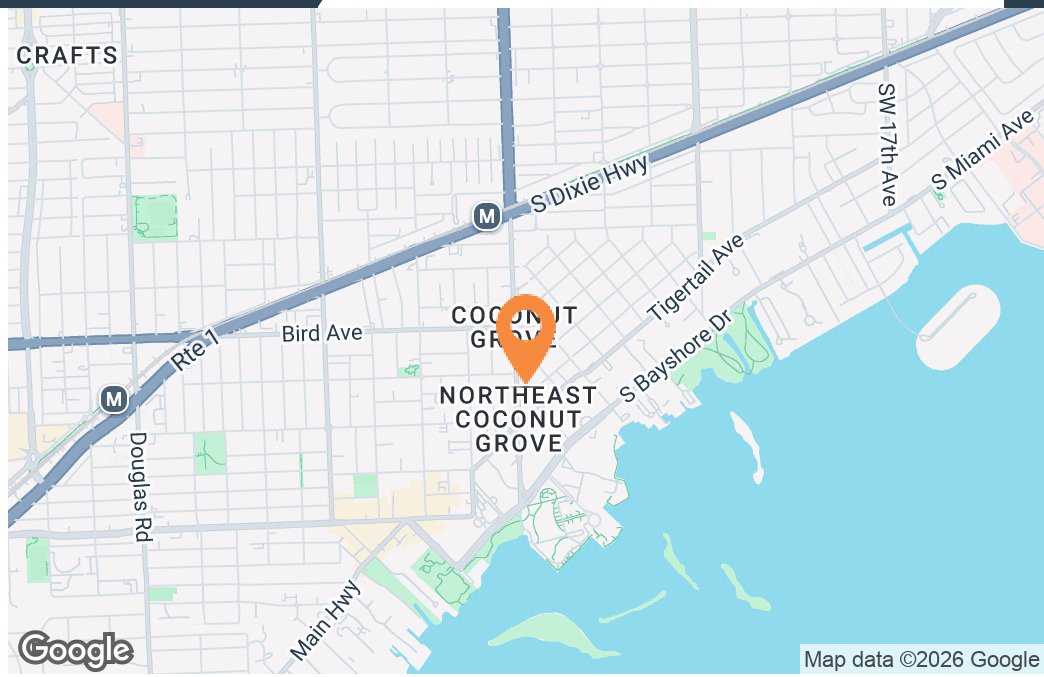
FOR LEASE 3139 SW 27TH AVE

COCONUT GROVE OFFICE BUILDING

FA Commercial

EXECUTIVE SUMMARY

OFFICE BUILDING FOR LEASE



+ AVAILABLE SF

4,088 SF

+ LEASE TYPE

$15/sf NNN

+ LEASE RATE

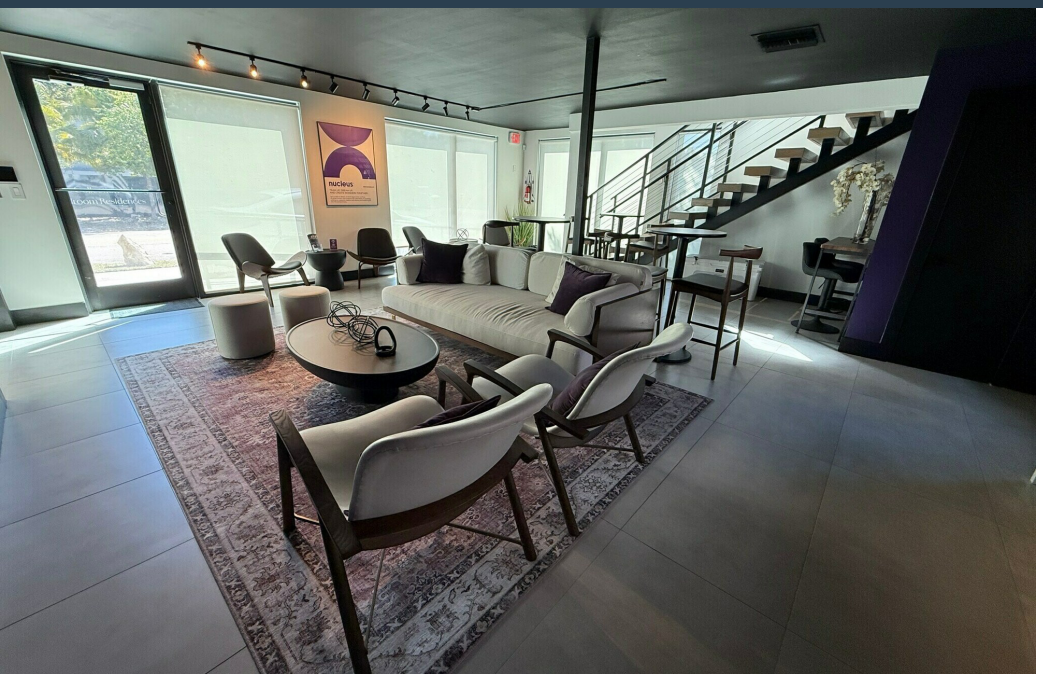
$70 SF/yr

PROPERTY OVERVIEW

