



**FOR LEASE**

## Prime Retail Corner in Coconut Grove

3065 Fuller Street, Coconut Grove, FL 33133

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$140/ft
Lease Type:	NNN (~\$13/ft)
Unit Size:	1,000-2,113 SF
Use:	Retail
Zoning:	T5-O
Available On:	July 1 <sup>st</sup> , 2025
Submarket:	Coconut Grove

### LEASING HIGHLIGHTS

- Most desirable walking/shopping neighborhood in Miami
- Prime location, near exciting retail & restaurants
- Highly visible retail, in front of thousands per day
- Turnkey Vanilla Shell

### LEASING OVERVIEW

DWNTWN Realty Advisors is pleased to offer an exclusive leasing opportunity at 3065 Fuller Street, in Coconut Grove. The subject property is located in one of the most desirable neighborhoods in Miami, likened to the “West Village of Miami”, on one of the busiest driving and foot trafficked streets through the neighborhood, off main and main.

The building features between 1,000-2,113 square feet of turnkey retail space, with highly visible retail frontage on the hard corner of the highly foot trafficked Grand Avenue through Coconut Grove. This retail space is surrounded by some of the neighborhood's strongest national and regional co-tenants, such as Buck Mason, Warby Parker, LoveShack Fancy, Malbon, Alice + Olivia, Blue Mercury, Aesop, Starbucks, and many others. The surrounding area boasts restaurants which are home to some of the most renowned names in Miami, including a Michelin rated restaurant across the street from this unit, as well as an office market home to some of the nation's largest tech and marketing companies, and VC and private equity firms.

The property is ideal for the nation's leading retailers looking to set a flag down in one of the country's most coveted and desirable living and walking neighborhoods.

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## EXTERIOR PHOTOS



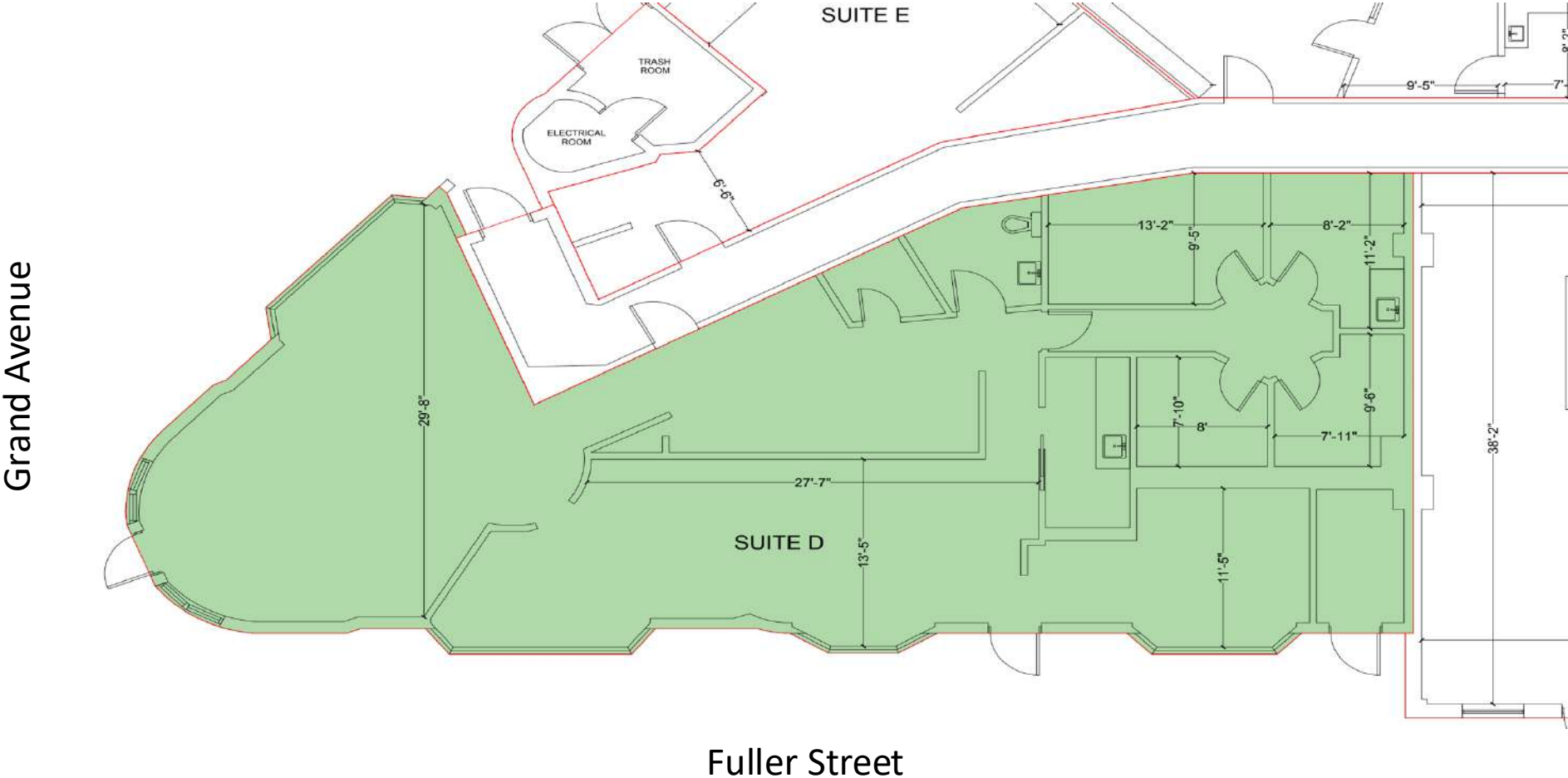
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## FLOORPLAN



