

AVENUE

VIZCAYA CAPITAL

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





SIGNAGE

SIGNAGE

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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

Client: Vizcaya Capital

Vizcaya Capital

Version	Created: 12/30/2024
FP5A	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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1.877.963.2787
mail@xmeasures.com
www.xmeasures.com

FLOOR PLAN

GROUND FLOOR

Tenant Area

Tenant Ancillary Area

Rentable Exclusions

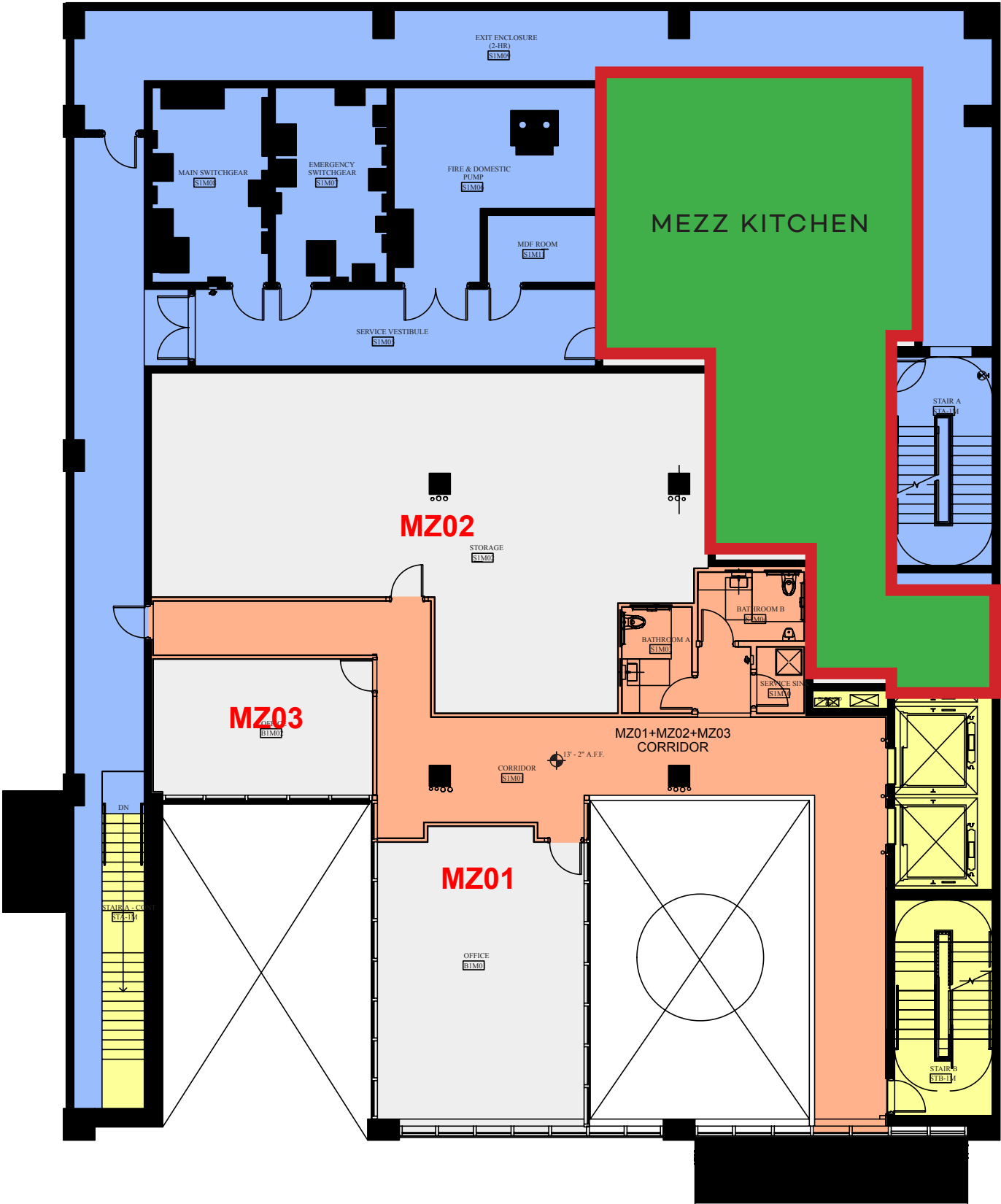
