

THE PENTHOUSE AT
**GRAND
BAY
PLAZA**

2665 S BAYSHORE DR
MIAMI, FL 33133



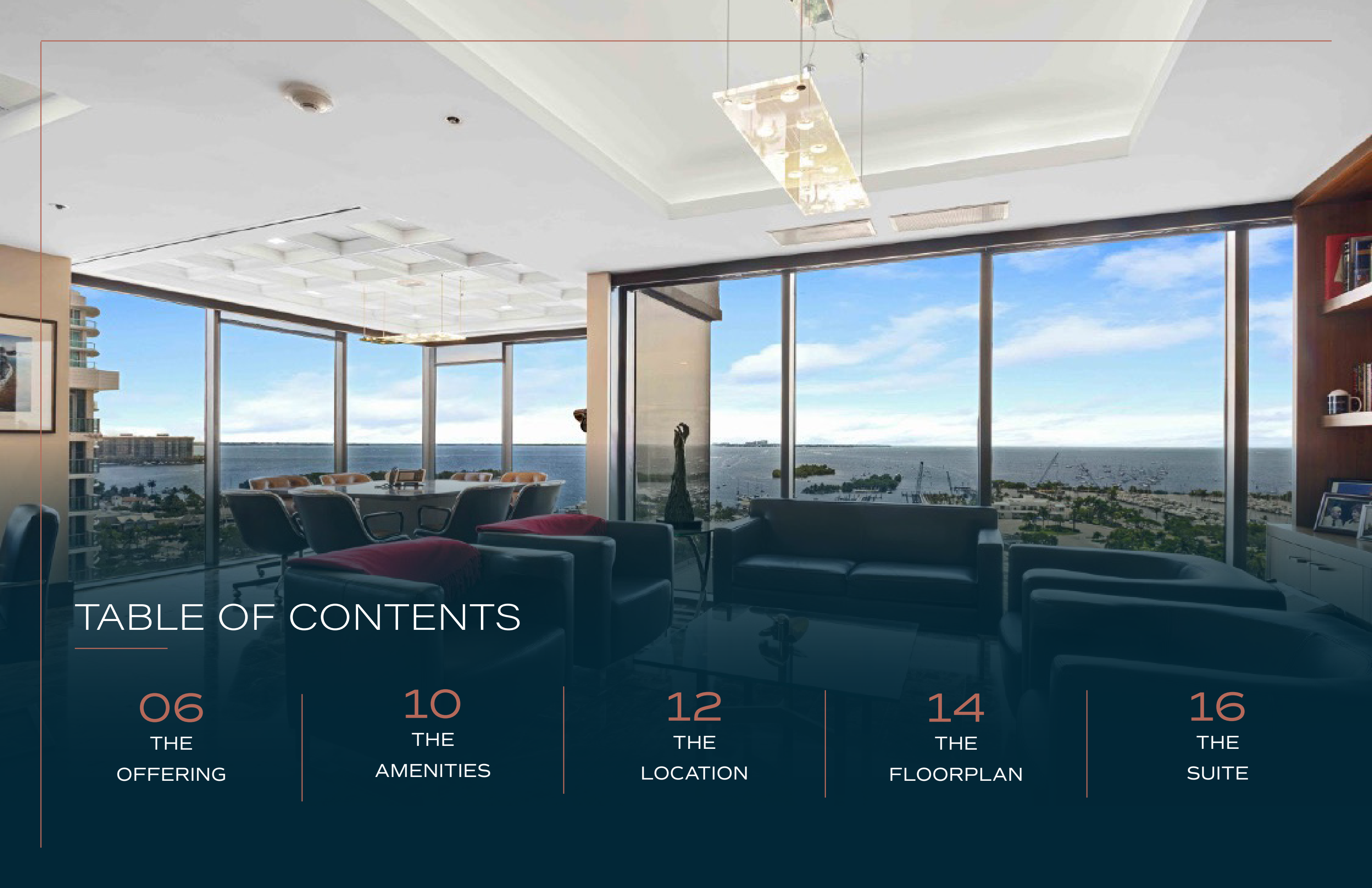


TABLE OF CONTENTS

06
THE
OFFERING

10
THE
AMENITIES

12
THE
LOCATION

14
THE
FLOORPLAN

16
THE
SUITE

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, INC. OPERATES WITHIN A GLOBAL FAMILY OF COMPANIES WITH MANY SUBSIDIARIES AND RELATED ENTITIES (EACH AN “AFFILIATE”) ENGAGING IN A BROAD RANGE OF COMMERCIAL REAL ESTATE BUSINESSES INCLUDING, BUT NOT LIMITED TO, BROKERAGE SERVICES, PROPERTY AND FACILITIES MANAGEMENT, VALUATION, INVESTMENT FUND MANAGEMENT AND DEVELOPMENT. AT TIMES DIFFERENT AFFILIATES, INCLUDING CBRE GLOBAL INVESTORS, INC. OR TRAMMELL CROW COMPANY, MAY HAVE OR REPRESENT CLIENTS WHO HAVE COMPETING INTERESTS IN THE SAME TRANSACTION. FOR EXAMPLE, AFFILIATES OR THEIR CLIENTS MAY HAVE OR EXPRESS AN INTEREST IN THE PROPERTY DESCRIBED IN THIS MEMORANDUM (THE “PROPERTY”), AND MAY BE THE SUCCESSFUL BIDDER FOR THE PROPERTY. YOUR RECEIPT OF THIS MEMORANDUM CONSTITUTES YOUR ACKNOWLEDGEMENT OF THAT POSSIBILITY AND YOUR AGREEMENT THAT NEITHER CBRE, INC. NOR ANY AFFILIATE HAS AN OBLIGATION TO DISCLOSE TO