



THE OFFICES AT ONE C O C O W A L K

PROJECT OVERVIEW

Coconut Grove has been waiting for new Class A office space for nearly three decades.

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 chef-driven restaurants, stylish boutiques, high-end residences and hotels, and Miami's top schools.

One Cocowalk is tailor-made for companies that value community, walkability and the benefits of locating in modern office space set amidst one of Miami's most historic and authentic neighborhoods.

ONE COCOWALK

A new 5-story boutique office building with ground floor retail

TWO COCOWALK

4-story existing office building being renovated



BUILDING FEATURES

- Class A, 5-story boutique office building
- 85,762 rentable square feet
- Rooftop and amenity deck with 360-degree view of Miami and Biscayne Bay
- Maximum daylight delivered through abundant glass
- Full gym inside Cocowalk
- 24/7 on-site security
- Outdoor collaboration spaces throughout Cocowalk
- Chef-driven restaurants and fast casual dining immediately downstairs and steps from One Cocowalk
- Easy to park & walk to everything with on-site garage — ample covered and dedicated office parking
- Valet Parking available
- On-site property management
- LEED Silver



STREET & LOBBY ENTRANCE

One Cocowalk has been designed to provide its users 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. Users will access their space via dedicated elevators from their private parking below the building or through the office building lobby located on quiet tree-lined Virginia Street. The result is a private professional office environment that is adjacent to, but functionally removed from, Cocowalk’s rich offerings.



