

CLASS A OFFICE BUILDING FOR SALE

**2727 SW 26TH AVENUE**

COCONUT GROVE, FL







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## Welcome to your new HQ office

Discover an exceptional opportunity with this prestigious Class A office building located in the heart of Coconut Grove. Spanning two stories and offering 4,116 square feet of space on a generous lot of 9,765 square feet, this property features abundant on-site and street parking. Situated just off US-1, it provides direct access to Coconut Grove, Coral Gables, and Brickell, making it a strategically central location. Enjoy the convenience of walking to nearby restaurants and amenities, enhancing both accessibility and appeal for clients and employees alike.

Explore the potential of this prime office building, perfectly positioned for business success in Miami's dynamic landscape. Contact us today to seize this exceptional investment opportunity and schedule your private viewing.





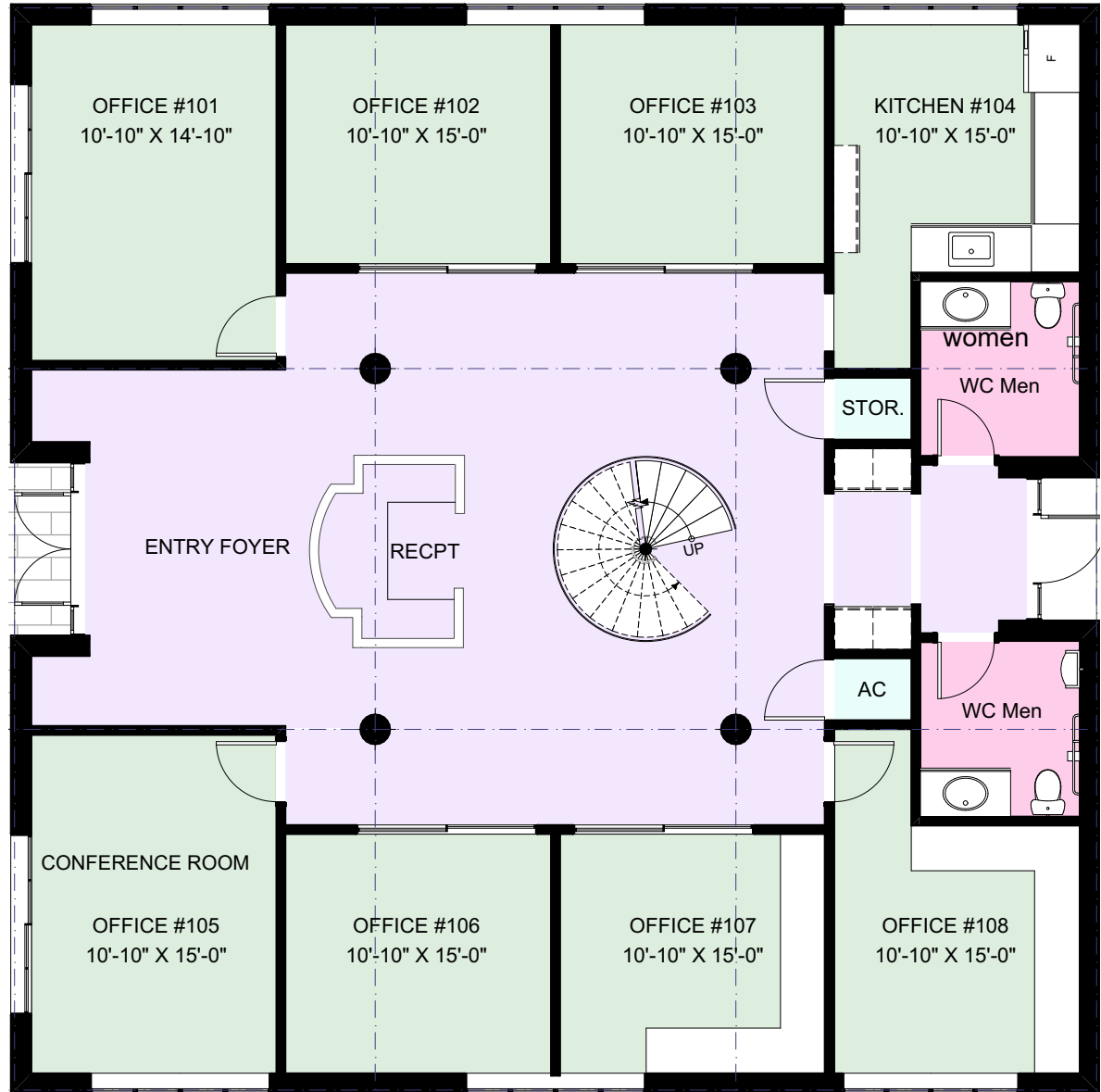




# 1st Floor

 [CLICK HERE TO VIEW VIRTUAL TOUR](#)

