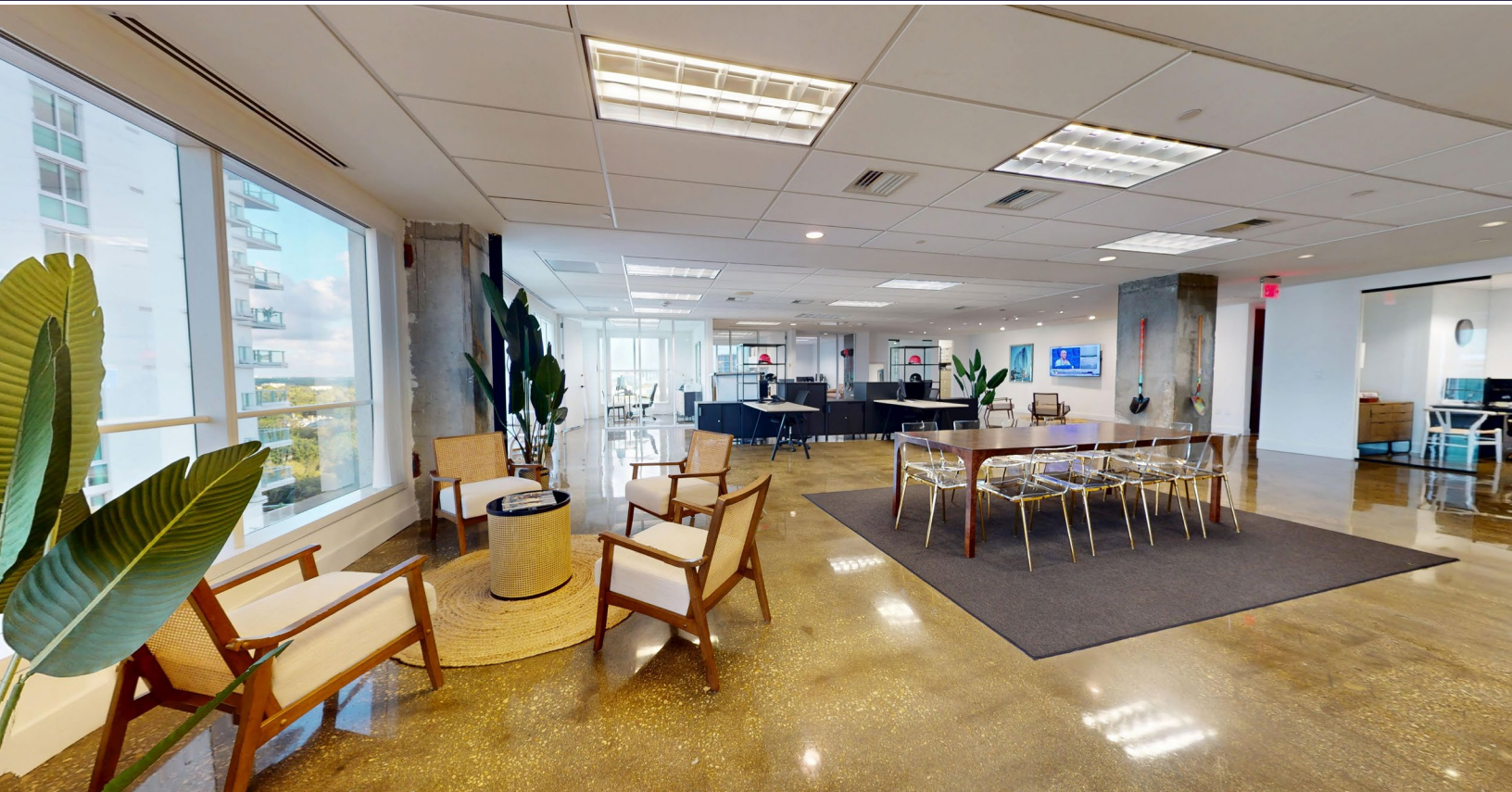


Move-in Ready Sublease at 2601 S. Bayshore Drive

Step into an Exceptional Executive Environment



Step into an exceptional executive environment in the heart of Coconut Grove's iconic Biscayne Bank Tower. Flooded with natural light and high ceilings, this sublease suite is move-in ready.

