



APEX
CAPITAL REALTY

**3001 SW 28TH LANE
MIAMI, FL 33133**

FOR SALE

Industrial/Office Flex Space



PROPERTY OVERVIEW

3001 SW 28th Lane is a versatile 7,134-square-foot industrial flex space located in the dynamic Silver Bluff neighborhood of Miami.

Zoned D-1 for light industrial use, this property can accommodate a variety of businesses including creative offices, showrooms, gyms, restaurant/ cafe.

The current use includes Grove Studios, a renowned film and photo studio in Miami. The studio offers state-of-the-art facilities and has been built to the highest industry standards. Key details of Grove Studios include:

- **Studio Area:** 4,800 SF of professional-grade film and photo space, featuring a 2,400 SF shooting area with a 60x40x18 soundproof space.
- **Cyclorama Walls:** Includes 30x30 white & chroma key green cycloramas perfect for video and photography productions.
- **Advanced Lighting:** Full grid ceilings with 18 space light 2000W.
- **Shooting Kitchen:** Fully equipped kitchen with a movable island, 5-burner gas cooktop, refrigerator, oven, and microwave, ideal for food photography and video production.
- **Additional Amenities:** VIP area, production area, lounge, makeup room, and two restrooms, providing full functionality for professional productions.



OFFERING SUMMARY

3001 SW 28TH LANE, MIAMI, FL 33133

Building Size	7,134 SF
Land Size	10,620 SF
Zoning	D-1
Asking Price:	\$4,750,000
Option to purchase busines	Inquire for more information

OFFICE SPACE INFORMATION

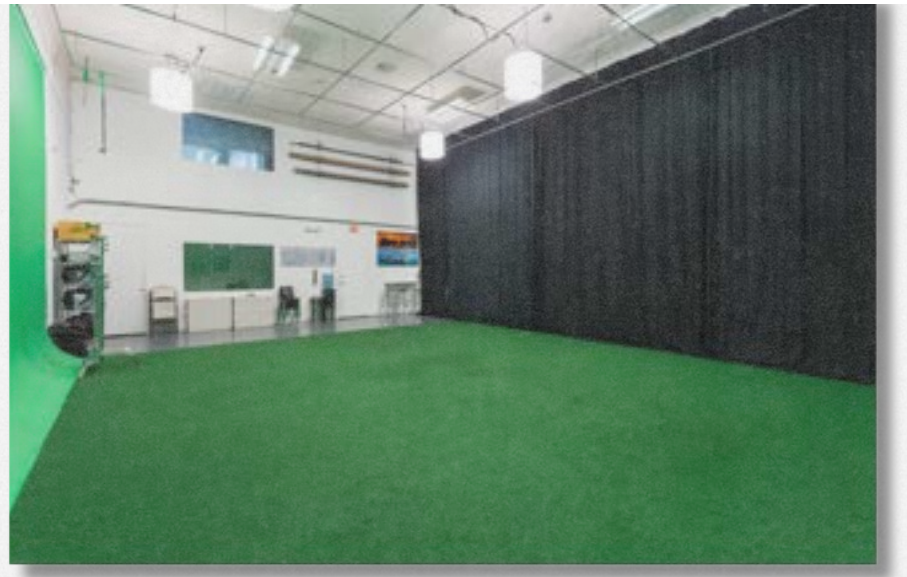
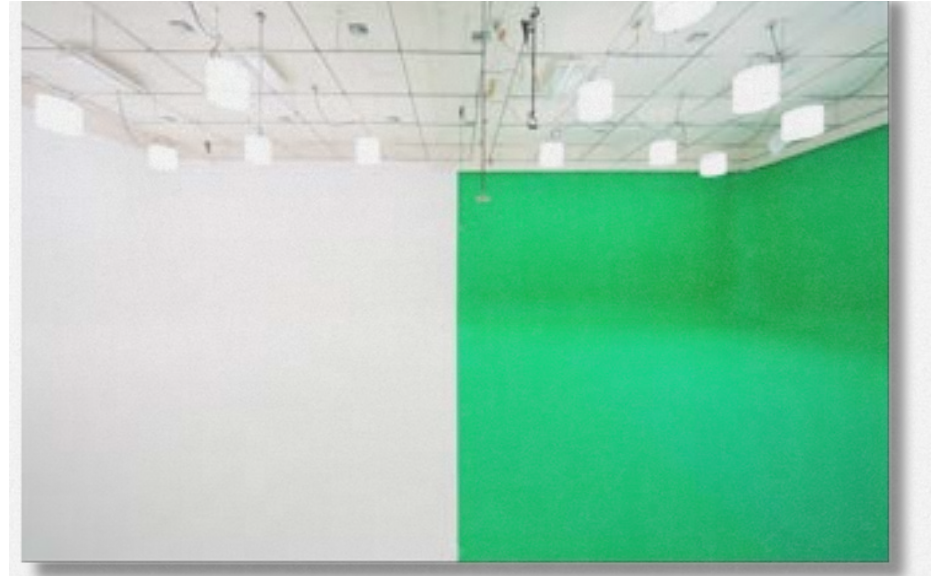


