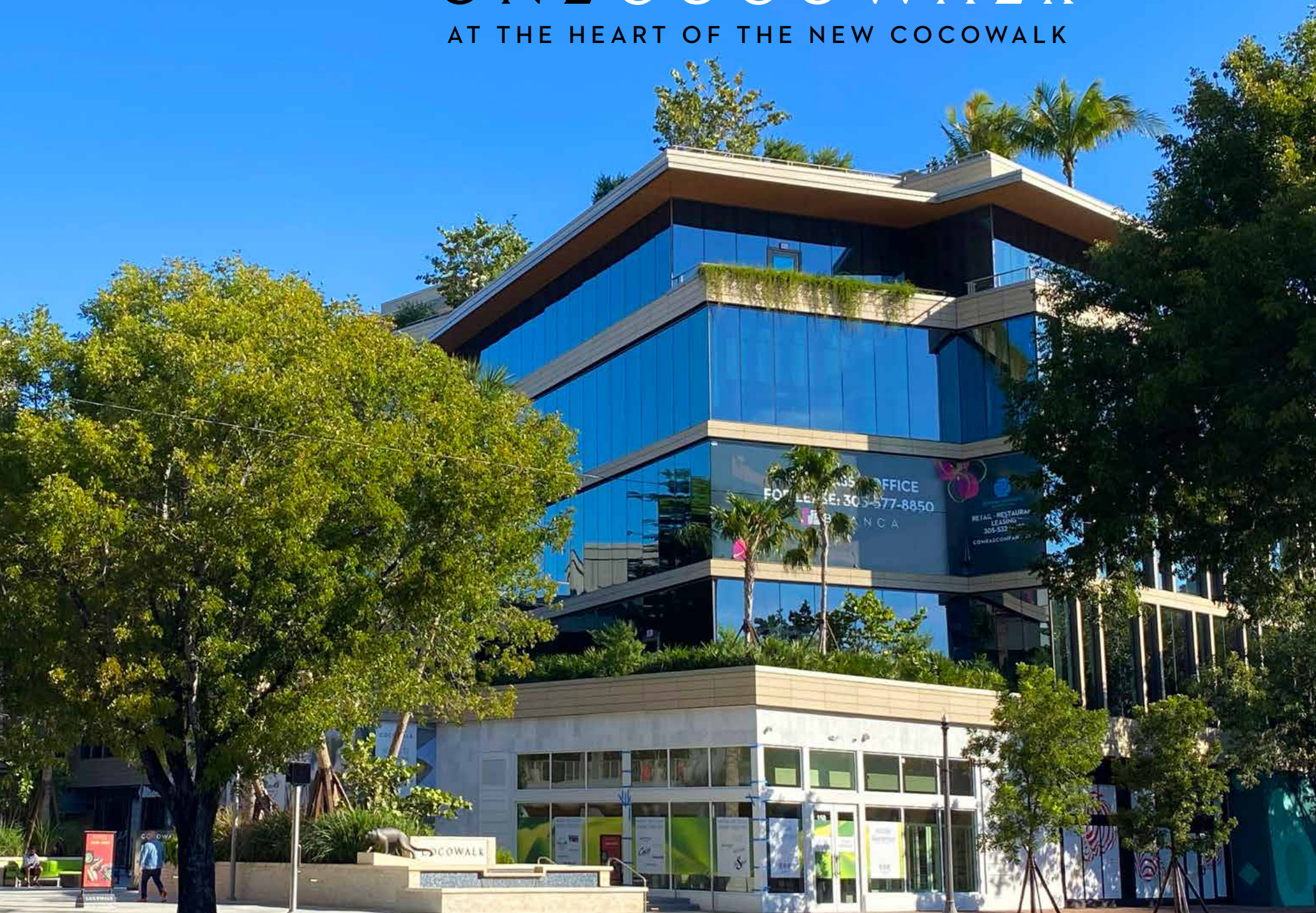
