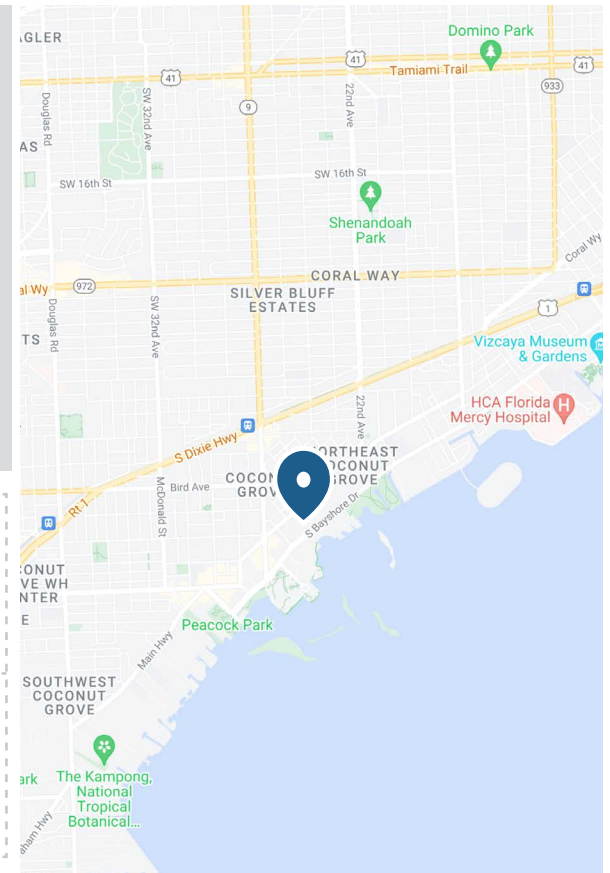




OFFICE SPACE | **FOR LEASE**

PROPERTY HIGHLIGHTS

Excellent location in Coconut Grove overlooking the bay. The SBS tour is a well-known Class A building. The space fully updated and in excellent condition. The space offers three to four perimeter offices and up to ten workstations. Four of those workstations are in a separate room which can be utilized as additional office, conference room or remain for workstations. The space is approximately 3,500 Sf. Lots of natural light throughout. Large kitchen/lounge area to be shared with current law firm tenant. Two to three (S, M, L) conference rooms to share. Turnkey space available and ready for move-in.



Pricing:
\$55.00 FS



Space Avail:
Approx 3,500 SF



Parking:
\$125.00/space/month
\$200.00/space/month

Lot Feature:

- S. Bayshore Drive facing the bay.

Space Features:

- Turnkey Class A space

EXCLUSIVELY LISTED BY

AJF Properties, Inc.
Otto Travieso, CCIM
www.ottotravieso.com

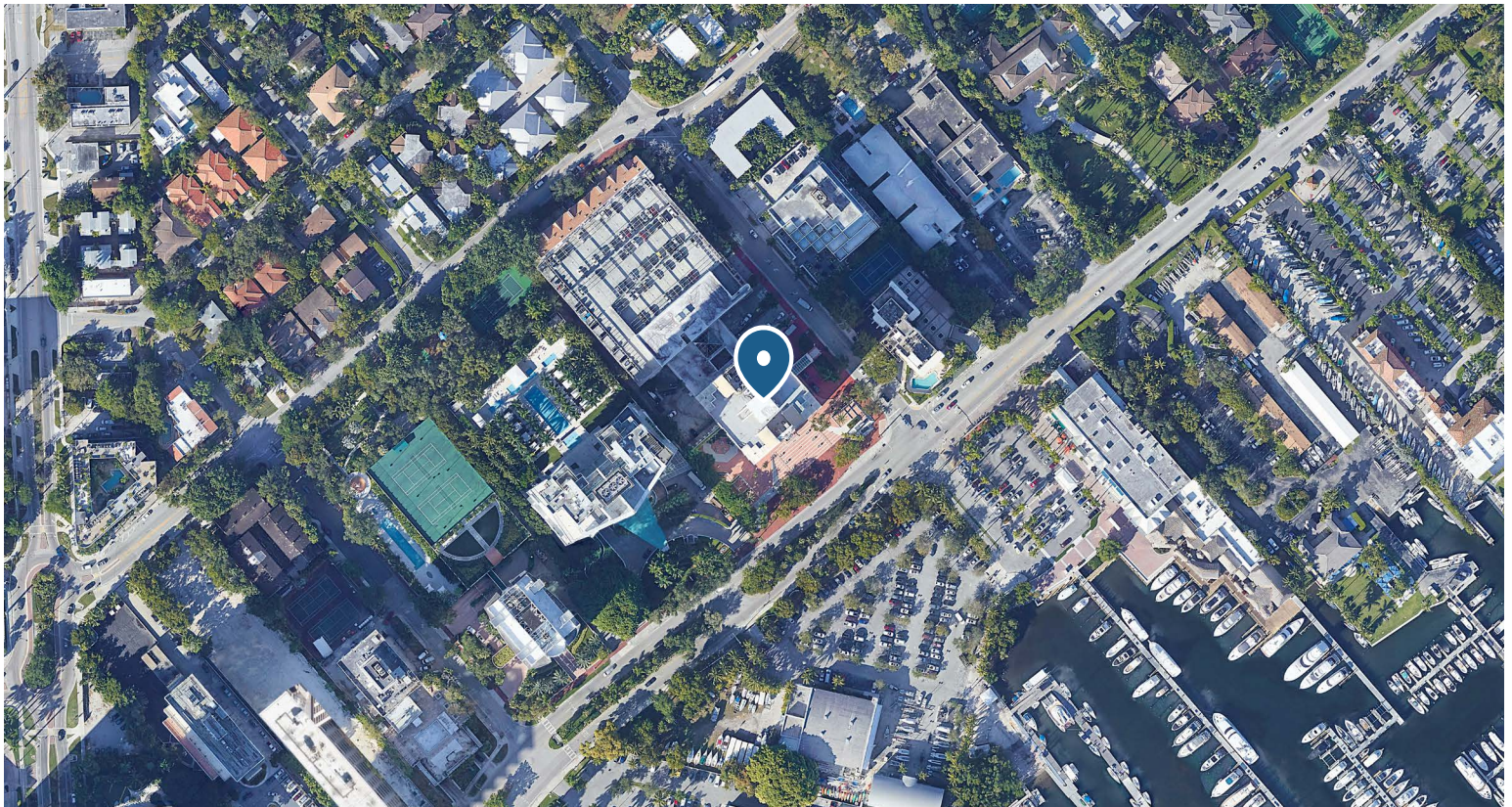
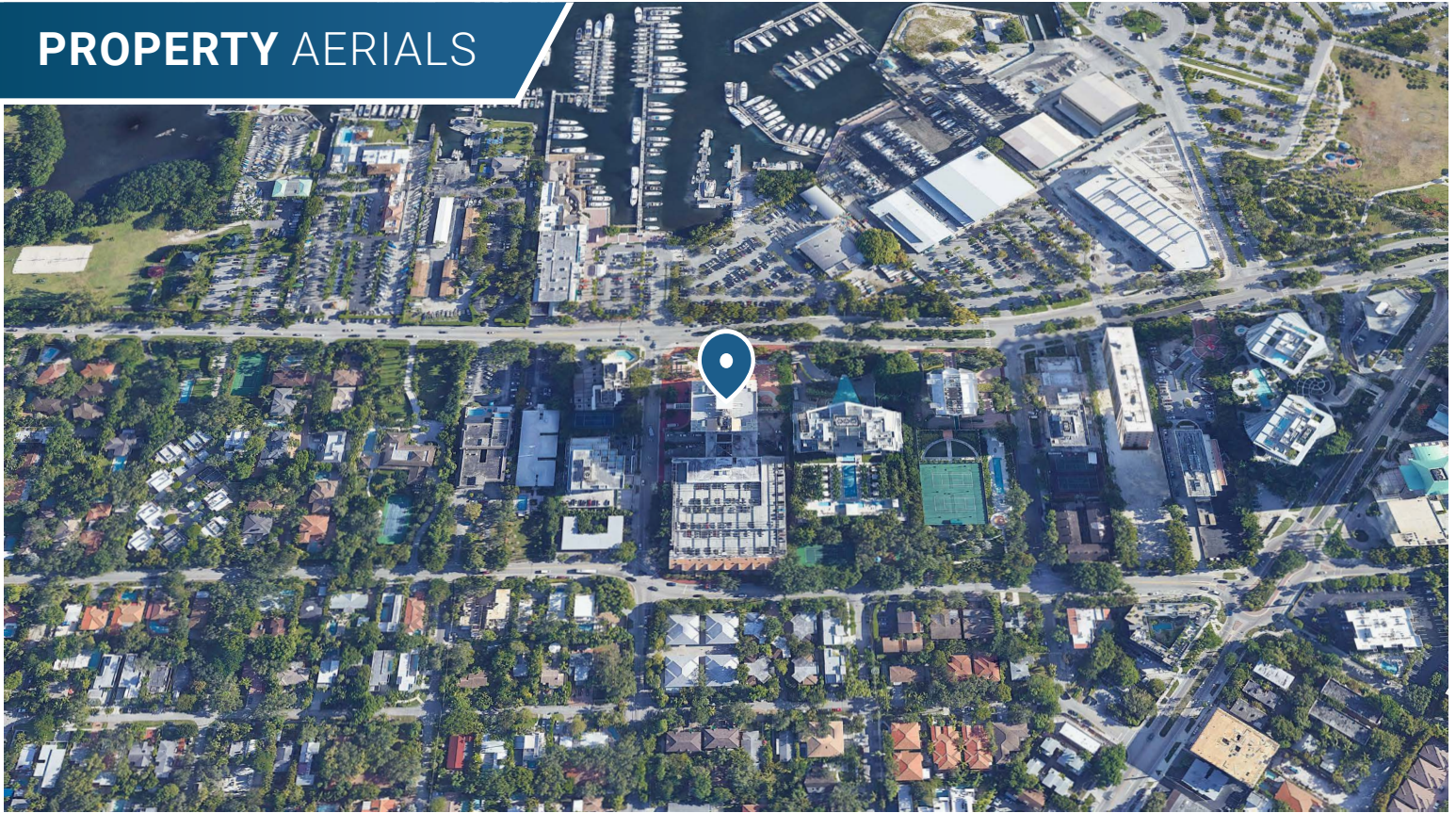
Otto Travieso, CCIM

