

# COCONUT GROVE OFFICE REIMAGINED

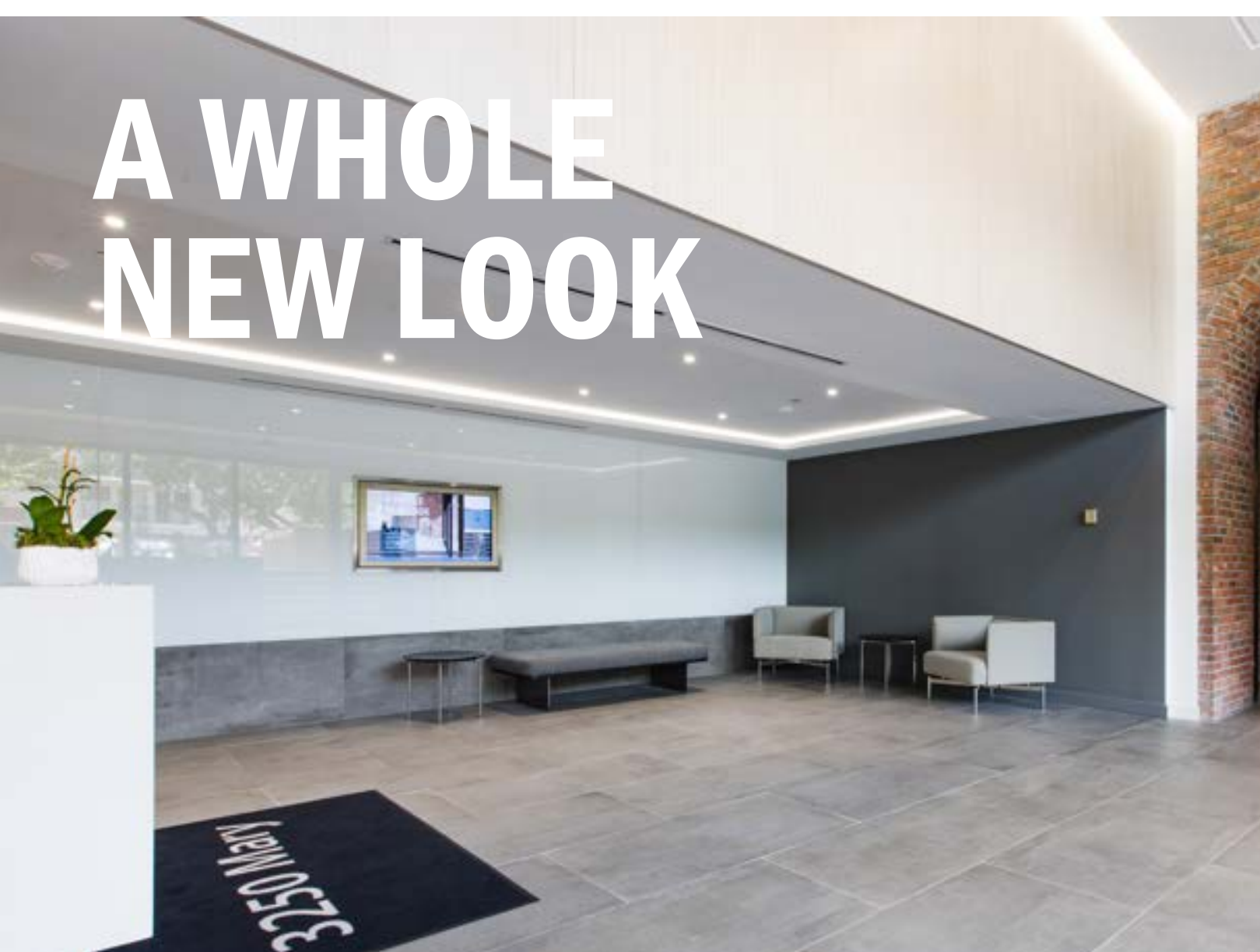


3250 MARY

Class A Office Space for lease  
Coconut Grove, FL 33133



# A WHOLE NEW LOOK



## AMENITIES



On-site security



On-site management



24/7 Access



Covered and structured parking

## BUILDING DETAILS

**New institutional ownership**

**79,159 s.f.**  
Class A Office building

**18,000 s.f.**  
Typical floor

**2.6:1,000**  
Parking ratio



3250 Mary has undergone a Gensler-designed renovation that includes outdoor activation, enhanced interior amenities, and more.