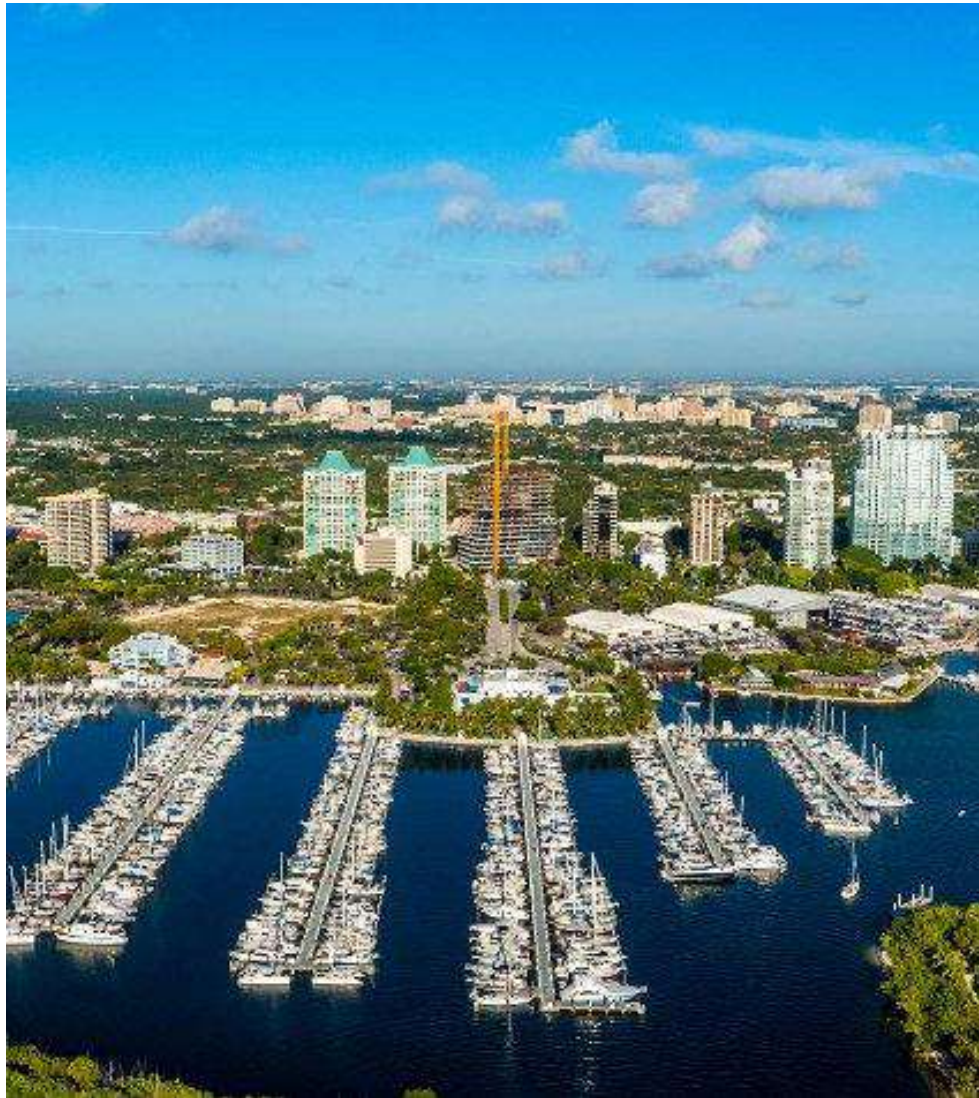
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## LOCATION DESCRIPTION



