

2601 BAYSHORE

COCONUT GROVE

# AN ICONIC OFFICE TOWER REIMAGINED

For three decades, 2601 S Bayshore has been an iconic business address in Miami's most eclectic community. Recently reimagined, this evocative, 22-story tower is encouraging a flight to quality by pairing Class-A offices and creatively curated amenities in Coconut Grove's tallest, ultra-modern workplace. Enjoy the Grove's walkable convenience and unmatched views of the Magic City and Biscayne Bay, while discovering what domestic and global tenants have long known. Now re-conceptualized and re-interpreted, 2601 S Bayshore provides an unparalleled tenant posture amid that unique Coconut Grove vibe that brings life to work.





**ADDRESS** 2601 S BAYSHORE DRIVE

**BUILDING CLASS** CLASS A OFFICE

**RENTABLE AREA** 294,000 RSF

**FLOORS** 22

**CEILING HEIGHTS** 12' SLAB-TO-SLAB

**FLOOR PLATES** +/-15K - 18K RSF

**PARKING** 3.0/1,000





## RE-ELEVATE YOUR BUSINESS ADDRESS

Historic Coconut Grove is every place you want from your next office address. Highly accessible to - and more convenient than - every Greater Miami business submarket, working at the doorstep of Greater Miami makes the “Gateway to the Americas” your calling card. Eager for a high-end office that speaks to lifestyle? The picturesque Biscayne Bay marina and shoreline come alive as a genuine live, work, play retreat, with sundrenched parks, world-class restaurants and eclectic shops just beyond your door.



## DYNAMIC WORK & LIFE

Flight to quality in Miami means working - and living - like you mean it. Brought to life generations before live / work / play was a selling point, Coconut Grove delivers on the promise of better living with enviable health and dining indoors or out available all year 'round. Treat the parks, theater, clubs and restaurants like Monty's Raw Bar, Glass & Vine, Le Bouchon Du Grove, and Isabelle's Grill Room and Garden in the Ritz-Carlton Coconut Grove neighborhood destinations that your clients and partners will come to love.



LOBBY RENOVATIONS







## UNEXPECTED AMENITIES

Family offices, banks and financial services firms, and law and accounting practices will appreciate the convenience and amenities at 2601 Bayshore. Traditional offerings, such as a 24-hour fitness center, A/V-ready conference facilities, security concierge and an attentive onsite property manager, are just the beginning. The bar will be raised with such imaginative conveniences as an on-site café, an expansive and dynamic outdoor common area space with bayfront views, and upscale, club-like tenant lounge overlooking an inspired two-story lobby.

Banking  
 Bus Line  
 Dry Cleaner  
 Fitness Center  
 On-site Café  
 Property Manager On-site

Security Concierge  
 Waterfront  
 Tenant Lounge and Bar  
 (coming soon)  
 Spirits Lockers  
 (coming soon)

ON-SITE CAFÉ RENOVATION





MEZZANINE FLOOR





TENANT LOUNGE & BAR







#### POINTS OF INTEREST

1. COCOWALK
2. MERCY HOSPITAL
3. VISCAYA MUSEUM
4. DAVID T. KENNEDY PARK
5. REGATTA PARK
6. CORAL REEF YACHT CLUB
7. THE FRESH MARKET
8. RANSOM EVERGLADES SCHOOL

#### HOTELS

9. HAMPTON NN
10. THE RITZ-CARLTON COCONUT GROVE
11. COURTYARD BY MARRIOTT
12. MR. C MIAMI - COCONUT GROVE
13. HOTEL ARYA COCONUT GROVE
14. THE MUTINY HOTEL

#### TRANSIT

METRO RAIL  
TROLLEY  
METROBUS

\* Coconut Grove's Central Business District features public transportation, including a circulator connecting the CBD and Metrorail station, and hotel flags Ritz-Carlton, Sonesta Bayfront, Mutiny, Mayfair and Courtyard by Marriott.

#### RESTAURANTS

15. MONTY'S RAW BAR
16. JAGUAR
17. SUSHI GARAGE
18. SAPORE DI MARE
19. ISABELLE'S GRILL ROOM & GARDEN
20. STARBUCKS
21. ARIETE
22. PEACOCK GARDEN
23. PLANTA QUEEN
24. GLASS AND VINE
25. SUSHI MAKI
26. MISTER O1
27. LE BOUCHON DU GROVE
28. PANTHER COFFEE
29. SADELLE'S COCONUT GROVE
30. FIREMAN DEREK'S BAKE SHOP
31. KUSH COCONUT GROVE
32. THE COMMODORE
33. THE KEY CLUB
34. SADELLE'S COCONUT GROVE

#### RESIDENCES

35. COCONUT GROVE BAYSHORE CONDO
36. GROVENOR HOUSE
37. MR. C RESIDENCES COCONUT GROVE
38. GROVE AT GRAND BAY COCONUT GROVE
39. GROVE TOWERS
40. GROVE HILL CONDOMINIUM
41. YACHT HARBOUR CONDOMINIUM

## FLOOR PLANS WITH A VIEW

Productivity meets panorama at 2601 Bayshore. Own the horizon from the window of your thoughtfully designed and amenitized workplace. Floorplates bathed in natural light range from +/-15,000 SF to 18,000 SF provide the efficiency and flexibility companies need to maximize their footprint - and futures.

VIEW AVAILABILITIES





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BLANCA

BLANCA COMMERCIAL REAL ESTATE, INC.  
LICENSED REAL ESTATE BROKER

**TERE BLANCA**

305.577.8851  
TERE.BLANCA@BLANCACRE.COM

**DANET LINARES**

305.577.8852  
DANET.LINARES@BLANCACRE.COM

**ANDRES DEL CORRAL**

305.577.0271  
ANDRES.DELCORRAL@BLANCACRE.COM