

# TwentySixth&2nd

WYNWOOD 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.

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

\*Hosting is subject to rules and local laws. 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.



PROJECT OVERVIEW

# Building Features

- 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





ARTIST CONCEPTUAL RENDERING  
Conceptual ID and rendering by ARX Creative



OFFICES

# 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.\*



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Dedeed offices available for select residences.



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# 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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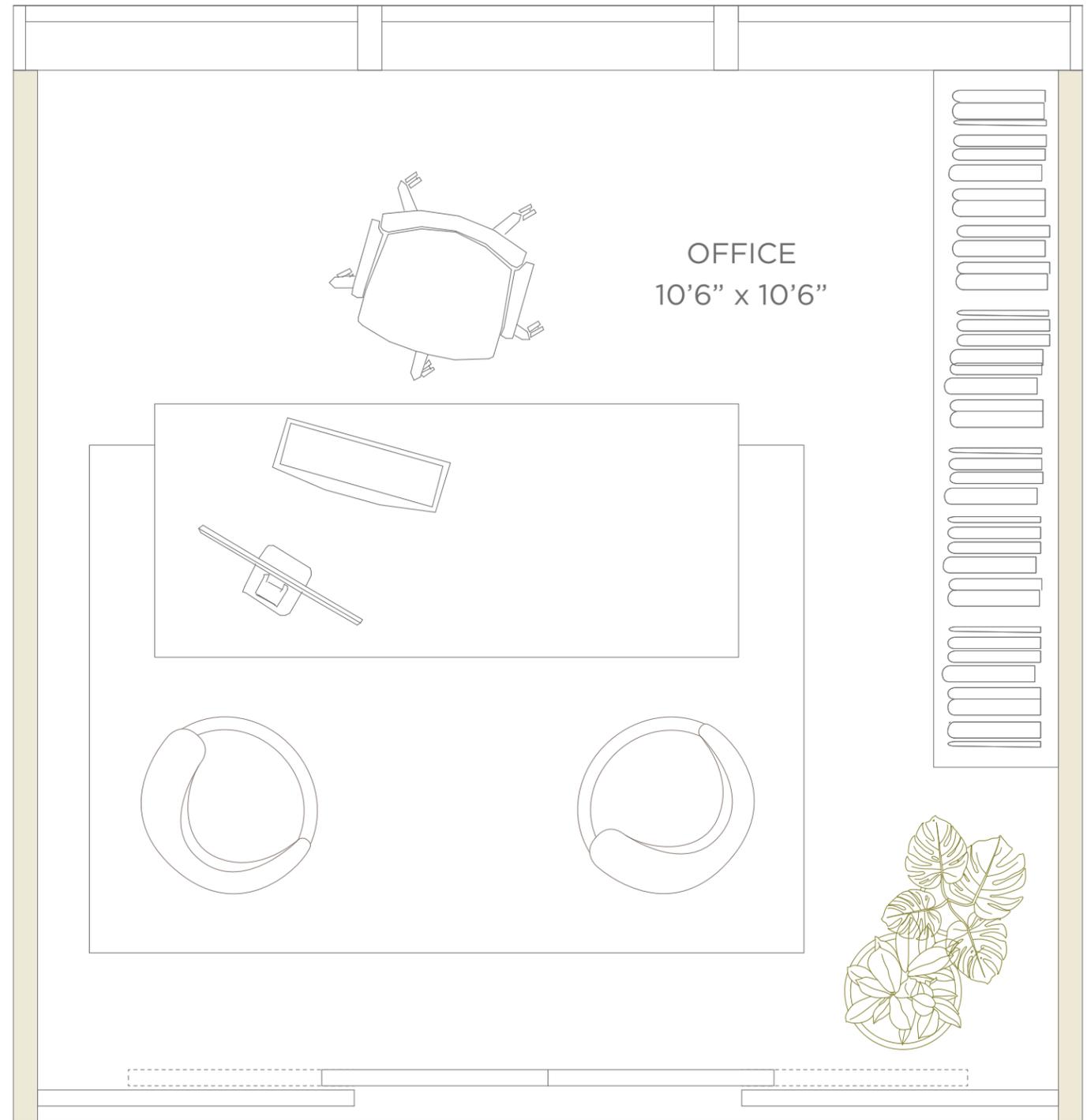
Deeded offices available for select residences.

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& 2

# Office A21

LEVEL 3  
NORTH EXPOSURE

OFFICE AREA      110.25 SF      10.24 M<sup>2</sup>



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# OFFICES LEVEL 3



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RESIDENCES

# Residential Features

- 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





ARTIST CONCEPTUAL RENDERING  
Conceptual ID and rendering by ARX Creative



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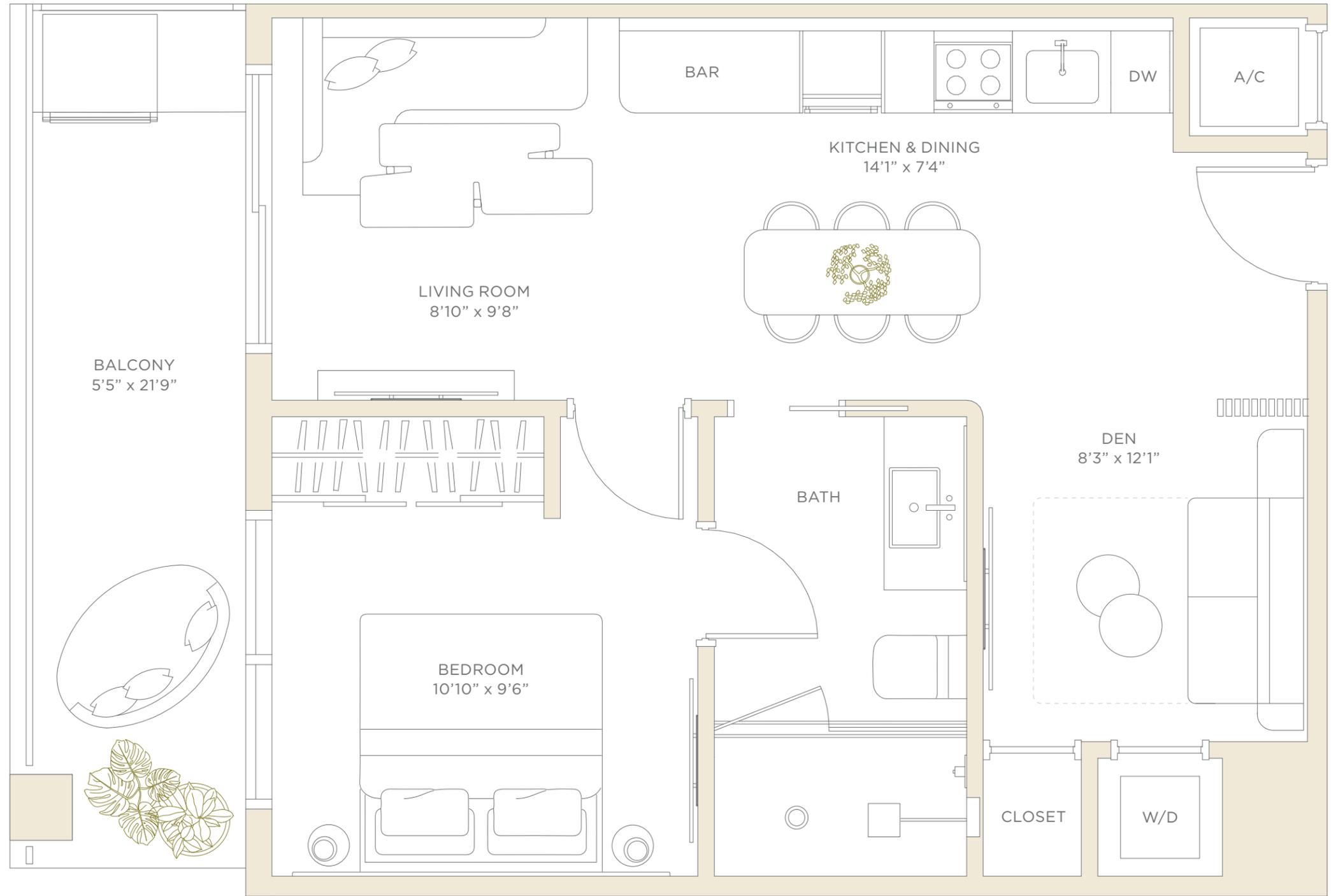
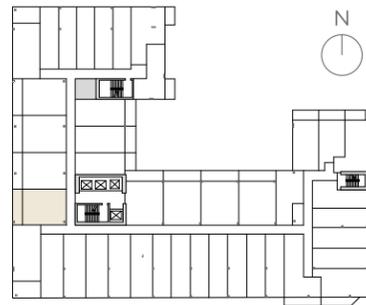
FLOORPLANS

