



VERTICAL
REAL ESTATE

ZIGGURAT

COCONUT GROVE, FL

RESTAURANT & RETAIL FOR LEASE

PROPERTY RENDERING



PROJECT OVERVIEW

VerticalReal Estate is proud to unveil an extraordinary opportunity to lease premium retail space in the heart of Coconut Grove—a neighborhood that pulses with creativity, culture, and community.

This visionary mixed-use development will cover the 1.7-acre property at the intersection of Grand and Florida Avenues and Matilda Street. The project consists of a five-story office building with 100,000 square feet of Class A boutique office; and a three-story condo building with 20 residences that will redefine modern living. Together the buildings will have about 40,000 square feet of ground-floor retail and a rooftop restaurant.

Designed to capture the vibrant and distinctive essence of Coconut Grove, The Allen Morris Company, thoughtfully curated every aspect with unparalleled attention to detail. Oppenheim Architecture designed the buildings with Naturalicial's Andres Arcila in charge of the landscaping.

Rooted in history yet brimming with modern energy, Coconut Grove offers a dynamic mix of charm and contemporary living which has caught the attention of a numerous developers and companies that have moved their headquarters to the Miami neighborhood or have long called it home. With seamless access to high-traffic areas and a community that thrives on innovation, this is more than a space—it's an invitation to be part of a legacy.

ZIGGURAT

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PROPERTY INFORMATION

Address: 3101 Grand Avenue, Miami, FL, 33133

Total Retail Available: +/- 40,000 SF

Suggested Use: Food & Beverage | Wellness | Retail

Lease Rate: Upon Request

Location Description:

Positioned in the serene Coconut Grove enclave, The subject property is on the corner of Grand Avenue and Matilda Street. It's the ideal mix of tranquility and convenience, placing you close to the best shops, dining, and cultural hotspots, while offering a peaceful retreat surrounded by nature. Numerous nearby parks and marinas, and the vibrant urban scene within easy reach makes the area one of the most sought-after locale.

Neighborhood Tenants:



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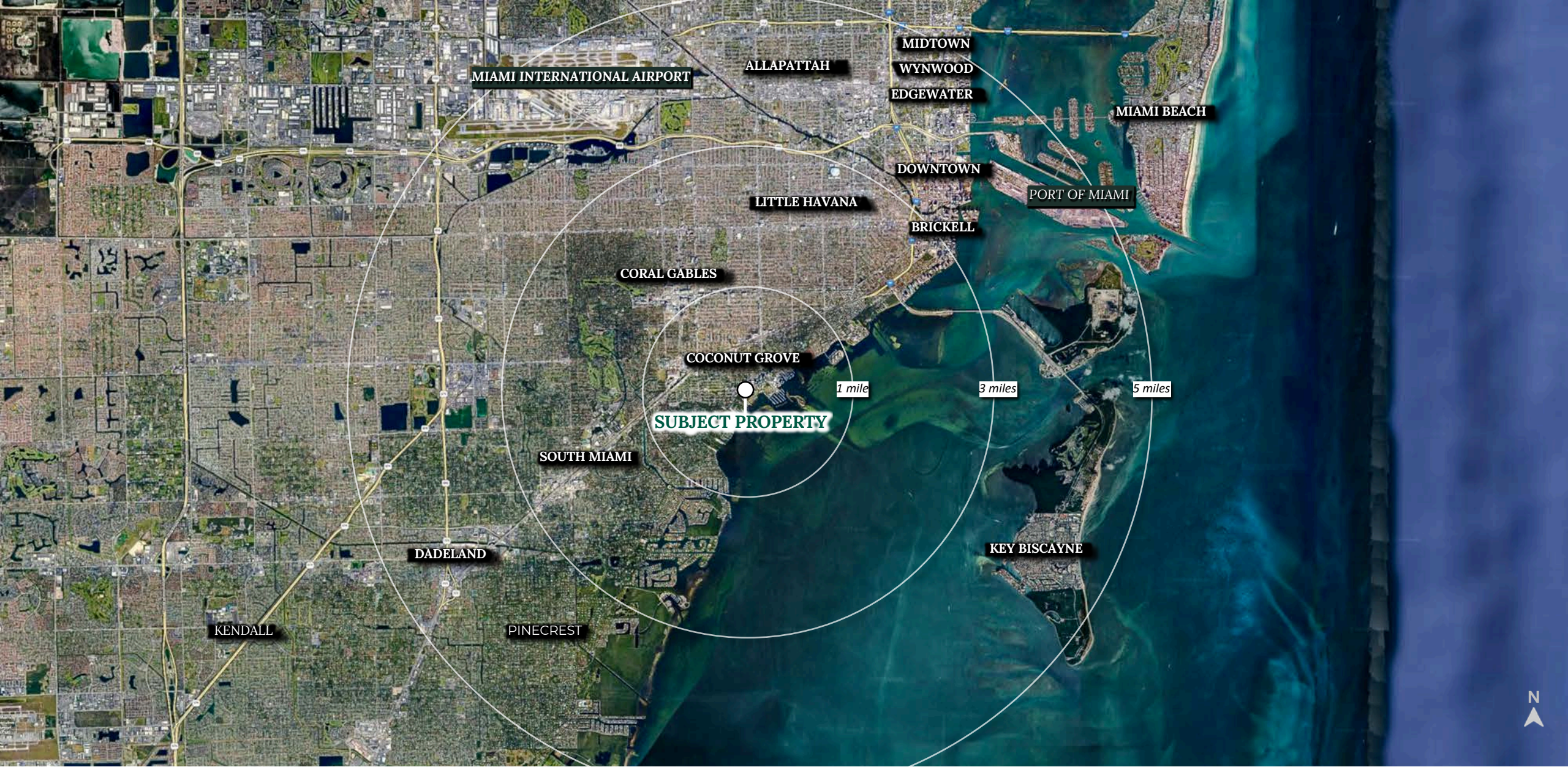
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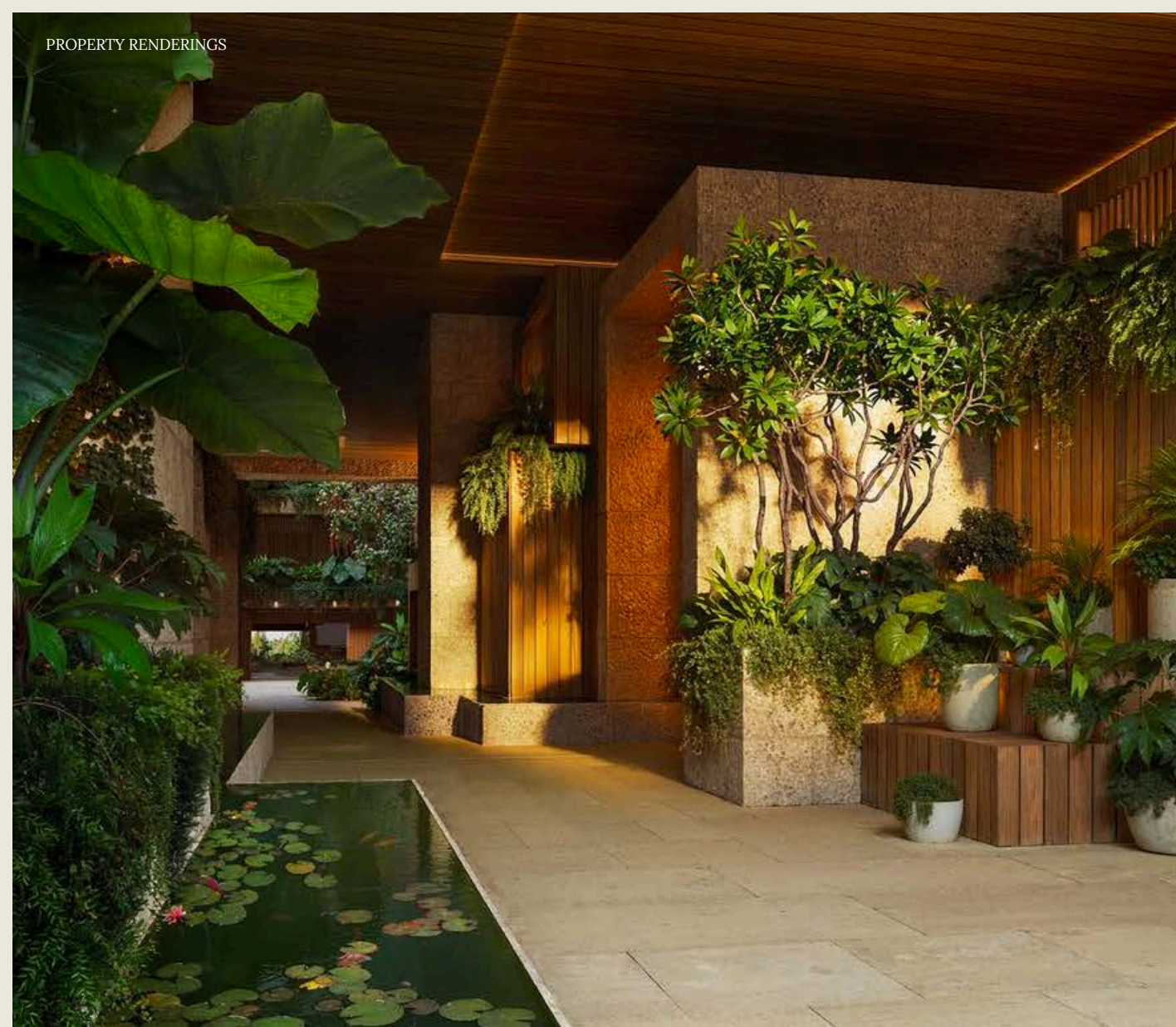
