



THE OFFICES AT ONE COCOWALK

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



ONECOCOWALK



BUILDING FEATURES

- Delivers 2nd quarter 2019
- Class A, 5-story boutique office building
- 79,921 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
- Event space available
- On-site property management
- LEED Silver



BUILDING FACTS



CLASS	A Office Building
SIZE	79,921 RSF
STORIES	5 Stories
PARKING RATIO	3.5 Per 1,000

FLOOR SIZES

2nd Floor	18,771 RSF
3rd Floor	20,153 RSF
4th Floor	21,005 RSF
5th Floor	19,992 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.

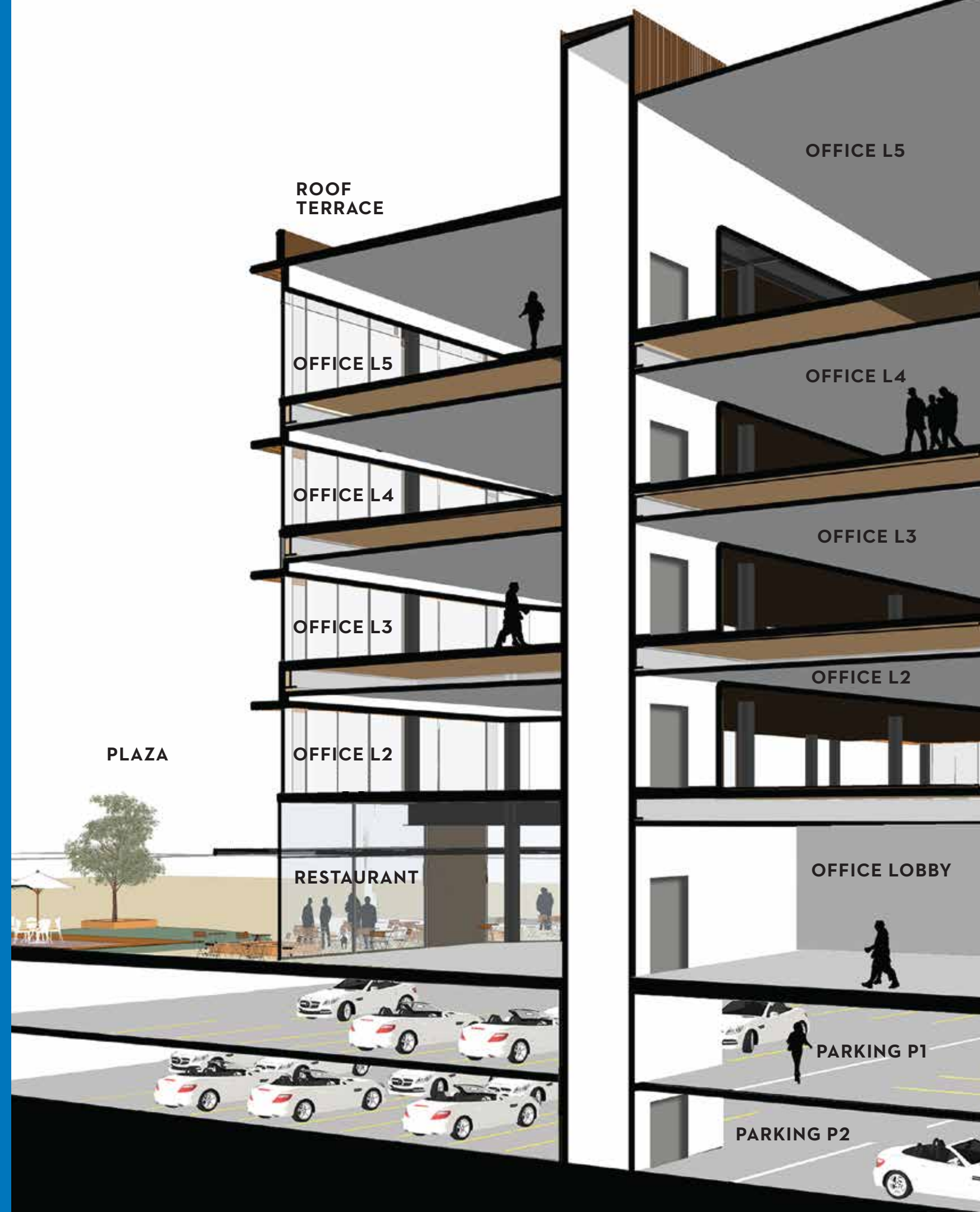


STREET & LOBBY ENTRANCE

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.