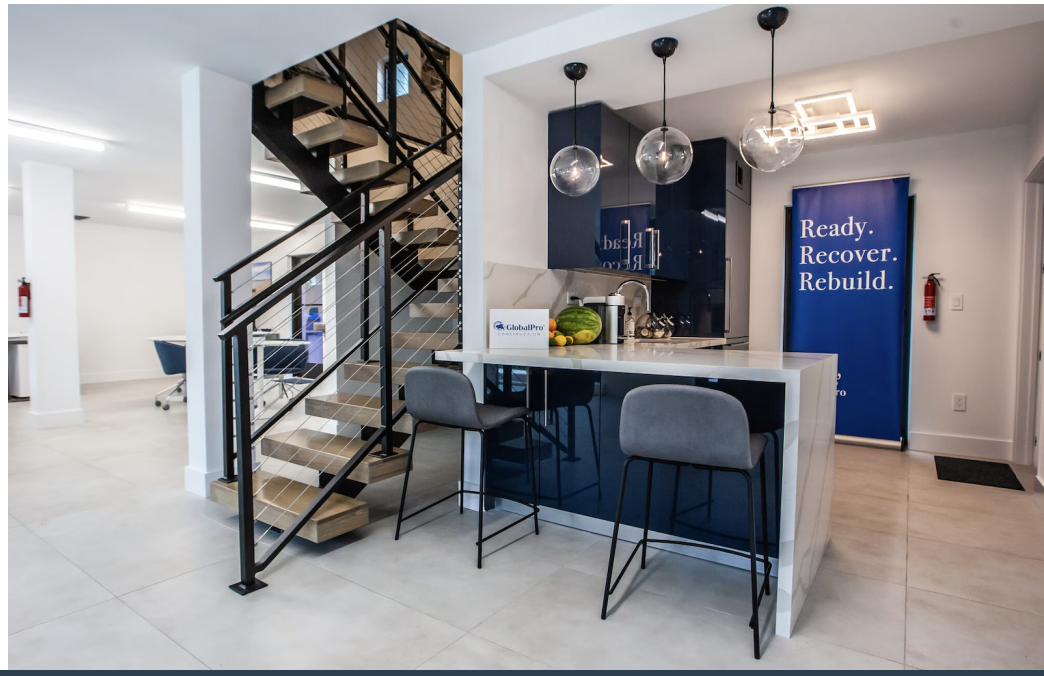
FA Commercial is pleased to exclusively list this office building for lease in Coconut Grove. Located near several luxury residences, including Mr. C Residences, Park Grove Residences, and the Grove at Grand Bay. The property is also in close proximity to the recently remodeled CocoWalk mall.