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# Residence 01

**LEVELS 4-8**  
**1 BEDROOM + DEN • 1 BATHROOM**  
**WEST EXPOSURE**

LIVING AREA	621 SF	57.7 M <sup>2</sup>
BALCONY	132 SF	12.3 M <sup>2</sup>
TOTAL	753 SF	70.0 M <sup>2</sup>



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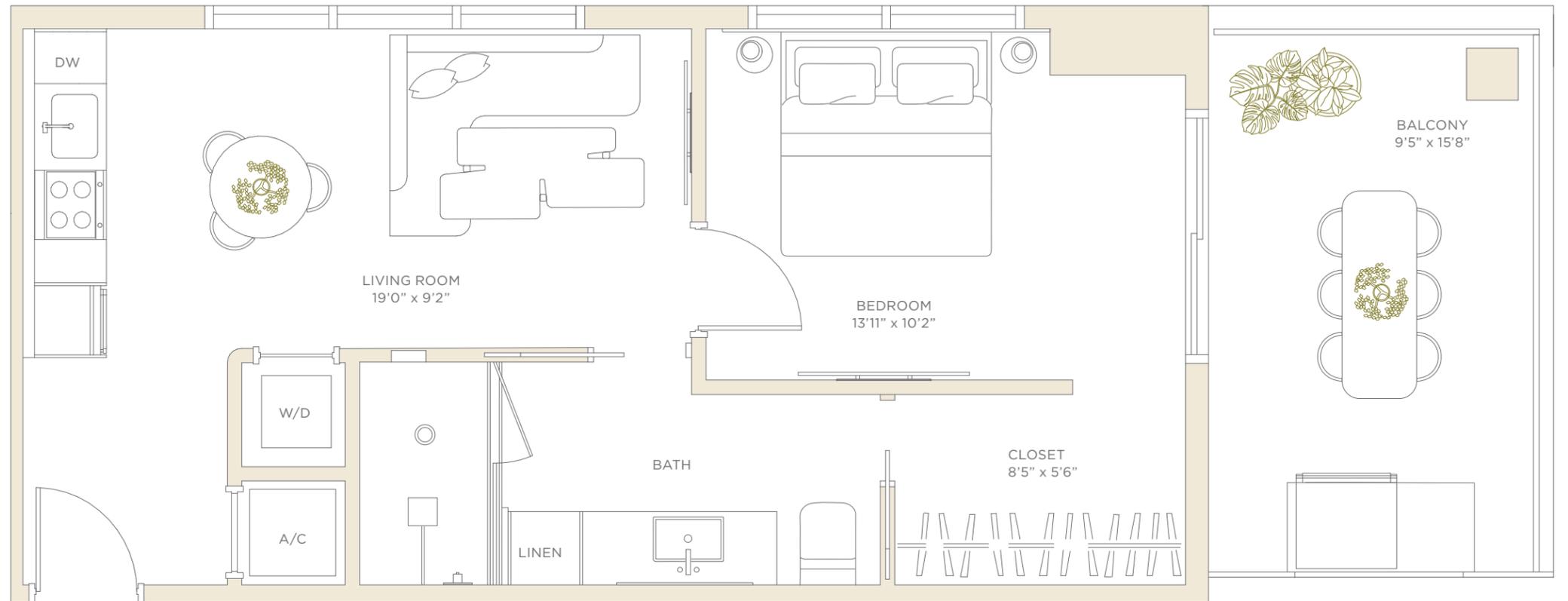
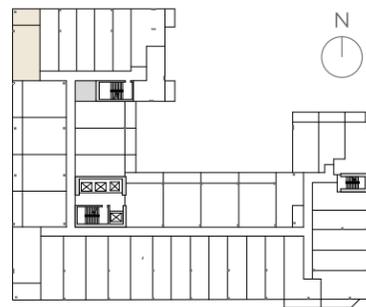
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82

# Residence 05

LEVEL 5-8  
1 BEDROOM • 1 BATHROOM  
NORTHWEST EXPOSURE

LIVING AREA	597 SF	55.5 M <sup>2</sup>
BALCONY	165 SF	15.3 M <sup>2</sup>
TOTAL	762 SF	70.8 M <sup>2</sup>



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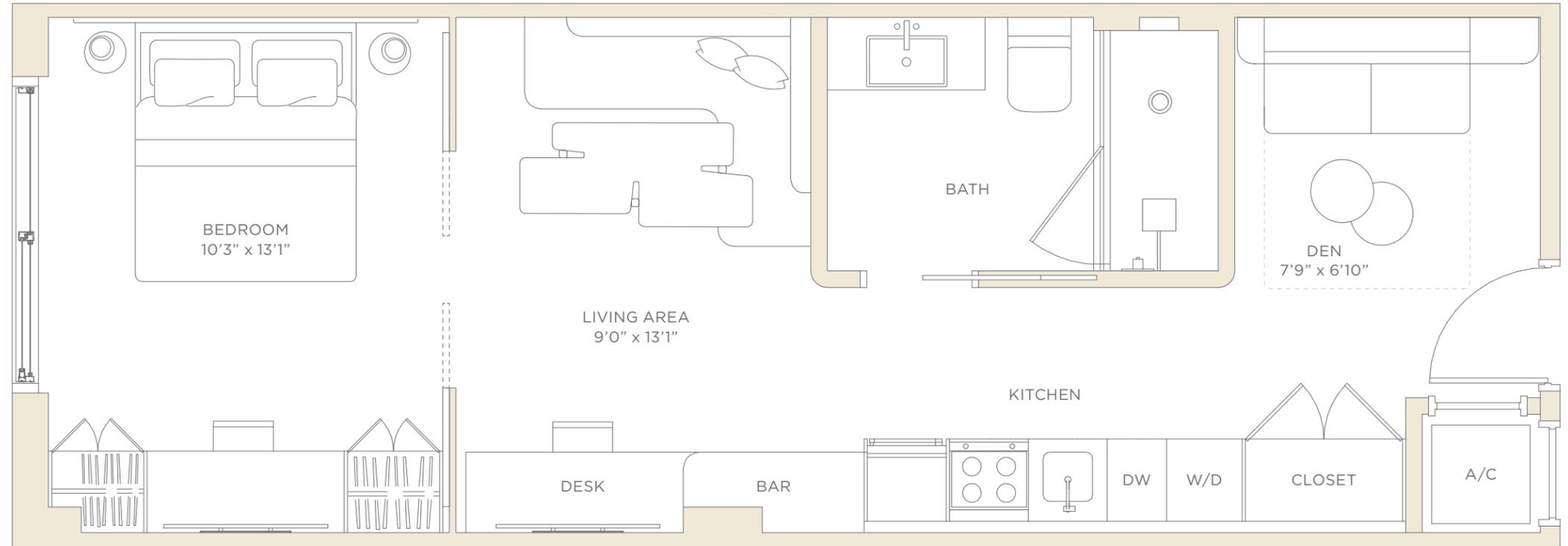
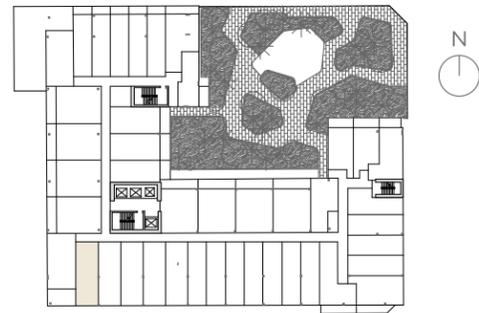
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# Residence 41

