

**CLASS A  
OFFICE  
FOR LEASE**

# OFFICE IN THE HEART OF COCONUT GROVE

3350 MARY STREET  
COCONUT GROVE, FL 33133



COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | [leesouthflorida.com](http://leesouthflorida.com)



PRESENTED BY:

**Bert Checa**

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*President*

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# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Discover an exceptional office space located in the vibrant and historic neighborhood of Coconut Grove. This stunning property offers a perfect blend of modern amenities and flexible workspace solutions, making it an ideal choice for architects, accountants, law firms, interior design firms, and other professional businesses. 20 on-site parking for employees and clients 24/7 security and surveillance ensuring a safe working environment and a spacious conference room equipped for all your meeting needs.

The property is conveniently located near major highways and public transportation, making it easy for employees and clients to reach your office. It's also within walking distance of popular dining, shopping, and entertainment options. Across the street from Sadelle's, 15 minutes to Brickell, and 20 minutes to Miami International Airport, Over 40 restaurants in a 1-mile radius.



For more information, please contact one of the following individuals:

## MARKET ADVISORS

### BERT CHECA

Principal  
786.473.9227  
bcheca@lee-associates.com

### MATTHEW ROTOLANTE, SIOR, CCIM

President  
305.490.6526  
mrotolante@lee-associates.com

## LEASE RATE: \$60.00/SF NNN



### Class A Office:

Two-story Class A office building  
14 private offices and 3 conference rooms  
Kitchen with a breakroom and a laundry room  
24/7 HVAC control  
24-hour access and controlled entry system  
Bicycle storage  
18 garage parking spaces included with 18 unassigned access cards



### Prime Location:

Restaurants within walking distance: Ossobuco, Carbone VINO, and AIDA  
Coconut Grove: 10 mins from Brickell Ave, Downtown, and the Coral Gables Business Districts

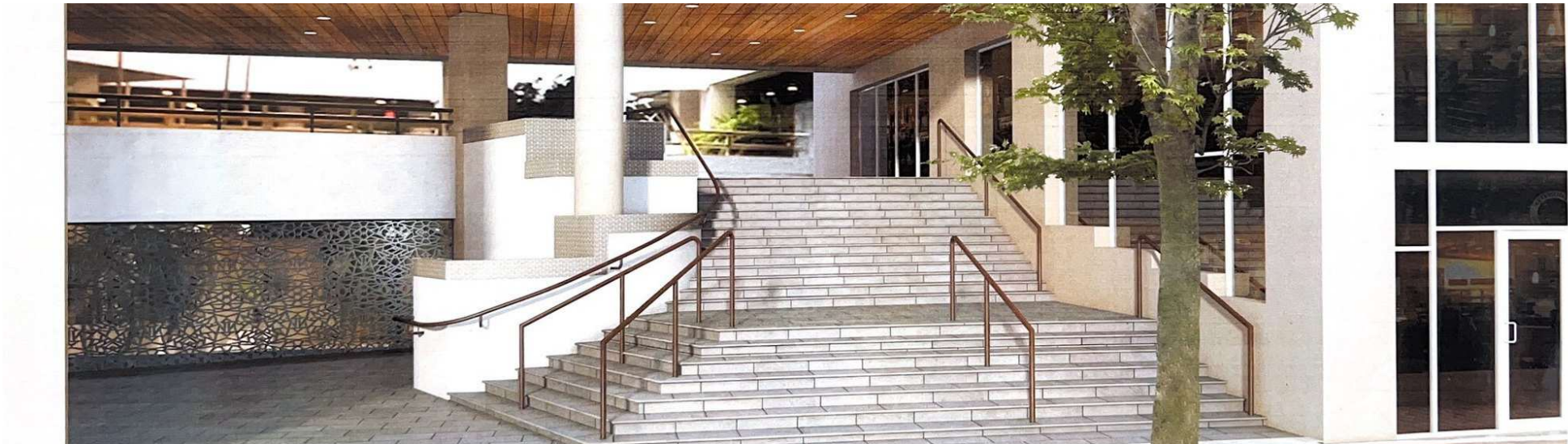


### Exceptional Access:

1.1 miles to US-1  
3 miles to I-95  
5.2 miles to 826/Palmetto Expy  
6.4 miles to 836/Dolphin Expy  
12.1 miles to Miami Int'l Airport