Sublease Overview

Building Address:	2601 S. Bayshore Drive Coconut Grove, FL 33133
Premises:	3,131 SF, Suite 1000 B
Rental Rate:	Upon Request
Term:	Through July 31, 2028
Availability:	Immediately
Building Class:	A
Parking:	3/1000 Parking Spaces at \$125.00 / Space / Month
Furniture:	Negotiable



For leasing information, please contact:

Blanca Commercial Real Estate, Inc., Licensed Real Estate Broker

Danet Linares

DANET.LINARES@BLANCACRE.COM | 305.577.8852

Andres del Corral

ANDRES.DELCORRAL@BLANCACRE.COM | 305.577.0271

Suite 1000 B

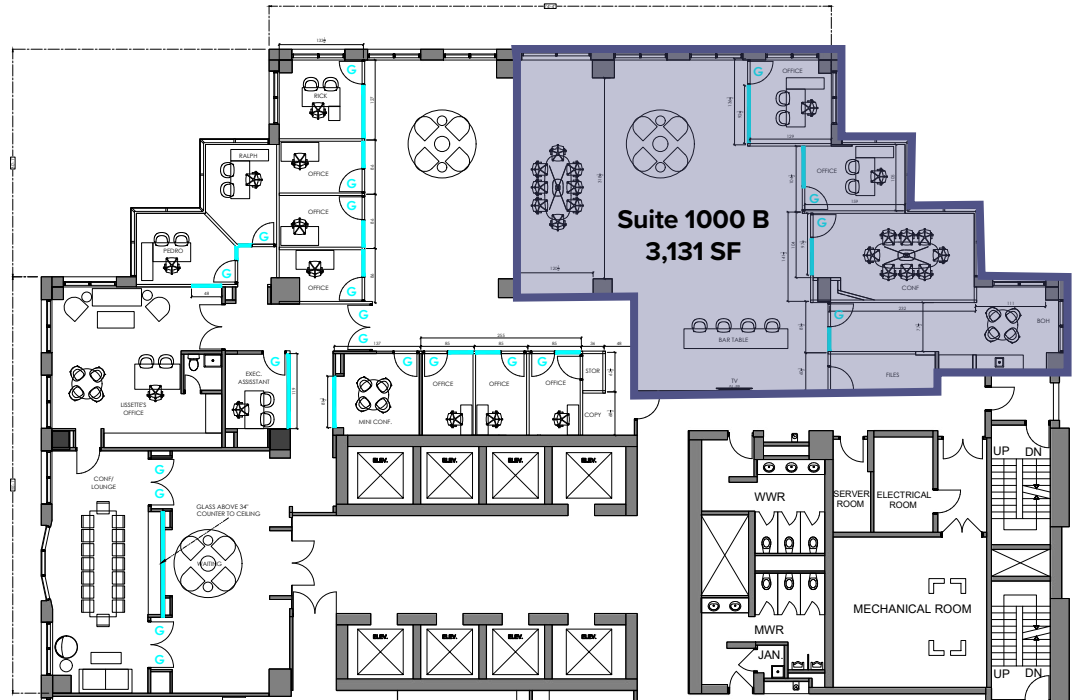
3,131 SF

Term expires July 31, 2028



Layout:

- 3 Private offices
- Workstations
- Collaboration area
- Kitchen area

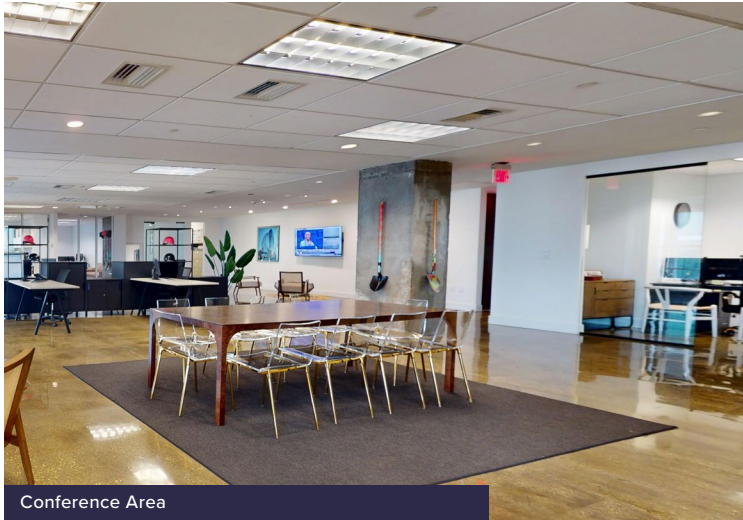


Collaboration Area

Suite 1000 B

3,131 SF

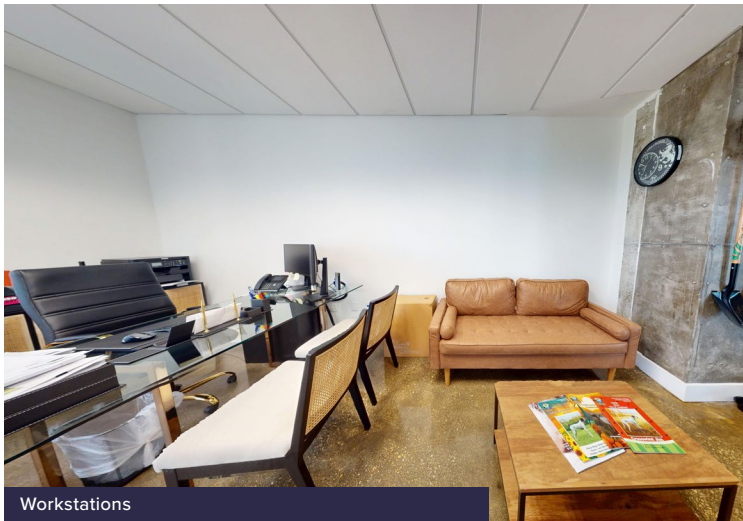
Term expires July 31, 2028



Conference Area



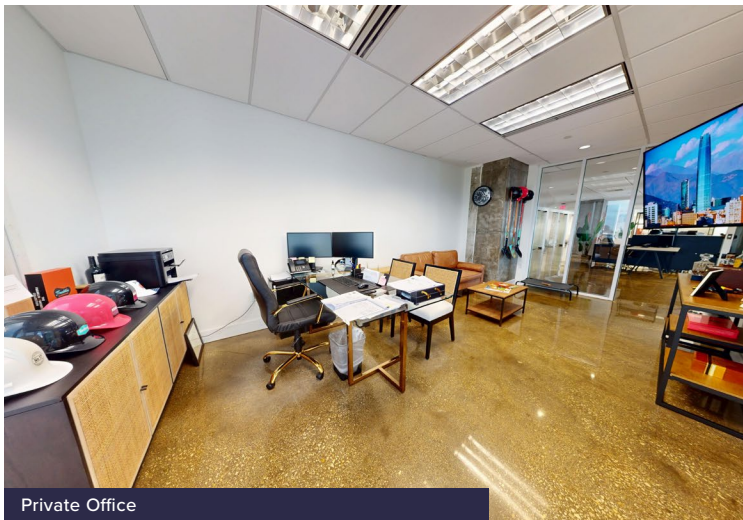
Private Office



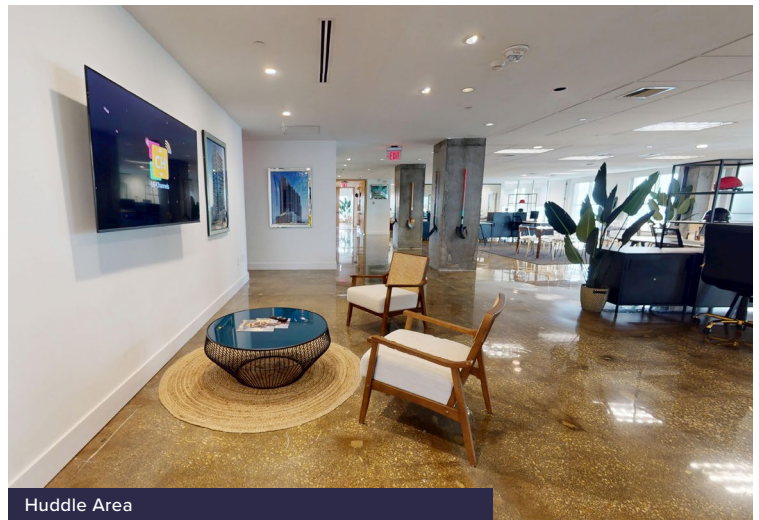
Workstations



Private Office



Private Office



Huddle Area



Building Features

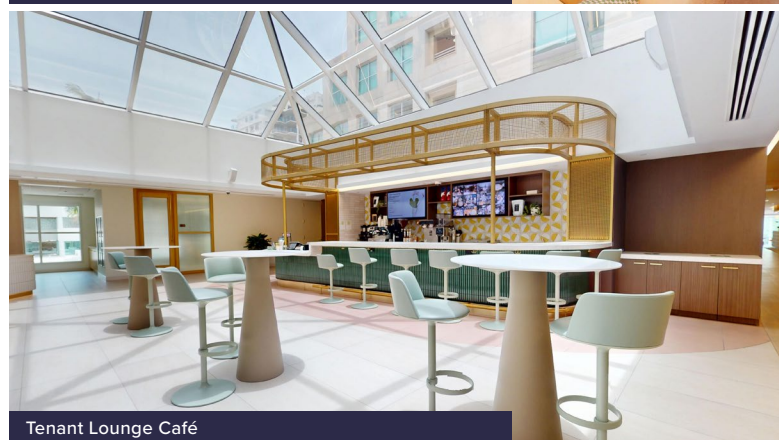