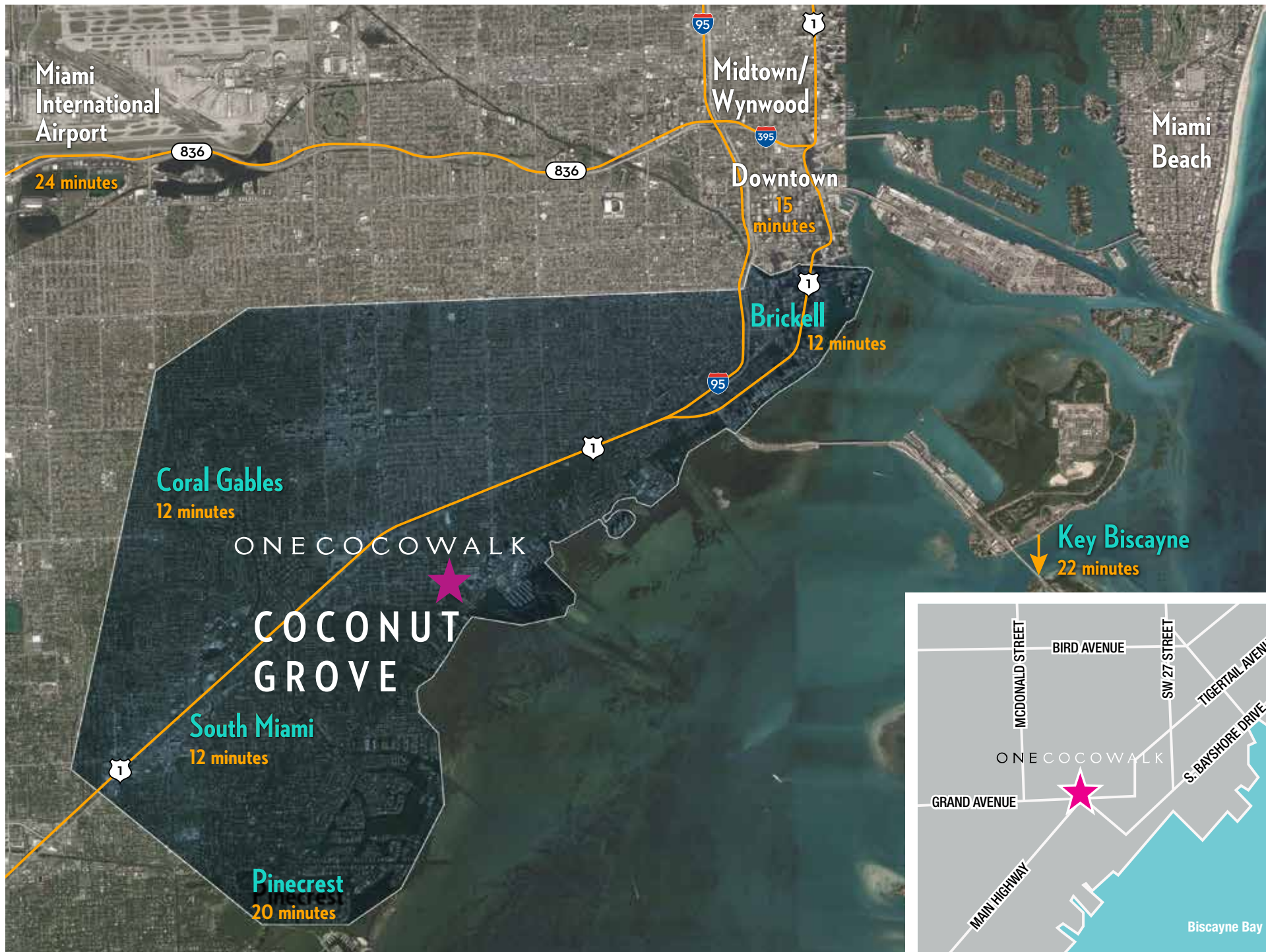


