

Best Priced Space in Coconut Grove

Fairchild  Partners®

AVAILABLE FOR SALE

OFFICE SPACE – SUITE 3B - 2,800 RSF

3006 Aviation Avenue, Miami, Florida 33133

Rare opportunity to purchase a +/- 2,800 RSF office with all the elements of an efficient, naturally-lit work space with five (5) covered parking spaces. Located only a block away from the intersection of Bird Road and 27th Avenue and equidistant from U.S.1 (So. Dixie Hwy) and S. Bayshore Drive. Within walking distance of the Coconut Grove Metrorail Station and the upcoming Underline linear park & urban trail. In close proximity to CocoWalk, Mayfair, Regatta Park, and multiple new high-end residential and commercial projects. Walkability Score® of 91. Within minutes of Brickell, Downtown, Coral Gables, and Key Biscayne.

Coconut Grove, with its quintessential charming and historic urban character, enjoys the presence of award-winning schools at every level, gourmet restaurants, retail stores, top-tier medical facilities and recreational parks



OPEN COLLABORATIVE AREA

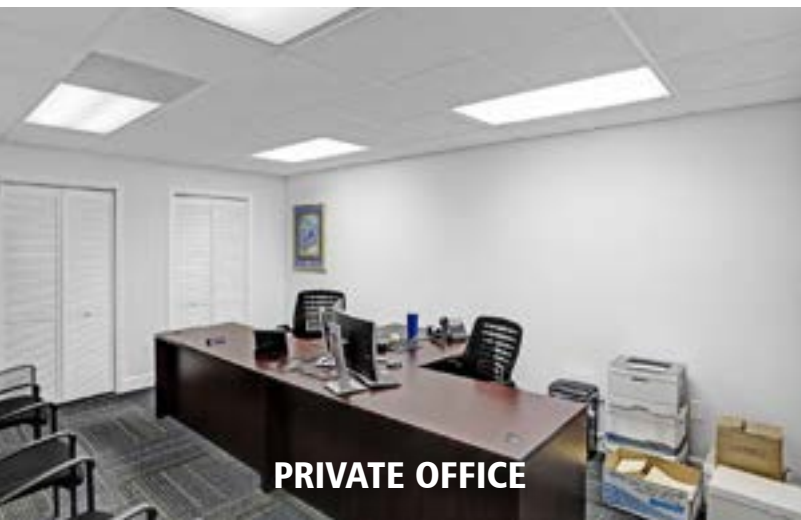
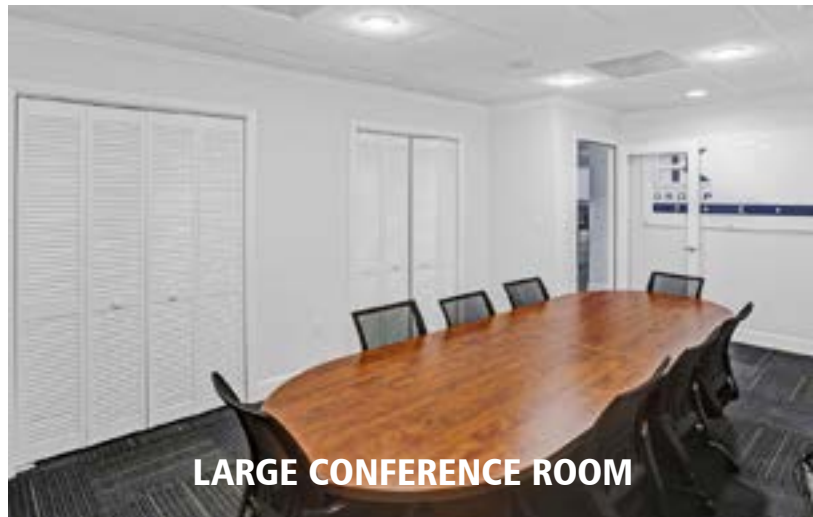
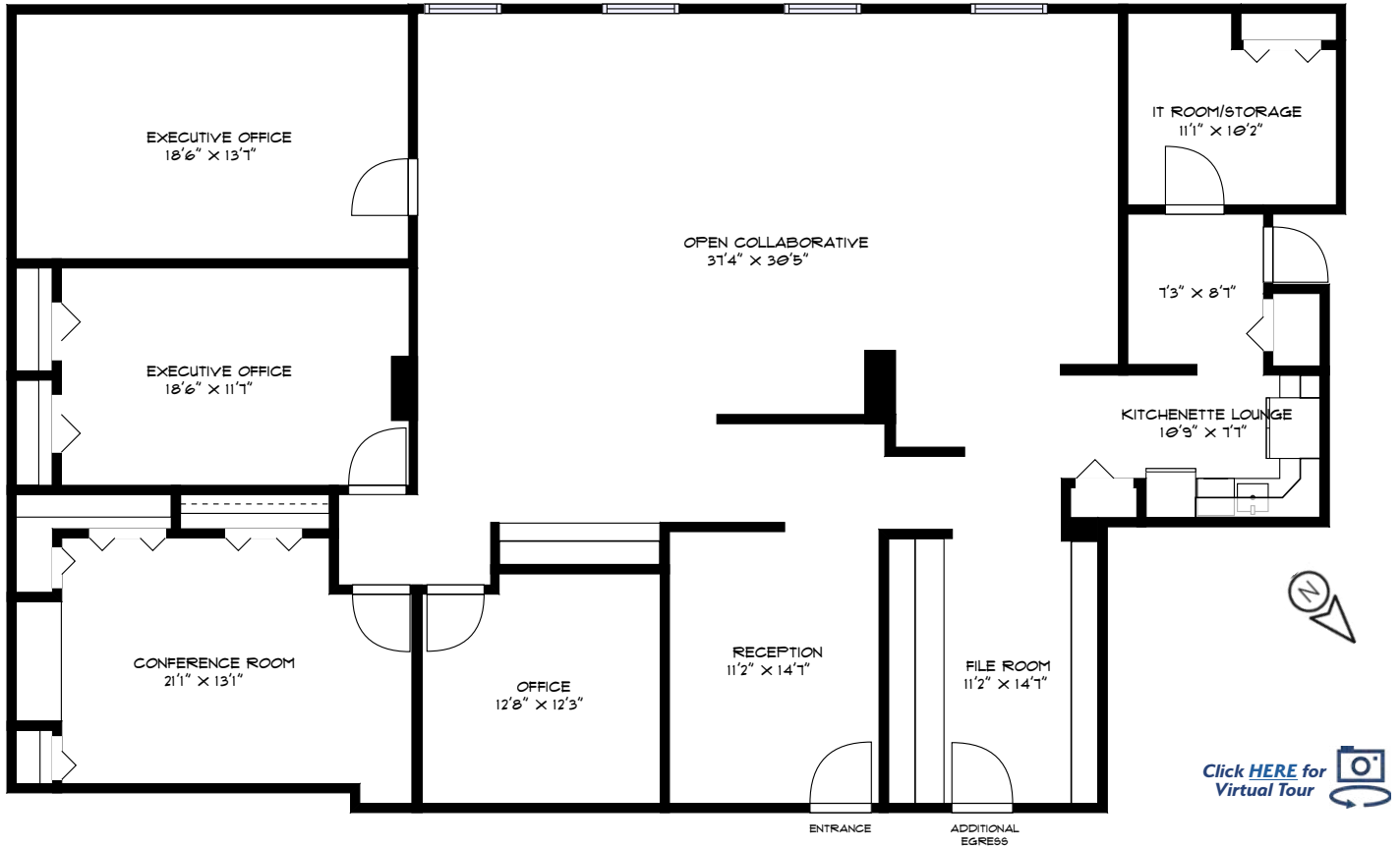


