

308 RESIDENTIAL UNITS | 23,000 SF OF AMENITIES | 26,000 SF OF RETAIL

WYNWOOD, MIAMI

2200 NW 1ST AVE, MIAMI, FL 33127

JOULE HOUSE

Joule House is the newest premier destination in Wynwood, designed to seamlessly blend live, work, and play in one vibrant, dynamic space.

The newest addition to Miami's most eclectic and growing neighborhood, Joule House houses 308 luxury residential units with a second to none 23,000 SF amenity package. This innovative property features 26,480 SF of prime retail and paseo space. The paseo will provided access to both residents and the public to the retail and community spaces.

Joule House captures the essence of Wynwood's cultural spirit and will redefine how a neighborhood connects, fostering a true sense of community.

LIVE & WORK

308 residential units

Rooftop infinity pool and lounge

23,000 square foot state of the art amenity package

Outdoor garden with curved landscaping

Coworking lab with communal tables

Private offices

SHOP

Considering all logical divisions

From 1,105 SF to 11,000 SF

Total Project: 26,480 SF of retail

Ready for venting and grease trap

14' ceilings

Dedicated paseo and outdoor space



OUR TENANTS



Best In Class Dining

SUNLIFE ORGANICS

SunLife Organics exists for three simple reasons: to love, heal and inspire. More than a juice bar, it's a way of life rooted in connection, community and the belief that you matter. We serve the highest-quality organic ingredients Mother Nature has to offer while creating meaningful experiences with every interaction. Walk through our doors and you're invited to feel good, connect and be yourself, just as you are.



Best in Class Art

BIANCHI ATELIER

International award-winner Boris Bianchi brings his artistry to Miami's premier arts district. Known globally as the "Peony King," Boris is a master of blackwork and fine line tattooing, celebrated for his distinctive approach and meticulous craft. More than a tattoo studio, the new flagship is a destination for world-class artistry, bringing together tattooing, fine art and jewelry in an immersive space unlike anything else in Miami.