Floor Service Area

Building Service Area

Building Amenity Area

Inter-Building Service Area

Inter-Building Amenity Area



Client: Vizcaya Capital

Vizcaya Capital

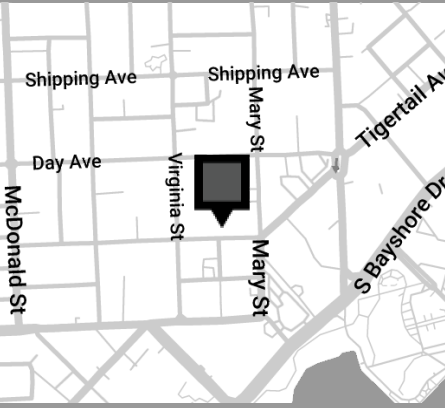
Version	Created: 12/30/2024
FP4A	Measured: N/A

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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FLOOR PLAN

MEZZ KITCHEN

TOTAL SQUARE FEET

+/- 1,400

Tenant Area

Tenant Ancillary Area

Rentable Exclusions

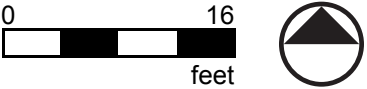
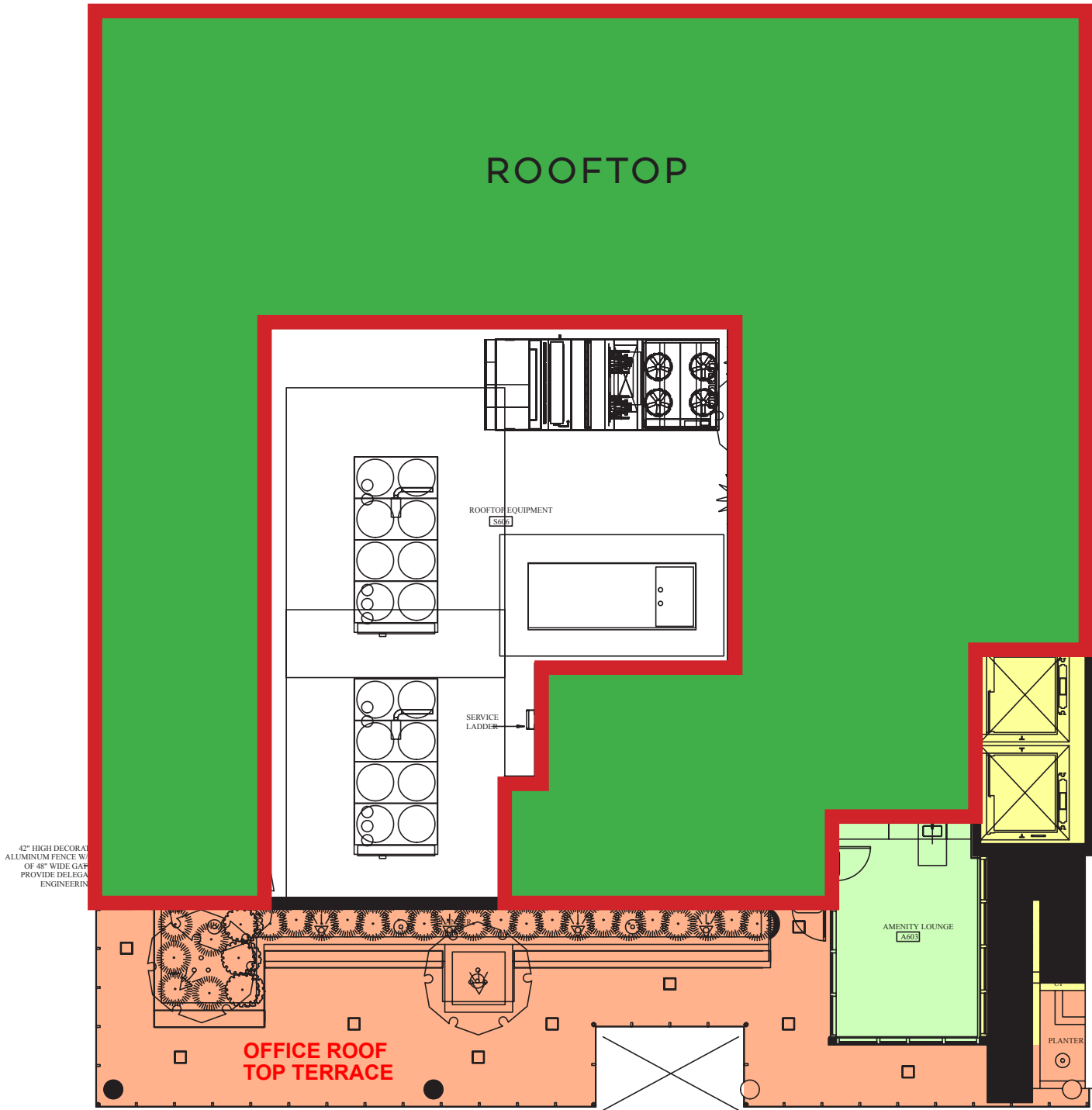
Floor Service Area

