



TwentySixth&2nd

WYNWOOD RESIDENCES

FACT SHEET

26
& 2

The first luxury condo
residences with deeded office
suites partnered with Airbnb*

*Hosting is subject to rules and local laws. The ability to host 365 days a year is subject to the City of Miami's (the "City") Determination No. 2019-01 (the "Determination"). Any change in the Determination or the City's interpretation of the Determination may cause the ability to host 365 days a year to be limited and/or restricted as mandated by the City. Office suites may not be listed on Airbnb independently. Any listing of an office suite on Airbnb must include the associated residential unit and cannot be rented separately from their corresponding residence.

Deeded offices available for select residences.



Where balance is *home*

Welcome to Twenty Sixth & 2nd Wynwood Residences, where your home becomes an extension of your aspirations. Nestled in the heart of Miami's cultural hub, this boutique property places you at the center of creative energy and elevated living. Every aspect of this residence is carefully crafted to foster luxury, balance, and fulfillment, creating an environment where both your personal and professional well-being can thrive. Designed for those who move differently, live fully, and stay inspired.



Conceptual ID and rendering by ARX Creative

Your Home + Your Office. Host on Airbnb

As a first-of-its-kind offering, Twenty Sixth & 2nd Wynwood Residences will grant owners the ability to host their home and office on Airbnb*.

Full-service, on-site management provides a unique blend of ownership autonomy and peace of mind through the convenience of hospitality level service for seamless home and office-sharing. Each fully furnished residence and office suite offers an opportunity to effortlessly host on Airbnb*.

Office Suites

Office suites at Twenty Sixth & 2nd redefine life balance through ultimate convenience. Complete with access to well-appointed conference rooms and lounge area, the office suites at Twenty Sixth & 2nd provides an idyllic setting to excel, while nurturing moments of creativity and inspiration.

- Glass encased design
- Lockable entry
- Desk with chair
- Pre-wired for TVs
- Kitchen and lounge areas



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Team

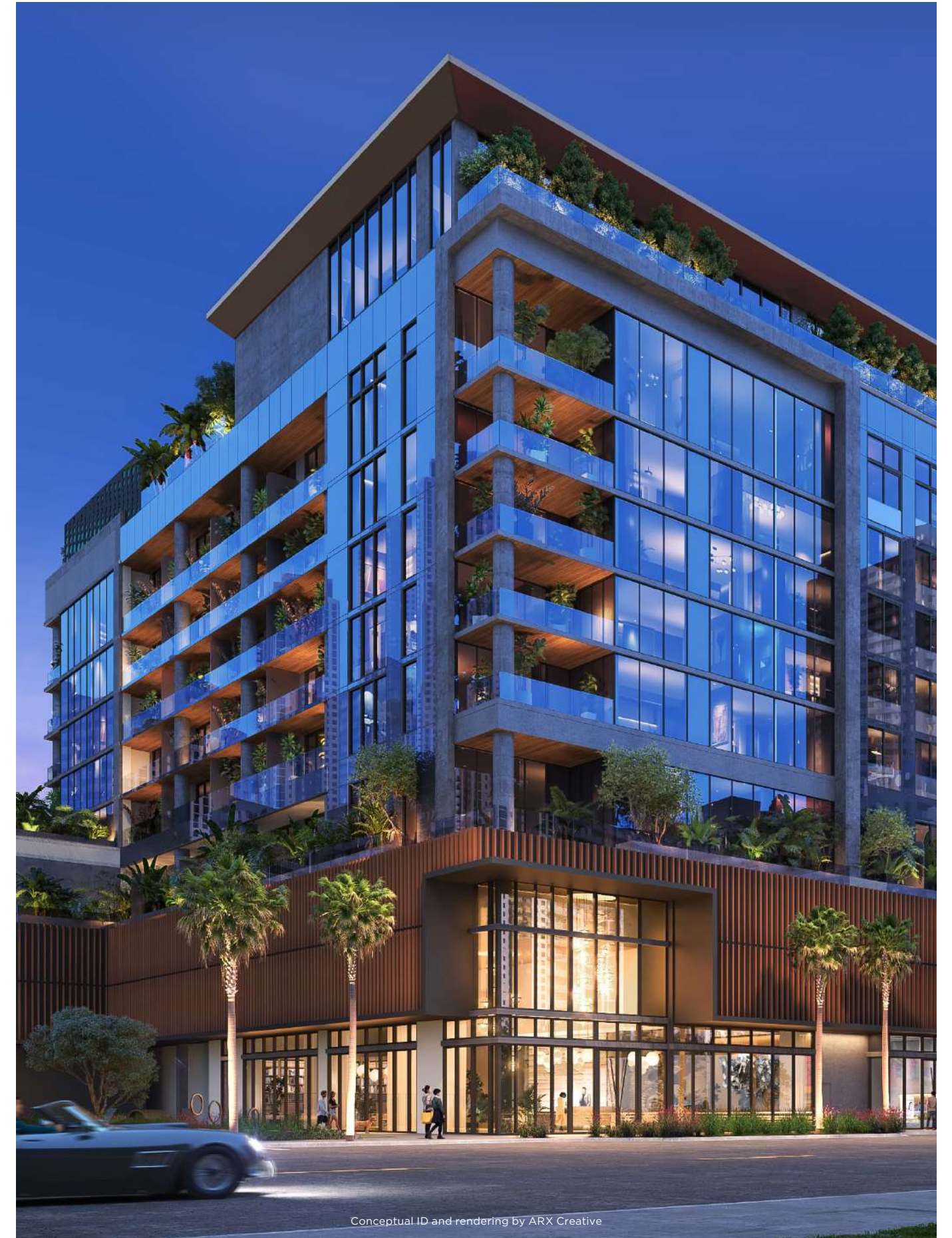
Developers: Property Markets Group (PMG)
LNDMRK Development