Best in Class Beverage

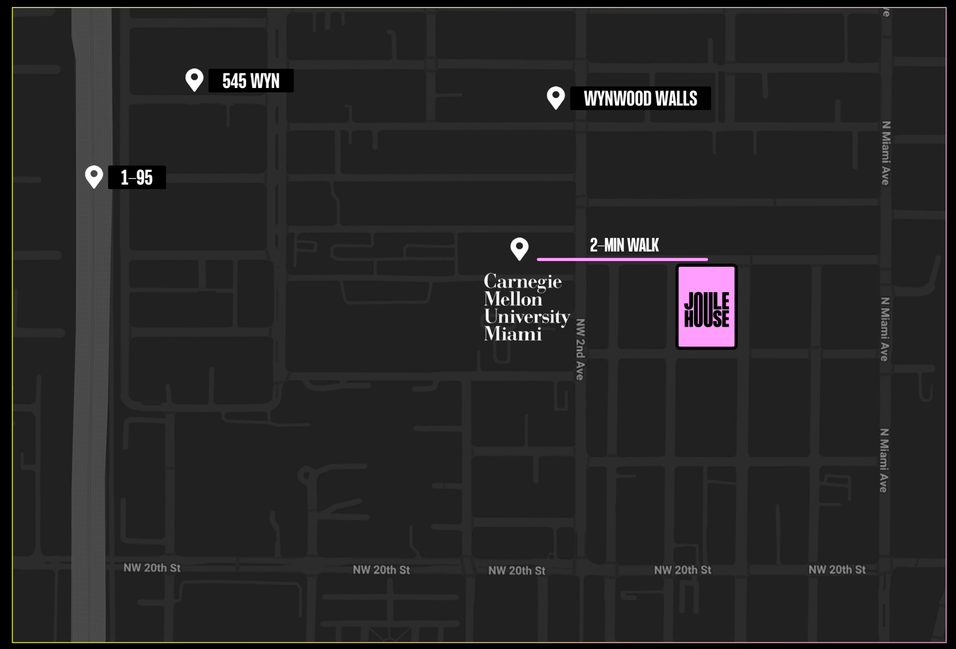
BABOON BUBBLE

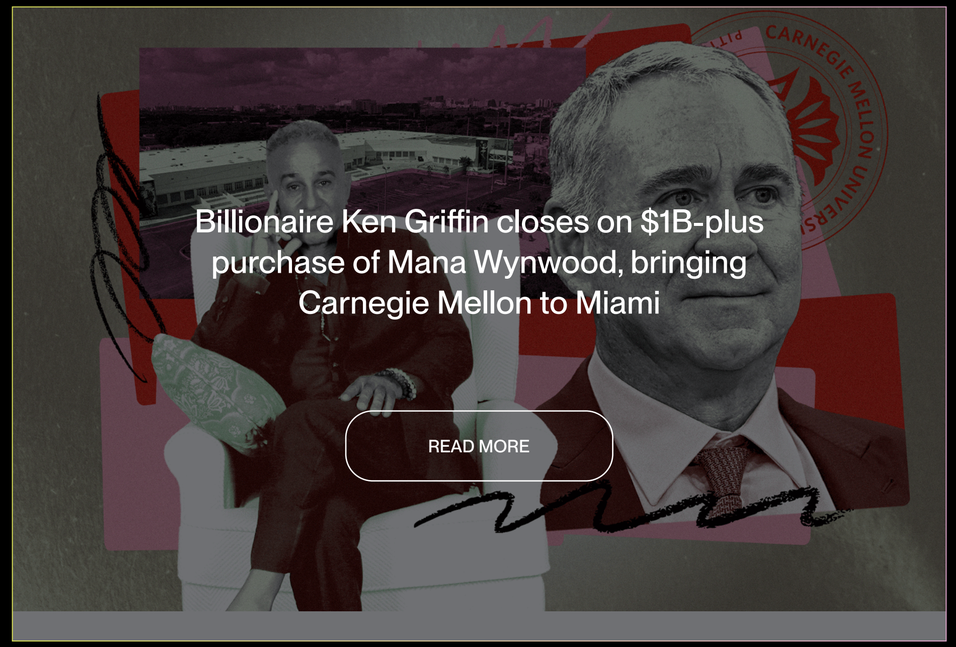
Baboon Bubble is shaking up the boba world with a fresh take on Taiwan's most iconic drink. Using natural ingredients and innovative rapid-freezing technology, its colorful Diamond Pearls transform traditional tapioca into unexpected flavors like peach, matcha, caramel and more. From fruit teas and cocktails to waffles and ice cream, Baboon Bubble brings a playful new perspective to boba.

OUR NEIGHBORS

CARNEGIE MELLON IS COMING TO WYNWOOD

Ken Griffin's record $3B gift launches a 35-acre CMU Miami campus blocks from Joule House. A top-tier tech university turns Wynwood from an event-driven district into an everyday one: students, faculty, researchers, and the companies that follow them.