LEVELS 4-8  
JR SUITE + DEN • 1 BATHROOM  
SOUTH EXPOSURE

LIVING AREA 546 SF 50.7 M<sup>2</sup>



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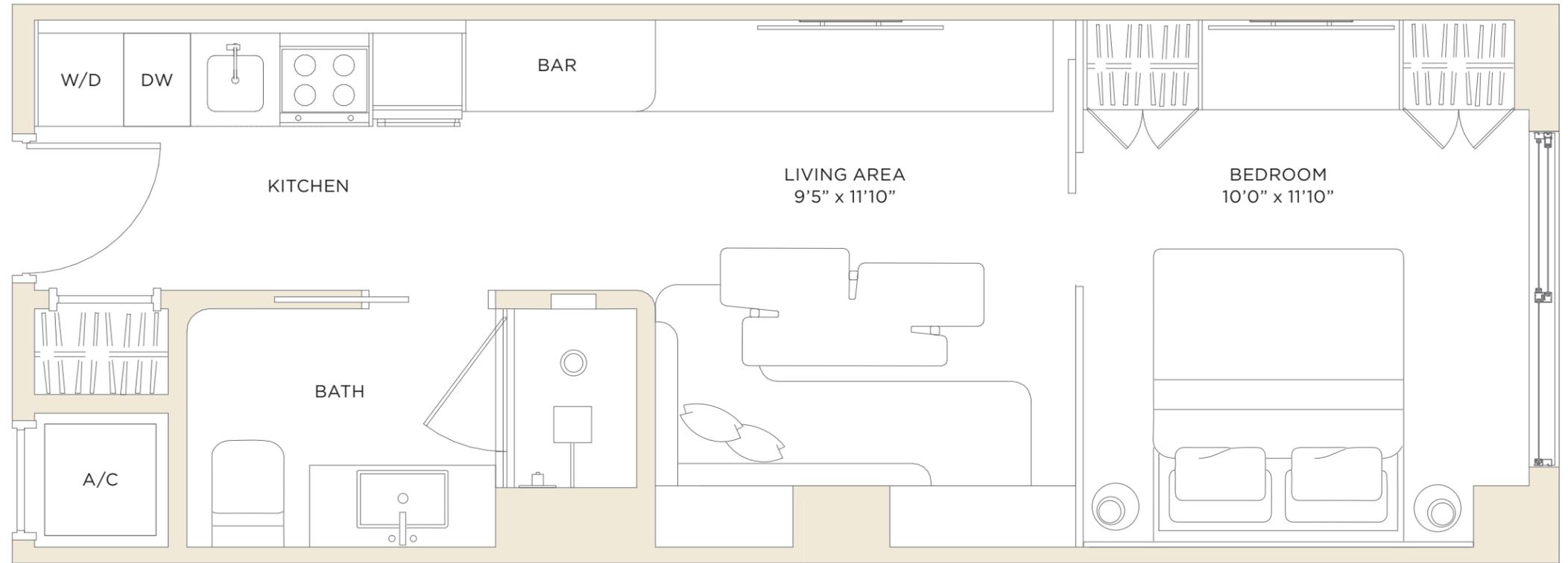
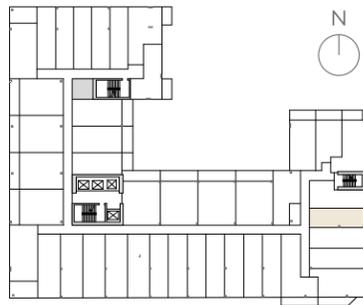
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# Residence 25

LEVEL 4-8  
JR SUITE • 1 BATHROOM  
EAST EXPOSURE

LIVING AREA 433 SF 40.2 M<sup>2</sup>



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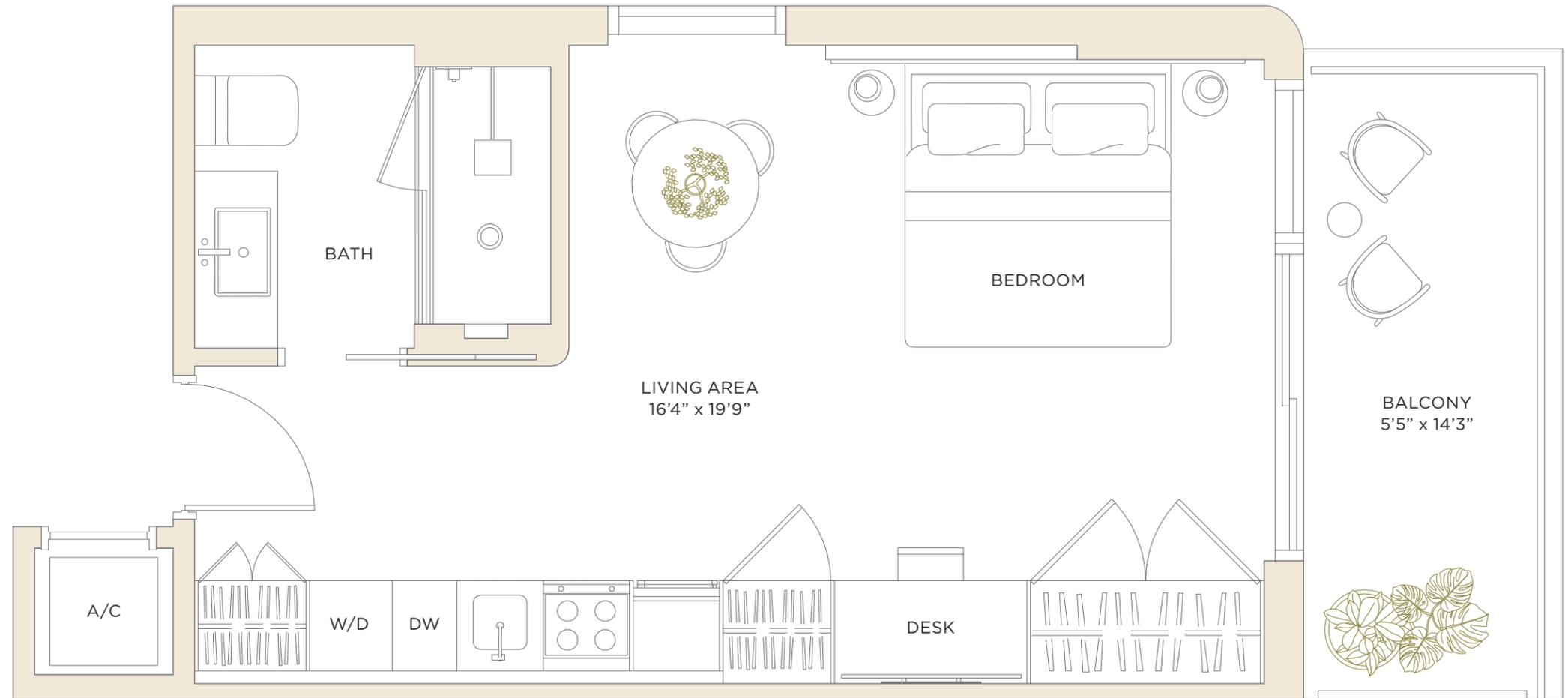
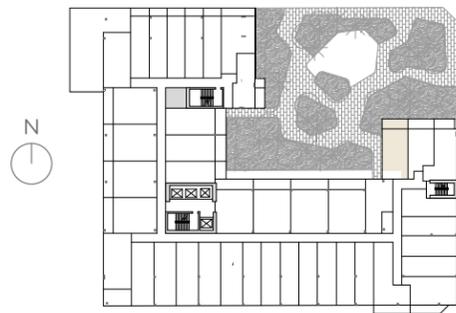
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# Residence 21

LEVEL 4  
STUDIO • 1 BATHROOM  
NORTH EXPOSURE

LIVING AREA	434 SF	46.5 M <sup>2</sup>
BALCONY	90 SF	8.4 M <sup>2</sup>
TOTAL	524 SF	58.7 M <sup>2</sup>



