

# Sublease in the Heart of Coconut Grove

## 3250 Mary Street



### *Building Features*

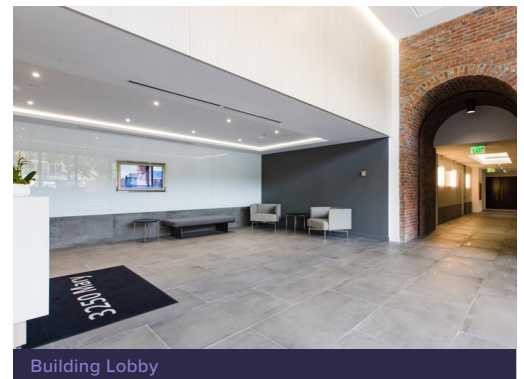
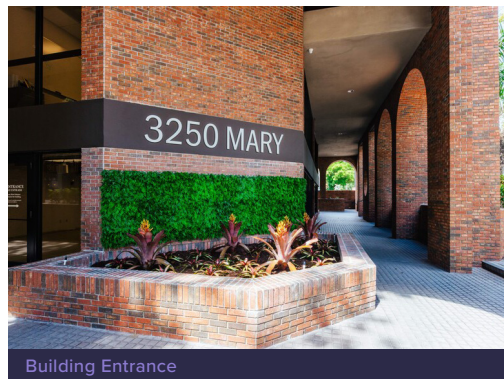
Located in the heart of Coconut Grove, the sublease at 3250 Mary Street offers premier office space in one of Miami's most vibrant and historic neighborhoods.

Tenants enjoy top-tier amenities, including on-site parking, 24/7 security, and easy access to a variety of upscale dining, shopping, and entertainment options. Its prime location near US-1 and major transit routes, provides unparalleled convenience and connectivity, making it an ideal choice for businesses looking to thrive in a dynamic setting.

- WalkScore 92 "Walker's Paradise"
- Covered and structured parking
- 24/7 controlled card-key access and security
- On-site management
- Recently renovated lobby and common areas

### *Sublease Overview*

Building Address:	3250 Mary Street Coconut Grove, FL 33133
Premises:	2,485 SF, Suite 103
Rental Rate:	\$60.00 PSF Full Service
Term:	Through 11/30/2027
Availability:	Immediately
Building Class:	A
Parking:	7 Parking Spaces at \$90.00 / Space / Month
Furniture:	Included