$3B
GIFT

35
ACRES

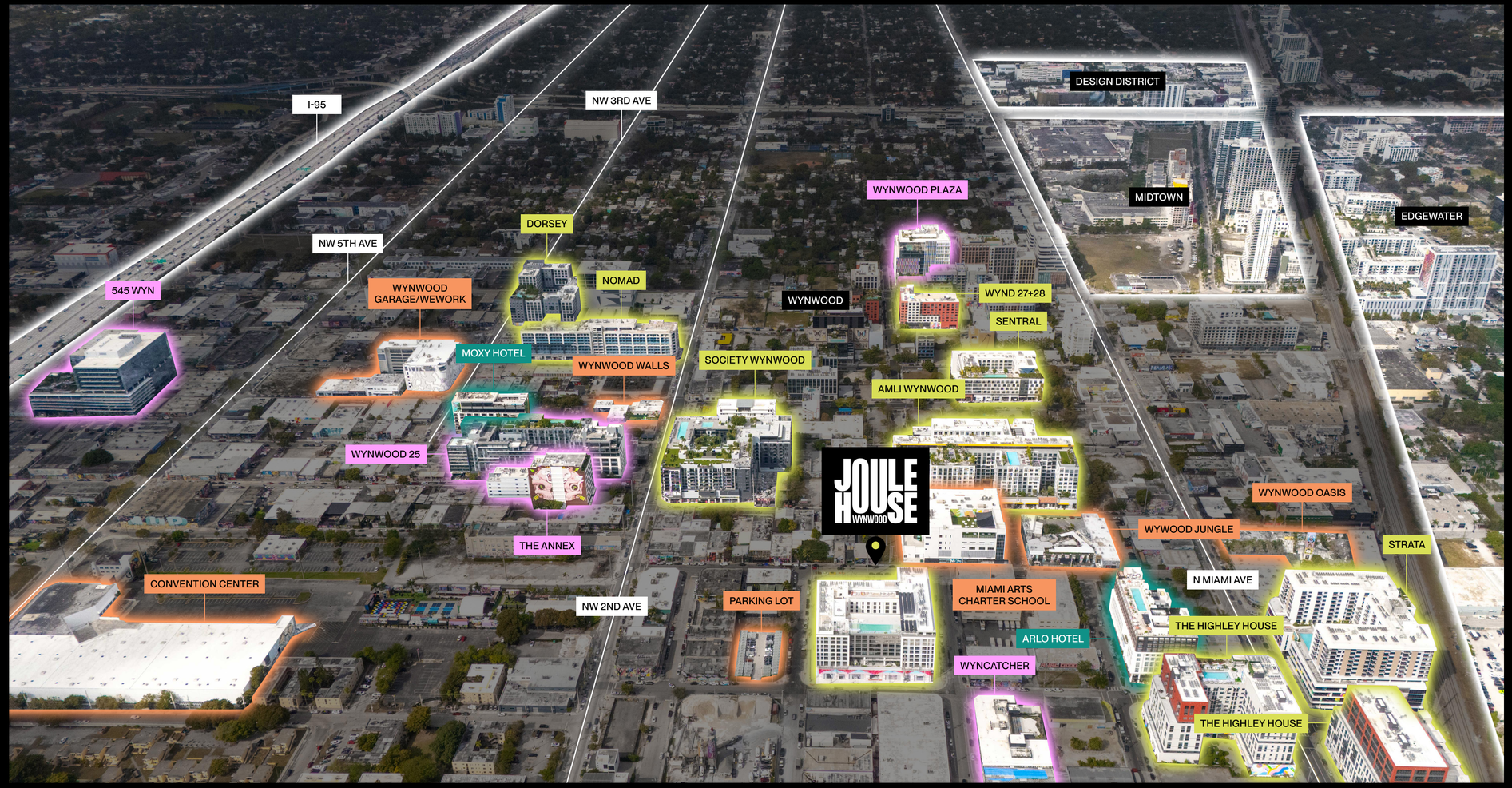
3,500+
STUDENTS

2028
OPENING

References: Carnegie Mellon University Announces Historic $3 Billion Gift from Ken Griffin, Pioneering a New Model for Higher Education / Exclusive: Major college coming to Miami with $3B boost from billionaire Griffin / Billionaire Ken Griffin closes on $1B-plus purchase of Mana Wynwood, bringing Carnegie Mellon to Miami

WYNWOOD

Where Williamsburg Brooklyn meets Miami Vice. A colorful and eclectic art-filled neighborhood that has been revitalized and transformed into a cultural center. A district primed for continued growth, Wynwood has seen new luxury residential buildings and office towers sprouting up all over. With some of the best bars, restaurants, and shopping in all of Miami, Wynwood is the next Miami hotspot.