- Offices 7
- Conference Rooms 1-2
- Reception Area 1
- Breakroom 1
- Restrooms 2







**RECEPTION**



**BREAKROOM**



**ATRIUM**



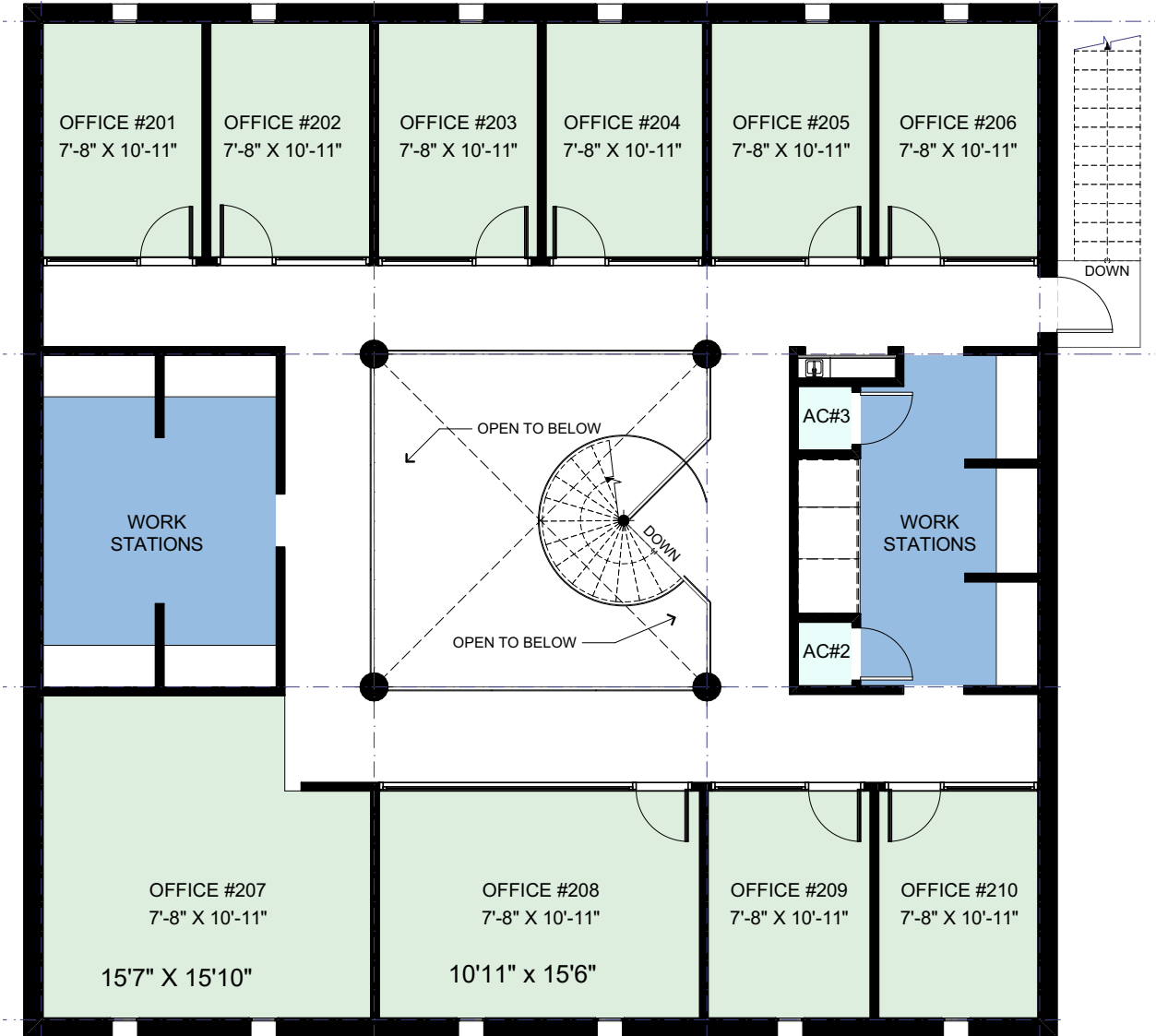
**CONFERENCE ROOM**



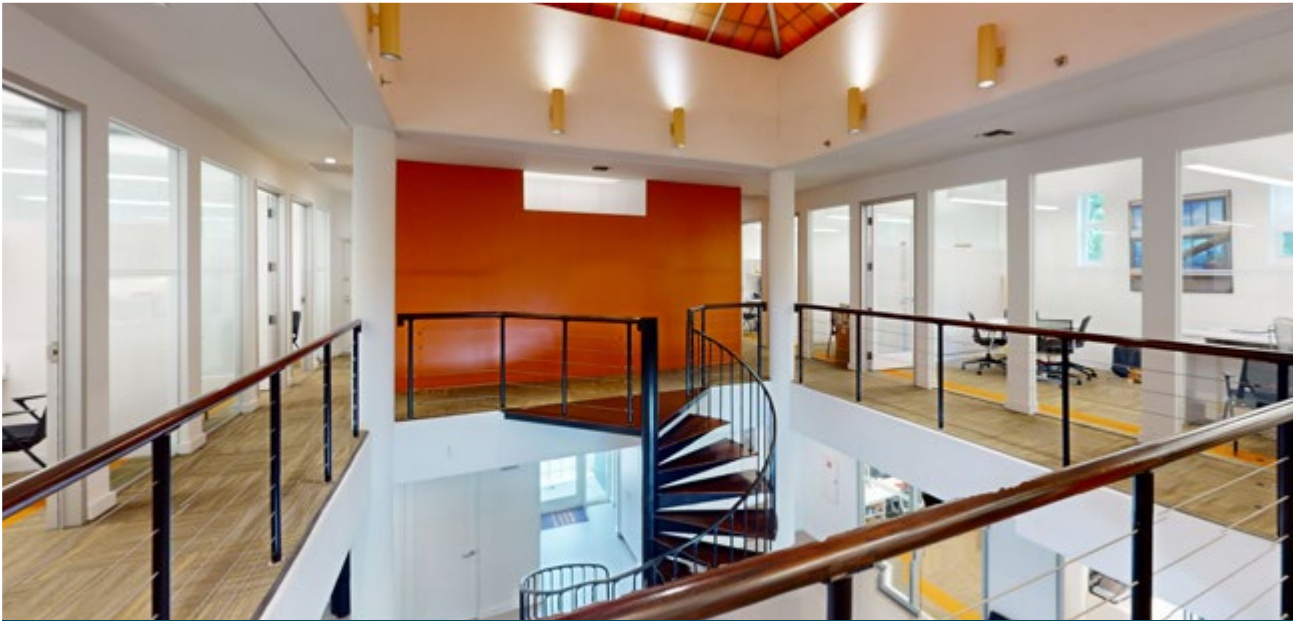
# 2nd Floor

 [CLICK HERE TO VIEW VIRTUAL TOUR](#)

Offices 10







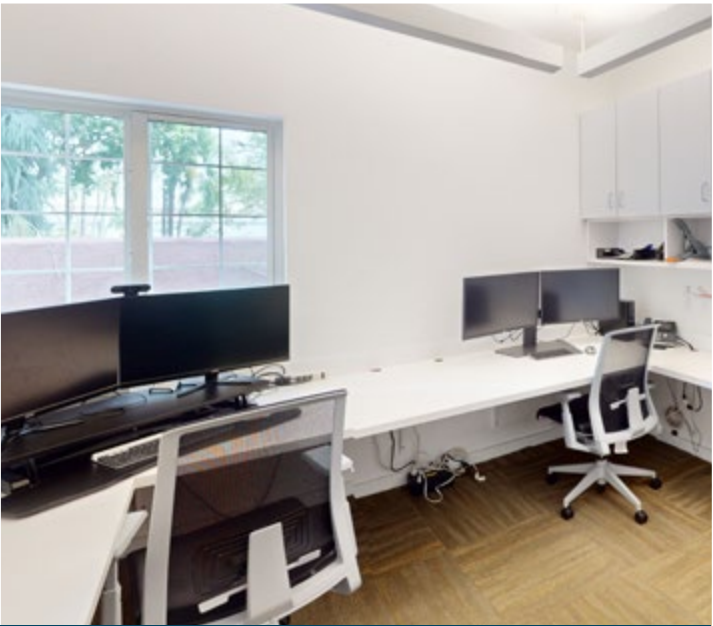
**COLLABORATIVE LAYOUT**



**EXECUTIVE OFFICES**



**EXPANSIVE JOINT CONFIGURATION**



**SHARED OFFICES**





**ADDRESS**

2727 SW 26th Ave.  
Coconut Grove, FL 33131

**BUILDING**

4,116 SF

**LOT SIZE**

9,765 SF

**PRICING**

CALL FOR PRICING

**STORIES**

2

**ENTRANCES**

2

**PARKING**

On-site parking & abundant  
Street Parking

**RESTROOMS**

2

**FEATURES**

- ATRIUM STYLE BUILDING
- HURRICANE IMPACT WINDOWS
- KITCHEN
- STORAGE
- RECEPTION AREA
- OUTDOOR TERRACES
- SECURITY DOORS





