

Fairchild Partners[®]

AVAILABLE FOR LEASE

OFFICE SPACE – SUITE 3B - 2,800 RSF
3006 Aviation Avenue, Miami, Florida 33133

Rare opportunity to lease a +/- 2,800 RSF office with all the elements of an efficient, naturally-lit work space with up to seven (7) reserved, covered parking spaces. Located only a block away from the intersection of Bird Road and 27th Avenue and equidistant from b U.S.1 (So. Dixie Hwy) and S. Bayshore Drive. Within walking distance of the Coconut Grove Metrorail Station and the upcoming Underline linear park & urban trail. In close proximity to CocoWalk, Mayfair, Regatta Park, and multiple new high-end residential and commercial projects. Walkability Score[®] of 91. Within minutes of Brickell, Downtown, Coral Gables, and Key Biscayne.

Coconut Grove, with its quintessential charming and historic urban character, enjoys the presence of award-winning schools at every level, gourmet restaurants, retail stores, top-tier medical facilities and recreational parks overlooking Biscayne Bay.



OPEN COLLABORATIVE AREA

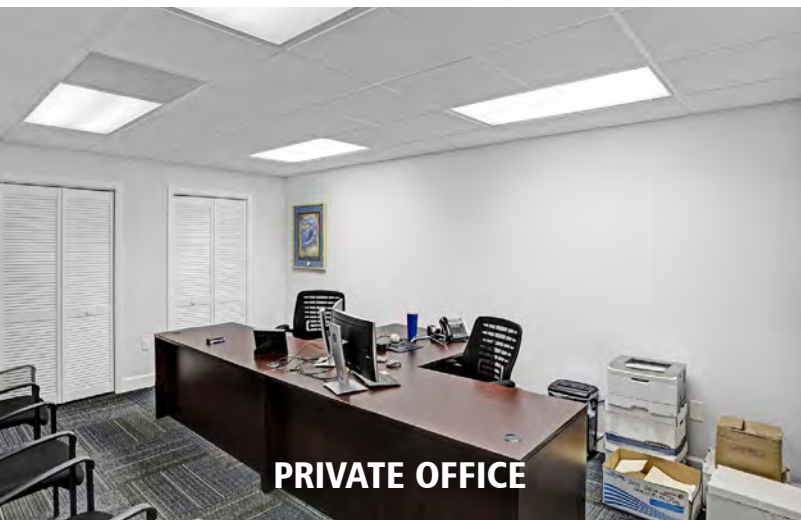
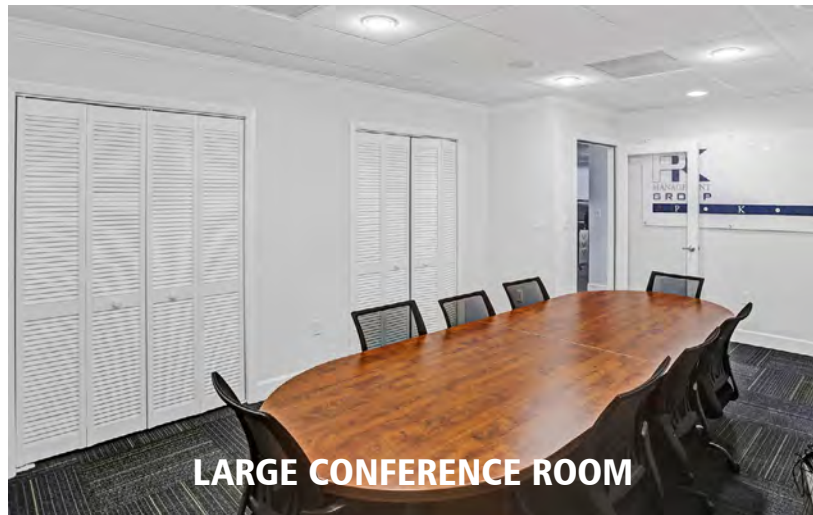
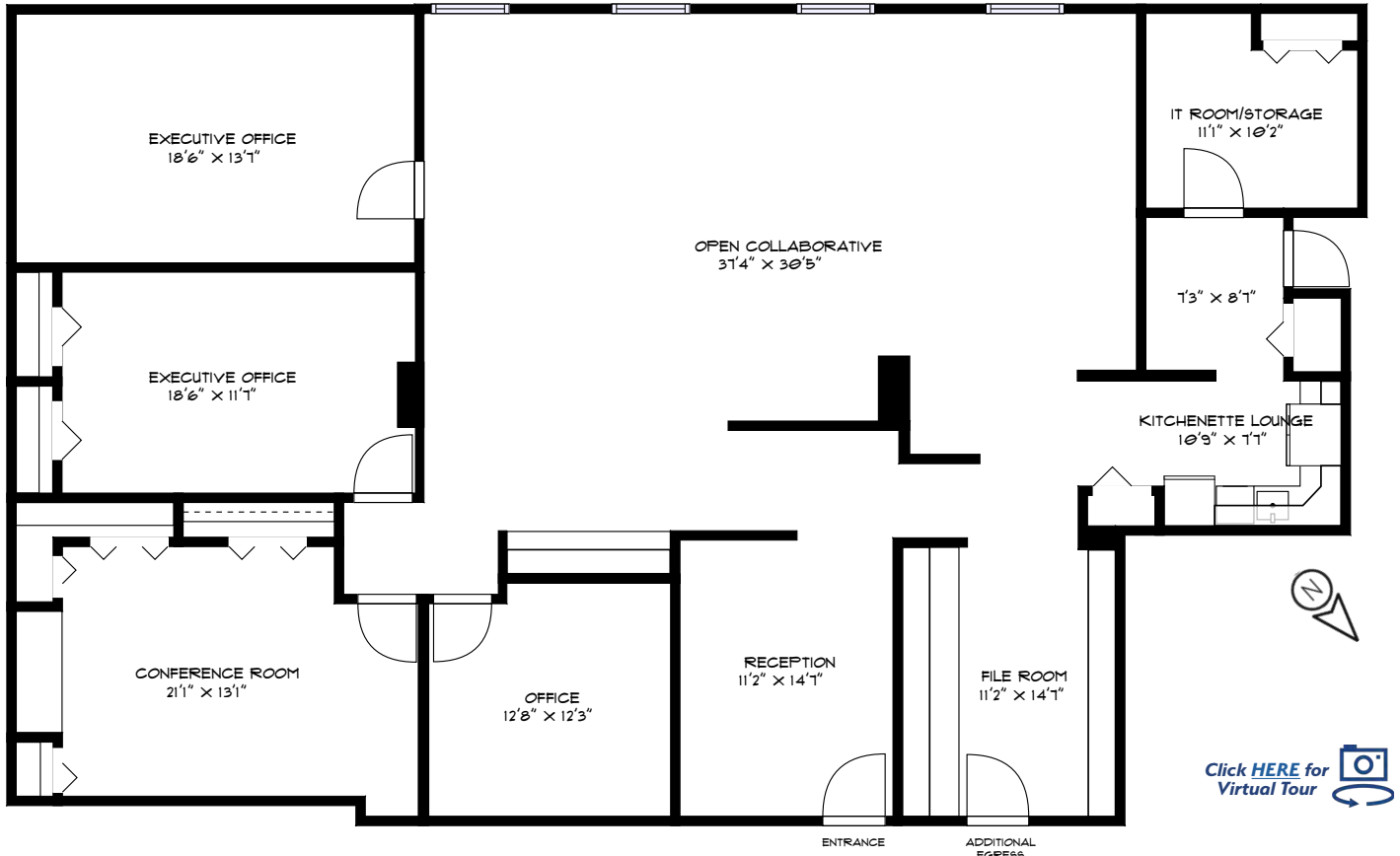


