

GROVE SQUARE

TROPHY OFFICE SPACE IN THE HEART OF COCONUT GROVE
AVAILABLE FOR LEASE



2801 Florida Ave, Unit 4, Coconut Grove, FL

PREMIER COCONUT GROVE ADDRESS



2801 FLORIDA AVENUE, COCONUT GROVE, FLORIDA



WORK. PLAY. THRIVE.



SIGNATURE OFFICE OFFERING AVAILABLE FOR LEASE



±4,236 SF CLASS A+ PLUG & PLAY OFFICE

Move-in ready, fully built-out office suite offering a rare combination of scale, quality, and turnkey functionality. Configured with open work areas, private glass-fronted offices, and collaborative meeting rooms, the space accommodates a range of business needs. High-end finishes and modern infrastructure eliminate costly build-outs, allowing seamless transition for new tenants.



FIRST-FLOOR CORNER EXPOSURE WITH FLEXIBLE, HIGH-END LAYOUT AND PREMIUM INTERIOR FINISHES

Prominent frontage delivers unmatched visibility and branding potential, enhanced by abundant natural light. Premium glass partitions, reception, and meeting areas create a strong first impression while maintaining efficient daily workflows. This flexible layout is ideally suited for professional firms seeking both prestige and practicality.



PRESTIGIOUS COCONUT GROVE LOCATION

Located in one of Miami's most desirable neighborhoods, steps from CocoWalk, Mayfair, Regatta Harbour, and an eclectic mix of dining, retail, and cultural venues. Coconut Grove's reputation as a live-work-play hub ensures steady daytime traffic and an active evening economy, enhancing tenant visibility and overall brand presence.



PROXIMATE TO A PLETHORA OF BOTH ESTABLISHED AND NEW DEVELOPMENTS

Surrounded by significant investment, including luxury residences, boutique hotels, and new retail concepts. Notable projects include Vita at Grove Isle, The WELL Coconut Grove, and Glasshaus, plus hospitality anchors like Mayfair House Hotel & Garden and Mr. C Coconut Grove. Mixed-use projects such as Bimini Block and The Canopy further elevate the Grove's profile.



DYNAMIC TRADE AREA AND AMENITY-RICH MARKET

Anchored by a strong professional base, top schools, and destination entertainment venues, the Grove draws both residents and regional visitors. A vibrant dining scene, boutique retail, and waterfront recreation fuel activity throughout the day, supporting businesses and enhancing tenant experience.



SUPERIOR WALKABILITY, ACCESS, AND CONNECTIVITY

Direct access from Florida Avenue with on-site parking (XX spaces), supported by 10+ nearby options including municipal garages, surface lots, and valet. Proximity to the Grove Metrorail station, US-1, I-95, and Miami International Airport ensures exceptional local, regional, and global connectivity.

