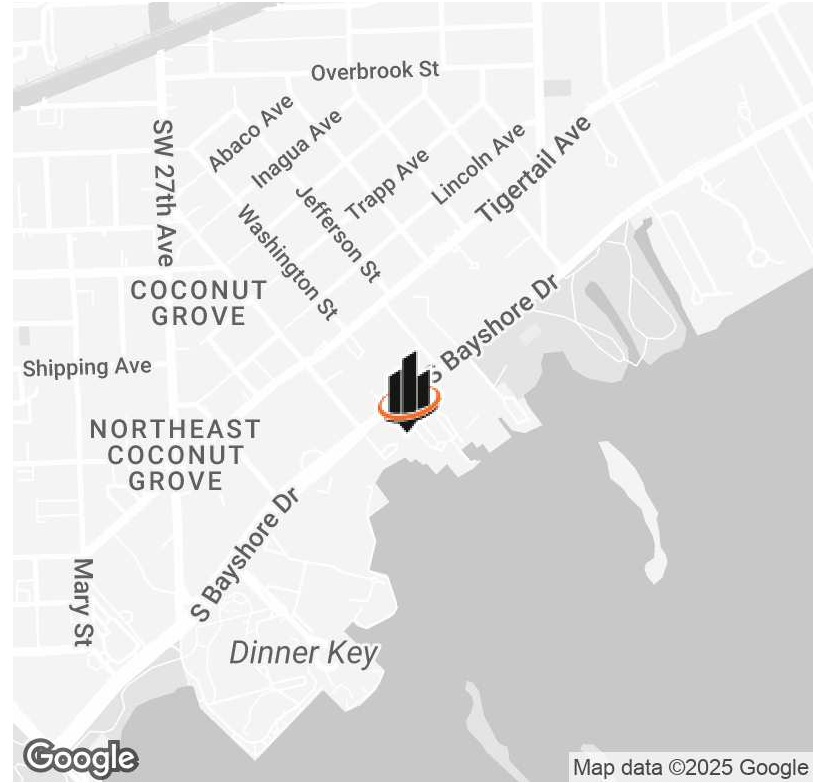




# Office Space For Lease

## Bayshore Landing

2550 S Bayshore Drive, Coconut Grove, FL 33133



### VIDEO

#### OFFERING SUMMARY

**LEASE RATE:** \$50.00/SF (NNN)

**EST OPEX:** \$21.00/SF

**AVAILABLE SF:** 1,145 SF

**LOT SIZE:** 85,000 SF

**BUILDING SIZE:** 51,885 SF

#### PROPERTY DESCRIPTION

SVN Commercial Realty is pleased to offer office suites for lease at Bayshore Landing located in the heart of Miami's beloved Coconut Grove. Bayshore Landing is a modern, mixed use property featuring 111 wet slips, dining, including local favorite, Monty's Raw Bar & Restaurant, and office/ground floor retail spaces. Minutes from Downtown Miami, and within walking distance to Coconut Grove's restaurants, shops, and art galleries.

#### PROPERTY HIGHLIGHTS

- One (1) Office Suite Available for Lease
- Office Suite 207A
- Total of 1,145 SF
- Four (4) Offices
- Reception Area
- Ample, Free Parking Available
- Independent A/C (Included in CAM)
- Electric & Trash Included