THE OFFICES AT **ONE COCOWALK**
AT THE HEART OF THE NEW COCOWALK





PROJECT OVERVIEW

Introducing One CocoWalk, a state-of-the-art office building centrally located in the heart of Coconut Grove's thriving commercial district- steps away from PLANTA Queen, Mistero1, sweetgteen, Salt & Straw, FP Movement, Mr.C Hotel, and Miami's top schools.

TWOCOCOWALK

ONECOCOWALK



BUILDING FEATURES

BUILDING FACTS

CLASS:	A Office Building
BUILDING SIZE:	84,745 RSF
STORIES:	5-Story
PARKING RATIO:	3.5 Per 1,000
FLOOR SIZES:	2nd Floor - 20,154 RSF
	3rd Floor - 20,603 RSF
	4th Floor - 21,522 RSF
	5th Floor - 20,396 RSF

AMENITIES

150,000 SF of retail with numerous restaurants, shops, entertainment venues, ATM, and security all on-site with more offerings within easy walking distance. Plus, state-of-the-art technology in LEED certified, sustainable and efficient building, as well as a rooftop garden terrace with spectacular views for office gatherings and community events.

- Rooftop and amenity deck with 360-degree views of Miami and Biscayne Bay
- Maximum daylight delivered through abundant glass
- 24/7 on-site security
- On-site property management
- LEED Silver
- Superior HVAC & Heat Pump system controlled by individual tenants
- Salt & Straw, sweetgreen, and MisterO1 immediately downstairs in CocoWalk
- Easy to park & walk to everything with on-site garage — ample covered parking and dedicated office parking
- 150,000 SF of Retail including a full gym inside CocoWalk
- Valet parking management
- Outdoor collaboration spaces throughout CocoWalk



STREET & LOBBY ENTRANCE

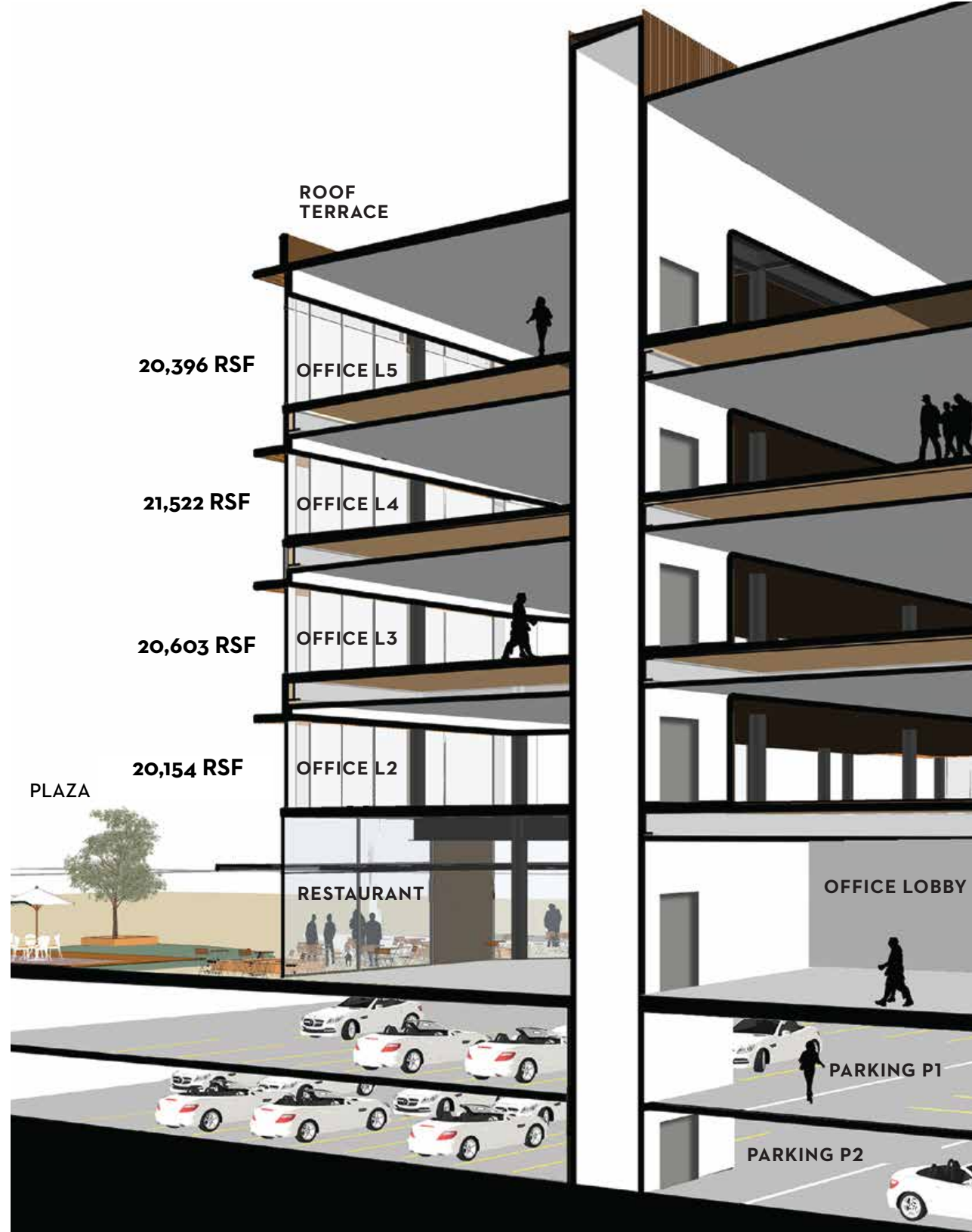
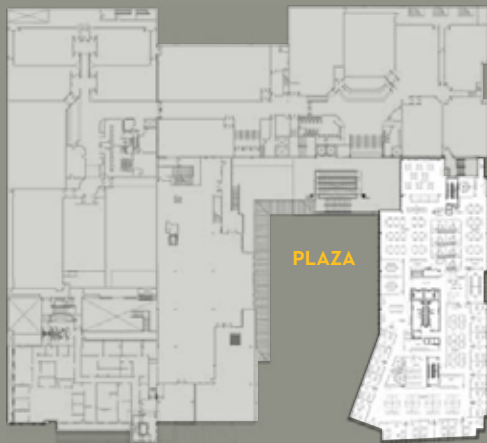
One CocoWalk has been designed to provide tenants with all the benefits of working in a mixed-use setting, while maintaining the privacy and sense of exclusivity that Class “A” office users have come to expect.

