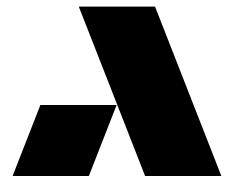


# AVENUE

## VIZCAYA CAPITAL BUILDING

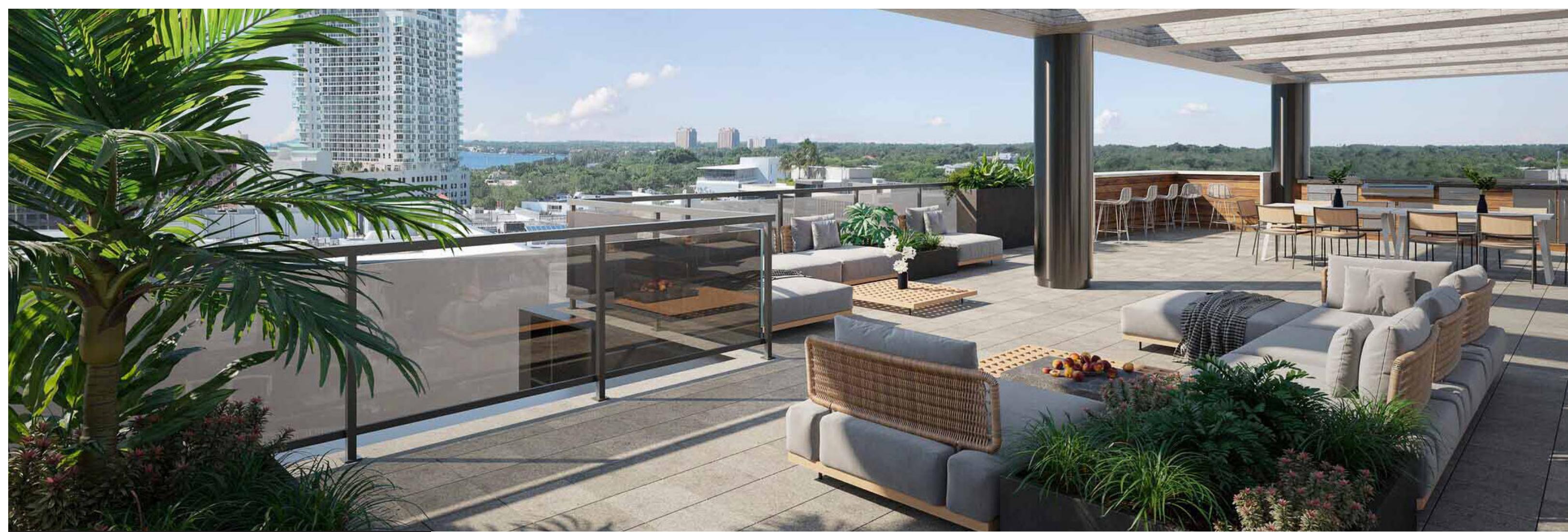
2871 OAK AVENUE  
MIAMI, FL 33133

ROOFTOP RESTAURANT  
FOR LEASE



AVENUEREP.COM





## PREMISES

2871 OAK AVENUE

ROOFTOP : +/- 4,800 SF

MEZZ KITCHEN : +/- 1,400 SF

DELIVERY: UPON REQUEST

RENT: UPON REQUEST

## PROPERTY INFO

- EXCLUSIVE ROOFTOP RESTAURANT OPPORTUNITY FOR LEASE AT A BRAND NEW BOUTIQUE CLASS A OFFICE BUILDING DEVELOPED BY VIZCAYA CAPITAL AND DESIGNED BY ARQUITECTONICA
- LOCATED IN THE MOST EXCLUSIVE AND NEWEST AREA OF COCONUT GROVE NEAR KOKO, SADELLE'S, OMAKAI AND AIDA RESTAURANTS
- BENEFIT FROM BEING IN THE HEART OF A THRIVING BUSINESS DISTRICT, SURROUNDED BY CORPORATE HEADQUARTERS, BUSTLING RESTAURANT SCENE, AND A VIBRANT COMMUNITY
- PANORAMIC VIEWS THAT WILL LEAVE A LASTING IMPRESSION ON ALL CUSTOMERS