RECEPTION AREA



**3006 AVIATION AVENUE
BUILDING FACADE**

FLOOR PLAN & INTERIOR IMAGES



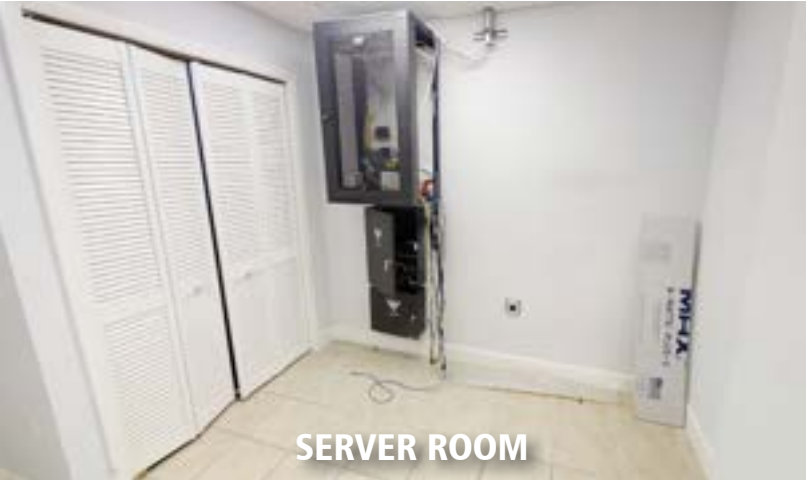
INTERIOR & EXTERIOR IMAGES



OPEN COLLABORATIVE AREA



CONFERENCE ROOM



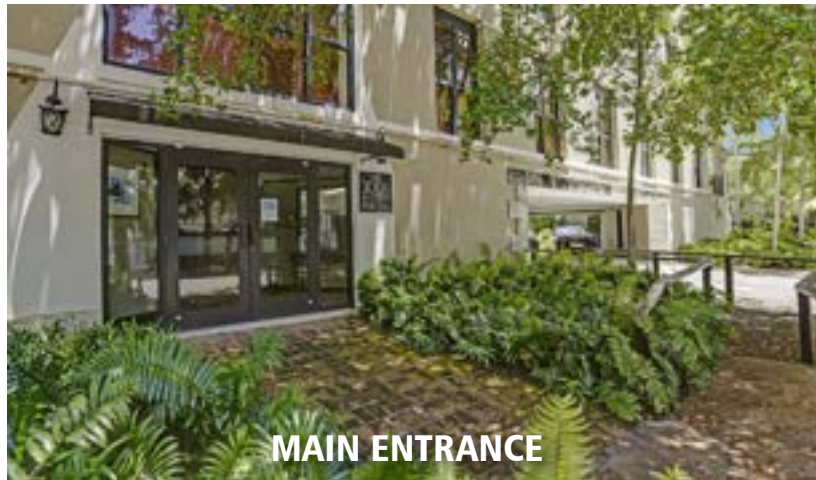