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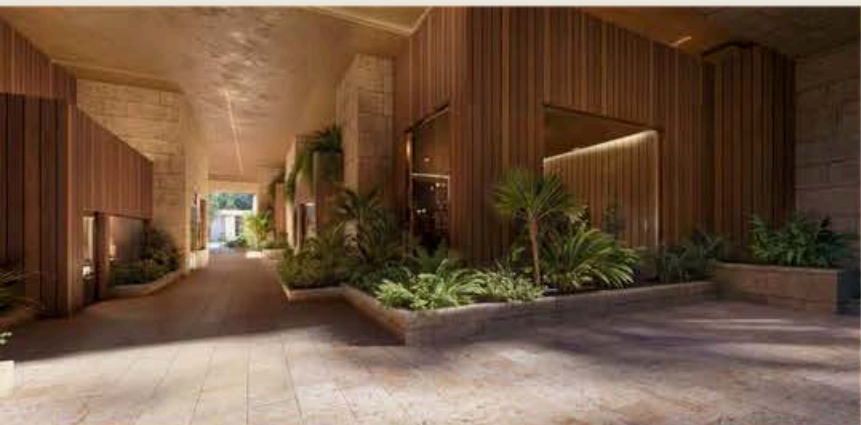
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Subject Property
5-Story Mixed-Use Building