2801 Florida Ave, Unit 4, Coconut Grove

PLUG + PLAY OFFICE SPACE

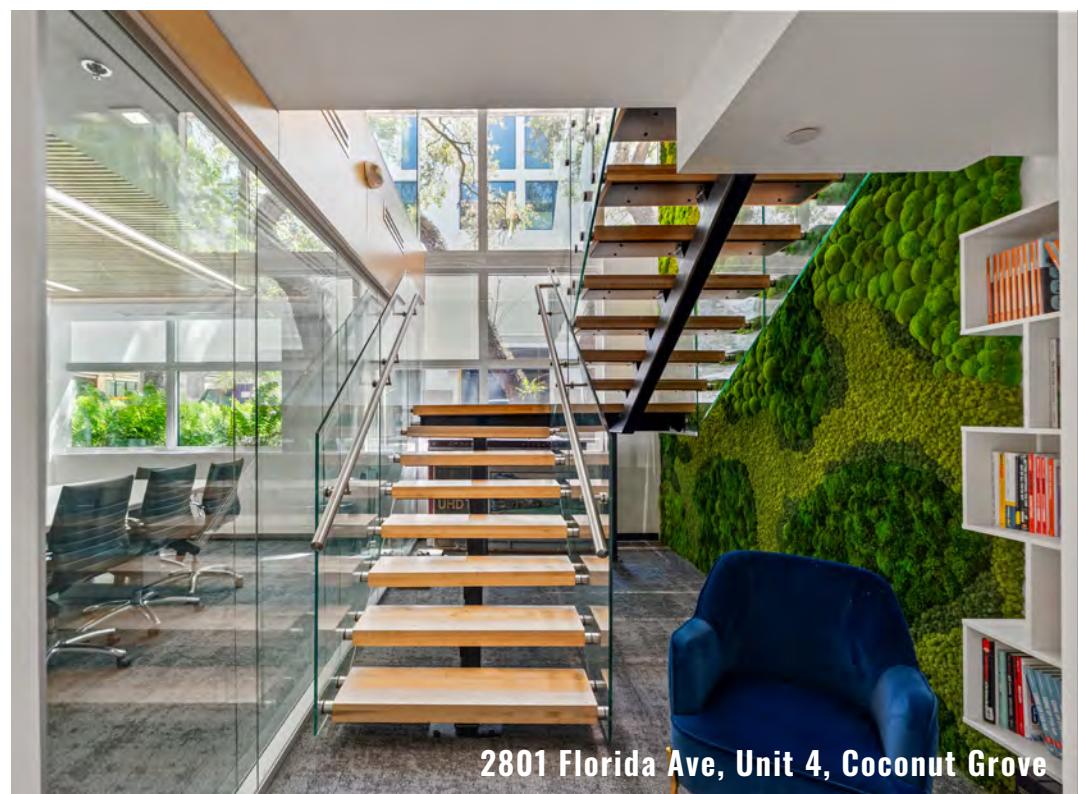


- 8 Private Offices
- 10 Workstations
- 2 Conference Rooms
- Reception Area
- Central Air Conditioning
- After-Hours HVAC Available
- High Ceilings
- Natural Light
- Corner Space
- Plug & Play
- Security System
- Print/Copy Room
- Secure Storage
- Private Restrooms
- Accent Lighting
- Recessed Lighting
- Drop Ceilings
- Shower Facilities



Grove Square's Unit 4 offers a ±4,236 SF Class A+ first-floor office suite with a fully built-out, turnkey layout and premium finishes designed for modern workspace needs. The space features 8 private offices, 2 conference rooms, 10 workstations, and a welcoming reception area, all enhanced by abundant natural light, high ceilings, and desirable corner exposure. Interior highlights include accent and recessed lighting, secure storage, and a balanced mix of open and enclosed areas that provide flexibility for both collaboration and privacy.

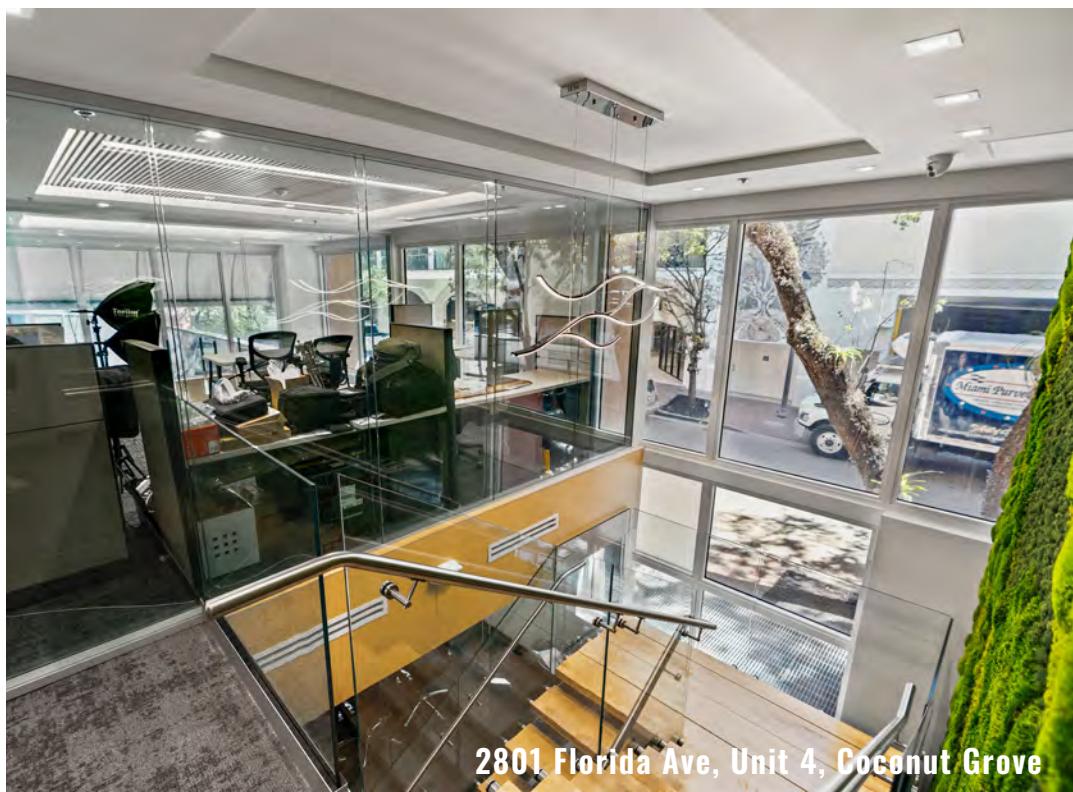
The suite is equipped with central air conditioning, after-hours HVAC, private restrooms, and shower facilities, ensuring comfort and convenience for tenants. Plug & play technology, a dedicated print/copy room, and advanced security systems further streamline operations, making this a rare opportunity to occupy sophisticated, move-in ready space in one of Miami's most prestigious office destinations.