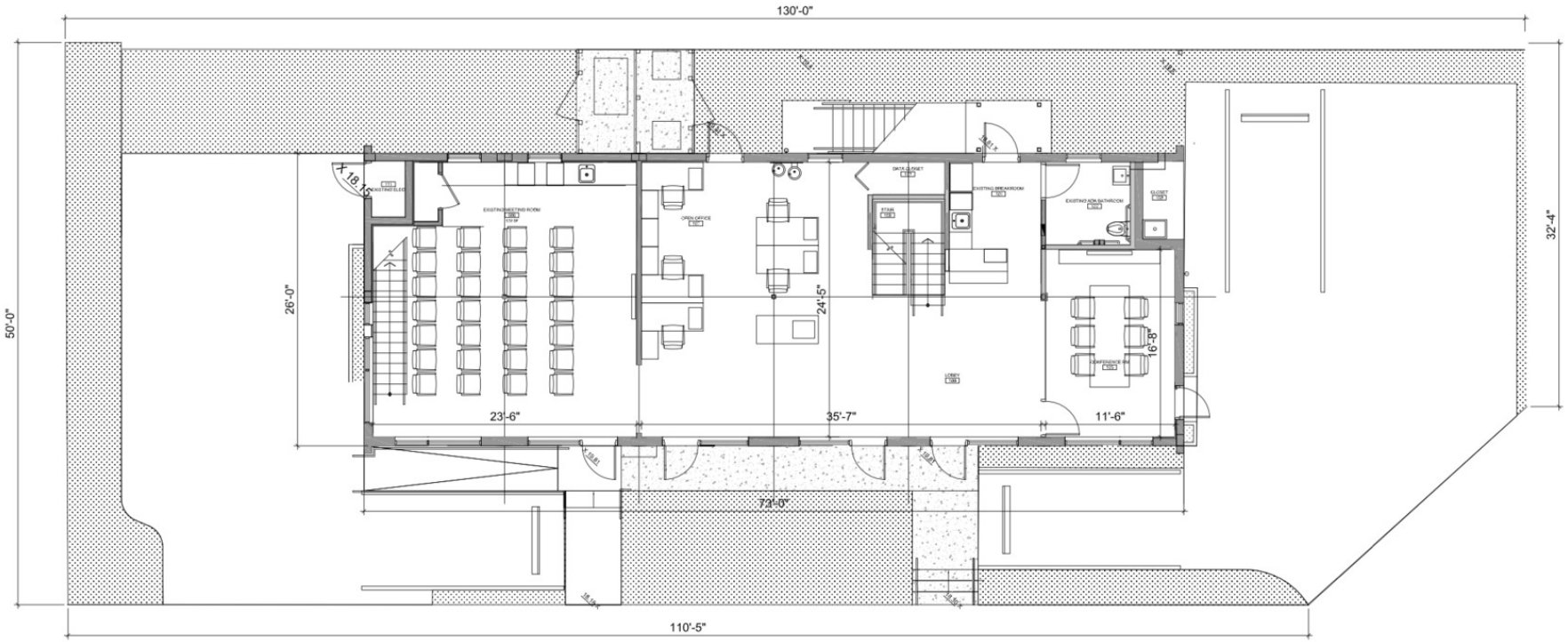
PROPERTY HIGHLIGHTS

- 2-story office building
- Folio Number: 01-4122-001-0270
- At the Northeast entrance of Coconut Grove, blocks away from the CocoWalk Mall, Terra Headquarters & Related Group Headquarters
- Building constructed in 1973, completely renovated in 2020
- Fully furnished
- Ideal for company headquarters
- Parking: 5 spaces available on site

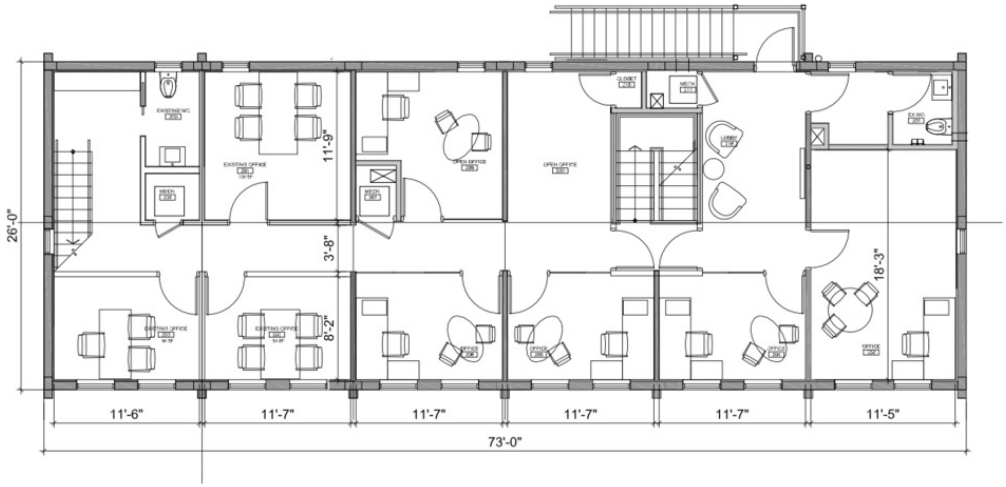


EXIT


Ready.
Recover.
Rebuild.