15 MILLION
ANNUAL VISITORS

600K SF
COMMERCIAL RETAIL SPACE UNDER CONSTRUCTION

5,500+
RESIDENTIAL UNITS

1.6 MILLION+
SF OF OFFICE SPACE

TRANSFORMING A TOURIST DESTINATION TO A LOCALS NEIGHBORHOOD

uchi

Joe's Pizza

mamma COFFEE. BAKERY. KITCHEN

JOE & THE JUICE COFFEE, JUICE AND MUCH MORE

PASTIS

1930 Mister O1 Extraordinary Pizza

sweetgreen

doma FOOD & WINE MIAMI WYNWOOD

Skinny Louie

Zak the Baker Wynwood, Miami

1-800 LUCKY

COYOTACO

SALT & STRAW

PANTHER COFFEE

KYU WOOD-FIRED | GLOBALLY-INSPIRED

NOVELA

DOYA

BAKAN

BILLIONAIRE BOYS CLUB

AV

WaltGrace vintage CARS & GUITARS

WARBY PARKER

LEGACY

STUDIO///

BK

50 FORM 50

puttery

NoMad RESIDENCES WYNWOOD

KNOTEL

MANA WYNWOOD

Spotify

WYNWOOD WALLS

paradox museum

moxy HOTELS

Arlo Wynwood

wework

amazon

EXISTING PROPOSED DIVISIONS **SCENARIO A**

SPACE 1
3,357 SF

SPACE 2
1,015 SF

SPACE 3
3,503 SF

SPACE 4
2,101 SF

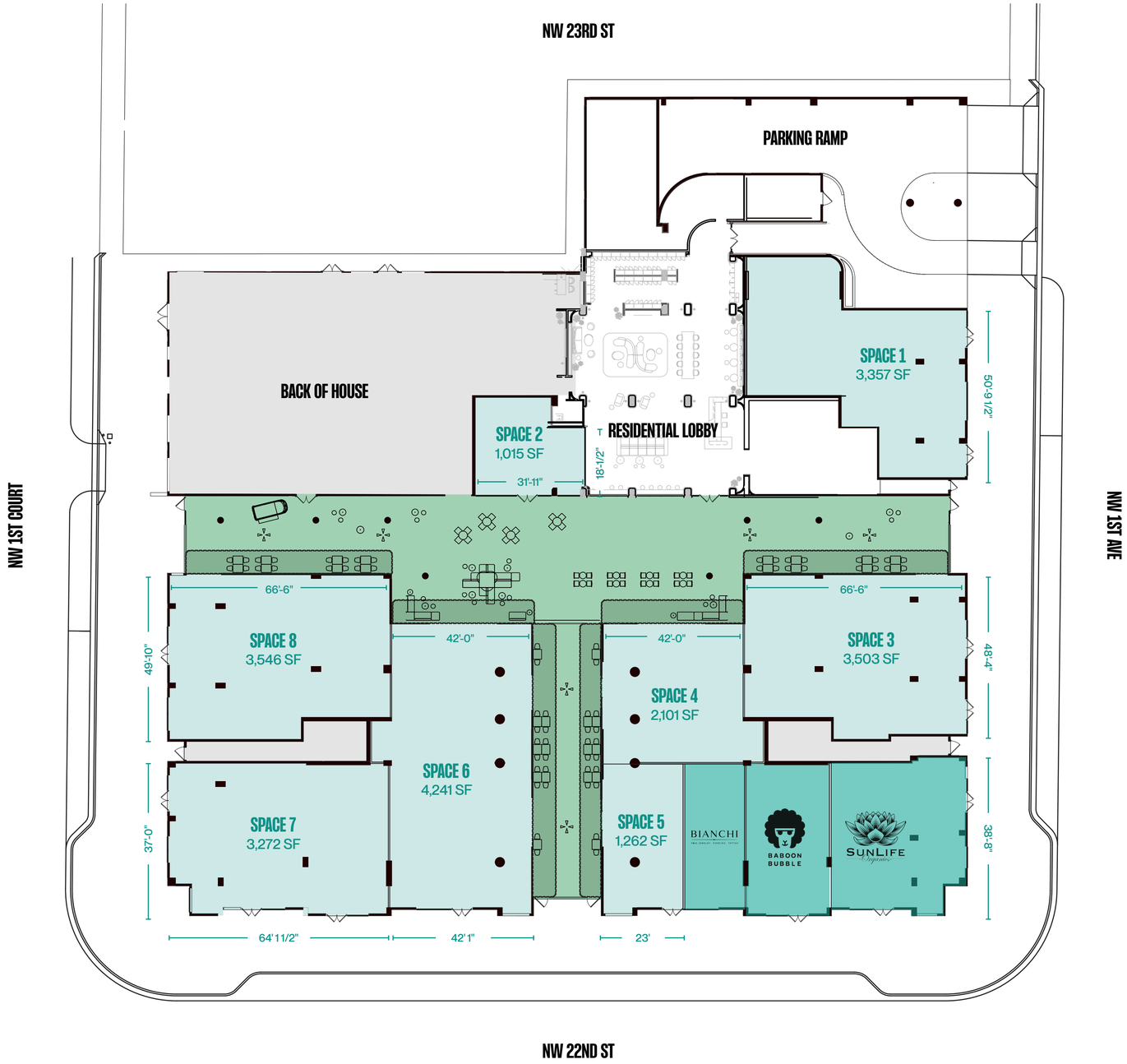
SPACE 5
1,905 SF

SPACE 6
4,241 SF

SPACE 7
3,272 SF

SPACE 8
3,546 SF

CEILING HEIGHTS
14’