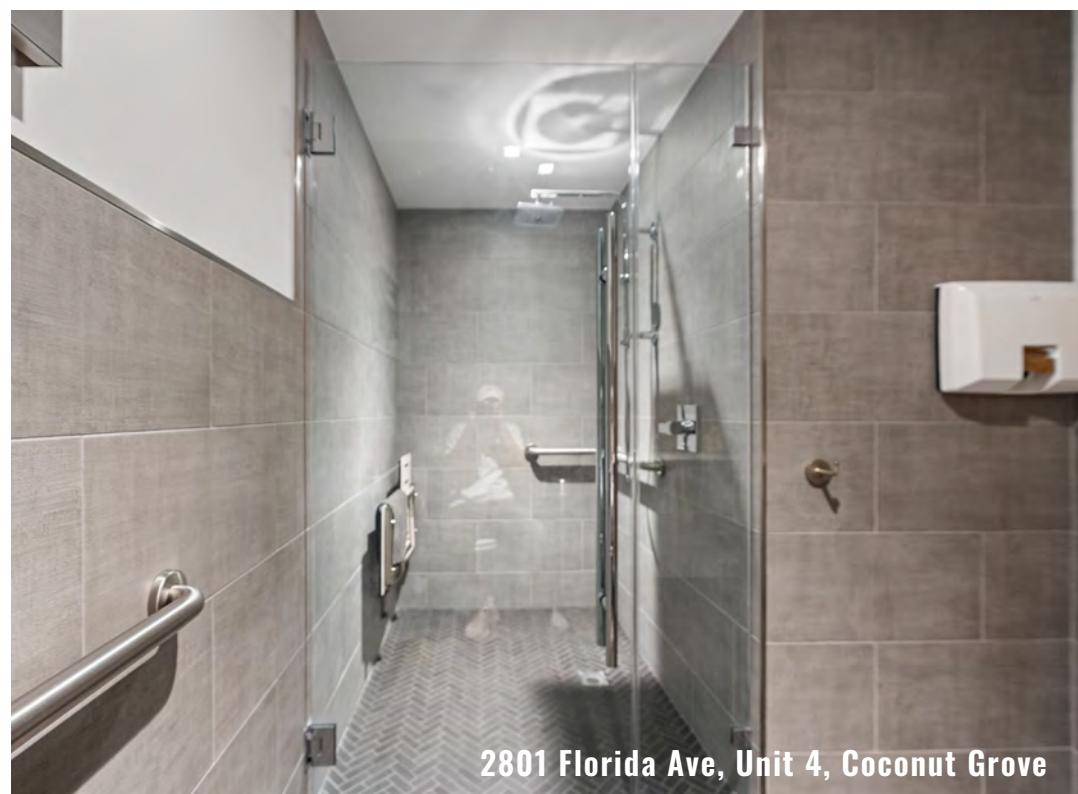
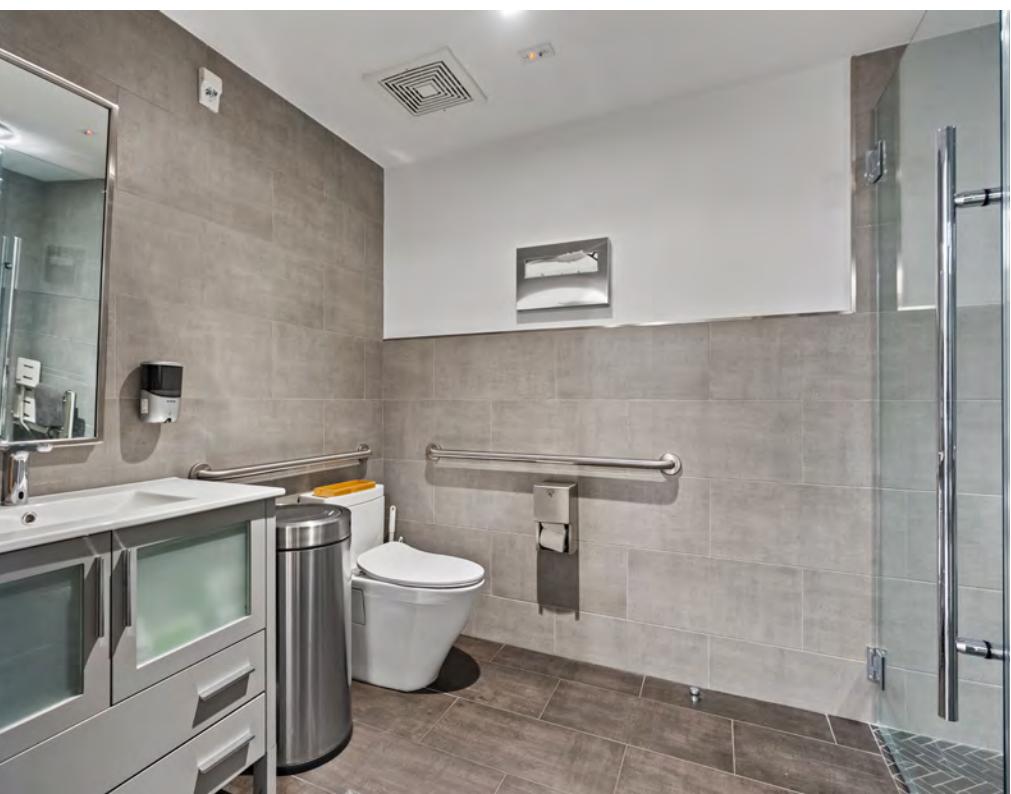
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FIRST-CLASS FINISHES + TURNKEY DESIGN A TROPHY OFFICE THAT WORKS