# LEASE SPACES

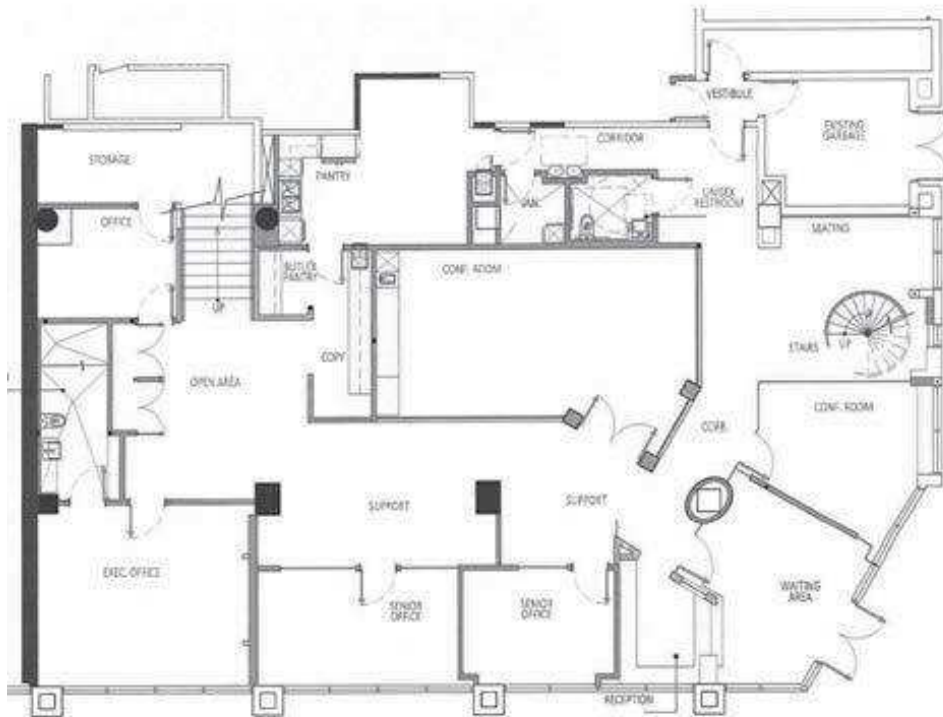


## AVAILABLE SPACES

SUITE    SIZE (SF)    LEASE TYPE    LEASE RATE    DESCRIPTION

Suite N	12,150 SF Gross Rentable	NNN	\$60.00 SF/yr	Space is being leased and fully furnished with high-end custom-made furniture, as shown in the photos.
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# FLOOR PLANS



Ground Floor



2nd Floor



# AREA OVERVIEW



# PROPERTY DETAILS

LOCATION INFORMATION		BUILDING INFORMATION	
BUILDING NAME	Class A Office in the Heart of Coconut Grove	BUILDING SIZE	+/- 30,000 SF
STREET ADDRESS	3350 Mary Street	BUILDING CLASS	A
CITY, STATE, ZIP	Coconut Grove, FL 33133	TENANCY	Multiple
COUNTY	Miami-Dade	NUMBER OF FLOORS	2
MARKET	Coconut Grove	YEAR BUILT	1987
SUB-MARKET	South Miami	YEAR LAST RENOVATED	2020
NEAREST HIGHWAY	US-1 & I-95	CONSTRUCTION STATUS	Existing
NEAREST AIRPORT	Miami Int'l Airport	NUMBER OF BUILDINGS	1
PROPERTY INFORMATION		PARKING & TRANSPORTATION	
UNIT SIZE	12,150 SF	PARKING TYPE	Surface
PROPERTY SUBTYPE	Office Building	PARKING RATIO	0.77
ZONING	T5-O	NUMBER OF PARKING SPACES	20