EXISTING
PROPOSED DIVISIONS
SCENARIO B

SPACE 1
3,357 SF

SPACE 2
1,015 SF

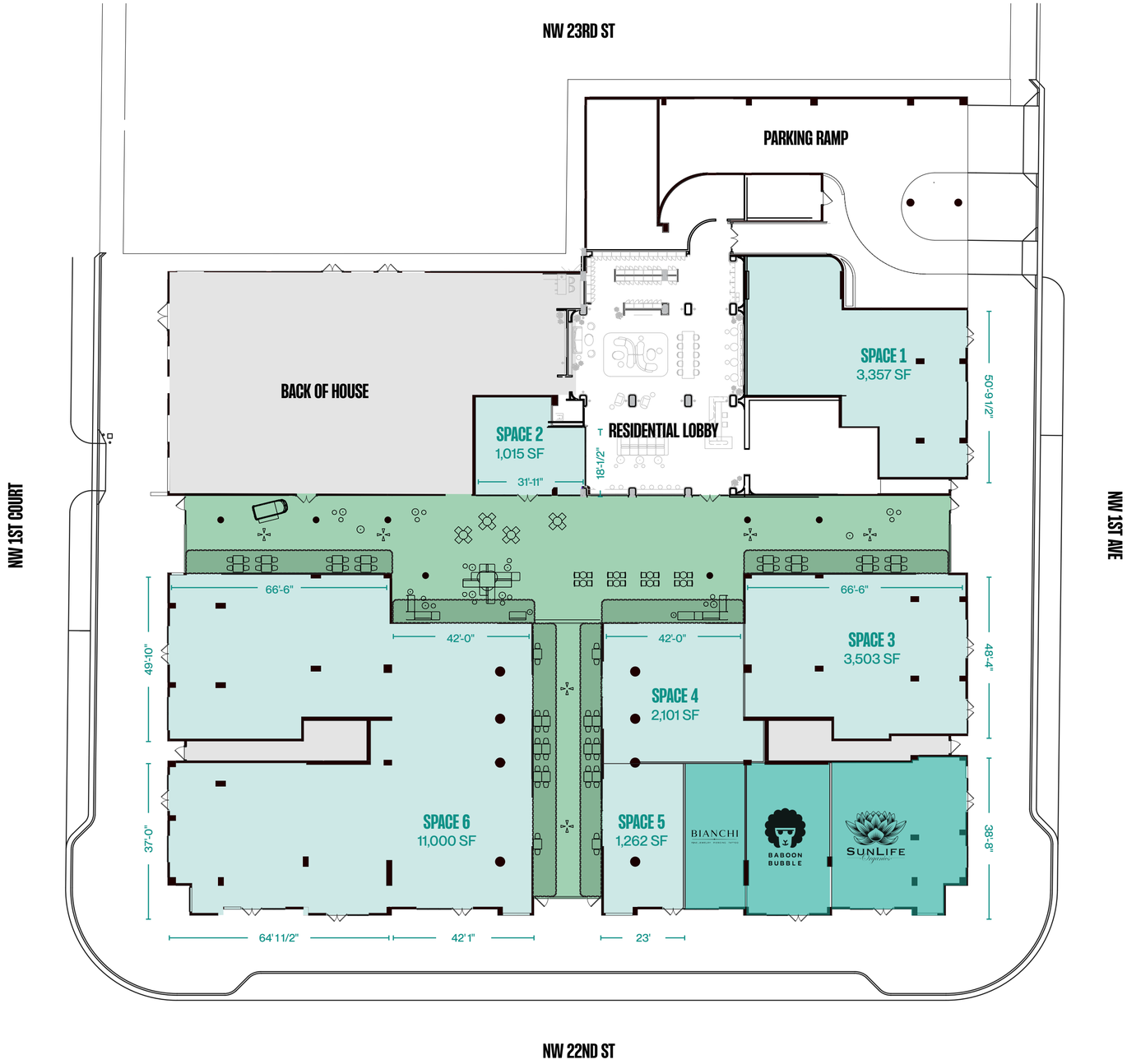
SPACE 3
3,503 SF

SPACE 4
2,101 SF

SPACE 5
1,262 SF

SPACE 6
11,000 SF

CEILING HEIGHTS
14’




Power Core
Power Core
Power Core
Cause Studio
recover
Thyme
Thyme

THE
CALLE COLLECTIVE

The Calle Collective combines jaw-dropping murals from Miami's finest with coffee, cocktails, and culture.

Located in the breezy retail base of Joule House, Wynwood's most dialed-in rental residence.

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19 MIAMI ARTISTS WHO LIVE & BREATH THIS CITY

FEATURED ARTISTS:


ABSTRK



Ahol Sniffs Glue



Nate Dee

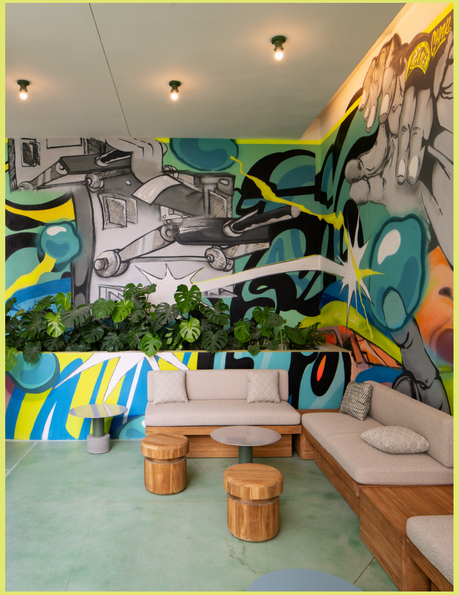












Impact and Reach

- Featured artists have a combined Instagram reach of 850,000+ followers.
- All muralists are Miami-based, strengthening the neighborhood’s cultural identity.
- 26,000+ SF of publicly accessible art.
- The Calle Collective public art walk and art-forward design encourage visitors to linger, explore, and share–driving organic exposure.
- Strong synergy with local artists and creatives fosters a dynamic, collaborative destination.
- Calle Collective is a regular stop on Wynwood Buggies tours, welcoming up to 800 guests per month, with projections of 1,000+ monthly visitors beginning January 2025 through a partnership with Royal Caribbean Cruises.
- Calle Collective has earned press coverage in top-tier outlets including Miami New Times, Luxury Guide USA, South Florida Agent, Miami Today, ProfileMiami, Resident Magazine, Premier Guide Miami, and Hartford Courant, reaching a combined audience of over 1.3 million readers and digital users.
- A regular host of the Wynwood Art Walk, held every second Saturday, attracting an estimated 10,000 attendees per event, with numbers nearly doubling during peak winter months.