CURIOUS?
TAKE A
PEEK
INSIDE



HIGH-VISIBILITY CORNER OFFICE



Grove Square's Unit 4 offers tenants a rare opportunity to occupy a highly visible, first-floor office suite in the heart of Coconut Grove. Featuring prominent frontage along Florida Avenue, the space benefits from immediate street-level identity, excellent natural light, and direct access within a vibrant mixed-use setting. The building's distinctive architecture and landscaped pedestrian entry create a professional yet welcoming environment that enhances tenant branding and client experience.

This corner positioning within Grove Square combines prestige with convenience, situating tenants steps away from CocoWalk, Mayfair, and the Grove's eclectic mix of dining, retail, and lifestyle amenities. With both covered and street parking options nearby, as well as walkable access to shops, cafés, and services, Unit 4 delivers unmatched accessibility in one of Miami's most desirable submarkets.



- ±4,236 SF
- 8 Private Offices
- 2 Conference Rooms
- 10 Workstations

First-floor visibility and corner exposure with a Class A+ build-out in an iconic Coconut Grove mixed-use building across from the MayFair

COVETED COCONUT GROVE LOCATION

WALKABLE TO ALL THE GROVE'S HOT SPOTS



Combining Coconut Grove's unique blend of historic character, waterfront lifestyle, and walkability with a high-end, modern office build-out, this space offers tenants a rare opportunity to occupy trophy workspace in one of Miami's most prestigious neighborhoods.

Coconut Grove is Miami's original neighborhood and one of its most coveted destinations, blending historic charm with a vibrant, modern lifestyle. Known for its walkable tree-lined streets, bayfront parks, and eclectic mix of dining, retail, and cultural venues, the Grove offers an unmatched live-work-play environment. The neighborhood has emerged as a premier office and lifestyle hub, attracting the top financial, legal, technology, and creative firms seeking prestige and convenience. With proximity to Brickell, Coral Gables, Miami International Airport, and PortMiami, Coconut Grove combines a dynamic business setting with a distinctive waterfront lifestyle, making it one of South Florida's most desirable submarkets.

UNPARALLELED LIFESTYLE AMENITIES



Positioned in the heart of Coconut Grove, the location offers unmatched walkability surrounded by some of Miami's most coveted lifestyle destinations. Just steps from CocoWalk, Mayfair, and Regatta Harbour, tenants have immediate access to a vibrant mix of upscale dining, boutique shopping, and entertainment venues. The neighborhood is also home to luxury hotels such as The Ritz-Carlton Coconut Grove, premier fitness destinations like Anatomy Gym, and everyday conveniences including Fresh Market and CVS. With Regatta Park, Dinner Key Marina, and the Bayshore Club all within walking distance, the area blends outdoor recreation with waterfront leisure, creating an amenity-rich environment that few office locations can match.

This unique mix of amenities reinforces Coconut Grove's reputation as a premier live-work-play district, offering professionals the ability to seamlessly transition from the office to dining, cultural, and recreational activities. For tenants, it means a workplace experience that goes beyond the office walls—delivering both prestige and convenience in one of Miami's most vibrant neighborhoods.

Grove Square boasts a Walk Score of 94 out of 100, classifying it as a true Walker's Paradise where tenants can easily access dining, shopping, fitness, and daily conveniences within just a few steps. With a Bike Score of 81, the location is also highly bikeable, offering employees and visitors multiple ways to move through the neighborhood with ease.