YOU SUCH AFFILIATES’ INTEREST OR INVOLVEMENT IN THE SALE OR PURCHASE OF THE PROPERTY. IN ALL INSTANCES, HOWEVER, CBRE, INC. AND ITS AFFILIATES WILL ACT IN THE BEST INTEREST OF THEIR RESPECTIVE CLIENT(S), AT ARMS’ LENGTH, NOT IN CONCERT, OR IN A MANNER DETRIMENTAL TO ANY THIRD PARTY. CBRE, INC. AND ITS AFFILIATES WILL CONDUCT THEIR RESPECTIVE BUSINESSES IN A MANNER CONSISTENT WITH THE LAW AND ALL FIDUCIARY DUTIES OWED TO THEIR RESPECTIVE CLIENT(S).

YOUR RECEIPT OF THIS MEMORANDUM CONSTITUTES YOUR ACKNOWLEDGEMENT THAT (I) IT IS A CONFIDENTIAL MEMORANDUM SOLELY FOR YOUR LIMITED USE AND BENEFIT IN DETERMINING WHETHER YOU DESIRE TO EXPRESS FURTHER INTEREST IN THE ACQUISITION OF THE PROPERTY, (II) YOU WILL HOLD IT IN THE STRICTEST CONFIDENCE, (III) YOU WILL NOT DISCLOSE IT OR ITS CONTENTS TO ANY THIRD PARTY WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE OWNER OF THE PROPERTY (“OWNER”) OR CBRE, INC., AND (IV) YOU WILL NOT USE ANY PART OF THIS MEMORANDUM IN ANY MANNER DETRIMENTAL TO THE OWNER OR CBRE, INC. IF AFTER REVIEWING THIS MEMORANDUM, YOU HAVE NO FURTHER INTEREST IN PURCHASING THE PROPERTY, KINDLY RETURN IT TO CBRE, INC.