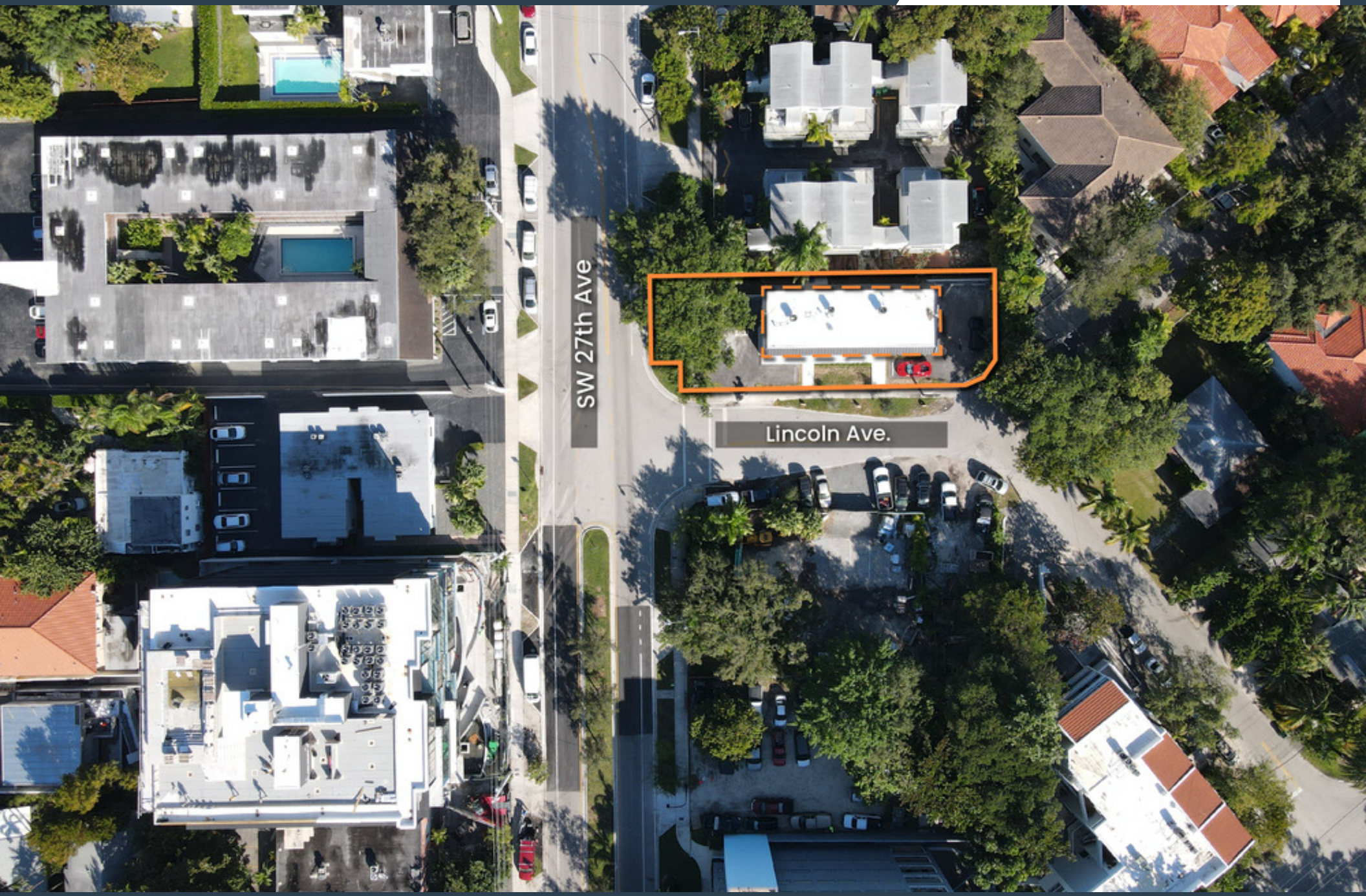


1 GROUND FLOOR AS BUILT PLAN



2 SECOND FLOOR AS BUILT PLAN

SCALE: 3/8" = 1'-0"


SW 27th Ave
Lincoln Ave.