A distinguished address, 2601 S. Bayshore Drive offers an elegantly reimagined tenant experience.

Rising above Coconut Grove for over three decades, this tower has been revitalized into an ultra-modern workplace. As Coconut Grove's tallest office Tower, 2601 delivers unmatched visibility of Biscayne Bay.

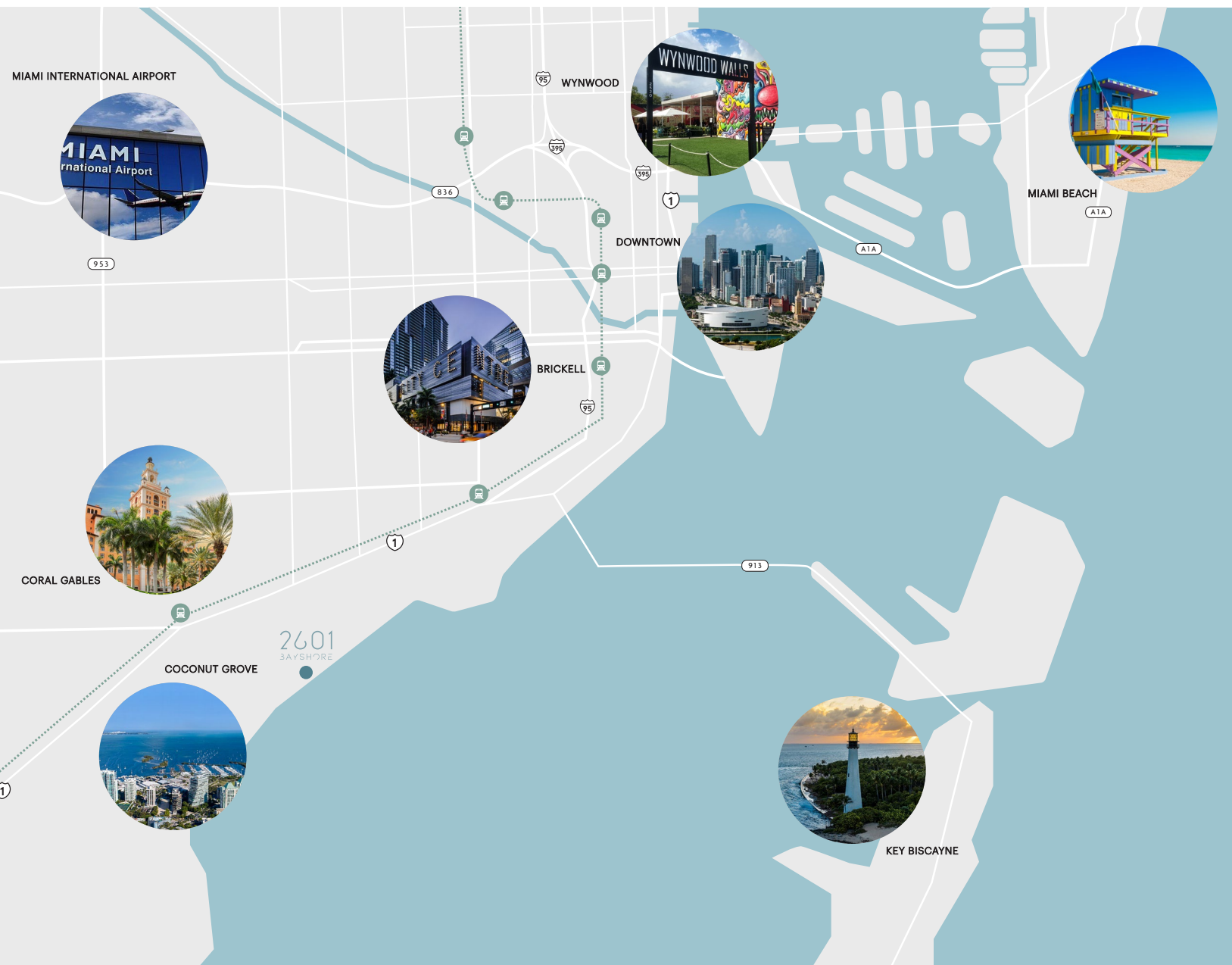
- Class A office tower
- Fitness center
- Tenant lounge and bar
- Covered and structured parking
- 24/7 security concierge
- On-site property management, banking, and café
- Spirits lockers
- Grand 2-story lobby



