



## 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



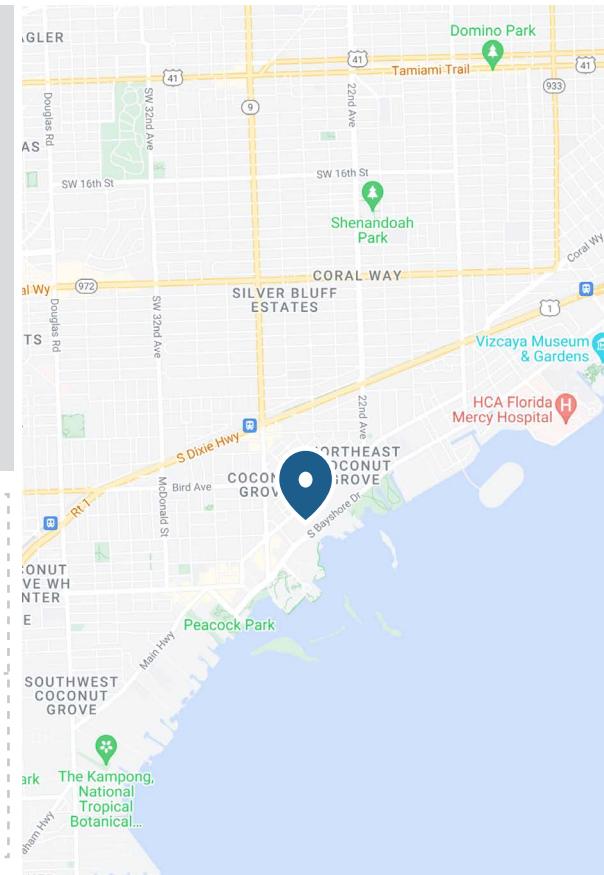
**Parking:**  
\$125.00/space/month  
\$200.00/space/month

