

FOR LEASE

*Boutique Office Space*

2975

M C F A R L A N E

CBRE





FOR LEASE

# THE OFFICE REIMAGINED

2975 McFarlane Road—a 6,160-SF office opportunity at the southeast corner of Grand Avenue and McFarlane Road—is located in Coconut Grove along Biscayne Bay, just a few miles south of Downtown Miami and Brickell.

| FLOOR       | RSF   | POSSESSION | CONDITION                             |
|-------------|-------|------------|---------------------------------------|
| Partial 1st | 900   | Immediate  | Whitebox<br>Build-to-suit Opportunity |
| Partial 2nd | 5,260 | Immediate  | Whitebox<br>Build-to-suit Opportunity |



24,633 SF  
BUILDING



2-STORY  
OFFICE



20' CEILING  
HEIGHTS



RECENTLY  
RENOVATED (2024)



FLOOR-TO-CEILING  
IMPACT WINDOWS



BUILDING-TOP  
SIGNAGE

2975 MCFARLANE ROAD





TEST-FIT

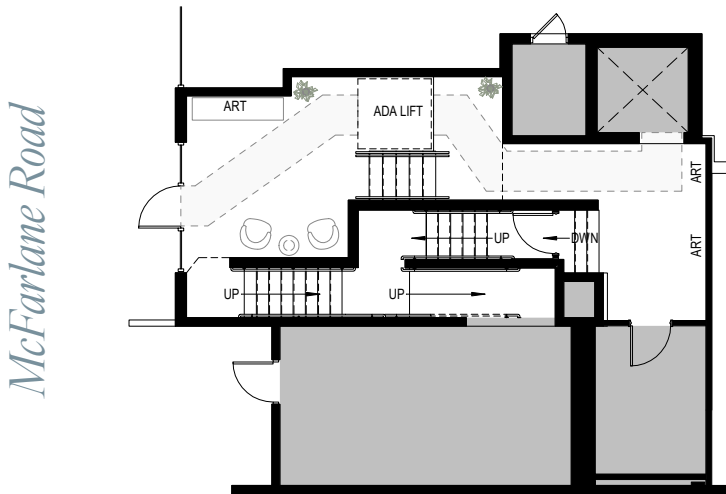
Partial  
1st & 2nd  
FLOOR

6,160 RSF

|                 |    |
|-----------------|----|
| PRIVATE OFFICE  | 3  |
| WORKSTATIONS    | 14 |
| CONFERENCE ROOM | 1  |
| HUDDLE ROOM     | 2  |
| TOTAL HEADCOUNT | 18 |