3001 SW 28th Lane also includes dedicated office spaces designed to support both administrative and creative functions within the property. These office spaces offer:

- **Flexible Layout:** Offices can be adapted to fit various configurations, ideal for individual workspaces, open-concept layouts, or executive suites.
- **Total Office Area:** Approximately 2,334 SF of the building is allocated to office space, supporting administrative and creative needs.
- **High-Quality Finishes:** Professional-grade finishes throughout, with options for both private offices and open work areas.
- **Conference Room Availability:** Includes a designated area for meetings and collaborative projects.
- **High-Speed Connectivity:** Equipped with high-speed internet and wired for multimedia use, ensuring seamless connectivity.
- **Natural Lighting:** Large windows provide ample natural light, creating a productive and welcoming work environment.
- **Additional Amenities:** Access to shared spaces such as the lounge, kitchen, and VIP area, enhancing the office experience.

These office spaces offer a functional and comfortable environment for businesses looking to establish a presence in Miami's growing commercial market. With its strategic location and versatile layout, 3001 SW 28th Lane is an attractive option for companies requiring a mix of office, production, and industrial space under one roof.

INTERIOR PHOTOS (PHOTO-FILM AREA)



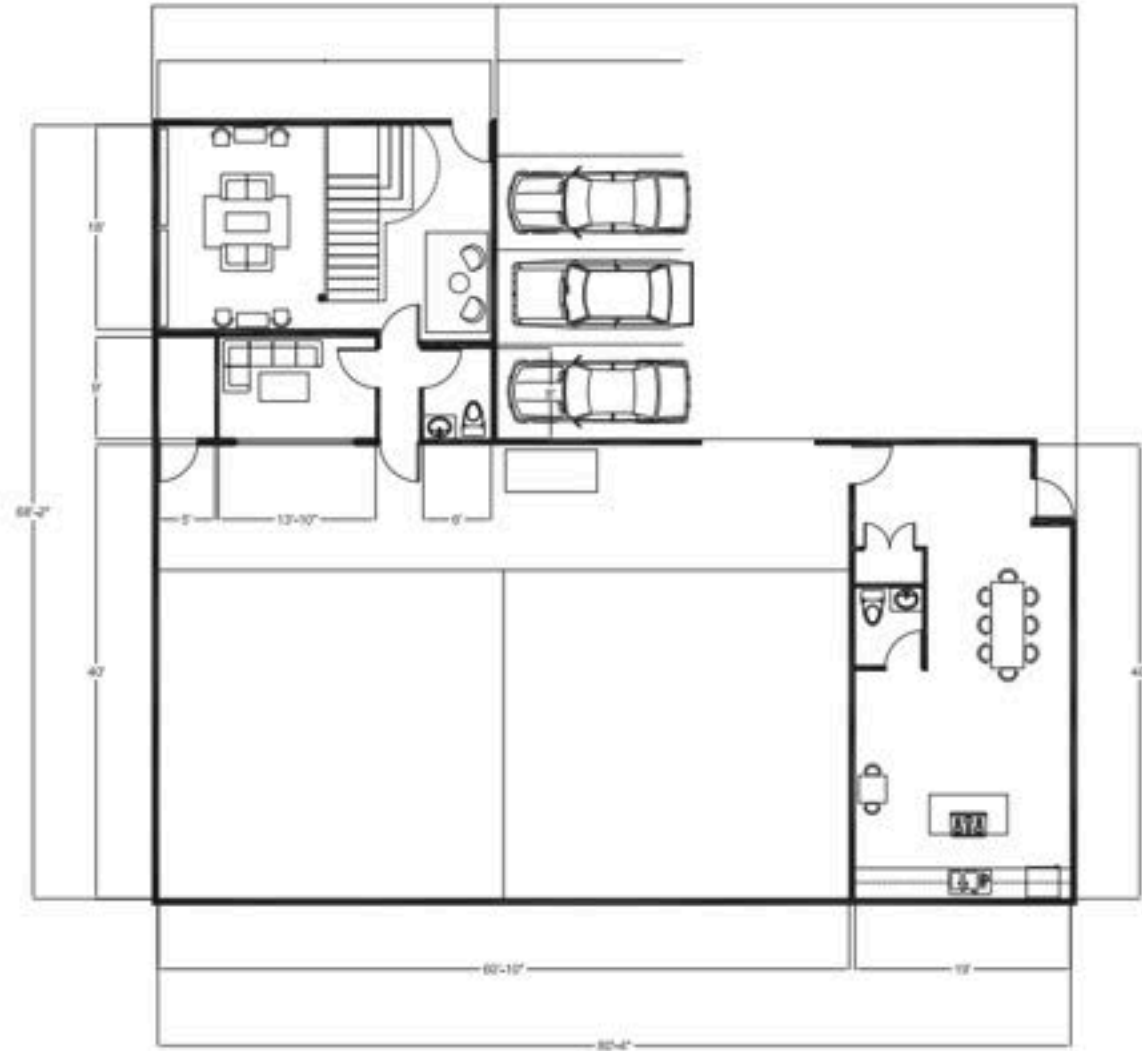
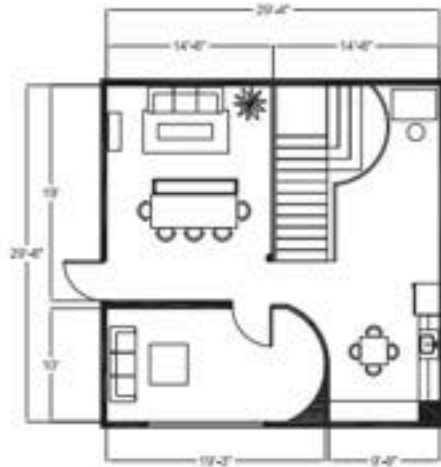
INTERIOR PHOTOS (LOBBY- PRODUCTION AREA)