Tenant Lounge



Tenant Lounge Café



REIMAGINE
YOUR
BUSINESS
ADDRESS

CORAL GABLES 10 MIN.

BRICKELL 10 MIN.

DOWNTOWN 13 MIN.

KEY BISCAINE 18 MIN.

WYNWOOD 19 MIN.

MIAMI BEACH 25 MIN.

MIAMI INT. AIRPORT 25 MIN.



DYNAMIC WORK AND LIFE

Long before “live/work/play” became a buzzword, Coconut Grove was already delivering on that promise. With year-round access to premier wellness options and exceptional indoor-outdoor dining, it’s a neighborhood designed for better living. From parks and theaters to iconic local spots like Monty’s Raw Bar, Glass & Vine, Le Bouchon Du Grove, and Isabelle’s Grill Room & Garden at the Ritz-Carlton, Coconut Grove offers destinations your clients and partners will not only enjoy, but remember.

POINTS OF INTEREST

1. COCOWALK
2. MERCY HOSPITAL
3. VISCAYA MUSEUM
4. DAVID T. KENNEDY PARK
5. REGATTA PARK
6. CORAL REEF YACHT CLUB
7. THE FRESH MARKET
8. RANSOM EVERGLADES SCHOOL

HOTELS

9. HAMPTON NN
10. THE RITZ-CARLTON COCONUT GROVE
11. COURTYARD BY MARRIOTT
12. MR. C MIAMI - COCONUT GROVE
13. HOTEL ARYA COCONUT GROVE
14. THE MUTINY HOTEL

RESTAURANTS

15. MONTY’S RAW BAR
16. JAGUAR
17. SUSHI GARAGE
18. SAPORE DI MARE
19. ISABELLE’S GRILL ROOM & GARDEN
20. STARBUCKS
21. ARIETE
22. PEACOCK GARDEN
23. PLANTA QUEEN
24. GLASS AND VINE
25. SUSHI MAKI
26. MISTER O1
27. LE BOUCHON DU GROVE
28. PANTHER COFFEE
29. SADELLE’S COCONUT GROVE
30. FIREMAN DEREK’S BAKE SHOP
31. KUSH COCONUT GROVE
32. THE COMMODORE
33. THE KEY CLUB
34. SADELLE’S COCONUT GROVE

RESIDENCES

35. COCONUT GROVE BAYSHORE CONDO
36. GROVENOR HOUSE
37. MR. C RESIDENCES COCONUT GROVE
38. GROVE AT GRAND BAY COCONUT GROVE
39. GROVE TOWERS
40. GROVE HILL CONDOMINIUM
41. YACHT HARBOUR CONDOMINIUM

TRANSIT

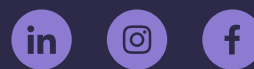
METRORAIL
TROLLEY
METROBUS

* Coconut Grove’s Central Business District features public transportation, including a circulator connecting the CBD and Metrorail station, and hotel flags Ritz-Carlton, Sonesta Bayfront, Mutiny, Mayfair and Courtyard by Marriott.

For leasing information,
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LICENSED REAL ESTATE BROKER

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