Subject Property
3-Story Luxury Condo Building

Grand Avenue

Matilda Street

Florida Avenue

Kirk Munroe Park
Redesign Project

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KIRK MUNROE PARK REDESIGN

The Allen Morris Company in a partnership with the City of Miami is set to fund and manage improvements to Kirk Munroe Park and Fuller Street. These enhancements are intended to realign Coconut Grove's civic heart and reinforce its pedestrian-friendly character.

Walkable, interconnected, and decidedly upscale. The redesign of Kirk Munroe Park would activate existing open space with walking paths, sitting areas, a playground, and small café. The vision is the park hosting small-scale events like outdoor movies and a "high-end farmers market."



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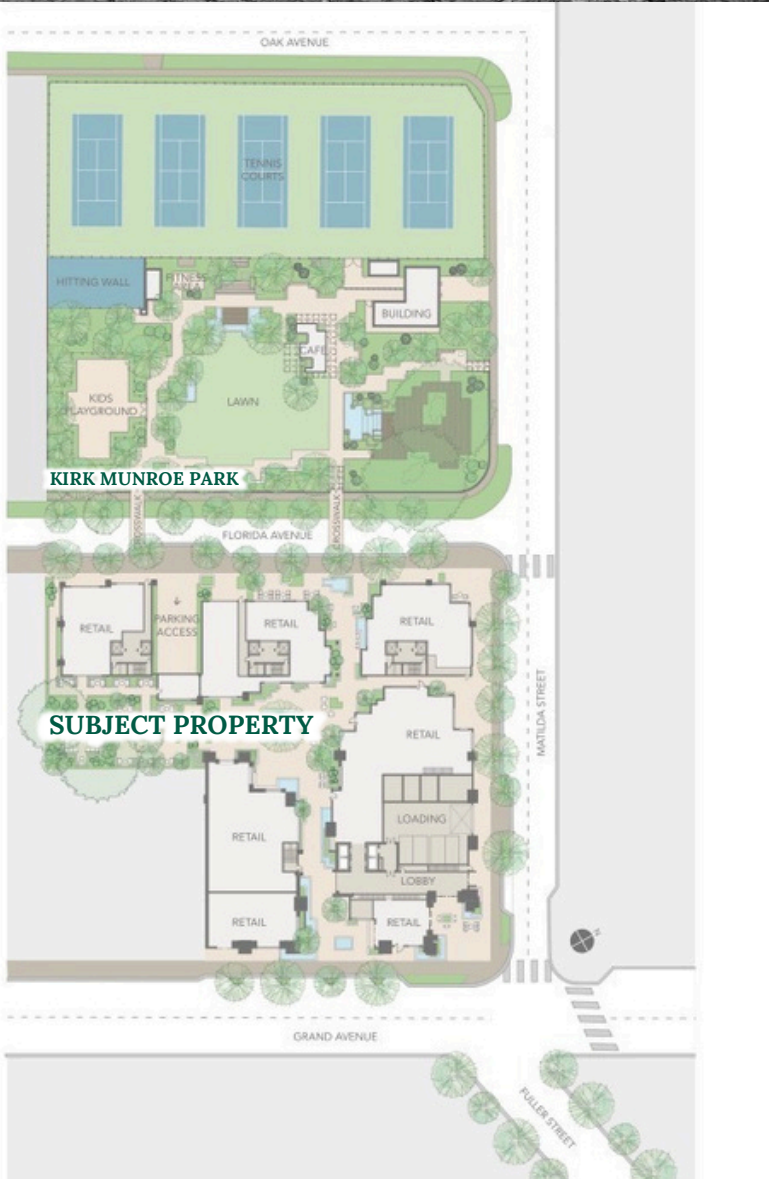
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Site Plan



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Floor Plan



Ground Floor



Unit Number	Space Size
104	3,645 SF
105	1,032 SF
106	1,921 SF
107	LEASED
108	908 SF
109	2,551 SF
113	LEASED
114	LEASED
115	LEASED
116	5,210 SF
126	4,319 SF
127	3,445 SF