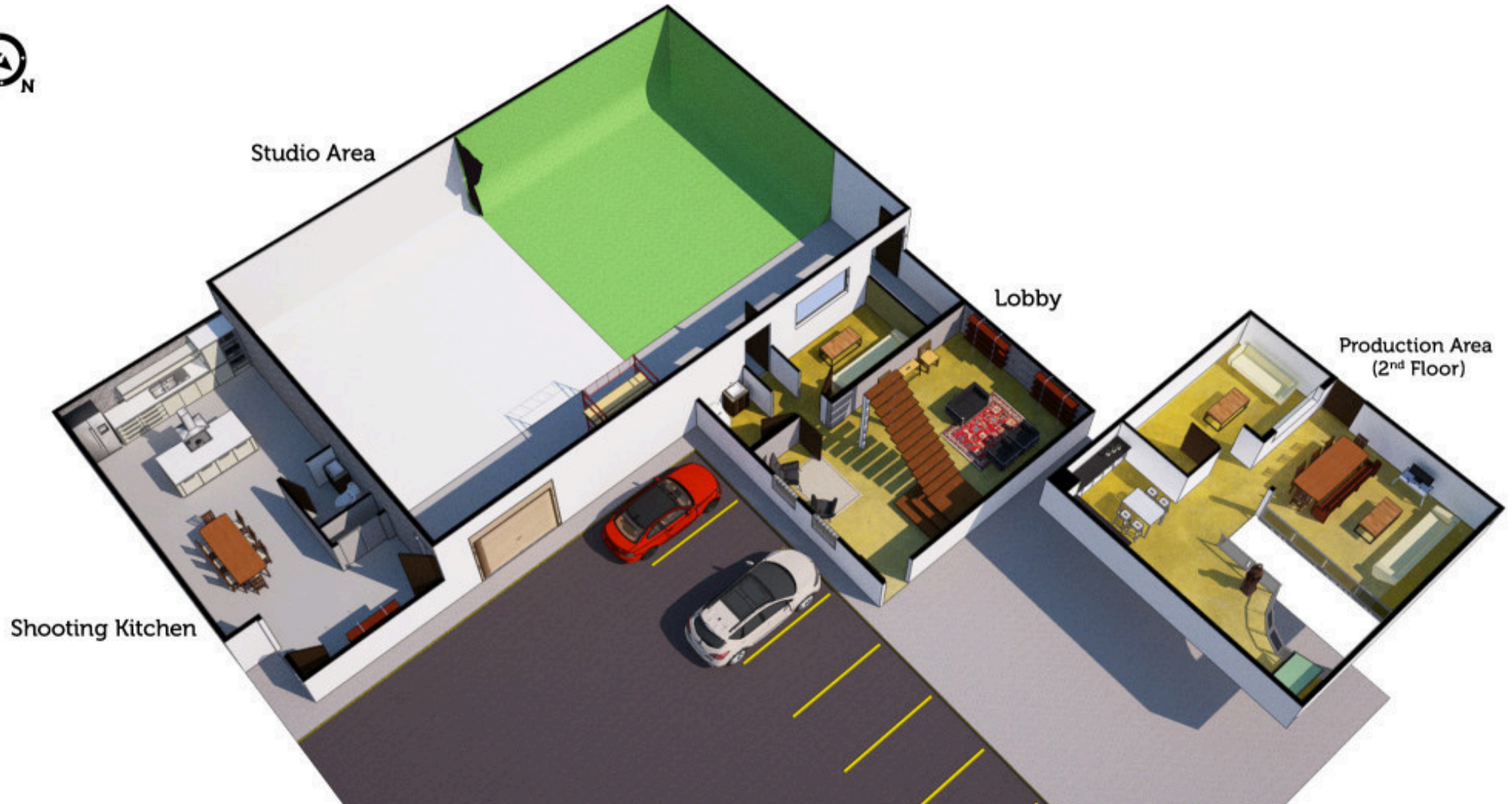
INTERIOR PHOTOS (KITCHEN SET)



