



Coco

COCOWALK

HEART OF THE GROVE

THE STAGE IS SET
FOR ITS REBIRTH
INTO A NEW ERA

.....

Village of Coconut Grove
COCOWALK

Sonesta
Coconut
Grove
143 Keys

The Mutiny
Hotel
79 Keys

Grove
Towers

Yacht
Harbour

Park Grove
224 Units

The Ritz-Carlton
115 Keys

Offices in
The Grove

Grove at
Grand Bay
95 Units

Offices at
Grand Bay

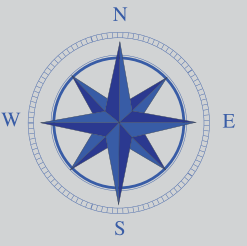
Courtyard
by Marriott
196 Keys

Grove Hill
Condominium

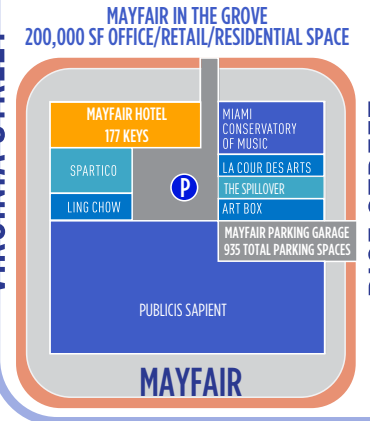
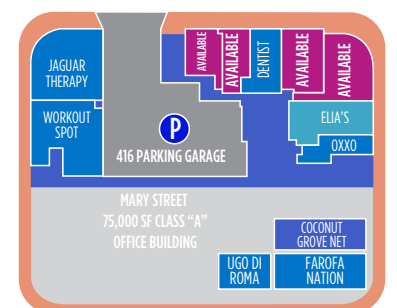
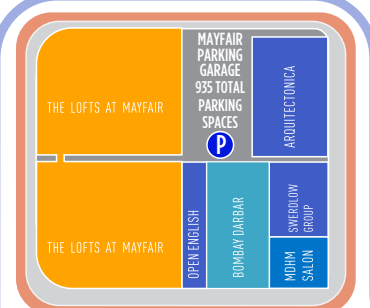
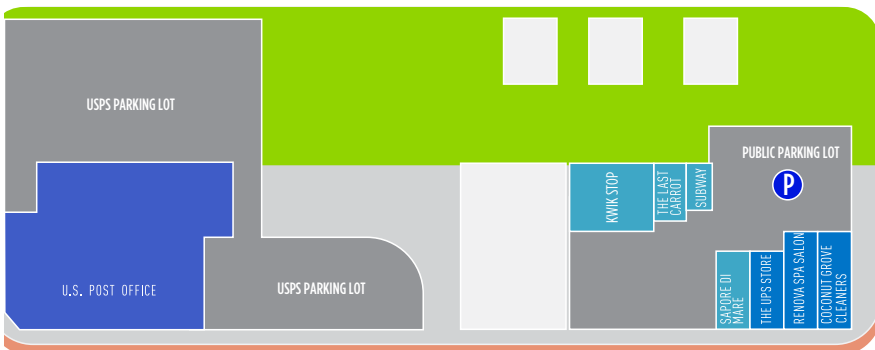
CoCo
COCOWALK
HEART OF THE GROVE



Trade Area Population	223,859
Average HH Income	\$115,824
Households	96,135
Median Home Value	\$618,271
Daytime Employees	168,549
Median Age	39.7
Monthly Foot Traffic	75,000
USD Spent per Miami Tourist	\$1,568.34
Students	6,000 K-12 students daily with over half from private schools. Private school tuition runs \$16K-\$38K year



TOTAL PARKING: 2,664 SPACES



GRAND AVENUE

GRAND AVENUE

GRAND AVENUE



- AVAILABLE
- FOOD AND BEVERAGE
- HOTELS - 970 KEYS
- INSTITUTIONAL
- RETAIL
- OFFICES
- P PUBLIC PARKING

COCO

COCOWALK

HEART OF THE GROVE



CocoWalk, long known as the “heart” of Coconut Grove, is poised for a dramatic transformation. The redevelopment has begun, of what was primarily an evening and weekend destination, to a destination that will meet the daily lifestyle needs of the communities that surround it.