STACKING PLAN



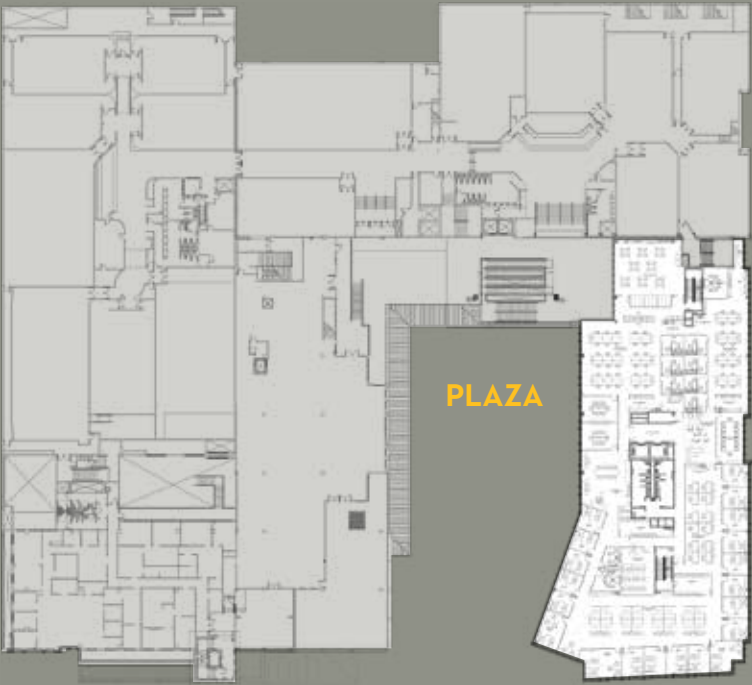
FLOOR PLANS

AVAILABLE FLOORS

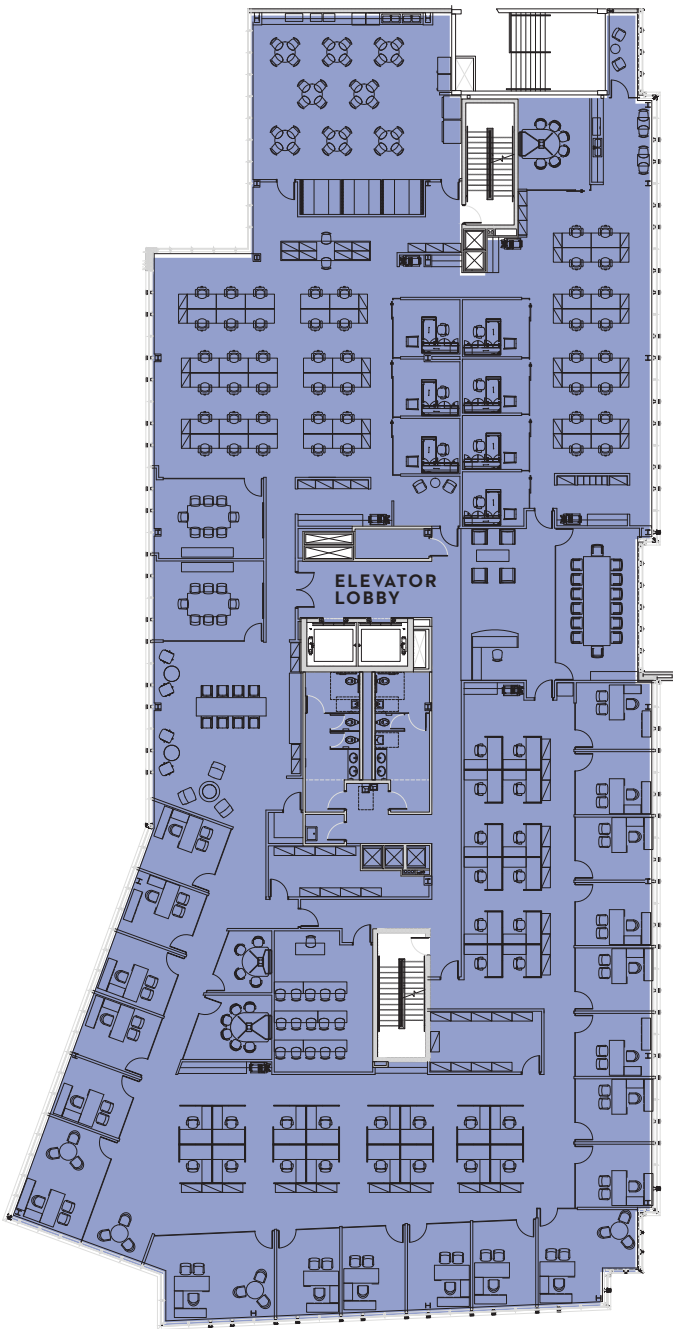
2nd Floor	20,199 RSF
3rd Floor	20,655 RSF
4th Floor	21,653 RSF
5th Floor	21,226 RSF