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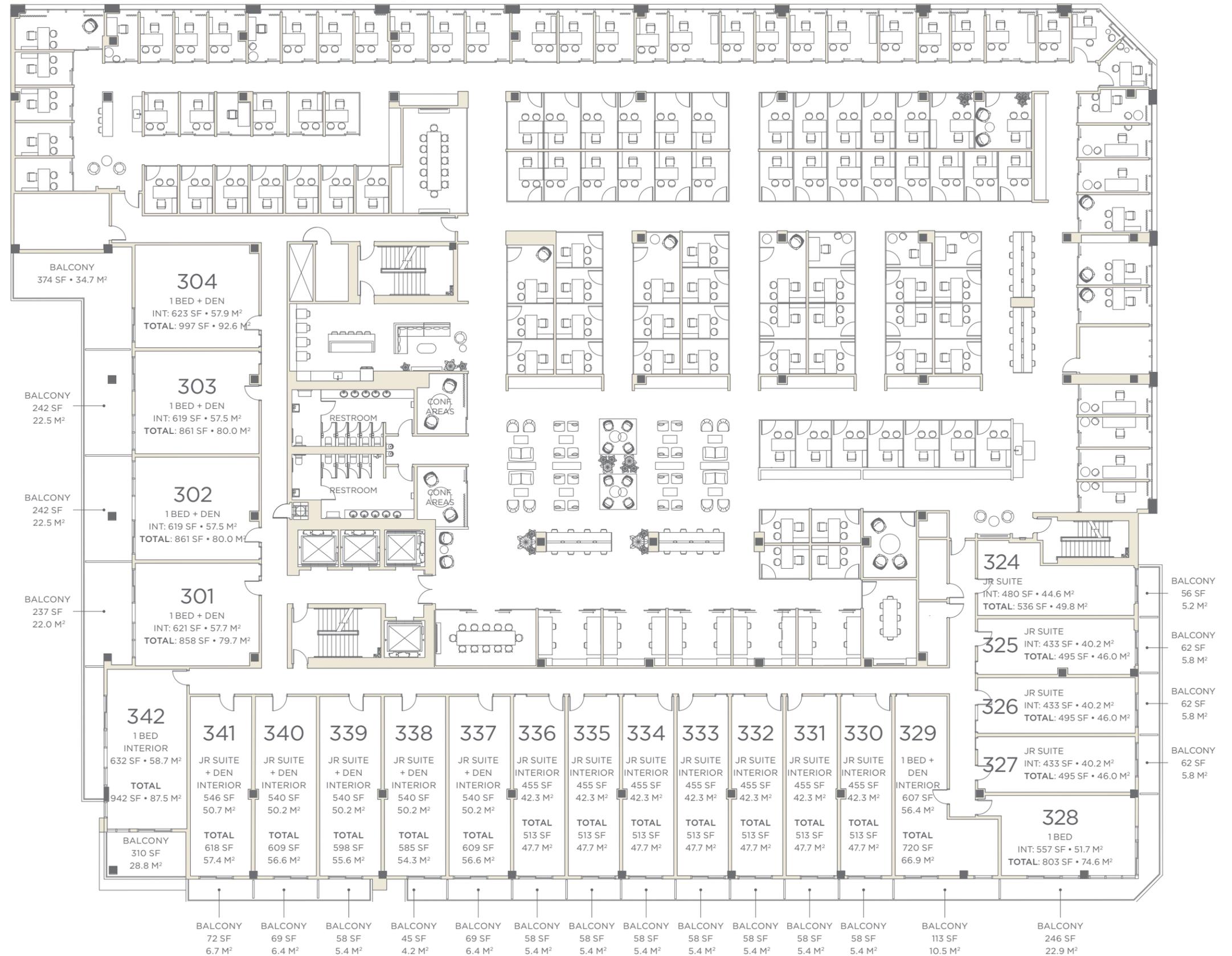


KEY PLANS



26  
& 2

# RESIDENCES LEVEL 3



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

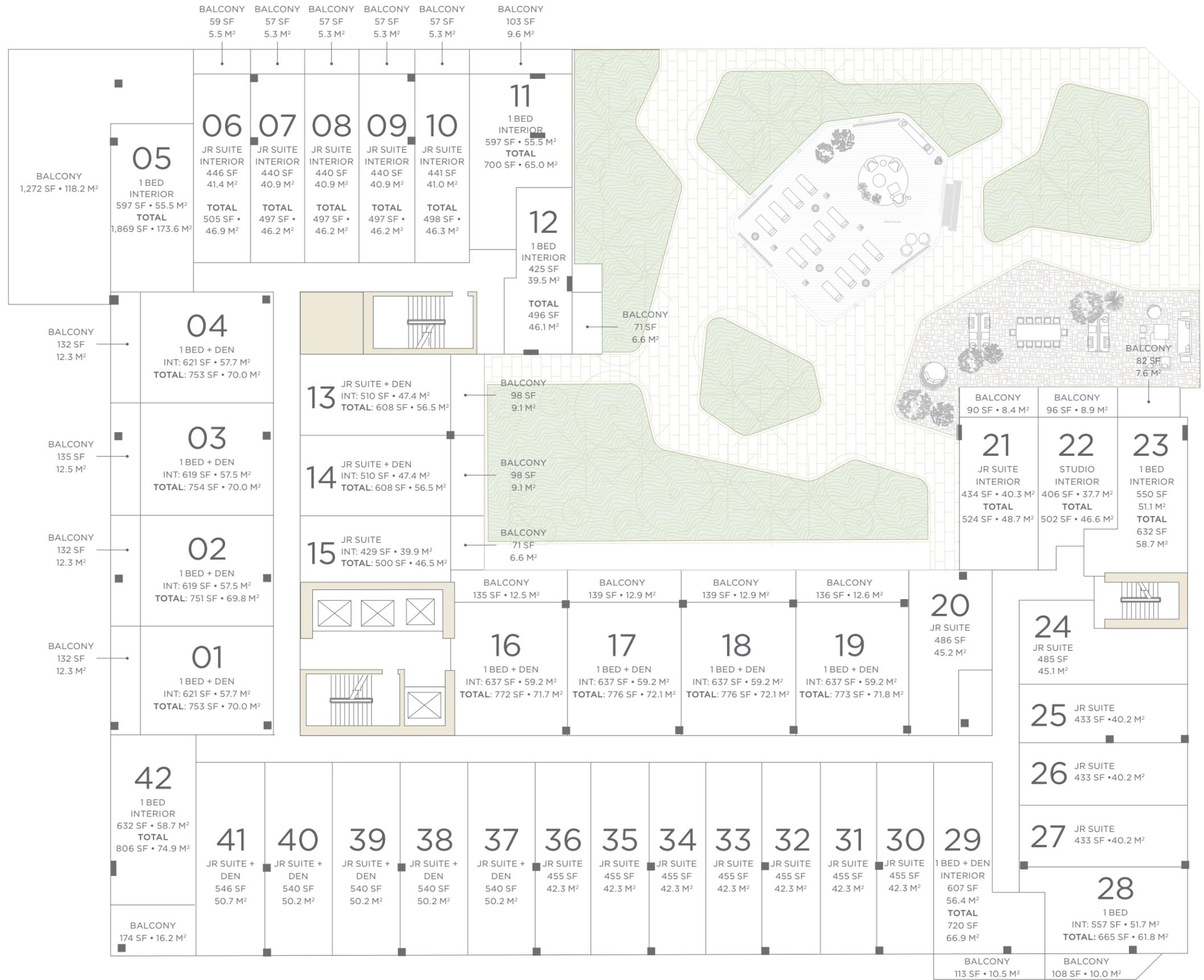
↓ WYNWOOD WALLS

26TH ST



26  
& 2

# RESIDENCES LEVEL 4



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.

