

# 2601 S. BAYSHORE DRIVE

**FIRST CITIZENS  
BANK TOWER**

**CLASS A SUBLEASE**

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**VESTIAN**

# 2601 S. BAYSHORE DRIVE

## SUBLEASE HIGHLIGHTS

- ▶ PRIME COCONUT GROVE LOCATION SURROUNDED BY RESTAURANTS, RETAIL AND MORE
- ▶ ~10,000 RSF – PARTIAL 17<sup>TH</sup> FLOOR
- ▶ 2 UNITS, 4,135 RSF & 5,696 RSF CAN BE LEASED TOGETHER OR SEPARATELY
- ▶ MOVE-IN-READY
- ▶ HIGH END FURNISHING
- ▶ WATER VIEWS FROM THE 17<sup>TH</sup> FLOOR
- ▶ PLUG & PLAY - MOVE IN READY
- ▶ HIGH END FULLY FURNISHED AND LIGHTING
- ▶ A MIX OF OFFICES, MEETING ROOMS AND OPEN COLLABORATIVE SPACE



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**VESTIAN**



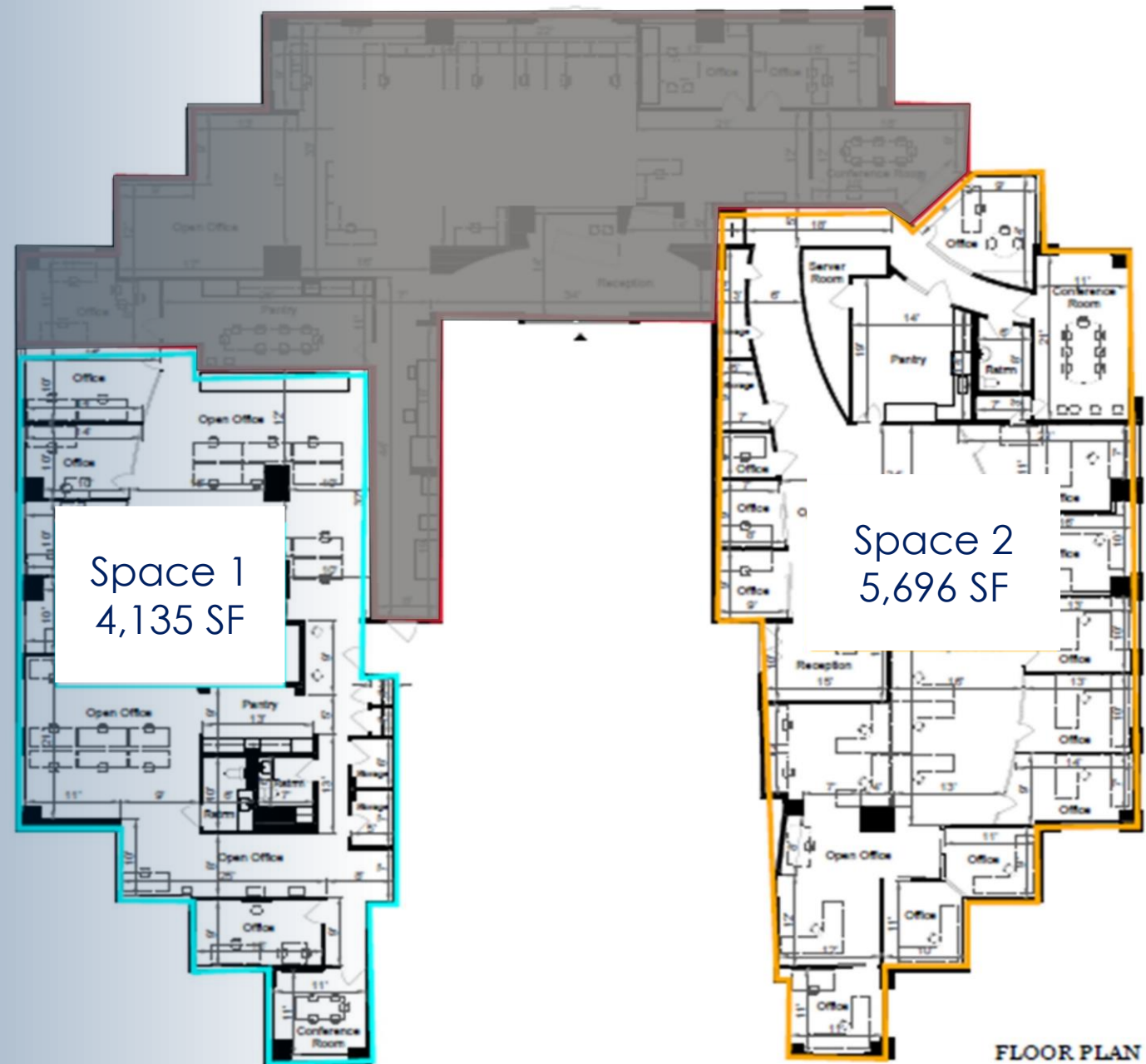
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# 2601 S. BAYSHORE DRIVE – FLOOR PLAN