Interior Design: Cotofana Designs

Architecture: Cube 3

Building Overview

- 8-story boutique residential building located in Wynwood
- 233 luxury residences
- Each residence is thoughtfully designed with a dedicated office space — host your home + your office 365 days on Airbnb
 - Studios and Junior Suites offer access to elegantly appointed shared workspaces
- Short-term rental flexibility with the availability to host 365 days on Airbnb. Hosting is subject to local laws and other restrictions.
- Views capturing the dynamic energy of Wynwood and the Miami skyline
- Steps away from Wynwood's world-renowned art galleries, dining, and entertainment
- 32,000 SF wellness-inspired amenities:
 - Meditation glass house and thermal circuit
 - Elevated resort-style rooftop pool and lounge
- Curated collection of custom art installations
- Features the latest smart building technology



Conceptual ID and rendering by ARX Creative

ARTIST CONCEPTUAL RENDERING





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Your Dream Destinations, *All in One Place*

Escape the ordinary, and fill your day with elements that cultivate your aspirations. Escape to your very own sanctuary, where you can unwind in a serene garden oasis perfect for peaceful meditations and sun salutations, or elevate your experience on a curated rooftop with a full suite of amenities—including a sun-kissed resort-style pool and a contemporary outdoor bar with sleek lounge seating, all designed to live fully and stay inspired.

Outdoor Wellness Sanctuary

- Tranquil gardens and glass-house designed for meditation, yoga, and intimate social events
- Holistic wellness retreat with therapeutic steam, sauna, cold plunge, and invigorating rain shower
- State-of-the-art fitness studio equipped with the latest workout technology

Sky Swim Lounge

- Elevated resort-style rooftop pool, complete with cabanas and lush landscaping
- Inviting outdoor bar and lounge
- Private alcoves featuring stylish banquet

Garden Glass House



Conceptual ID and rendering by ARX Creative.

Every Moment Moves with *You*

Designed for the rhythm of modern living, each residence seamlessly blends local artistry with natural motifs, fostering an atmosphere of tranquility and harmony. The design reflects the balance of nature and modernity, crafting a space that flows effortlessly with your day. From early morning meetings to evening relaxation, this home evolves with you, offering refined luxury and style at every turn.

Residential Overview

- Fully finished and furnished residences
- Spacious dens in select residences
- Fully built-out closets in primary bedrooms featuring all shelving and drawers pre-installed for absolute convenience
- Top-of-the-line appliance package includes microwave, dishwasher, built-in oven and refrigerator
- Custom Italian bathroom cabinetry designed by Italkraft
- WaterWorks bathroom fixtures, features, and accessories
- Built in top-of-the-line washer and dryer
- All residences come equipped with a contemporary lighting package



Conceptual ID and rendering by ARX Creative



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The world
is your *canvas*

Wynwood & beyond

Pulsing with boundless creative energy, Wynwood emerges as a haven where visionary boutiques, avant-garde galleries, and mesmerizing street art converge with trendy rooftop lounges, world-class entertainment, and Michelin-starred dining. Welcome to Miami at its most artistic and vibrant.



Bringing the world to *you*

Perfectly positioned as a creative and cultural hub, Wynwood offers access to Miami's most sought-after destinations. Explore the area's raw dynamism and sparkle as you walk between modern bakeries, outdoor parks, eclectic markets, and some of the top cuisine destinations in the neighborhood and beyond.

DINING

1. The White Elephant Cocktail Bar
2. Bartaco
3. Salt&Straw
4. Booze Garden
5. 1-800-Lucky
6. Pastis Miami
7. Manta Wynwood
8. Coyo Taco
9. Joe's Pizza NYC
10. Panther Coffee
11. Otto e Pepe
12. Uchi Miami
13. Zak the Baker
14. Skinny Louie
15. Rosemary's
16. Maman
17. Cerveceria La Tropical
18. COTE Miami
19. Elastika
20. Piegari Ristorante
21. Sparrow Italia, Miami

LIFESTYLE

22. Mimi Yoga
23. Puttery
24. Legacy
25. Wynwood Padel Club
26. Trader Joe's
27. Biscayne Park
28. Margaret Pace Park
29. Miami Worldcenter
30. Miami Central Brightline Station

BEYOND

- Miami International Airport15 min
Brickell City Center.....15 min
Art Basel and Design Miami..... 20 min
Miami Beach25 min

COMING SOON

- Amazon to open 50,000 SF office in Wynwood

CULTURE

31. Wynwood Walls
32. Mana Wynwood Convention Center
33. Gary Nader Art Centre
34. Rubell Museum
35. Superblue Miami
36. PAMM and Frost Science Museum
37. Kaseya Center
38. FPL Solar Amphitheater at Bayfront Park



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26thand2ndwynwood.com



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