

# THE OFFICES AT 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.

### ONECOCOWALK

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

### TWOCOCOWALK

A 4-story existing office building undergoing renovation





## BUILDING FEATURES

- Class A, 5-story boutique office building
- 85,762 rentable square feet
- Rooftop and amenity deck with 360-degree views 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 CocoWalk
- Easy to park & walk to everything with on-site garage – ample covered parking and dedicated office parking
- Valet parking management
- On-site property management
- LEED Silver

## BUILDING FACTS

<b>CLASS:</b>	A Office Building
<b>BUILDING SIZE:</b>	85,762 RSF
<b>STORIES:</b>	5-Story
<b>PARKING RATIO:</b>	3.5 Per 1,000
<b>FLOOR SIZES:</b>	2nd Floor - 20,199 RSF
	3rd Floor - 20,655 RSF
	4th Floor - 21,653 RSF
	5th Floor - 21,226 RSF

## AMENITIES

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

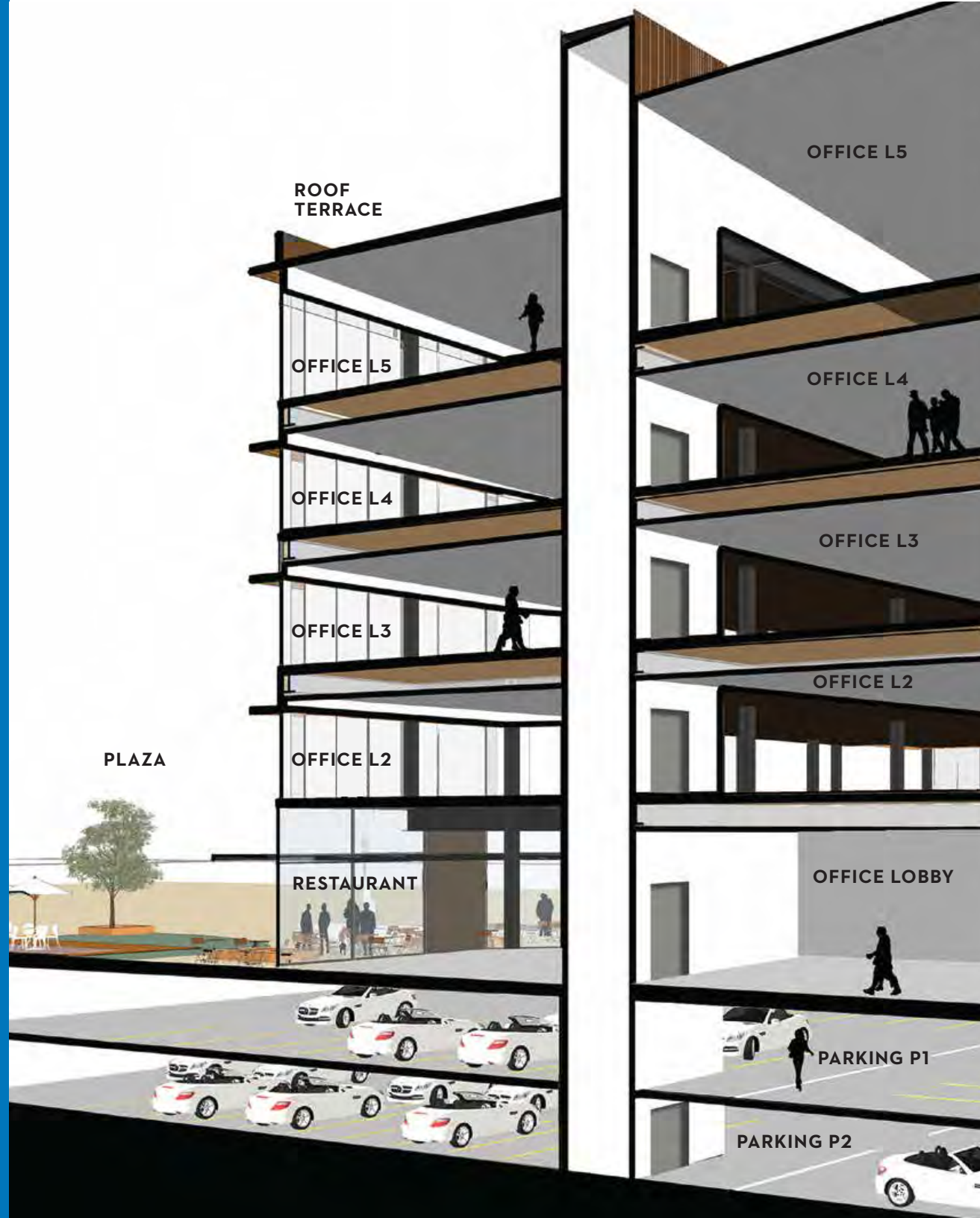
2ND FLOOR - 20,199 RSF

3RD FLOOR - 20,655 RSF

4TH FLOOR - 21,653 RSF

5TH FLOOR - 21,226 RSF

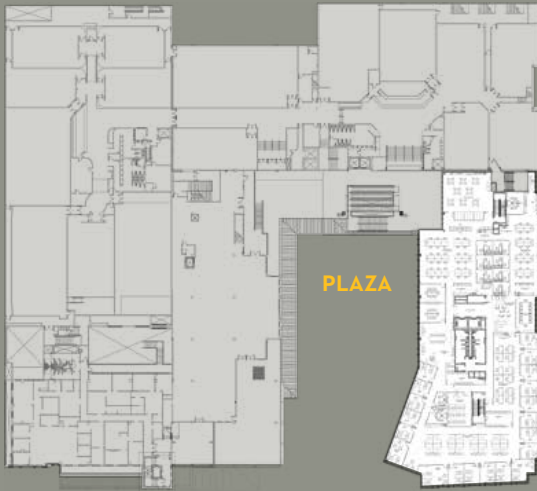
TOTAL: 85,762 RSF



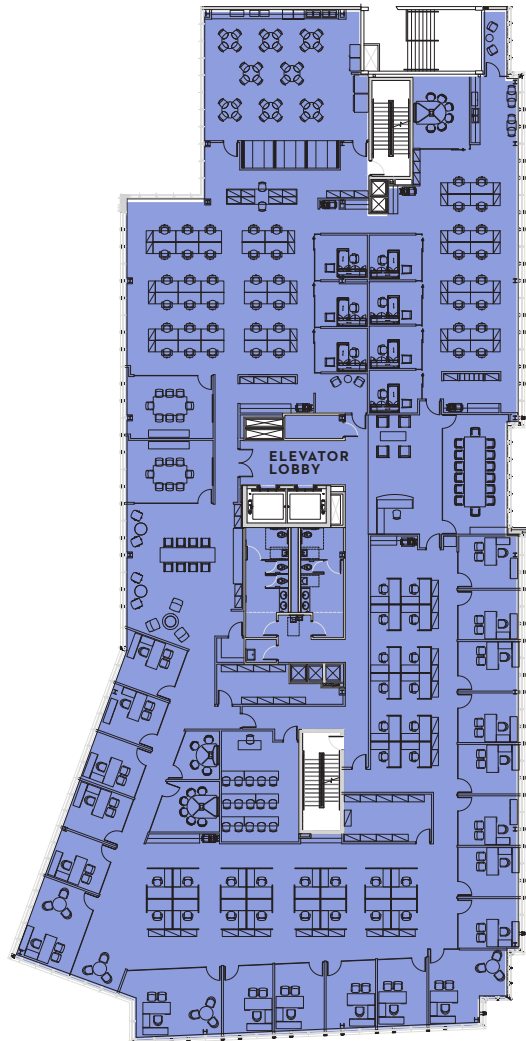


## TYPICAL FLOOR PLANS

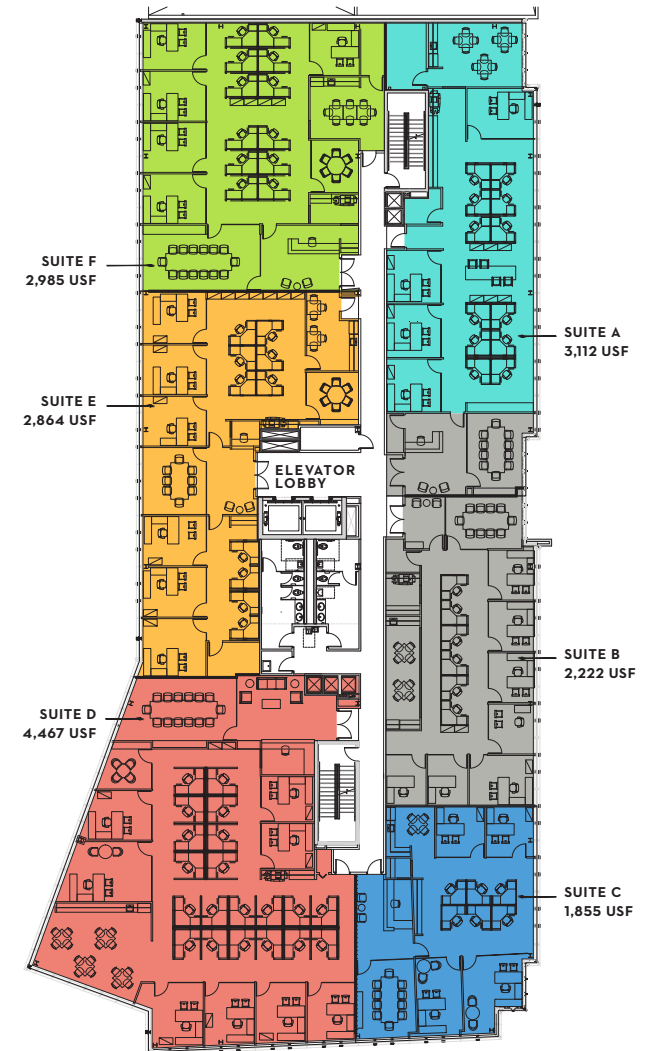
### LOCATION PLAN



### SINGLE TENANT PLAN

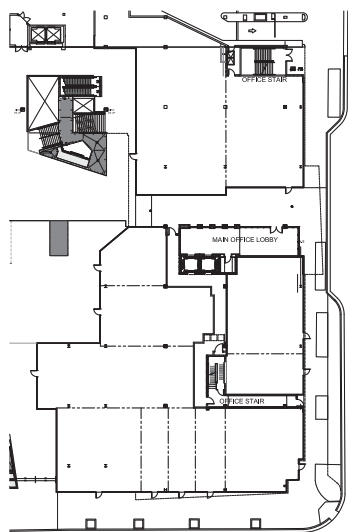


### MULTI-TENANT PLAN

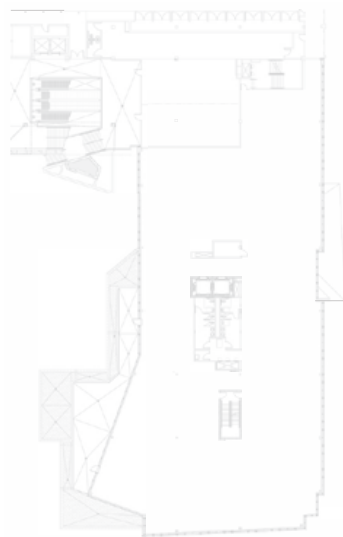