Tenants will access their space via dedicated elevators from their private parking below the building or through the office building lobby located on Virginia Street.



ELEVATION

LOCATION PLAN

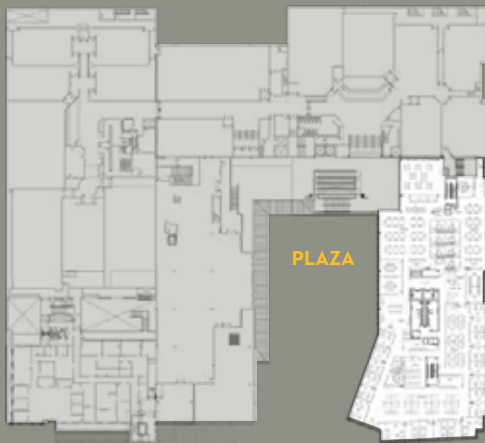


DESIGNED FOR EFFICIENCY

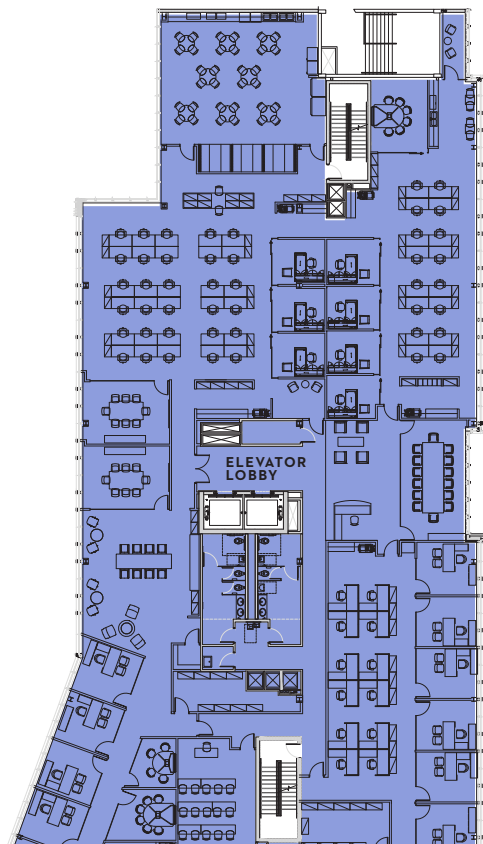
One CocoWalk's floor plates affords tenants a highly efficient configuration. The building's four floors of office space are well suited for both single and multi tenant configurations. In addition to having Coconut Grove's largest office floor plates, One CocoWalk's ample window lines and high ceilings provides tenants with abundant natural light and views.

One Cocowalk's superior HVAC and heat pump system allows individual tenants to control the time of use of each heat pump so they may isolate certain zones for air conditioning, especially on weekends or evenings, as needed. Energy consumption is controlled by individual tenants for their specified electrical meter, as the heat pumps are powered and programmed individually, which allows each tenant to be accurately billed per usage.

