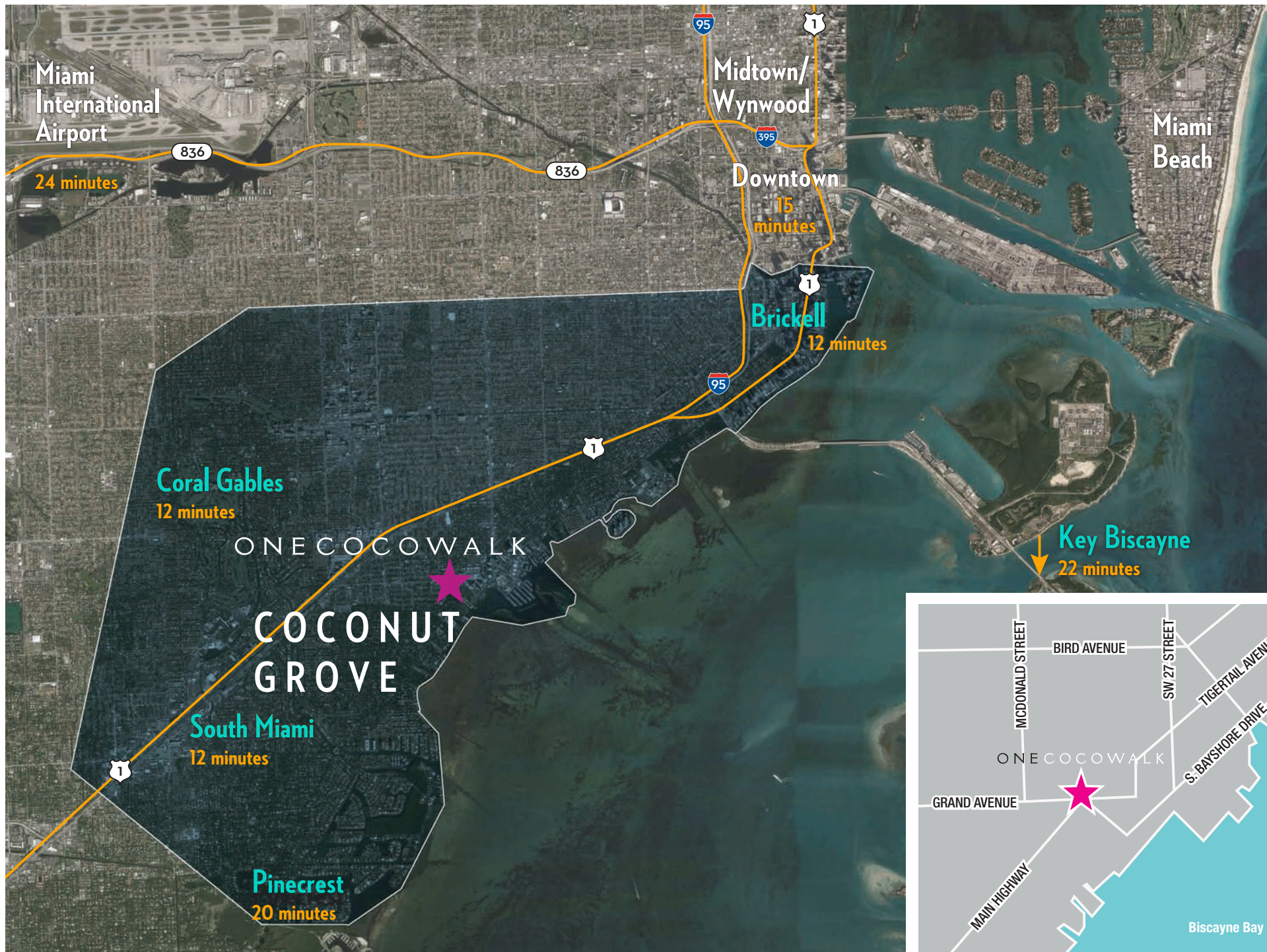


THE OFFICES AT **ONE COCOWALK**  
AT THE HEART OF THE NEW COCOWALK









## 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 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.

TWOCOCOWALK

ONECOCOWALK





## BUILDING FEATURES

### BUILDING FACTS

<b>CLASS:</b>	A Office Building
<b>BUILDING SIZE:</b>	84,745 RSF
<b>STORIES:</b>	5-Story
<b>PARKING RATIO:</b>	3.5 Per 1,000
<b>FLOOR SIZES:</b>	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
- 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





