

GL TOWER

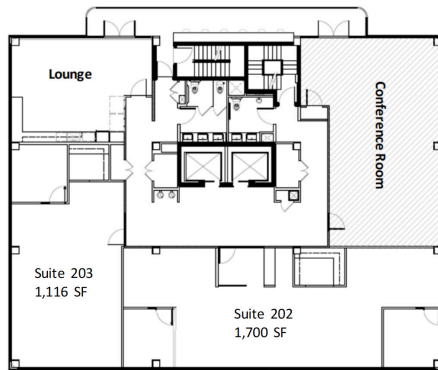
2900 SW 28th Terrace
Coconut Grove, FL 33133

For Lease: 32,000 SF Multitenant, Luxury Office Tower
New-to-Market

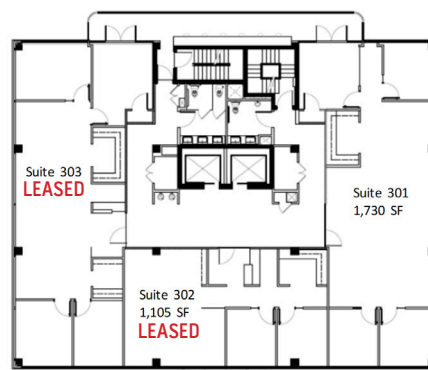


GL Tower is Coconut Grove's newest to market luxury office building. The 7-story GL Tower was renovated in 2016 to the industry's highest standards of design and finishes. The building is conveniently located on SW 28th Terrace, which is just off the recently renovated 27th Avenue and US 1, ten minutes away from both Downtown and Coral Gables, and five minutes away from Coconut Grove shops. The property is also within walking distance to the Metrorail at 27th Avenue, and across the street from The Underline, Miami's upcoming 10-mile linear park and urban trail. Other amenities include a parking ratio of 3/1000, impact-resistant windows and doors, emergency generator, elevators, and beautiful natural landscaping.

SECOND FLOOR PLAN



THIRD FLOOR PLAN



SINGLE TENANT FLOOR PLAN



Suite	Size (RSF)	Price (\$/RSF/Year)*
First Floor - Unit A	1,037	\$40/Year full service
First Floor - Unit B	1,037	\$40/Year full service
Suite 202	1,700	\$36/SF net of electric
Suite 203	1,116	\$36/SF net of electric
Suite 301	1,730	\$36/SF net of electric
Suite 302	LEASED	LEASED
Suite 303	LEASED	LEASED
Fourth Floor	5,001	\$38.50/SF net of electric
Fifth Floor	5,001	\$38.50/SF net of electric
Sixth Floor	5,001	\$39/SF net of electric
Seventh Floor	5,001	\$40/SF net of electric

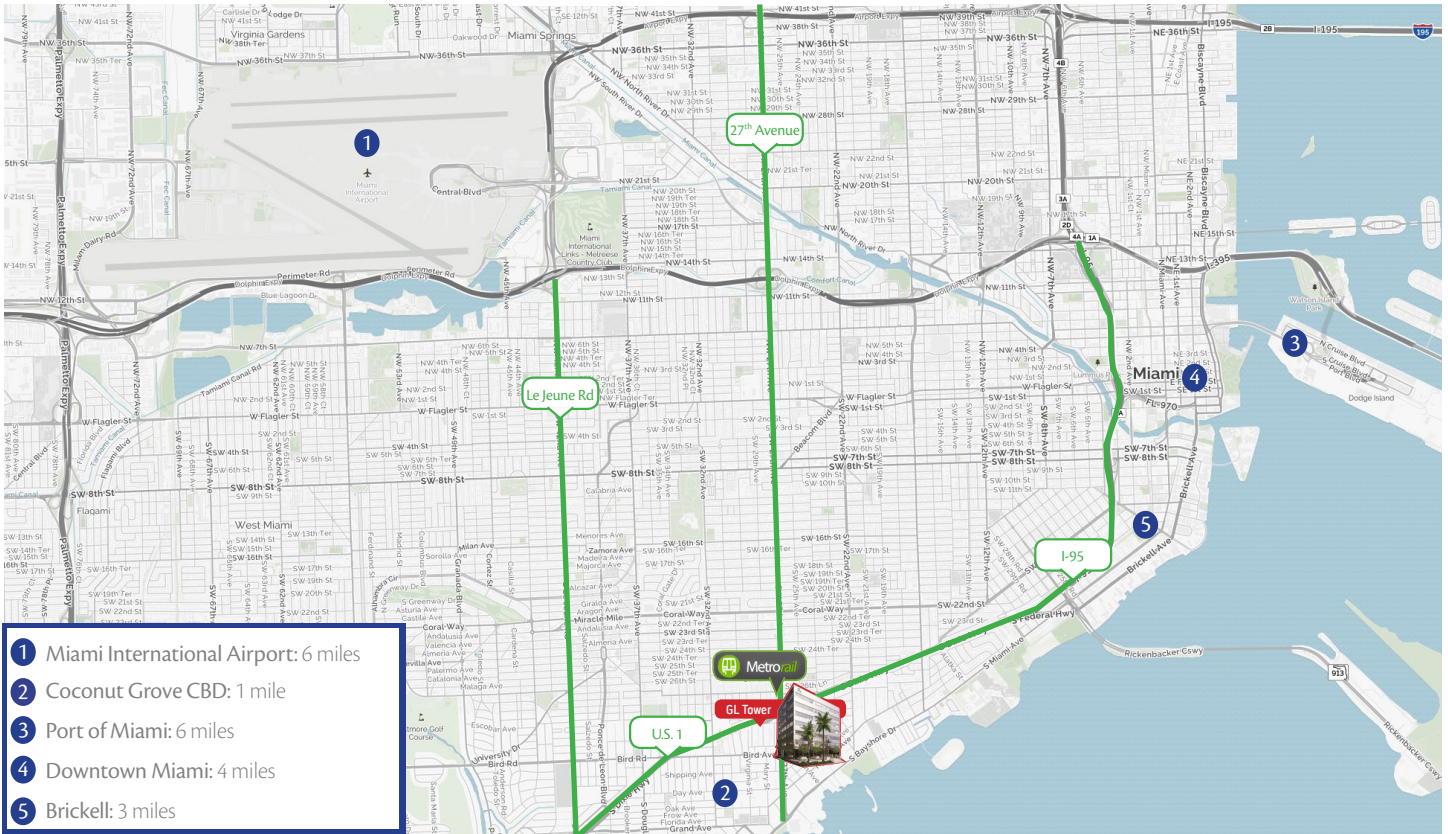
* Net of electric

Property Highlights

- 7-story building
- All new exterior and interior finishes
- Impact-resistant windows and doors
- Generator
- New elevators
- Conference room and kitchen/lounge available to all tenants
- Beautiful natural landscaping
- Parking: 3/1000 at a charge of \$100 per space per month for uncovered and covered parking
- Expansive views are visible from the upper floors
- All floors feature balconies
- Walk Score®: 80 "Very Walkable"
- Transit Score®: 60 "Good Transit"



GL TOWER | Floor Plans



Views from GL Tower



LOOPNET #19788063
 COSTAR ID 379831

2900 SW 28th Terrace, Coconut Grove, FL 33133

DISCLAIMER: We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdraw without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.



- Tony Puente, CCIM
- Jonathan C. Lay

tpuente@fairchildpartners.com
 jlay@fairchildpartners.com

T: 305.668.0620
 WWW.FAIRCHILDPARTNERS.COM
 LICENSED REAL ESTATE BROKERS