RECEPTION AREA



**3006 AVIATION AVENUE
BUILDING FACADE**

FLOOR PLAN & INTERIOR IMAGES



INTERIOR & EXTERIOR IMAGES



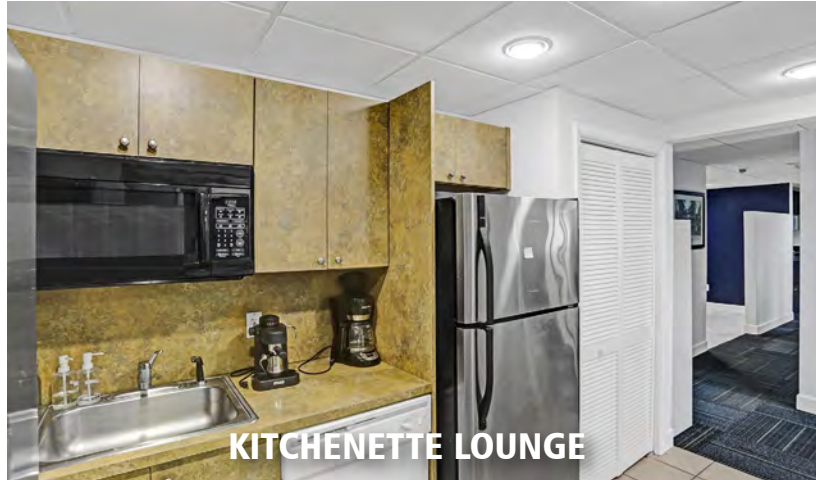
OPEN COLLABORATIVE AREA



CONFERENCE ROOM



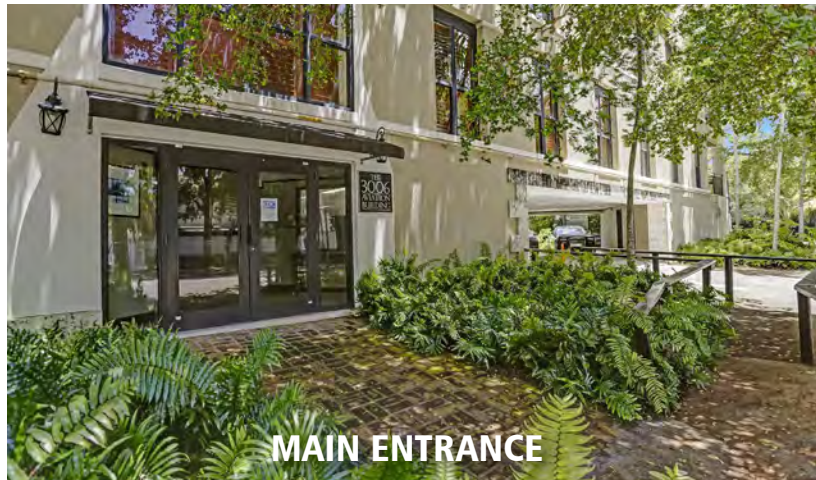
