

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





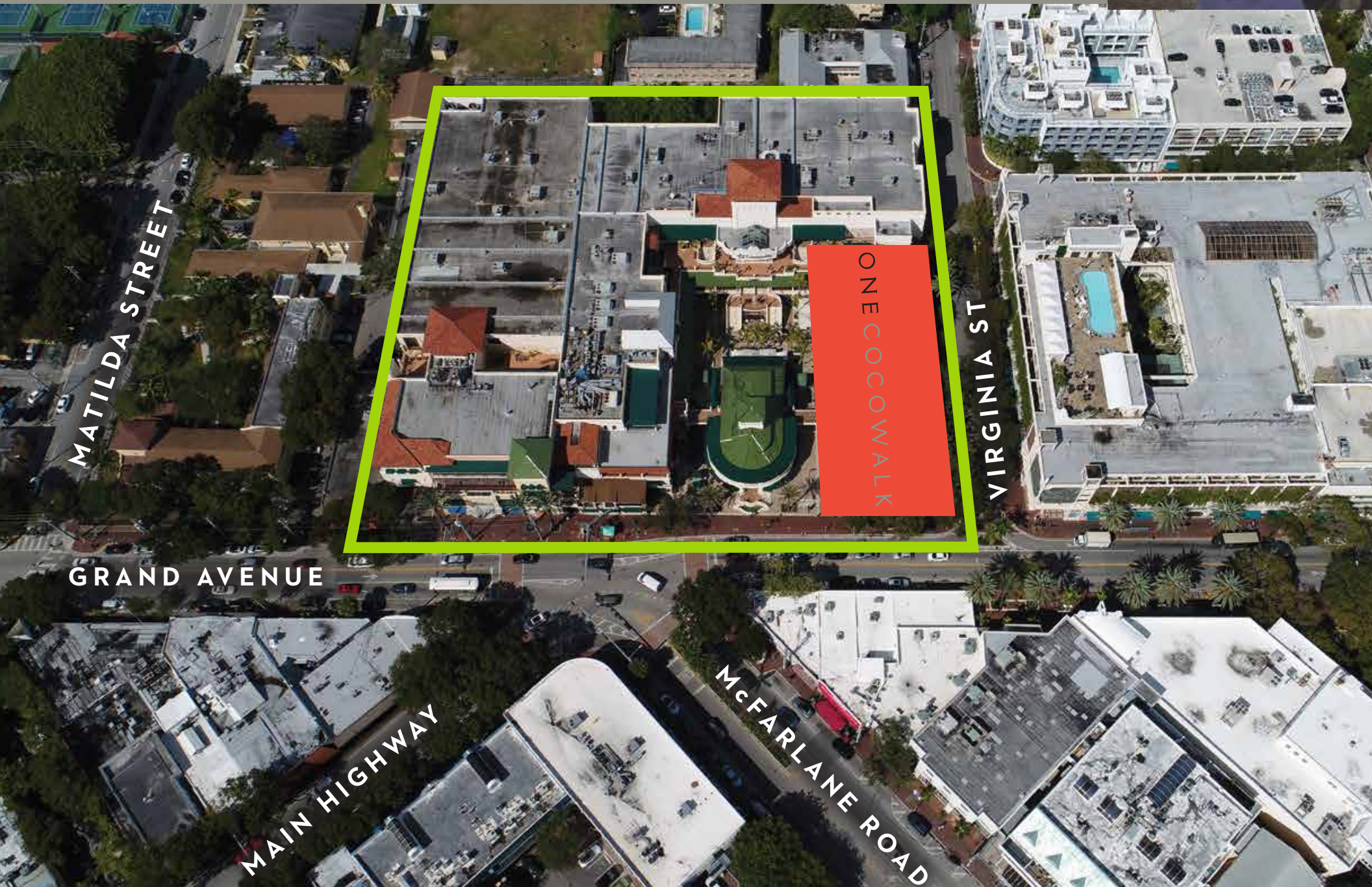
ONECOCOWALK

This aerial photograph captures the OneCocoWalk development in Coconut Grove, Miami. The scene is dominated by a large, organized marina filled with numerous sailboats and yachts. To the right of the marina, a cluster of modern, multi-story residential buildings with glass facades stands out against the backdrop of dense tropical greenery. The foreground shows a small, sandy beach area with a few more boats. The background reveals a vast expanse of lush forest, with a few distant buildings visible on the horizon under a clear sky.

