



ZOI HOUSE
COCONUT GROVE

PRIME RETAIL / OFFICE

Zoi House, Space C4-C5



FOR LEASE



EXECUTIVE OVERVIEW

APEX Capital Realty is proud to present the opportunity to lease the last ground floor commercial space at the 130 apartment building, Zoi House. The retail/office space is conveniently located right next to the Coconut Grove Metrorail station and minutes away from downtown Coconut Grove, Brickell and Coral Gables. This space is prime for a variety of uses including office, restaurant, gym, cafe, specialty market, event space, and other creative uses.

AVAILABLE SPACE

<u>LEASABLE SPACE SF (SPACE 2)</u>	1,588 SF
<u>CLEAR HEIGHT</u>	14 FT & 3 IN

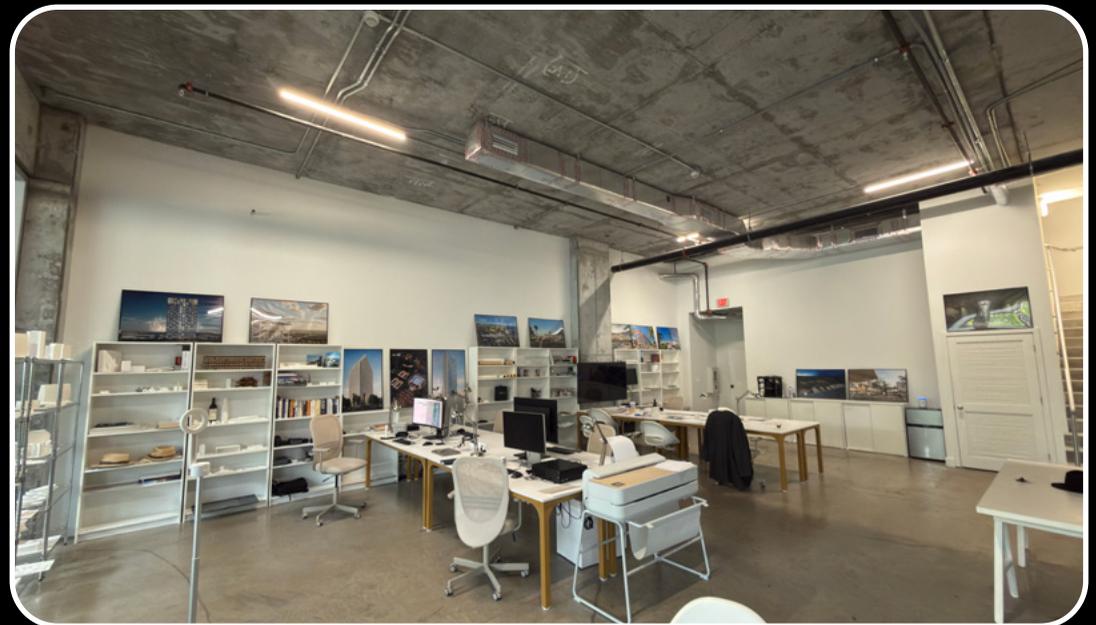
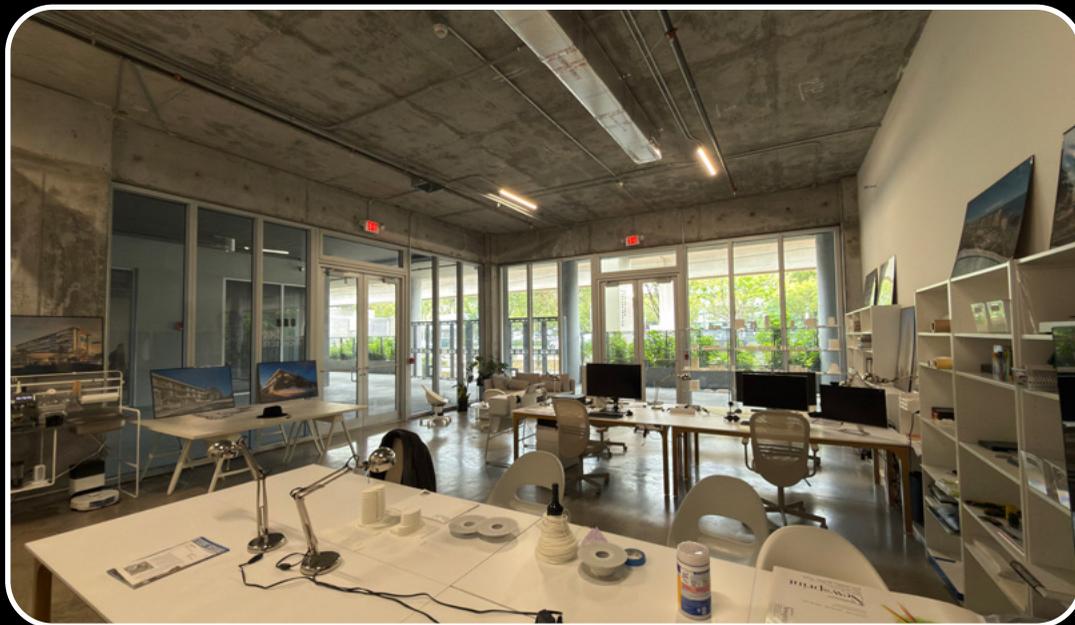
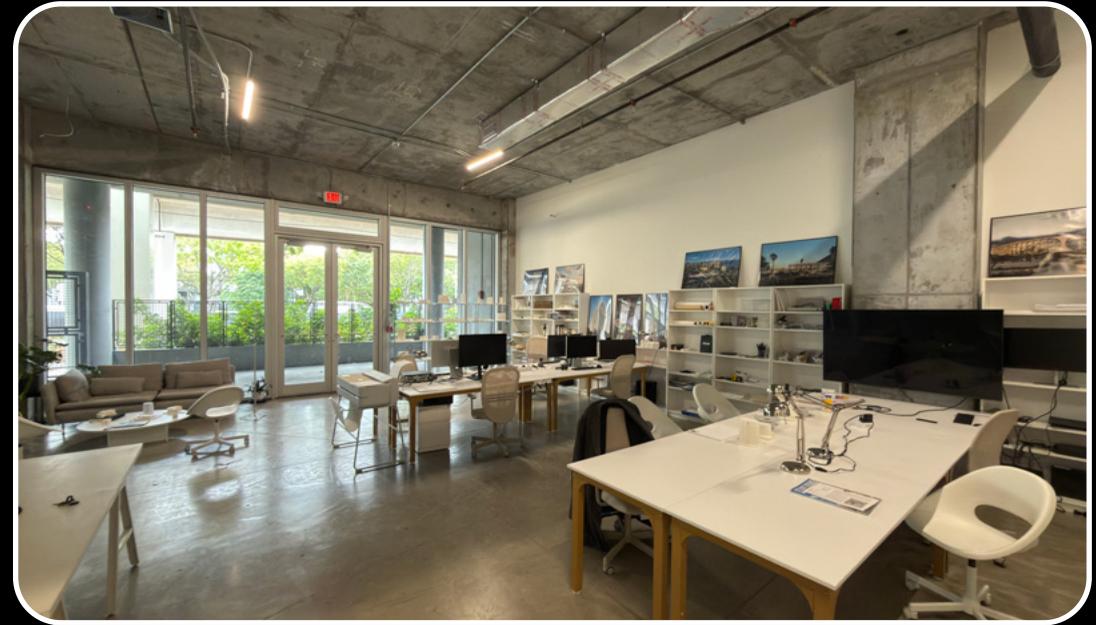
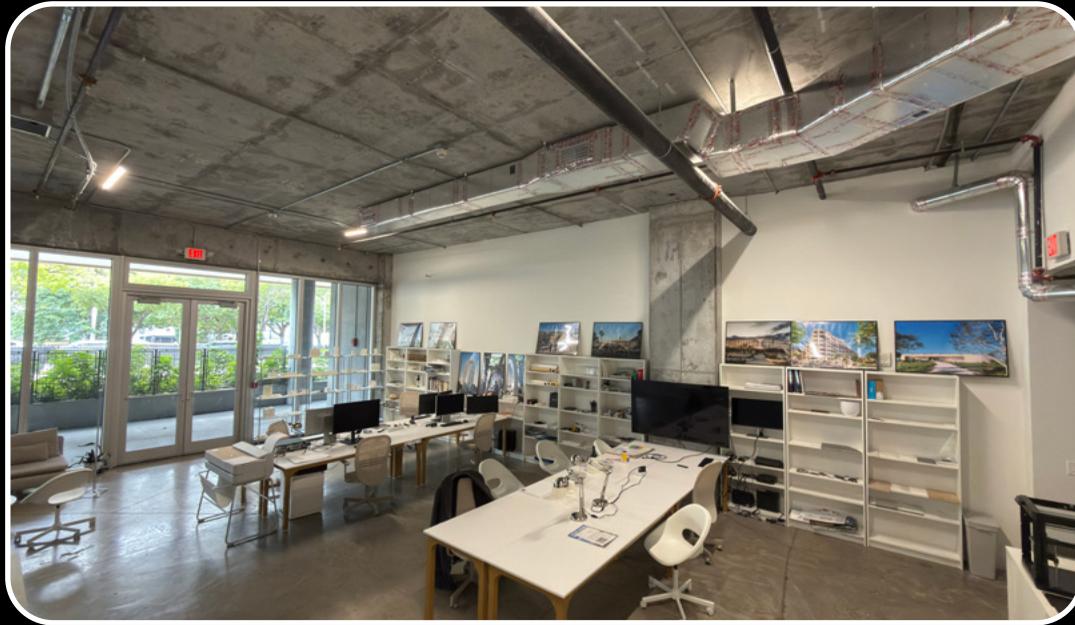
SPACE HIGHLIGHTS