#### 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](http://www.ottotravieso.com)

Otto Travieso, CCIM

📞 | 305.785.7325

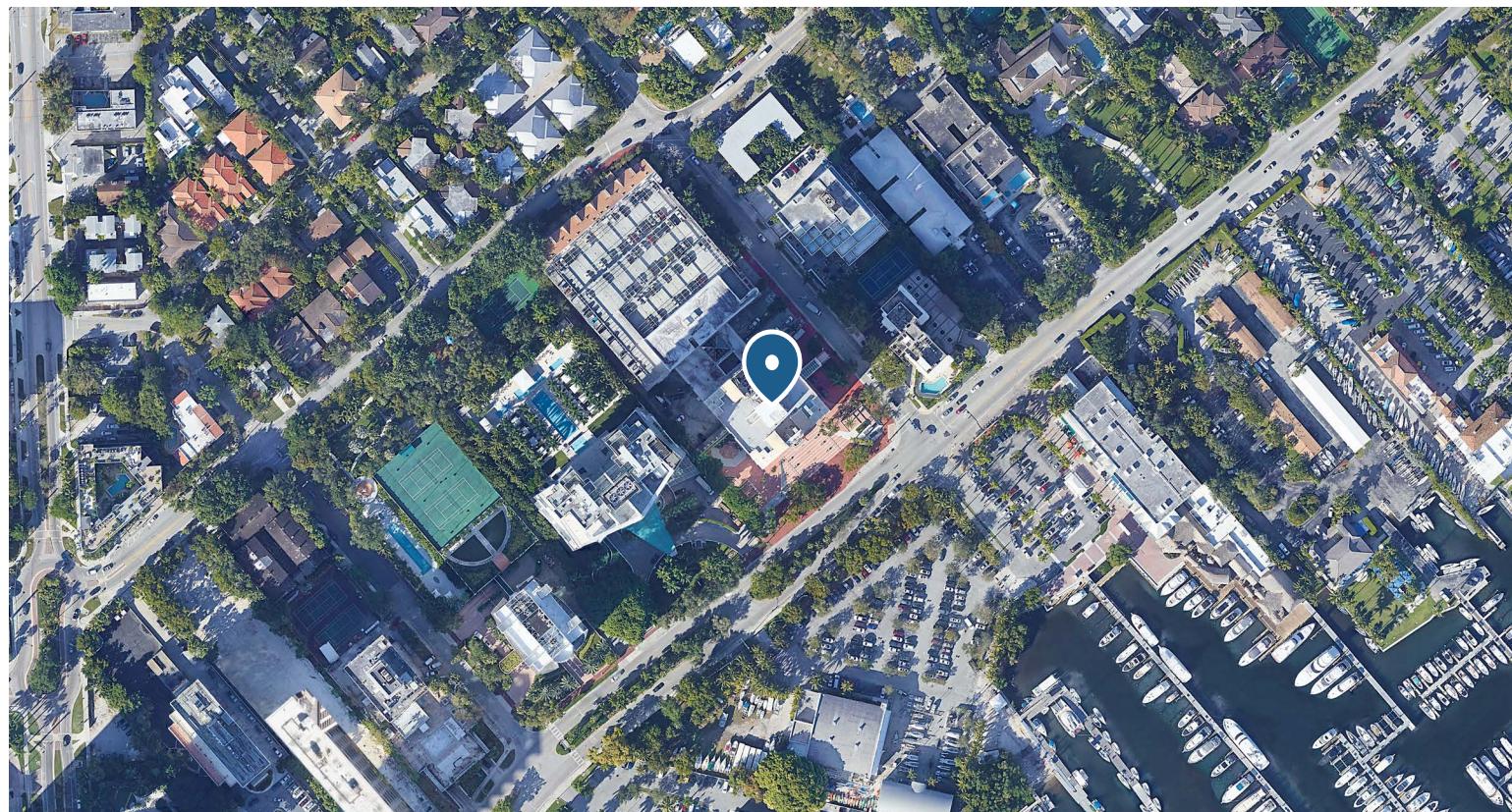
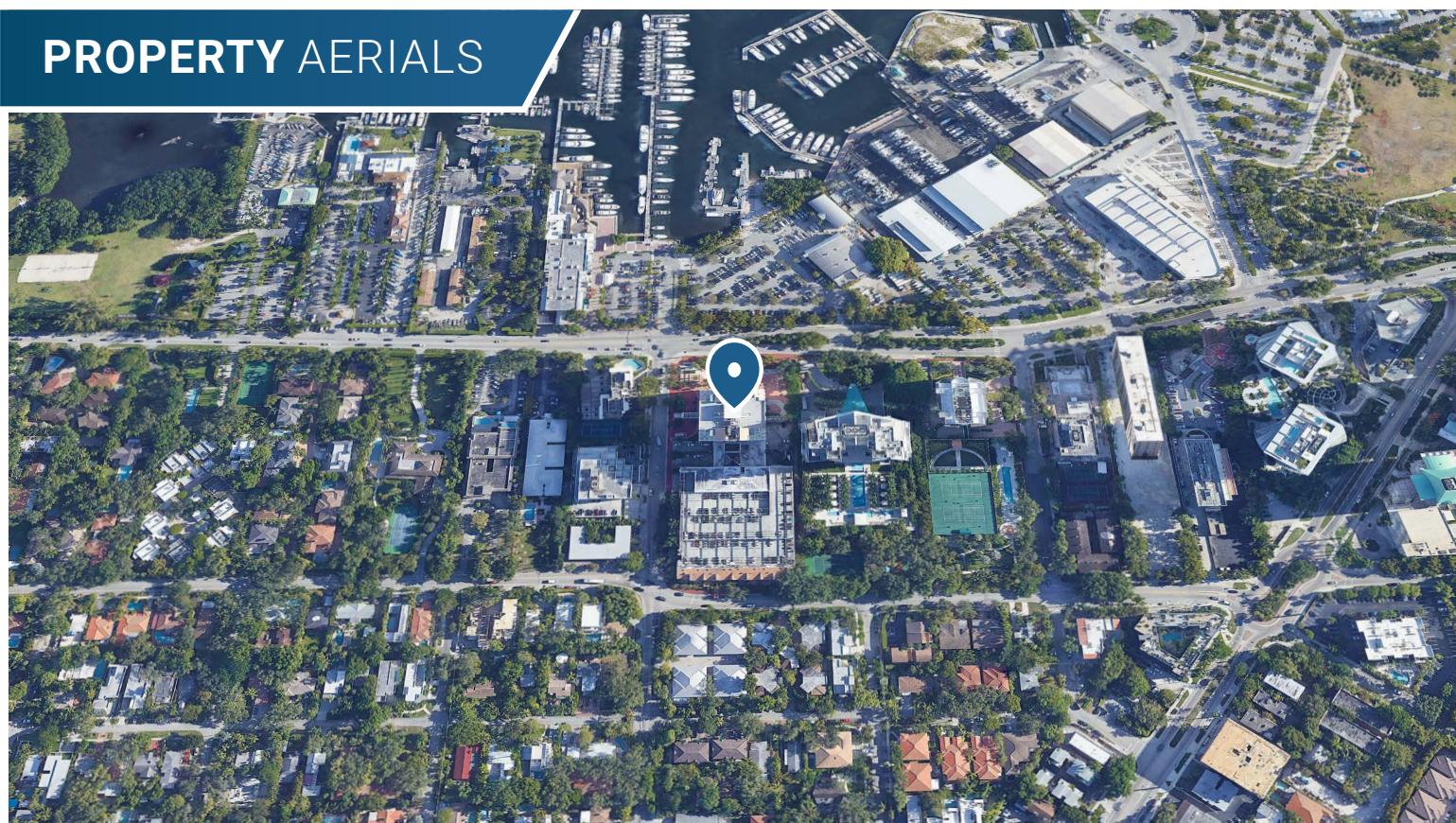
📞 | 305.477.9740

