

OAK AVE GROVE

2940 OAK AVE | COCONUT GROVE, FL 33133

RE/MAX³⁶⁰ REAL ESTATE

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OAK AVE GROVE

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PROPERTY OVERVIEW

- LOCATION: 2940 OAK AVENUE | COCONUT GROVE, FL 33133
- PROPOSED FLOORS: 5 with rooftop +/- 85 FT
- BUILDABLE AREA: 27,556 FT
- ZONING: T 5 O
- LOT SIZE: 6,618 SF | 0.152 Acres
- YEAR BUILT: PROPOSED 2025

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

- 6,618 SF | 0.152 Acres
- site demolished in 2023
- Fully entitled, approved by the "city of Miami"

LOCATION HIGHLIGHTS

- Excellent Coconut Grove location
- current office rated \$100-\$120 /ft
- "shovel ready"

SITE DETAIL

- 6,618 SF | 0.152 Acres
- zoned T 5 - O
- Parcel #01-4121-034-0310
- Asking \$8,995,000.00



COCO WALK

THE MA FAIR
AT COCONUT GROVE

BOMBAY DARBAR

RICE STREET

VIRGINIA STREET

2940
OAK
AVENUE

OAK AVENUE



BOMBAY DARBAR

MAFAIR

COCO WALK

FLORIDA AVENUE

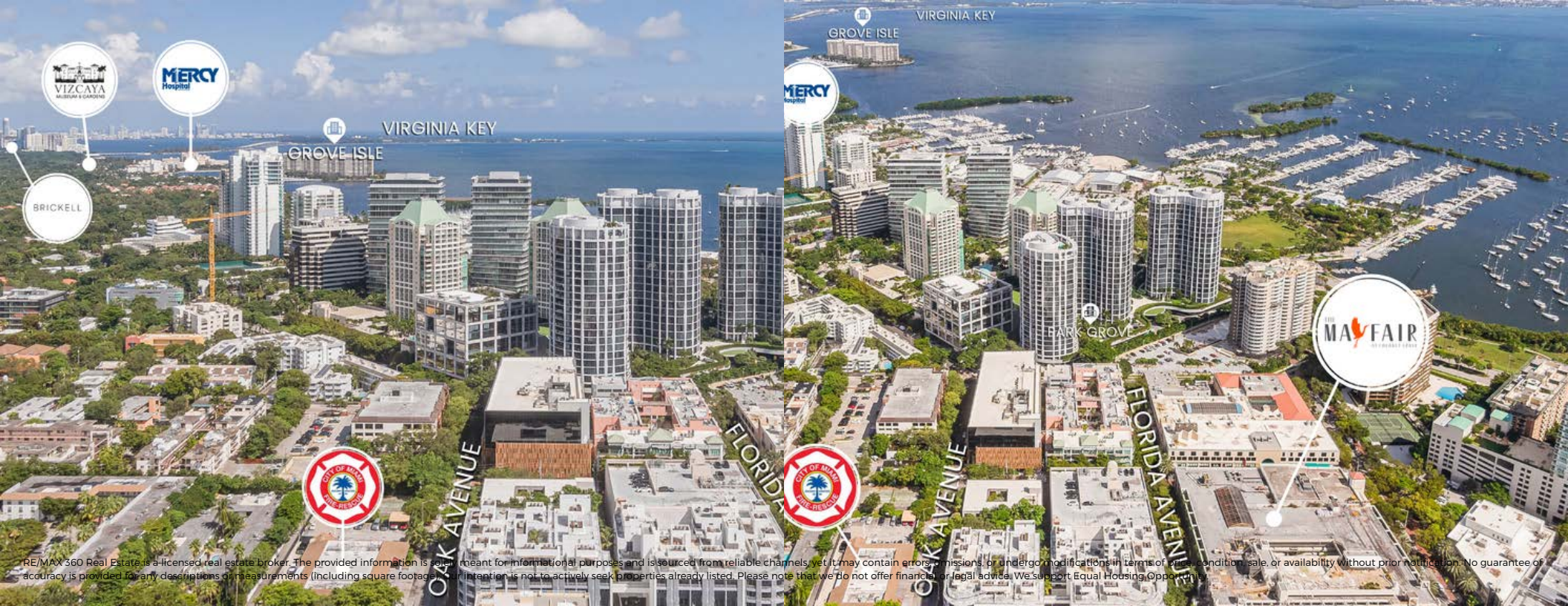
VIRGINIA STREET

2940
OAK
AVENUE

OAK AVENUE



CE STREET



VIZCAYA
MUSEUM & GARDENS

MERCY
Hospital

BRICKELL

VIRGINIA KEY

GROVE ISLE

VIRGINIA KEY

GROVE ISLE

MERCY
Hospital

PARK GROVE

MAFAIR



OAK AVENUE

FLORIDA AVENUE

OAK AVENUE

FLORIDA AVENUE



Downtown
Coral Gables

JETSET COCONUT GROVE
NNN RETAIL CONDO

SHOPS AT
MERRICK PARK

Downtown
Coconut Grove

Grove Harbour
Marine Shop





MILAMS

THE HOME DEPOT

JETSET COCONUT GROVE
NNN RETAIL CONDO

Coral Reef
Yacht Club

David T.
Kennedy Park

SW 27TH AVENUE • 17,300 VPD

Mr. C RESIDENCES
COCONUT GROVE, FL

Park Grove
3 Luxury
Condo Towers
263 Condo Units

Grove at
Grand Bay
95 Luxury
Residences

S. BAYSHORE DRIVE • 15,600 VPD

STARBUCKS
COFFEE

COURTYARD
Marriott

RELATED

THE RITZ-CARLTON
COCONUT GROVE, FL

COCOWALK
CHASE PLANTA
SCHOOL OF ROCK

Club Residences
at Park Grove

Terra

Biscayne Bay
Yacht Club

UNITED STATES
POSTAL SERVICE

MAVFAIR

The UPS Store

THE FRESH
MARKET

GRAND AVENUE

Regatta Park

WELLS
FARGO

razorfish

Bayshore Club
Restaurant

MAIN HWY

hotel arya