SERVER ROOM



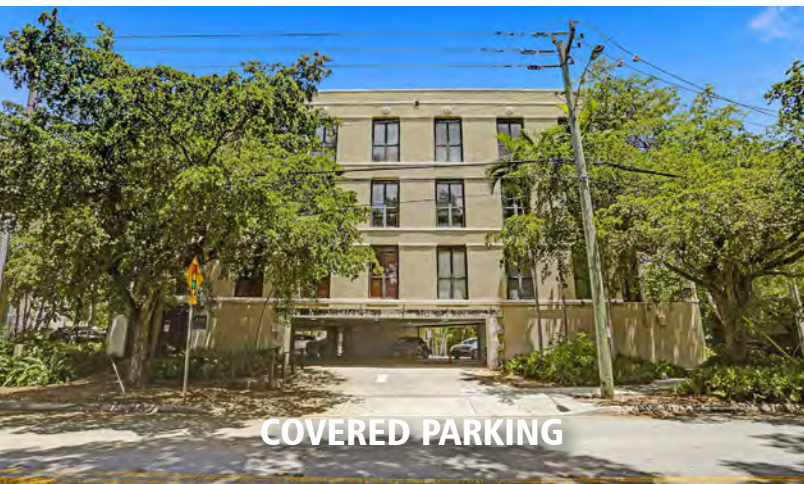
KITCHENETTE LOUNGE



MAIL/COPY ROOM



MAIN ENTRANCE

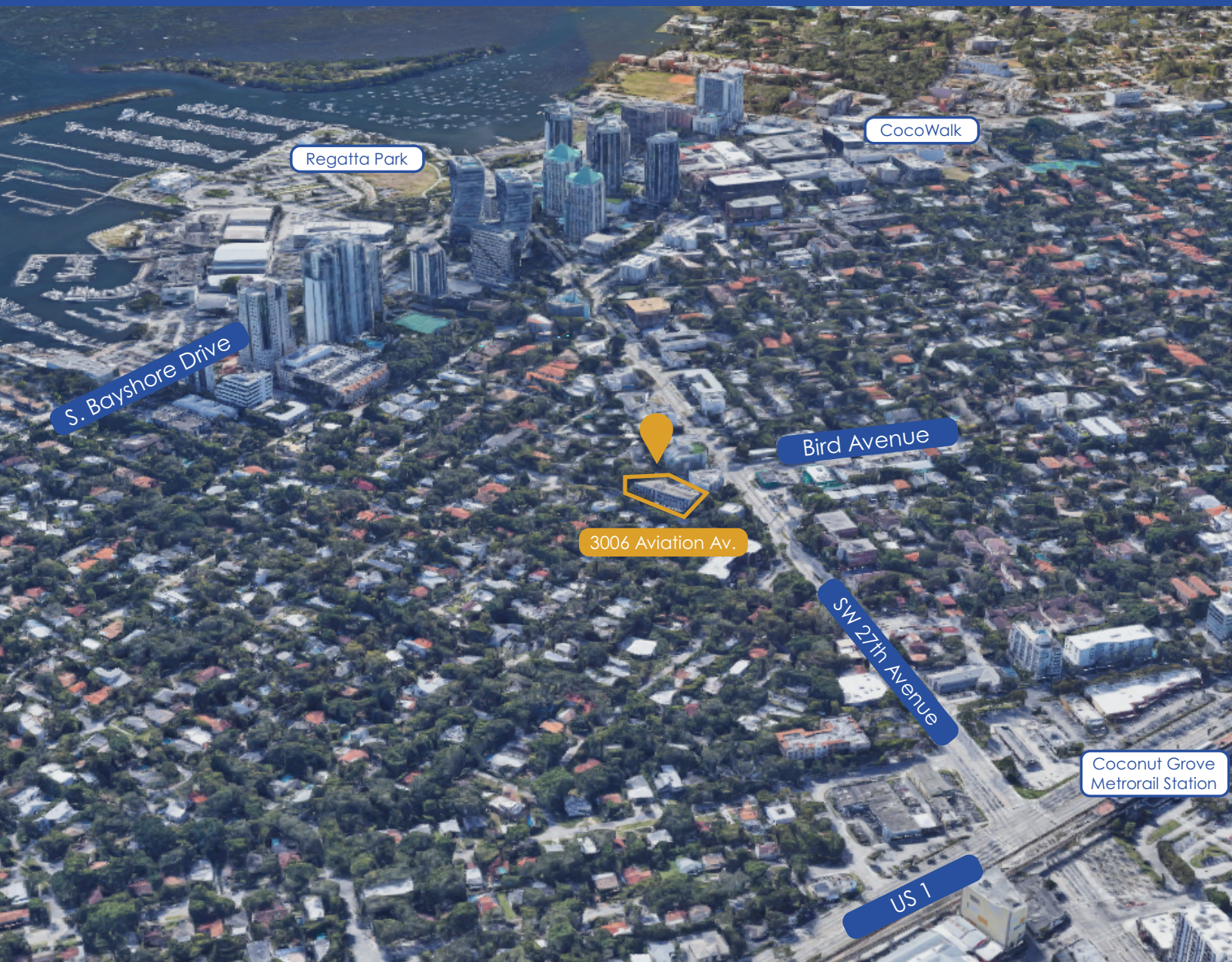


COVERED PARKING



3006 AVIATION AVENUE

AMENITIES



SURROUNDING AMENITIES

RESTAURANTS