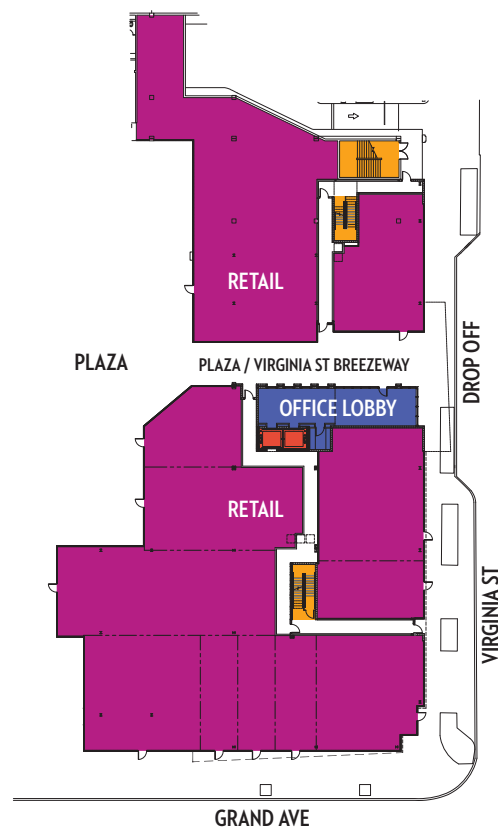


STACKING PLAN

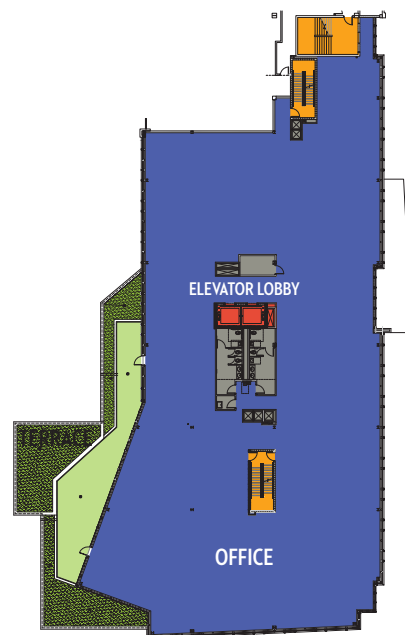


DESIGNED FOR EFFICIENCY

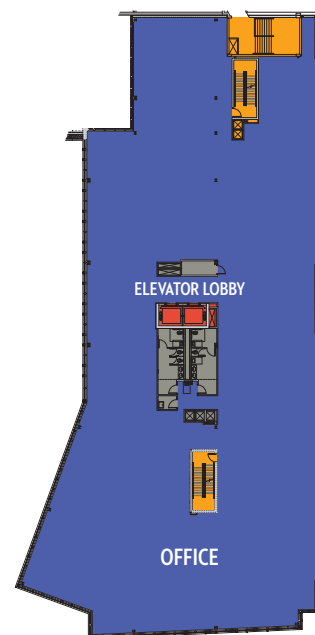
One Cocowalk's geometry affords its users a highly efficient configuration dramatically reducing their space needs. The building's four floors of office space range from 18,771 to 21,005 square feet, well suited for both single and multi tenant configurations. In addition to having Coconut Grove's largest office floor plates, One Cocowalk's ample window lines and high ceilings provide users with sunlight, views, and a sense of spaciousness.



