

GL TOWER

2900 SW 28th Terrace
Coconut Grove, FL 33133

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

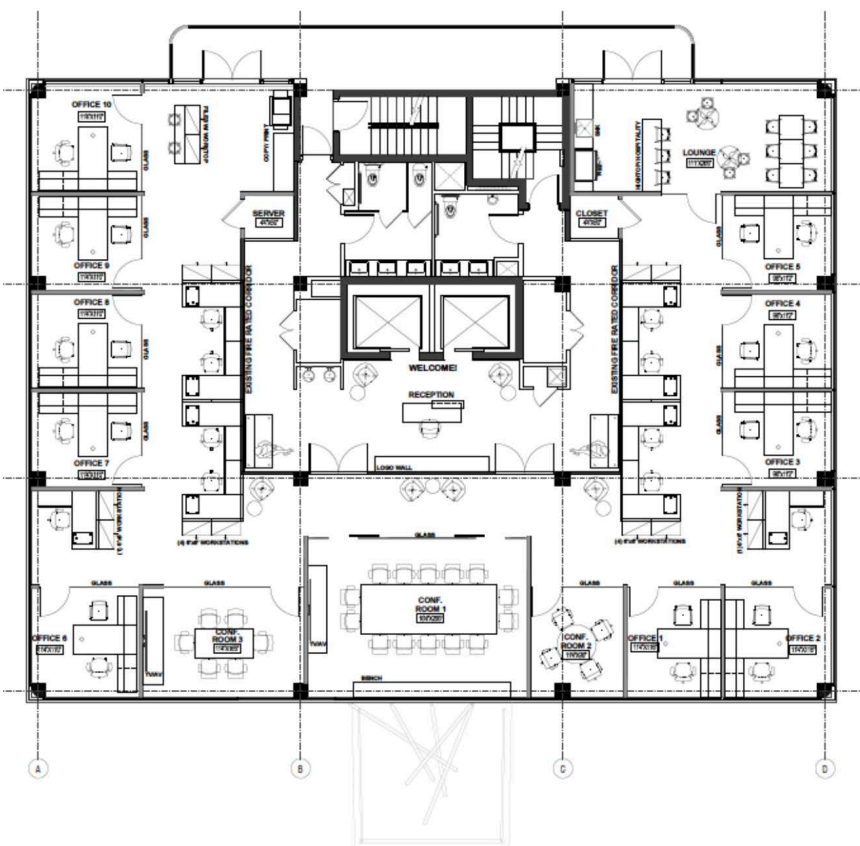


GL Tower is Coconut Grove's newest to market luxury office building. The 7-story GL Tower was renovated in 2016 to the industry's highest standards of design and finishes. The building is conveniently located on SW 28th Terrace, which is just off the recently renovated 27th Avenue and US 1, ten minutes 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.

Suite	Size (RSF)	Price (\$/RSF/Year)	Availability
501	1,730	\$39.50/SF net of electric	Available 4/2020
600	5,001	\$40/SF net of electric	Requires build-out
700	5,001	\$41/SF net of electric	Requires build-out

Note: Furniture not included.

Single Tenant Floor Plan



Suite 501 - 1,730 SF

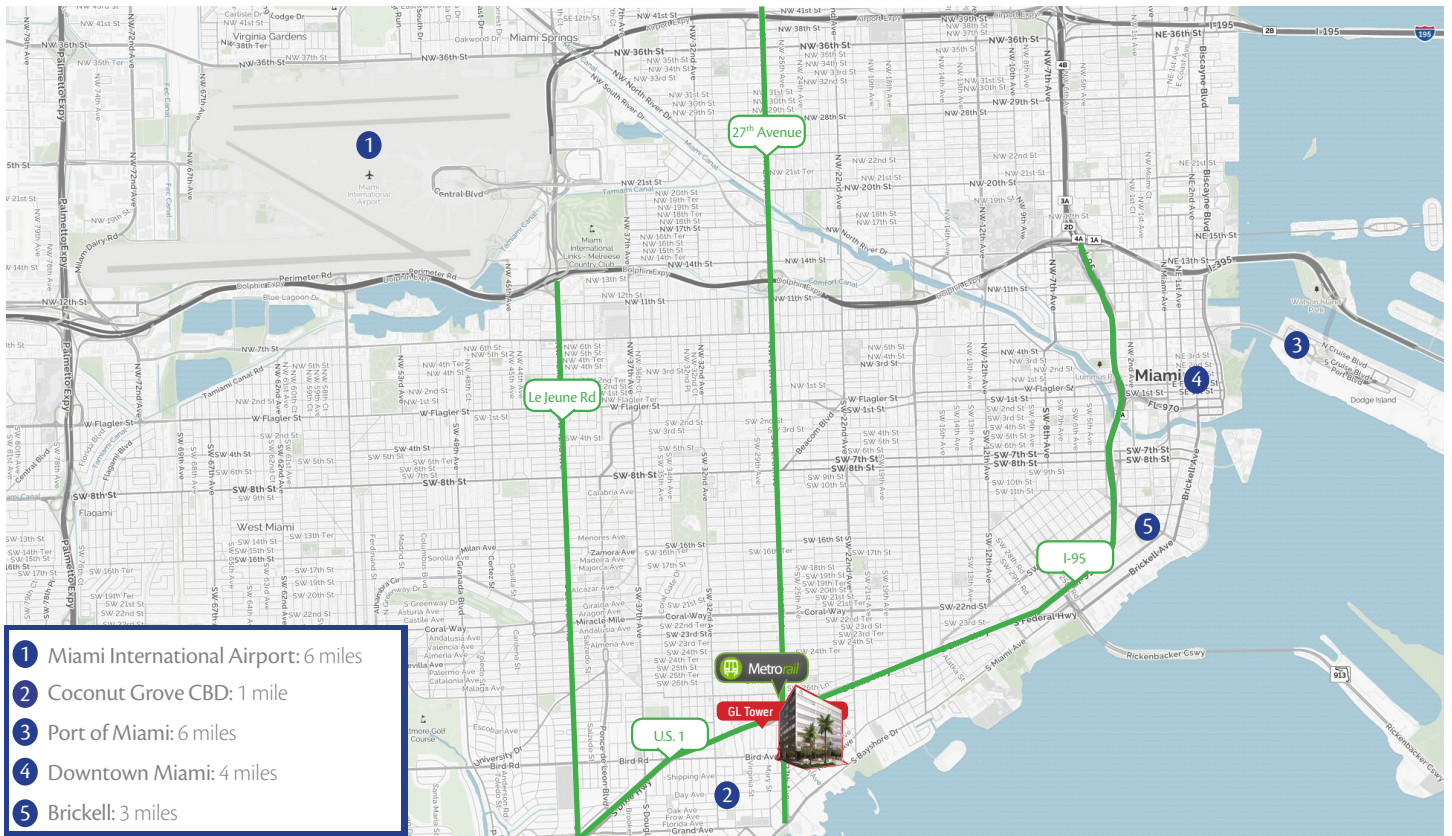


Property Highlights

- 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



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