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

One Cocowalk is designed for companies that value community, walkability and the benefits of establishing a presence in a modern office environment.



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.



BUILDING FEATURES

BUILDING FACTS

CLASS:	A Office Building
BUILDING SIZE:	85,762 RSF
STORIES:	5-Story
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

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
- Chef-driven restaurants and fast casual dining immediately downstairs and steps from 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



STACKING PLAN

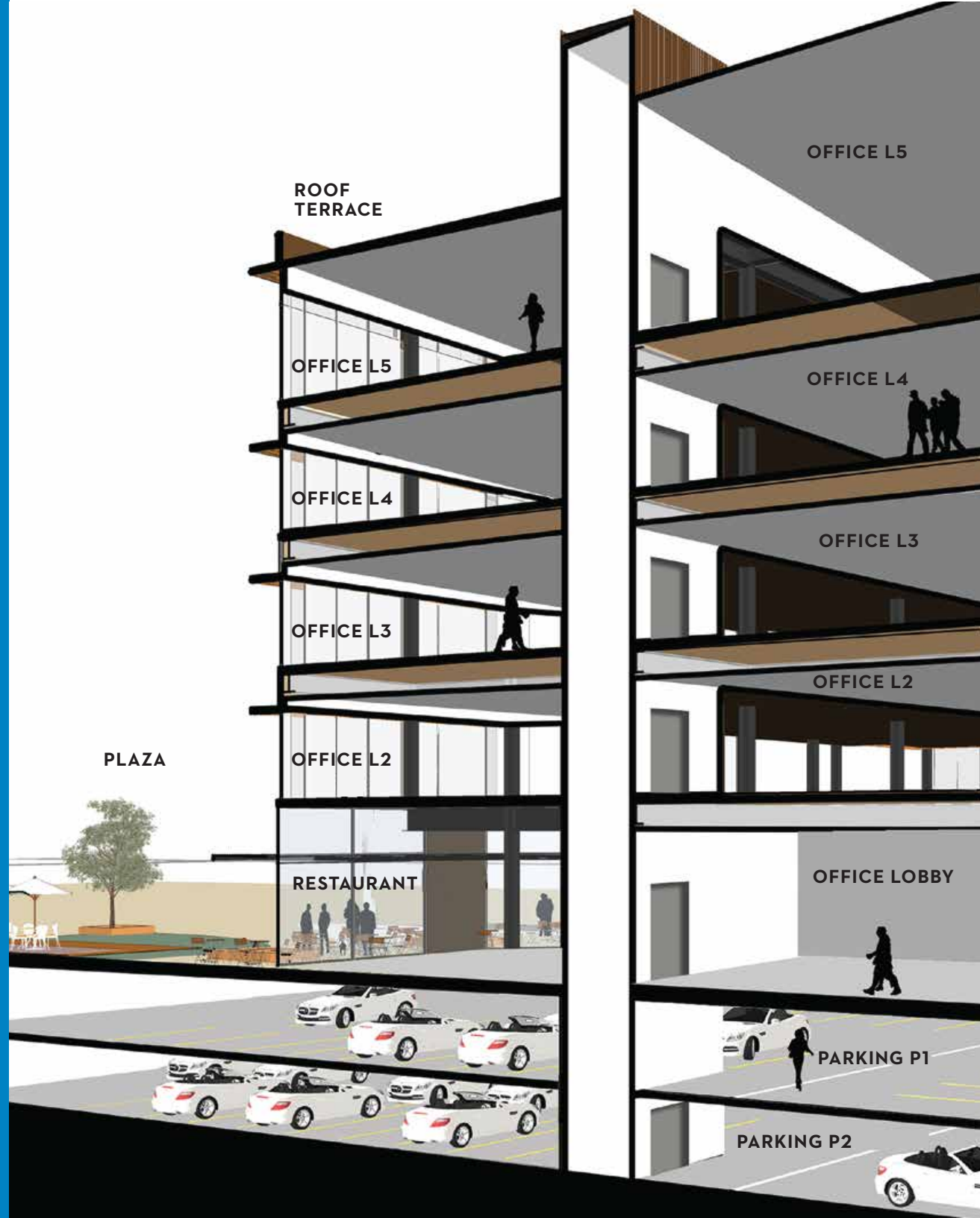
2ND FLOOR - 20,199 RSF

3RD FLOOR - 20,655 RSF

4TH FLOOR - 21,653 RSF

5TH FLOOR - 21,226 RSF

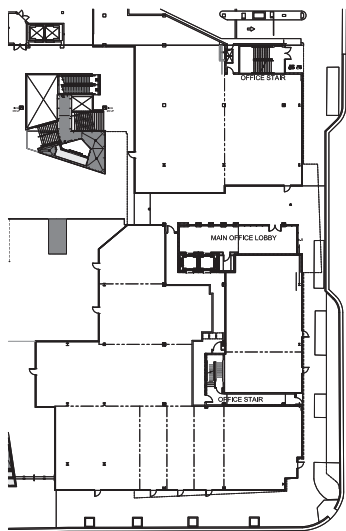
TOTAL: 85,762 RSF



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.