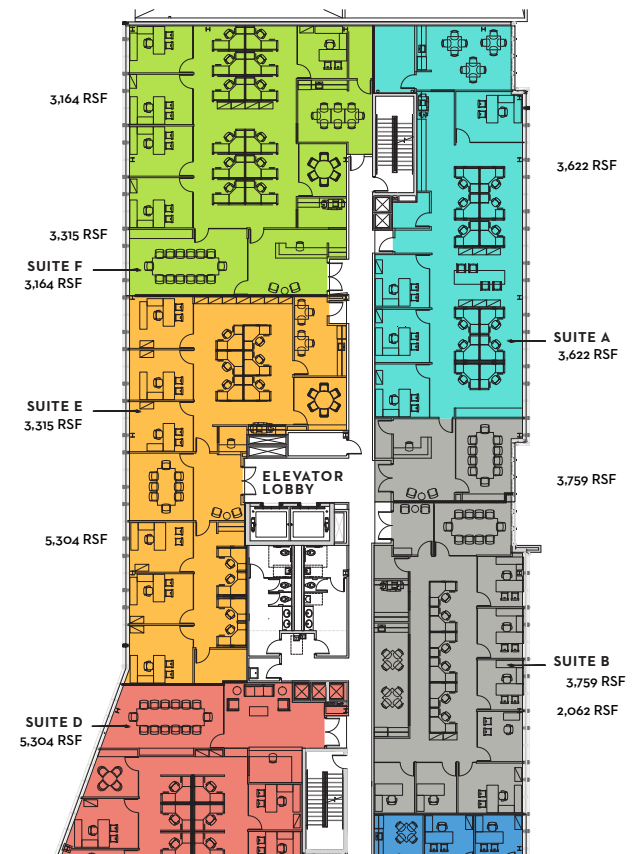
LOCATION PLAN



SINGLE TENANT PLAN

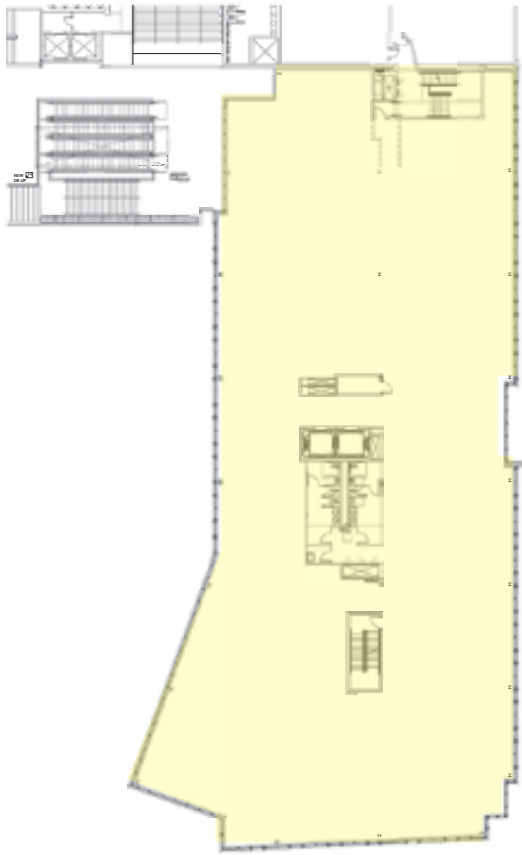


MULTI-TENANT PLAN



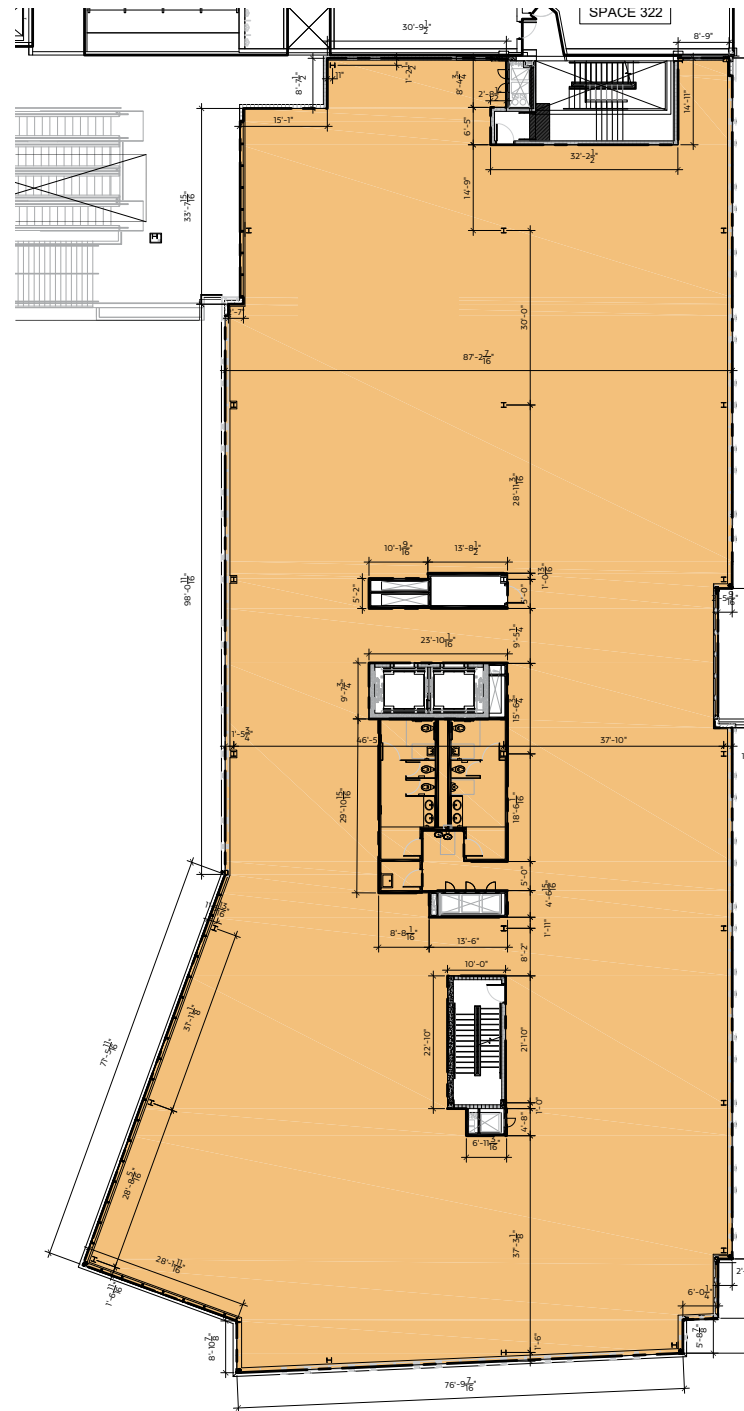
AVAILABILITIES