Building Service Area

Building Amenity Area

Inter-Building Service Area

Inter-Building Amenity Area



Client: Vizcaya Capital

Vizcaya Capital

Version	Created: 12/30/2024
FP2A	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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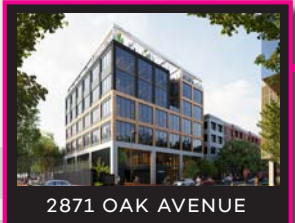
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FLOOR PLAN

ROOFTOP

TOTAL SQUARE FEET

+/- 4,800



City Of Miami
Fire Station

Sun Health
Partners

KIRK MUNROE
TENNIS CENTER

Kiwik Shop
The Last Carrot
Subway
Public Parking
Sapore Di Mare
The UPS Store
TK Nails
Coconut Grove
Cleaners

United States
Post Office

Public Parking

Coconut Grove

Jaguar

Chase

Cinepolis

Silly Monkey

The Grove Spot

First HK

Virginia Street Parking

COCOWALK

The Lofts
At Mayfair

Arquitectonica

Mary Street

OMAKAI

AIDA

Mustache Barber Shop

Public Parking Garage

LBC Clinic

Coconut Grove Net

Grove Legal

CALISTA CAFE

UDDI Roma

Mayfair Hotel

MIAMI Conservatory Of Music

La Courdes Arts

The Spillover

Art Box

Public Parking Garage

Sapient Nitro

Sapient Nitro

Regus

RELATED
HQ
KOKO

Grove at
Grand Bay

Kaufman,
Rossin, & Co.

