

# GRAND BAY PLAZA SUITE 615

2665 S BAYSHORE DR,  
COCONUT GROVE, FL 33133

**FOR SALE**

Presented By,

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# GRAND BAY PLAZA

## PROPERTY OVERVIEW

Lee & Associates presents an exceptional office condominium for sale within the prestigious Offices at Grand Bay Plaza, located at 2665 S Bayshore Drive, Suite 615. Situated on the sixth floor of a 15-story Class A office tower, this 1,116 SF condo features a professional layout ideal for a range of business uses, including a reception area, conference room, private offices, and expansive windows offering sweeping views of Biscayne Bay and Dinner Key Harbor. The building features a sophisticated lobby, on-site security, ample covered parking, and high-speed elevators, all supported by modern building systems designed to meet today's professional demands.

Ideally located in the heart of Coconut Grove, this offering provides unmatched connectivity to Miami's key business hubs. Within walking distance to the Ritz-Carlton, CocoWalk, and Regatta Harbour, the property enjoys a prime location surrounded by upscale dining, shopping, and entertainment. Immediate access to US-1 and I-95 ensures easy commutes to Downtown Miami, Coral Gables, and Miami International Airport, placing professionals at the nexus of convenience and prestige in one of South Florida's most sought-after neighborhoods.



*For more information, please contact one of the following individuals:*

## MARKET ADVISORS

### MATTHEW ROTOLANTE, SIOR, CCIM

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### BERT CHECA

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### OSCAR PEDRO MUSIBAY

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## ASKING PRICE: \$781,200.00



### Office Condo:

- 1,116 SF sixth-floor office condo in the Class A Grand Bay Plaza with floor-to-ceiling windows offering stunning bay and harbor views.- Functional layout featuring reception area, conference room, and private offices, supported by high-speed elevators, modern systems, and on-site security.
- Ample covered parking and an elegant lobby, offered for sale in a prime Coconut Grove location.



### Grand Bay Plaza Class A Building:

- Class A, 15-story office tower
- 135,000 SF total building size
- Elegant lobby and concierge
- 24/7 security
- Covered parking garage
- Modern building systems
- High-speed elevators



### In the Heart of Coconut Grove:

- Walkable, amenity-rich location
- Steps from Regatta Park, Dinner Key Marina, Regatta Harbor, Fresh Market, CVS, Anatomy Gym, & Bayshore Grill
- Minutes to CocoWalk & Grand Ave dining, retail, and entertainment

# PROPERTY DETAILS

## LOCATION INFORMATION

BUILDING NAME	Office Available in Class A 15-story Grand Bay Plaza
STREET ADDRESS	2665 S Bayshore Dr, Suite 615
CITY, STATE, ZIP	Coconut Grove, FL 33133
COUNTY	Miami-Dade
MARKET	South Florida
SUB-MARKET	Coconut Grove
CROSS-STREETS	Bayshore Drive & SW 27th Ave
NEAREST HIGHWAY	US-1 & I-95
NEAREST AIRPORT	Miami Int'l Airport

