

CORE

WYNWOOD

WORK PLACE REIMAGINED

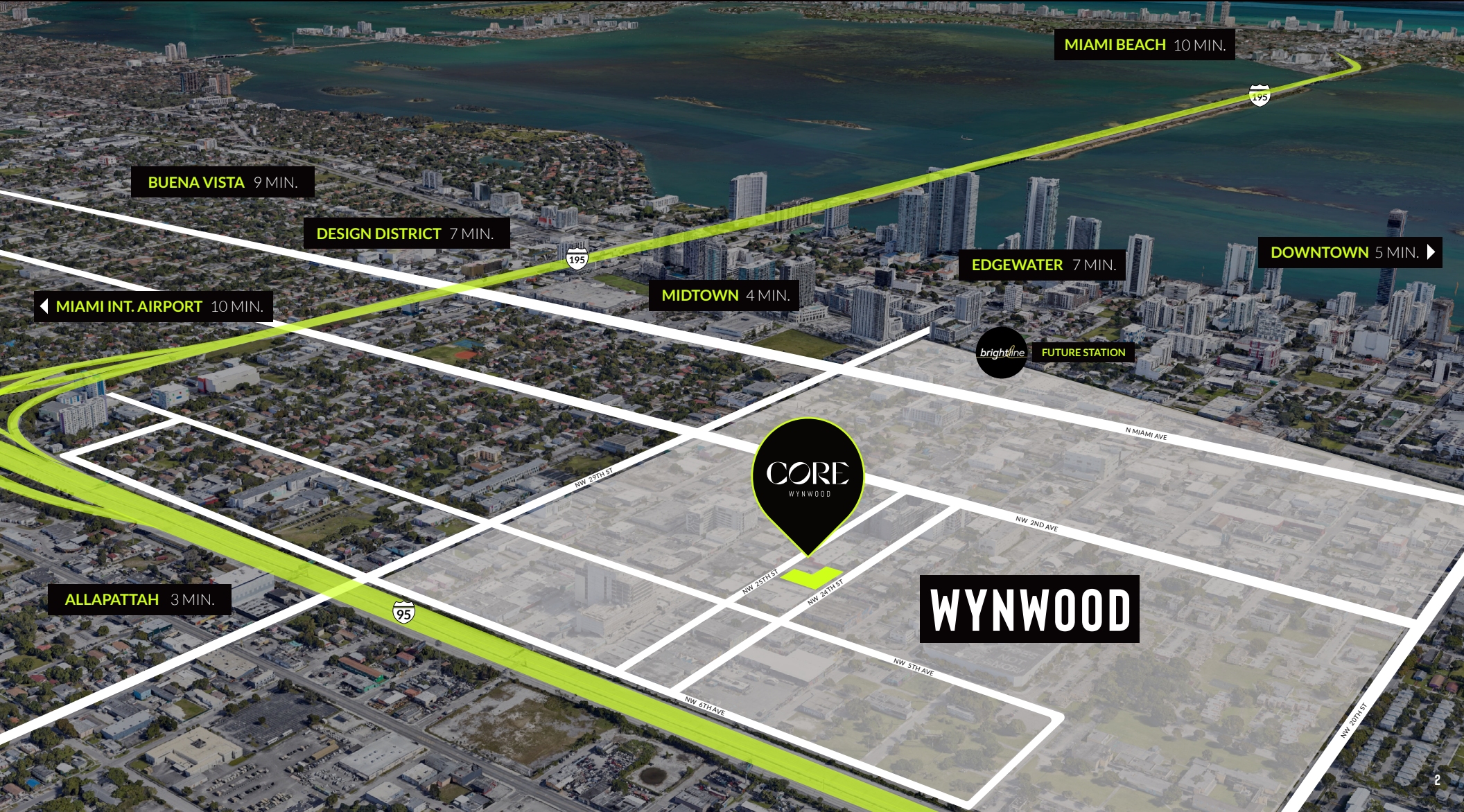
BY GOLDMAN PROPERTIES



390 NW 25th St & 391 NW 24th St

THE CORE OF MIAMI'S FASTEST GROWING NEIGHBORHOOD

CORE
WYNWOOD



MIAMI BEACH 10 MIN.

BUENA VISTA 9 MIN.

DESIGN DISTRICT 7 MIN.

MIAMI INT. AIRPORT 10 MIN.

MIDTOWN 4 MIN.

EDGEWATER 7 MIN.

DOWNTOWN 5 MIN.

brightline FUTURE STATION

CORE
WYNWOOD

WYNWOOD

ALLAPATTAH 3 MIN.

THE PROJECT

DESIGNED BY AWARD-WINNING ARCHITECTURAL FIRM **PERKINS&WILL**

CORE
WYNWOOD

EXPANSIVE ROOFTOP TERRACE

Food and beverage venue with open terrace overlooking Wynwood and Downtown Miami.