Grove at Grand Bay
The Ritz-Carlton
Park Grove Residences
Grove Hill
SkyRise Miami
CocoWalk Mall
Mr. C Hotel
Mr. C Residences
Residence Inn by Marriott
Glasshaus in the Grove
Subject Property

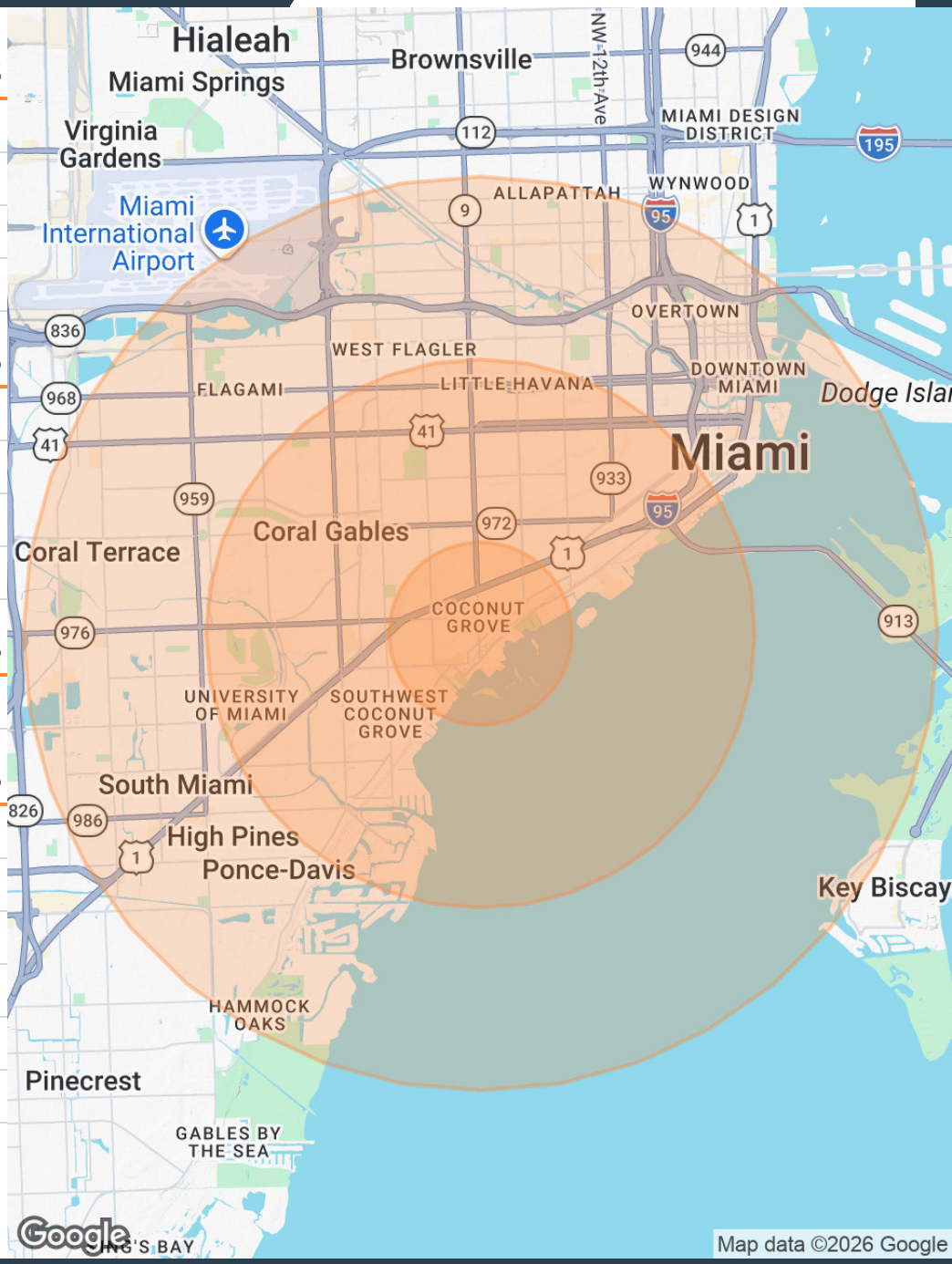
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,285	157,609	399,558
Average Age	37.2	40.7	40.3
Average Age (Male)	36.4	39.3	38.6
Average Age (Female)	37.7	42.2	41.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,914	61,816	153,111
# of Persons per HH	2.3	2.5	2.6
Average HH Income	$77,246	$65,171	$60,926
Average House Value	$520,299	$514,445	$458,689

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	53.1%	77.3%	77.7%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	16,899	139,558	344,959
Total Population - Black	2,318	9,280	31,179
Total Population - Asian	213	1,438	5,167
Total Population - Hawaiian	0	36	44
Total Population - American Indian	13	55	272
Total Population - Other	610	5,034	12,626

2020 American Community Survey (ACS)



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OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over $1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation.**

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Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

FORTUNE INTERNATIONAL REALTY

Is the premier, exclusive on-site sales and marketing representative for third- party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paolo, and Manhattan to Paris.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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