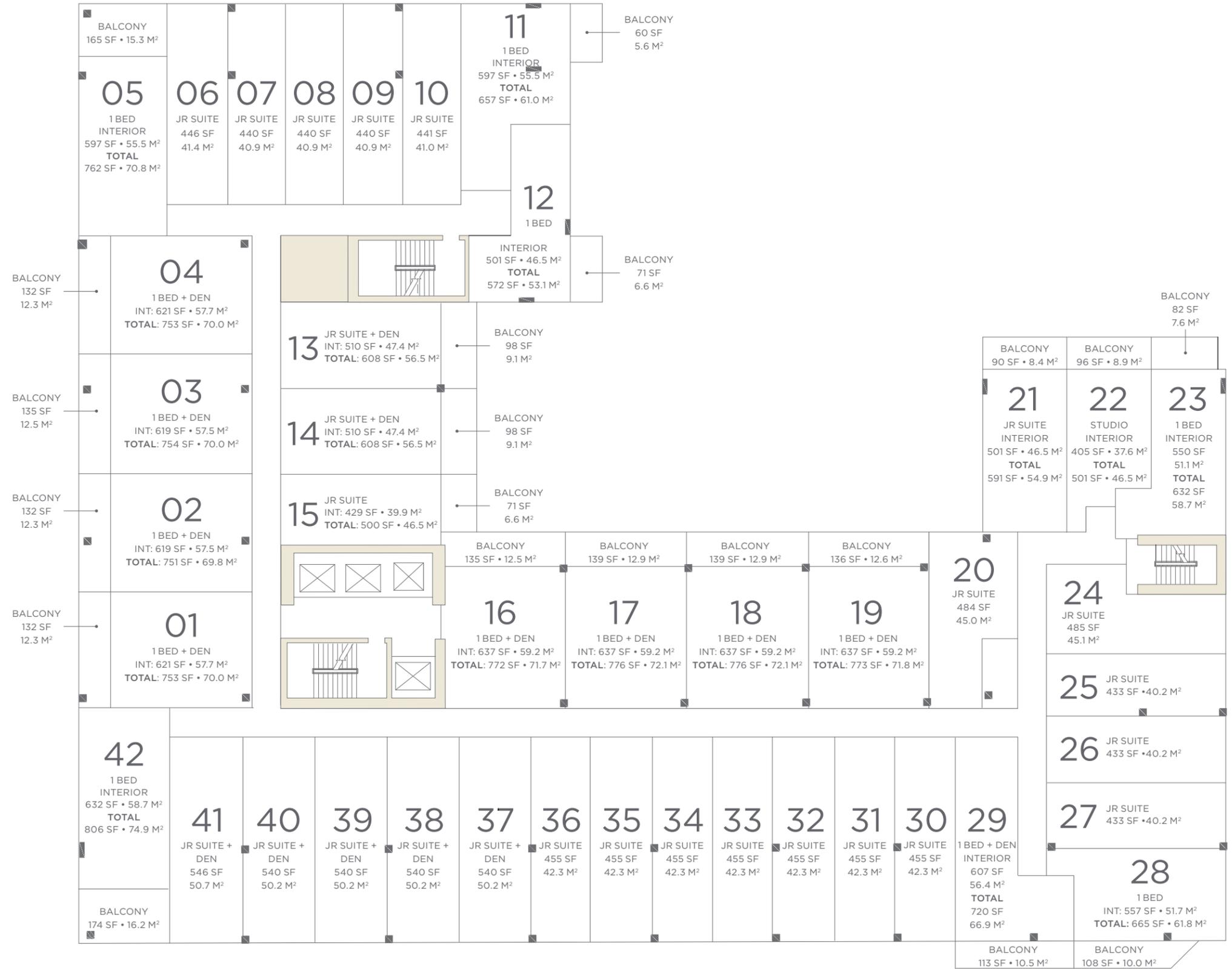
↓ WYNWOOD WALLS

26TH ST



26  
& 2

# RESIDENCES LEVEL 5-8



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VIEWS



# East View





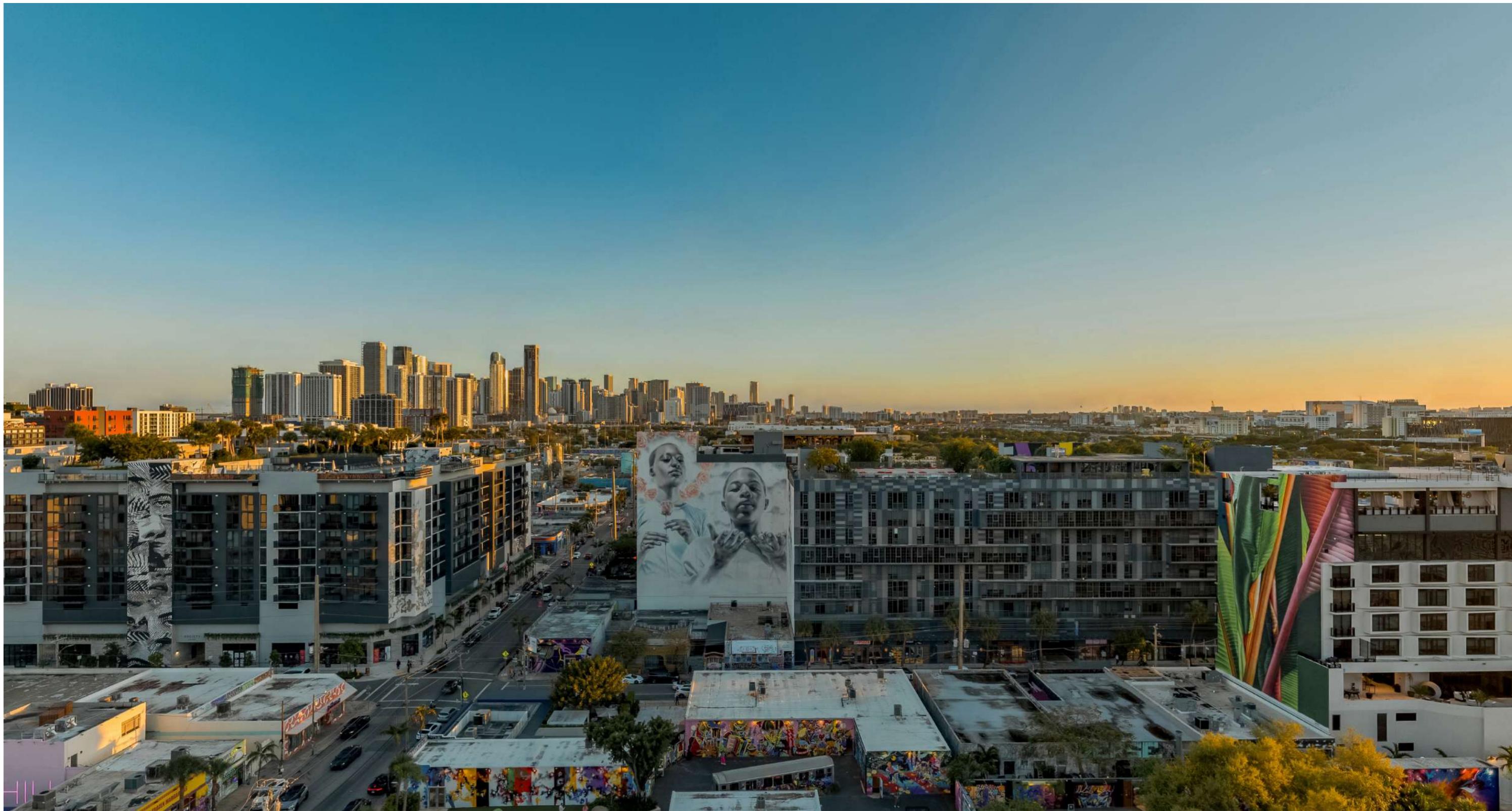
# Southwest View





# Southeast View





# South View



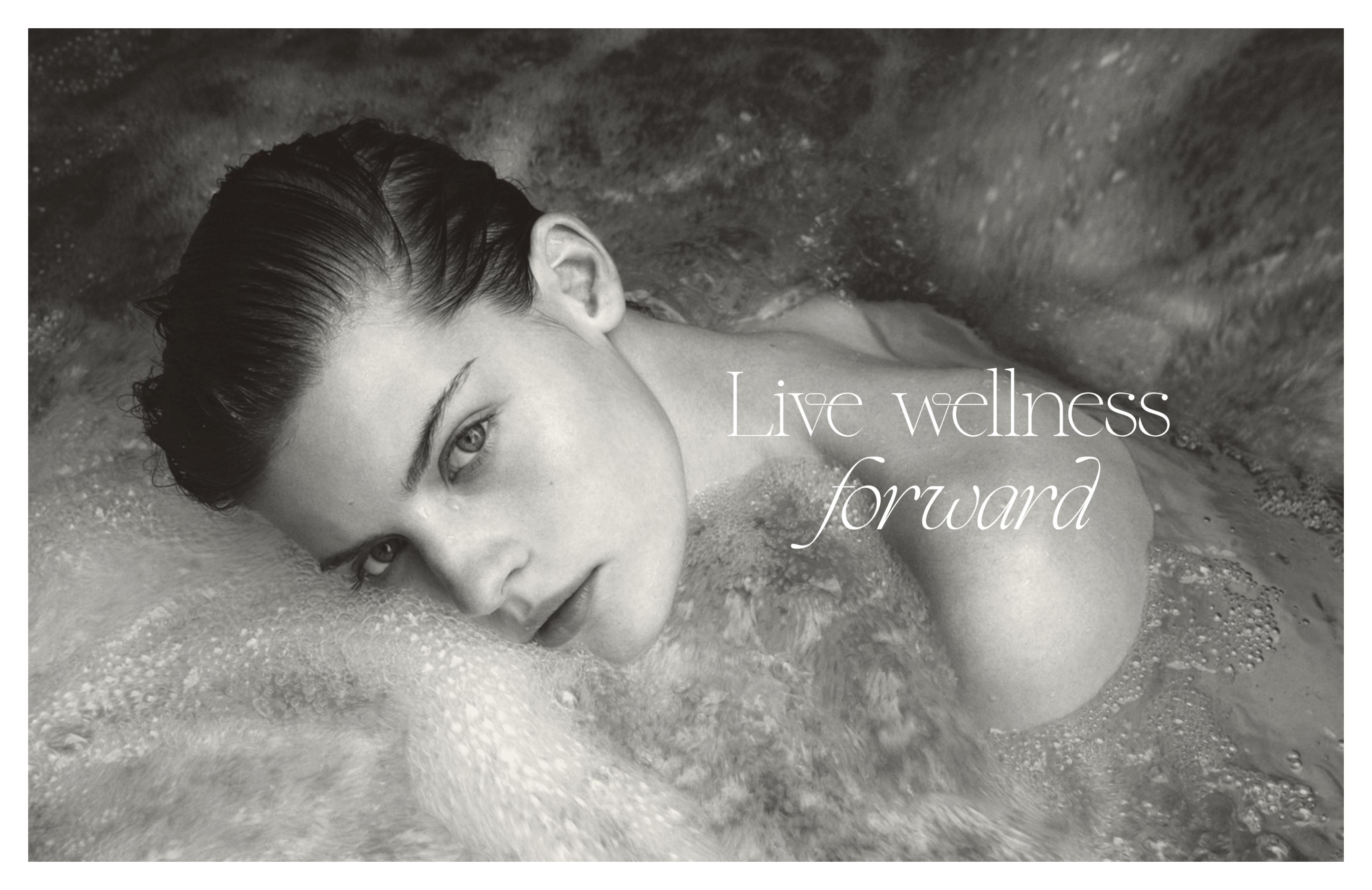


# West View

w⊖



WELLNESS



Live wellness  
*forward*

# Wellness

## **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 private