and 83% male. They aspire to serve as inspirational figures, encouraging more women to pursue careers in architecture.

Additionally, as Latinas, they represent an even smaller demographic, accounting for less than 5% of licensed architects, and they boast proficiency in both English and Spanish, enabling them to bridge cultural and linguistic divides in their work.



# Architect.

VAGABONDARQ





## Landscape Architect.

ARQUITECTONICA GEO

With offices in Miami, New York, Los Angeles, Paris, Hong Kong, Shanghai, Manila, Lima and Sao Paulo, Arquitectonica is a major presence on the international stage.

From its inception in 1977, the firm received almost instant attention and acclaim from critics and the public alike, due to a bold modernism that was immediately identified with a renaissance in Miami's urban landscape. Led by Principals Bernardo Fort-Brescia and Laurinda Spear, Arquitectonica continues to push the limits of design with its innovative use of materials, geometry, pattern and color to introduce a new brand of humanistic modern design to the world.

Arquitectonica focuses on ecologically sensitive, yet commercially viable design and is widely

recognized for its ability to create unique forms of memorable imagery in close harmony with the environment. The firm explores the complex challenges of contemporary built and natural environments, developing solutions that balance a modern aesthetic with an environmentally sensitive practice to create value, identity and a sustainable environment. Arquitectonica's philosophy is based on the principle of preserving a location's geographic character – the entire combination of natural and human attributes that make one place distinct from another – an authentic design process that preserves the ecological and cultural environment.



# Landscape Architect.

ARQUITECTONICA GEO



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