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

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AJF PROPERTIES, INC.

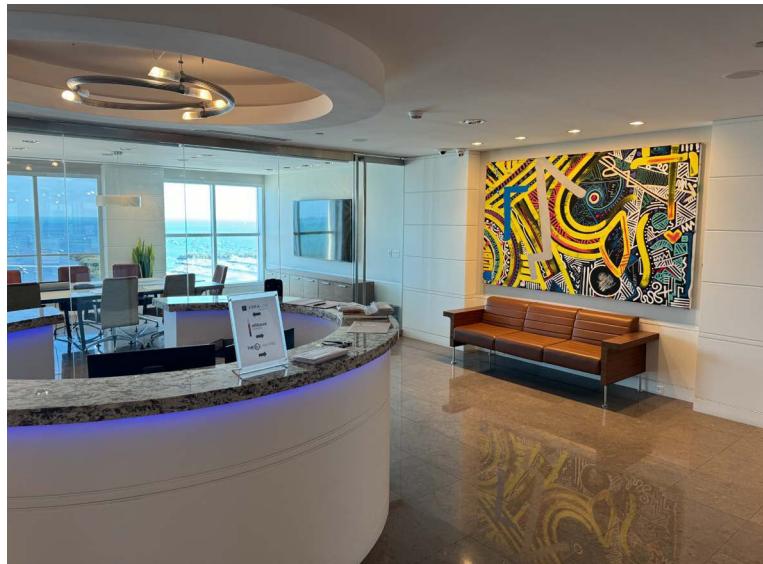
## PROPERTY AERIALS



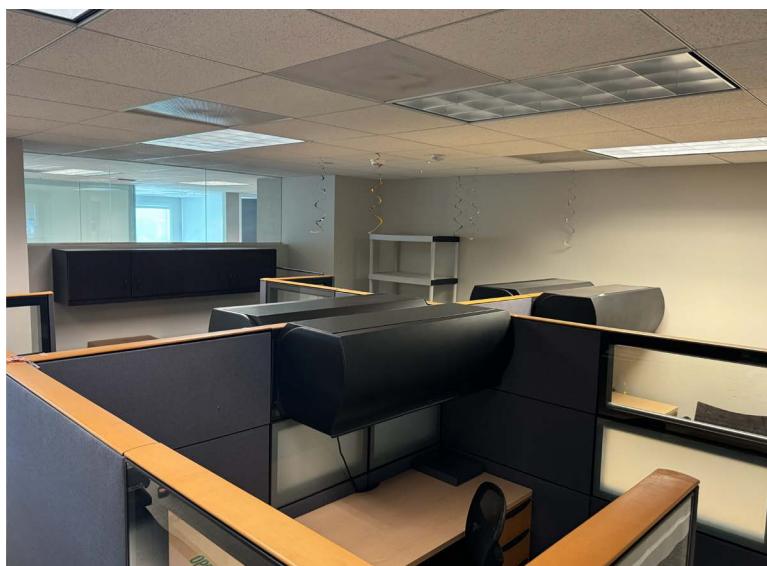
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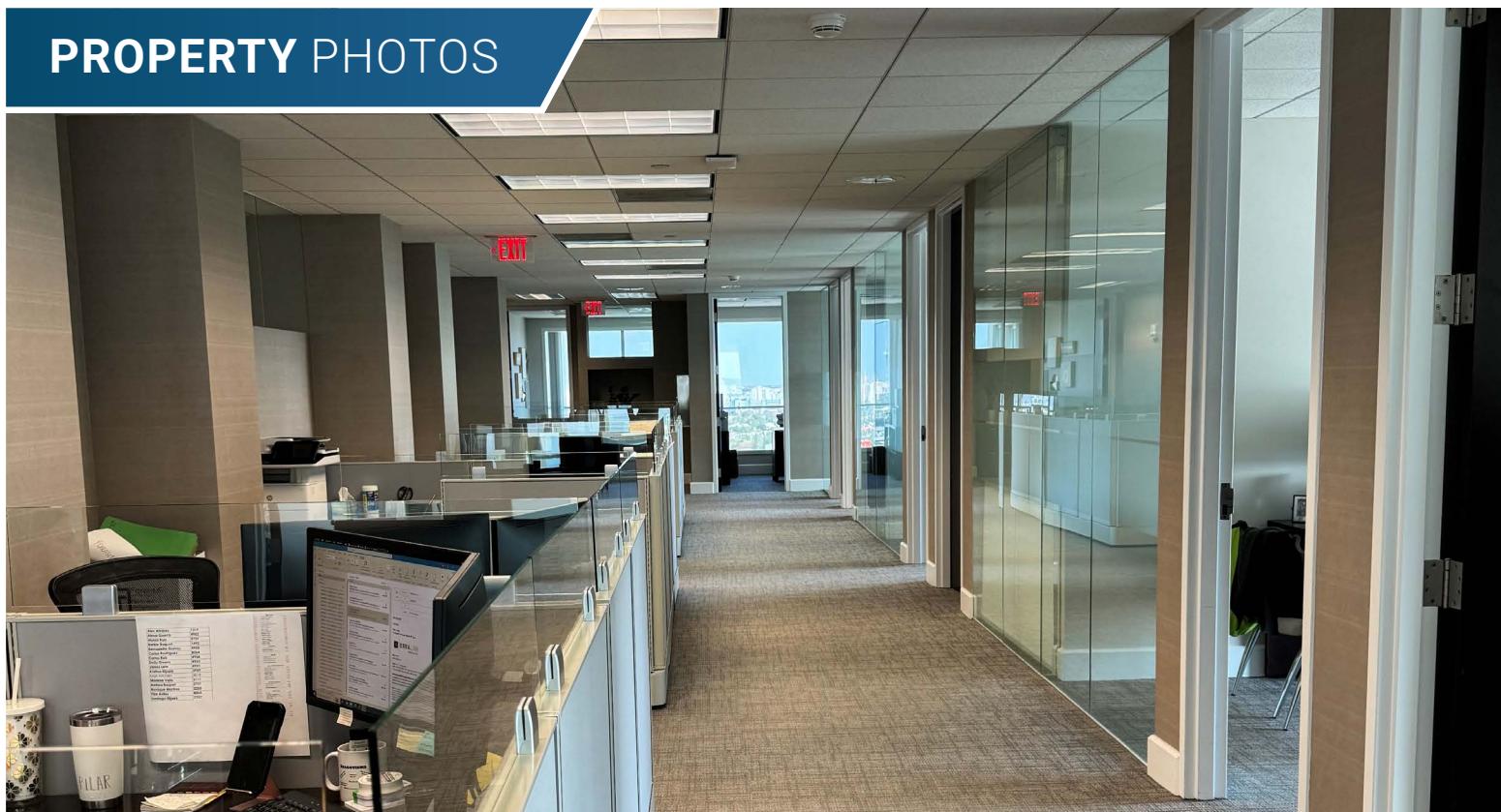
## PROPERTY PHOTOS