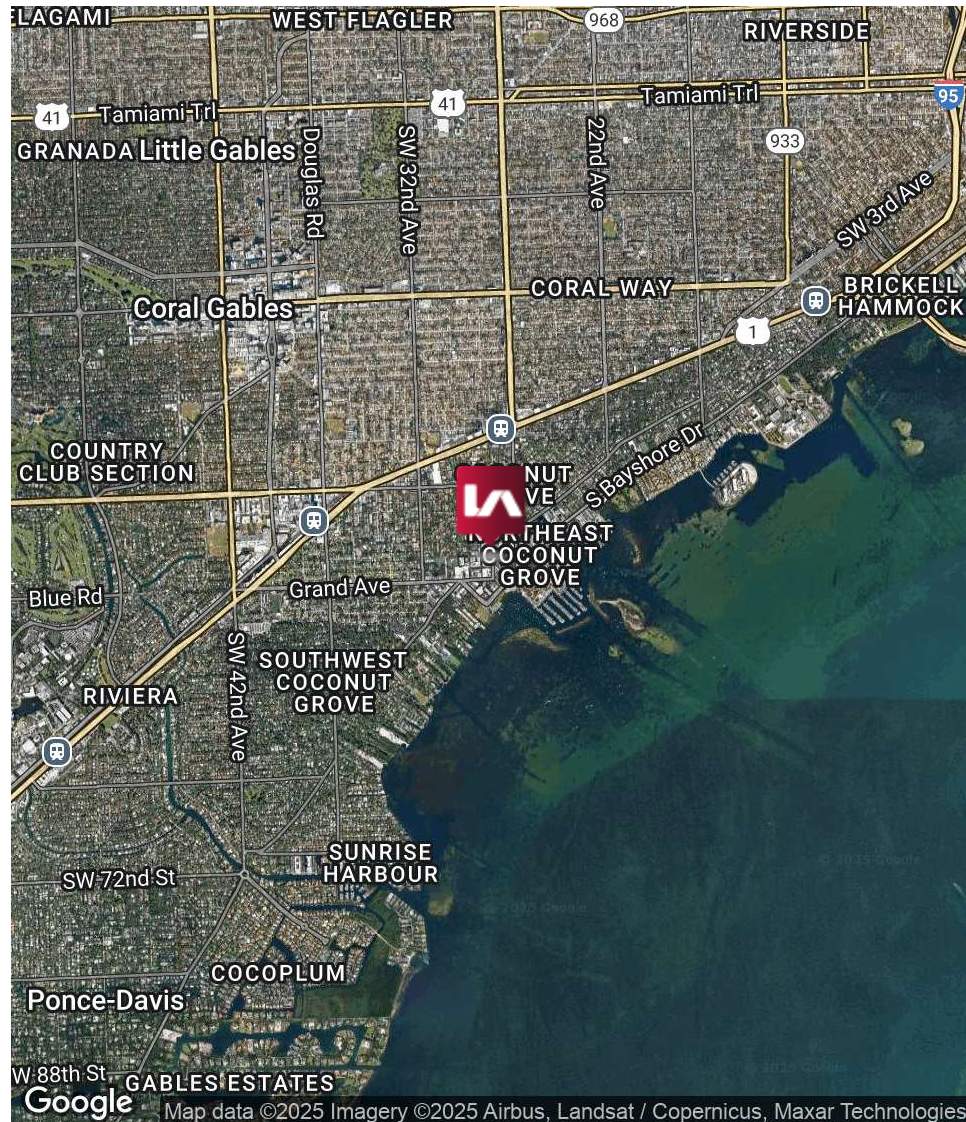


# CLASS A OFFICE





# REGIONAL MAP



## LOCATION OVERVIEW

Coconut Grove, Miami, is a vibrant neighborhood that offers a wide range of amenities. The area is known for its lush parks such as Peacock Park and David T. Kennedy Park, which provide beautiful green spaces for outdoor activities and relaxation. CocoWalk, a modern shopping and entertainment center, features trendy boutiques, artisanal coffee shops, and upscale dining options, making it a popular destination for shopping and leisure. The neighborhood also boasts cultural attractions like the Vizcaya Museum & Gardens, which offers a glimpse into Miami's historic architecture and lush landscapes.