**Joel A. Kattan, SIOR**  
Senior Director  
O: 954.448.8531  
joel@svncr.com



**Anthony Peragine**  
Senior Advisor  
O: 786.643.0416  
anthony@svncr.com

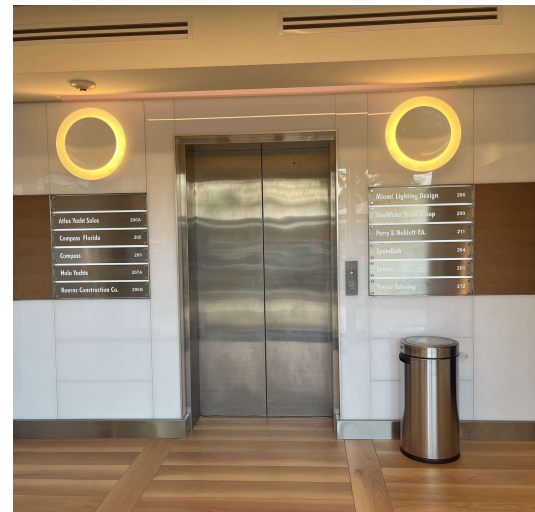
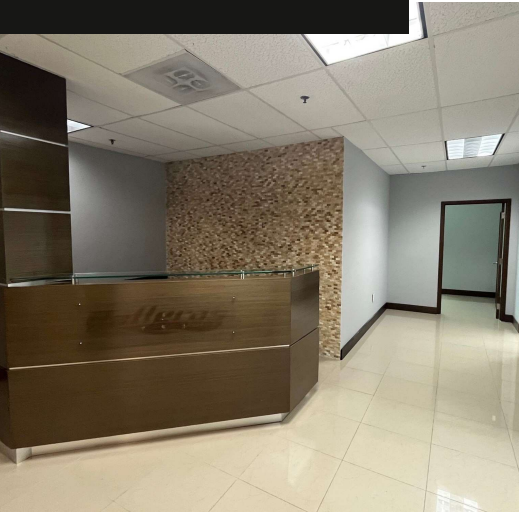




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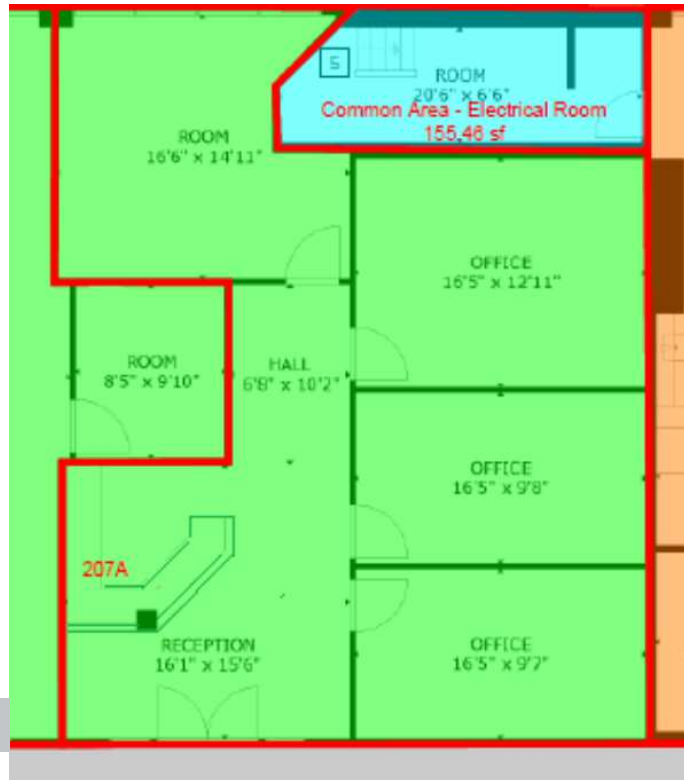