3RD FLOOR

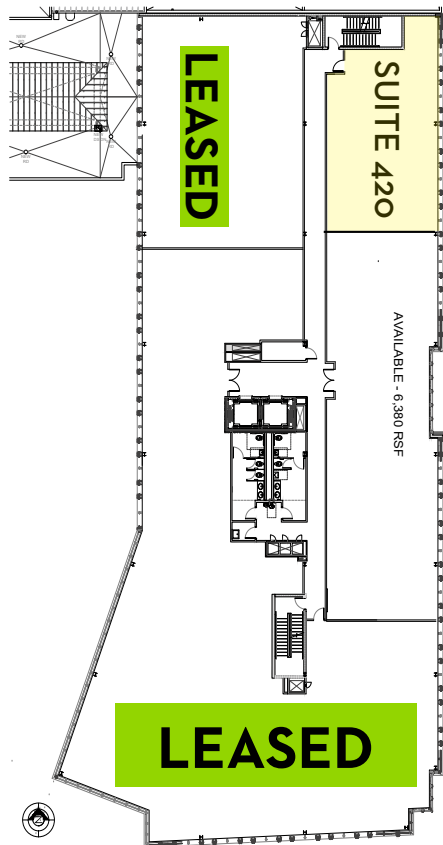


FLOOR 3

21,155 RSF

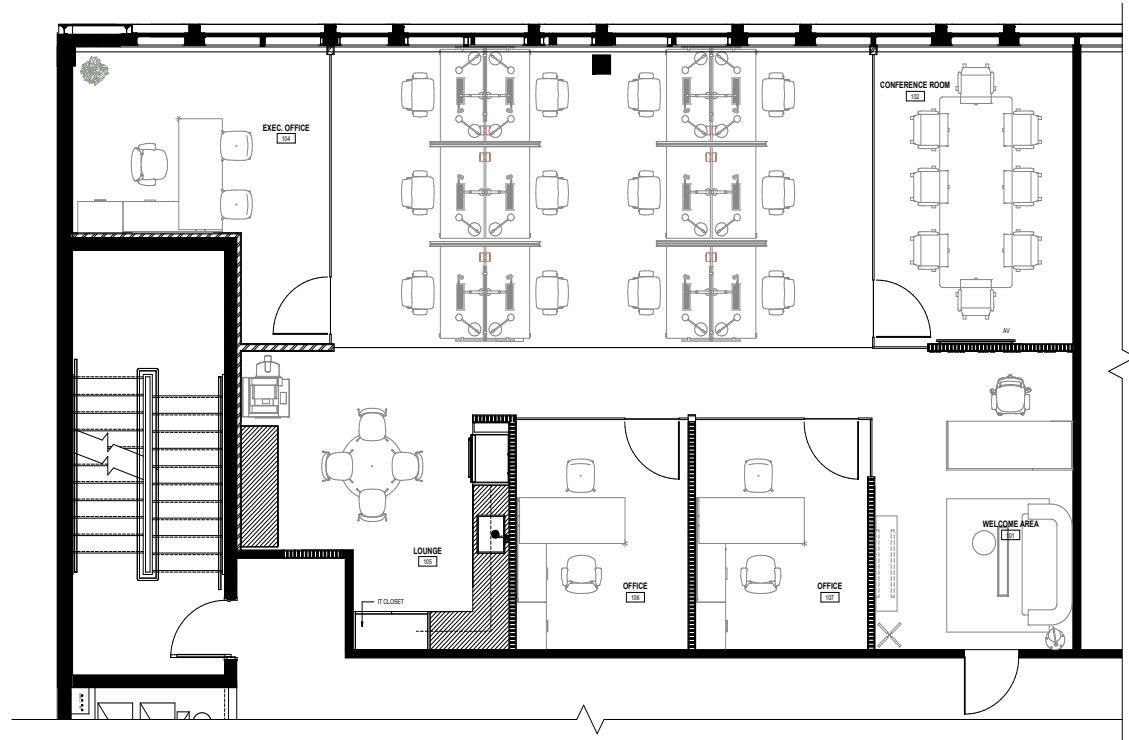


AVAILABILITIES SPEC SUITE 420



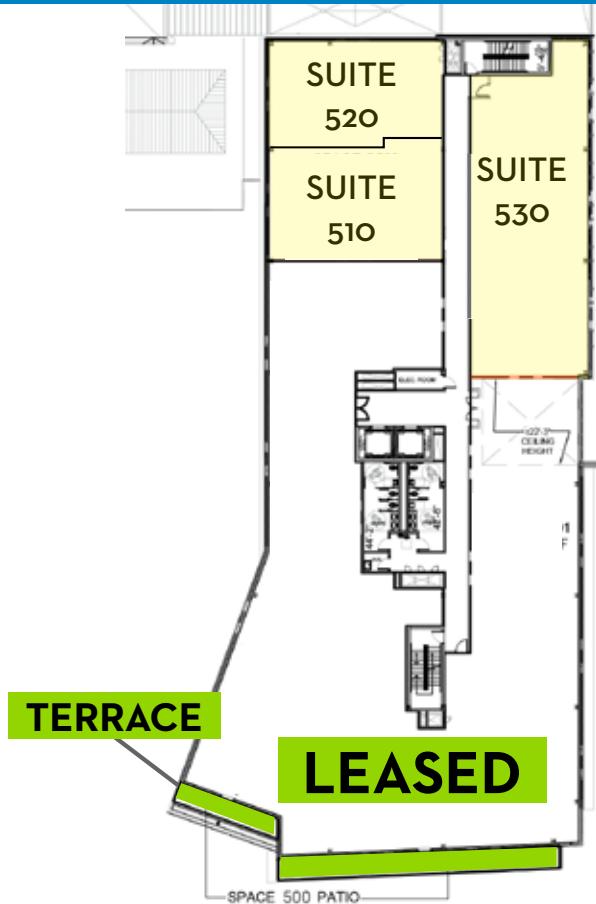
FLOOR 4