SERVER ROOM



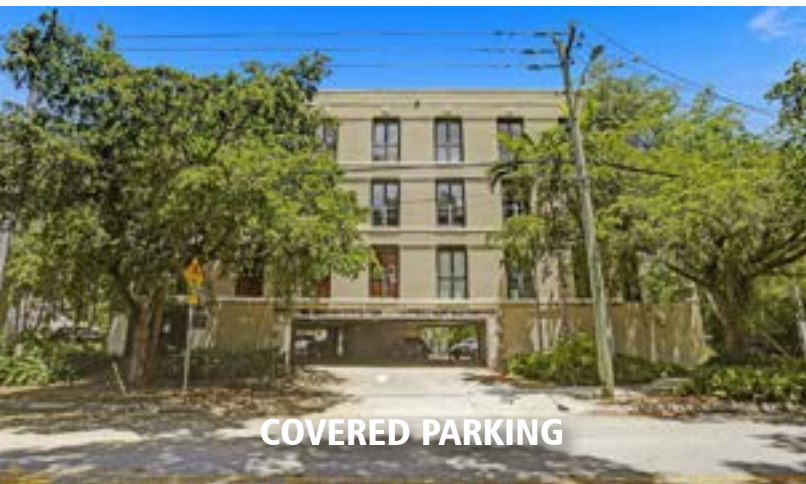
KITCHENETTE LOUNGE



MAIL/COPY ROOM



MAIN ENTRANCE

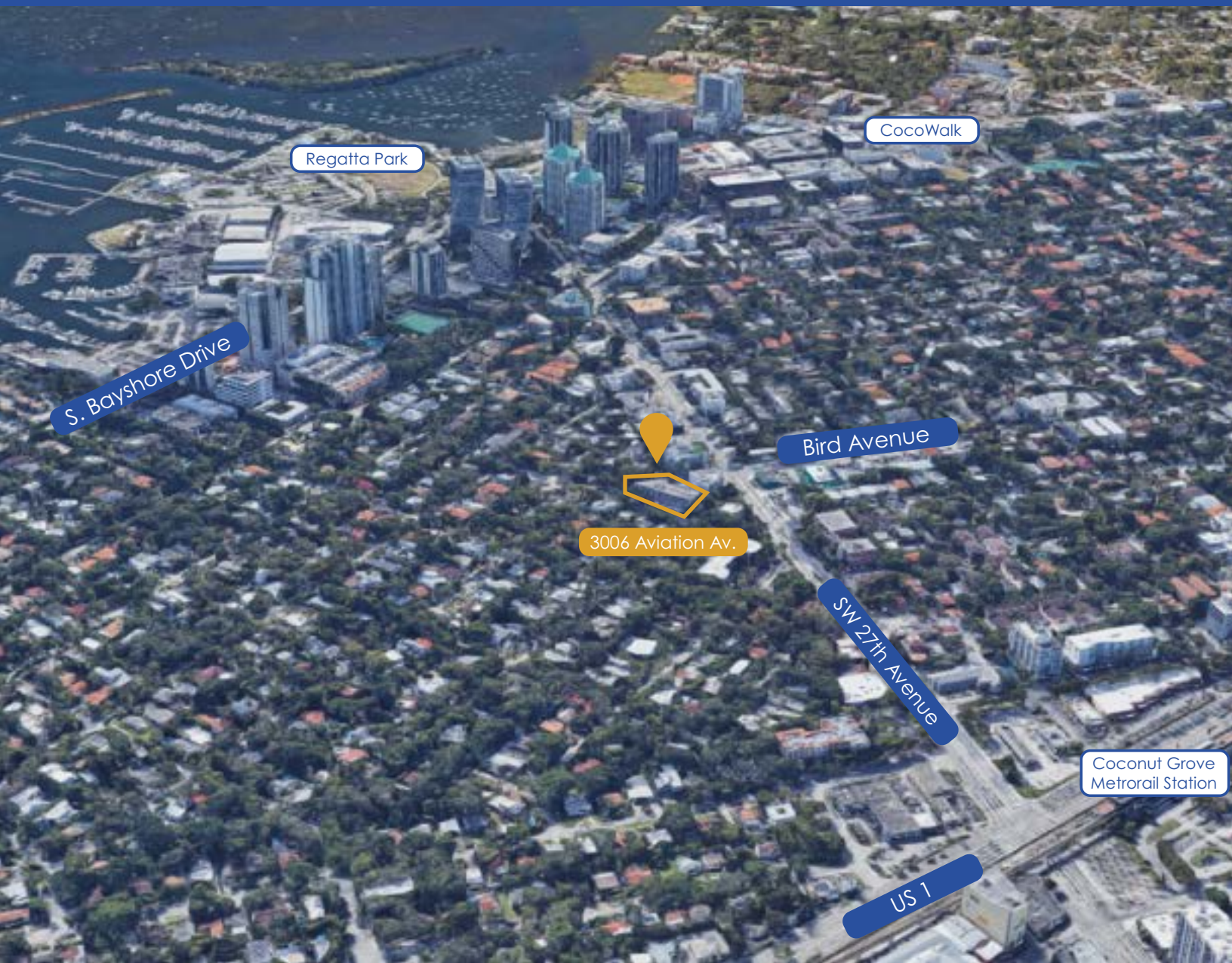


COVERED PARKING



3006 AVIATION AVENUE

AMENITIES



SURROUNDING AMENITIES

RESTAURANTS