## PARTIAL 17<sup>TH</sup> FLOOR

SUBLEASE SPACE #1 (EAST  
SIDE) – 4,135 SF

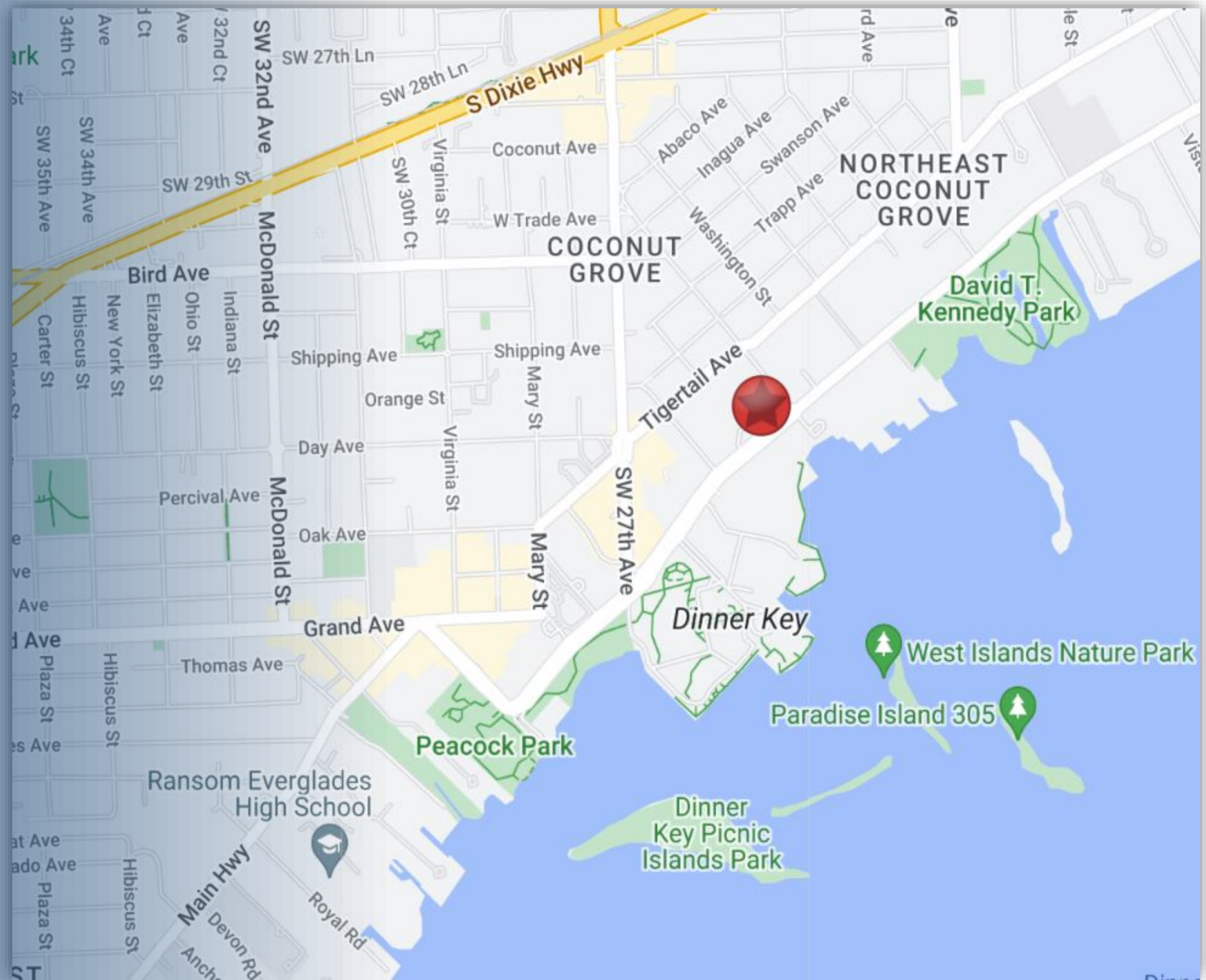
SUBLELEASE SPACE #2 (WEST  
SIDE) – 5,696 SF