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

APPROVED PLANS BOUTIQUE BUILDING

APPROVED PLANS

	Office NSF	Office BOMA	Retail	GSF
Roof				1,075 SF
Level 05	3,694 SF	4,065 SF		4,569 SF
Level 04	3,694 SF	4,065 SF		4,569 SF
Level 03	3,694 SF	4,065 SF		4,569 SF
Level 02	3,694 SF	4,065 SF		4,569 SF
Mezz	0 SF	1,512 SF		2,312 SF
Level 01	0 SF	900 SF	1,315 SF	4,089 SF
Total	14,776 SF	18,672 SF	1,315 SF	25,752 SF

ROOFTOP

IEWS FROM 2940 OAK BUILDING



ROOFTOP BARS IN MIAMI



NOTABLES



Terra and Grass River secured a \$245 million refinancing for Grove Central, a mixed-use retail and apartment project they recently completed in Miami's Coconut Grove.

J.P. Morgan provided the permanent debt for Grove Central, replacing a \$204.5 million construction loan Apollo Global Management provided in 2021, according to a spokesperson for the developers. The project was built next to the Coconut Grove Metrorail Station at the northwest corner of U.S. 1 and Southwest 27th Avenue. It was completed late last year.

Grove Central includes a 23-story, 402-unit apartment tower with workforce and market-rate units, 170,000 square feet of retail space and a 1,250-space parking garage. The retail is anchored by Target, Sprouts Farmers Market, Total Wine & more, Five Below and other tenants.



Ugo Colombo's CMC Group scored a \$239 million construction loan for Vita at Grove Isle, adding to more than \$1 billion in construction financing that developers secured in the last days of 2023. Bank OZK provided the loan to CMC for the seven-story, 65-unit luxury waterfront condominium that is under construction on Grove Isle in Miami's Coconut Grove. It's more than 70 percent presold, according to a press release from CMC.

The law firm Bilzin Sumberg represented the developer in negotiating the construction loan. It replaces a \$38.5 million loan Bank OZK originally provided in 2021, records show. Construction began in April, and the bayfront development at 4 Grove Isle is expected to be completed in late 2025.

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