THIS MEMORANDUM CONTAINS SELECT INFORMATION PERTAINING TO THE PROPERTY AND THE OWNER, AND DOES NOT PURPORT TO BE ALL-INCLUSIVE OR CONTAIN ALL OR PART OF THE INFORMATION WHICH PROSPECTIVE INVESTORS MAY REQUIRE TO EVALUATE A PURCHASE OF THE PROPERTY. THE INFORMATION CONTAINED IN THIS MEMORANDUM HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE, BUT HAS NOT BEEN VERIFIED FOR ACCURACY, COMPLETENESS, OR FITNESS FOR ANY PARTICULAR PURPOSE. ALL INFORMATION IS PRESENTED “AS IS” WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND. SUCH INFORMATION INCLUDES ESTIMATES BASED ON FORWARD-LOOKING ASSUMPTIONS RELATING TO THE GENERAL ECONOMY, MARKET CONDITIONS, COMPETITION AND OTHER FACTORS WHICH ARE SUBJECT TO UNCERTAINTY AND MAY NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. ALL REFERENCES TO ACREAGES, SQUARE FOOTAGES, AND OTHER MEASUREMENTS ARE APPROXIMATIONS. THIS MEMORANDUM DESCRIBES CERTAIN DOCUMENTS, INCLUDING LEASES AND OTHER MATERIALS, IN SUMMARY FORM. THESE SUMMARIES MAY NOT BE COMPLETE NOR ACCURATE DESCRIPTIONS OF THE FULL AGREEMENTS REFERENCED. ADDITIONAL INFORMATION AND AN OPPORTUNITY TO INSPECT THE PROPERTY MAY BE MADE AVAILABLE TO QUALIFIED PROSPECTIVE PURCHASERS. YOU ARE ADVISED TO INDEPENDENTLY VERIFY THE ACCURACY AND COMPLETENESS OF ALL SUMMARIES AND INFORMATION CONTAINED HEREIN, TO CONSULT WITH INDEPENDENT LEGAL AND FINANCIAL ADVISORS, AND CAREFULLY INVESTIGATE THE ECONOMICS OF THIS TRANSACTION AND PROPERTY’S SUITABILITY FOR YOUR NEEDS. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

THE OWNER EXPRESSLY RESERVES THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY, AND/OR TO TERMINATE DISCUSSIONS AT ANY TIME WITH OR WITHOUT NOTICE TO YOU. ALL OFFERS, COUNTEROFFERS, AND NEGOTIATIONS SHALL BE NON-BINDING AND NEITHER CBRE, INC. NOR THE OWNER SHALL HAVE ANY LEGAL COMMITMENT OR OBLIGATION EXCEPT AS SET FORTH IN A FULLY EXECUTED, DEFINITIVE PURCHASE AND SALE AGREEMENT DELIVERED BY THE OWNER.

THE OFFERING

CBRE IS PLEASED TO OFFER THE OFFICES AT GRAND BAY PLAZA. A RARE OPPORTUNITY TO OWN AN ENTIRE PENTHOUSE OFFICE FLOOR IN ONE OF MIAMI'S MOST PRESTIGIOUS WATERFRONT BUSINESS DESTINATIONS. SITUATED IN THE HEART OF COCONUT GROVE, THIS DISTINGUISHED BAYFRONT PROPERTY COMBINES EXCEPTIONAL ACCESSIBILITY, SOPHISTICATED DESIGN, AND BREATHTAKING PANORAMIC VIEWS OF BISCAYNE BAY, CORAL GABLES, AND THE MIAMI SKYLINE.

THE BUILDING'S MODERN ARCHITECTURAL PRESENCE IS COMPLEMENTED BY AN ELEGANT ARRIVAL EXPERIENCE FEATURING A LUXURIOUSLY APPOINTED LOBBY, PROFESSIONAL CONCIERGE SERVICES, AND VALET PARKING. EXPANSIVE FLOOR-TO-CEILING GLAZING FLOODS OFFICE SUITES WITH NATURAL LIGHT WHILE CAPTURING UNOBSTRUCTED WATERFRONT VISTAS THAT CREATE AN INSPIRING WORK ENVIRONMENT FOR TENANTS AND VISITORS ALIKE.