2975 MCFARLANE ROAD

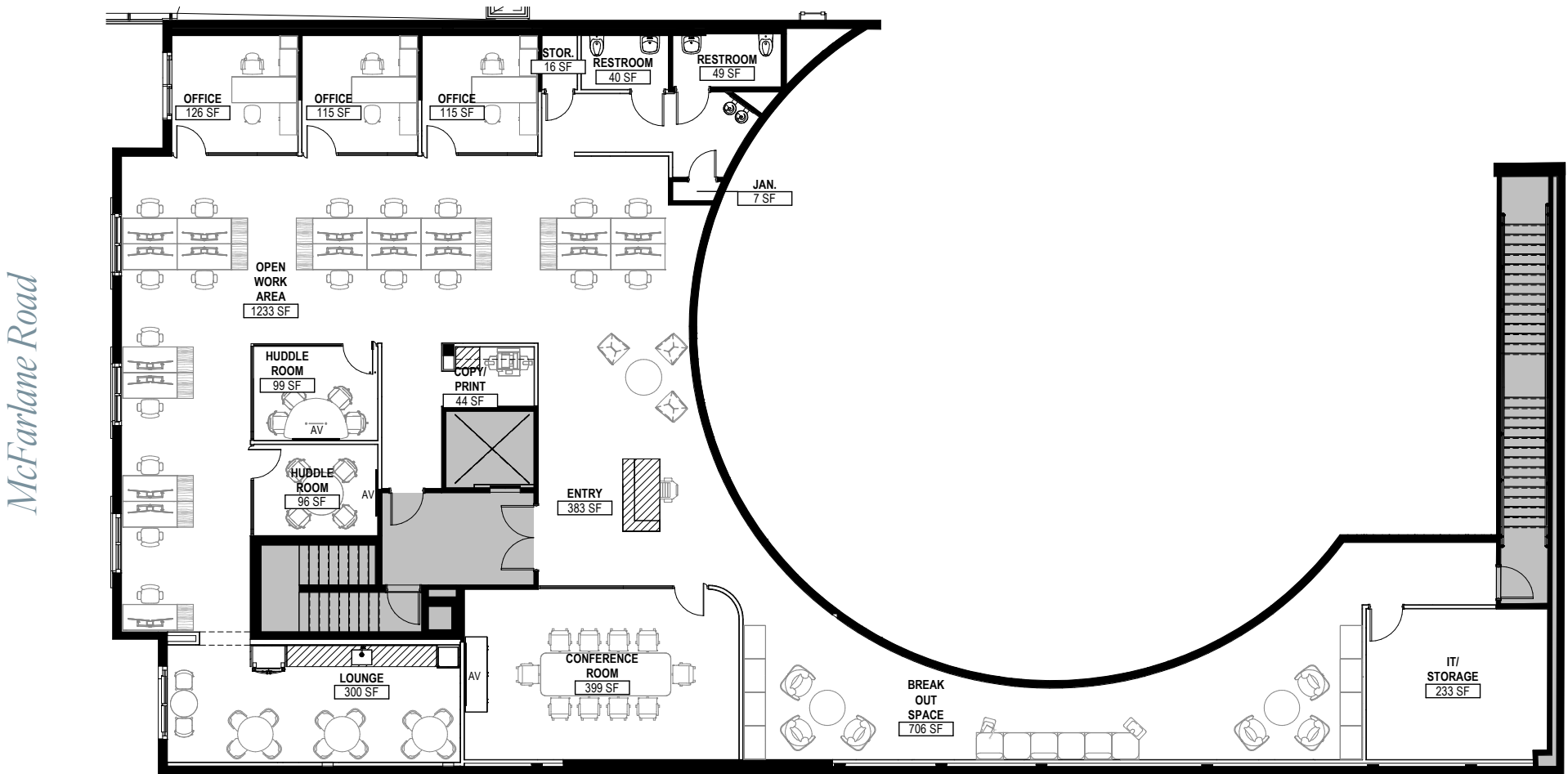
Partial 1st Floor



VIEW FLOOR 1  
**Matterport**

VIEW FLOOR 2  
**Matterport**

Partial 2nd Floor





## AREA OVERVIEW

# THE GROVE

*at a glance*

Miami's oldest neighborhood, Coconut Grove exudes tropical charm with lush gardens, waterfront parks, upscale open-air shopping and world-class dining, cultural landmarks and a vibrant arts scene that includes the Coconut Grove Arts Festival.

Nestled along Biscayne Bay, this historic enclave offers a laid-back yet upscale atmosphere, with sidewalk cafe's, art galleries, and boutique shops. It's a hub for outdoor lovers, featuring marinas, parks, and scenic bayfront walkways.

Known as "The Grove," the affluent community is a lush, vibrant destination rich in history and charm. Stroll through its tree-lined streets and uncover this one-of-a-kind area's deep Bahamian roots, artistic flair, and timeless appeal.

2975 MCFARLANE ROAD





## AMENITIES

### Fine Dining

- |                  |                  |
|------------------|------------------|
| 1 Sapore di Mare | 11 Aida          |
| 2 Strada         | 12 Ariete        |
| 3 Cotoletta      | 13 Jaguar        |
| 4 La Cabrera     | 14 Bayshore Club |
| 5 Eva            | 15 CARBONE VINO  |
| 6 Glass & Vine   | 16 Narbona       |
| 7 Chug's Diner   | 17 Bellini       |
| 8 Bombay Darbar  | 18 OMAKAI Sushi  |
| 9 PLANTA Queen   | 19 Le Bouchon    |
| 10 Isabelle's    | 20 Level 6       |

### Casual Dining

- |                    |                   |
|--------------------|-------------------|
| 21 LoKal           | 25 Mister O1      |
| 22 Fireman Derek's | 26 Sadelle's      |
| 23 Table 14        | 27 Sushi Garage   |
| 24 Bodega          | 28 Sushi Maki     |
| Taqueria y         | 29 Carrot Express |
| Tequila            | 30 Pura Vida      |