- 2 Floors
- Great Natural Light
- Glass Store Front
- Restroom
- 4 Dedicated Parking Spaces (\$150 /Month) W/ Direct Elevator access
- Access and visibility to the Metrorail Station, Bus and Trolley Station, The Underline

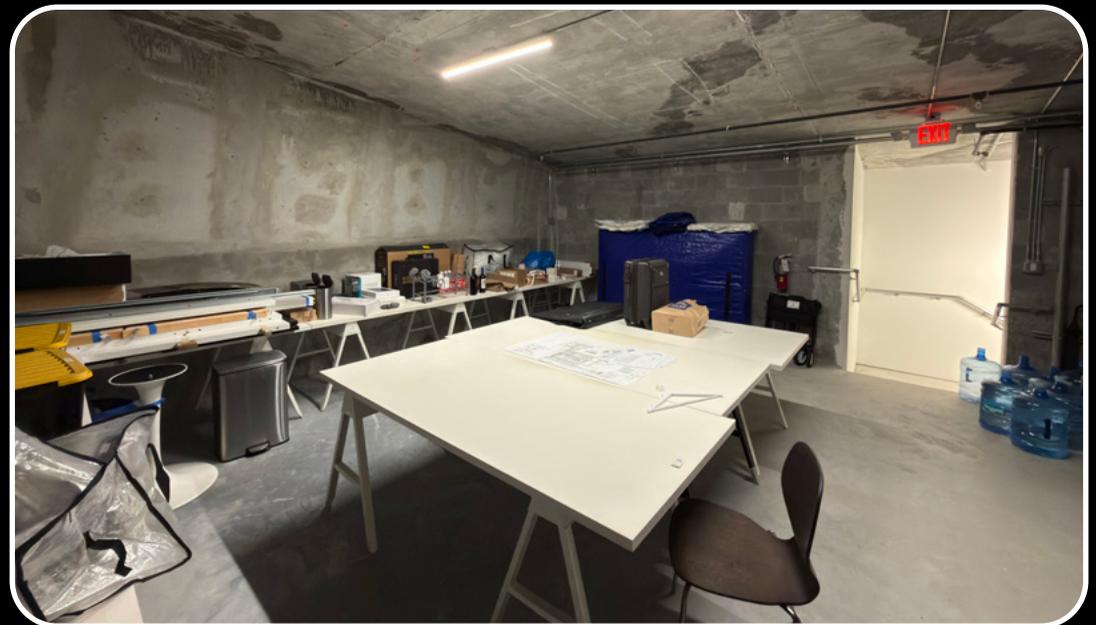
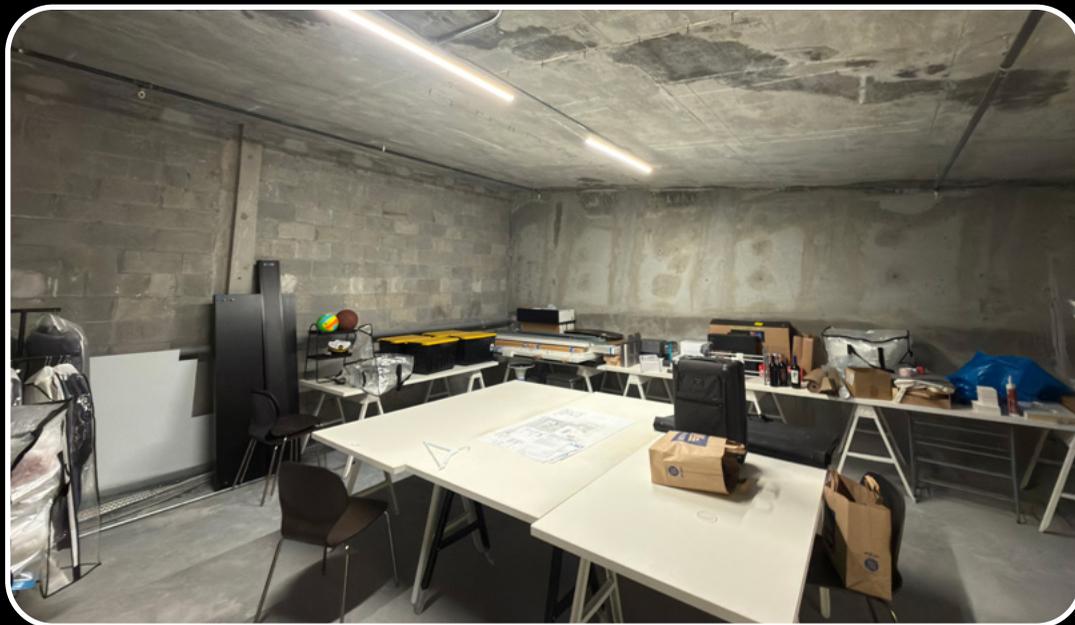
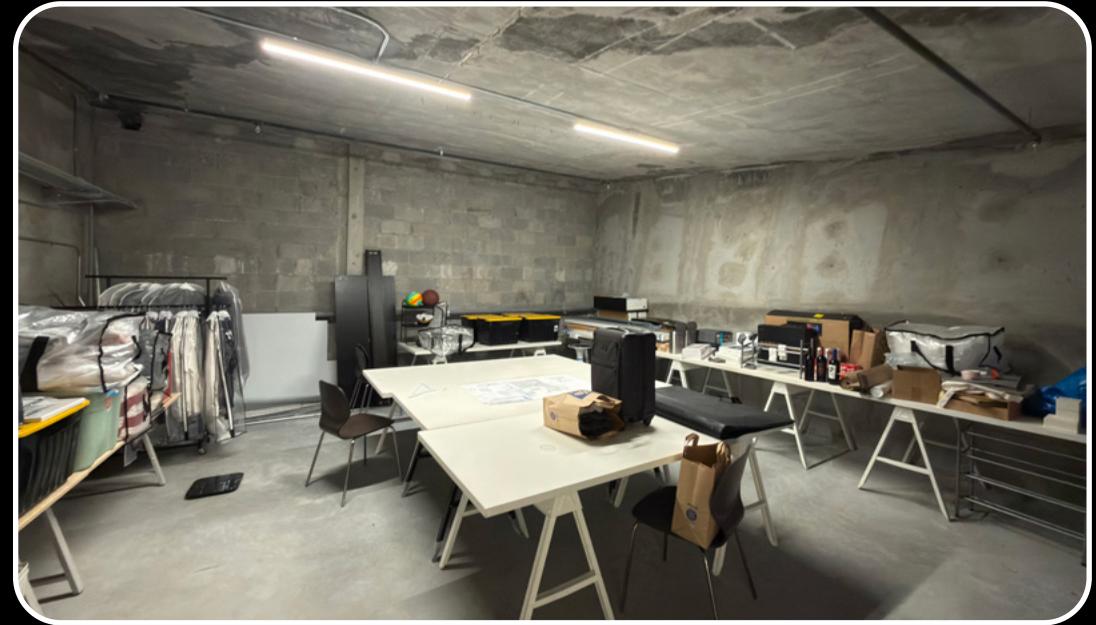
ASKING PRICE
\$40 NNN