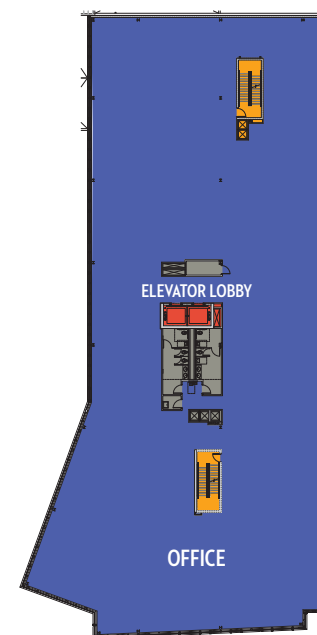
GROUND



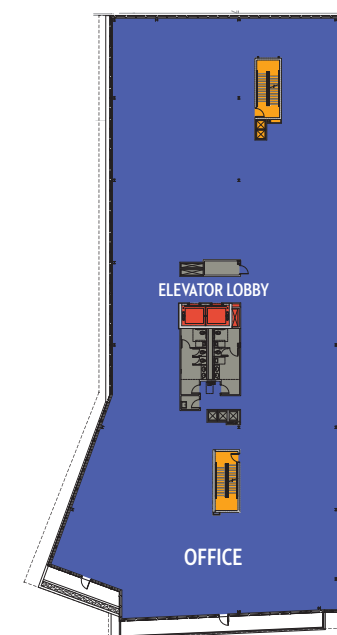
FLOOR 2
18,771 RSF



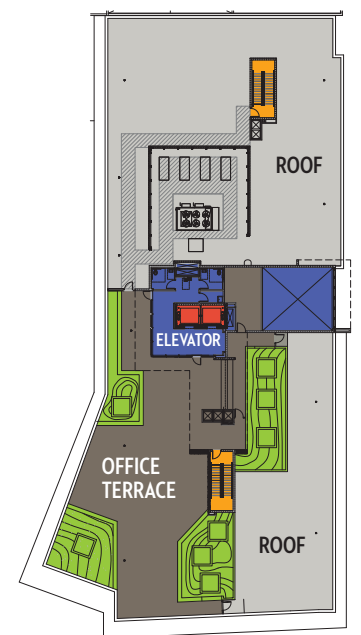
FLOOR 3
20,153 RSF



FLOOR 4
21,005 RSF



FLOOR 5
19,992 RSF



ROOF
TERRACE

FLOOR PLANS

AVAILABLE FLOORS

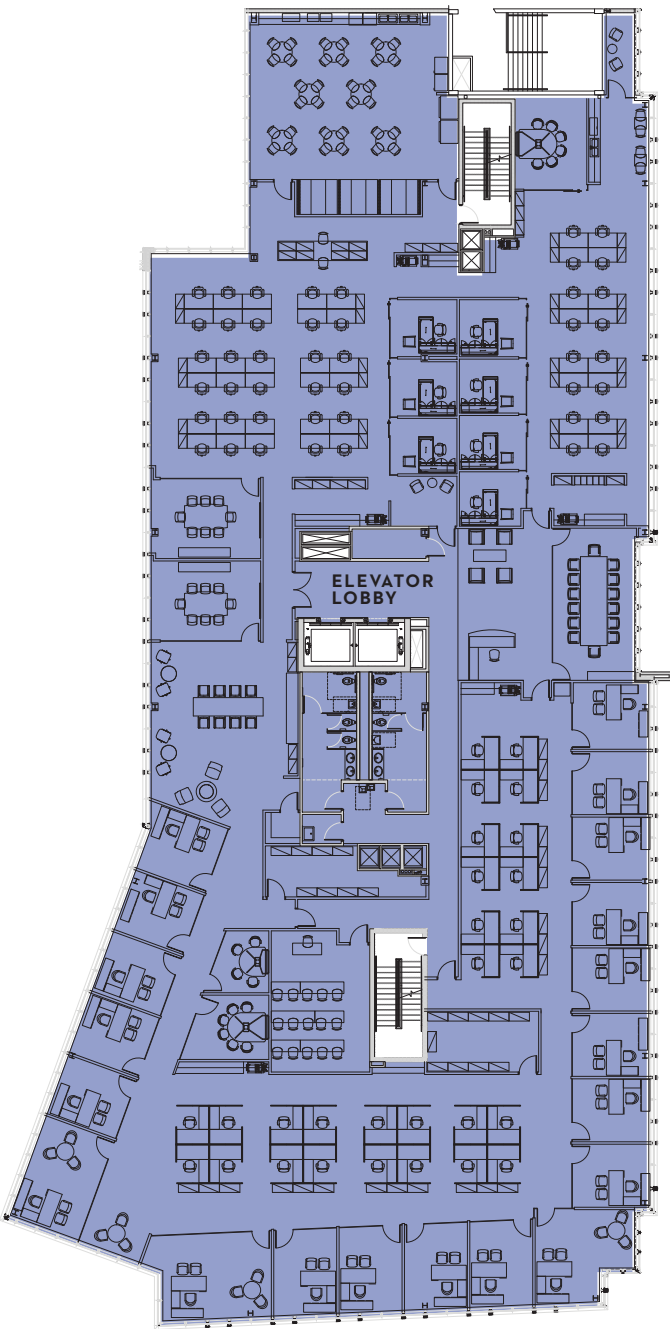
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Total 79,921 RSF