Explore the latest press highlights on Calle Collective.

Located along the vibrant retail paseo of Joule House, this dynamic space stands as a testament to an unshakable commitment to placemaking, contextual experiences, and culture-driven creativity. With Calle Collective, Joule House is redefining the convergence of art, commerce and community.

PROFILE MIAMI



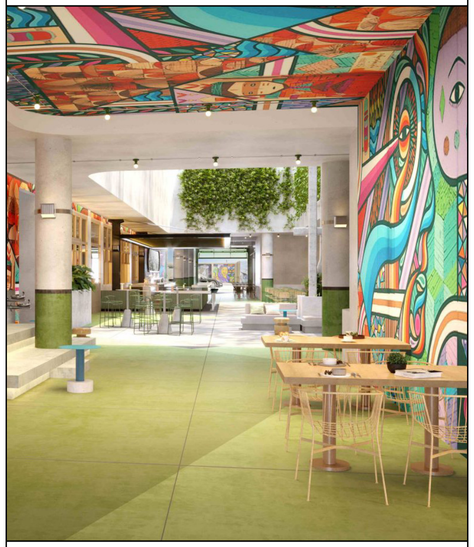
WYNWOOD'S NEWEST OPEN-AIR GALLERY WHERE LOCAL ART TAKES CENTER STAGE.

MIAMI NEW TIMES



[CALLE COLLECTIVE] OFFERS A RARE SENSE OF BELONGING IN A NEIGHBORHOOD.

LUXURY GUIDE



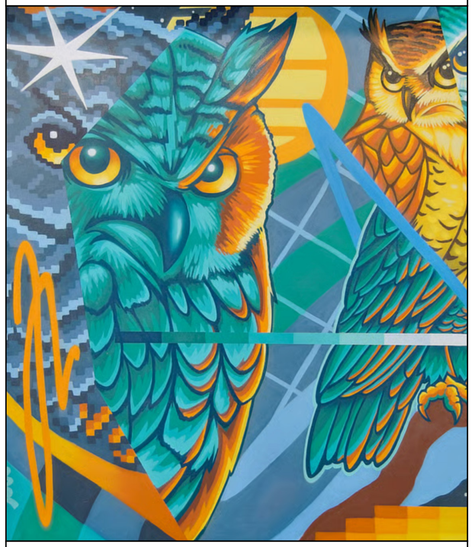
THE WYNWOOD DEVELOPMENT THAT'S ACTUALLY EMBRACING THE LOCAL ARTS SCENE.

COURANT



JOULE HOUSE SETS THE STANDARD FOR ART-INTEGRATED LUXURY IN WYNWOOD.

RESIDENT MAGAZINE



A TESTAMENT TO THE POWER OF COLLABORATION BETWEEN REAL ESTATE VISIONARIES AND THE CITY'S CREATIVE CORE.