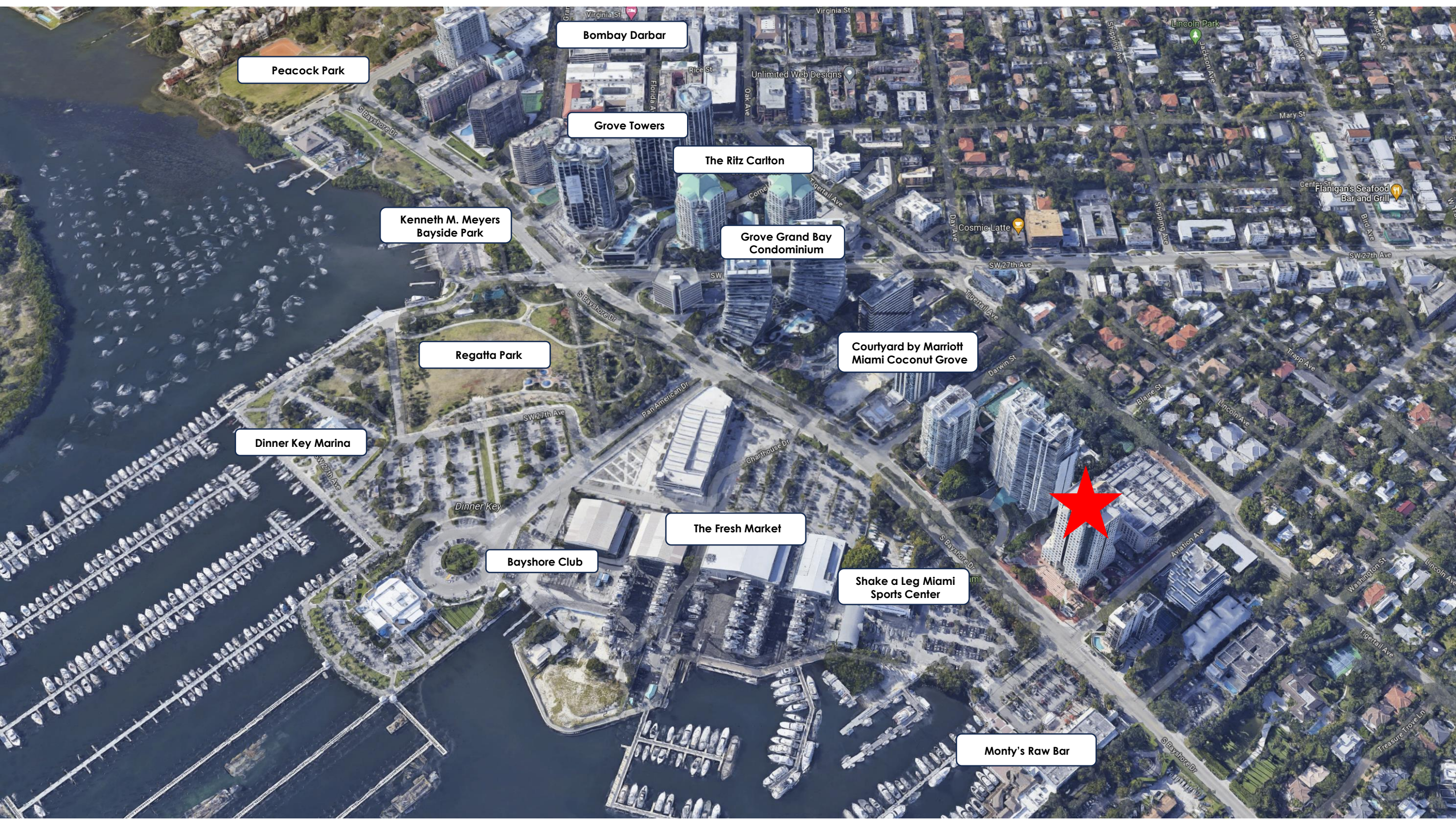


# 2601 S. BAYSHORE DRIVE

## MAP / KEY AREAS

- 2-minute walk from Coconut Grove transit/ subway stop
- 25-minute drive from MIA





Peacock Park

Bombay Darbar

Grove Towers

The Ritz Carlton

Kenneth M. Meyers  
Bayside Park

Grove Grand Bay  
Condominium

Regatta Park

Courtyard by Marriott  
Miami Coconut Grove

Dinner Key Marina

The Fresh Market

Bayshore Club

Shake a Leg Miami  
Sports Center

Monty's Raw Bar