123K SF CLASS A OFFICE FLOORS 3-8

Flowing, indoor-outdoor environment, with communal open spaces and double story height private terraces.

9.5K SF PREMIUM RETAIL

Ground floor retail area suitable for both food & beverage and dry retail uses.

AIA Florida

UNBUILT

2022 HONOR AWARD, PERKINS&WILL, CORE WYNWOOD

2025

EXPECTED DELIVERY DATE

ART & MURALS

Monumental murals with interior and exterior art curated by Jessica Goldman Srebnick.

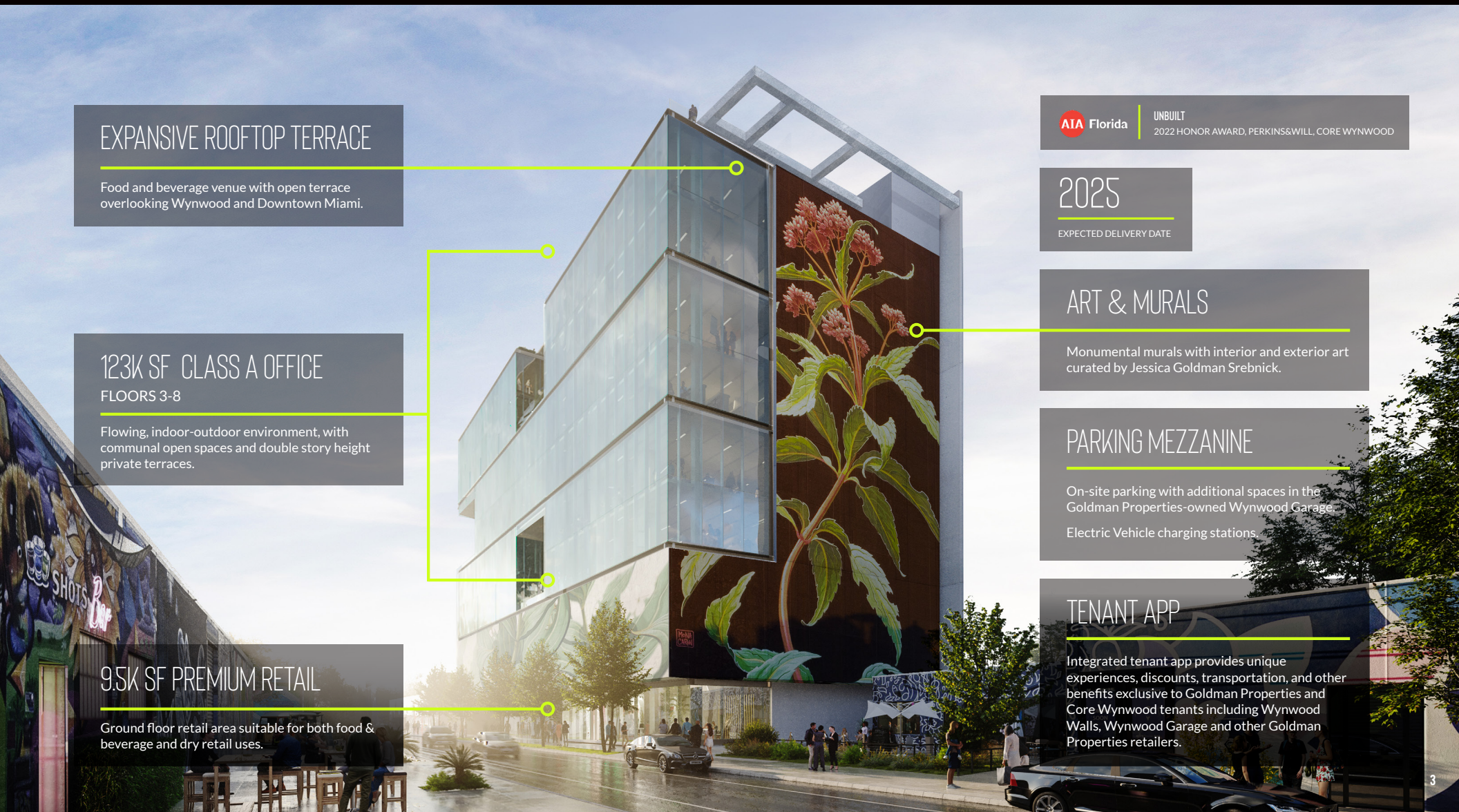
PARKING MEZZANINE

On-site parking with additional spaces in the Goldman Properties-owned Wynwood Garage.

Electric Vehicle charging stations.

TENANT APP

Integrated tenant app provides unique experiences, discounts, transportation, and other benefits exclusive to Goldman Properties and Core Wynwood tenants including Wynwood Walls, Wynwood Garage and other Goldman Properties retailers.