Walk Score
94

Bike Score
81



COCONUT GROVE'S VIBRANT RETAIL + DINING SCENE

GROVE STATS

- **±1.6M Total Retail Inventory**
- **±1.7% Retail Vacancy Rate**
- **±2,625 Multifamily Units**
- **±\$2,375 Rental Rate (1-Bedroom)**

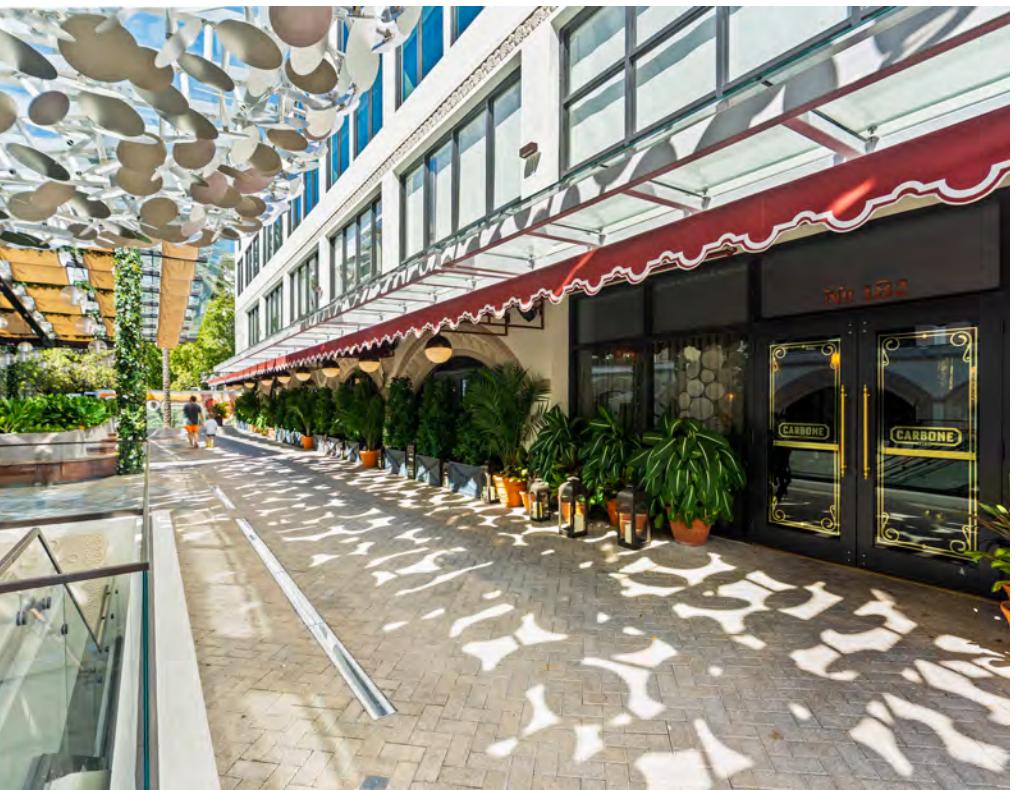
SOURCE: CoStar Market Report, 3Q2025



Coconut Grove has entered a new era of growth and reinvention, anchored by the \$200 million redevelopment of CocoWalk and a wave of destination dining, boutique retail, and entertainment concepts. The neighborhood's streetscape is defined by tree-lined sidewalks that connect outdoor cafés, chef-driven restaurants, national/regaional retail and specialty shops with a distinctly walkable, village-like feel.

New arrivals such as Salt & Straw, Sweetgreen, PLANTA Queen, Mister 01 Pizza, and Ariete have joined beloved local favorites including Greenstreet Café and Monty's Raw Bar, creating a vibrant culinary landscape that blends trendsetting concepts with established traditions. Upscale boutiques, wellness destinations like Anatomy Gym, and independent retailers continue to expand the district's amenity base, reinforcing Coconut Grove's reputation as one of Miami's premier lifestyle destinations.

For tenants, this transformation ensures a daily experience that extends far beyond the office—connecting workplace life with exceptional dining, shopping, wellness, and cultural offerings in one of Miami's most dynamic neighborhoods.



2801 Florida Ave, Unit 4, Coconut Grove

ARRIVE WITH EASE

CONNECTIVITY + PARKING OPTIONS



Tenants at Grove Square benefit from exceptional accessibility and convenience in the heart of Coconut Grove. Positioned just off US-1 with direct connections to I-95 and the Metrorail, the property provides quick access to Downtown Miami, Brickell, Coral Gables, and Miami International Airport—all within minutes. The nearby Coconut Grove Metrorail Station further enhances regional mobility, offering tenants and visitors a direct, transit-friendly alternative that links seamlessly with the broader Miami system. Parking is equally convenient, with both on-site and nearby garage options available, complemented by ample street parking throughout the neighborhood. Tenants and guests enjoy direct pedestrian access from Florida Avenue, while rideshare and alternative transportation options are easily accommodated thanks to the Grove's walkable, transit-connected environment.

For professionals seeking prestige without compromising on convenience, Grove Square offers the rare combination of a premier Coconut Grove address with practical accessibility and parking solutions that enhance the day-to-day workplace experience.