Total 85,762 RSF

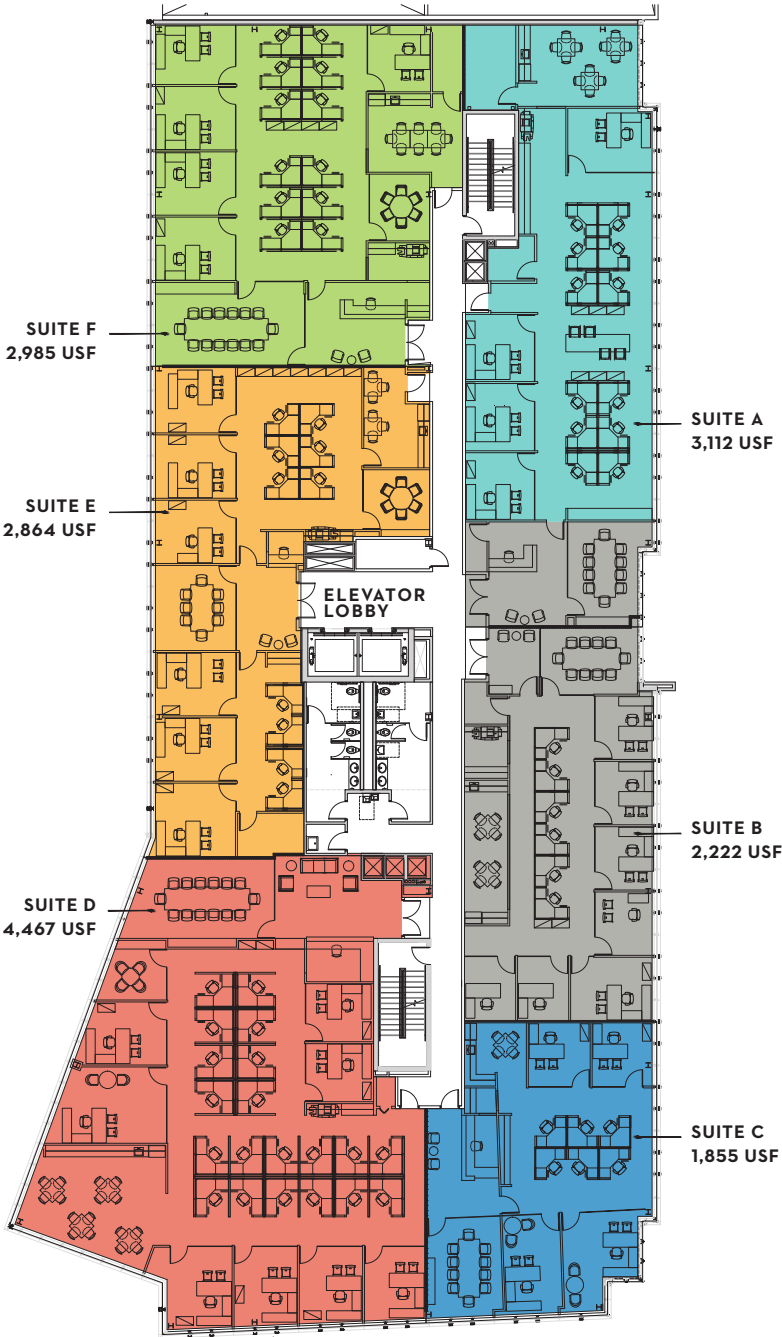
LOCATION PLAN



SINGLE TENANT PLAN

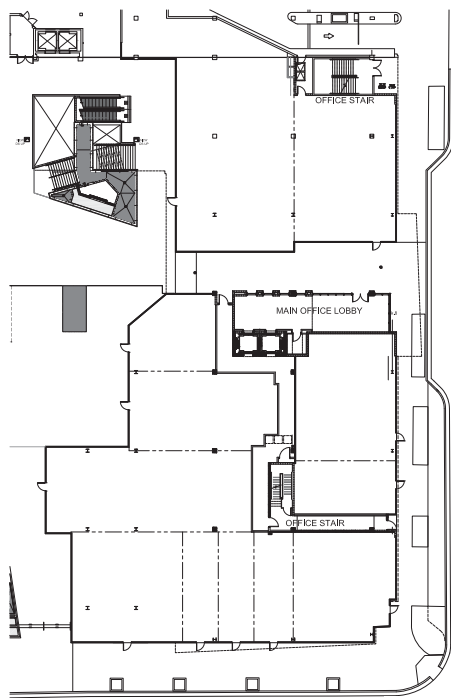


MULTI-TENANT PLAN

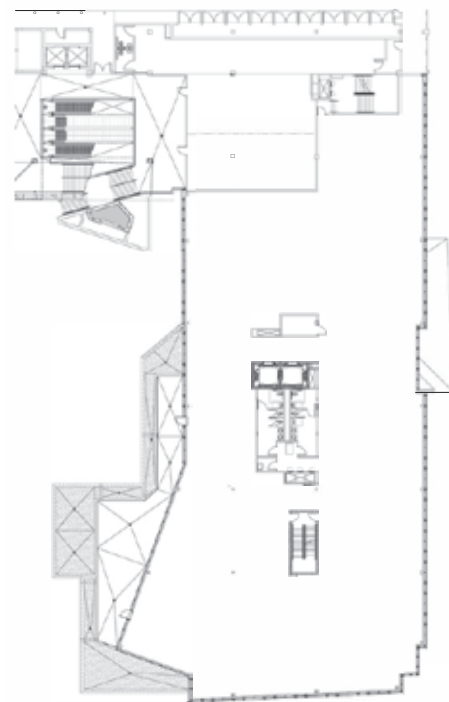


DESIGNED FOR EFFICIENCY

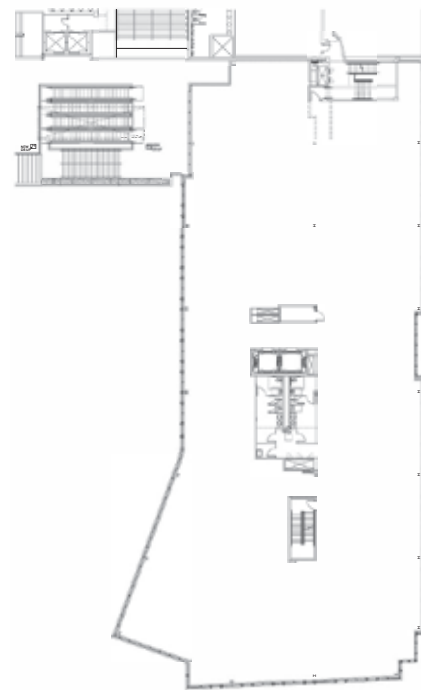
One Cocowalk's geometry affords its users a highly efficient configuration dramatically reducing their space needs. The building's four floors of office space range from 20,199 to 21,653 square feet, well suited for both single and multi tenant configurations. In addition to having Coconut Grove's largest office floor plates, One Cocowalk's ample window lines and high ceilings provide users with sunlight, views, and a sense of spaciousness.



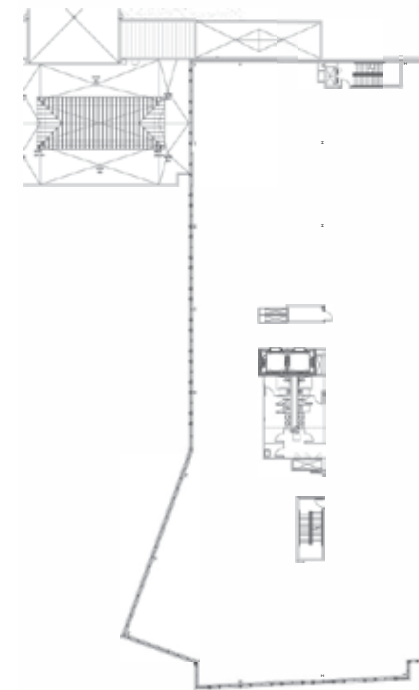
GROUND



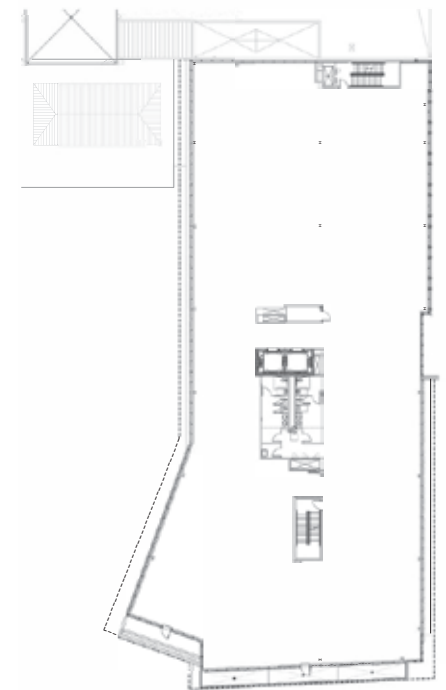
FLOOR 2
20,199 RSF



FLOOR 3
20,655 RSF



FLOOR 4
21,653 RSF



FLOOR 5
21,226 RSF

BUILDING FACTS



CLASS	A Office Building
SIZE	85,762 RSF
STORIES	5 Stories
PARKING RATIO	3.5 Per 1,000

FLOOR SIZES

2nd Floor	20,199 RSF
3rd Floor	20,655 RSF
4th Floor	21,653 RSF
5th Floor	21,226 RSF

AMENITIES INCLUDE

Numerous restaurants, retail, 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.





ONECOCOWALK

This aerial photograph captures the OneCocoWalk development in Coconut Grove, Miami. The scene is dominated by a large, vibrant blue harbor filled with hundreds of sailboats, many of which are docked in neat rows at a complex marina system. To the right of the harbor, a cluster of modern high-rise buildings, including several distinctive cylindrical towers, stands out against the backdrop of dense, lush green trees. The foreground shows a small, sandy beach area with a few more boats. The background reveals a vast expanse of the city, with more buildings and greenery stretching towards the horizon under a clear sky. An orange speech bubble graphic contains the text 'ONECOCOWALK' in the center of the image.