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Floor Plan

Second Floor



Unit Number	Space Size
127	1,157 SF
126	1,450 SF
116	1,460 SF
113	LEASED

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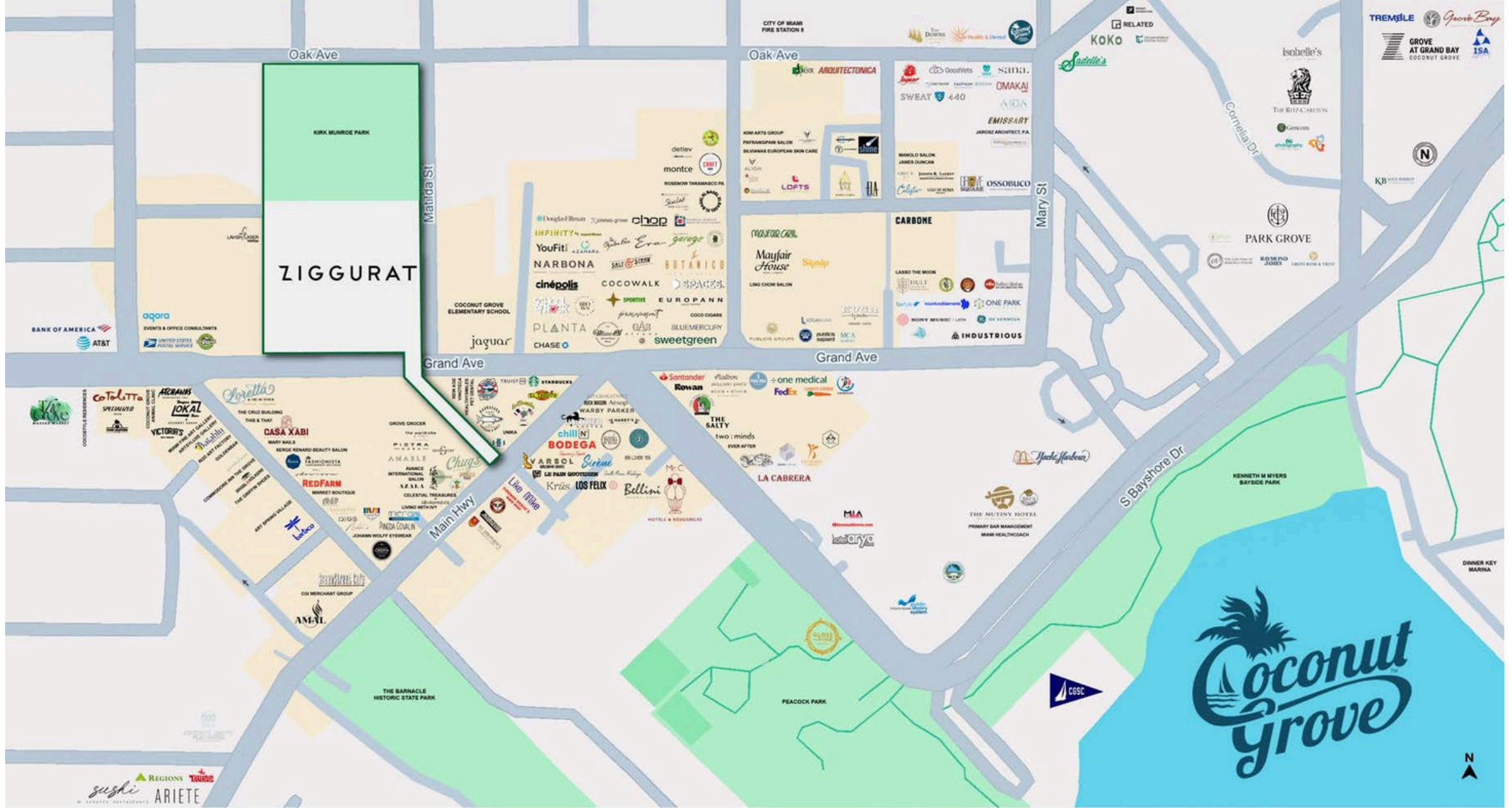
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COCONUT GROVE THE NEIGHBORHOOD