AVAILABLE PARKING LOCATIONS

1. **MPA Playhouse Lot (Public):** 3500 Main Hwy.
2. **Commodore Lot:** 3121 Commodore Plz.
3. **Florentine Plaza:** 3105 Commodore Plz.
4. **CocoWalk Garage #1:** 3059 Grand Ave.
5. **CocoWalk Garage #2:** 3351 Virginia St.
6. **Mayfair Rice St. Garage:** 3300 Rice St.
7. **Mayfair Florida Ave. Garage:** 2800 Florida Ave.
8. **Mayfair Promenade Garage:** 2911 Grand Ave.
9. **Public/private lot Yacht: Harbor Lot:** 2984 Grand Ave.
10. **Public Garage on McFarlane (Public):** 2889 McFarlane Rd.
11. **St. Stephen's Lot:** 2980 McFarlane Rd.
12. **King's Lot (Public):** 3431 Main Hwy.
13. **Regatta Harbor:** 3336 Pan American Dr.
- V. **Valet parking available** (operating hours vary by location)

PARKING MAP





MIAMI-DADE COUNTY

THE GREATER MIAMI AREA

The Greater Miami area encompasses 34 municipalities and is home to a population of ±2.84 million, supported by a regional workforce of more than ±3.1 million. The City of Miami is the most populous, with ±400,000 residents, followed by Hialeah and Miami Gardens. Averaging 77°F year-round and boasting ±248 days of sunshine annually, Miami combines an exceptional climate with global connectivity and lifestyle appeal. The area is home to top-rated beaches, professional sports teams, and global transportation assets, including PortMiami—the world's second-busiest cruise port—and Miami International Airport (MIA), the leading economic engine for both Miami-Dade County and the State of Florida, generating an annual economic impact of ±\$181.4 billion and supporting more than 842,000 jobs statewide.

With one of the lowest costs of living compared to gateway metros such as New York, Chicago, San Francisco, and Boston, Miami offers a distinct quality of life supported by diverse neighborhoods, cultural institutions, and a nationally recognized dining scene led by celebrity chefs. Professional sports franchises, family-friendly attractions, and abundant waterfront recreation further enhance the area's appeal for both residents and businesses. Miami-Dade County also continues to add jobs, with employment reaching ±1,279,800 in December 2024—an increase of 1.1% year-over-year. The City of Miami has emerged as both the cultural and financial hub of South Florida, while rapidly gaining recognition as a technology and innovation center. In 2025, Miami ranked ±28th globally in the Startup Ecosystem Index, reflecting ±28.5% annual growth, and the metro's startup market is now valued at ±\$95 billion with more than 2,000 active companies and ±6 unicorns. National rankings consistently recognize Miami among the "Top Places to Live" and "Best Cities to Retire," while WalletHub has ranked it as the fourth fastest-growing large city in the U.S. Together, these dynamics reinforce Miami's position as one of the most vibrant and forward-looking markets in the country.

2.84+ MILLION POPULATION

WITH A 3+ MILLION POPULATION PROJECTION FOR 2030

MIAMI: A TOP-TIER U.S. METRO FOR INVESTOR INTEREST AND CAPITAL FLOW IN 2025

#1

MIAMI INTERNATIONAL AIRPORT (MIA) RANKS #1 IN INTERNATIONAL FREIGHT AND HANDLED NEARLY 56 MILLION PASSENGERS

40.8

IS THE COUNTY'S MEDIAN AGE
ACS / Claritas Estimates

±375,000

STUDENTS ATTEND AREA COLLEGES AND UNIVERSITIES, WHICH INCLUDE FOUR R1- & R2- RANKED RESEARCH UNIVERSITIES

TOP 10
BEST PLACE TO
LIVE IN FLORIDA
Forbes 2023

#2 IN U.S. FOR
POPULATION GROWTH
BY COUNTY BETWEEN
JULY '23 AND JULY '24
(±64,211 NEW residents, ~2.3% growth)

2,000+ DAILY
DEPARTURES
THE AREA BOASTS 3 REGIONAL AIRPORTS WITH MORE THAN 2,000 DAILY DEPARTURES



GATEWAY TO THE WORLD

Miami's geographic position, combined with the language skills and diversity of its workforce, makes it an ideal base for companies with global ambitions. Firms from across the U.S., Europe, Asia, Australia, and Africa establish regional or global headquarters in Miami to access markets throughout the Americas. Long recognized as the "Gateway to Latin America," Miami also serves as a platform for Latin American companies entering North American and European markets. With more than 100 consulates, trade offices, and binational chambers of commerce, along with world-class port and airport infrastructure, the city provides seamless access for international commerce and cross-border expansion. Supported by a multilingual, multicultural workforce that integrates effortlessly into international business environments, Miami continues to attract companies seeking a strategic hub where global connectivity, cultural fluency, and economic opportunity converge.



AT THE FOREFRONT OF CHANGING GLOBAL ECONOMY

Miami's business climate continues to rank among the most dynamic in the country. The region benefits from strong demographics, sustained population growth, and a labor force exceeding ±3.1 million. Miami has rapidly emerged as a technology and innovation hub: in 2025 the metro ranked ±28th globally in the Startup Ecosystem Index, reflecting ±28.5% annual growth, and its startup market is now valued at ±\$95 billion with more than 2,000 companies and ±6 unicorns. This innovation sector complements Miami's long-established leadership in trade, finance, healthcare, hospitality, and real estate. Global firms such as SoftBank, Blackstone, and NBCUniversal Telemundo have deepened their presence in Miami, underscoring its role as a corporate gateway. With continued foreign direct investment, a diverse talent pool, and entrepreneurial culture, Miami is positioned as a world-class business center offering stability, opportunity, and long-term growth.