SUITE 420 - 1,929 RSF
(Spec Suite)



Spec Suite | Suite 420 Floor Plan

AVAILABILITIES 5TH FLOOR SPEC SUITES



FLOOR 5

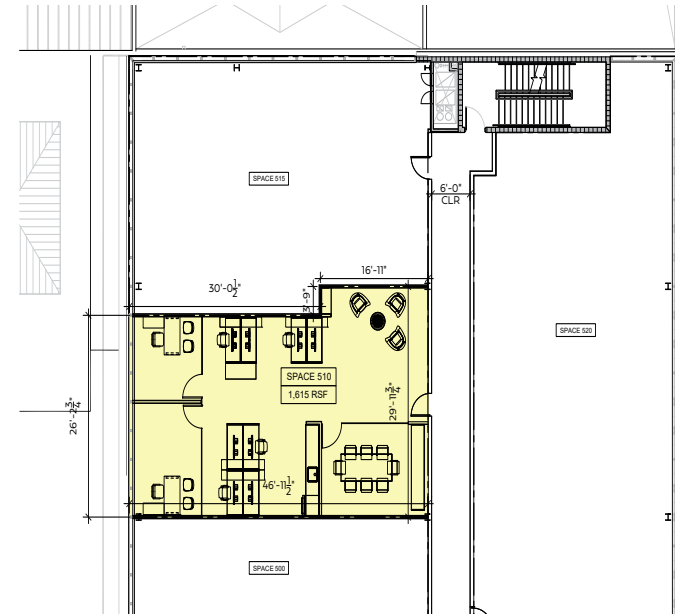
SUITE 510 - 1,615 RSF

(Spec Suite)