Delivery Winter 2019 // Grand Opening 2020

Upon completion, the heavy landscaped Plaza will serve as the centerpiece for the approx. 150,000 square feet of retail, restaurants/cafés, cinemas, health club, gourmet market and lifestyle oriented uses that are planned. Centrally located, convenient access and over 850 parking spaces on site.

To enhance the diversity of the project and insure a constant flow of pedestrian activity, CocoWalk is introducing Coconut Grove’s first new Class A office building in over twenty years. One CocoWalk will provide approx. 85,000 square feet, attracting professional service firms, across a wide spectrum including legal, accounting, family offices, tech and media companies.

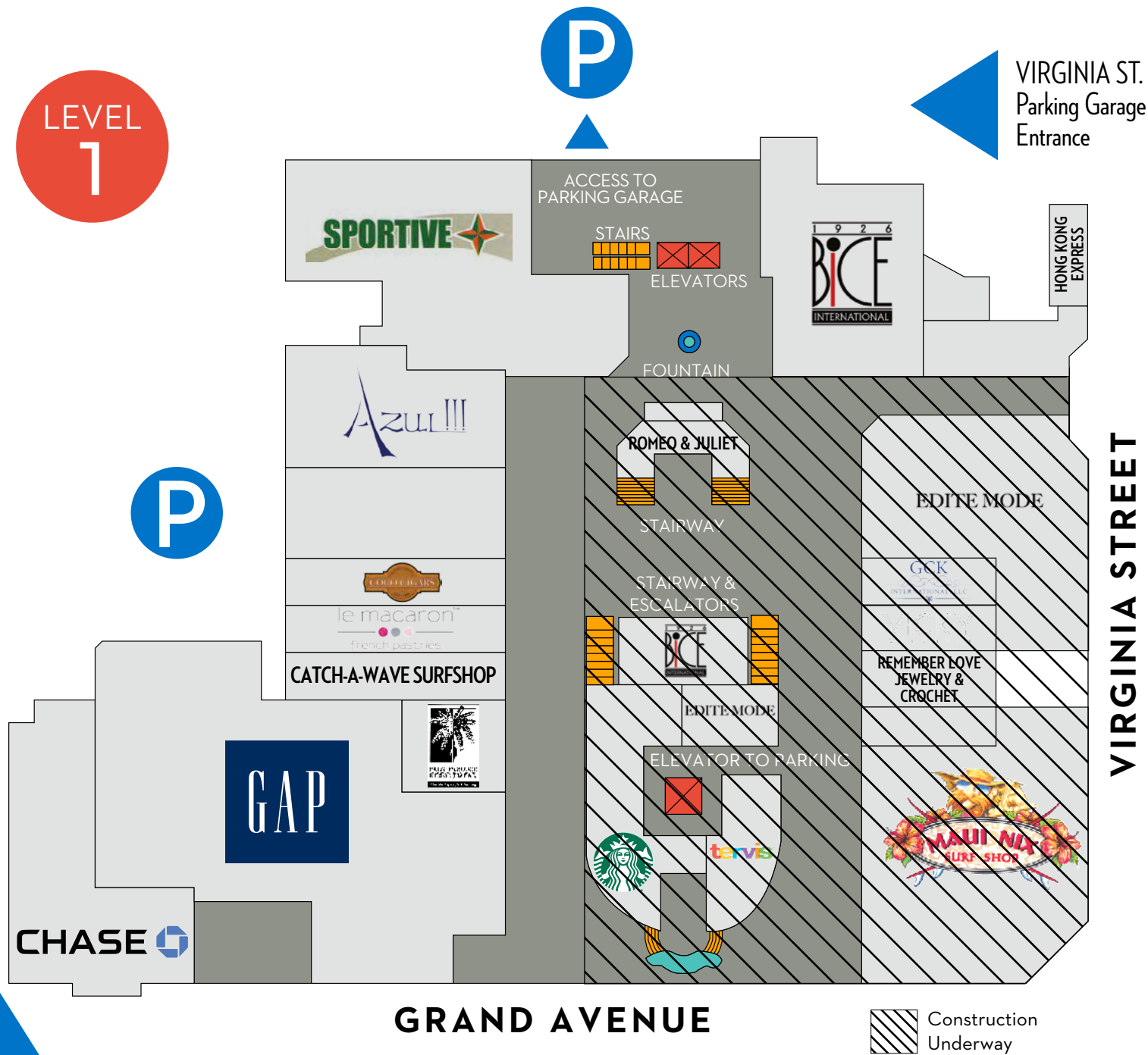
Surrounded by South Florida’s best year around demographics, this urban, authentic walkable community, provides for an ideal live, work, play lifestyle. On any given day, approx. 6,000 students from K-12 (over 3,200 private) come into the village of Coconut Grove for school. This is in addition to the numerous Universities in the area.

