

CLASS-A RETAIL FOR LEASE COCONUT GROVE



PRELEASING OVERVIEW

Silver Bluff Real Estate is pleased to present two separate retail bays for lease on the ground floor of Coconut Grove's newest office building. The office building will attract the highest quality tenants in the area, and is seeking retail tenants on the first floor to compliment them. Extremely well-connected setting, due to the proximity of US-1 and downtown Coconut Grove. The retail tenants will not only service roughly 80,000 sf of office space above, but the rest of Coconut Grove. Office building is set to be completed in Quarter 4 of 2027.

RETAIL SUITE 100 ± 4,868 SF

OFFICE LOBBY ± 1,079 SF

RETAIL SUITE 150 ± 3,123 SF

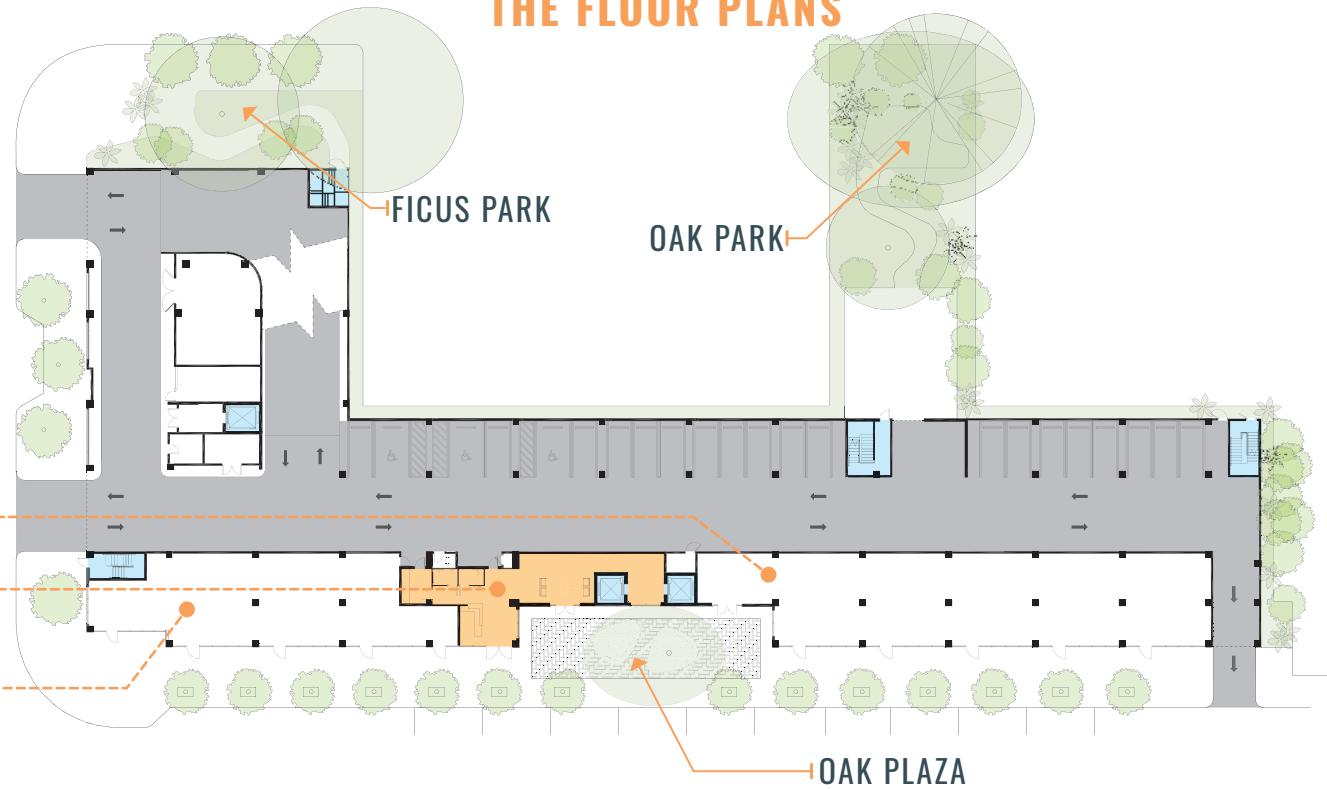
3443 GRAND AVE | GROVE VILLAGE



OFFICE LOBBY



THE FLOOR PLANS



GRAND AVENUE

PROPERTY HIGHLIGHTS

- BUILDING SIZE:** ± 89,551 SF
- FLOORS:** 5
- PARKING RATIO:** 3.00 : 1,000
- CEILING HEIGHTS:** 13'-6"
- DESIGNED BY:** ARQUITECTONICA
- COMPLETION:** Q4 - 2027
- AMENITIES:**

- LOCATED IN HEART OF COCONUT GROVE
- CLASS-A FINISHES
- ON-SITE SECURITY
- COVERED PARKING
- LANDSCAPED TERRACES
- 24/7 ACCESS
- FGBC GREEN BUILDING CERTIFIED
- PRIVATE SHOWER SUITES
- ELECTRIC CAR CHARGING
- GOLF CART PARKING
- OAK AND FIGUS PARKS
- OAK PLAZA ENTRY
- ON THE COCONUT GROVE CIRCULATOR ROUTE



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34
43
| GRAND

SILVER BLUFF

THE NEIGHBORHOOD

Miami's oldest neighborhood, Coconut Grove is a popular retail, dining, and nightlife destination surrounded by the region's most affluent suburbs and home to some of the area's best schools from Pre-K through high school. The community is currently experiencing a dramatic transformation fueled by the development of high-end condominiums, the repositioning of commercial spaces, and major public sector investments.



THE MAP



MIAMI AIRPORT
6 MILES

836

112

I-95

195

DOWNTOWN MIAMI
4 MILES

MIAMI BEACH
10 MILES

395

BRICKELL
3 MILES

I-95
2 MILES

CORAL GABLES
2 MILES

US-1

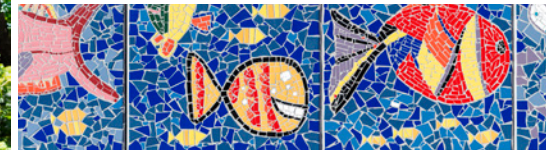
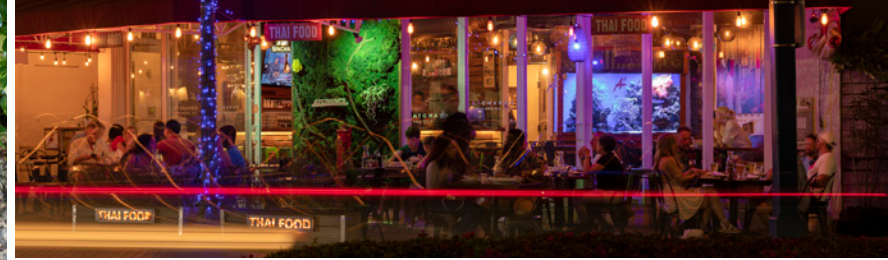
3443
GRAND AVE

US-1

KEY BISCAYNE
9 MILES

GROVE VILLAGE

1. Coconut Grove Farmers Market
2. CocoWalk
3. Coconut Grove Elementary School
4. Mr. C Hotel
5. Peacock Park
6. Ransom Everglades
7. Dinner Key Marina
8. Commodore Plaza
9. St. Stephen's Episcopal Day School
10. Carrollton School of the Sacred Heart
11. Elemi Phase 01 - New 46 Unit Residential
12. Elemi Phase 02 - New 27 Unit Residential
13. Atala - New 175 Unit Mixed-Use Residential
14. Douglas Road Metrorail Station
15. 3443 GRAND AVE = NEW CLASS-A OFFICE & RETAIL



PRESENTED BY:



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