GRAND BAY PLAZA REPRESENTS A PREMIER BUSINESS ADDRESS WHERE EXCEPTIONAL ARCHITECTURE, WATERFRONT VIEWS, AND UNPARALLELED LOCATION CONVERGE TO CREATE AN EXTRAORDINARY WORKPLACE ENVIRONMENT.





THE OFFERING

SALE PRICE	\$10,000,000
ADDRESS	2665 S. BAYSHORE DR
PARCEL #	01-4122-032-001
DEVELOPER	BAYSHORE DEVELOPMENT LLC
ARCHITECT	ARQUITECTONICA
YEAR BUILT	1982
YEAR RENOVATED	2009
TOTAL RBA	164,177
FLOORS	15
SUITE #	PENTHOUSE ONE
SUITE SF	7,672
PARKING	12 SPACES/VALET

THE AMENITIES

- EXPANSIVE ONE-OF-A-KIND OUTDOOR PRIVATE BALCONY SHOWCASING UNPARALLELED BAYFRONT AND SKYLINE VIEWS
- SOPHISTICATED, ELEGANTLY APPOINTED LOBBY
- STATE-OF-THE-ART BUSINESS CONFERENCE FACILITY
- SERENE ON-SITE MEDITATION GARDEN
- SECURE, GATE-CONTROLLED COVERED PARKING GARAGE
- COMPLIMENTARY VALET PARKING SERVICE
- 24-HOUR SECURITY MONITORING AND CONTROLLED BUILDING ACCESS
- CONVENIENT ON-SITE STORAGE OPTIONS AVAILABLE
- ON-SITE FULL-SERVICE BANKING BRANCH AND ATM SERVICES
- ON-SITE CAFE OFFERING CONVENIENT DINING OPTIONS
- CONVENIENT ACCESS TO NEARBY SHOPPING, DINING, ENTERTAINMENT, AND SERVICE AMENITIES





THE LOCATION

THE PENTHOUSE AT GRAND BAY PLAZA PRESENTS A DISTINGUISHED BAYFRONT SETTING WITH SWEEPING, PANORAMIC VIEWS OF BISCAYNE BAY, MIAMI, AND CORAL GABLES. POSITIONED IN THE HEART OF COCONUT GROVE—ONE OF THE CITY'S MOST VIBRANT AND DESIRABLE BUSINESS DISTRICTS—THIS PREMIER ADDRESS OFFERS AN UNMATCHED BLEND OF PRESTIGE, ACCESSIBILITY, AND LIFESTYLE.

CONVENIENT ACCESS TO MAJOR THOROUGHFARES ENSURES SEAMLESS CONNECTIVITY, WITH MIAMI INTERNATIONAL AIRPORT, CORAL GABLES, AND THE BRICKELL FINANCIAL DISTRICT ALL JUST MINUTES AWAY—MAKING EVERY COMMUTE EFFICIENT AND EFFORTLESS.

THROUGHOUT THE BUILDING, PRIVATE TERRACES SHOWCASE REMARKABLE WATERFRONT AND SKYLINE VIEWS, CREATING A WORK ENVIRONMENT THAT INSPIRES PRODUCTIVITY AND WELL-BEING. AT THE OFFICES AT GRAND BAY PLAZA, EVERY WORKDAY IS ENHANCED BY A SOPHISTICATED ATMOSPHERE AND THE UNIQUE ENERGY OF COCONUT GROVE—WHERE BUSINESS MEETS LIFESTYLE AT ITS FINEST.