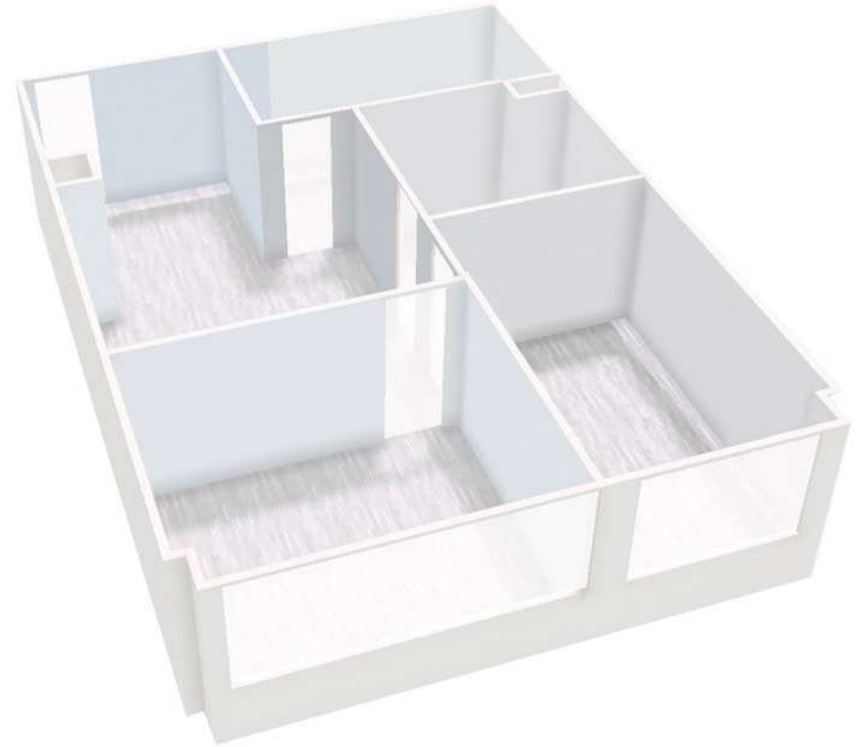
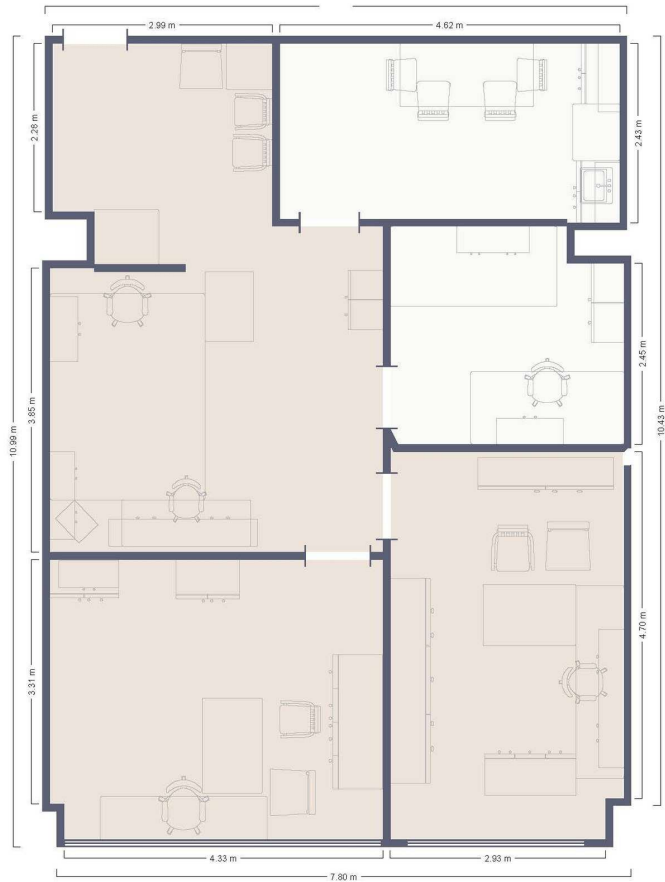
## PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Condo
ZONING	T6-12-O
APN #	01-4122-032-0460

