

CLASS A OFFICE IN THE HEART OF COCONUT GROVE

3350 MARY STREET
COCONUT GROVE, FL 33133

FOR LEASE

Presented By,

MATTHEW ROTOLANTE, SIOR, CCIM

President

305.490.6526

mrotolante@lee-associates.com

BERT CHECA

Principal

786.473.9227

bcheca@lee-associates.com

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com



[@leesouthflorida](https://www.instagram.com/leesouthflorida)

PROPERTY SUMMARY

PROPERTY OVERVIEW

Discover an exceptional office space located in the vibrant and historic neighborhood of Coconut Grove. This stunning property offers a perfect blend of modern amenities and flexible workspace solutions, making it an ideal choice for architects, accountants, law firms, interior design firms, and other professional businesses. 20 on-site parking for employees and clients 24/7 security and surveillance ensuring a safe working environment and a spacious conference room equipped for all your meeting needs.

The property is conveniently located near major highways and public transportation, making it easy for employees and clients to reach your office. It's also within walking distance of popular dining, shopping, and entertainment options. Across the street from Sadelle's, 15 minutes to Brickell, and 20 minutes to Miami International Airport, Over 40 restaurants in a 1-mile radius.



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

Principal
786.473.9227
bcheca@lee-associates.com

MATTHEW ROTOLANTE, SIOR, CCIM

President
305.490.6526
mrotolante@lee-associates.com

LEASE RATE: \$90 (GROSS)



Class A Office:

Two-story Class A office building
14 private offices and 3 conference rooms
Kitchen with a breakroom and a laundry room
24/7 HVAC control
24-hour access and controlled entry system
Bicycle storage
18 garage parking spaces included with 18 unassigned access cards



Prime Location:

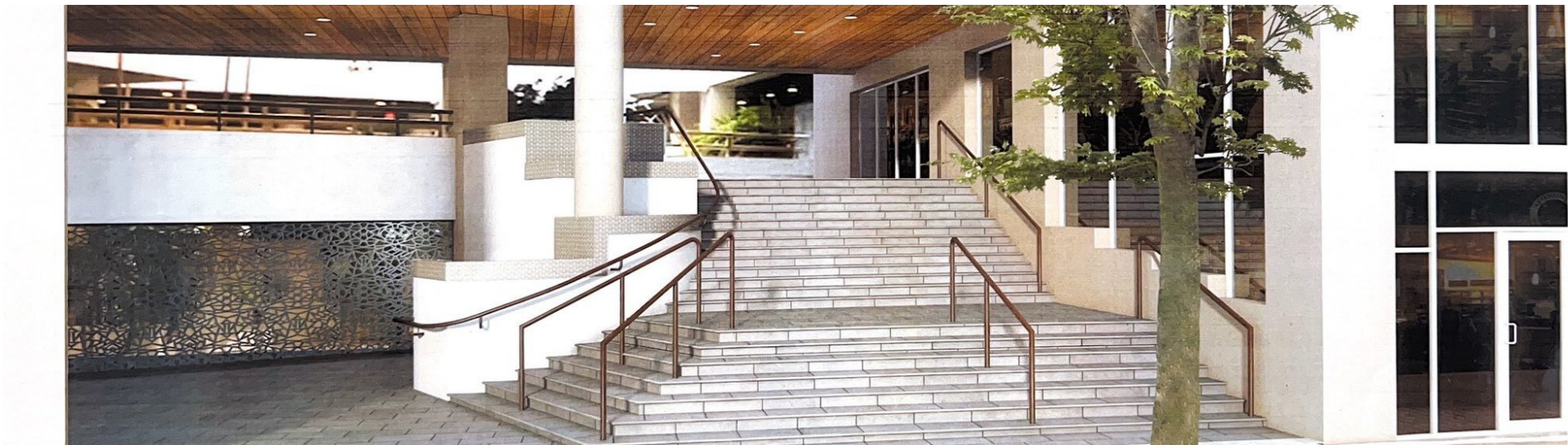
Restaurants within walking distance: Ossobuco, Carbone VINO, and AIDA
Coconut Grove: 10 mins from Brickell Ave, Downtown, and the Coral Gables Business Districts