## NEARBY TENANTS



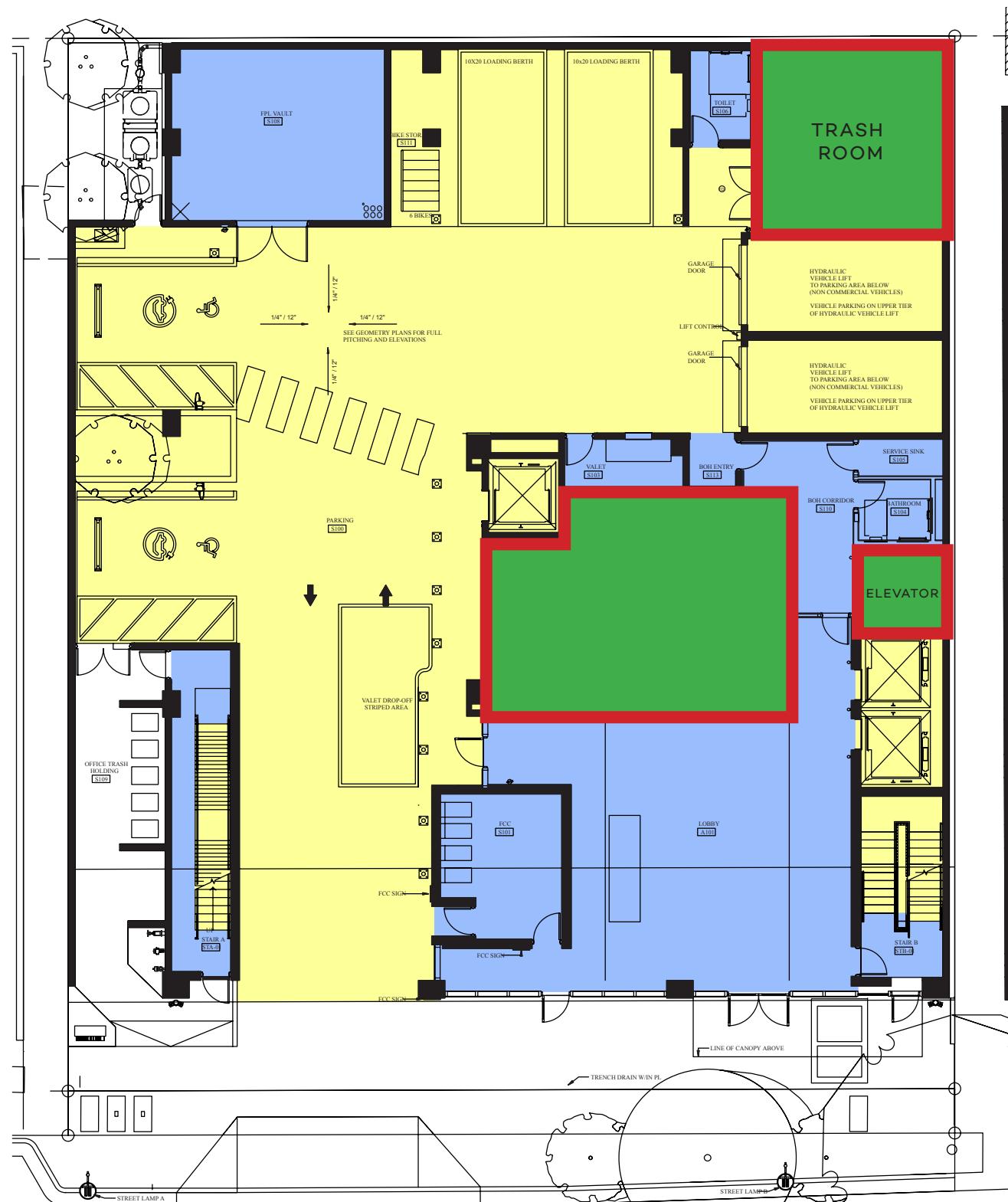
sweetgreen



BUILDING PROPOSED RENDERING

Tenant Area  Tenant Ancillary Area   
 Rentable Exclusions  Floor Service Area  Building Service Area  Building Amenity Area  Inter-Building Service Area