As the oldest City in Miami, its location on “Sail boat bay” and proximity to Miami’s Central Business District, Coconut Grove remains a top tourist destination for visitors from around the world.

CocoWalk is poised to become the “living room” of Coconut Grove.

Restaurant Space

LEVEL 1



VIRGINIA STREET

GRAND AVENUE

Construction Underway

GRAND AVENUE
Parking Garage
Entrance

VIRGINIA ST.
Parking Garage
Entrance



WHAT'S TO COME



FINE BOUTIQUE SHOPS / EPICUREAN OPTIONS / LIFESTYLE & HOME DECOR





GRAND AVENUE | ONE COCOWALK OFFICE & RETAIL



Retail Access at Level 1 Garage



One Cocowalk Office Lobby Entrance



One Cocowalk Office & Retail



Two Cocowalk Office & Retail

Grand Avenue Parking Garage Entrance

Virginia Street Parking Garage Entrance

VIRGINIA STREET

GRAND AVENUE



GRAND AVENUE | ONE COCOWALK OFFICE & RETAIL



- Retail
- Dining/Food
- Services
- Office
- Stairs
- Elevators
- ▶ Access

pilates.

BODY INTO
BEST OUTFIT
FOR YOUR OWN

pilates.

CYCLE

Yoga

fitness

SCHOOL
FIT

CYCLE

NAR