## STREET & LOBBY ENTRANCE

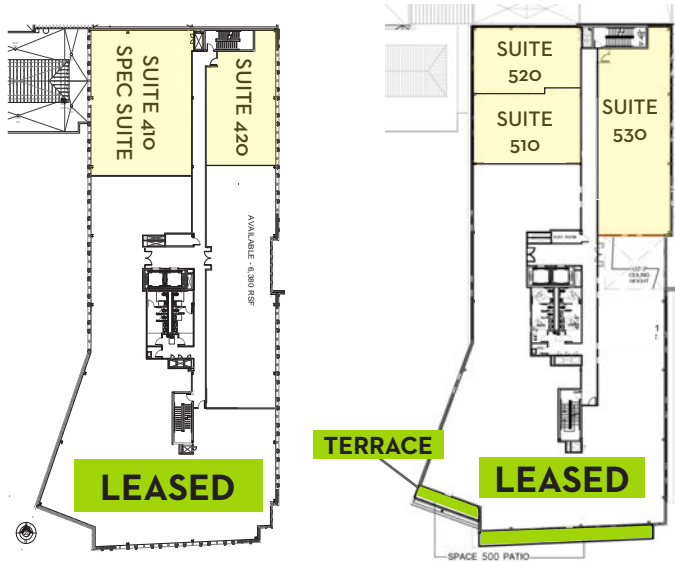
One CocoWalk has been designed to provide tenants with all the benefits of working in a mixed-use setting, while maintaining the privacy and sense of exclusivity that Class “A” office users have come to expect.

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.



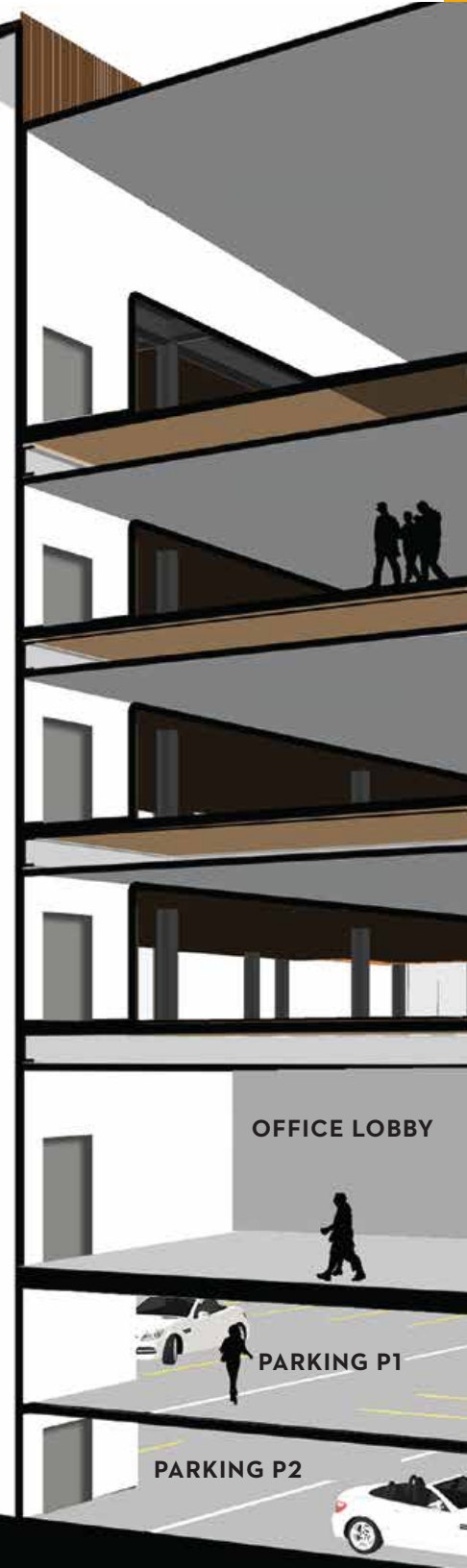
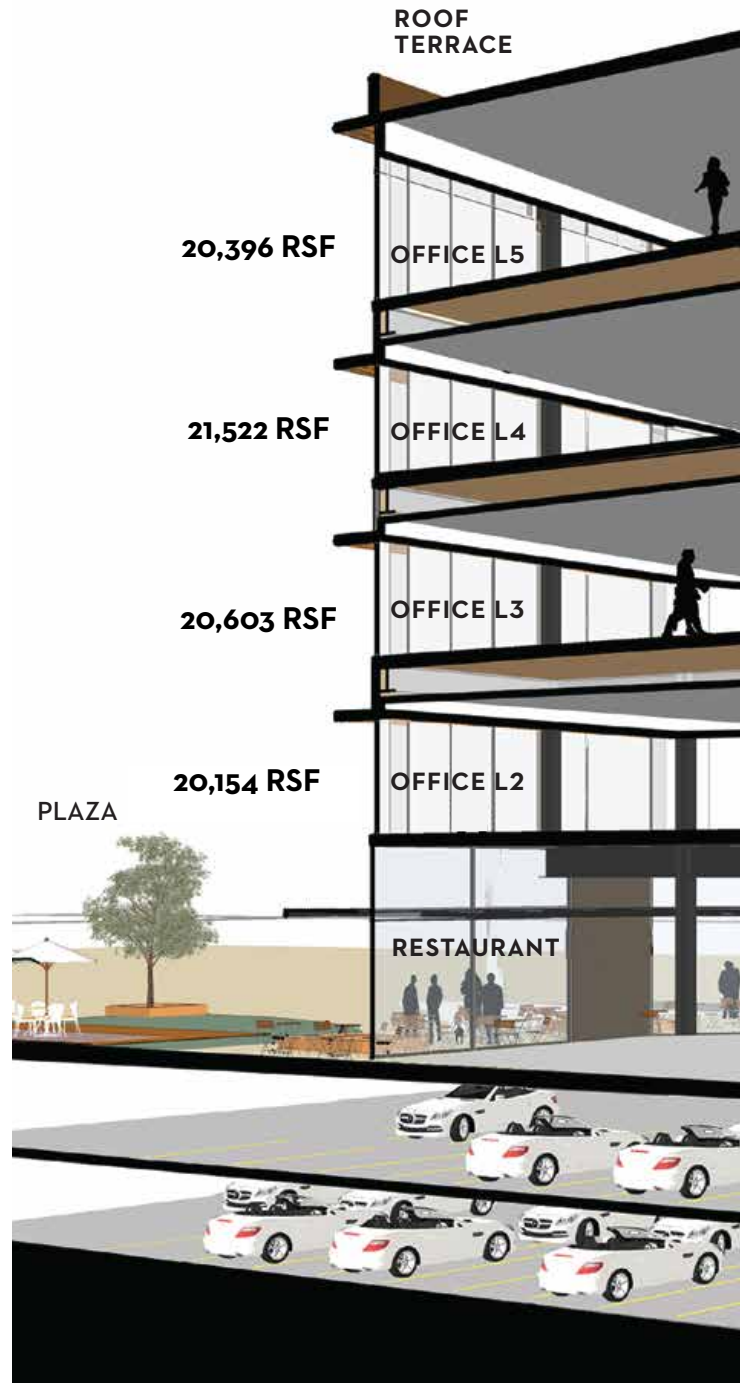
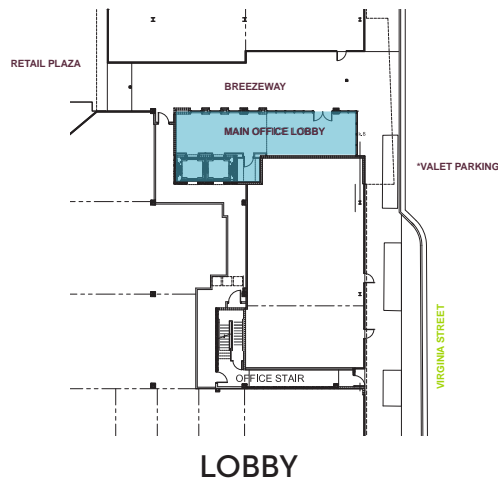