## DESIGNED FOR EFFICIENCY

One CocoWalk's geometry affords its users a highly efficient configuration dramatically reducing their space needs. The building's four floors of the 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 provides users with sunlight, views, and a sense of spaciousness.



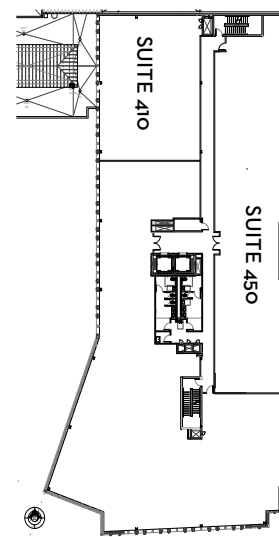
GROUND FLOOR



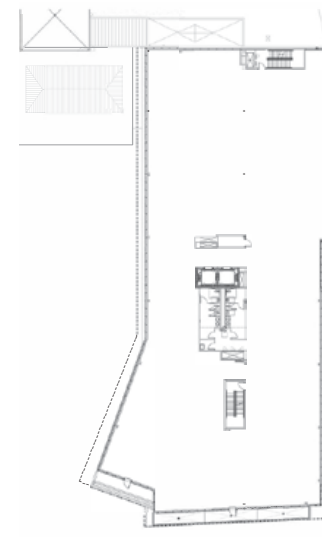
FLOOR 2  
LEASED



FLOOR 3  
LEASED



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



FLOOR 5  
21,226 RSF



An aerial photograph of the One Coconut Walk development in 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 the city skyline is visible in the background under a clear sky. An orange speech bubble with the text "ONE COCONUT WALK" is positioned over the buildings.