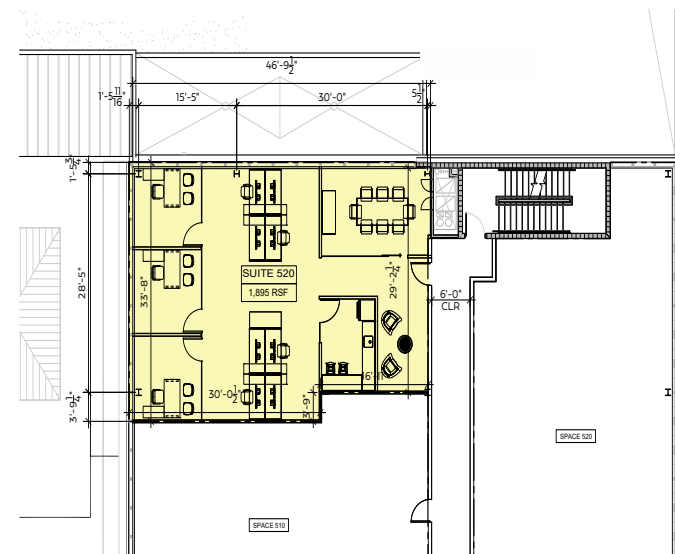
SUITE 520 - 1,895 RSF

(Spec Suite)

SUITE 530 - 3,349 RSF



Spec Suite | Suite 510 Floor Plan



Spec Suite | Suite 520 Floor Plan

**OFFICE SPACE THAT
ADVANCES YOUR VISION**

Office Interiors



**OPPORTUNITIES FOR
YOUR WORK SPACE
ARE ENDLESS**

Office Interiors



ENHANCED TENANT EXPERIENCE

Office Interiors



VIBRANT CORPORATE ENVIRONMENT



A vision of community, culture and efficiency comes to life here.

One Cocowalk provides a unique and dynamic urban office environment centered around top dining, retail and varied residential options connected to amenities that employers utilize to attract and retain talent. One Cocowalk's offerings are designed to improve the overall quality of life at the workplace resulting in employee satisfaction and higher productivity.

With its private office building entrance on Virginia Street, our tenants and their clients enjoy the privacy of a true business-first environment while enjoying the benefits of a vibrant neighborhood amenity base.



COCOWALK FOOD & BEVERAGE

Current Tenants

bluemercury

CHASE

cinépolis

Coco CIGARS

BOTANICO

MisterO

WINE LODGE
NARBONA

PLANTA

SALT & STRAW

SPORTIVE

sweetgreen

SCHOOL OF ROCK

SCHOOL OF ROCK

SPACES.

Youfit HEALTH CLUBS



1 One CocoWalk

Nearby Amenities

2. Mayfair Hotel & Spa
3. Commodore Inn The Grove
4. Hotel Aria
5. Bombay DarBar
6. Mr. C Coconut Grove Hotel
7. Le Pain Quotidien
8. Jaguar Latin American Kitchen
9. Sapori di Mare
10. Glass & Vine
11. Atchana's Homegrown Thai
12. Lokal
13. La Rue Bistronomie
14. Harry's Pizzeria

15. The Spillover

16. Ariete
17. Starbucks Coffee
18. Greenstreet Cafe
19. Strada in the Grove
20. Fireman Derek's Bake Shop
21. LuLu in the Grove
22. Le Bouchon de Grove
23. Farinelli 1937
24. Bianca Gelato
25. Panther Coffee
26. Choices Cafe
27. OM Yoga
28. 24-Hour Fitness

29. Subway

30. Mutiny Hotel
31. Books & Books
32. Peacock Garden Cafe
33. Unika Coconut Grove
34. Market Boutique
35. Bonobos
36. Juicense
37. GAP Clothing
38. Coconut Grove Chamber of Commerce
39. YouFit Health Club
40. Cinopolis

Points of Interest

1. Shops at Mayfair
2. Ugo di Roma Salon & Day Spa
3. Bayside Park
4. Coconut Grove Elementary
5. Coconut Grove Library
6. US Post Office
7. The Cruz Building
8. Kirk Munroe Tennis Center
9. Peacock Park
10. Coconut Grove Sailing Club
11. Barnacle Historic State Park
12. Park Grove



MetroBus Stop



An aerial photograph of the One Cocowalk development in Miami. The image shows a large marina filled with numerous sailboats and yachts, situated next to a cluster of modern high-rise buildings. The surrounding area is lush with greenery and palm trees, with a dense urban landscape visible in the background. An orange speech bubble graphic contains the text "ONECOCOWALK".

ONECOCOWALK

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