**SUBMARKET:**

South Miami

**NEAREST HIGHWAY:**

US-1 & I-95



# RETAILER MAP





# DEMOGRAPHIC PROFILE

## — KEY FACTS —



**95,531**

Total  
Population



**\$143,667**

Average  
Household  
Income



**43.2**

Median  
Age



**2.3**

Average  
Household  
Size

### EDUCATION

**9%**

No High School  
Diploma

**17%**

High School Graduate

**17%**

Some College

**57%**

Bachelor's/Grad/Prof  
Degree

## Drive time of 10 minutes



### EMPLOYMENT TRENDS

**14%**  
Services

**11%**

White Collar

**75%**

Blue Collar

Unemployment Rate  
**1.2%**

### COMMUTING TRENDS

**4%**

Took Public  
Transportation

**7%**

Carpooled

Walked

**4%**

Bicycled

**1%**

### NEARBY AMENITIES



**411**

Number of  
Restaurants

**1,300**

Retail  
Businesses



### DAYTIME POPULATION

Total Daytime  
Population

**124,294**

Daytime  
Population:  
Workers

**81,651**

Daytime  
Population:  
Residents

**42,643**

### BUSINESS



**10,936**

Total Businesses



**66,758**

Total Employees



**12,240,862,545**

Total Sales



# DEMOGRAPHIC PROFILE

## — KEY FACTS —

**314,598**  
Total Population

**\$125,995**  
Average Household Income

**40.5**  
Median Age

**2.2**  
Average Household Size

### EDUCATION

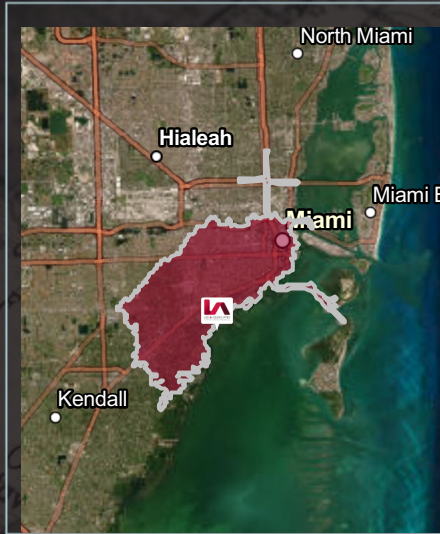
**13%**  
No High School Diploma

**20%**  
High School Graduate

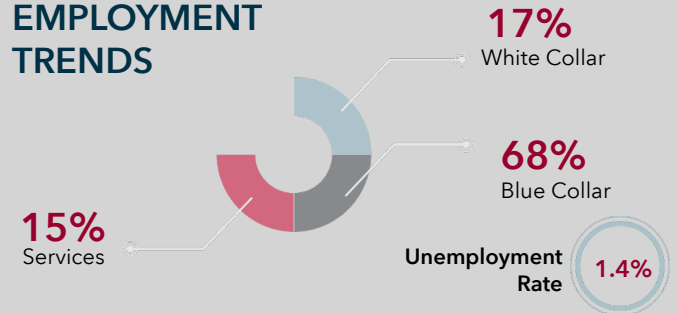
**17%**  
Some College

**49%**  
Bachelor's/Grad/Prof Degree

## Drive time of 15 minutes



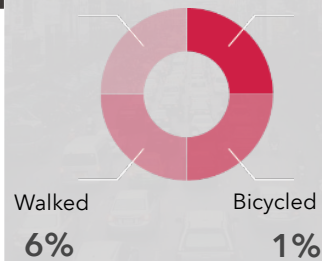
### EMPLOYMENT TRENDS



### COMMUTING TRENDS

**6%** Took Public Transportation

**8%** Carpooled



### NEARBY AMENITIES



**1,476**  
Number of Restaurants

### DAYTIME POPULATION

Total Daytime Population  
**414,995**

Daytime Population: Workers  
**274,903**

Daytime Population: Residents  
**140,092**

### BUSINESS



**36,603**

Total Businesses



**232,384**

Total Employees



**40,537,343,230**

Total Sales

**4,425**

Retail Businesses



# DEMOGRAPHIC PROFILE

## — KEY FACTS —

**606,553**  
Total Population

**\$112,393**  
Average Household Income

**40.4**  
Median Age

**2.3**  
Average Household Size

### EDUCATION

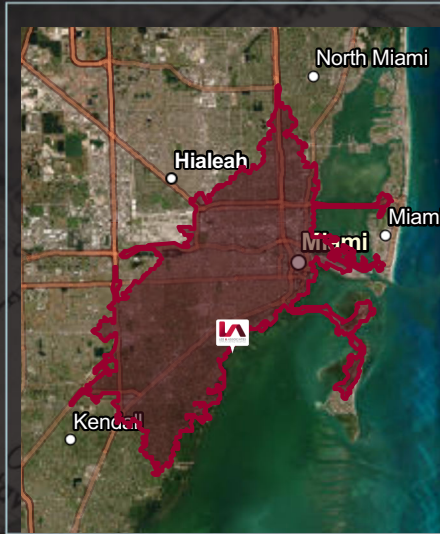
**15%**  
No High School Diploma

**23%**  
High School Graduate

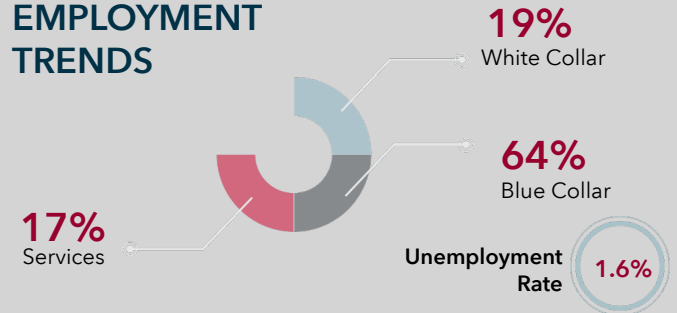
**19%**  
Some College

**43%**  
Bachelor's/Grad/Prof Degree

## Drive time of 20 minutes



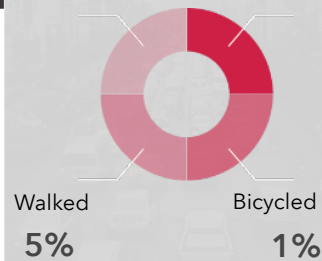
### EMPLOYMENT TRENDS



### COMMUTING TRENDS

**7%** Took Public Transportation

**7%** Carpooled



### NEARBY AMENITIES



**2,674**  
Number of Restaurants

### DAYTIME POPULATION

Total Daytime Population  
**754,924**

Daytime Population: Workers  
**472,663**

Daytime Population: Residents  
**282,261**

### BUSINESS



**59,741**  
Total Businesses



**413,219**  
Total Employees



**73,347,456,491**  
Total Sales

**8,768**  
Retail Businesses

