

OAK AVE GROVE



CONFIDENTIAL MEMORANDUM

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OAK AVE GROVE

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CONFIDENTIALITY: The enclosed information is confidential and must be kept private by all potential buyers and their legal representatives. Enclosed information should not be used or distributed for purposes other than analysis and evaluation of the proposed sale.

EXCLUSIVE: The property is exclusively listed for sale by RE/MAX 360 Real Estate, and all purchase negotiations will be conducted through the listing agents.

PROPERTY OVERVIEW

RE/MAX 360 is pleased to present the opportunity of **"OAK AVE GROVE SHOVEL READY OFFICE"**. An exceptional, fully entitled office development opportunity located in the thriving South Florida market.

Property Type: This property is envisioned as a 5-story office building encompassing approximately 27,556 square feet. The design encompasses five floors in total, featuring a ground floor dedicated to commercial space, an impressive rooftop area, and four full office floors in the heart of Coconut Grove.

Location: The property's location is truly exceptional, situated in the coveted Coconut Grove Oak Avenue corridor. "Shovel ready": The property offering comes complete with approved plans for the office space and its accompanying amenities.

PROPERTY HIGHLIGHTS

- Lot Size: 6,618 SF | 0.152 Acres
- Buildable Area: 27,556 FT
- Site Demolished in 2023
- Year Built: Proposed 2025
- Fully entitled, approved by the "City of Miami"
- Proposed Floors: 5 with rooftop (+/- 85 FT)

LOCATION HIGHLIGHTS

- Location: 2940 Oak Avenue Coconut Grove, FL 33133
- Excellent Coconut Grove location
- Current Office Rates: \$85-\$100/FT
- "Shovel Ready"
- Parcel: #01-4121-034-0310
- Zoning: T 5-O