# Navigate Success in the Heart of Coconut Grove

Direct access to the Coconut Grove  
Metrorail

3 Stops Away from Brightline Station

20 Minutes Away from Miami  
International Airport

Bike Trails Connecting to  
The Underline

5-minute Walk to Grove Central

Centrally Located off of US-1





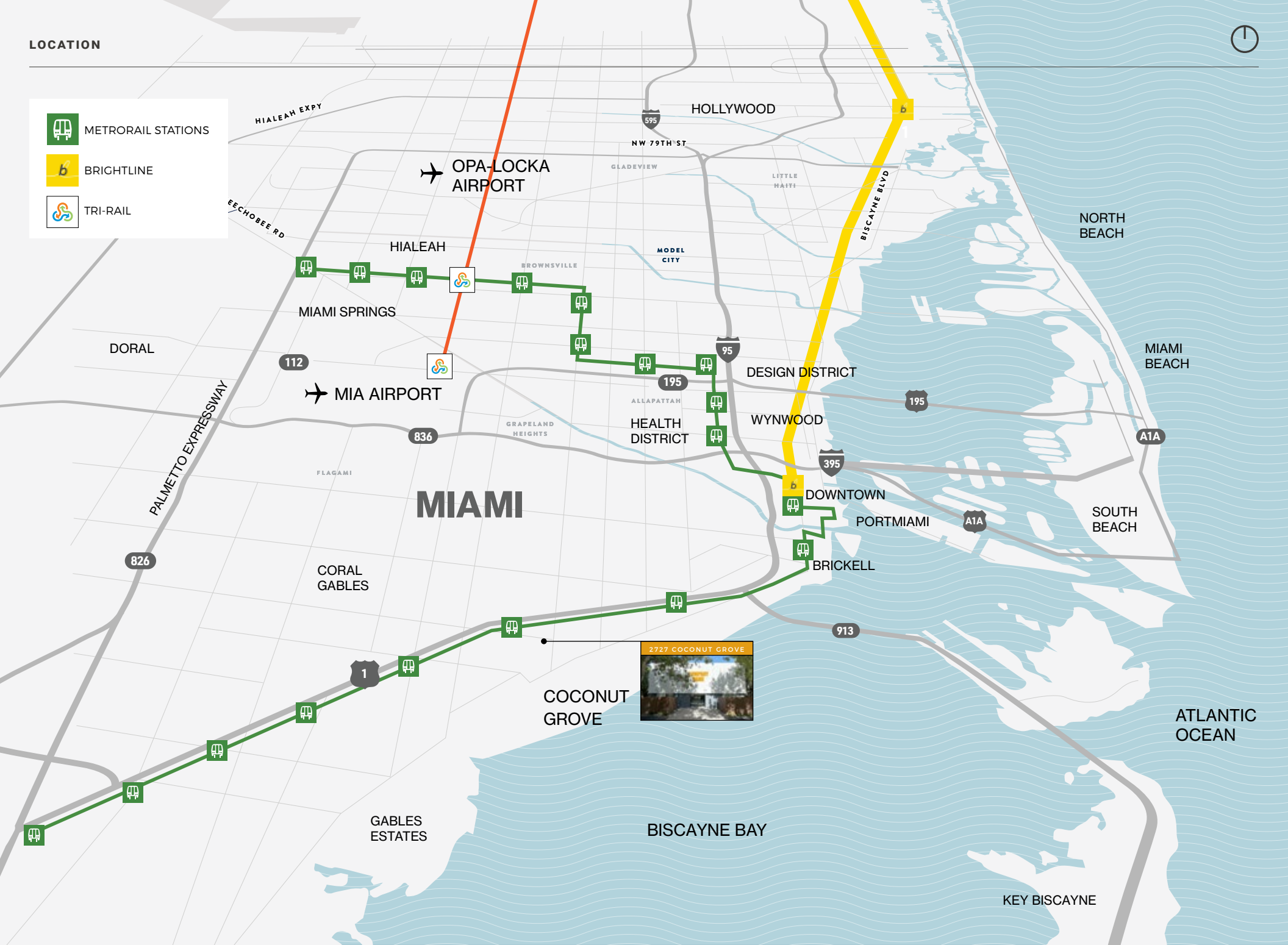
LOCATION



 METRORAIL STATIONS

 BRIGHTLINE

 TRI-RAIL



2727 COCONUT GROVE





COCONUT GROVE

3 Minute Drive

2 Minute Drive

SW 27th Ave.