Inter-Building Amenity Area



0 20  
feet



FLOOR PLAN

GROUND FLOOR

Client: Vizcaya Capital

Vizcaya Capital

Version **FP5A** Created: 12/30/2024  
Measured: N/A

2871 Oak Avenue  
Miami, Florida, United States

Floor 01

Please refer to corresponding  
BOMA Office 2017 Method A Area  
Chart:

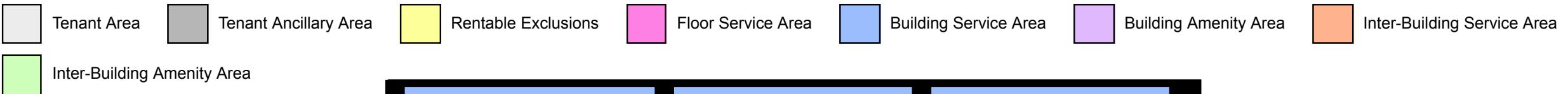
2871oak-b17a-7a.pdf



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This work product or portions thereof relies upon information provided by the Client and/or from third parties introduced by the Client that has not been independently verified by Extreme Measures Inc. Extreme Measures Inc. is not liable for any errors, omissions or inaccuracies that may result from such information.

**extreme**  
**measures** 1.877.963.2787  
mail@xmeasures.com  
www.xmeasures.com



Client: Vizcaya Capital

## Vizcaya Capital

Version	Created:	12/30/2024
<b>FP4A</b>	Measured:	N/A

2871 Oak Avenue  
Miami, Florida, United States

## Mezzanine

Please refer to corresponding  
BOMA Office 2017 Method A Area  
Chart:

2871oak-b17a-7a.pdf



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measures**

A number line from 0 to 16 with tick marks every 4 units. The segment between 0 and 8 is divided into 4 equal parts by tick marks. The segment between 8 and 16 is divided into 3 equal parts by tick marks. A circle with a triangle inside is at the 8 mark.

## FLOOR PLAN

# MEZZ KITCHEN

## TOTAL SQUARE FEET

+/- 1,400

Tenant Area

Tenant Ancillary Area

Rental Exclusions

Floor Service Area

Building Service Area

Building Amenity Area

Inter-Building Service Area

Inter-Building Amenity Area

Client: Vizcaya Capital

Vizcaya Capital

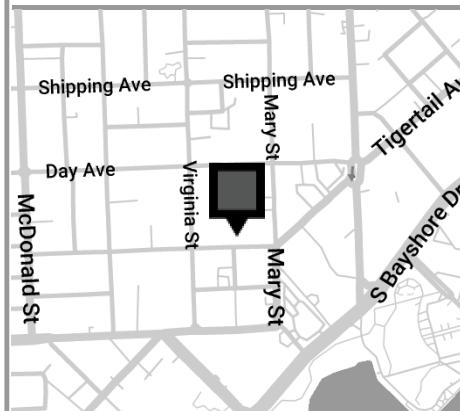
Version	Created: 12/30/2024
<b>FP2A</b>	Measured: N/A

2871 Oak Avenue  
Miami, Florida, United States

Floor 06

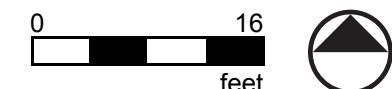
Please refer to corresponding  
BOMA Office 2017 Method A Area  
Chart:

2871oak-b17a-7a.pdf



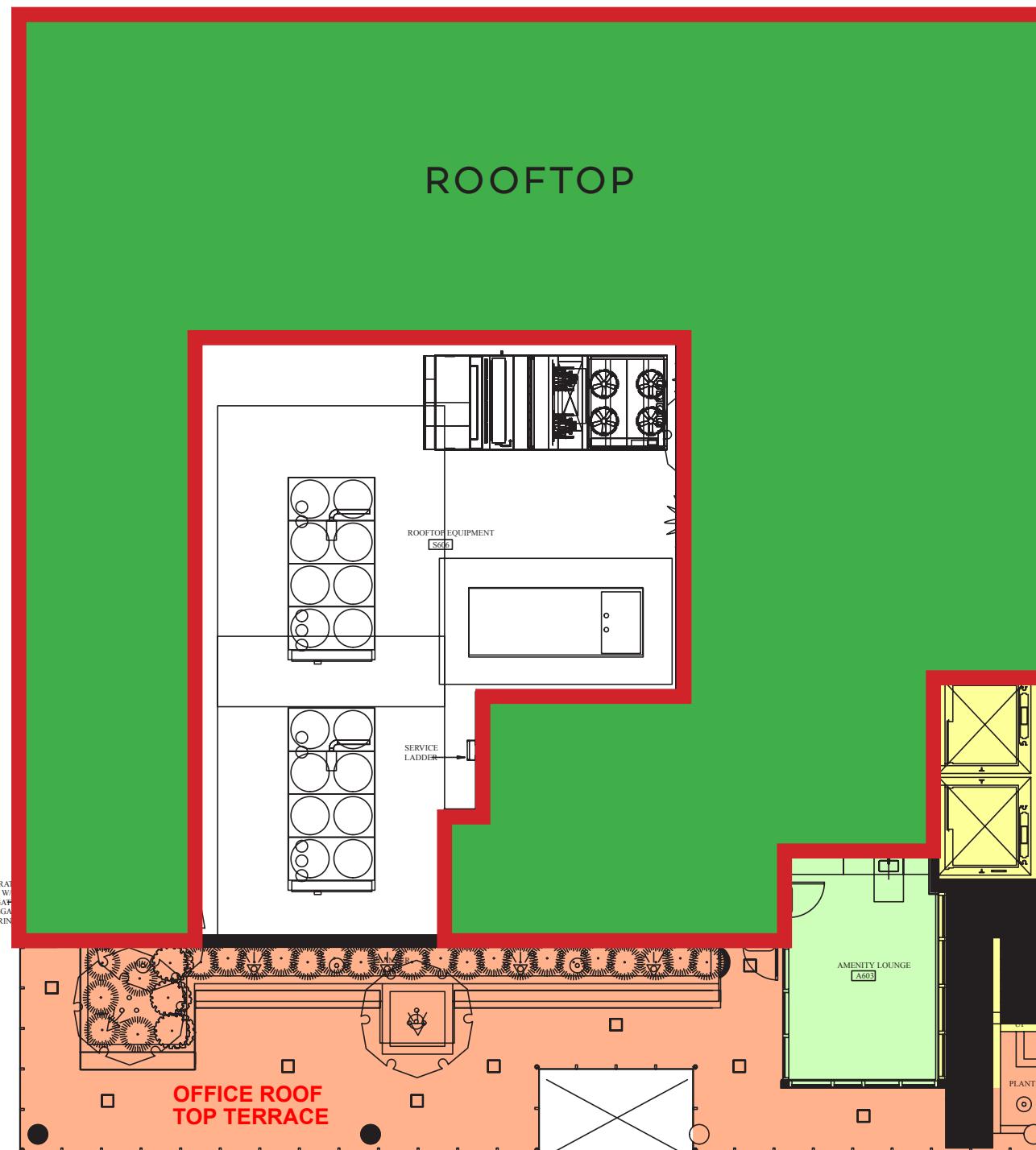
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FLOOR PLAN

ROOFTOP

TOTAL SQUARE FEET

+ / - 4,800



## Elementary School



## LOCATION

THE LEGEND

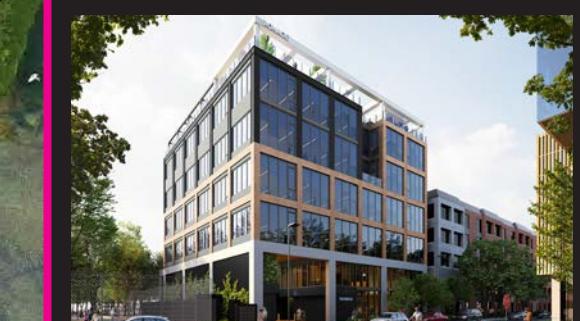
- Food & Beverage
- Retail
- Institutional
- Offices
- Hotel & Residences
- Public Parking