COCO WALK

THE MAYFAIR
AT COCONUT GROVE

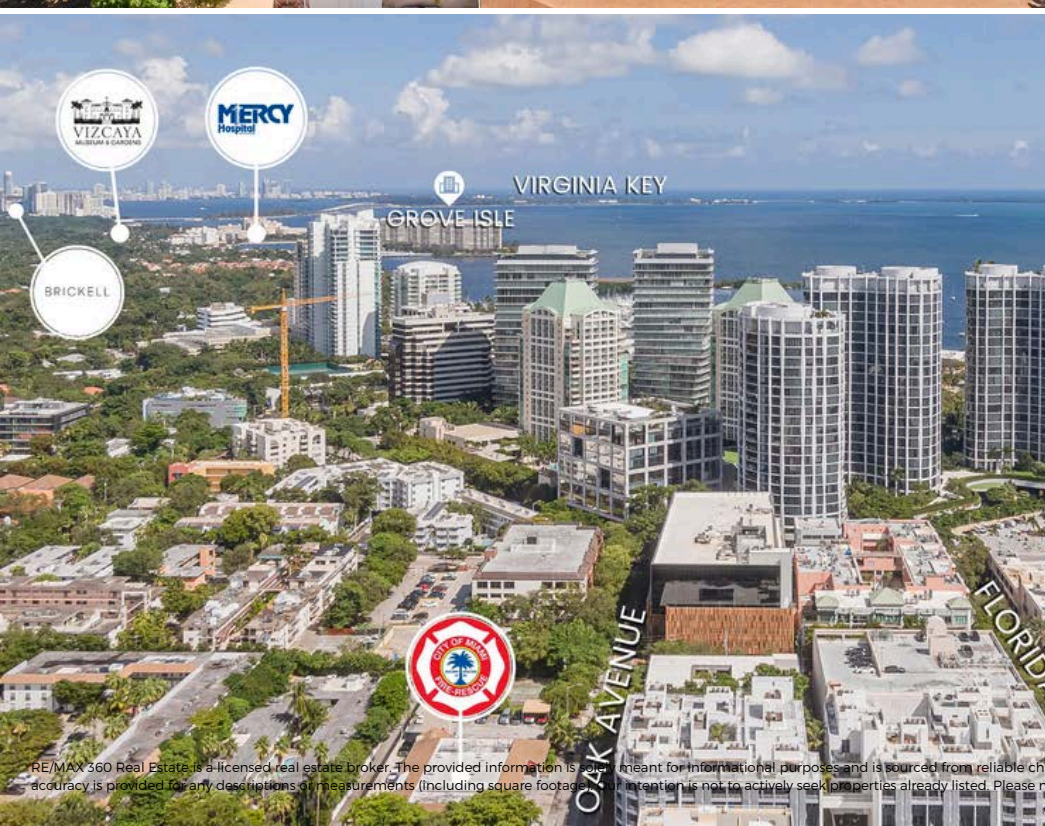
BOMBAY DARBAR

2940
OAK
AVENUE

OAK AVENUE

VIRGINIA STREET

RICE STREET





Downtown
Coral Gables

JETSET COCONUT GROVE
NNN RETAIL CONDO

SHOPS AT
MERRICK PARK

Downtown
Coconut Grove

Grove Harbour
Marine Shop





MILAMS

THE HOME DEPOT

SW 27TH AVENUE • 17,300 VPD

JETSET COCONUT GROVE
NNN RETAIL CONDO

Mr. C RESIDENCES
COCONUT GROVE, FL

Park Grove
3 Luxury
Condo Towers
263 Condo Units

COURTYARD
Marriott

Grove at
Grand Bay
95 Luxury
Residences

STARBUCKS
COFFEE

Coral Reef
Yacht Club

David T.
Kennedy Park

S. BAYSHORE DRIVE • 15,600 VPD

Biscayne Bay
Yacht Club

RELATED

THE RITZ-CARLTON
COCONUT GROVE, FL

Club Residences
at Park Grove

Terra

COCOWALK
CHASE PLANTA
SCHOOL OF ROCK

UNITED STATES
POSTAL SERVICE

ups
The UPS Store

MAVFAIR

GRAND AVENUE

razorfish

Regatta Park

THE FRESH
MARKET

WELLS
FARGO

Grove Key Marina
/ Regatta Harbour
100,000 SF of Retail
4,000 SF of Event Space
Renovations to Marina

Bayshore Club
Restaurant

hotel arya

MAIN HWY

APPROVED PLANS BOUTIQUE BUILDING

APPROVED PLANS

	Office NSF	Mercantile NSF	GSF
Roof			3,436 SF
Level 05	3,671 SF		4,565 SF
Level 04	3,671 SF		4,565 SF
Level 03	3,671 SF		4,565 SF
Level 02	3,671 SF		4,565 SF
Mezz	0 SF	932 SF	2,232 SF
Level 01	0 SF	1,913 SF	4,547 SF
Total	14,684 SF	2,845 SF	28,475 SF

ROOFTOP

VIEWS FROM 2940 OAK BUILDING



ROOFTOP BARS IN MIAMI



COCONUT GROVE | *MIAMI, FL*

Coconut Grove is a vibrant and historic neighborhood located just south of Downtown Miami. Known for its lush tropical landscape and picturesque bayfront views, the area offers excellent connectivity to major highways such as US-1 and Interstate 95, ensuring easy access to greater Miami and beyond. Public transportation options, including Metrobus and Metrorail, enhance accessibility for residents, businesses, and visitors. The neighborhood's proximity to Miami International Airport adds convenience for domestic and international travelers.

Coconut Grove boasts a diverse economy fueled by tourism, retail, professional services, and the creative industries. The area is home to an array of businesses, from local boutiques and galleries to international corporations and innovative startups. The business-friendly environment, coupled with its appeal as a cultural and recreational hub, makes Coconut Grove an attractive location for entrepreneurs and investors alike. The commercial real estate market in Coconut Grove is thriving, driven by demand for retail, office, and mixed-use developments. Its walkable streets, charming village-like atmosphere, and high-quality amenities contribute to a robust retail sector, featuring a mix of luxury brands, unique local shops, and trendy dining establishments. Notable developments like CocoWalk—a premier lifestyle center—further enhance the area's appeal as a shopping and entertainment destination.

Coconut Grove's office market reflects its growing role as a business center. With several Class A office buildings and coworking spaces, the neighborhood accommodates professionals in industries such as law, finance, tech, and media. These modern facilities attract a diverse range of tenants, offering flexible and innovative workspaces that meet evolving business needs. The residential real estate market in Coconut Grove is equally dynamic, offering a variety of options from luxury waterfront estates to contemporary condominiums. The area's appeal to affluent individuals and families supports a strong demand for high-end housing, contributing to rising property values. Coconut Grove's lifestyle amenities, including top-rated schools, parks, and recreational facilities, further enhance its attractiveness for residents.

Coconut Grove is also a cultural and artistic hotspot, hosting numerous festivals, art shows, and live performances throughout the year. Iconic landmarks such as The Barnacle Historic State Park and the Vizcaya Museum and Gardens reflect the neighborhood's rich history and add to its unique charm. The area's waterfront location provides ample opportunities for boating, sailing, and outdoor activities, making it a magnet for locals and tourists alike. As one of Miami's most desirable submarkets, Coconut Grove combines a strategic location, a thriving real estate market, and an exceptional quality of life. Its mix of retail, residential, and commercial developments positions it as a key player in South Florida's real estate landscape. Coconut Grove's blend of urban convenience and laid-back ambiance creates a dynamic environment for businesses, residents, and investors.