BUSINESS AND TAX FRIENDLY ENVIRONMENT

Miami-Dade County and the State of Florida are recognized for their pro-business climate, cost advantages, and tax-friendly environment. Florida remains one of the few states with no personal state income tax, providing significant savings for both individuals and businesses.

Additional incentives include:

- No local corporate income taxes
- No property tax on goods in transit for up to 180 days
- Exemptions on manufacturing machinery and equipment, as well as R&D expenditures
- Competitive sales and use tax exemptions on targeted industries such as aviation, marine, and renewable energy
- Streamlined permitting and development processes that encourage investment

These policies, combined with a population of ±2.84 million and a workforce exceeding ±3.1 million, create an operating environment that balances scale, affordability, and efficiency. For companies seeking global connectivity with a favorable cost structure, Miami offers one of the most business-friendly platforms in the U.S., reinforced by its international reach and diversified economy.

2801 Florida Ave, Unit 4, Coconut Grove

MARKET OVERVIEW

DESIRABLE BUSINESS LOCATION



THRIVING BUSINESS MARKET

Miami and South Florida remain among the most dynamic business markets in the U.S. Population growth, international migration, and a steady influx of new workers continue to fuel demand across commercial, residential, and infrastructure sectors. While real estate appreciation has cooled from earlier peaks, home prices have still escalated dramatically — single-family homes have risen ±167% over the past decade — and housing inventory remains constrained. Construction continues strong across multifamily, mixed use, and office sectors, with minimal foreclosure risk and elevated capital inflows.



- GDP Growth (2023-24): ±3.6%
- Job Growth (2024): ±1.4%
- Debt Rating & Outlook (Moody's): AAA Stable
- Economy Score (2025 CNBC): 363 out of 445 points (Top States grade: A+)

STRONG BUSINESS LOCATION

The Greater Miami metropolitan area (MSA) now supports ±6.18 million people, making it Florida's largest metro and one of its most strategically connected regions. A commitment to innovation, diversity, infrastructure investment, and international trade, paired with cost advantages relative to other national gateway markets, positions Miami-Dade as a top-tier location for firms with global ambitions. The region hosts hundreds of multinationals and thousands in cross-border operations and maintains one of the highest concentrations of consulates, trade offices, and binational chambers in the U.S. Key global firms with a presence in Miami include Amazon, American Airlines, Carnival Cruise Lines, Heineken Americas, SoftBank Group, NBCUniversal/Telemundo, DHL Express, Royal Caribbean, Perry Ellis, and more.

RECENT CORPORATE MOVES TO MIAMI-DADE

- Norway's Atlantic Sapphire committed ±\$480M to establish its U.S. headquarters and salmon farming operations in Miami.
- Founders Fund, a ±\$6B venture capital firm, opened a new Miami office.
- Blackstone launched a regional financial technology and operations hub in Downtown Miami.
- Investment firms including Millennium, Apollo, I Squared Capital, Icahn Enterprises, and Starwood expanded their presence in the region.
- CI Financial, Canada's largest asset manager, relocated its global headquarters to Miami.
- HealthTech and fintech firms such as Papa, HealthSnap, Heru, ACI Worldwide, Fortú, NovoPayment, Milo, and Nirvana (founded by a former PayPal CEO) established significant operations.
- Blockchain and DeFi leaders including Blockchain.com, Borderless Capital, and eToro anchored offices in Miami, reinforcing the city's evolving role as a global tech hub.



CNBC's "Top States for Business" once again ranked Florida as having the strongest economy in the nation in 2025, citing its rapid growth, competitive workforce, and favorable tax climate.



In 2024, Florida's GDP expanded by ±3.6%, supplemented by a ±1.4% increase in job growth compared to the prior year.



The state's economy remains underpinned by resilient housing demand, with Miami among the top housing markets in the U.S., defying national slowdowns and continuing to post appreciation and new construction growth.



DOWNTOWN MIAMI & BRICKELL (±10-15 MINUTES FROM THE PROPERTY)

Downtown Miami and Brickell form South Florida's urban core, home to ±140,000 residents, global banks, luxury hotels, and a vibrant dining and cultural scene. Often called the "Wall Street of the South," Brickell continues to attract international business, top restaurants, and new Class A office towers, reinforcing its role as a premier live-work-play destination.