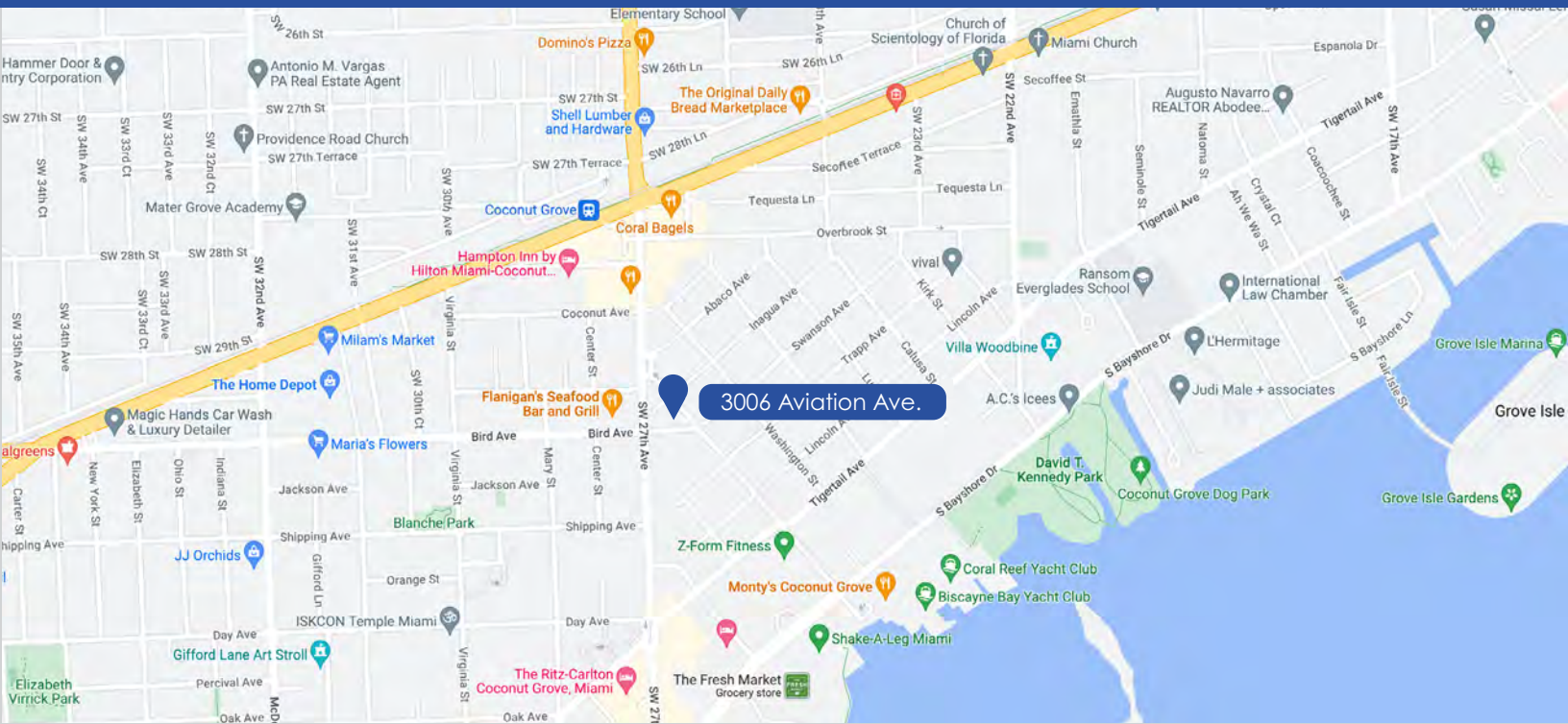
- The Key Club
- Ariete
- Nave
- Bellini at Mr. C
- Mister 01 Pizza
- Planta Queen
- Sadelle's
- Sushi Garage
- B-bistro
- Sweet Green
- Bombay Darbar
- Harry's Pizzeria
- Glass and Vine
- Greenstreet Cafe
- Jaguar Ceviche