CHAO
RESTAURANT & BAR

CHAO
RESTAURANT & BAR

CHAO
RESTAURANT & BAR

H STREET NE

H STREET NE

COCOWALK

NARBONA

HOI

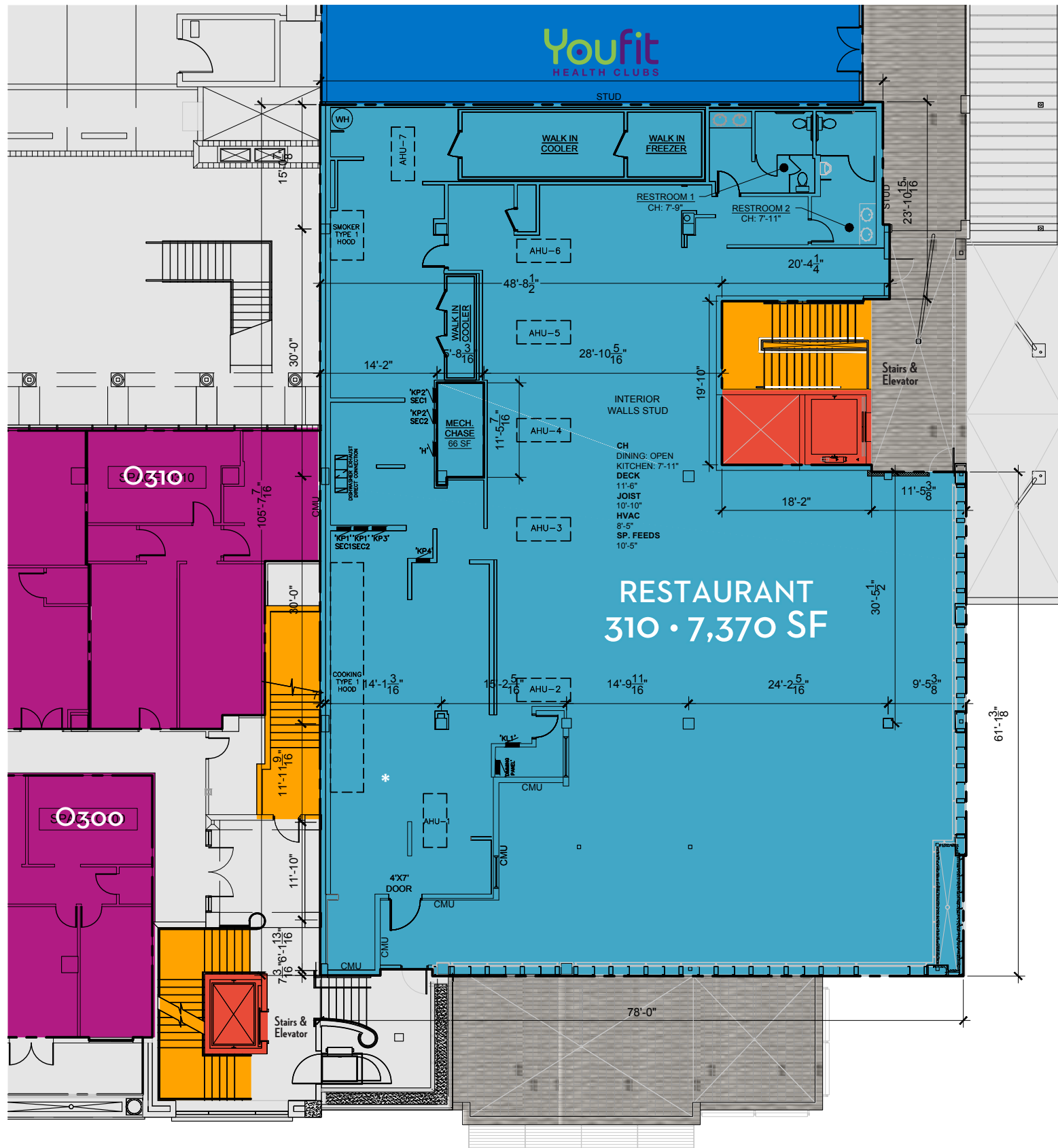


- Retail
- Dining/Food
- Services
- Office
- Stairs
- Elevators
- ▲ Access

* Restaurant layout for conceptual purposes only. Outdoor dining area may be expanded to accommodate user's requirements.

GRAND AVENUE

VIRGINIA STREET



- Retail
- Dining/Food
- Services
- Office
- Stairs
- Elevators
- Access

GRAND AVENUE

LEVEL 3: PARTIAL PLAN - SPACE 310

ONECOCOWALK

A new 5-story boutique office building with ground floor retail

TWOCOCOWALK

4-story existing office building being renovated

PREMIER CLASS A OFFICE

Coconut Grove has been waiting for new Class A office space for nearly three decades.

Introducing One Cocowalk, a state-of-the-art office building centrally located in the heart of Coconut Grove's thriving commercial district – steps away from chef-driven restaurants, stylish boutiques, high-end residences and hotels, and Miami's top schools.