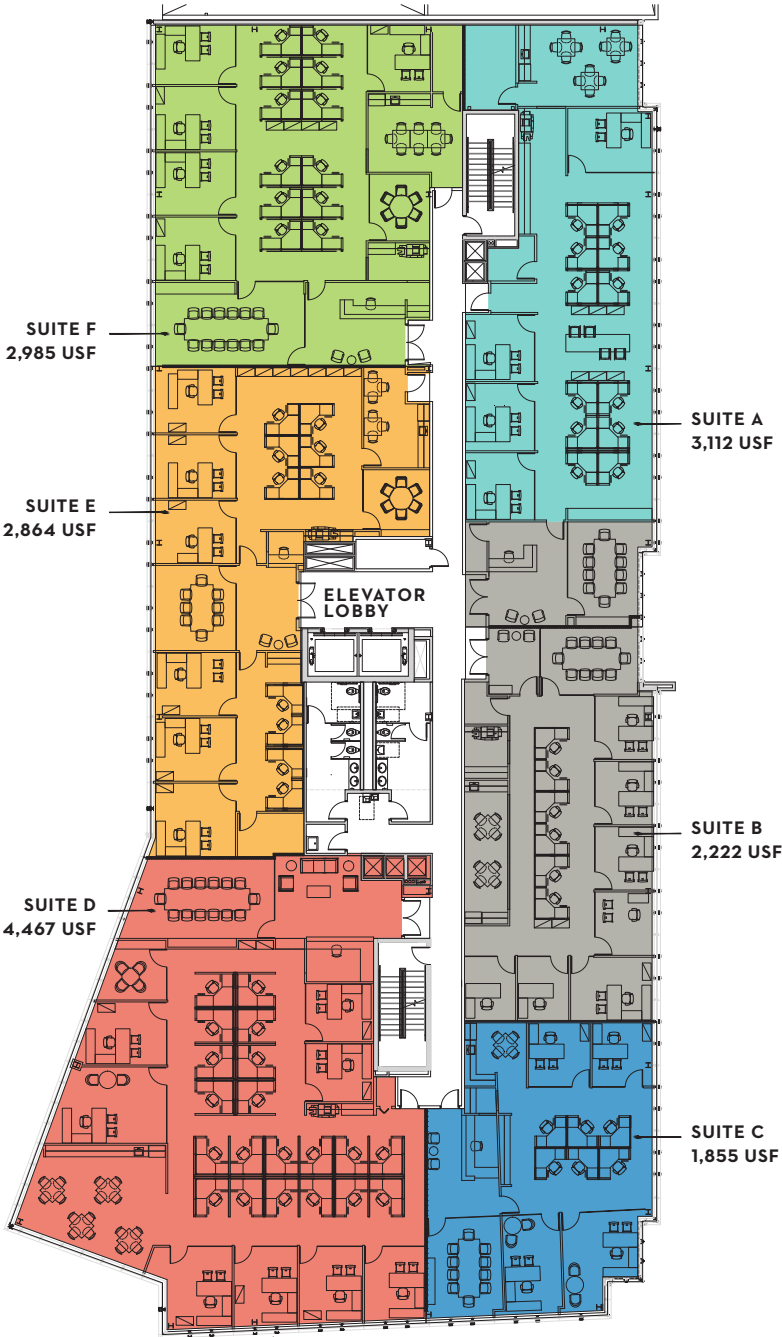
LOCATION PLAN



SINGLE TENANT PLAN



MULTI-TENANT PLAN





LOCATION HIGHLIGHTS





Miami
International
Airport

836

24 minutes

836

Midtown/
Wynwood

395

Downtown

15
minutes

Brickell

12 minutes

95

1

Coral Gables

12 minutes

ONECOCOWALK

COCONUT
GROVE

Key Biscayne

22 minutes

South Miami

12 minutes

Pinecrest

20 minutes



MACDONALD ST

BIRD AVE

SW 27 ST

TIGERTAIL AVE

S. BAYSHORE DR

ONECOCOWALK

GRAND AVE

MAIN HWY

biscayne Bay

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



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. Bombay DarBar
6. New York Roma Pizza
7. Masa Taqueria
8. Panther Coffee
9. Le Pain Quotidien
10. Jaguar
11. Saponi Di Mare
12. Glass & Vine
13. Atchana's Homegrown Thai

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

Points of Interest

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



Metro Bus Stop



A woman with long blonde hair, wearing a white lace dress, stands barefoot on a mossy rock in a shallow stream. The water reflects her dress and legs. The background is a lush green forest with sunlight filtering through the trees.