# AVAILABILITIES



**FLOOR 4**  
 SUITE 410 - 3,780 RSF  
 (Spec Suite)  
 SUITE 420 - 1,929 RSF  
 (Spec Suite)

**FLOOR 5**  
 SUITE 510 - 1,615 RSF  
 (Spec Suite)  
 SUITE 520 - 1,895 RSF  
 (Spec Suite)  
 SUITE 530 - 3,349 RSF



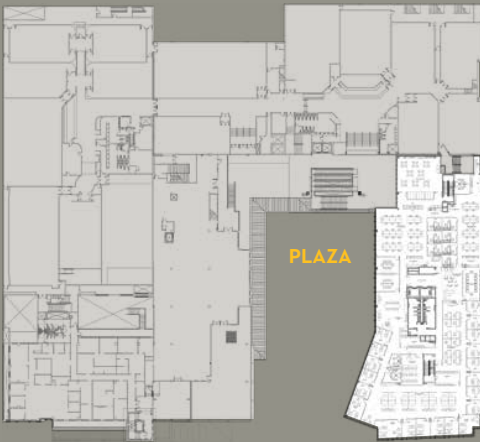


## DESIGNED FOR EFFICIENCY

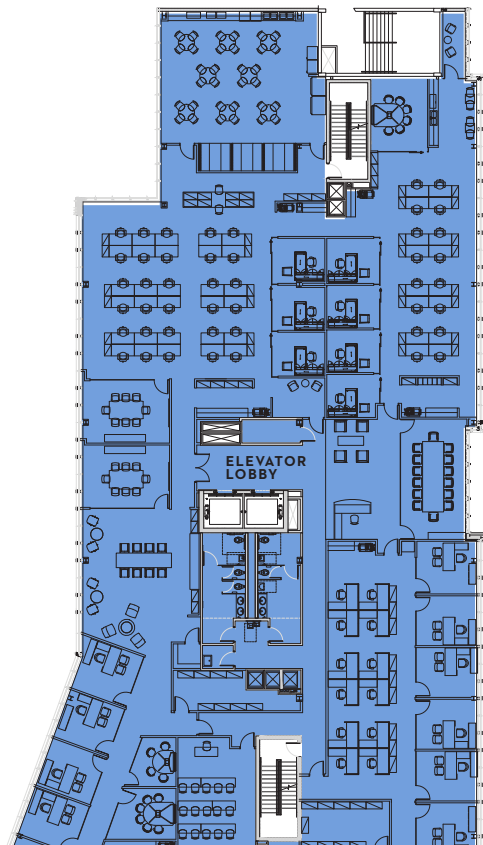
One CocoWalk's floor plates affords tenants a highly efficient configuration. The building's four floors of office space are well suited for both single and multi tenant configurations. In addition to having Coconut Grove's largest office floor plates, One CocoWalk's ample window lines and high ceilings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

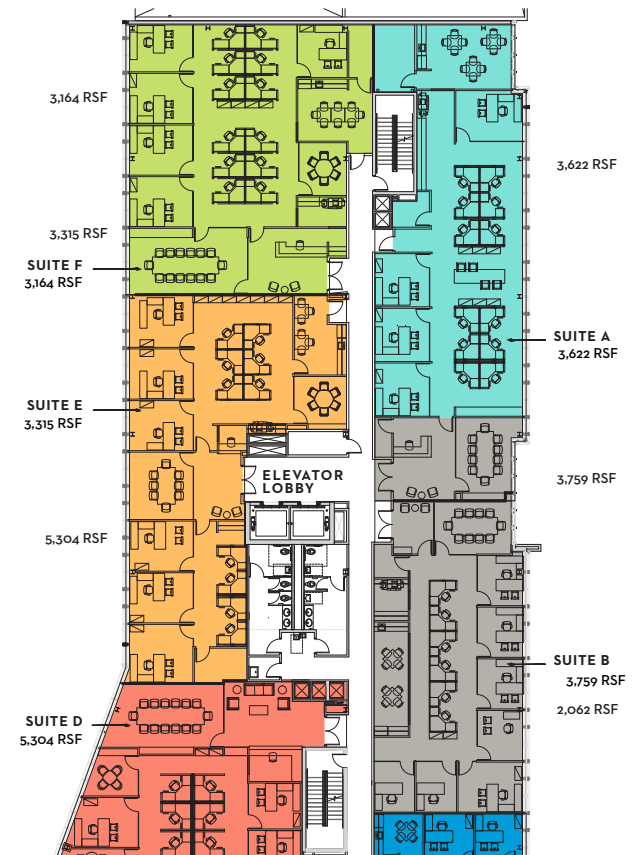
### LOCATION PLAN



### SINGLE TENANT PLAN



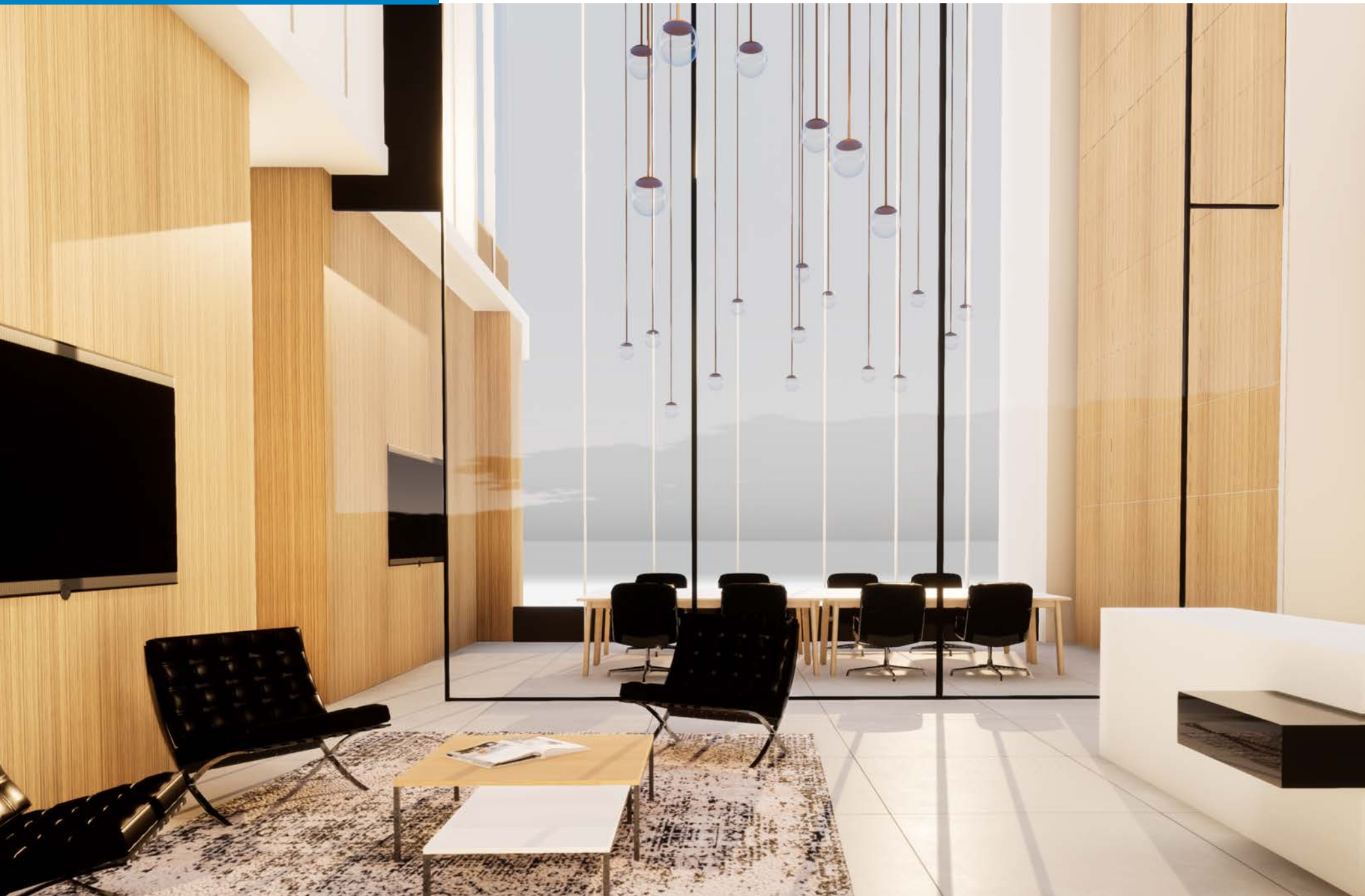
### MULTI-TENANT PLAN





**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.



**Edward Beiner™**  
EYES FORWARD



**EDITE MODE**  
*The ultimate fashion destination*





# COCOWALK FOOD & BEVERAGE

## Current Tenants

bluemercury<sup>®</sup>  
makeup • skincare • spa

CHASE

cinépolis

Coco  
CIGARS

BOTANICO



WINE LODGE  
NARBONA  
EST. 1997

PLANTA

SALT & STRAW

SPORTIVE

sweetgreen



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. Cinepolis

## 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 OneCocoWalk development in Coconut Grove, 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



**FOR LEASING  
PLEASE CONTACT**

**TERE BLANCA**

305.577.8851

[tere.blanca@blancacre.com](mailto:tere.blanca@blancacre.com)

**DANET LINARES**

305.577.8852

[danet.linares@blancacre.com](mailto:danet.linares@blancacre.com)

**JUAN RUIZ**

305.577.0251

[juan.ruiz@blancacre.com](mailto:juan.ruiz@blancacre.com)



**B L A N C A**

**BLANCA COMMERCIAL  
REAL ESTATE, INC.**

1450 Brickell Avenue Suite 2060

Miami, FL 33131 | 305.577.8850

[www.blancacre.com](http://www.blancacre.com)

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