THE LOCATION



COCO WALK

COCONUT GROVE

PARK GROVE RESIDENCES

RITZ CARLTON

CORAL GABLES

MAYFAIR HOTEL

MR. C HOTEL

DINNER KEY MARINA

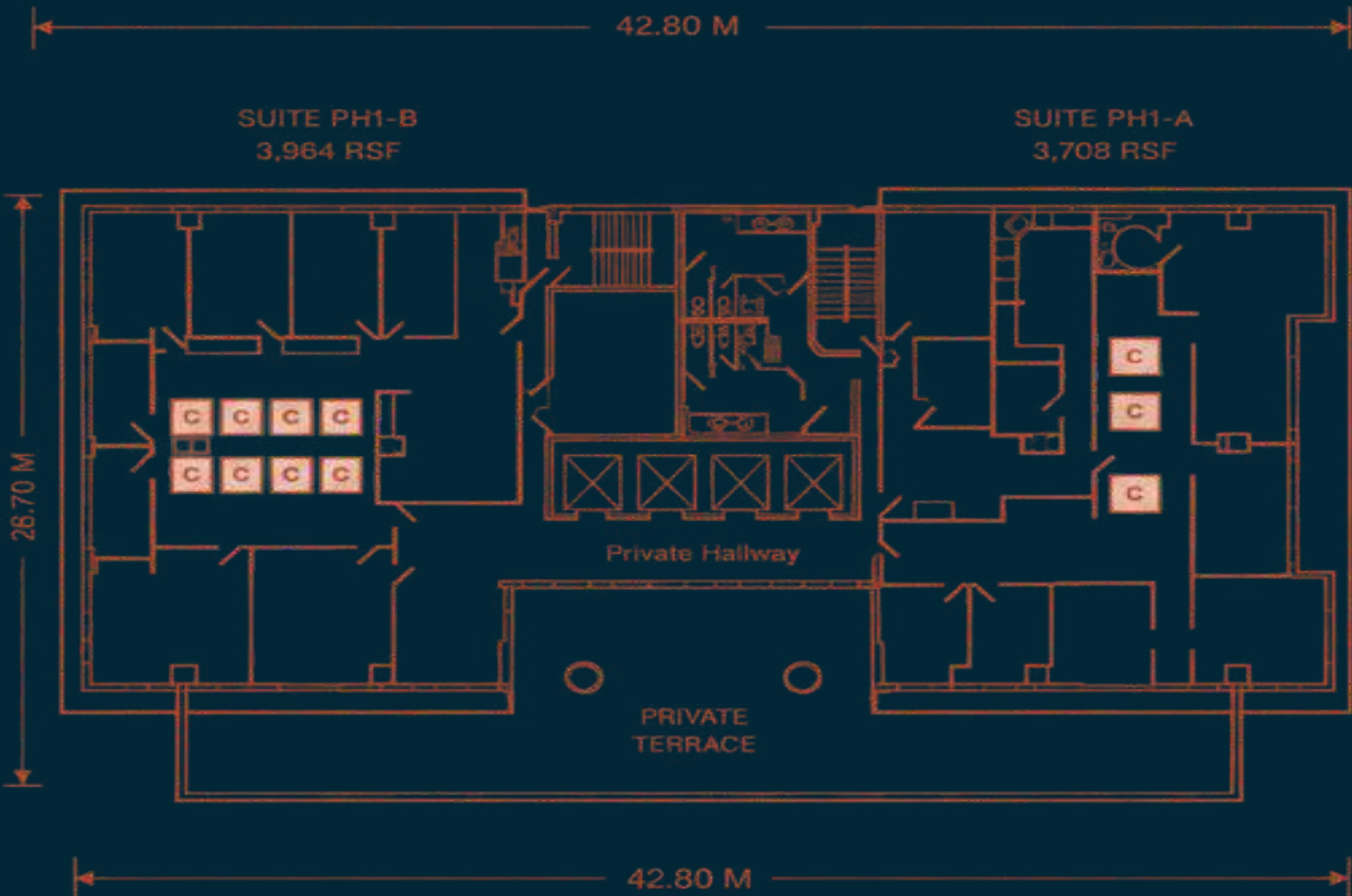
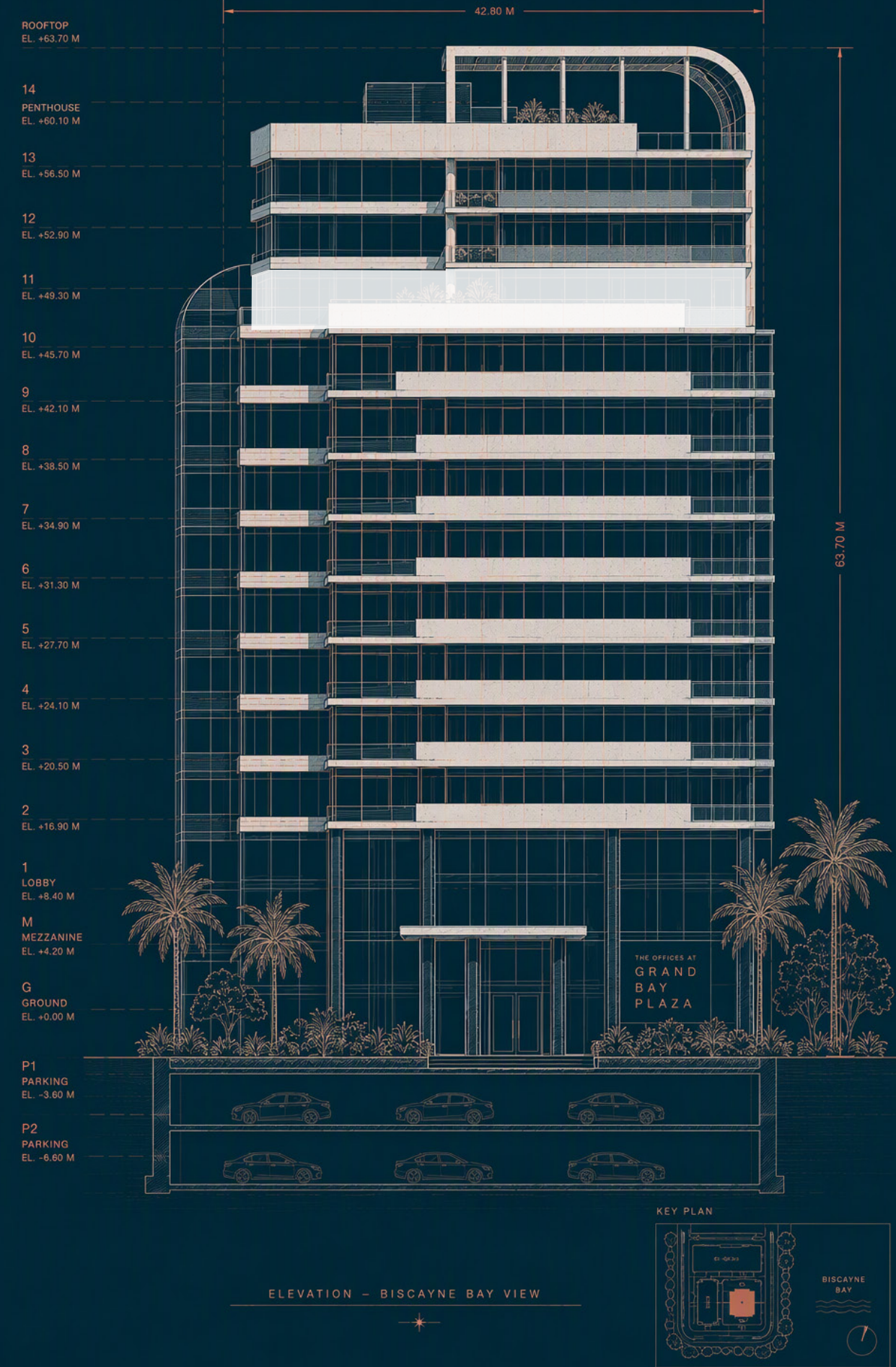
REGATTA PARK

REGATTA GROVE

MR. C RESIDENCES

GROVE MARINA

THE FLOORPLAN



Matterport®



THE SUITE



THE SUITE



THE SUITE



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