CLASS SIZE

STORIES

PARKING RATIO

FLOOR SIZES

DELIVERY

A, Boutique Office Building
85,762 RSF

5 Stories

3.4 Per 1,000

17,648 RSF - 20,551 RSF

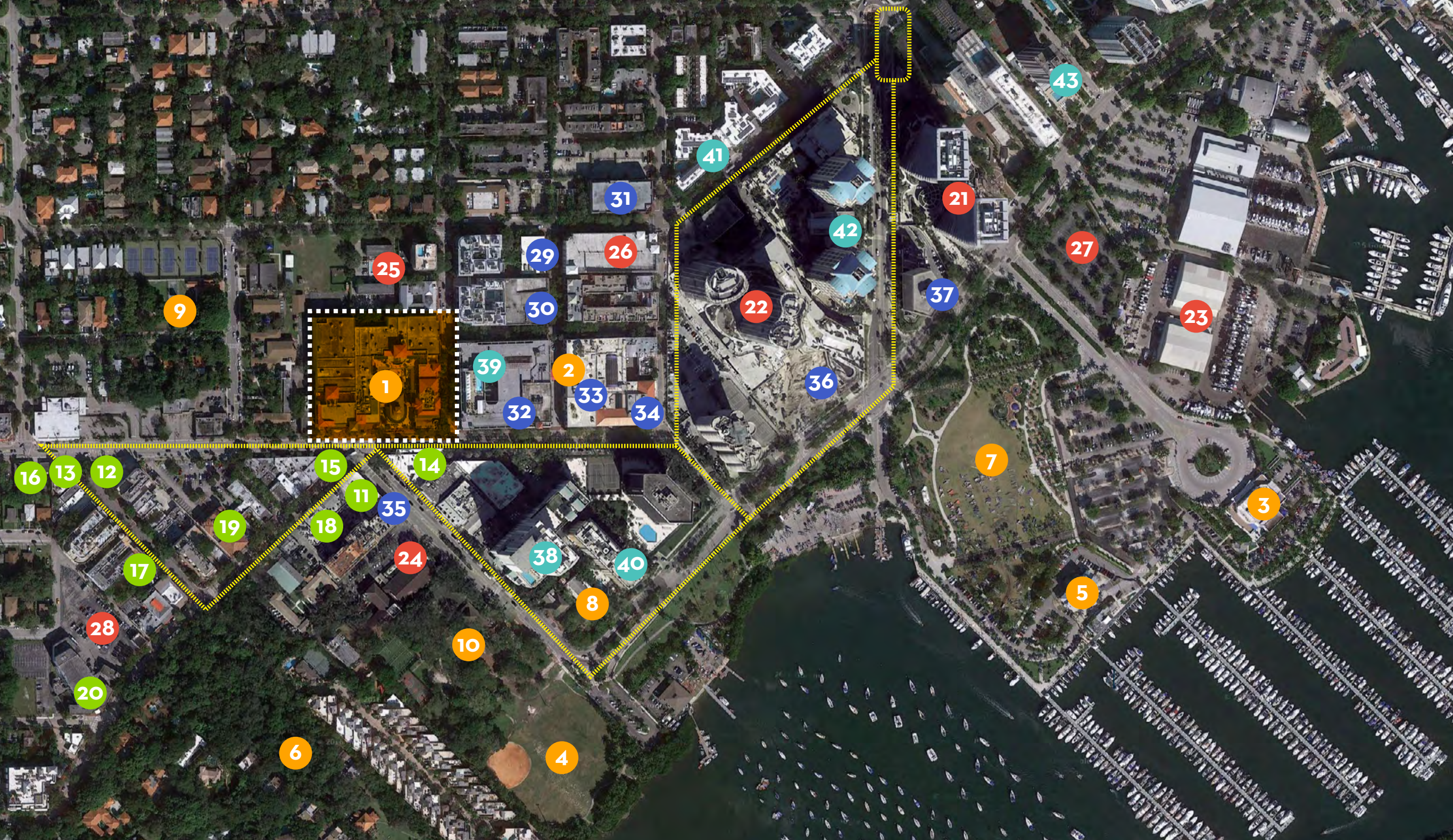
4th Quarter 2019

HIGHLIGHTS

- Rooftop and amenity deck with 360-degree view of Miami and Biscayne Bay
- LEED Silver







LANDMARKS

- 1. CocoWalk
- 2. The Mayfair
- 3. Miami City Hall
- 4. Peacock Park
- 5. Coconut Grove Sailing Club
- 6. The Barnacle State Park
- 7. Regatta Park
- 8. Coconut Grove Libray/Women’s Club
- 9. Kirk Munroe Park
- 10. St. Stephen’s Episcopal Church & School

REPOSITIONING PROJECTS

- 11. Engle Building (completed)
- 12. Commodore Corner (completed)
- 13. Frameworks
- 14. Grove Corner
- 15. Sunshine Building
- 16. Hungry Howie’s
- 17. Kaleidoscope
- 18. Mr. Frogs
- 19. Knife Site
- 20. Coconut Grove Playhouse

DEVELOPMENT PROJECTS

- 21. Grove at Grand Bay
 - 22. Park Grove
 - 23. The Harbour
 - 24. Grove House Hotel by Mr. C
 - 25. Oak Avenue Apartments
 - 26. Oak Avenue Garage
 - 27. Municipal Garage at the Harbour
 - 28. Municipal Garage at the Playhouse
- Right of Way Improvements

**MAJOR EMPLOYERS/
WORKSPACES**

- 29. Arquitectonica
- 30. Open English
- 31. HealthSun
- 32. SapientNitro
- 33. Crispin Porter + Bogusky
- 34. Regus
- 35. Buro
- 36. Coconut Grove Bank
- 37. Offices in The Grove

HOTELS

- 38. Sonesta Coconut Grove
- 39. Mayfair Hotel
- 40. The Mutiny Hotel
- 41. Residence Inn
- 42. The Ritz-Carlton
- 43. Courtyard Miami

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COCO

COCOWALK

HEART OF THE GROVE

WWW.COCOWALK.COM

OWNED, MANAGED & LEASED BY:

