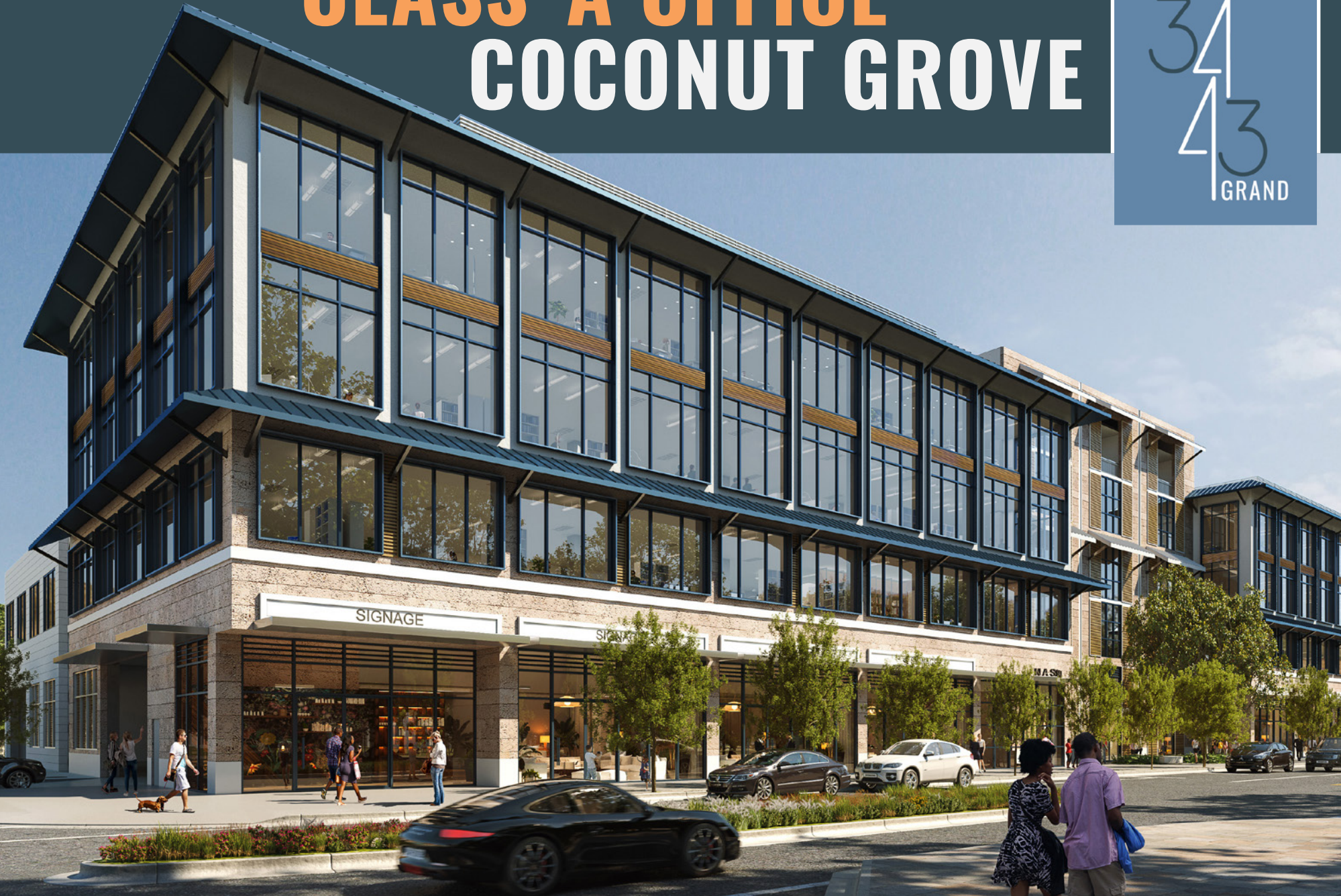


CLASS-A OFFICE COCONUT GROVE

34
43
GRAND



PROPERTY HIGHLIGHTS

Up to 80,000 RSF

BUILDING SIZE: ±89,551 SF

FLOORS: 5

PARKING RATIO: 3.00 : 1,000

CEILING HEIGHTS: 13'-6"

DESIGNED BY: ARQUITECTONICA

COMPLETION: Q4 - 2027

AMENITIES:

- HEART OF COCONUT GROVE
- CLASS-A FINISHES
- ON-SITE SECURITY
- COVERED PARKING
- LANDSCAPED TERRACES
- 24/7 ACCESS
- GROUND FLOOR RETAIL
- FGBC GREEN BUILDING CERTIFIED
- ELECTRIC CAR CHARGING
- GOLF CART PARKING
- OAK AND FIGUS PARKS
- OAK PLAZA ENTRY
- TROLLEY CONNECTION TO METRO RAIL STATIONS



3443 GRAND AVE | GROVE VILLAGE

34
43
| GRAND



SILVER BLUFF

ABBHI
CAPITAL

THE NEIGHBORHOOD

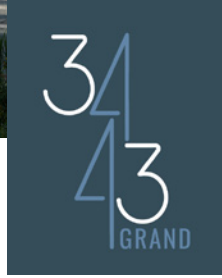
Miami's oldest neighborhood, Coconut Grove is a popular retail, dining, and nightlife destination surrounded by the region's most affluent suburbs and home to some of the area's best schools from Pre-K through high school. The community is currently experiencing a dramatic transformation fueled by the development of high-end condominiums, the repositioning of commercial spaces, and major public sector investments.



THE BUILDING



3443 GRAND AVE | GROVE VILLAGE



THE MAP



MIAMI AIRPORT
6 MILES

836

112

I-95

195

DOWNTOWN MIAMI
4 MILES

MIAMI BEACH
10 MILES

395

BRICKELL
3 MILES

I-95
2 MILES

CORAL GABLES
2 MILES

US-1

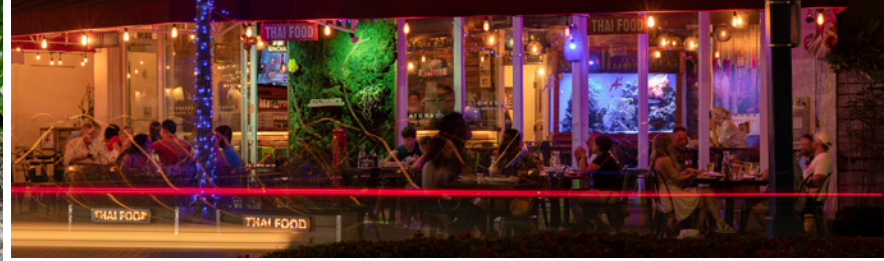
3443
GRAND AVE

US-1

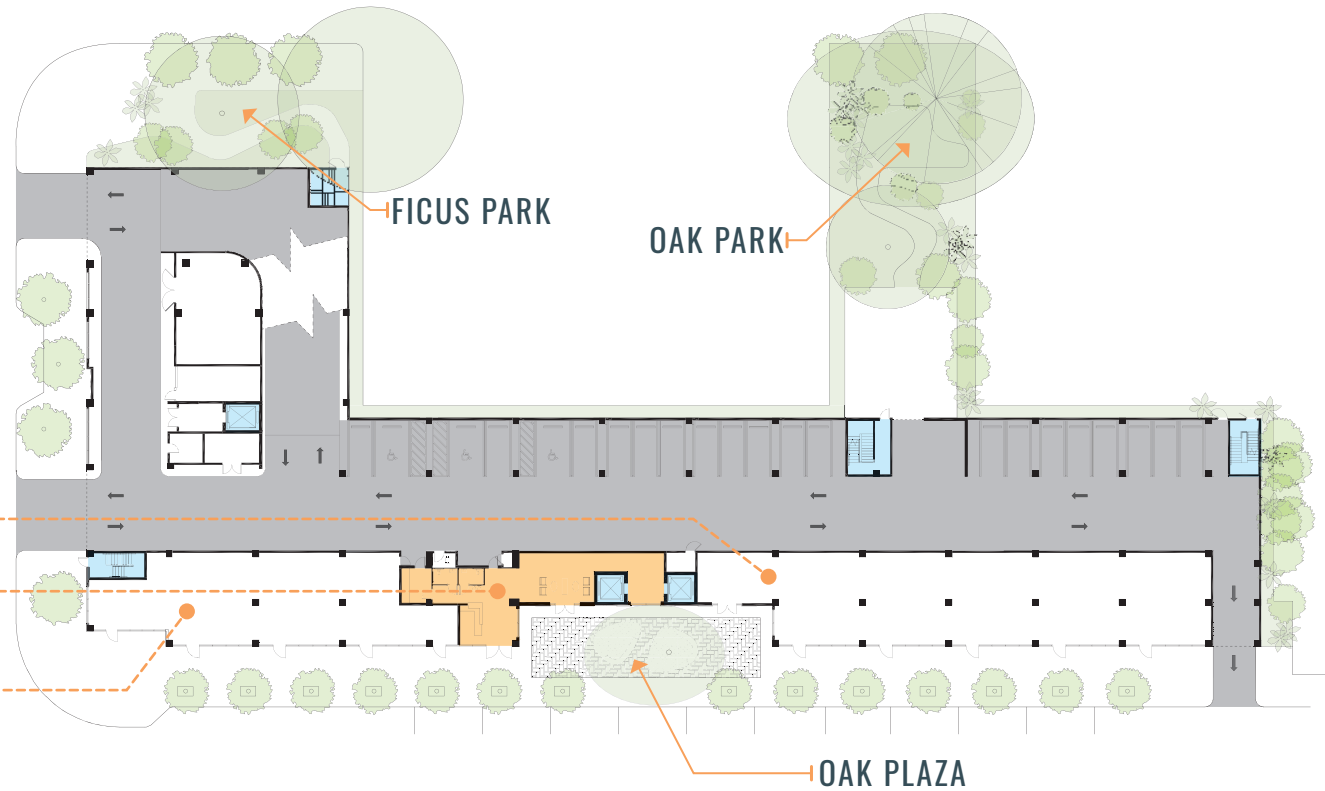
KEY BISCAYNE
9 MILES

GROVE VILLAGE

1. Coconut Grove Farmers Market
2. CocoWalk
3. Coconut Grove Elementary School
4. Mr. C Hotel
5. Peacock Park
6. Ransom Everglades
7. Dinner Key Marina
8. Commodore Plaza
9. St. Stephen's Episcopal Day School
10. Carrollton School of the Sacred Heart
11. Elemi Phase 01 - New 46 Unit Residential
12. Elemi Phase 02 - New 27 Unit Residential
13. Atala - New 175 Unit Mixed-Use Residential
14. Douglas Road Metrorail Station
15. 3443 GRAND AVE = NEW CLASS-A OFFICE