**Suite 103**

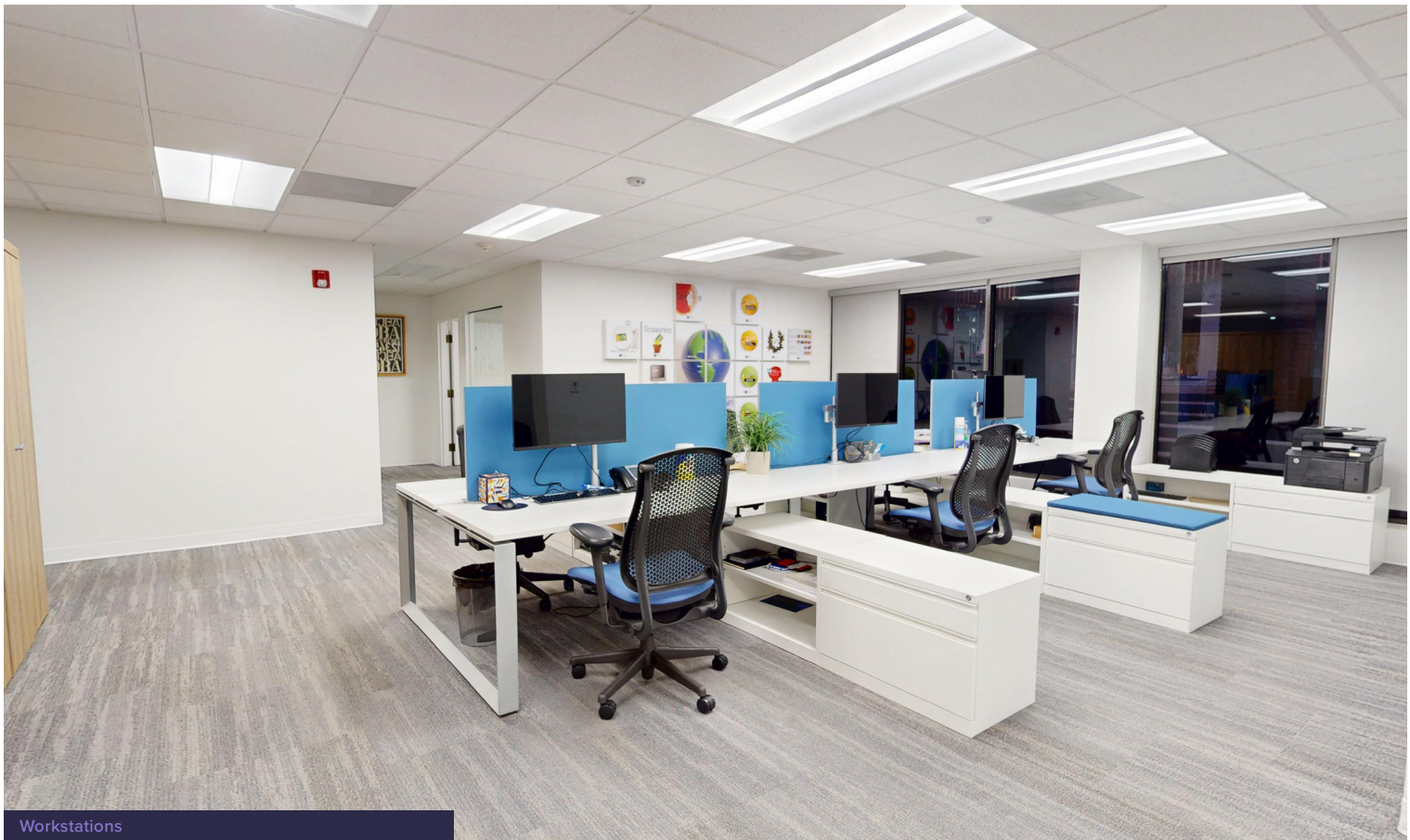
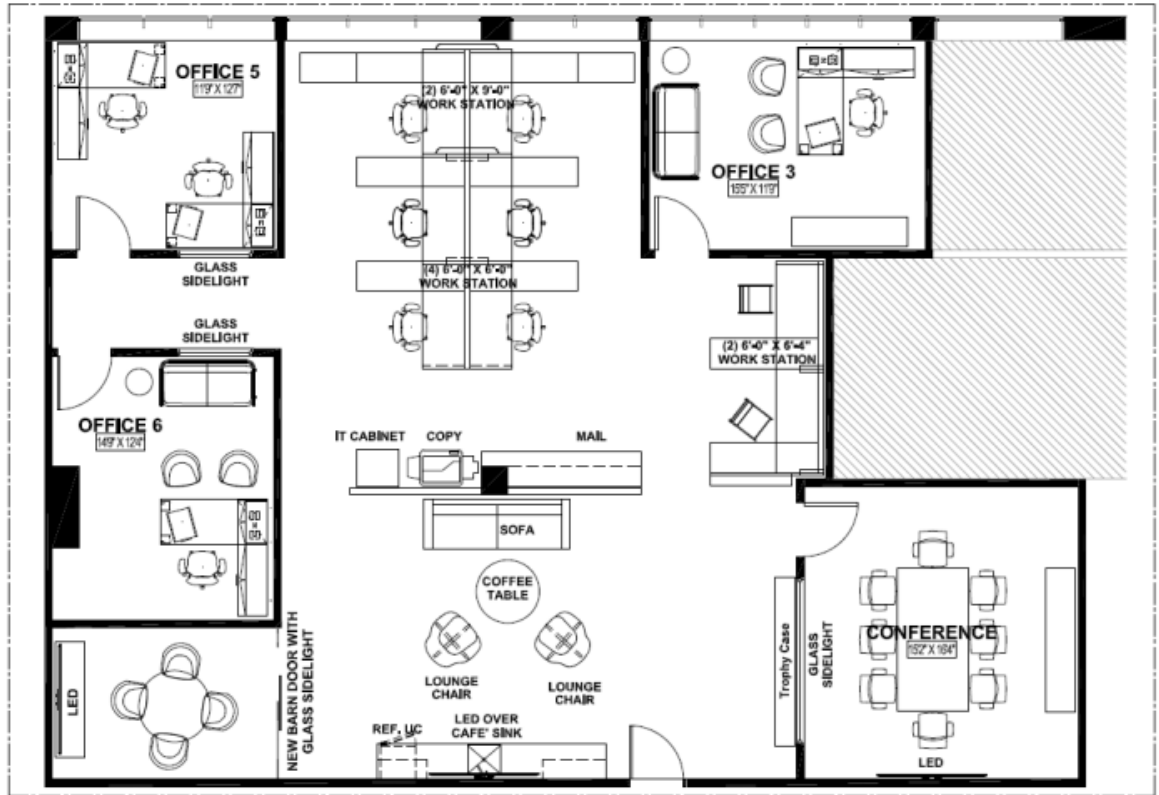
2,485 SF