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## LEGEND

## LEASE INFORMATION

**LEASE TYPE:** NNN

**LEASE TERM:** Negotiable

**TOTAL SPACE:** 1,145 SF

**LEASE RATE:** \$50.00 SF/yr



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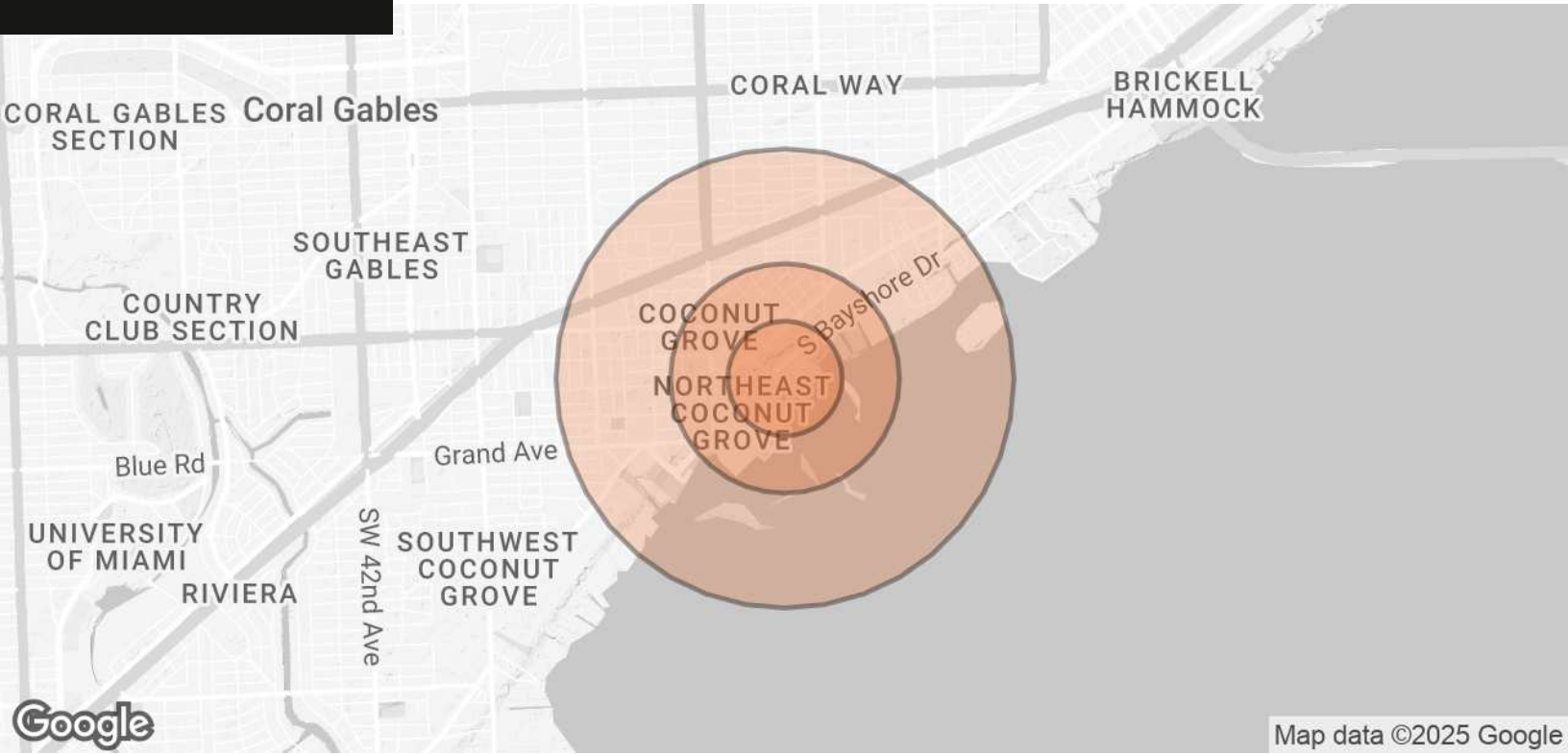




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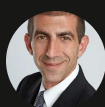
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	793	3,620	14,609
AVERAGE AGE	59.9	50.5	44.5
AVERAGE AGE (MALE)	56.5	49.5	45.0
AVERAGE AGE (FEMALE)	61.6	50.7	43.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	565	2,199	7,919
# OF PERSONS PER HH	1.4	1.6	1.8
AVERAGE HH INCOME	\$151,425	\$150,565	\$125,815
AVERAGE HOUSE VALUE	\$2,012,793	\$1,098,012	\$746,010

2020 American Community Survey (ACS)



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