FITWEL

Designed to meet FITWEL certification with integrated strategies and technologies to optimize health and wellness within the building

WIRED

Designed to meet WIRED certification offering optimal digital connectivity and smart building technologies

FILTER SYSTEMS

High efficiency ventilation system with enhanced filtration and air exchange ratios

LEED

Designed to meet LEED Silver certification to ensure sustainability, energy efficiency, and a reduced carbon footprint

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CORE
WYNWOOD



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8 STORY INTERNAL STAIRCASE

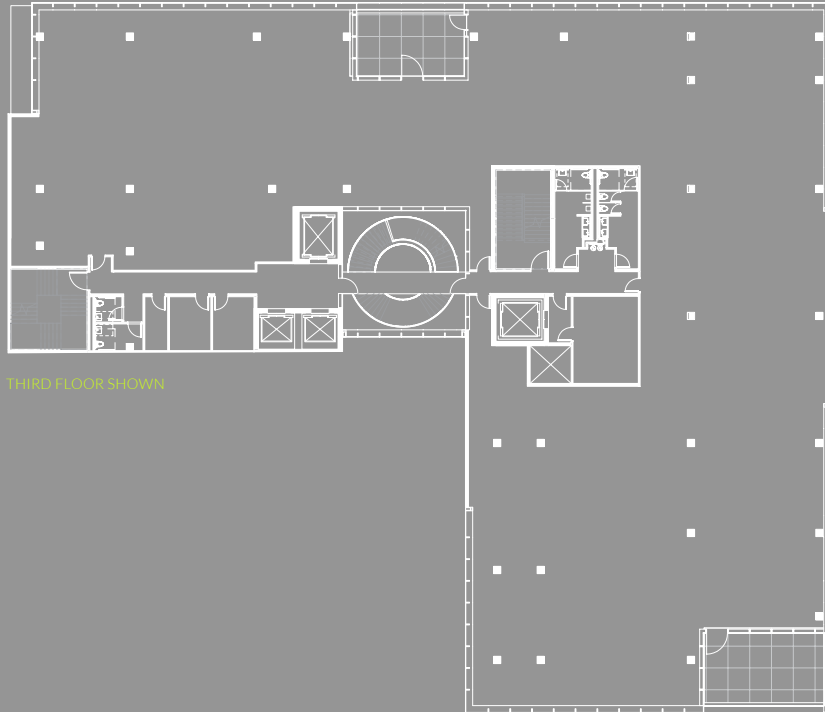


FLOOR-TO-CEILING WINDOWS

Artwork for presentation purposes only

STANDARD FLOOR PLAN

NW 24TH STREET



THIRD FLOOR SHOWN

NW 25TH STREET

123K SF TOTAL OFFICE SPACE

9.5K SF GROUND FLOOR RETAIL

20.5K SF FLEXIBLE FLOOR PLATES

14 FT CEILINGS - FLOOR-TO-CEILING GLASS

CENTRALIZED LOBBY ACCESSIBLE FROM BOTH
24TH & 25TH STREETS

GET FLOOR PLANS >



PRIME LOCATION

A place where diverse professionals can be part of something bigger. Where everything that makes Wynwood special comes together in one place.

2.1M SF

CURRENT OFFICE

1.3M SF

CURRENT RETAIL

1M SF

OFFICE PROPOSED &
UNDER CONSTRUCTION

414K SF

RETAIL PROPOSED &
UNDER CONSTRUCTION

1,682 UNITS

APARTMENTS PROPOSED
& UNDER CONSTRUCTION

400+

BUSINESSES

WYNWOOD
BY THE NUMBERS

6M+

ANNUAL VISITORS

EXPERIENCES



WYNWOOD WALLS



GALLERIES



WALT GRACE VINTAGE



SMORGASBURG MIAMI

FOOD & BEVERAGE



FREEHOLD



PANTHER COFFEE



ZAK THE BAKER



PASTIS MIAMI

AMENITIES

JUST STEPS AWAY

- FOOD & BEVERAGE/ENTERTAINMENT
- RETAIL
- GALLERIES
- OFFICE
- RESIDENCES
- FUTURE DEVELOPMENTS



* HUNDREDS OF ADDITIONAL AMENITIES OUTSIDE OF THE AREA SHOWN



GOLDMAN PROPERTIES

Goldman Properties is a creative real estate development firm with a storied history in developing thriving global destinations across the United States. Marrying real estate and public art to build community, Goldman Properties is known for its revitalization of iconic neighborhoods such as SoHo in New York City, Center City Philadelphia, Miami Beach, and Wynwood, site of the acclaimed Wynwood Walls, winner of the 2016 “Global Award of Excellence” - Urban Land Institute.

LEASING

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