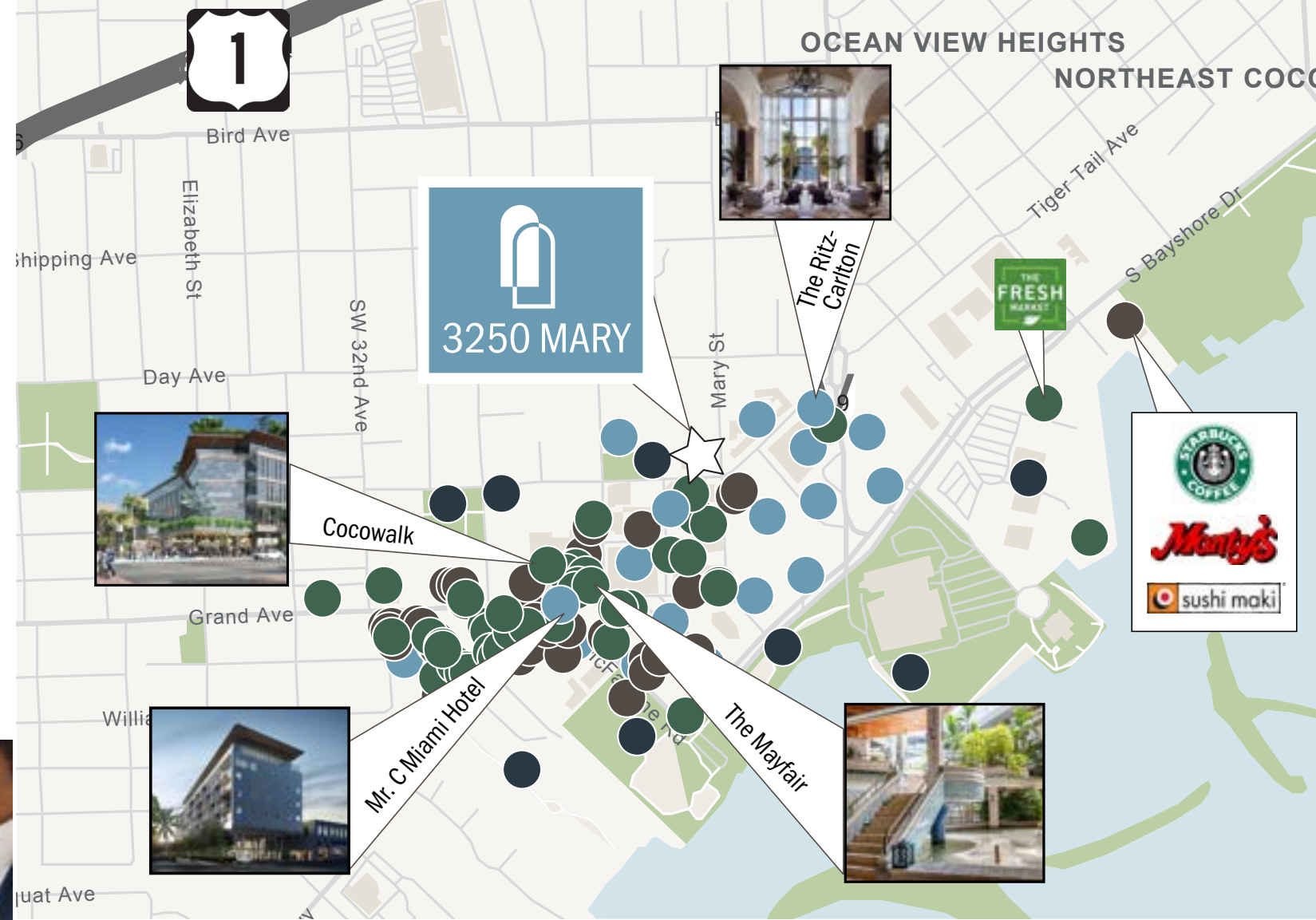
Its Coconut Grove location remains top of mind for tourists, residents, and esteemed companies.



Coconut Grove is one of Miami's original neighborhoods situated along Biscayne Bay just a few miles south of Downtown Miami and Brickell. Known to locals as "The Grove", it's one of the hippest, energetic, and most inviting corners of South Florida.

### THERE'S SOMETHING FOR EVERYONE

Whether its casual or white tablecloth dining, Coconut Grove offers more than **50** local and renowned dining establishments.



● Hoteling and Residences ● Parks and Recreation ● Quick Bites and Fine Dining ● Retail



## MIAMI'S FAVORITE NEIGHBORHOOD MEANS SERIOUS BUSINESS

Join a distinguished corporate roster



### Other reputable companies include

Kaufman & Rossin  
Aztec Group  
American Land Ventures LLC  
Housing Trust Group  
Boyne Capital Partners LLC

Femwell Group Health  
Ratzan Law Group  
Spaces  
Weinberg Wheeler Hudgins Gunn & Dial LLC



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