LOCAL AMENITIES

- Coconut Grove is home to leading dynamic office users looking for an amenity-rich environment with unique access
- Top private schools and diverse residential offerings that range from single family homes to luxury residential towers
- Diverse amenity base featuring 52 restaurants, 6 bars and 160 shops
- Pedestrian-friendly neighborhood focused on healthy living with strong presence of parks, recreation and wellness events
- Wide range of hotels including 180-room Mayfair Hotel, The Ritz Carlton, Sonesta, Mutiny and Residence Inn
- Waterfront restaurants and leisure sports activities like sailing at Shake-a-leg and Coconut Grove Sailing Club
- Markets and shops featuring local and organic products including a local farmer's market
- Live theater at the to-be-renovated historic Coconut Grove Playhouse
- New luxury residential towers and redevelopment projects including Park Grove, a 298-unit luxury residential tower as well as Grove at Grand Bay, 96 units in two towers





LOCATION HIGHLIGHTS





1. Cocowalk Amenities



305 Wireless
Azul Coconut Grove
Bice Bistro
Catch a Wave
Chase Bank
Cinepolis Theaters
Coco Cigars
Duffy's Sports Grill
Edite Mode
Edward Beiner
El Burrito
Fat Tuesday
HK First Hong Kong Express

GAP
Le Macaro
Maui Nix
Romeo & Juliet Italian Ice Cream
Sportive
Starbucks
TK Nails
True Joy
Vicky Victoria
Victoria's Secret
You Fit Health Club

Hotels & Restaurants

2. Mayfair Hotel & Spa
3. Commodore Inn The Grove
4. Sonesta Coconut Grove
5. Mutiny Hotel
6. Bombay DarBar
7. New York Roma Pizza
8. Masa Taqueria
9. Panther Coffee
10. Le Pain Quotidien
11. Jaguar
12. Saporì Di Mare
13. Glass & Vine
14. Atchana's Homegrown Thai

15. Lokal
16. 33 Kitchen
17. Harry's Pizzeria
18. The Spillover
19. Arieta
20. Spasso
21. Green Street Café
22. Strada
23. BOHO
24. LuLu's
25. Le Bouchon De Grove
26. Faranelli

Points of Interest

27. Shops at Mayfair
28. Ugo di Roma Salon & Day Spa
29. The Bookstore in the Grove
30. Coconut Grove Elementary
31. Academy of Arts & Minds HS
32. US Post Office
33. The Cruz Building
34. Kirk Munroe Tennis Center
35. Peacock Park
36. Coconut Grove Sailing Club
37. Barnacle State Park



Metro Bus Stop



ONECOCOWALK



COMMUTE ALTERNATIVELY

Arguably Miami's most pedestrian and bicycle friendly neighborhood—commuting habits in Coconut Grove are just as diverse as its residents and employers. Free yourself from the car by walking to work along the Grove's tree lined streets or cycling atop its numerous bike trails and relaxed streets. For longer commutes, consider Miami's bus system which provides regular service to the nearby Coconut Grove Metrorail Station and major regional hubs.



COCOWALK REIMAGINED

Coconut Grove's resurgence is understood by the property at the center of it all – Cocowalk.

Joint venture partners Federal Realty Investment Trust, Grass River Property, and the Comras Company are ready to modernize the center's aesthetic and create Miami's most vibrant people space. Improvements will be complimented by a wholesale rebranding and retensing strategy that will introduce a dynamic collection of contemporary restaurants and retailers, providing an unparalleled on-site amenity for One Cocowalk's future office users.