📞 | 305.785.7325
📞 | 305.477.9740
✉ | otto@ottotravieso.com

2601 S. BAYSHORE DR | 18TH FLOOR |
COCONUT GROVE, FL 33133

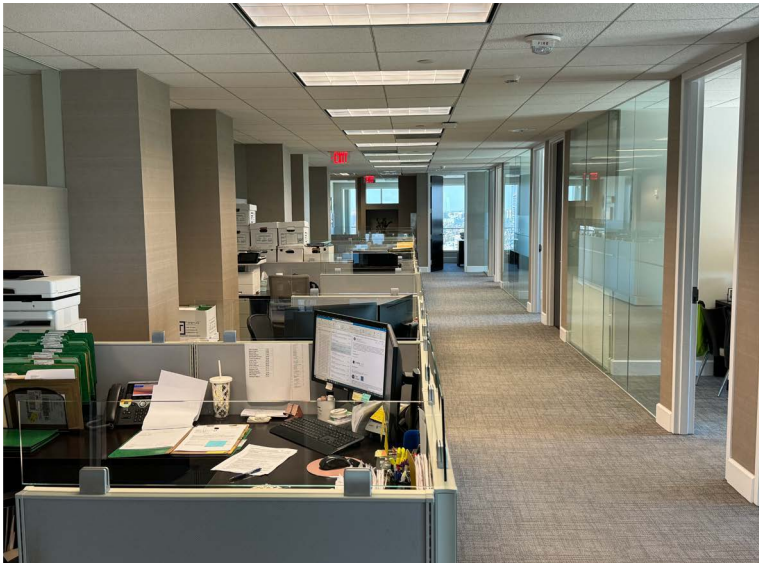
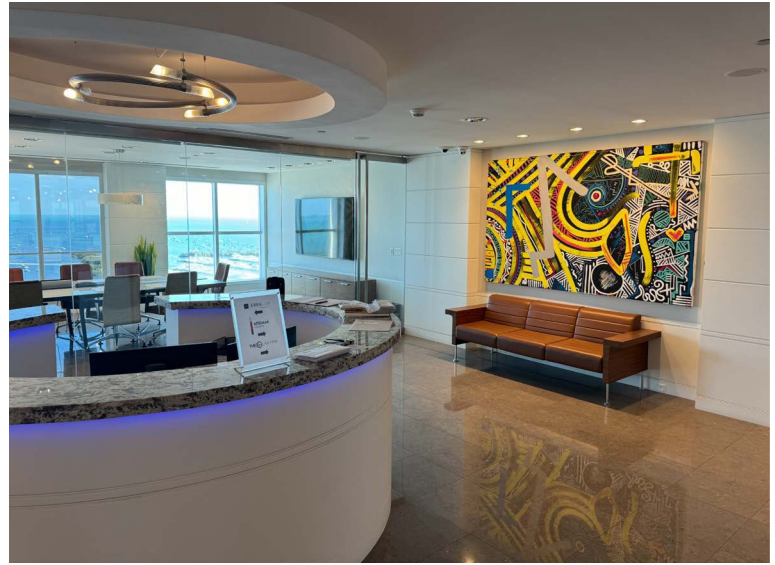
OTTO TRAVIESO
AJF PROPERTIES INC.