treatment rooms
- Outdoor infrared sauna 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 swing chairs



# Garden Glass House

LEVEL 4



ARTIST CONCEPTUAL RENDERING  
Conceptual ID and rendering by ARX Creative

# Rooftop Pool

LEVEL 9



ARTIST CONCEPTUAL RENDERING  
Conceptual ID and rendering by ARX Creative



26  
& 2

# AMENITY LEVEL LEVEL 9



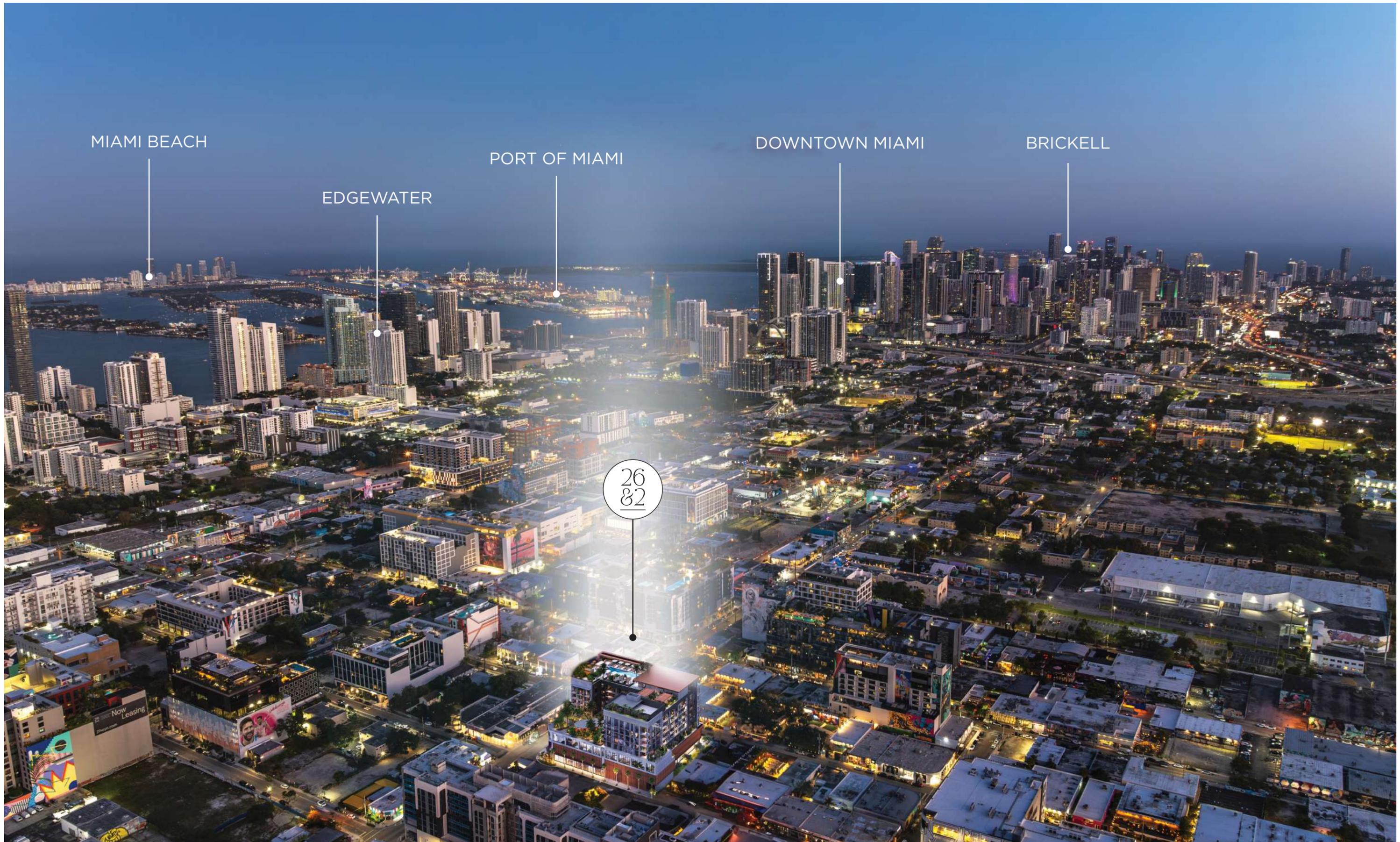
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↓ WYNWOOD WALLS