**2727**  
COCONUT GROVE

US-1  
73,000 VPD





**DOWNTOWN**

9 Minute Drive

**BRICKELL**

8 Minute Drive

**US-1**  
73,000 VPD

**2727**  
COCONUT GROVE

COCONUT GROVE →





SOUTHWEST BROWARD

DORAL

KENDALL

MIAMI GARDENS

AVENTURA

DESIGN DISTRICT

MIDTOWN

WYNWOOD

EDGEWATER

MIAMI BEACH

DOWNTOWN

BRICKELL

COCONUT GROVE

CORAL GABLES

PINECREST

ATLANTIC OCEAN

FLORIDA'S TURNPIKE

## COMMUTE TIMES FROM SOUTH FLORIDA'S TOP NEIGHBORHOODS

NEIGHBORHOOD	DRIVE TIME
Aventura	40 min.
Brickell	8 min.
Broward (Southwest)	50 min.
Coconut Grove	3 min.
Coral Gables	8 min.
Design District	19 min.
Doral	29 min.
Downtown	9 min.
Edgewater	23 min.
Kendall	24 min.
Miami Gardens	37 min.
Miami Beach	25 min.
Midtown	15 min.
Pinecrest	19 min.
Wynwood	17 min.

2727  
COCONUT GROVE

## Where Life Flourishes and Careers Thrive

Imagine your office in the heart of Coconut Grove, where work meets leisure effortlessly. This vibrant neighborhood is famed for its lush surroundings and historic charm, offering a unique backdrop for your business. Enjoy easy access to a variety of amenities, from cozy cafes to upscale dining options, ideal for business meetings or team lunches.

- Miami's Oldest "Original" Neighborhood
- Boasts over 16 Parks with Giant Ancient Oak, Hammock & Banyan Trees
- One of the City's Most Walkable Neighborhoods
- Home to Hundreds of Roaming Peacocks
- World Class Marina & Sailing Capital of Miami
- One of Miami's Hottest Dining Destinations with Multiple Michelin Star Restaurants
- Weekly Farmers Markets



Mr. C Coconut Grove



Cocowalk



Monty's Coconut Grove



Grove Central



“Coconut Grove remains one of Miami’s most desirable neighborhoods, balancing historic preservation with modern development.”

— Forbes







CORAL GABLES

# 2727

COCONUT GROVE

GROVE CENTRAL

- TARGET
- STARBUCKS
- CVS pharmacy
- Total Wine
- SPROUTS FRESH MARKET
- CLUB STUDIO
- COCONUT GROVE METRORAIL STATION

CORAL BAGEL

FLANIGAN'S SEAFOOD & GRILL

SW 27th Ave.

GOVERNOR HOUSE

BAYSHORE CONDOS

THE GROVE AT GRAND BAY

GROVE HILL CONDOS

COURTYARD INN

PARK GROVE CONDOS

THE RITZ-CARLTON

COCOWALK

- RECYCLES
- STARBUCKS
- SALT & STRAW
- sweetgreen
- PLANTA
- garage
- NARBONA
- The Captain Bar
- cinépolis
- EL BAGEL

OMAKAI SUSHI

KOKO

BOMBAY DARBAR

AIDA

SADELLE'S

MAYFAIR GRILL

MAYFAIR HOUSE

BLONDE BISTRO

GROVE TOWERS

FUTURE CIPRIANI RESIDENCES

FOUR SEASONS RESIDENCES

REGATTA HARBOUR

- THE FRESH MARKET
- sushi maki
- Marty's
- STARBUCKS
- BAYSHORE CLUB
- TREMBLE
- REGATTA HARBOUR
- ANATOMY

GRAND AVE.

YACHT HARBOUR

BAYSHORE DR.

Regatta Park

Dinner Key Marina

THE MUTINY HOTEL

HOTEL ARYA

JAGUAR

HARRY'S PIZZERIA

GLASS & VINE





**BLANCA COMMERCIAL REAL ESTATE, INC.**  
LICENSED REAL ESTATE BROKER | [BLANCACRE.COM](http://BLANCACRE.COM)

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