Term expires 11/20/2027

Furniture included

**Layout:**

- 2 Conference rooms
- 3 Private offices
- 8 Workstations
- Employee lounge area



Workstations

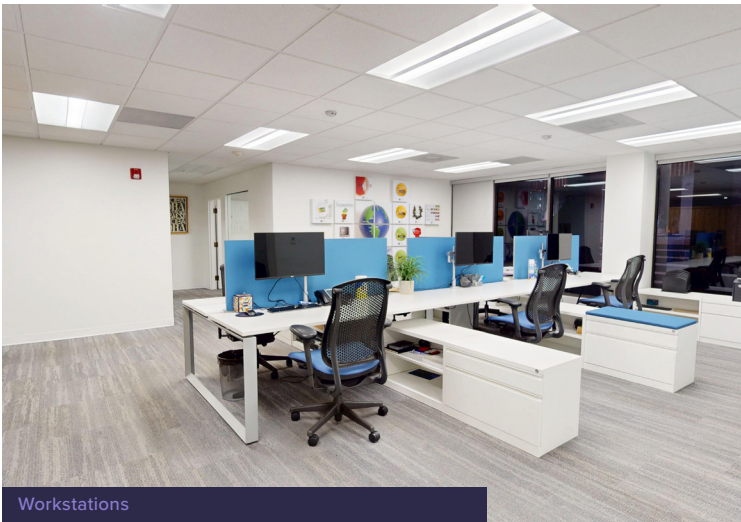
Suite 103  
2,485 SF



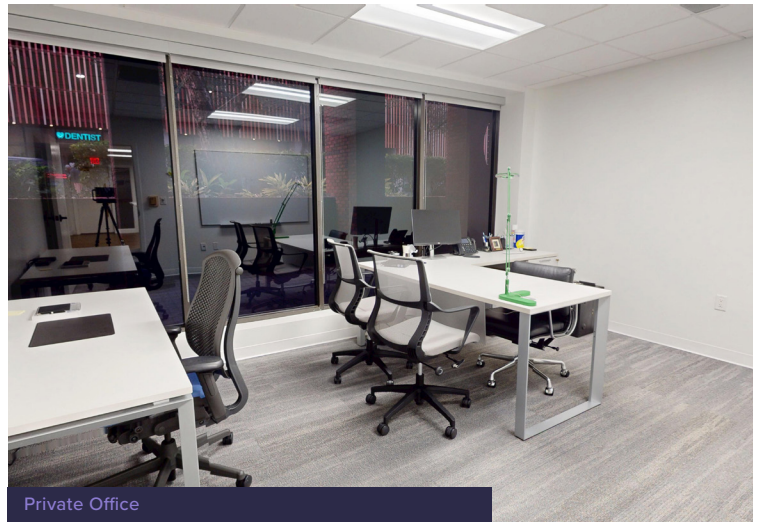
Employee Lounge Area



Employee Lounge Area



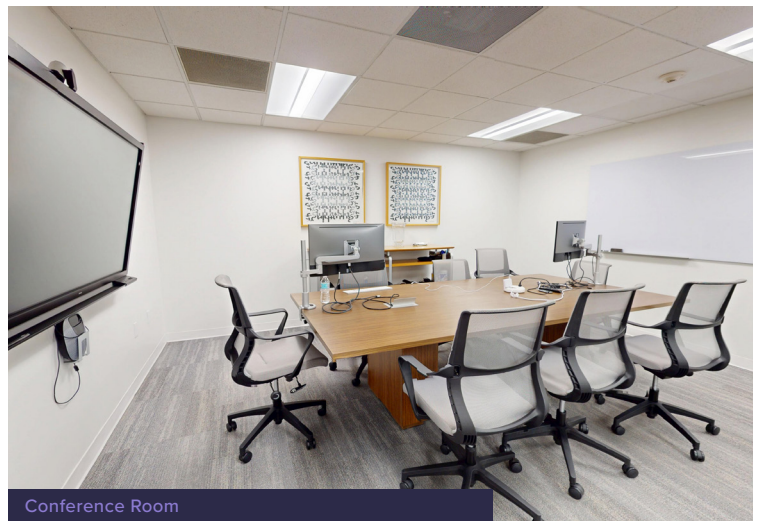
Workstations



Private Office



Conference Room



Conference Room

# Coconut Grove

Coconut Grove is one of Miami's most iconic neighborhoods, nestled along Biscayne Bay just a few miles south of Downtown Miami and Brickell. Known to locals as "The Grove," it's celebrated for its vibrant energy, trendy atmosphere, and welcoming charm, making it one of South Florida's most inviting spots.