FLOOR PLANS



FLOOR PLANS



BIRD'S EYE VIEW



NORTHEAST VIEW

loan Depot park

📍 DOWNTOWN MIAMI
4.8 MILES AWAY

📍 BRICKELL
3.75 MILES AWAY

📍 WYNWOOD
6.9 MILES AWAY

 ZOI HOUSE
COCONUT GROVE

METRO RAIL / UNERLINE PHASE 3
82,000 AADT
US-1

WEST VIEW



CORAL GABLES

2.2 MILES AWAY



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LOCATION SUMMARY

3001 SW 28th Lane is strategically located in Miami's Silver Bluff neighborhood, offering a prime strategic location near major corridors such as US-1, SW 27th Avenue, and SW 32nd Ave.

The Silver Bluff area is rapidly developing into a highly desirable commercial hub due to its proximity to major neighborhoods such as Brickell, Downtown Miami, Coconut Grove, and Coral Gables. The area's growth is driven by its strategic location, excellent transportation access, and the rise of mixed-use developments like

The Underline Phase 3 and Grove Central Residences.

With the increased demand for creative office spaces and industrial flex spaces, properties in the Silver Bluff area are experiencing significant value appreciation.

The area's continued commercial and residential growth ensures sustained demand for spaces like 3001 SW 28th Lane.



TRAFFIC COUNT

82,000 AADT (AVERAGE ANNUAL DAILY TRAFFIC)

BRICKELL	3.75 MILES AWAY
DOWNTOWN MIAMI	4.8 MILES AWAY
WYNWOOD	6.9 MILES AWAY
CORAL GABLES	2.2 MILES AWAY
COCONUT GROVE	1.0 MILES AWAY
MIAMI INT. AIRPORT	6.5 MILES

DEVELOPMENT PIPELINE



GROVE CENTRAL



Forward-Thinking Urban Planning - In Grove Central, Terra saw the opportunity to leverage public transit and highway accessibility towards increased convenience for residents and visitors alike. The planned Underline linear park project coming to the area further reinforced the need to create an activated space. New-construction residences with smart amenities, on-site retail, a public plaza, and outdoor green spaces, all position Grove Central as a forward-thinking destination for tomorrow's city dwellers.



23-stories



1,250 Parking Spaces



402 Residential Units



170,000+ SF Retail

Anchor Tenants: Target, Sprouts, Total Wine, CVS, Five Below, Club Studio

Tenants: Starbucks, Chipotle, Black Sheep Coffee, Panera, T Mobile, Pacific, Mattress Firm, WoofGang





The Underline

About Phase 3: Coconut Grove Station

Phase 3, a 7.36-mile extension of The Underline, connects SW 19th Ave to Dadeland South Metrorail. Approved in 2022, it prioritizes safe transportation, nature, and community.

Safety

The project includes safe biking and walking paths, improved lighting, and enhanced crosswalks to ensure pedestrian safety.

Nature Preservation

Phase 3 will restore native vegetation, including trees, plants, and grasses, to support the Pine Rockland, Hardwood Hammock, Pollinator, and Wet Prairie ecosystems. Additionally, it will feature microforests planted using the Miyawake afforestation method.

Community

Numerous areas are planned for free community programs, events, and engaging public art, fostering a sense of belonging and connection.

Amenities

Twelve amenity areas, including the Grove Gallery, have been designed to enhance the overall experience.

Grove Gallery


Located from SW 24th Avenue to SW 27th Avenue, the Grove Gallery offers a pop-up market concept, bringing a variety of market options to Coconut Grove and Golden Pine. It also includes a Bocce Ball court, picnic seating, and a designated area for public art.

RETAIL MAP



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