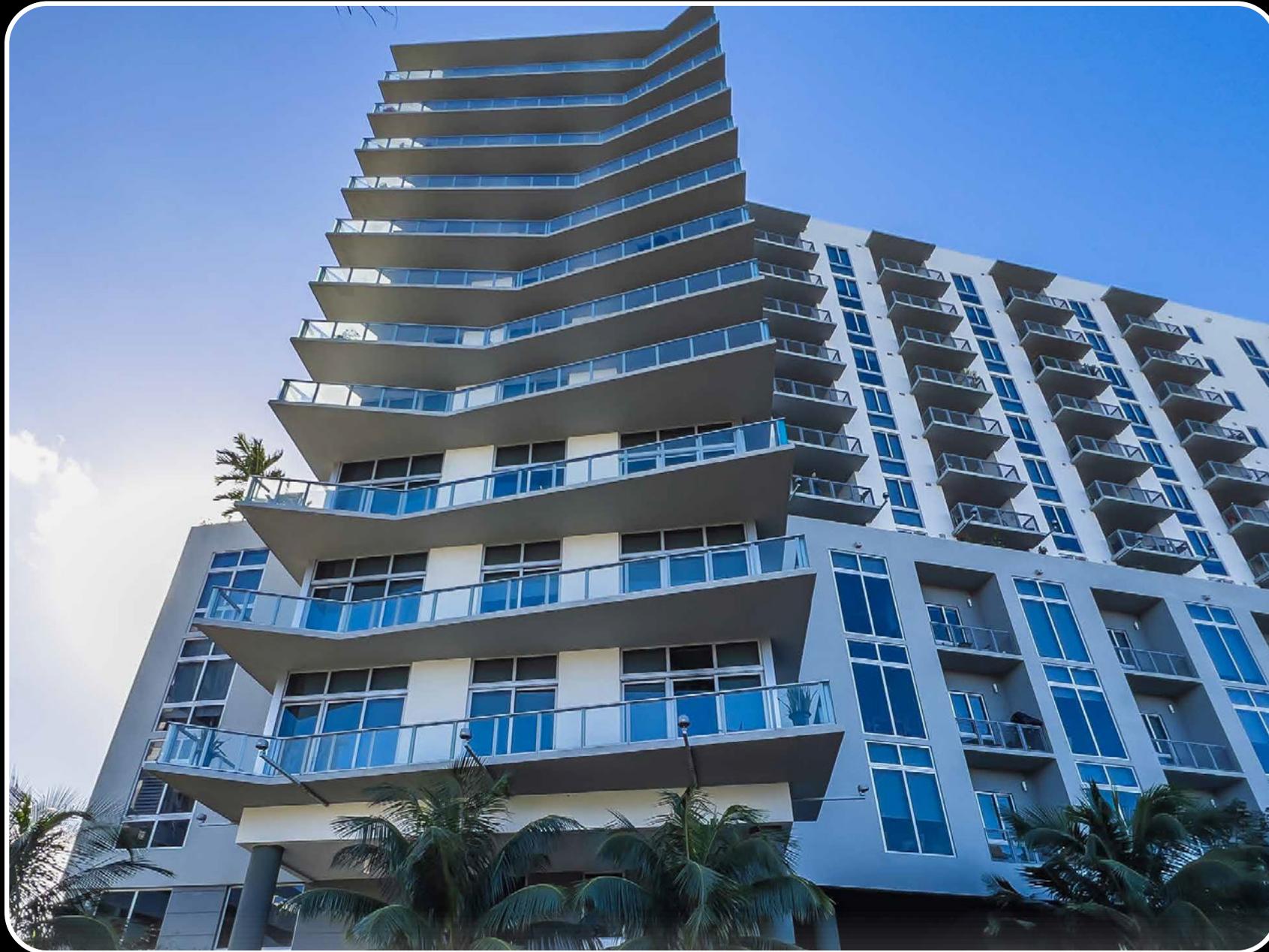
INTERIOR PHOTOS



INTERIOR PHOTOS - UPSTAIRS



EXTERIOR PHOTOS

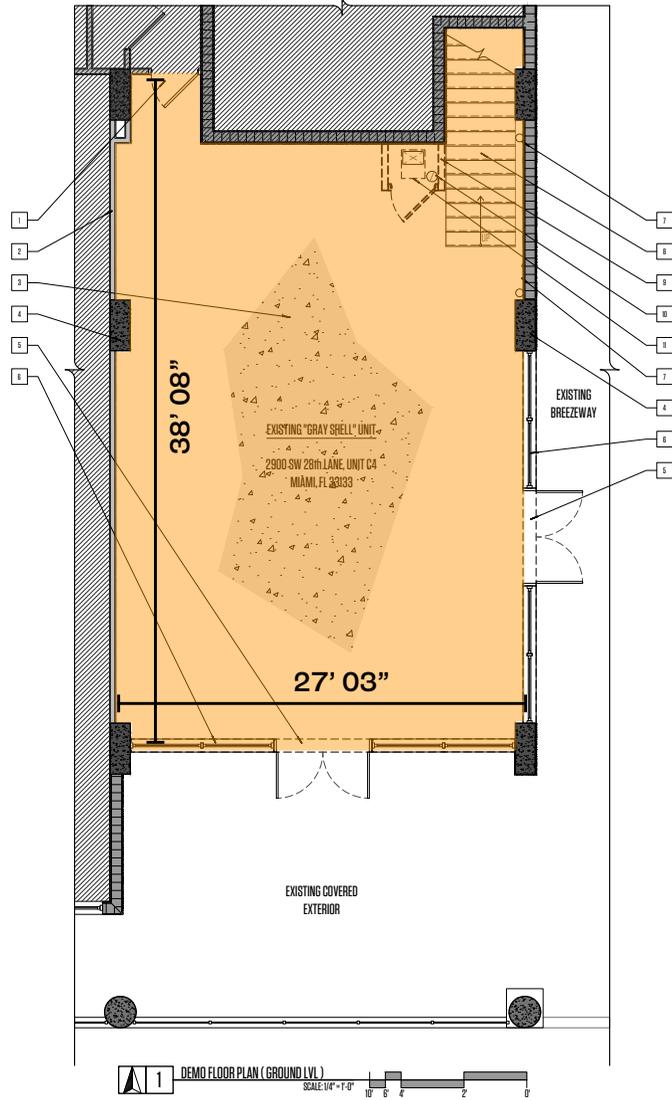


EXTERIOR PHOTOS

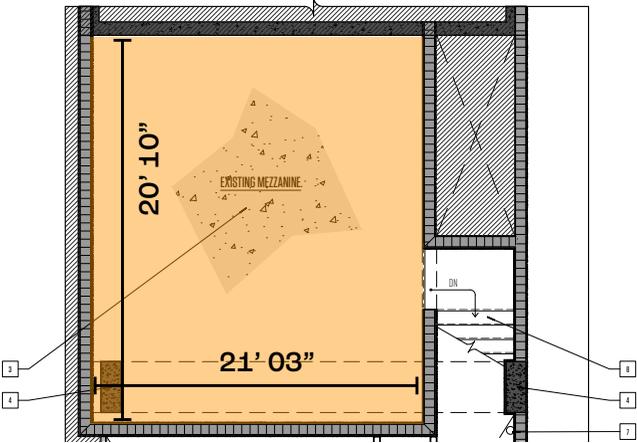


FLOOR PLAN

GROUND FLOOR



UPSTAIRS AREA



TOTAL RETAIL AREA
1,588 SF

NORTH EAST VIEW

DOWNTOWN MIAMI

4.7 MILES AWAY

BRICKELL

3.1 MILES AWAY

**COCONUT GROVE STATION
WEEKDAY RIDERSHIP**

1,317 PASSENGERS

**COCONUT GROVE
METRO RAIL STATION**

83,500 AADT

US1

UNDERLINE PHASE 2

SOUTH DIXIE HWY

SOUTH DIXIE HWY

ZOI HOUSE
COCONUT GROVE

SOUTH WEST VIEW

MIRACLE MILE

1.8 MILES AWAY



ZOI HOUSE
COCONUT GROVE

NOW LEASING!

**METROBUS &
TROLLEY
STOP**

UNDERLINE PHASE 2





GROVE CENTRAL



ZOI HOUSE
COCONUT GROVE

GROVE CENTRAL

This commercial opportunity is an ideal fit for a business looking to receive a tremendous amount of traffic on a daily basis. The retail space is conveniently located on the ground floor of the high-end ZOI House, which is home to 130 luxury apartments.

Directly to the west of the property is one of Miami's most exciting developments also known as Grove Central.

Completed in 2024 this development hosts a 23-story residential tower including 402 multifamily units and a massive 172,000 square foot neighborhood shopping center anchored by Target and including tenants such as Sprouts Supermarket and Total Wine. Grove Central also include 1,300 parking spaces which will guaranty a high inflow of visitors to the area looking to take advantage the Metrorail Station, the Connection to the Underline Linear Park, the retail and multifamily units.