## BUILDING INFORMATION

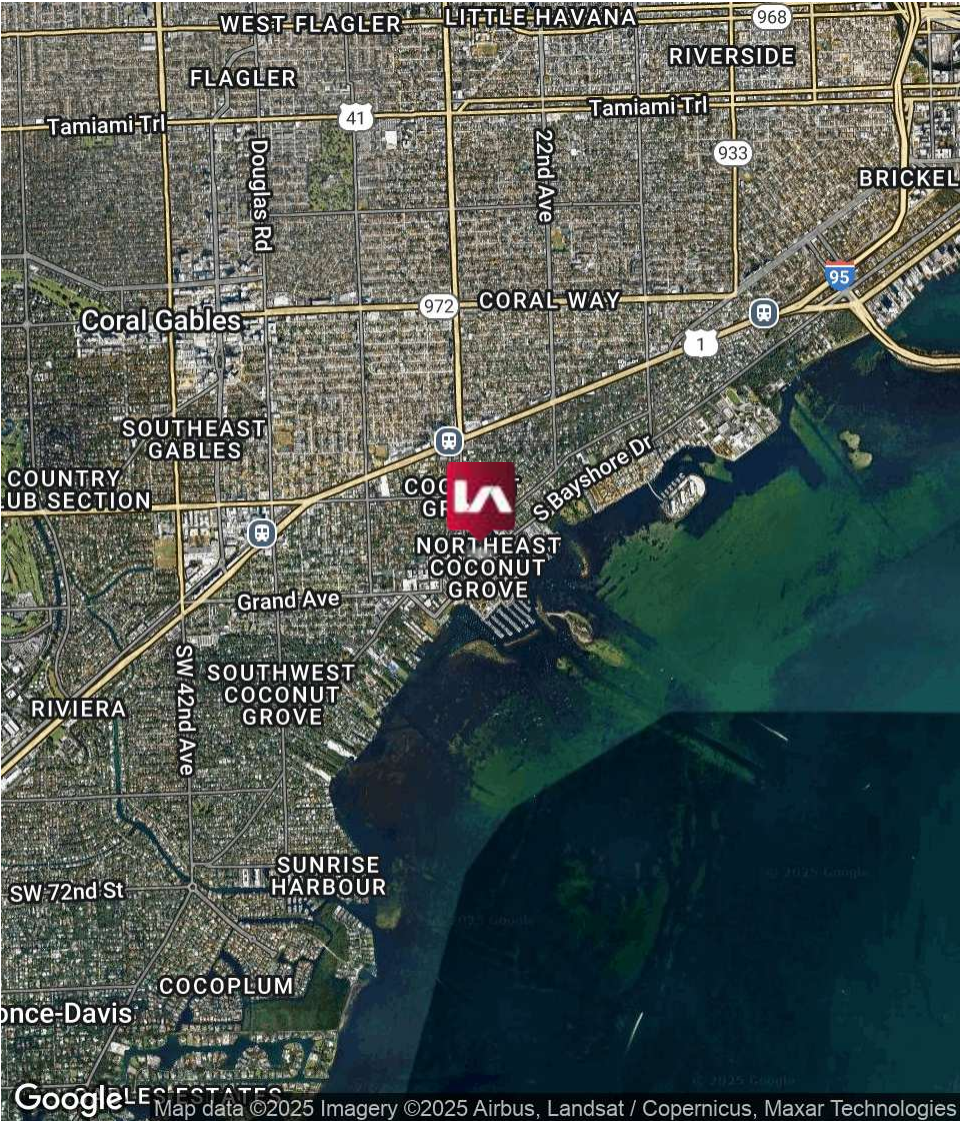
BUILDING SIZE	1,116 SF
BUILDING CLASS	A
NUMBER OF FLOORS	15
YEAR BUILT	1982
NUMBER OF BUILDINGS	1

# FLOOR PLANS





# REGIONAL MAP



## LOCATION OVERVIEW

Located in the heart of Coconut Grove, Grand Bay Plaza is surrounded by luxury hotels, waterfront parks, and premier lifestyle amenities. With quick access to US-1 and I-95, it offers excellent regional connectivity and is a short drive from Downtown Miami and Miami International Airport.