Ritz Carlton

Coconut Grove
Bank

Park Grove

Park Grove

Grove
Towers

INDUSTRIOUS
MAJOR FOOD GROUP

Yacht Harbor
Condominium

The Munity
Hotel

Figment
Design

Oasis
Lounge

Hotel Aria

Mr. C's

St. Stephen's
Episcopal Church

Gliss
Art & Wine

THE BARNACLE
HISTORIC
STATE PARK

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



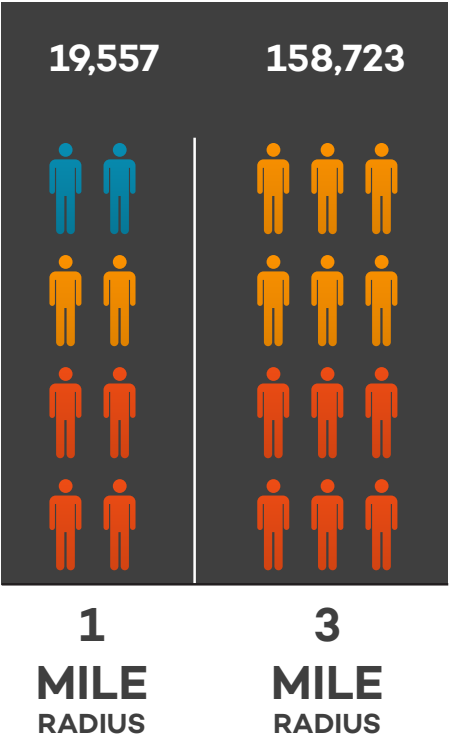
LOCATION



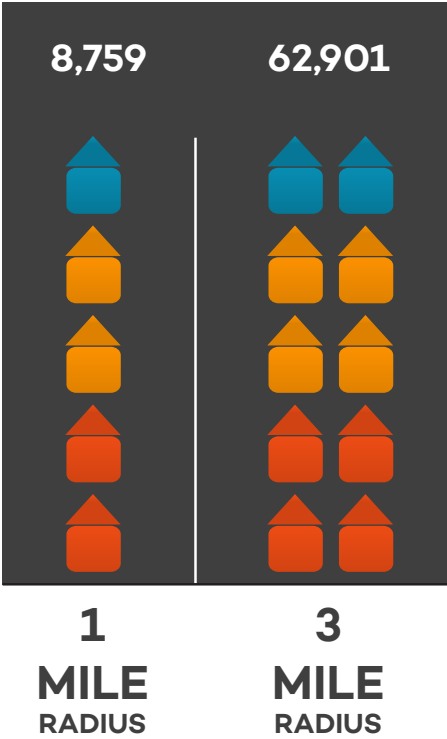
AERIAL VIEW



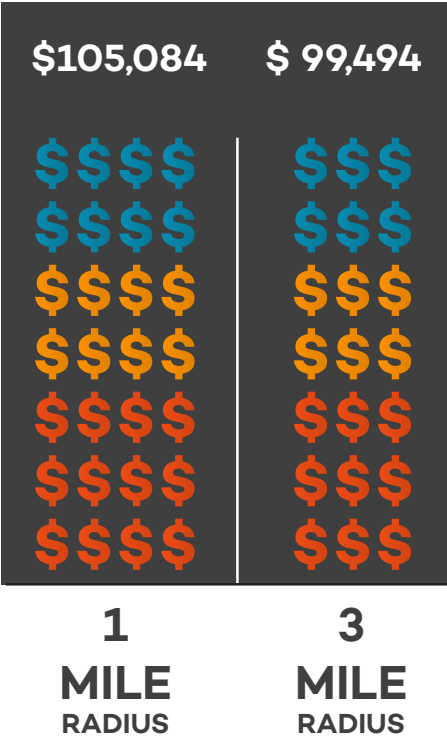