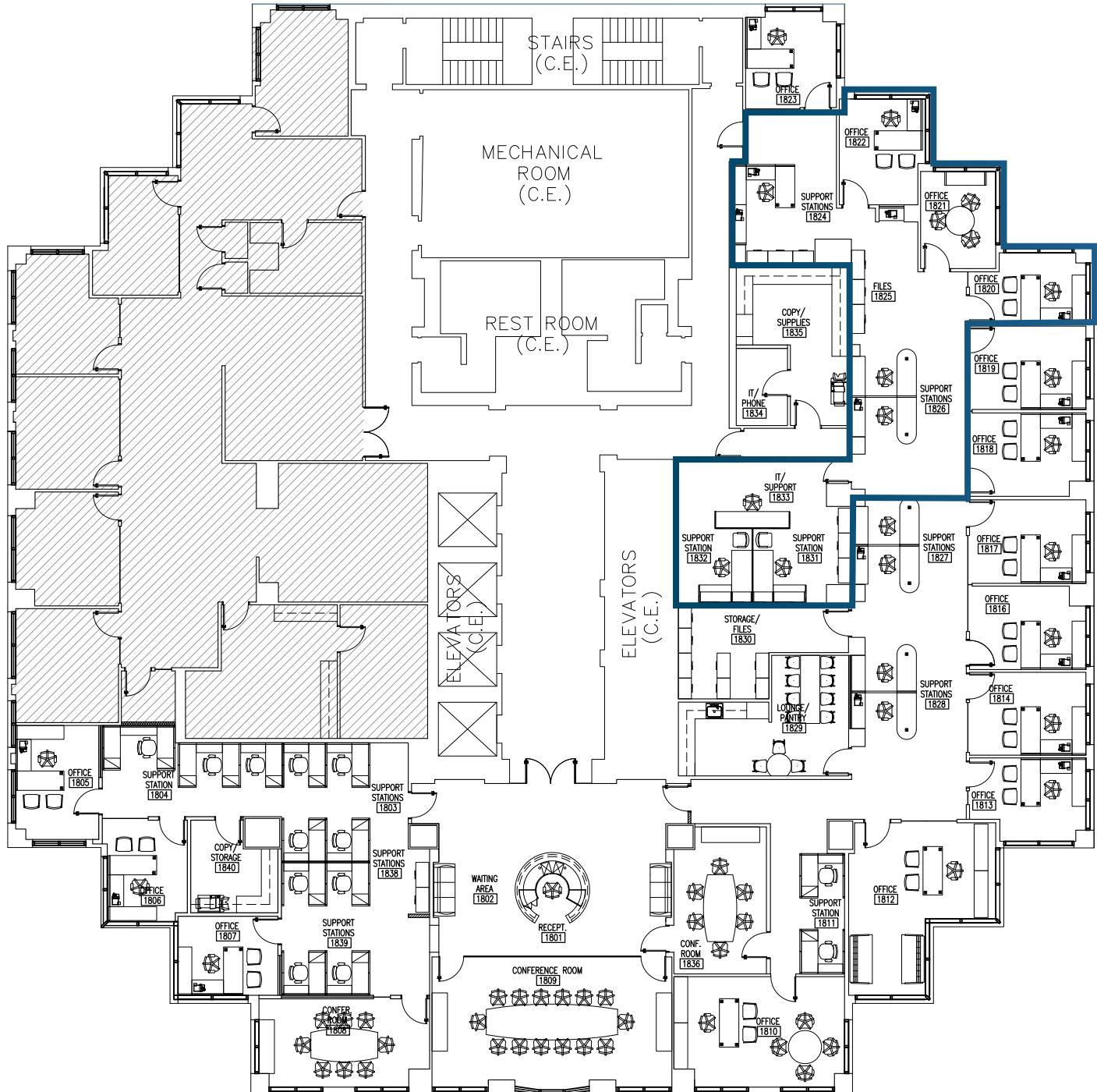
## PROPERTY PHOTOS



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## 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



Average Household Size

41.1

Median Age



\$106,189  
Average Household Income

### STATISTICS RADIUS

**5 Miles**



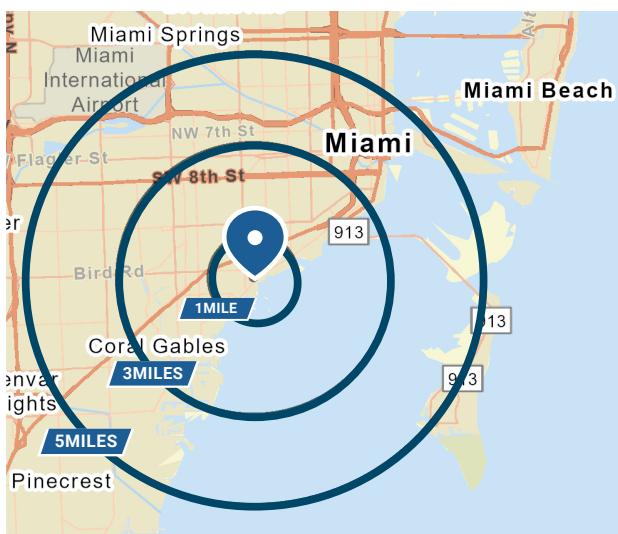
45,752

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