Exceptional Access:

1.1 miles to US-1
3 miles to I-95
5.2 miles to 826/Palmetto Expy
6.4 miles to 836/Dolphin Expy
12.1 miles to Miami Int'l Airport

LEASE SPACES



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite N	12,150 SF	Gross	\$90.00 SF/yr	Space is being leased and fully furnished with high-end custom-made furniture, as shown in the photos.

FLOOR PLANS



First Floor



Second Floor

AREA OVERVIEW



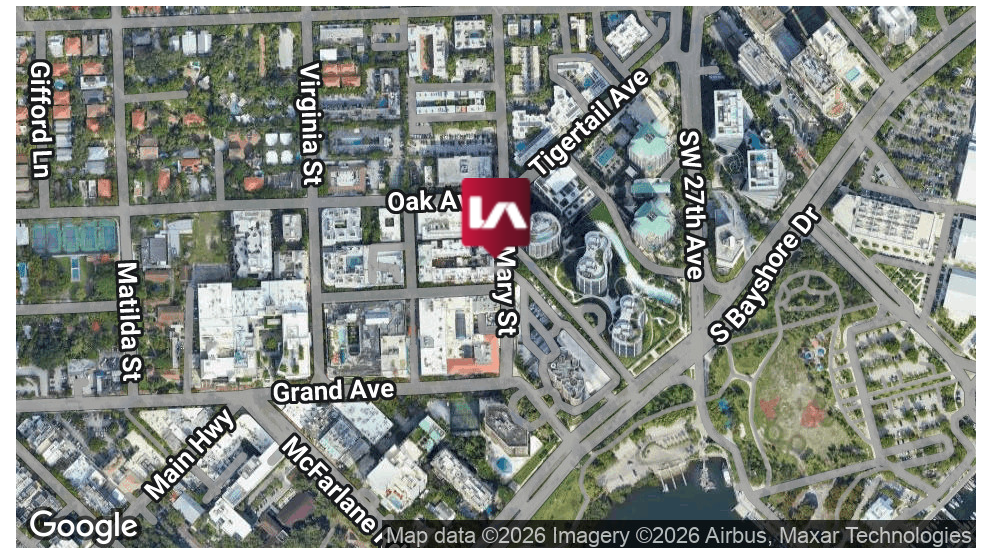
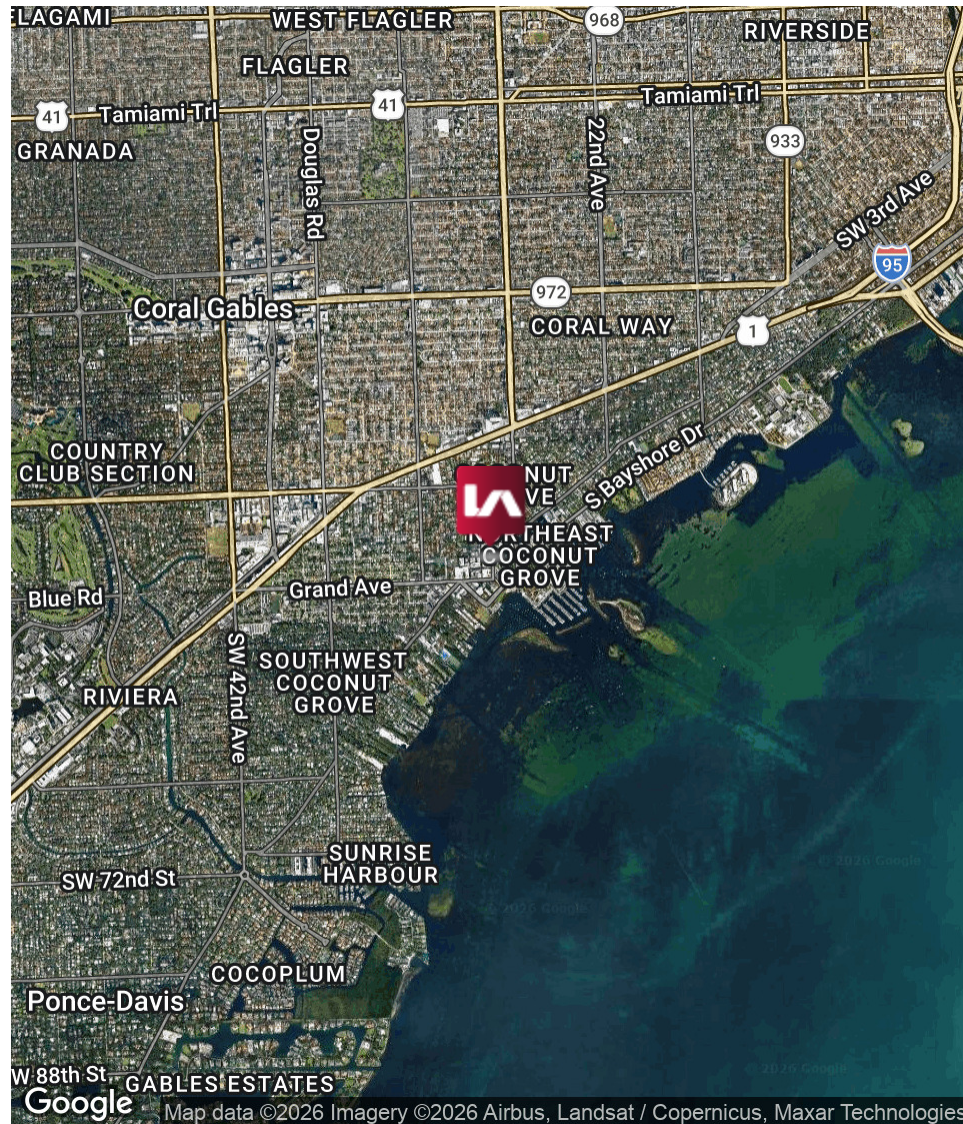
PROPERTY DETAILS