26TH ST



LOCATION



MIAMI BEACH

EDGEWATER

PORT OF MIAMI

DOWNTOWN MIAMI

BRICKELL

26  
&  
82

← DESIGN DISTRICT

↙ MIDTOWN

ARTIST CONCEPTUAL RENDERING

# Miami's Arts District: *Wynwood*

15M+

Annual Visitors

\$590M

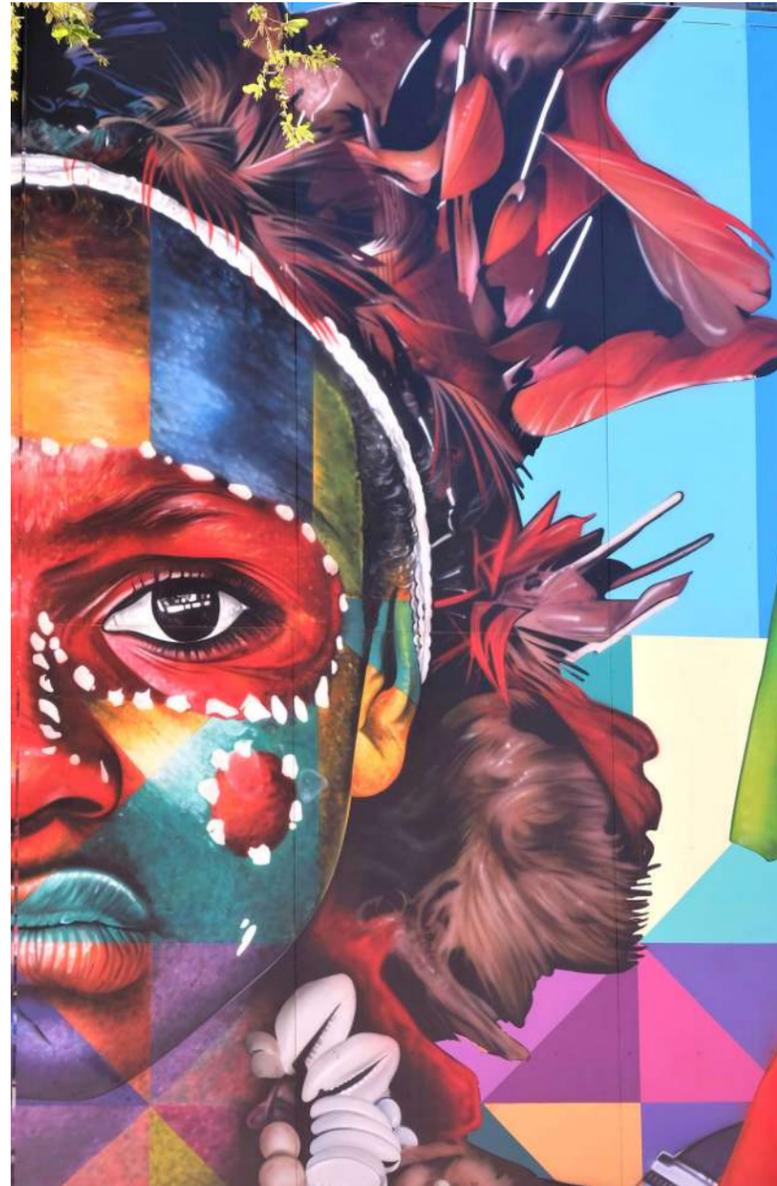
Spent By Visitors

1,736

Residents

8K+

Local Jobs



# 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. Cervceria 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 Airport .....15 min
- Brickell City Center .....15 min
- Art Basel and Design Miami .....20 min
- Miami Beach .....25 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



## Amazon Signs Largest Office Lease In Wynwood's History At Wynwood Plaza

January 28, 2025



“Amazon’s decision to establish a presence at Wynwood Plaza and in the City of Miami underscores Miami’s growing significance as a dynamic, high-growth market in the American economy,” said Erik Rutter and David Weitz, Managing Partners at Oak Row Equities.

## Islands

## One Of Miami's Most Walkable Neighborhoods Is An Underrated Artsy Gem Full Of Eclectic Shops

March 31, 2025



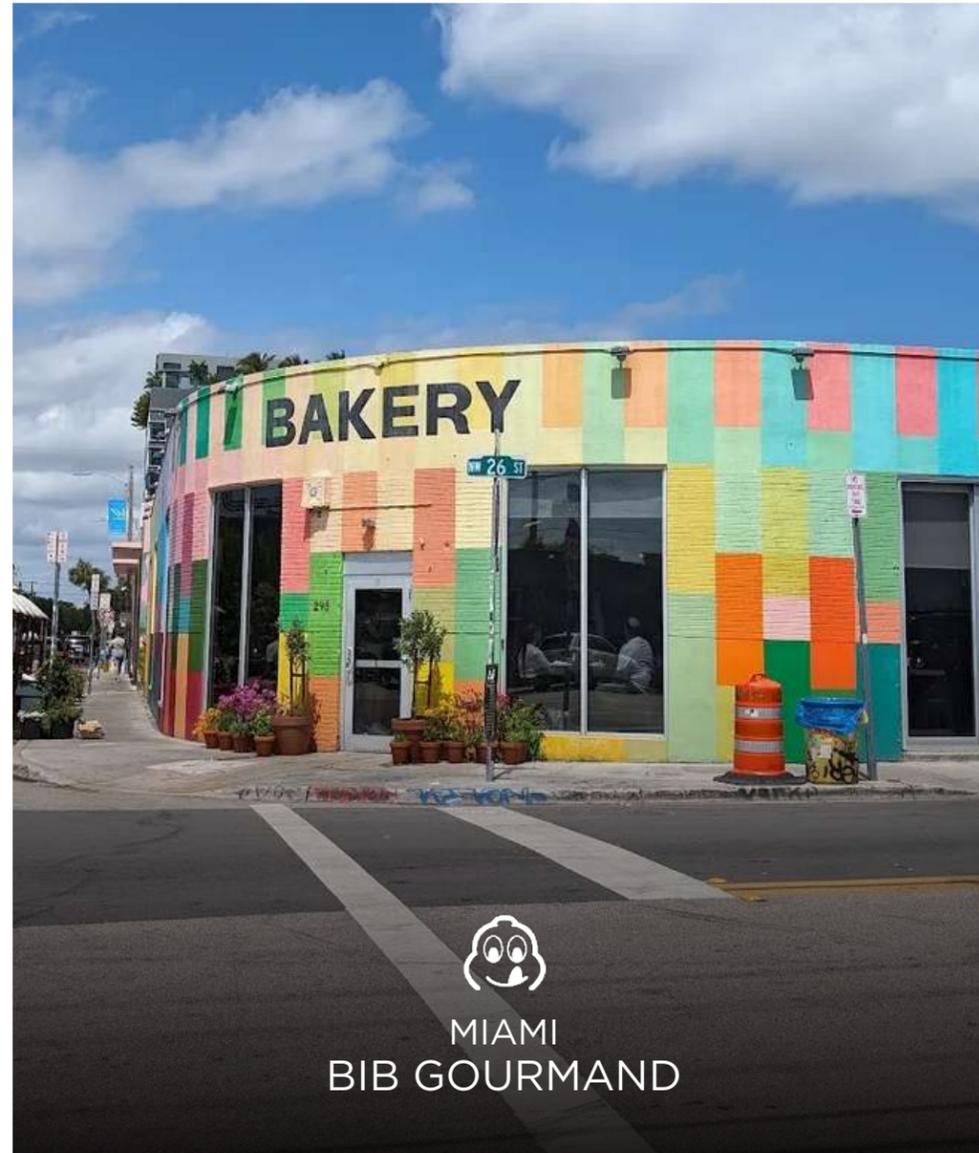
The walkable neighborhood is home to around 70 diverse spaces dedicated to art and performance, such as the non-profit Margulies Collection, which houses a great deal of conceptual modern art, and the Art of Hip-Hop, which focuses on visuals inspired by hip-hop culture. You’ll also find countless bars, eateries, and eclectic shops that reflect Wynwood’s independent spirit.

WYNWOOD DINING

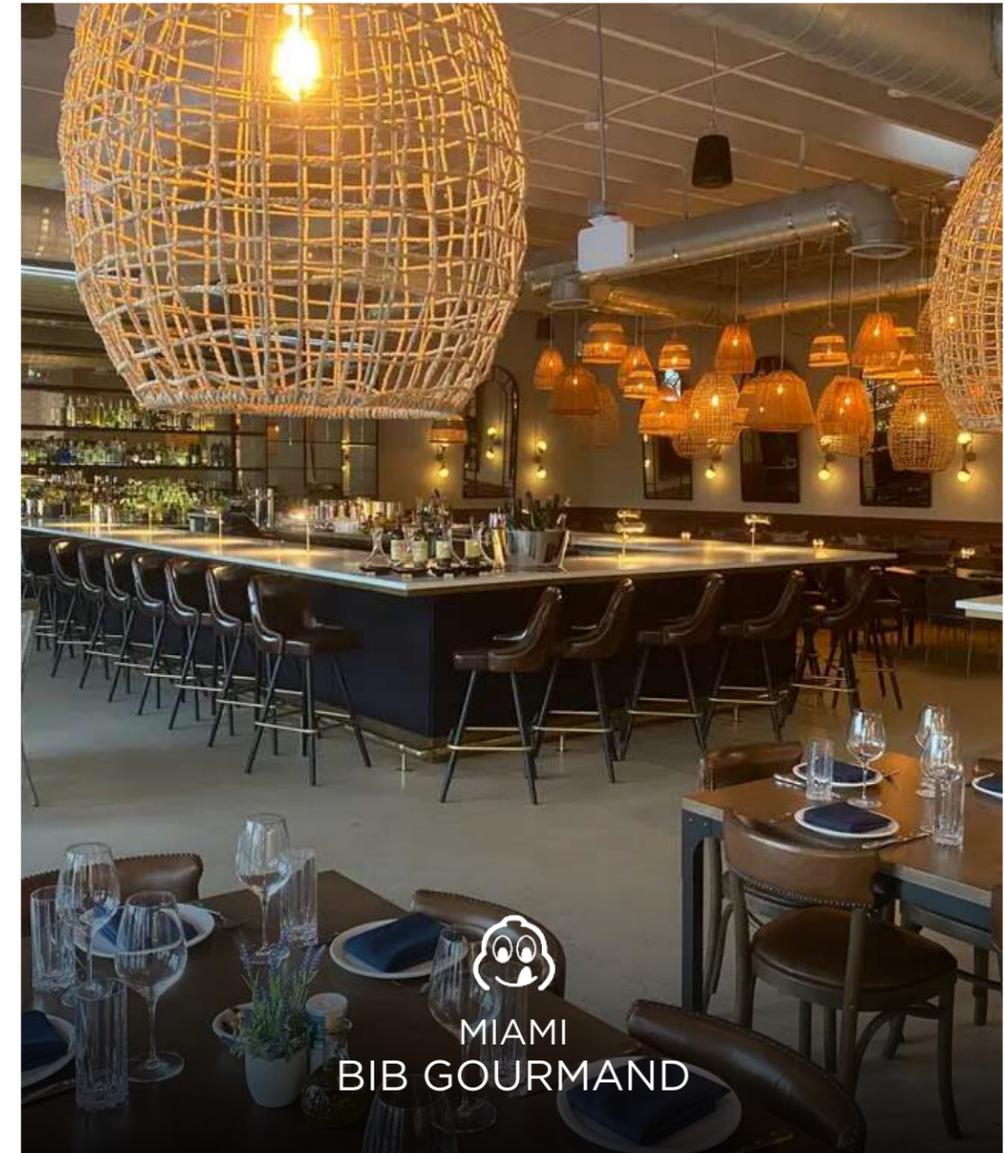
# Michelin Magic in Miami's Most Energetic Neighborhood



