

LEASE OPPORTUNITY

3139 SW 27th Avenue • Coconut Grove, Miami, Florida



Standalone Office with 12 Parking Spaces – Rare in Coconut Grove, Near Center Grove

PROPERTY HIGHLIGHTS

- Standalone office building with 4,088 SF
- Fully renovated Class A-like interior (2023)
- 12 on-site parking spaces
- Strong branding opportunity with full-building identity
- Ideal for boutique headquarters, creative office, or development sales center
- Immediate availability

PROPERTY DETAILS

Building Size: 4,088 SF

Parking: 5 tandem spaces (10 cars) + 2 single spaces

Total Parking Capacity: 12 vehicles

Renovation: Completed 2023

Availability: Immediately available



LEASE OVERVIEW

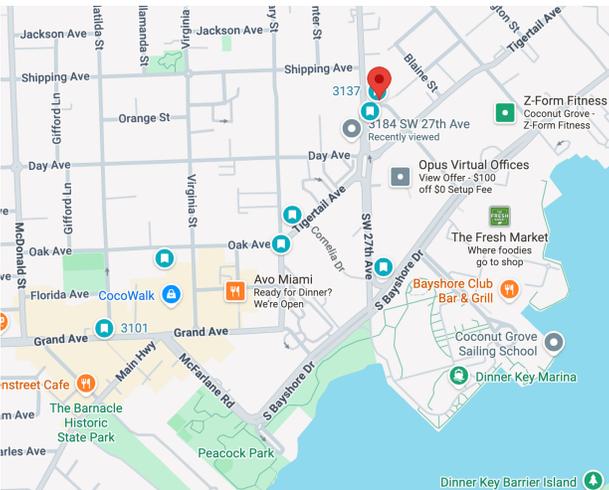
Asking Rent: \$30,000/month (\$360,000 annually)

Lease Type: Triple Net (NNN)

Annual Escalations: 3%

Preferred Lease Term: Negotiable

Tenant responsible for property taxes, insurance, maintenance, utilities, and other operating expenses typical of a triple-net lease.



For leasing inquiries contact Daniel Odes | GlobalPro Venture, LLC | Cell: 305-778-6832 | Email: dbo@getgpv.com

Information contained herein is preliminary and subject to change and does not constitute an offer to lease.