LOCATION INFORMATION		BUILDING INFORMATION	
BUILDING NAME	Class A Office in the Heart of Coconut Grove	BUILDING SIZE	+/- 30,000 SF
STREET ADDRESS	3350 Mary Street	BUILDING CLASS	A
CITY, STATE, ZIP	Coconut Grove, FL 33133	TENANCY	Multiple
COUNTY	Miami-Dade	NUMBER OF FLOORS	2
MARKET	Coconut Grove	YEAR BUILT	1987
SUB-MARKET	South Miami	YEAR LAST RENOVATED	2020
NEAREST HIGHWAY	US-1 & I-95	CONSTRUCTION STATUS	Existing
NEAREST AIRPORT	Miami Int'l Airport	NUMBER OF BUILDINGS	1
PROPERTY INFORMATION		PARKING & TRANSPORTATION	
UNIT SIZE	12,150 SF	PARKING TYPE	Surface
PROPERTY SUBTYPE	Office Building	PARKING RATIO	0.77
ZONING	T5-O	NUMBER OF PARKING SPACES	20

CLASS A OFFICE



REGIONAL MAP



LOCATION OVERVIEW

Coconut Grove, Miami, is a vibrant neighborhood that offers a wide range of amenities. The area is known for its lush parks such as Peacock Park and David T. Kennedy Park, which provide beautiful green spaces for outdoor activities and relaxation. CocoWalk, a modern shopping and entertainment center, features trendy boutiques, artisanal coffee shops, and upscale dining options, making it a popular destination for shopping and leisure. The neighborhood also boasts cultural attractions like the Vizcaya Museum & Gardens, which offers a glimpse into Miami's historic architecture and lush landscapes.

SUBMARKET:

South Miami

NEAREST HIGHWAY:

US-1 & I-95

RETAILER MAP



DEMOGRAPHIC PROFILE

— KEY FACTS —



95,531

Total
Population



\$143,667

Average
Household
Income



43.2

Median
Age



2.3

Average
Household
Size

EDUCATION

9%

No High School
Diploma

17%

High School Graduate

17%

Some College

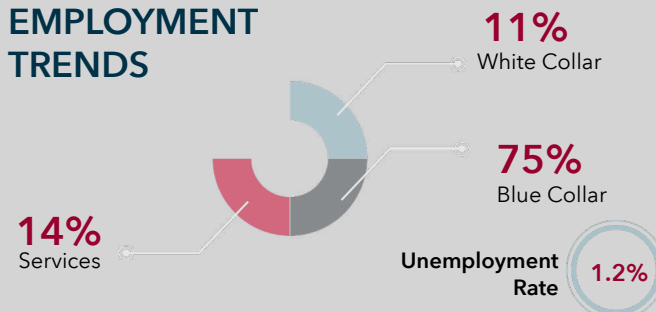
57%

Bachelor's/Grad/Prof
Degree

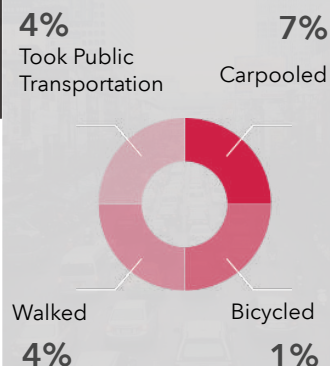
Drive time of 10 minutes



EMPLOYMENT TRENDS



COMMUTING TRENDS



NEARBY AMENITIES



411

Number of
Restaurants

DAYTIME POPULATION

Total Daytime
Population

124,294

Daytime
Population:
Workers

81,651

Daytime
Population:
Residents

42,643

BUSINESS



10,936

Total Businesses



66,758

Total Employees



12,240,862,545

Total Sales

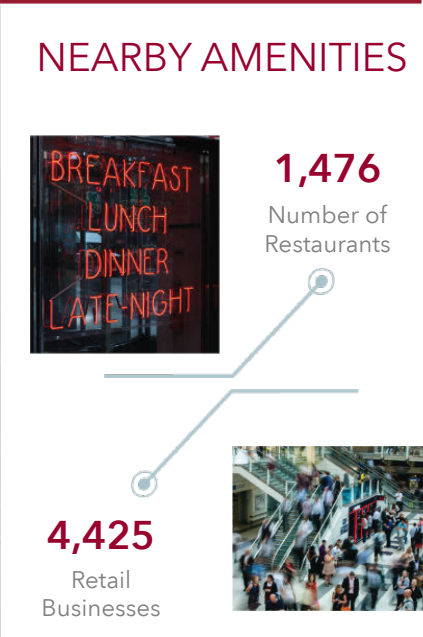
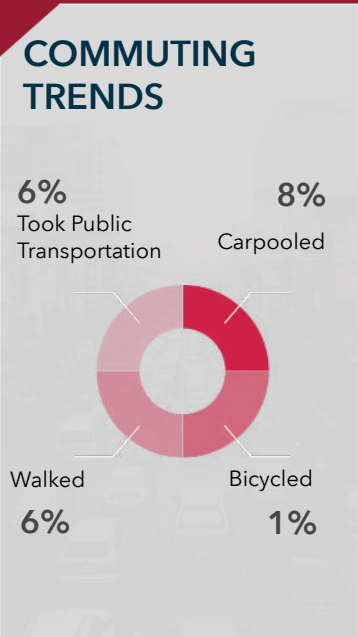
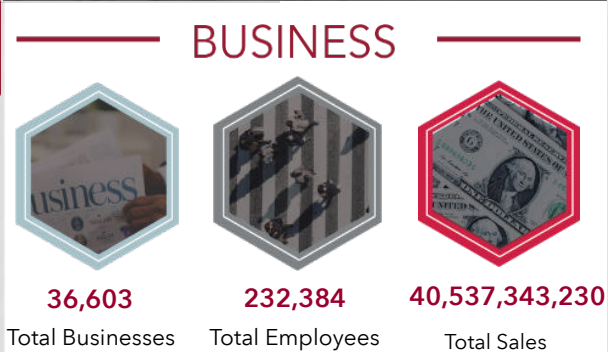
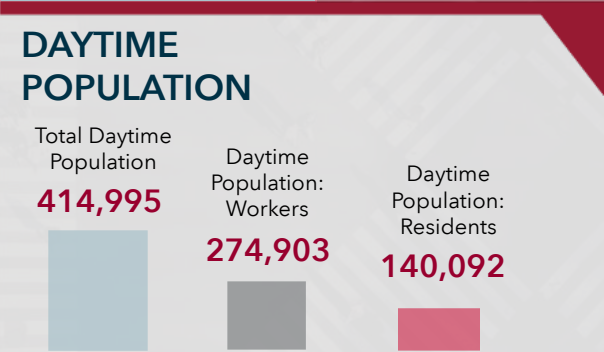
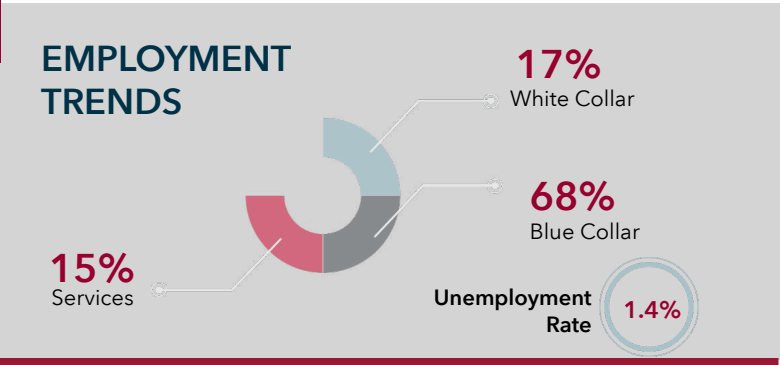
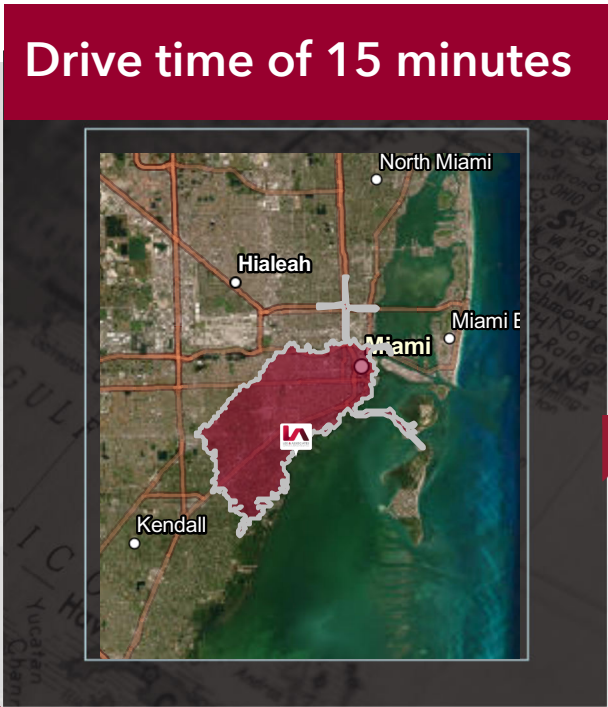
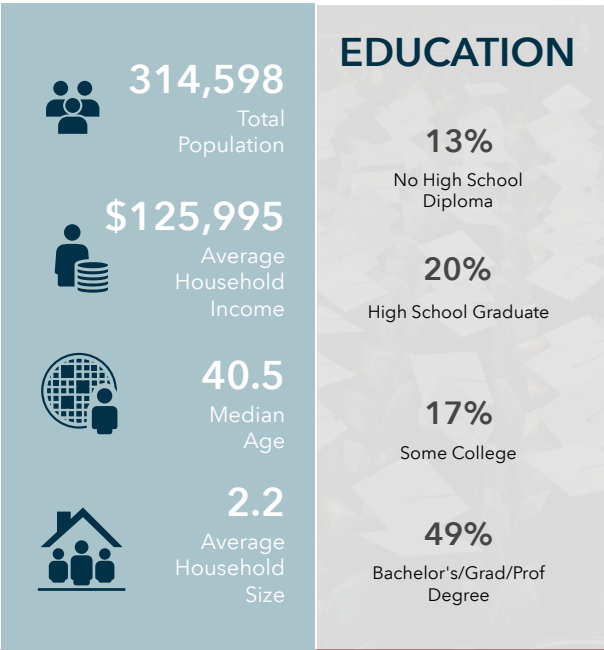
1,300