### LOCATION OVERVIEW

Nestled along Biscayne Bay, Coconut Grove is one of Miami's most vibrant and historic neighborhoods, known for its lush landscapes, walkable streets, and a blend of boutique retail, dining, and entertainment options. Originally established as an artist colony, the area has retained its bohemian charm while evolving into a high-end destination, attracting both locals and visitors. The neighborhood's unique character combines the best of tropical scenery with a sophisticated urban vibe, making it a magnet for those seeking a mix of culture and relaxation.

Coconut Grove's retail scene offers a curated selection of shops and eateries, with everything from upscale boutiques to beloved local cafes. The newly developed CocoWalk complex serves as a central hub for shopping, dining, and entertainment, seamlessly integrating modern amenities with the Grove's historic appeal. Surrounding CocoWalk, iconic streets such as Grand Avenue, McFarlane Road, and Main Highway are lined with an eclectic mix of high-end retailers, cozy coffee shops, and chic outdoor lounges, creating an inviting atmosphere for both daytime shopping and nighttime outings.

For business owners, Coconut Grove provides a distinctive and sought-after location with high foot traffic and visibility. The area draws a diverse crowd, including affluent residents, tourists, and professionals from nearby corporate hubs. Its reputation as a stylish and dynamic locale makes Coconut Grove ideal for brands looking to establish a meaningful presence in Miami's thriving retail market.

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## AERIAL CONTEXT MAP



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## HOTELS/RESIDENCES IN COCONUT GROVE



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## OFFICE DENSITY/TENANCY

- 1,245,000 Sq Ft of Office In Coconut Grove
- 5.1% vacancy rate for Class A office space (County average of 13.6%)

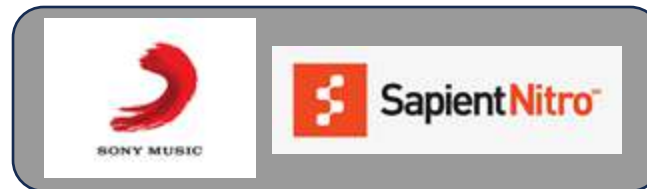
### Financial



### Professional Services



### Digital



### Real Estate





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## NEIGHBORHOOD RETAIL CONTEXT MAP



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## INTERIOR MOODBOARD



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## EXTERIOR MOODBOARD



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## AERIALS



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## FUTURE DEVELOPMENT



### FUTURE DEVELOPMENT OVERVIEW

The Allen Morris Company's transformative mixed-use development at 3101 Grand Avenue in the heart of Coconut Grove represents a significant milestone in the neighborhood's evolution. Spanning 1.7 acres, this visionary project will feature a five-story, state-of-the-art office building offering 100,000 square feet of premium workspace, a three-story condominium with 20 ultra-luxury residences priced from \$2.5 to \$8 million, and approximately 40,000 square feet of vibrant retail space. Topping it all off is a rooftop restaurant providing breathtaking views of Biscayne Bay, making it a destination for work, living, and leisure.

This project, designed by Oppenheim Architecture, is not only a testament to cutting-edge design but also an investment in the community's growth and sustainability. By enhancing walkability, blending seamlessly with Coconut Grove's lush natural environment, and creating a vibrant hub for business and retail, the development aims to elevate the area's appeal to residents, professionals, and visitors alike. It will also serve as the new headquarters for the Allen Morris Company, reinforcing its commitment to the local economy.

Scheduled for completion in 2027, this transformative development promises to inject new energy into Coconut Grove, solidifying its position as one of Miami's most sought-after neighborhoods. Its emphasis on sustainability, luxury, and community integration makes it a cornerstone of the area's future, driving increased interest in the surrounding properties and making this an opportune moment for prospective tenants to secure a presence in this thriving locale.

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