CoCo

COCOWALK
HEART OF THE GROVE

THE STAGE IS SET
FOR ITS REBIRTH
INTO A NEW ERA

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COCOWALK REIMAGINED

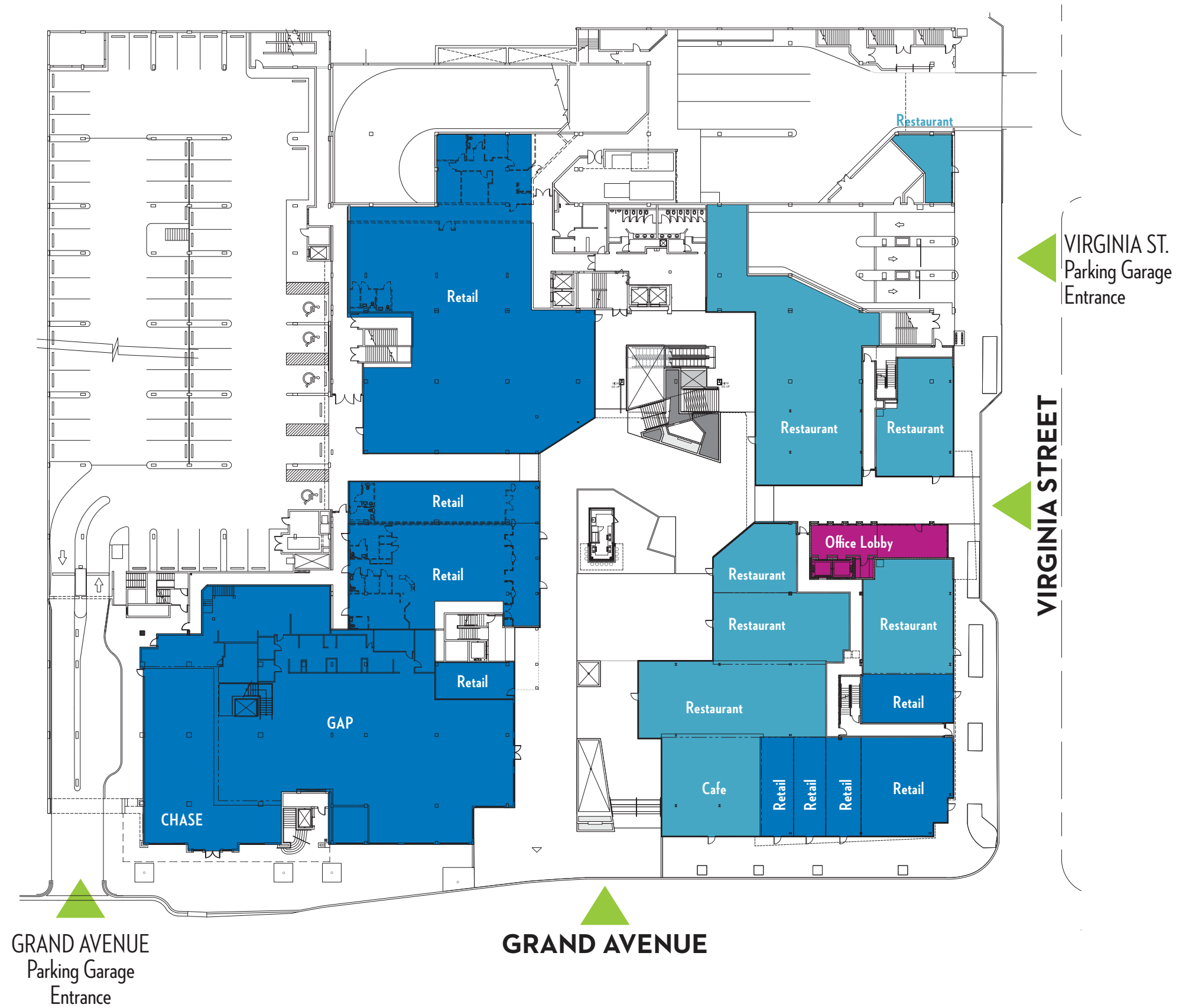
Coconut Grove's resurgence is understood by the property at the center of it all — Cocowalk.

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.



RETAIL ENVIRONMENT PLAZA





LEVEL
1



VIRGINIA STREET

GRAND AVENUE

LEVEL
2

- Retail
- Dining/Food
- Office

LEVEL
3



VIRGINIA STREET

GRAND AVENUE

- Retail
- Dining/Food
- Office

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.

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