## THERE'S SOMETHING FOR EVERYONE

Whether its casual or white tablecloth dining, Coconut Grove offers more than **50** local and renowned dining establishments.



Drive Times    **Brickell** 15 min.    **Coral Gables** 14 min.    **Downtown** 16 min.    **South Miami** 23 min.    **Wynwood** 25 min.

## For leasing information, please contact:

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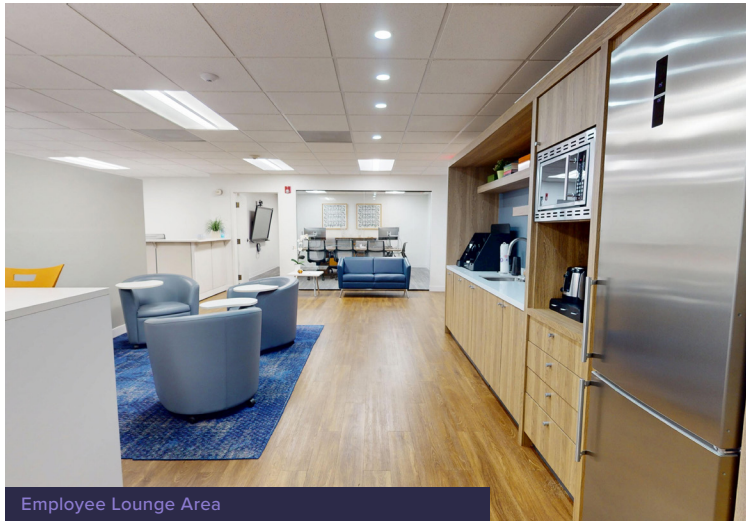
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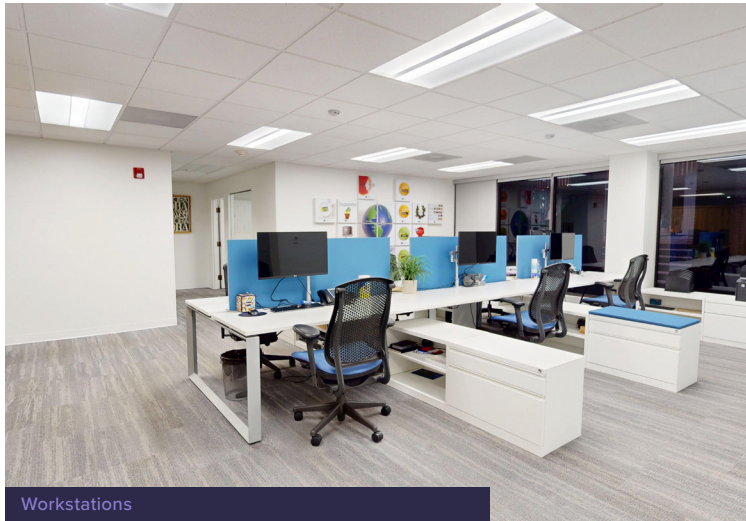
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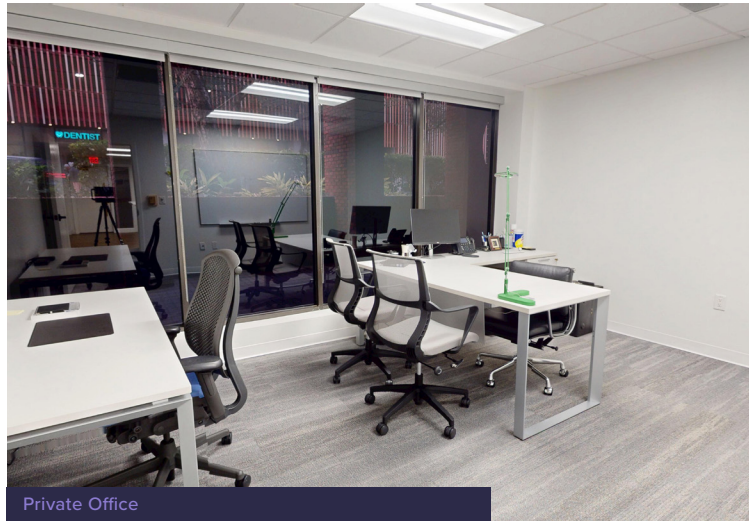
Employee Lounge Area



Employee Lounge Area



Workstations



Private Office