MIAMI INTERNATIONAL AIRPORT (±15-MINUTES FROM THE PROPERTY)

Miami International Airport (MIA) welcomed ±56M passengers and ±3M tons of cargo in 2024, generating an annual economic impact of ±\$181B and supporting ±842,000 jobs statewide. Already one of the busiest U.S. gateways, MIA is projected to reach ±77M travelers and ±4M tons of freight by 2040.

CATCHMENT AREA OVERVIEW

DEMOGRAPHICS + LOCATION



KEY DEMOGRAPHICS

1, 3, AND 5-MILE RADIUS

1-MILE

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



HOUSING STATS



3-MILES

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



HOUSING STATS



5-MILES

KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME

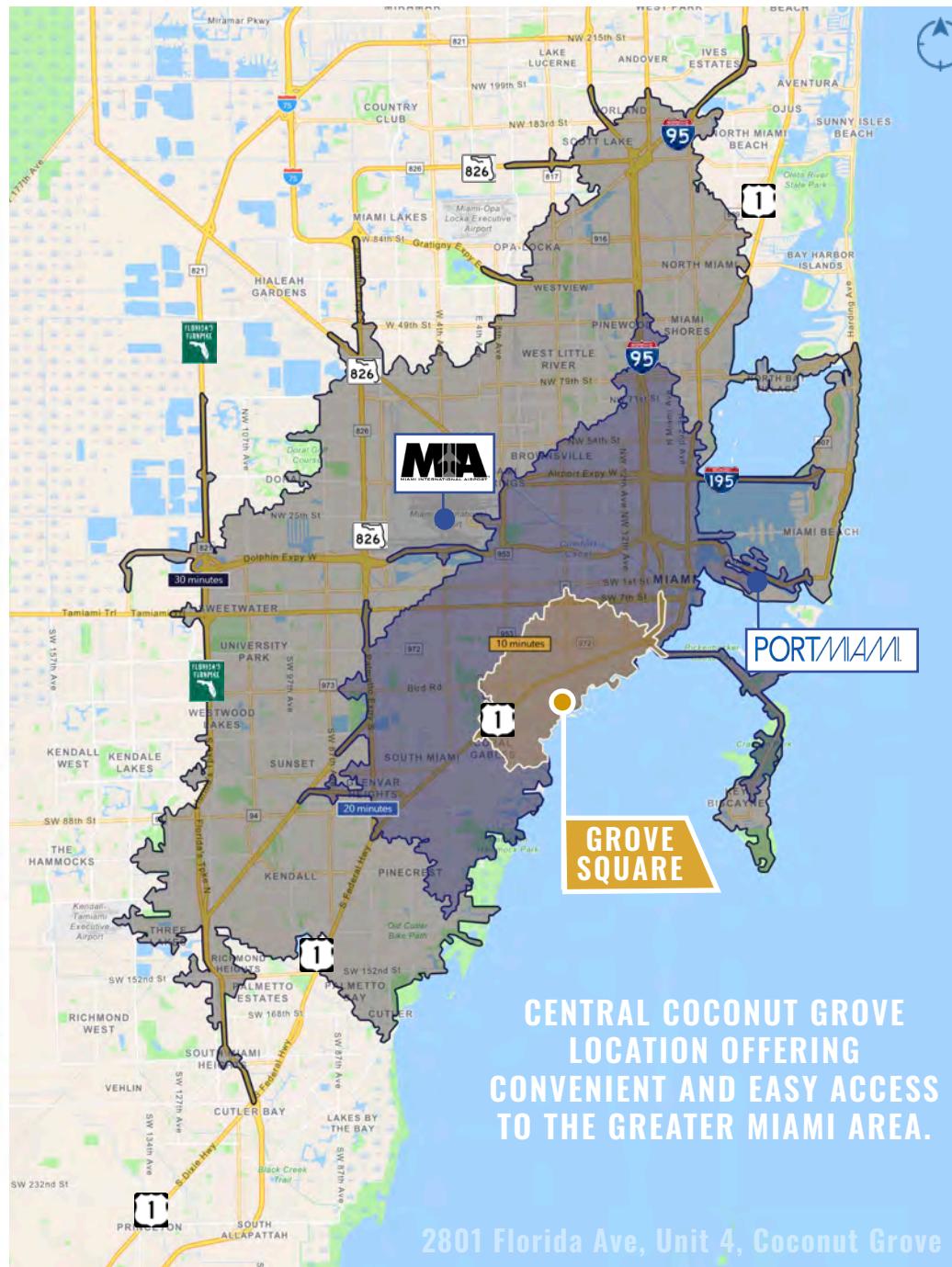


HOUSING STATS



DRIVE TIME MAP

10, 20, AND 30-MINUTES FROM GROVE SQUARE



Class A+ Office In One Of Miami's Most Coveted Neighborhoods



WORK. PLAY. THRIVE.



2801 Florida Ave, Unit 4, Coconut Grove



Fairchild  **Partners**[®]
Licensed Real Estate Brokers

2801 Florida Ave, Unit 4, Coconut Grove

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