Retail
Businesses



DEMOGRAPHIC PROFILE

— KEY FACTS —



DEMOGRAPHIC PROFILE

— KEY FACTS —

606,553
Total Population

\$112,393
Average Household Income

40.4
Median Age

2.3
Average Household Size

EDUCATION

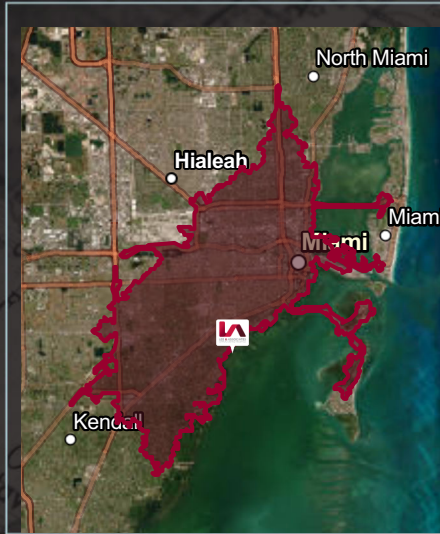
15%
No High School Diploma

23%
High School Graduate

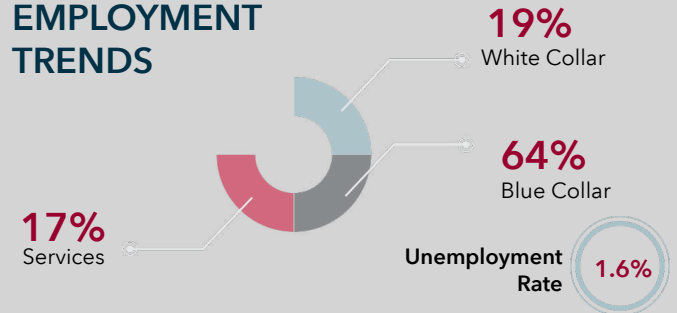
19%
Some College

43%
Bachelor's/Grad/Prof Degree

Drive time of 20 minutes



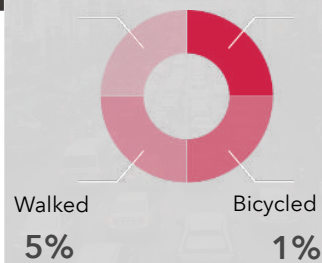
EMPLOYMENT TRENDS



COMMUTING TRENDS

7% Took Public Transportation

7% Carpooled



NEARBY AMENITIES



2,674
Number of Restaurants

DAYTIME POPULATION

Total Daytime Population
754,924

Daytime Population: Workers
472,663

Daytime Population: Residents
282,261

BUSINESS



59,741

Total Businesses



413,219

Total Employees



73,347,456,491

Total Sales

8,768

Retail Businesses