Grove at Grand Bay

RESIDENCES

MR.C

N  
S



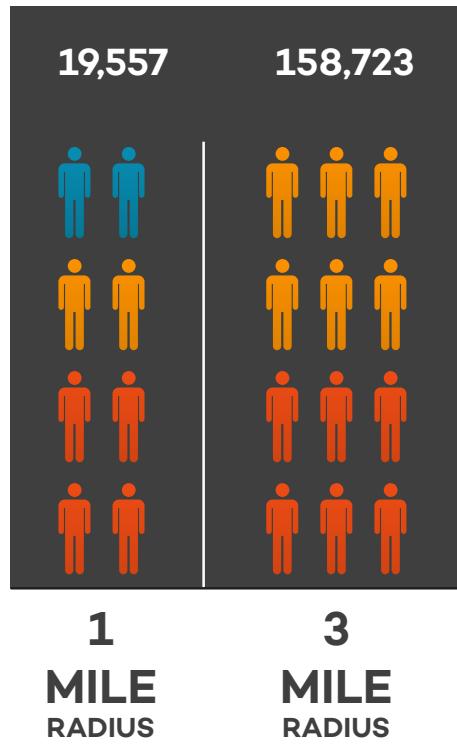
AERIAL VIEW

## SUMMARY PROFILE

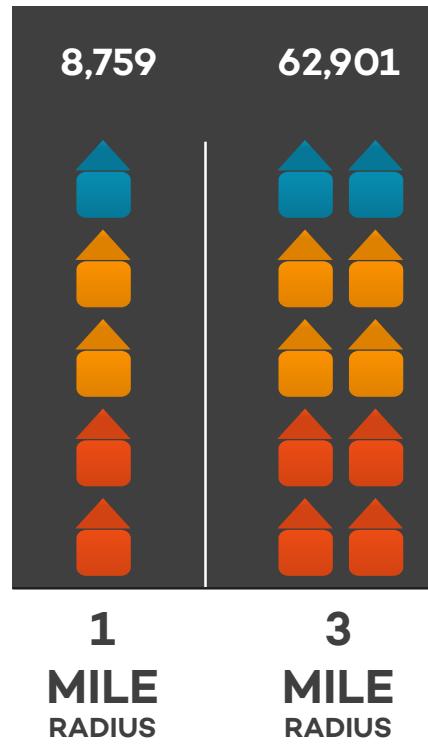
2000-2010 Census, 2019 Estimates with 2024 Projections  
Calculated using Weighted Block Centroid from Block Groups