### Café

- 31 Crema Gourmet
- 32 Greenstreet
- 33 Panther Coffee
- 34 Starbucks

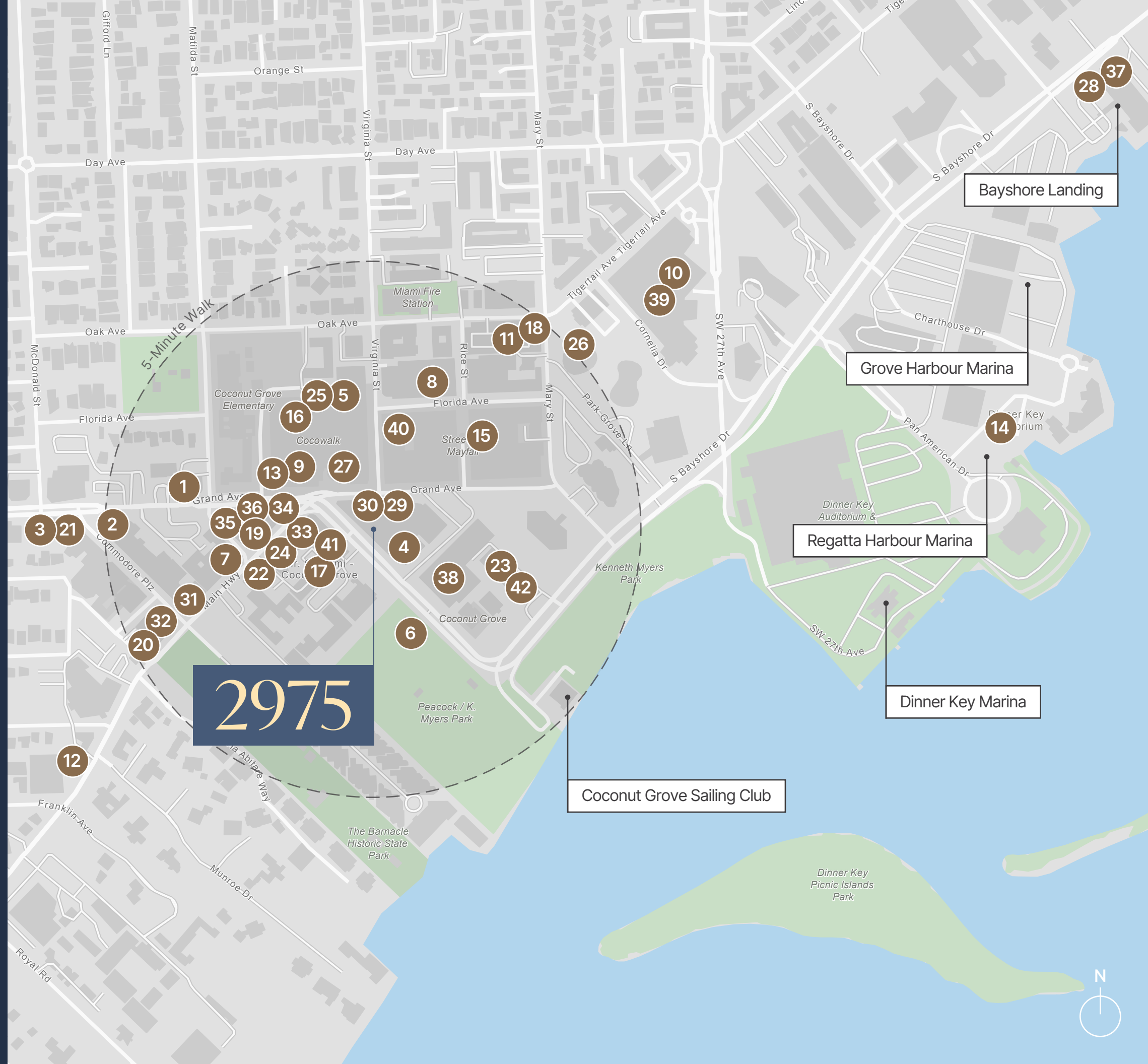
### Bar

- 35 Barracuda Taphouse & Grill
- 36 Sandbar
- 37 Monty's

### Hospitality

- |                     |                     |
|---------------------|---------------------|
| 38 Arya Hotel       | 41 Mr C.            |
| 39 The Ritz-Carlton | 42 The Mutiny Hotel |
| 40 Mayfair House    |                     |

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