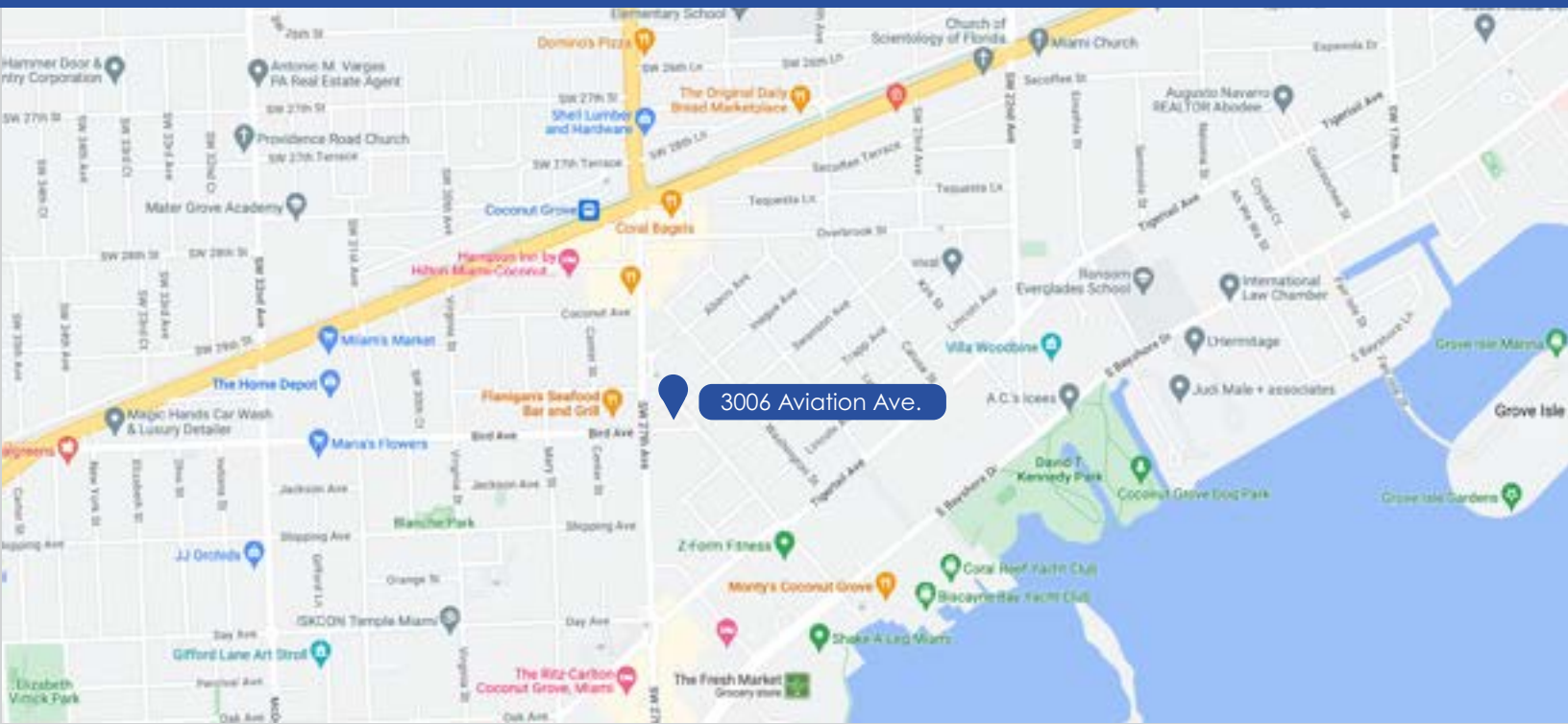
- The Key Club
- Ariete
- Nave
- Bellini at Mr. C
- Mister 01 Pizza
- Planta Queen
- Sadelle's
- Sushi Garage
- B-bistro
- Sweet Green
- Bombay Darbar
- Harry's Pizzeria
- Glass and Vine
- Greenstreet Cafe
- Jaguar Ceviche