Miami's oldest neighborhood is also one of its most beautiful. Lush, bayside Coconut Grove has a laid-back, tropical vibe and bohemian charm. Blanketed by tropical greenery, Coconut Grove features plentiful wildlife and ebullient natural beauty with numerous restaurants, open-air and street-side cafes, and several waterfront restaurants and bars. Banyan trees, palms and live oaks line quiet residential streets. Parks and green spaces dot the Biscayne Bay shoreline, and peacocks are known to roam wild. Between bricks of coral and limestone, ivy-coated walls, ample shade, and historic architecture that references its roots as a hippie commune in the '60s, its distinctively vibrant ambience is unmistakable.

Just minutes from the bustling energy of Brickell and Downtown Miami, and a short drive to the artistic hubs of Wynwood and Edgewater, it offers seamless access to the city's cultural, dining, and nightlife scenes. Whether heading to the luxury of Coral Gables, the beaches of Key Biscayne, or Miami's other hotspots, Coconut Grove combines tranquil charm with unparalleled connectivity, making it the ideal gateway to everything the city has to offer.

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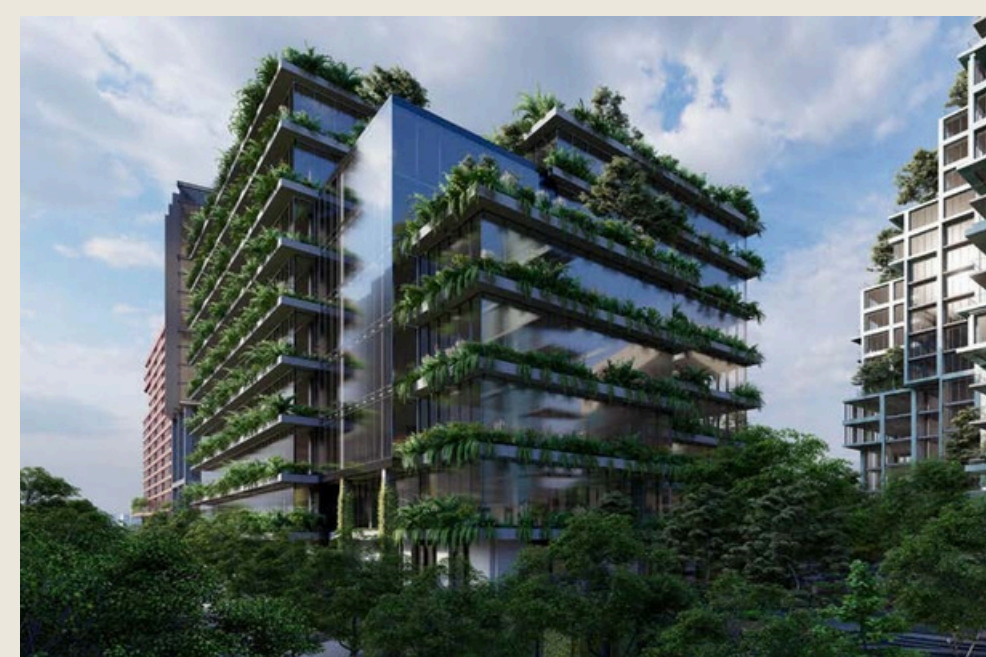


ALLEN MORRIS COMPANY

Founded in 1958, the Allen Morris Company is a real estate development firm with a history of building-to-own that lends itself to projects with a higher level of care and finish. The family-run company has more than 85 successful development projects credited to its name over six decades.

Allen Morris Company is one of the leading real estate firms in the Southeast U.S., specializing in office buildings, multi-family residential, hotels, mixed-use developments, leasing and brokerage, and property management. With offices in Miami and Atlanta, the Allen Morris Company has served its business and investment clients for 66 years.

“Our mission is to inspire people with the beauty of our projects, impress them with the excellence of their experience, and improve the lives of all we touch.”



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