PROPERTY AERIALS



Otto Travieso, CCIM | 305.785.7325 | Fax: 305.477.9740 | otto@ottotravieso.com

PROPERTY PHOTOS



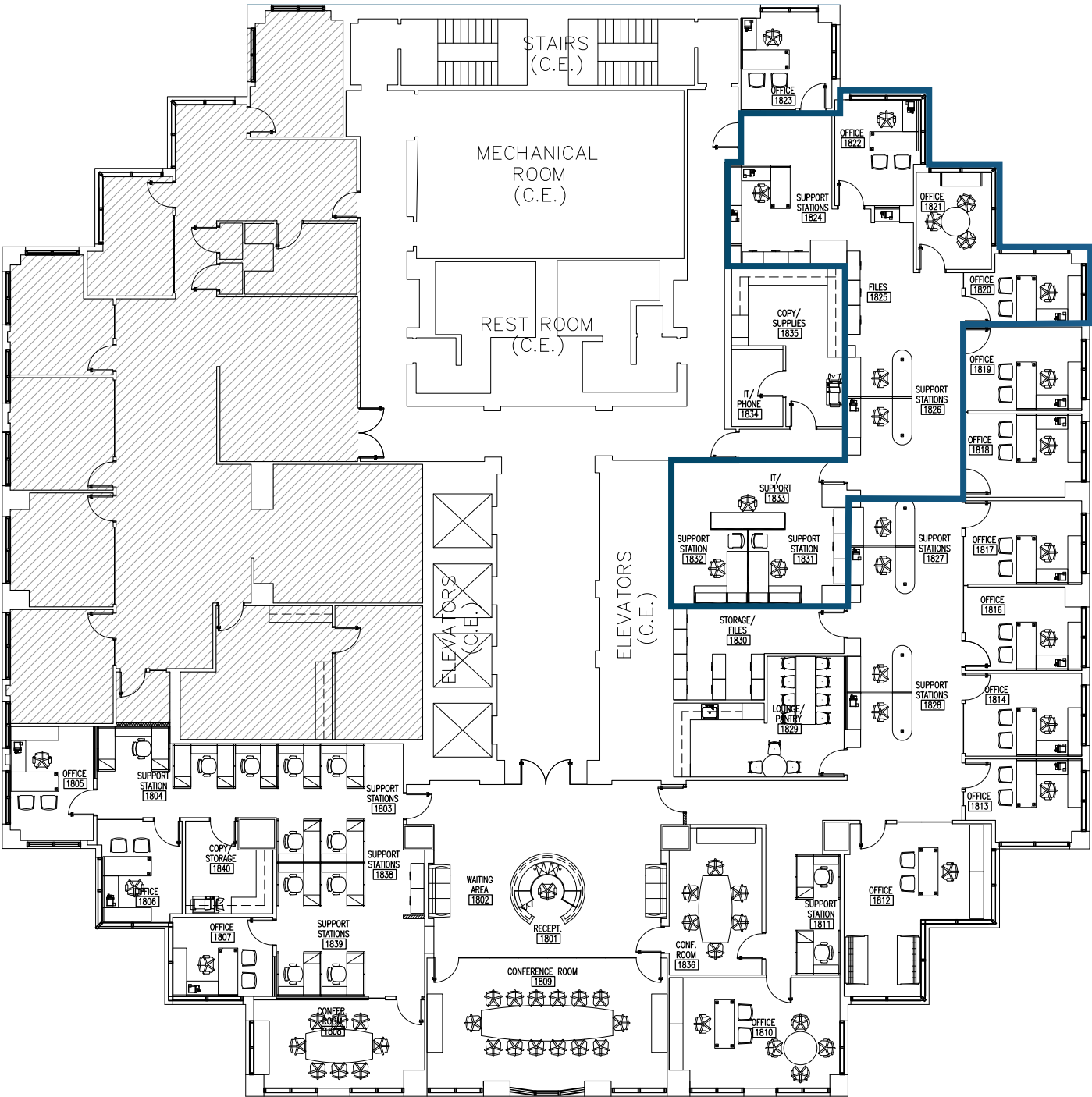
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN



AMENITIES MAP



AREA OVERVIEW



CENTRAL

Near Major Attractions, Markets, Passenger And Cargo Hubs:

- 7.0 Miles From Miami International Airport
- 8.1 Miles From Portmiami
- 10.3 Minutes From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport, Ports & Stadiums



AREA DEMOGRAPHICS

KEY FACTS

452,941
Population

41.1
Median Age

2.3
Average
Household Size

\$106,189
Average Household
Income

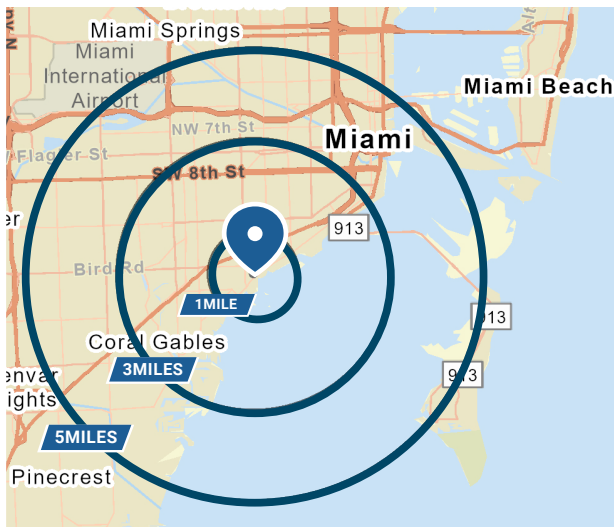
STATISTICS RADIUS

5 Miles

BUSINESS

45,752
Total Businesses

336,648
Total Employees



2023 Summary

	1 Mile	3 Miles	5 Miles
Population	20,324	169,767	452,941
Households	8,983	70,848	190,926
Families	4,726	41,400	105,621
Average Household Size	2.25	2.34	2.32
Owner Occupied Housing Units	4,340	27,780	67,822
Renter Occupied Housing Units	4,643	43,068	123,104
Median Age	41.5	42.6	41.1
Median Household Income	\$90,038	\$62,350	\$60,548
Average Household Income	\$144,767	\$113,676	\$106,189

2028 Summary

	1 Mile	3 Miles	5 Miles
Population	21,124	171,113	478,515
Households	9,387	72,370	206,235
Families	5,029	42,639	113,077
Average Household Size	2.24	2.31	2.27
Owner Occupied Housing Units	4,495	28,458	70,518
Renter Occupied Housing Units	4,893	43,912	135,718
Median Age	42.8	43.8	41.8
Median Household Income	\$110,326	\$76,175	\$73,404
Average Household Income	\$165,952	\$131,829	\$122,067