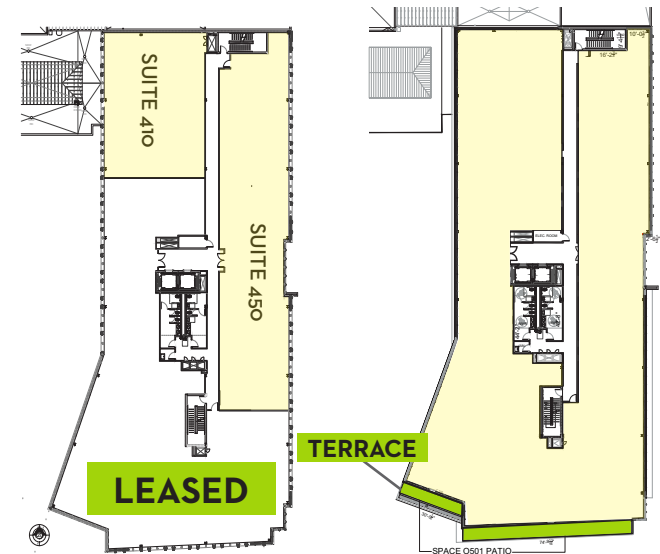
GROUND FLOOR



FLOOR 2
LEASED



FLOOR 3
LEASED

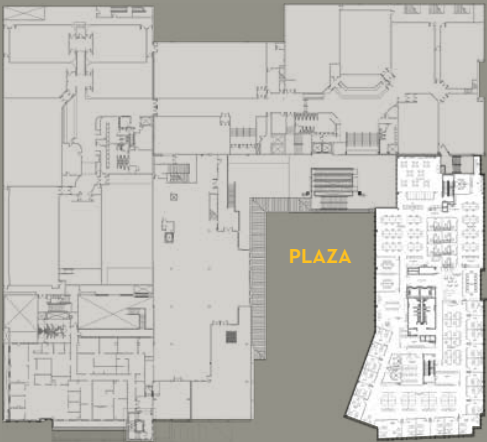


FLOOR 4
SUITE 450 - 6,380 RSF
SUITE 410 - 3,737 RSF

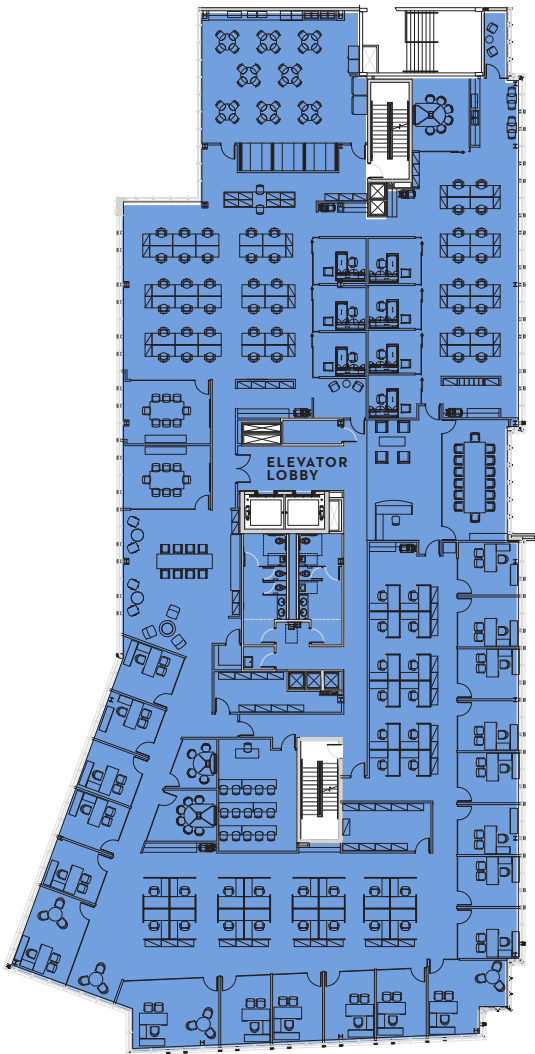
FLOOR 5
21,226 RSF

TYPICAL FLOOR PLANS

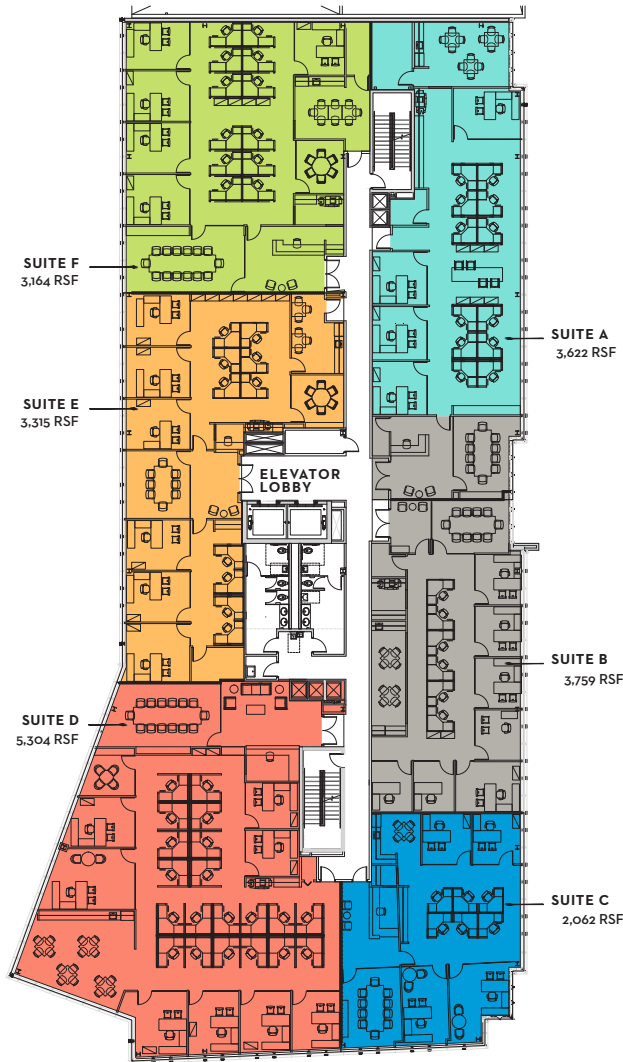
LOCATION PLAN



SINGLE TENANT PLAN

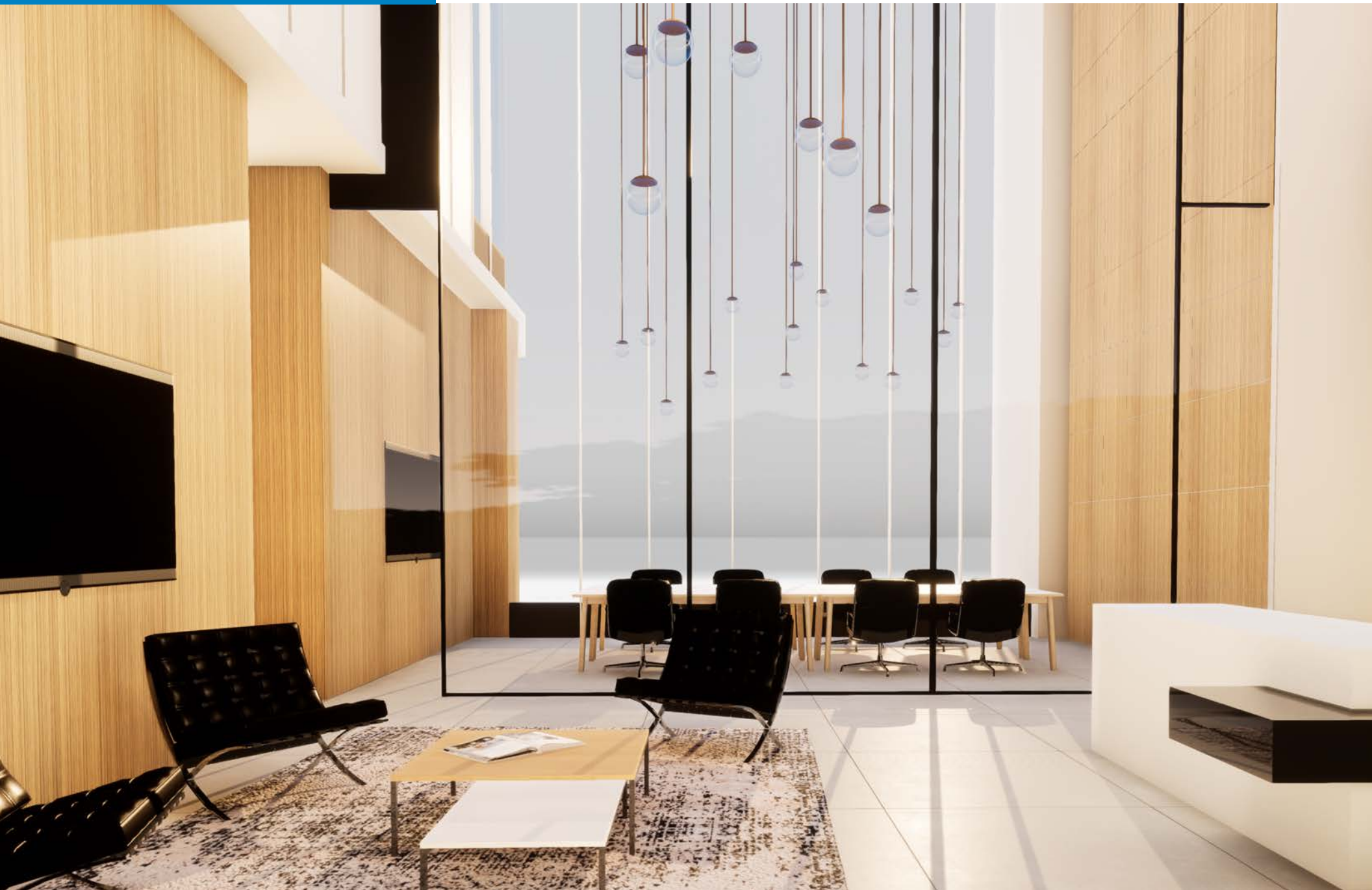


MULTI-TENANT PLAN



**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

150,000 SF Retail Space

Third Floor Gym

Movie Theater

Outdoor Plaza

Contemporary Restaurants



Current Tenants

bluemercury[®]
makeup • skincare • spa

CHASE

cinépolis

Coco
CIGARS

BOTANICO

MisterO!
Gourmet
We're that famous wine place

WINE LODGE
NARBONA
EST. 1900

PLANTA

SALT & STRAW

SPORTIVE

sweetgreen[®]

The Spot

Youfit
HEALTH CLUBS

SCHOOL
& ROCK

SPACES.

1 One CocoWalk



Nearby Amenities

- | | | |
|----------------------------------|-------------------------------|---------------------------------------|
| 2. Mayfair Hotel & Spa | 15. The Spillover | 29. Subway |
| 3. Commodore Inn The Grove | 16. Ariete | 30. Mutiny Hotel |
| 4. Hotel Aria | 17. Starbucks Coffee | 31. Books & Books |
| 5. Bombay DarBar | 18. Greenstreet Cafe | 32. Peacock Garden Cafe |
| 6. Mr. C Coconut Grove Hotel | 19. Strada in the Grove | 33. Unika Coconut Grove |
| 7. Le Pain Quotidien | 20. Fireman Derek's Bake Shop | 34. Market Boutique |
| 8. Jaguar Latin American Kitchen | 21. LuLu in the Grove | 35. Bonobos |
| 9. Sapori di Mare | 22. Le Bouchon de Grove | 36. Juicense |
| 10. Glass & Vine | 23. Farinelli 1937 | 37. GAP Clothing |
| 11. Atchana's Homegrown Thai | 24. Bianca Gelato | 38. Coconut Grove Chamber of Commerce |
| 12. Lokal | 25. Panther Coffee | 39. YouFit Health Club |
| 13. La Rue Bistronomie | 26. Choices Cafe | 40. Cinepolis |
| 14. Harry's Pizzeria | 27. OM Yoga | |
| | 28. 24-Hour Fitness | |