## CITY INFORMATION

CITY:	Coconut Grove
MARKET:	South Florida
SUBMARKET:	Coconut Grove
CROSS STREETS:	Bayshore Drive & SW 27th Ave
NEAREST HIGHWAY:	US-1 & I-95



# DEMOGRAPHIC PROFILE

## — KEY FACTS —



**18,971**

Total  
Population



**\$167,805**

Average  
Household  
Income



**42.4**

Median  
Age



**2.2**

Average  
Household  
Size

### EDUCATION

**5%**

No High School  
Diploma

**17%**

High School Graduate

**15%**

Some College

**63%**

Bachelor's/Grad/Prof  
Degree

## Drive time of 5 minutes



### EMPLOYMENT TRENDS

**15%**  
Services

**6%**

White Collar

**79%**

Blue Collar

Unemployment Rate  
**1.2%**

### COMMUTING TRENDS

**4%**

Took Public  
Transportation

**4%**

Carpooled

**5%**

Walked

**1%**

Bicycled

### NEARBY AMENITIES



**96**

Number of  
Restaurants

**272**

Retail  
Businesses



### DAYTIME POPULATION

Total Daytime  
Population

**24,846**

Daytime  
Population:  
Workers

**16,892**

Daytime  
Population:  
Residents

**7,954**

### BUSINESS



**2,054**

Total Businesses



**13,119**

Total Employees



**2,409,641,391**

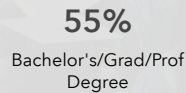
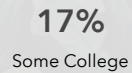
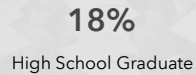
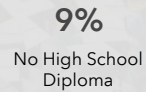
Total Sales

# DEMOGRAPHIC PROFILE

## — KEY FACTS —



### EDUCATION



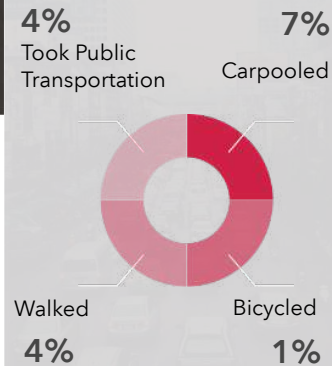
## Drive time of 10 minutes



### EMPLOYMENT TRENDS



### COMMUTING TRENDS



### NEARBY AMENITIES



### DAYTIME POPULATION



### BUSINESS



**9,956**  
Total Businesses



**64,904**  
Total Employees



**11,944,110,537**  
Total Sales

# DEMOGRAPHIC PROFILE

## — KEY FACTS —

**313,939**  
Total Population

**\$123,980**  
Average Household Income

**40.2**  
Median Age

**2.2**  
Average Household Size

### EDUCATION

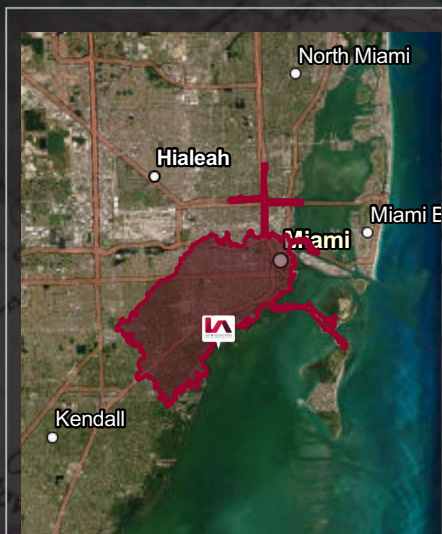
**13%**  
No High School Diploma

**20%**  
High School Graduate

**17%**  
Some College

**49%**  
Bachelor's/Grad/Prof Degree

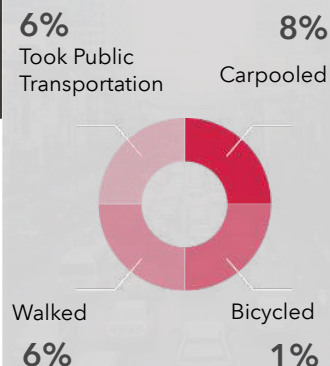
## Drive time of 15 minutes



### EMPLOYMENT TRENDS



### COMMUTING TRENDS



### NEARBY AMENITIES



### DAYTIME POPULATION

Total Daytime Population  
**404,115**

Daytime Population: Workers  
**265,217**

Daytime Population: Residents  
**138,898**

### BUSINESS



**32,477**

Total Businesses



**222,311**

Total Employees



**39,040,237,466**

Total Sales