- Le Bouchon du Grove
- Lokal Burgers and Beer
- Lulu in the Grove
- Monty's
- Panther Coffee
- Peacock Garden Cafe
- Strada in the Grove
- Taurus Bar
- Sapore di Mare
- Atchana's East West Kitchen
- Farinelli 1937
- Panorama Restaurant
- Paulo Luigi
- Flanigan's
- Salt & Straw Ice Cream

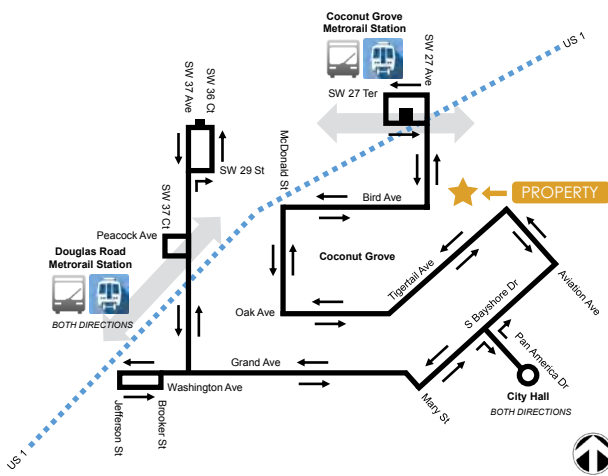
BUSINESSES & HOTELS

- Cocowalk
- Regatta Park
- Florentine Plaza
- Mr. C
- Mayfair Hotel & Spa
- Ritz-Carlton Coconut Grove
- The Mutiny Hotel & Condos
- Hotel Ayra
- The Barnacle Historic Park
- Peacock Park
- Kennedy Park
- Anatomy Fitness

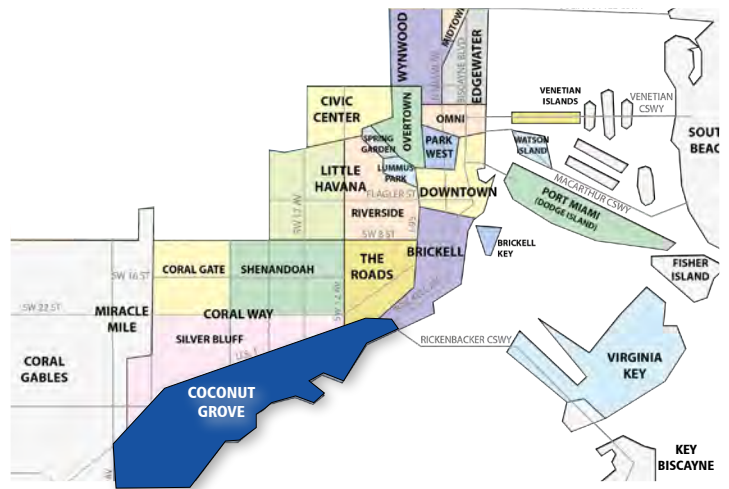
LOCATION



COCONUT GROVE TROLLEY MAP



AREA NEIGHBORHOODS



Broker

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