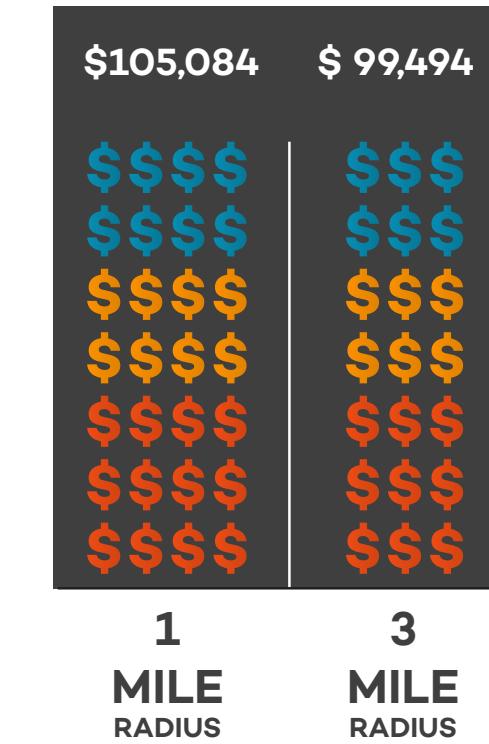
### POPULATION



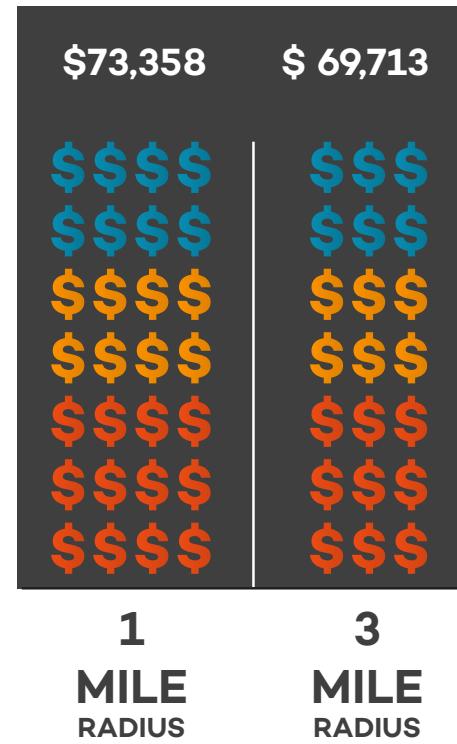
### HOUSEHOLDS



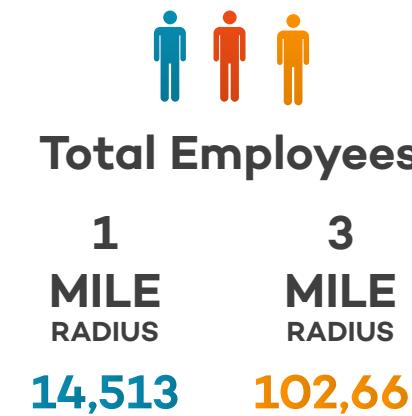
### AVERAGE HOUSEHOLD INCOME



### MEDIAN HOUSEHOLD INCOME

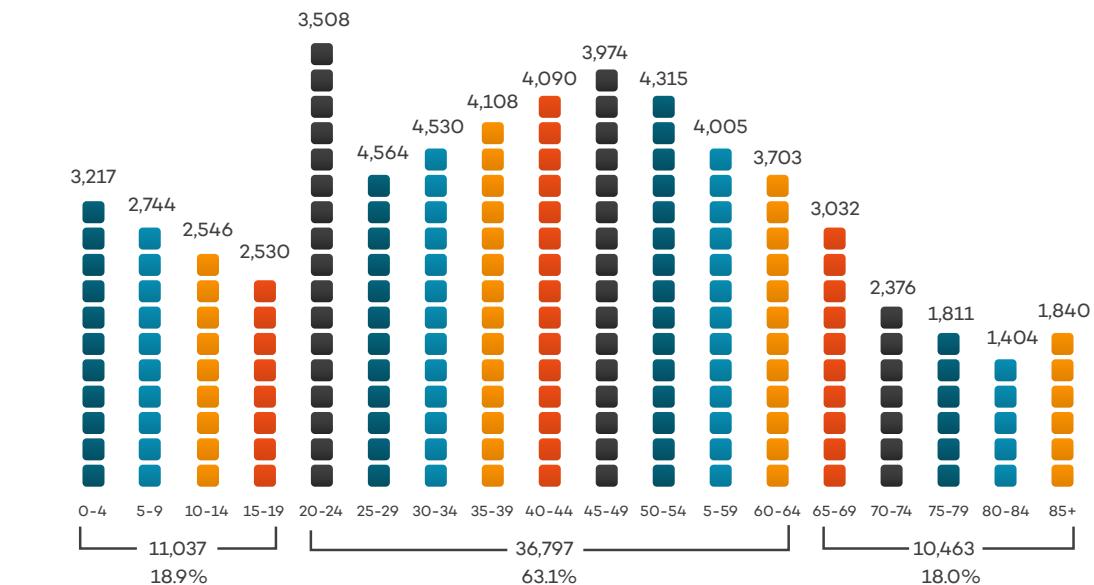