DEVELOPMENT TEAM



Founded in 1962, Federal Realty Investment Trust is a nationally recognized leader in the ownership, operation and development of mixed use developments and award winning corporate campuses. From Silicon Valley to Metro-DC and Boston to Miami, Federal Realty recognizes that real estate is a key tool in its corporate clients toolkit to recruit, retain, engage, and innovate. There's a reason The Offices at Santana Row, Assembly Row and now Pike & Rose are 100% occupied: they provide the campus experience, amenities, access, environment and building design that today and tomorrow's workers are demanding while having a direct impact on our client's profitability and productivity. Federal Realty's 100 properties are home to over 2800 tenants across 22 million square feet. We invite you to speak with any and all of our office clients to hear first-hand how business thrives when people thrive. We'd love to introduce you. www.federalrealty.com



Grass River Property is a Coconut Grove, Florida based leader in real estate investment and development of mixed-use, commercial, office and residential projects. As the developer, owner and manager of some of the area's most iconic and influential properties, Grass River Property has the local market expertise to execute projects of virtually any size and complexity. Our principals have collectively built more than \$5 billion in office construction, totaling over 6 million square feet of office space. Our sustainable development and investments in urban properties are served by existing transportation infrastructures for high value-add projects that focus on walkability and transit access in increasingly dense urban settings. Examples include Grove Station Tower, a 184-unit apartment building in Miami; the 125-unit Aloft hotel near Miami International Airport; and the acquisition and planned mixed-use redevelopment of The Shops at Sunset Place and Cocowalk in partnership with Federal Realty and The Comras Company. Grass River has decades of experience working with some of the nation's largest commercial, office and residential real estate and financial firms. www.grassriverproperty.com



The Comras Company of Florida, Inc. is a leading retail leasing, investment and development company. The firm specializes in urban markets and provides advisory services that include tenant representation, strategic planning, site identification, market analysis, lease negotiation, portfolio review, site acquisition, and disposition. The Company was founded by Michael Comras in 1992 and has since grown to twenty-two employees with eleven brokers dedicated to retail leasing and sales. In addition to brokerage services, Mr. Comras has developed and owns a portfolio of street oriented retail assets in Miami's top markets. A sampling of these assets include flagship locations for Apple, Gap, Nike, Sephora, and 24 Hour Fitness in locations along Miami Beach's historic Lincoln Road, Collins Avenue's "Fashion District", Coconut Grove, Wynwood, and Miami's Design District. Michael, along with partners, is responsible for the development of Lincoln Place and The Lincoln, two of Miami Beach's finest Class A office developments, with approximately 250,000sf, which serves as the headquarters for LNR Property LLC. www.ComrasCompany.com.

TESTIMONIALS

SANTANA ROW

“Having our offices at Santana Row is truly fantastic for our employees and customers. The energy from the entire environment is so terrific and it adds energy to our business. And when our customers visit, I know they enjoy staying and eating here. I can’t imagine going back to an office park and looking out at some desolate parking lot. Santana Row is now a wonderful part of our business culture.”

JEFFREY W. DUNN

President And CEO, Si-Bone

“It became evident very early that 500 Santana Row was an excellent balance of Class A space and first class amenities which together would provide our employees with a rich work/life experience.”

DOUG MERRITT

President and CEO, Splunk

“Once you get used to this kind of environment, it is difficult to move out.”

REHAN JALIL

CEO, Elastica

ASSEMBLY ROW

“Assembly Row is the ideal location for attracting top employees from the city and surrounding areas. Besides the location convenient to both major commuter routes and its own T-stop, Assembly Row has the amenities and features workers look for when selecting a company.”

DOUG MCNARY

CEO, SmartBear

PIKE & ROSE

“This mixed-use, highly sought after location puts our clients right in the heart of all the amenities this great neighborhood has to offer. This prestigious address is a strategic asset for Regus and our customers.”

MICHAEL BERRETTA

VP, Business Development, Regus

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DISCLAIMER: The images and plans of the proposed One Cocowalk and Two Cocowalk development contained herein are provided for informational and illustrative purposes only. The images are conceptual and for the convenience of reference. It should not be relied upon as a representation express or implied of the final size, location or dimensions of any building or suite area. Changes may be made during the further planning or development stages and dimensions, finishes and representations are subject to change. The material is not complete and will be updated, reviewed, and revised prior to formal submission to applicable municipalities for review. FRIT COCOWALK LLC and BEAME Architectural Partnership expressly reserve the right to make any modifications, revisions, and changes it deems desirable by law or governmental bodies.

ONE COCOWALK

NEW CLASS A OFFICES AT COCOWALK