THE FLOOR PLANS



RETAIL SUITE 100 ± 4,868 SF

OFFICE LOBBY ± 1,079 SF

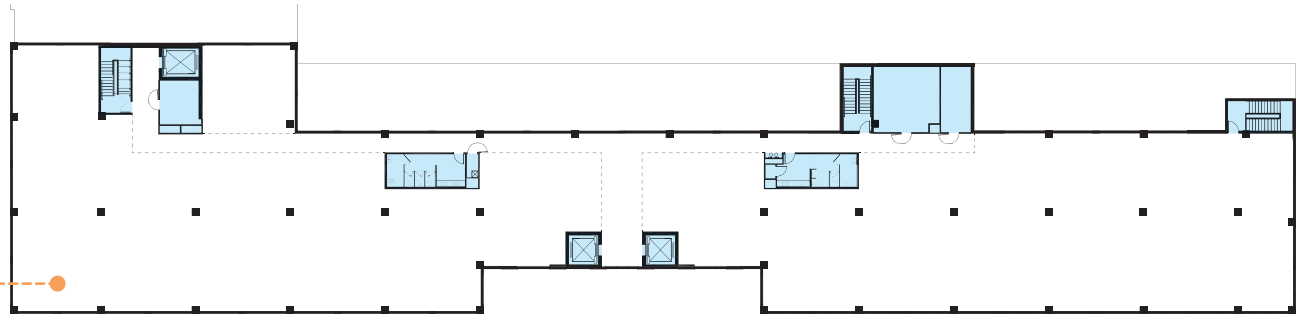
RETAIL SUITE 150 ± 3,123 SF

3443 GRAND AVE | GROVE VILLAGE

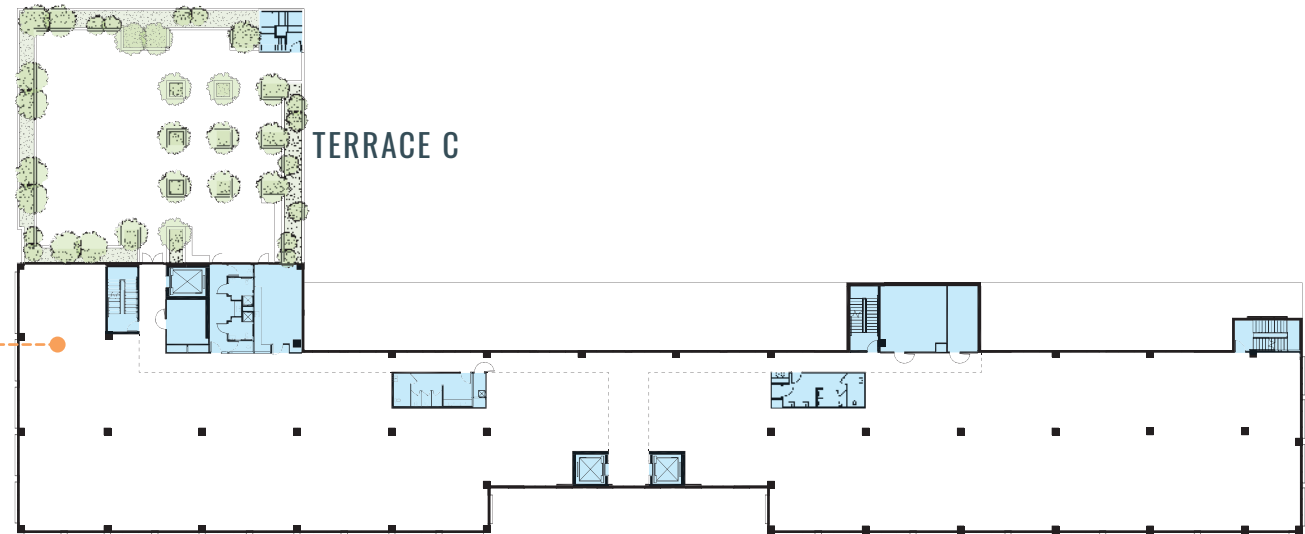


THE FLOOR PLANS

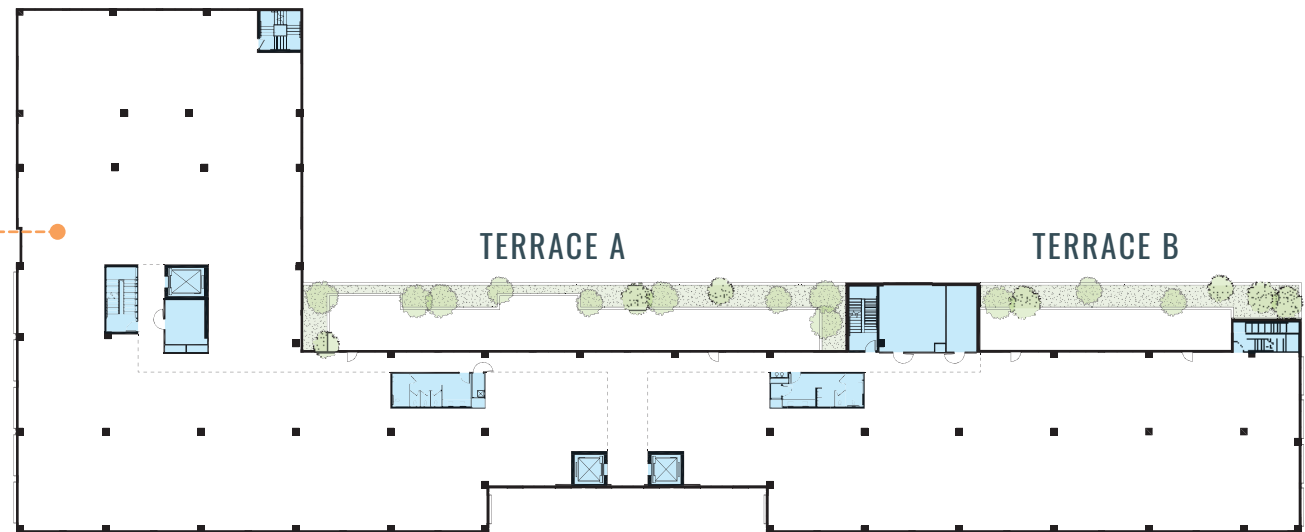
LEVEL 05 ± 24,117 SF



LEVEL 04 ± 24,131 SF



LEVEL 03 ± 32,302 SF



DEVELOPED BY:



WWW.3443grand.COM



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