### TOTAL HOUSEHOLD EXPENDITURE



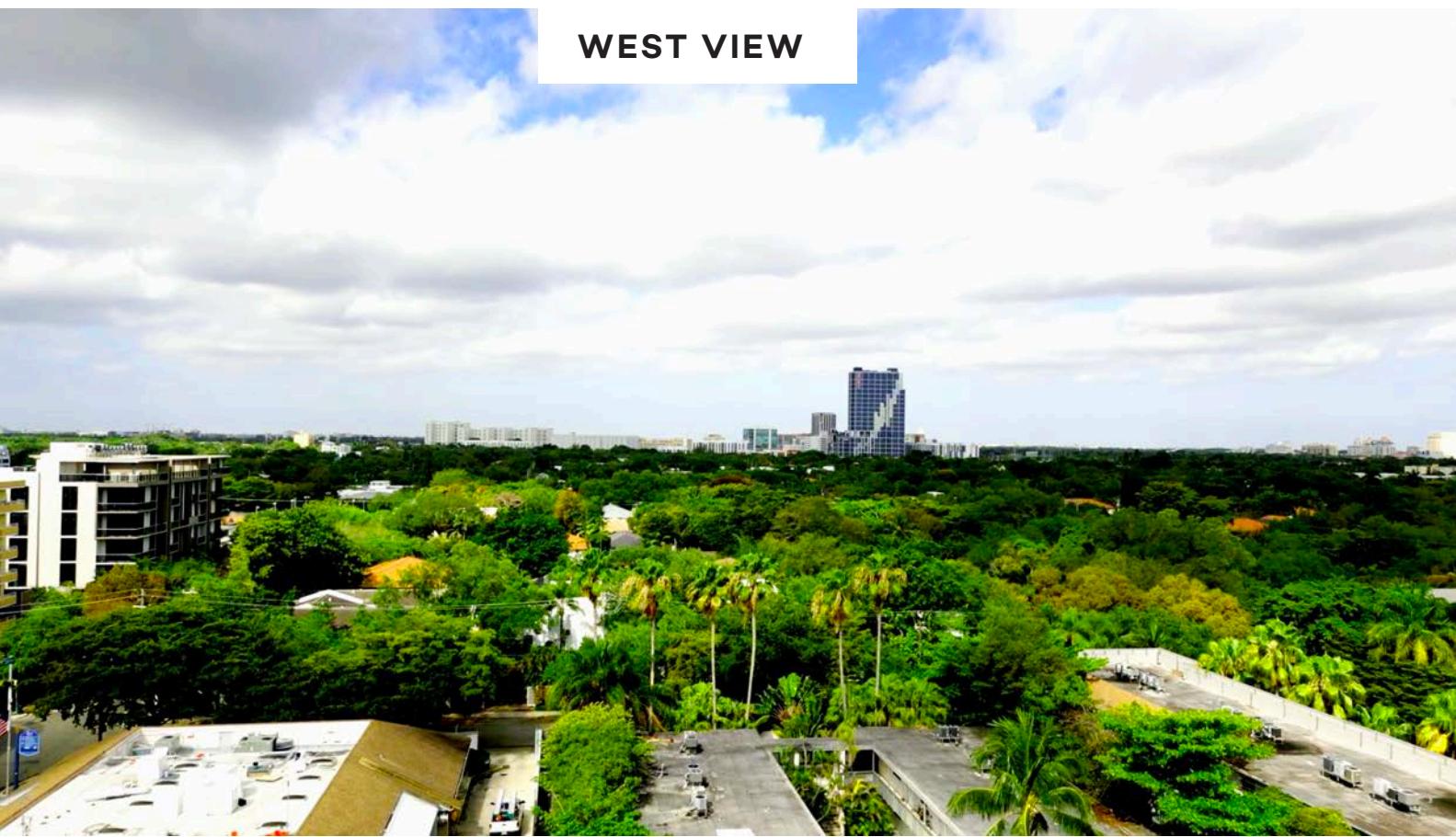
### AGE DISTRIBUTION

Total Population: 58,297



### DEMOGRAPHICS

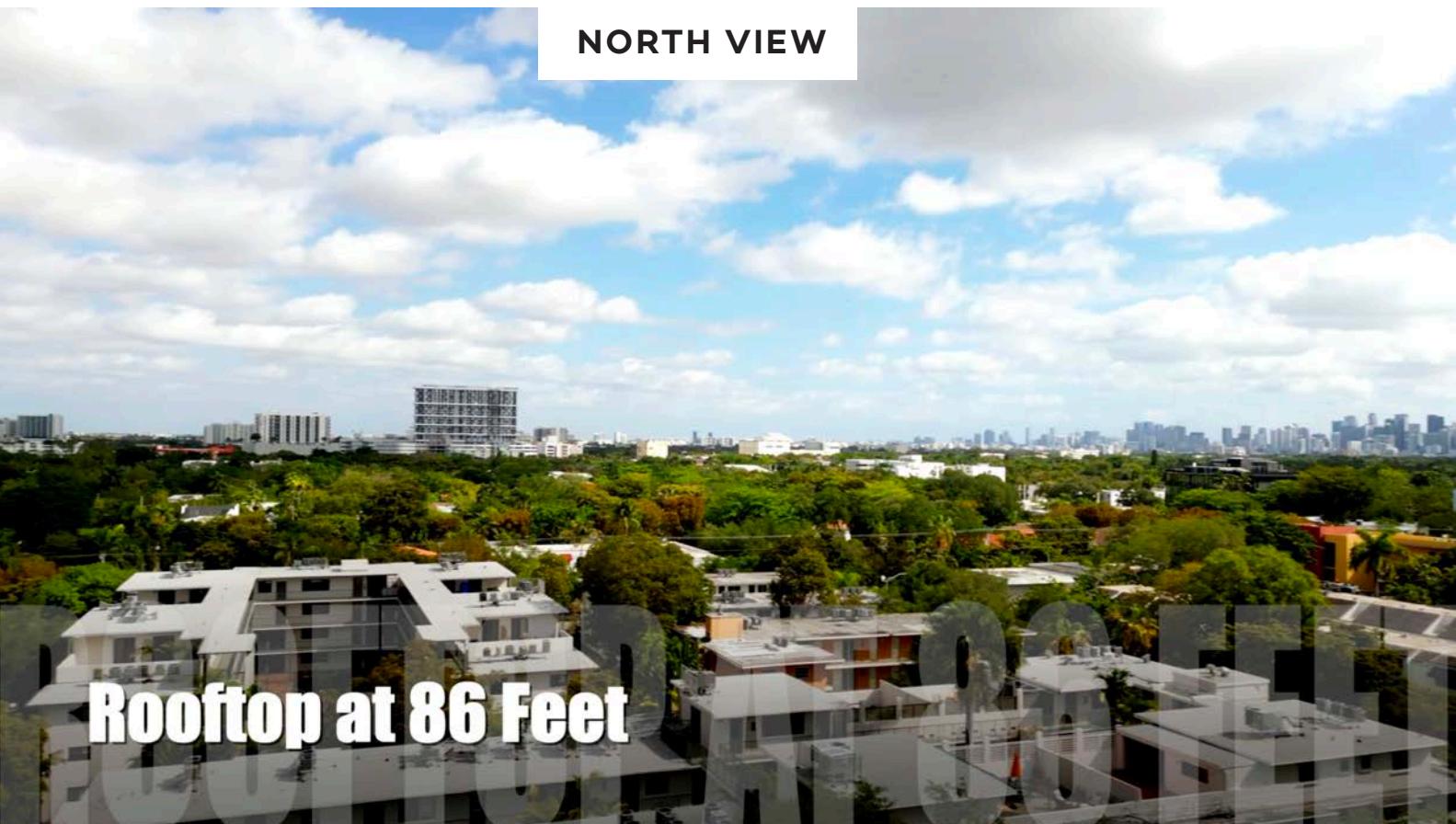
WEST VIEW



EAST VIEW



NORTH VIEW



SOUTH VIEW



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ROOFTOP VIEWS



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## NEARBY TENANTS



WWW.AVENUEREP.COM

EXCLUSIVE LISTING AGENTS:

Aaron J. Butler  
305 397 8012  
[ajbutler@avenuerep.com](mailto:ajbutler@avenuerep.com)