- Le Bouchon du Grove
- Lokal Burgers and Beer
- Lulu in the Grove
- Monty's
- Panther Coffee
- Peacock Garden Cafe
- Strada in the Grove
- Taurus Bar
- Sapore di Mare
- Atchana's East West Kitchen
- Farinelli 1937
- Panorama Restaurant
- Paulo Luigi
- Flanigan's
- Salt & Straw Ice Cream

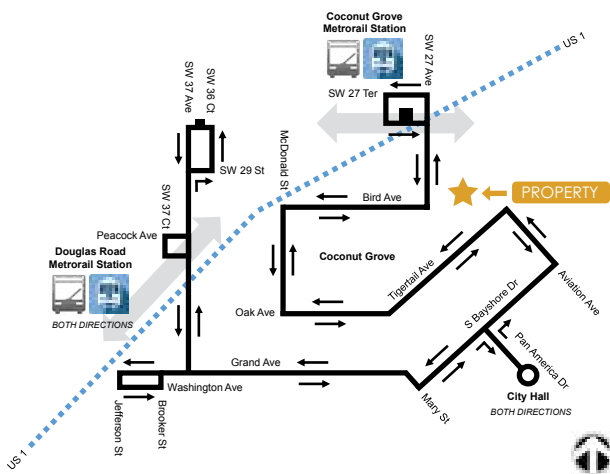
BUSINESSES & HOTELS

- Cocowalk
- Regatta Park
- Florentine Plaza
- Mr. C
- Mayfair Hotel & Spa
- Ritz-Carlton Coconut Grove
- The Mutiny Hotel & Condos
- Hotel Ayra
- The Barnacle Historic Park
- Peacock Park
- Kennedy Park
- Anatomy Fitness

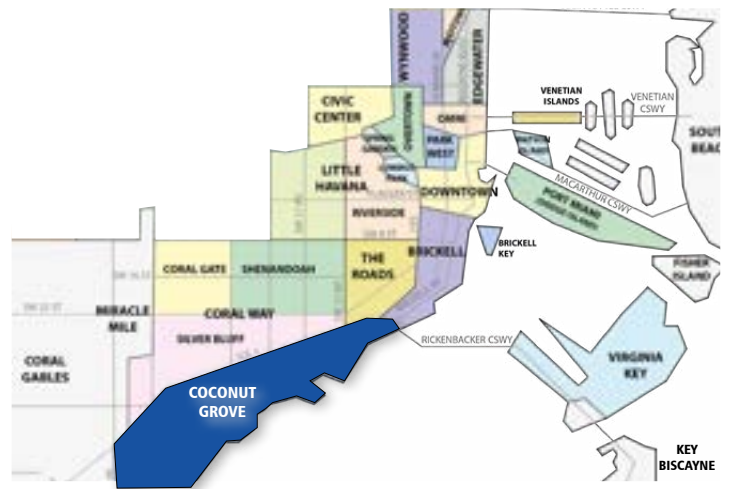
LOCATION



COCONUT GROVE TROLLEY MAP



AREA NEIGHBORHOODS



Broker

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