POTENTIAL CONCEPTS

YOGA STUDIO



RESTAURANT



OFFICE



SMOOTHIE BAR



GYM

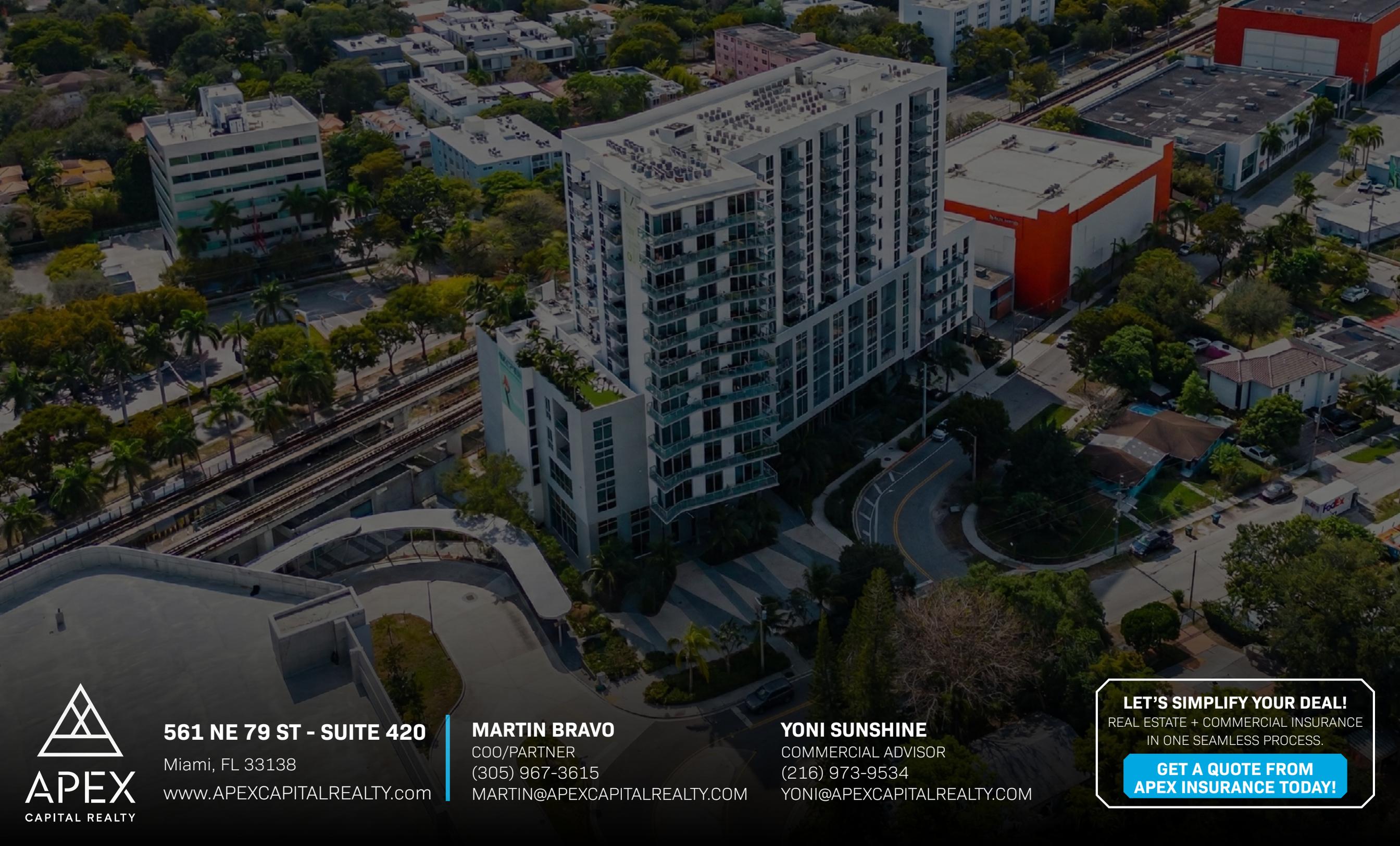


The Underline

Phase 2 of The Underline was completed in 2024 and was built on three key drivers: safe multi-modal transportation, nature, and community.

Phase 2 features the project's first of many bioswales, green infrastructure and below ground drainage that will help with stormwater flooding and runoff. It also includes programmable areas for numerous public events, cultural, educational and health and wellness programs





561 NE 79 ST - SUITE 420

Miami, FL 33138

www.APEXCAPITALREALTY.com

MARTIN BRAVO

COO/PARTNER

(305) 967-3615

MARTIN@APEXCAPITALREALTY.COM

YONI SUNSHINE

COMMERCIAL ADVISOR

(216) 973-9534

YONI@APEXCAPITALREALTY.COM

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