NOTABLE ARTICLES

“ A joint venture between Lore Development Group and Element Development is moving forward with plans for the Lincoln Coconut Grove, a boutique condominium project.

Brickell-based Lore, a real estate firm that's a partnership between Leste Group and the Brazilian real estate firm Opportunity Fundo de Investimento Imobiliário, teamed up with Miami-based Element on the planned eight-story, 48-unit building at 2650 Lincoln Avenue, which shares the same address as 3151 Southwest 27th Avenue in Miami.

Javier Lluch, president of Element, said the developers secured zoning approval and a height and density waiver for the Coconut Grove project last week. Next, they plan to secure construction permits and could break ground by June 2025. Sales will begin later this month with One Sotheby's International Realty.

≡ REAL ESTATE NEWS

A photograph of two men, likely developers, standing in front of a modern, multi-story building at night. The man on the left is wearing a light blue button-down shirt, and the man on the right is wearing a dark suit jacket over a light blue shirt. The building behind them has many lit windows and balconies. There are palm trees visible in the foreground and background.

Lore, Element Development to launch boutique condo project in Coconut Grove

[Read more at TheRealDeal](#)

[→](#)

NOTABLE ARTICLES

“ A penthouse at Park Grove in Miami's Coconut Grove and a waterfront home on the Venetian Islands topped last week's signed contracts report during Miami Art Week.

Though the combined dollar volume of luxury pending deals rose in Miami-Dade County compared to the previous week, the number of deals fell.

Eleven contracts were marked in the Multiple Listing Service between Dec. 2 and Dec. 8, according to the Eklund-Gomes report, which tracks listings of properties asking \$4 million and up in Miami-Dade.

The asking dollar volume for the six single-family homes and five condos totals nearly \$127 million, according to the report, which is authored by the Douglas Elliman mega team led by Fredrik Eklund and John Gomes.

≡ REAL ESTATE NEWS



Coconut Grove PH asking \$25M and Progressive heir's Miami Beach home top signed contracts report during Art Basel

[Read more at TheRealDeal](#)

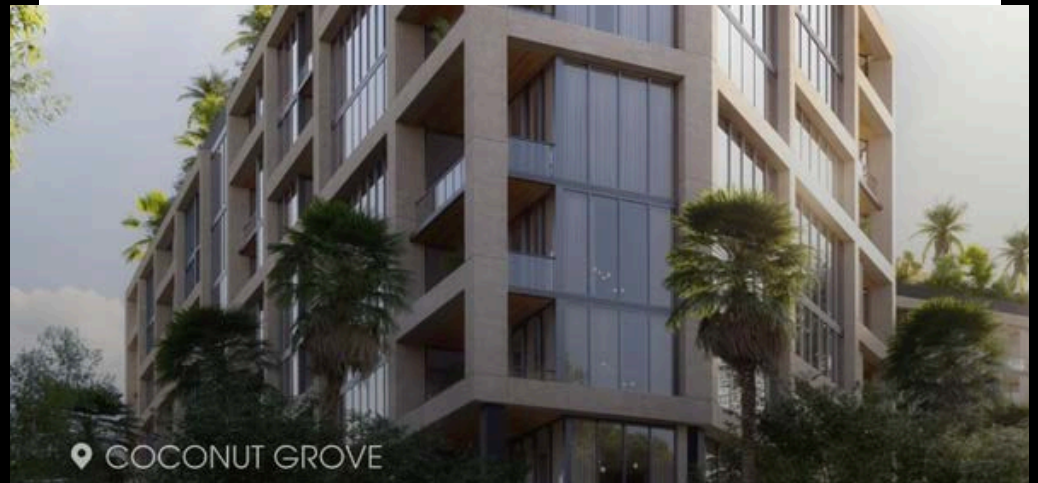


NOTABLE ARTICLES

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Terra and THE WELL just unveiled THE WELL Coconut Grove, a wellness-focused residential development. Following the success of THE WELL Bay Harbor, these residences will feature one- to four-bedroom homes priced from \$1.5 million, with amenities such as hyperbaric chambers, crystal cave relaxation lounges, and holistic wellness spaces. Within 48 hours of its announcement, 20% of units were reserved.

≡ REAL ESTATE NEWS



Terra and THE WELL Announce Their Second Wellness-Focused Residential Project in Miami

[Read more at Instagram](#)





AGUSTIN DUARTE, CCIM

RE/MAX 360 REAL ESTATE
BROKER | OWNER

305.450.5992

ADUARTE@360MIAMIREALESTATE.COM

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