



## **Fisher Brothers unveils Wynhouse Miami, mixed-use multifamily development**

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Photo credit: Fisher Brothers

Miami, FL Fisher Brothers, a fourth-generation real estate company that owns, manages and operates spaces across the country, announced the start of construction of Wynhouse Miami, a mixed-use multifamily development. Wynhouse Miami will rise eight stories and offer 308 rental residences, approximately 26,000 s/f of ground floor retail and paseo space and nearly 25,000 s/f of expansive indoor and outdoor amenities.

Located at 2200 NW First Ave., the development will transform the Wynwood neighborhood with displays of public art across its facade and two public passageways, known as paseos, that will encourage pedestrians to engage with the building, community spaces and ground-floor retail. The project is being built by Suffolk Construction and substantial completion is anticipated for January 2025. \$117.5 million in financing was jointly provided by JP Morgan Chase and affiliates of Canyon Partners. Additionally, the company selected Wynhouse Miami for its first-ever offering on CrowdStreet, the online real estate crowdfunding platform. This opportunity is still ongoing.

Wynhouse Miami is Fisher Brothers' latest multifamily development within its House brand, a collection of properties purpose built to fit into the contextual fabric of the neighborhood in which it resides.

“Wynwood is a thriving neighborhood buzzing with energy at any given moment,” said Winston Fisher, partner at Fisher Brothers. “We are excited to unveil our latest project in Fisher Brothers’ House brand of design-forward residential communities that complement the existing culture and liveliness of the neighborhood with a project of such distinct, innovative character. It’s been a pleasure working with the design team to bring our eclectic vision for Wynhouse Miami to life.”

Designed by ID & Design International (IDDI), Wynhouse Miami’s residences range from 474 to 1,405 s/f and feature a mix of studio, one- and two-bedroom floorplans, along with select penthouse units. IDDI implemented neutral tones with bold, colorful accents within the units’ interiors to complement the artistic, diverse community of Wynwood.

“As a South Florida-based interior design firm specializing in hospitality and multifamily developments, we took a deep dive approach to the design of Wynhouse Miami based on our fundamental understanding of the specific demographics and characteristics of this unique market,” said Sherif Ayad, president and CEO of ID & Design International. “This intimate knowledge of the Miami lifestyle resulted in modern residences that reflect the one-of-a-kind, inspired vibe of Wynwood.”

Building architect Nichols Architects examined Wynwood’s existing culture and history while designing the project. Known for its graffiti street art, the Wynwood neighborhood has evolved from an abandoned warehouse zone into a district with hidden entrances, surprising corridors and a network of connected alleyways. Nichols Architects incorporated two paseos that will enhance pedestrian experience and increase connectivity for the neighborhood by allowing residents and the public to flow through the ground-floor community spaces and enjoy the retail offerings.

“The project pays homage to the industrial, craft-oriented nature of the historic neighborhood,” said Andrew James, principal of Nichols Architects. “At the same time, the contemporary identity of Wynwood is being reinforced by the paseos, which will enhance the pedestrian realm, and the application of art throughout the development, which integrates a special emphasis on how the art will be perceived from the street and surrounding area.”

Wynhouse Miami will feature indoor and outdoor amenities designed by architecture and design firm Rockwell Group. Located on the lobby, second floor and roof, the building’s amenities are active spaces that will enhance the lifestyle of residents. Upon entering the lobby level, residents will be greeted by a lounge. The second floor features a lawn area, fitness center, co-working lounge with meeting and individual conference rooms, entertainment lounge, creative lounge and expo kitchen, all of which are connected by a multi-story, indoor-outdoor courtyard that will be wrapped with planters and seating. On the rooftop, residents will enjoy a pool, spa, outdoor entertainment space and barbeque area, and views of the surrounding neighborhood and the nearby skyline of Downtown Miami.

“Wynwood is like a contemporary art museum turned inside out,” said David Rockwell, founder and president of Rockwell Group. “We wanted to bring the energy and creativity of the streets into Wynhouse Miami, with a celebration of industrial materials that link the lounges, bars, and courtyards to the history of the area.”

“Wynwood is one of the largest and most prominent creative communities in the United States that has undergone a transformation over the past few years. We are thrilled to welcome a new project to continue to shape the neighborhood’s next chapter that pays homage to its unique and distinct character,” said Manny Gonzalez, executive director of the Wynwood Business Improvement District.

National enterprise and builder Suffolk was chosen for its successful track record on complex and sophisticated projects and its reputation as a respected and successful general contractor in Florida.

Known for its client service and diversification across sectors, Suffolk is an industry-leader in innovation and leveraging new technologies that elevate the construction process and contribute to more predictable outcomes.

“We are excited about our collaboration with Fisher Brothers and our partners as we transform the vision of this project into reality,” said Jay Fayette, president of Suffolk East Coast Florida. “Our team is thrilled to implement Suffolk’s unique approach to construction and sophisticated technologies to help deliver a seamless and predictable project for our client and a mixed-use building that will make the community proud.”

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