

# CLASS-A OFFICE COCONUT GROVE

34  
43  
GRAND





# PROPERTY HIGHLIGHTS

## Up to 80,000 RSF

**BUILDING SIZE:** ±89,551 SF

**FLOORS:** 4

**PARKING RATIO:** 3.00 : 1,000

**CEILING HEIGHTS:** 13'-6"

**DESIGNED BY:** ARQUITECTONICA

**COMPLETION:** Q2 - 2026

### 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



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# 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

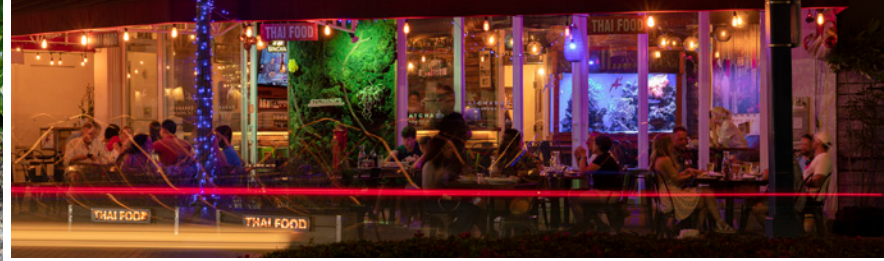
**3443**  
**GRAND AVE**

US-1

**KEY BISCAYNE**  
9 MILES

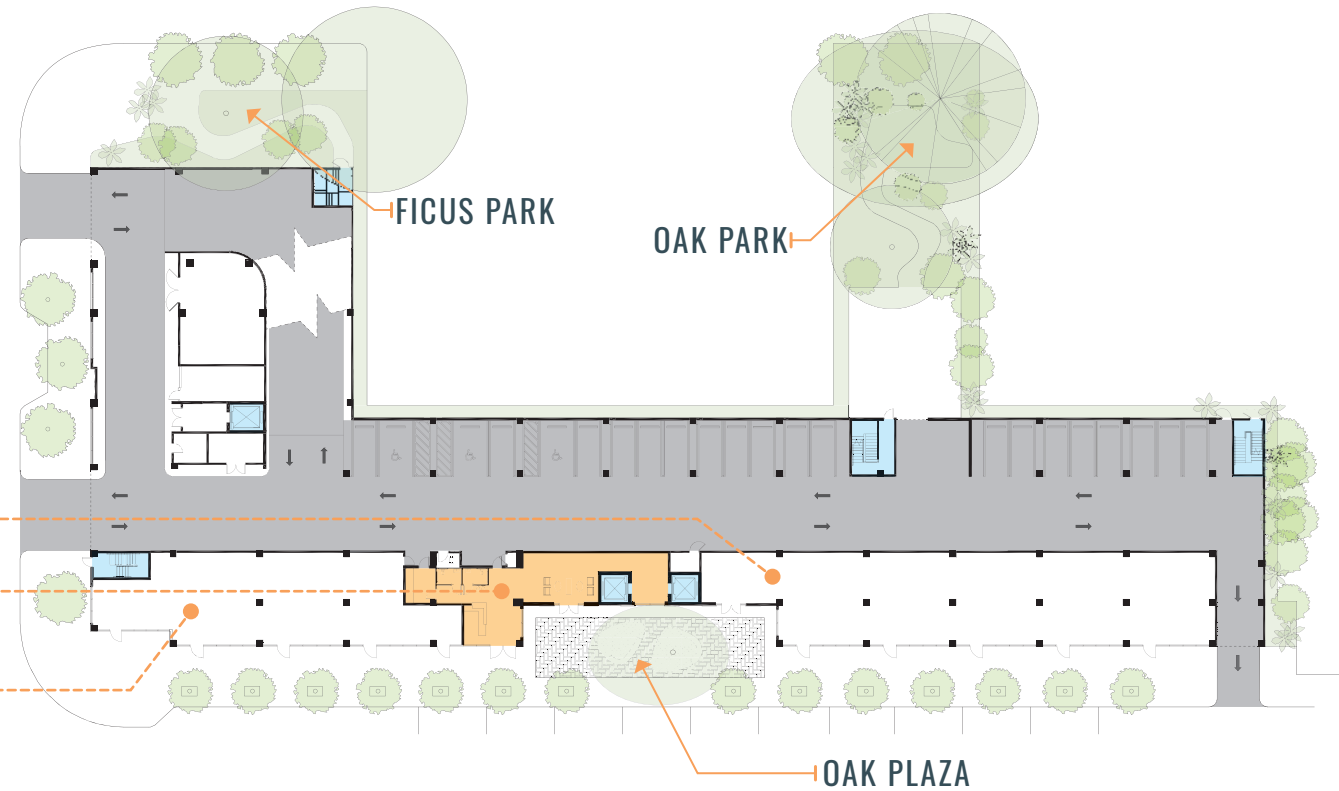
# GROVE VILLAGE

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

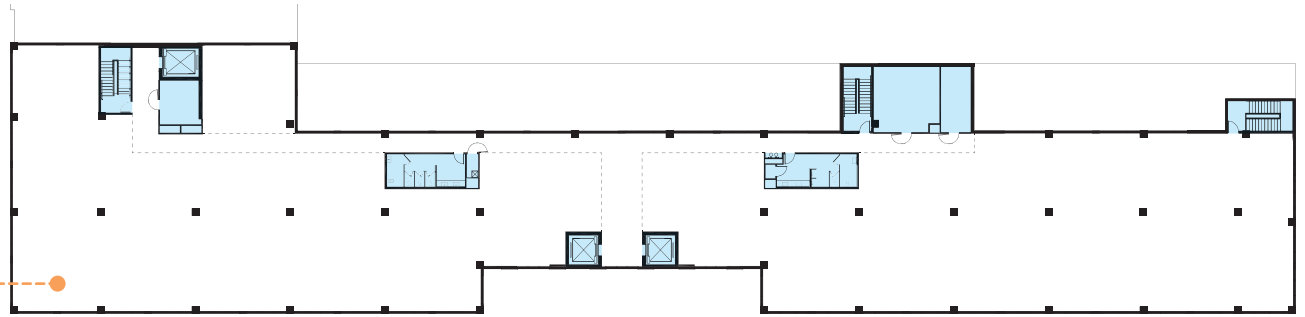
**RETAIL SUITE 150** ± 3,123 SF

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# THE FLOOR PLANS

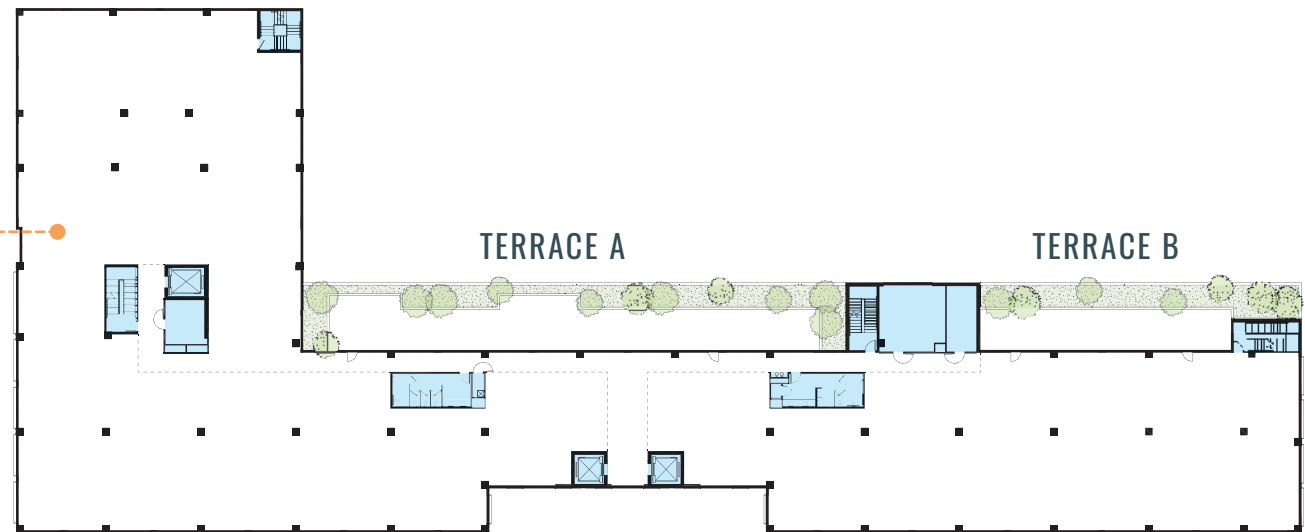
LEVEL 04 ± 24,117 SF



LEVEL 03 ± 24,131 SF



LEVEL 02 ± 32,302 SF





DEVELOPED BY:



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