POPULATION



HOUSEHOLDS



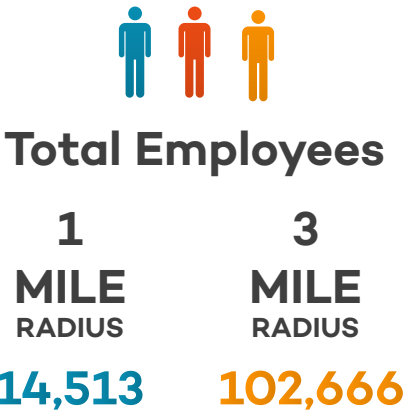
AVERAGE HOUSEHOLD INCOME



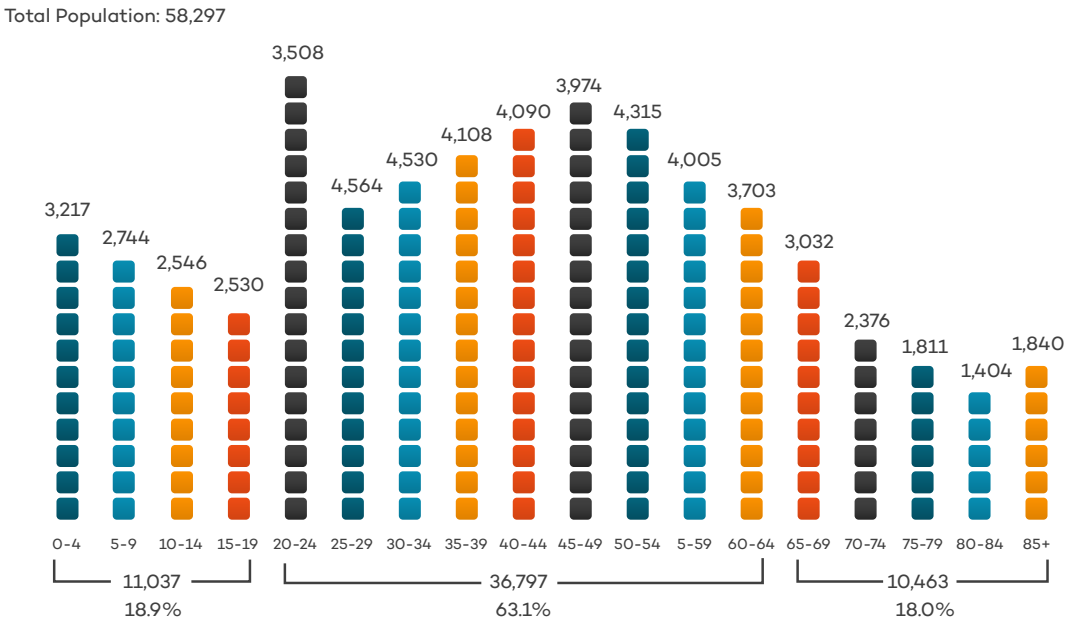
MEDIAN HOUSEHOLD INCOME



TOTAL HOUSEHOLD EXPENDITURE



AGE DISTRIBUTION



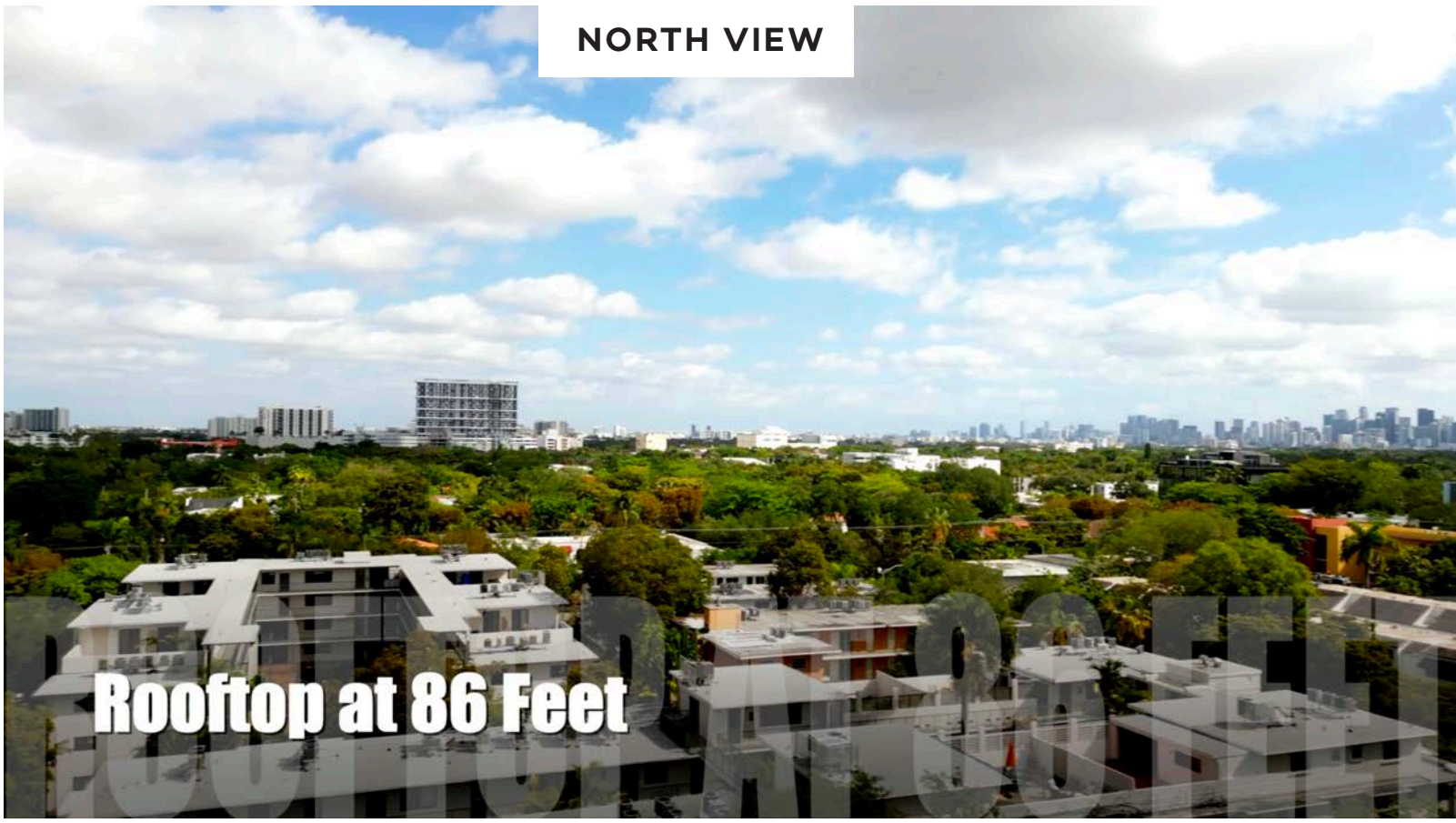
WEST VIEW



EAST VIEW



NORTH VIEW



SOUTH VIEW



ROOFTOP VIEWS



NEARBY TENANTS



WWW.AVENUEREP.COM

EXCLUSIVE LISTING AGENTS:

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ajbutler@avenuerep.com