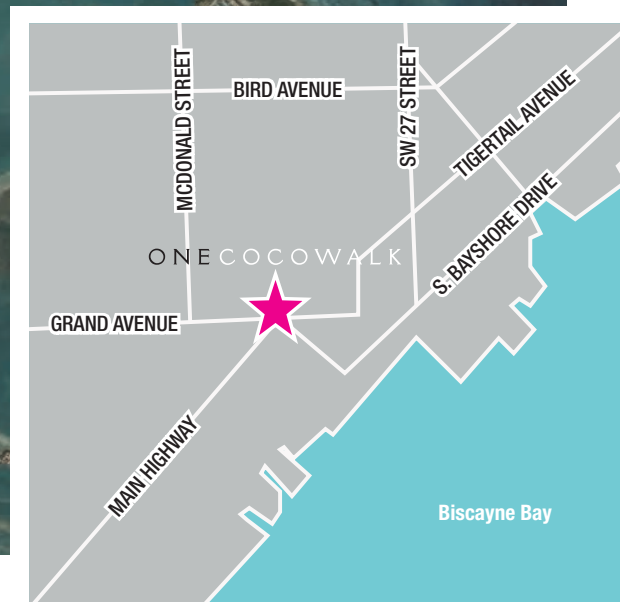
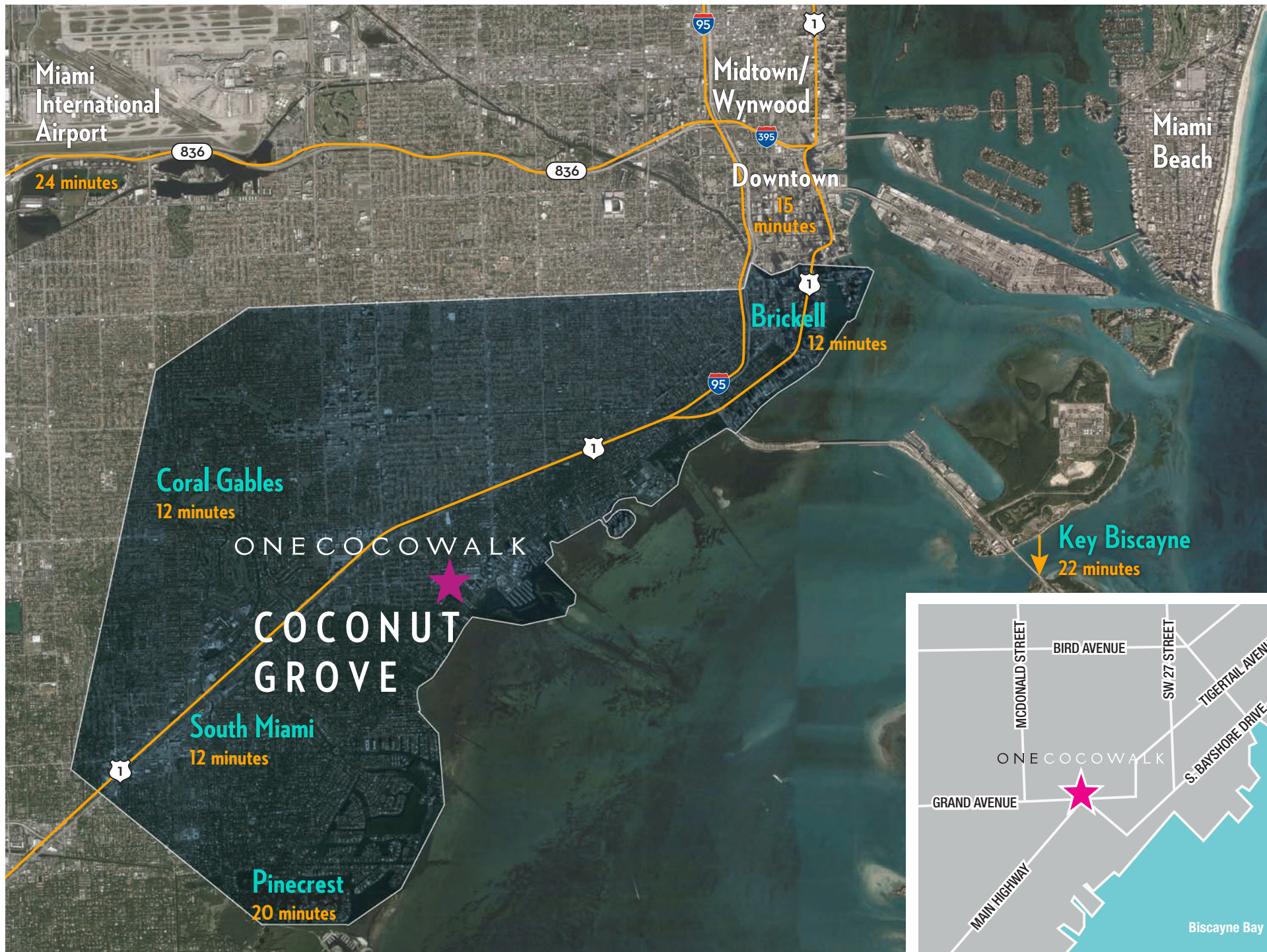
Points of Interest

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





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ONE COCOWALK

NEW CLASS A OFFICES AT COCOWALK