2025 MIAMI  
MICHELIN STAR



MIAMI  
BIB GOURMAND



MIAMI  
BIB GOURMAND

*Hidden*

Fine dining seasonal omakase  
hidden behind a taco restaurant



**ZAK THE BAKER**

Gourmet house-baked goods  
and light fare

**D O Y A**

Modern Aegean restaurant serving  
Greek and Turkish meze

WYNWOOD DINING

# Michelin Magic in Miami's Most Energetic Neighborhood



2025 MIAMI  
MICHELIN GUIDE

HIYAKAWA

Contemporary Japanese  
omakase



2025 MIAMI  
MICHELIN GUIDE

**OSSOBUCO**

Steakhouse with a  
wood-burning grill

WYNWOOD DINING

# Fork First, Questions Later: Wynwood's Hottest Restaurants



## WYNWOOD DINING



Smorgasburg Wynwood hosts over 40 of Miami's top vendors, offering a diverse range of global cuisines.

Located where Twenty Sixth & 2nd Wynwood Residences will soon rise, this vibrant food market is perfectly positioned at the crossroads of culture, dining, and the dynamic growth of the neighborhood.



## THE WYNWOOD LIFESTYLE



A world-renowned open-air museum, Wynwood Walls showcases bold, large-scale murals by international legends like Shepard Fairey, Kenny Scharf, and Hebru Brantley. It's not just an art installation—it's the iconic heart of Wynwood's creative spirit.

THE WYNWOOD LIFESTYLE



**MANA**  
WYNWOOD

This expansive venue is a cornerstone of Wynwood's cultural scene, hosting premier Miami Art Week exhibitions, world-class music performances, and leading conferences at the intersection of art, design, and innovation.

## THE WYNWOOD LIFESTYLE



# Art | Basel

Wynwood pulses with energy throughout the week as one of the city's most vibrant satellite scenes. The neighborhood comes alive with pop-up galleries, large-scale installations, and exclusive events, attracting collectors, artists, and tastemakers from around the world and offering an immersive, walkable experience that showcases the raw creativity and global reach of Miami Art Week.

## THE WYNWOOD LIFESTYLE

From eclectic finds to boutique treasures, Wynwood's diverse shopping scene stands as one of the neighborhood's standout attractions. Skip the cookie-cutter malls and chain stores—explore original, locally-driven experiences that truly capture the essence of the district.





TEAM

# PMG DEVELOPER

Founded in 1991 by Kevin Maloney, Property Markets Group (“PMG”) has direct hands-on experience in the acquisition, renovation, financing, operation, and marketing of commercial and residential real estate. A development firm of national scope, PMG has over 150 real estate transactions including over 80 residential buildings in Manhattan during its 25-year history. PMG has distinguished itself over the last decade for its development of new construction condominium developments in New York City, Miami and Chicago.



The Elser Hotel & Residences • Miami



Waldorf Astoria Residences Miami



111 W 57th Street • New York



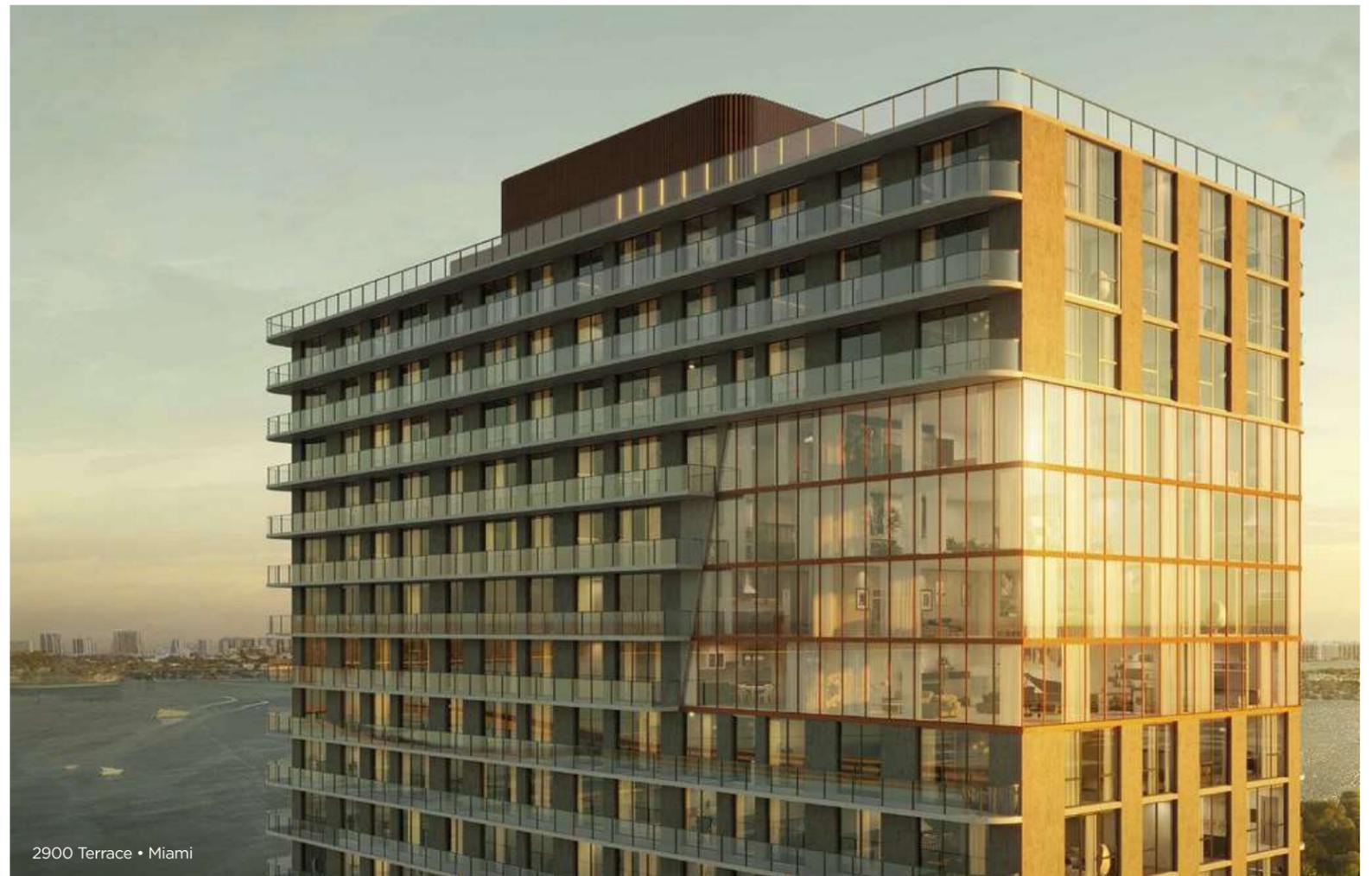
ECHO Brickell • Miami





## DEVELOPER

LNDMRK Development is a principal based real estate company founded by Alex Karakhanian. The firm primarily focuses on sourcing, acquiring, and developing commercial, residential, and mixed use projects throughout the Southeastern United States.



# Twenty Sixth & 2nd

WYNWOOD RESIDENCES



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