ONE COCONUT WALK







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

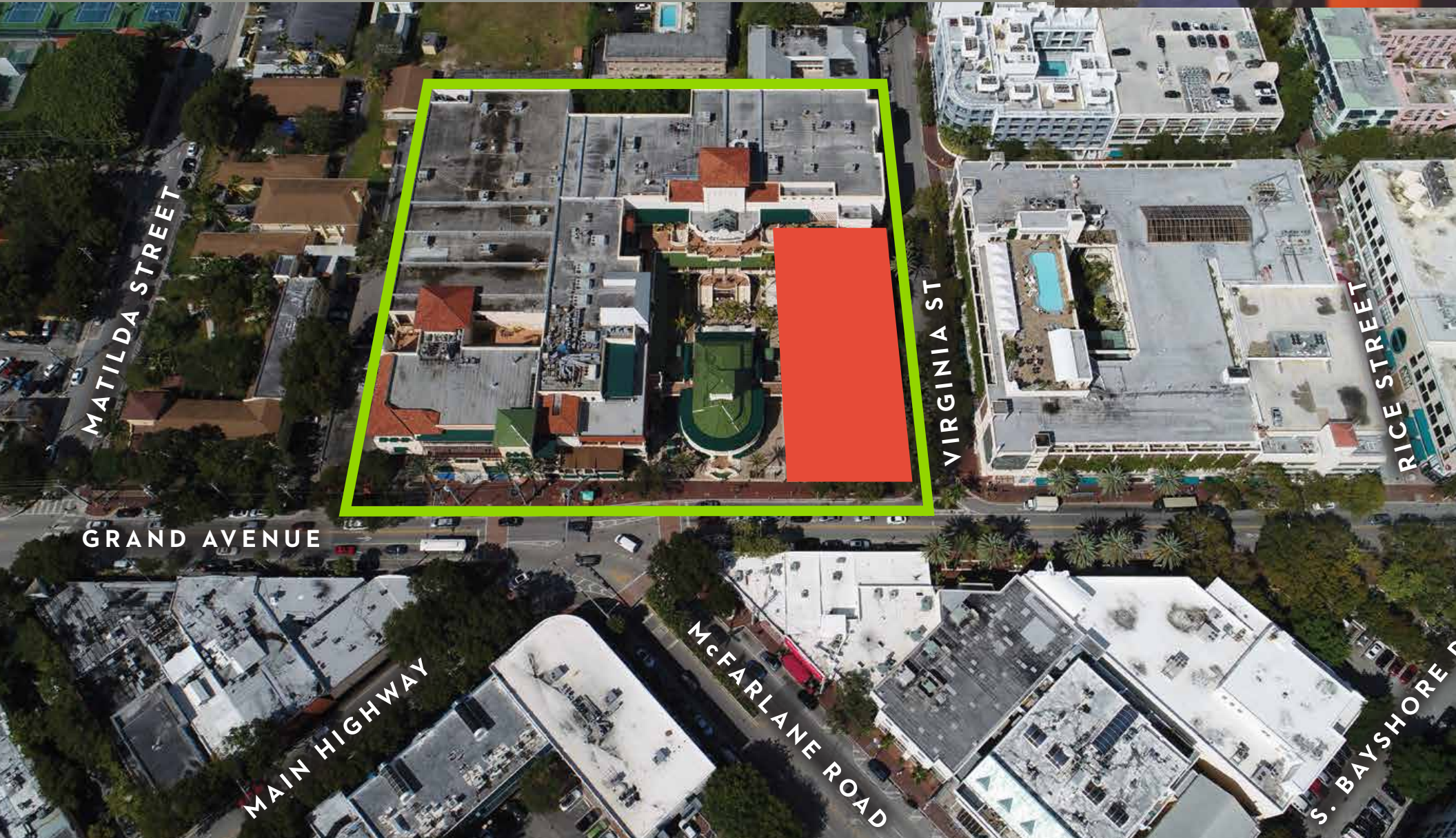


MetroBus Stop





# ONECOCOWALK





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**ONE COCOWALK**

**NEW CLASS A OFFICES AT COCOWALK**