Pélagie
FoxHop
FoxHop
FoxHop
ENTRANCE
GARAGE ENTRANCE


Barbon
Barbon
Barbon
Pdrgo
GARAGE
ENTRANCE

JOULE HOUSE RESIDENCES











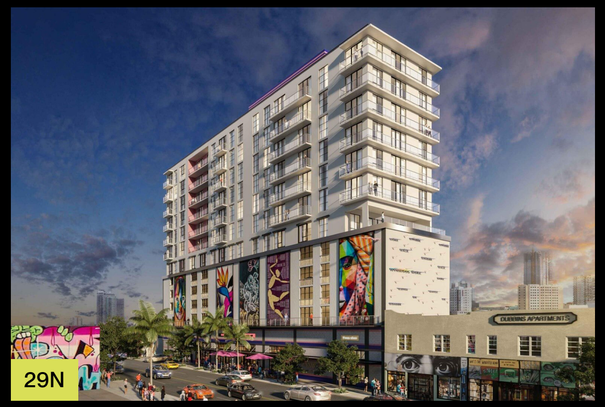


RESIDENTIAL DEVELOPMENTS

ADDRESS	NUMBER OF UNITS	DEVELOPER
Diesel	159	Diesel
Mohawk	226	Rilea Group
NoMad	329	Related Group and Tricap
LIVWRK	542	LIVWRK
29N	523	L&L Holding Company and Carpe Real Estate Partners
250 Wynwood	11	Fortis Development Group
35 NW 27 St	203	Bay Road Partners and Scott Robins Companies
91 NW 27 St	17	Block Capital Group
AMLI Wynwood	316	AMLI
Artem	189	LMC
Cynergi	100	WellDuo
i5 Wynwood (Quarters Wynwood)	63	Related Group and W5 Group
Krymwood Hotel	12	Michael Krymchantowski and QKapital Group
PRN N. Miami	317	Related Group
Sentral	175	Sentral
Society Wynwood	289	PMG
Strata Wynwood	257	Rockpoint
The Dorsey	306	Related Group
The Rider	130	Rilea Group
WYND 27	152	Kushner and Block Capital Group
WYND 28	152	Kushner and Block Capital Group
Wynwood 25	290	Related and East End Capital
Wynwood 29	248	Related Group and Metro 1
Wynwood Atriums	32	Fortune International Realty
Wynwood Station	210	Fifield Companies
Wynwood Urby	291	Ironstate Development Group and Brookfield Properties
Wynwood Works	120	Magellan Housing and Udonis Haslem
TOTAL	5,659	

HIGHLIGHT DEVELOPMENTS


AMLI


29N


DIESEL


LIVWRK


MOHAWK


NOMAD

OFFICE DEVELOPMENTS

ADDRESS	OFFICE SPACE (SF)	DEVELOPER
160 NW 26th Street	5,600 SF	Lombardi Properties
2734 NW 1 Avenue	4,500 SF	Fortis Design + Build
2920 NW 5th Avenue	11,000 SF	Big Move Properties
29N	200,618 SF	L&L Holding Company and Carpe Real Estate Partners
545wyn	298,597 SF	Sterling Bay
Atrium @Trackside	22,000 SF	Big Move Properties
Campus on 5th	15,000 SF	Sterling Bay
Core Wynwood	99,357 SF	Goldman Properties
CUBE Wynwd	90,000 SF	Tricera Capital and LNDMRK Development
LYNQ Wynwood/ WYN on 5th NORTH	106,414 SF	RAL Development Services LLC and Tricap
LYNQ Wynwood/ WYN on 5th SOUTH	139,254 SF	RAL Development Services LLC and Tricap
Print House	21,000 SF	Link
PRN N. Miami	60,400 SF	The Related Group
Strata Wynwood	60,300 SF	CIM Group and One Real Estate Investment
The Annex	60,000 SF	Related and East End Capital
The Dorsey	78,000 SF	Related Group
The Gateway at Wynwood	195,000 SF	R&B Realty Group
The Oasis	20,000 SF	Carpe Real Estate Partners
The Wynwood Garage	30,000 SF	Goldman Properties
Wyncatcher	3,500 SF	Morabito Properties
WYND 27	46,678 SF	Kushner and Block Capital Group
WYND 28	46,678 SF	Kushner and Block Capital Group
Wynwood Atriums	1,300 SF	Fortune International Realty
TOTAL	1,615,196 SF	

HIGHLIGHT DEVELOPMENTS


GATEWAY


545WYN


LYNQ


WYND 27


WYND 28


PRN N MIAMI

CONTACT

masonre

masonre is a real estate brokerage and advisory firm with a strong history of leading the growth of trophy retail assets and brands in New York City, Miami, and Los Angeles.

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