



CREATIVE/LOFT PROPERTY **FOR LEASE**

PROPERTY HIGHLIGHTS

The property is in the office building at Grove Harbour Marina. It is a Creative Loft space with exposed ceilings, executive office and conference room, and lounge area. The tenant can have up almost 2,300 SF with adjoining unit. Grove Harbour Marina is located on South Bayshore Drive in the Coconut Grove section of Miami, FL. Minutes from the airport, financial district, Coral Gables, and beaches.



Space Available:
1,262 SF



Parking:
Open



Rental Rate:
\$40 NNN



Building Size:
20,000 SF



Property Type:
Office



Space Type:
Creative/Loft



Building Class:
B



Available Units:
2



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CREATIVE/LOFT FOR LEASE

2640 S BAYSHORE DR | SUITE 206 | COCONUT GROVE, FL 33133

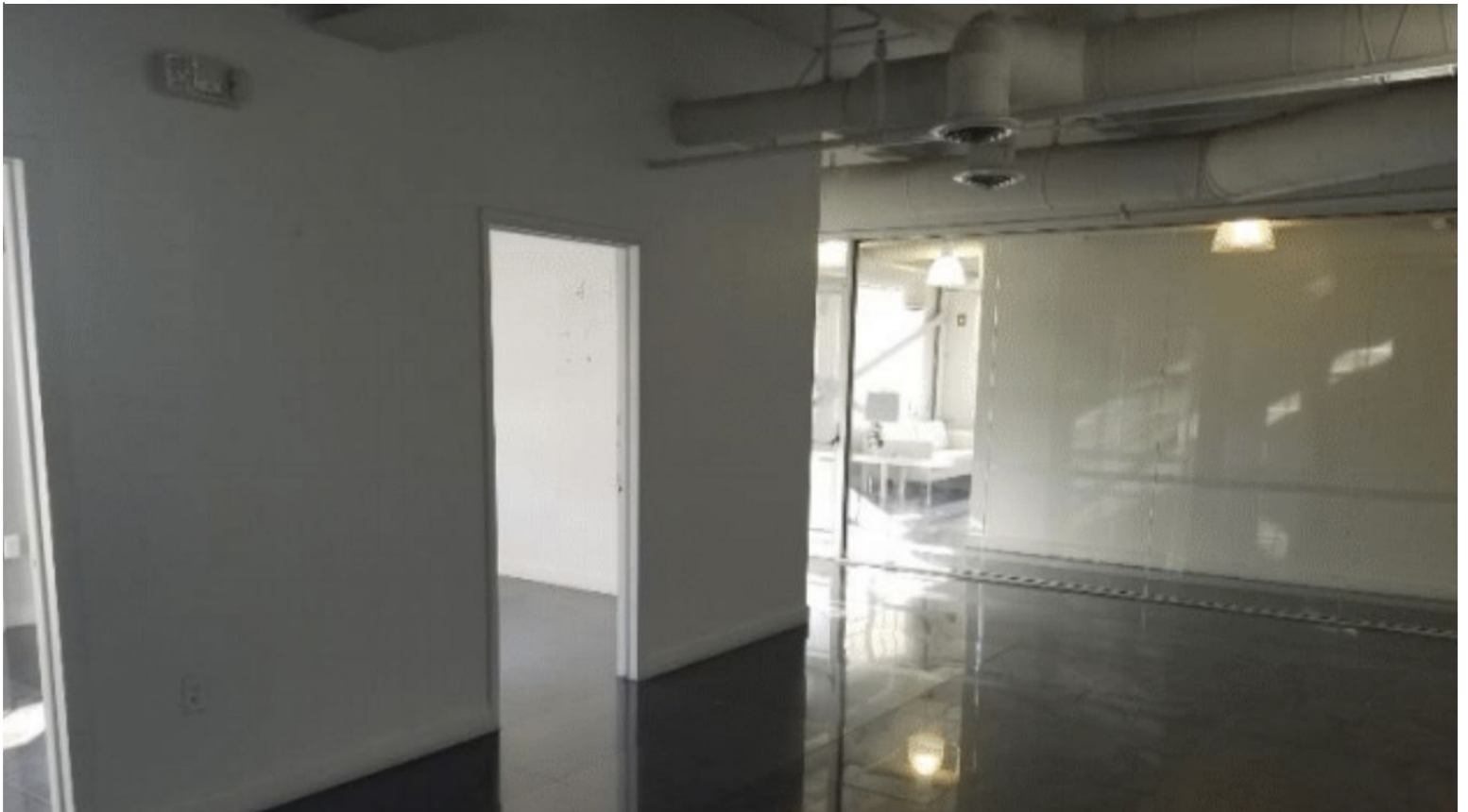
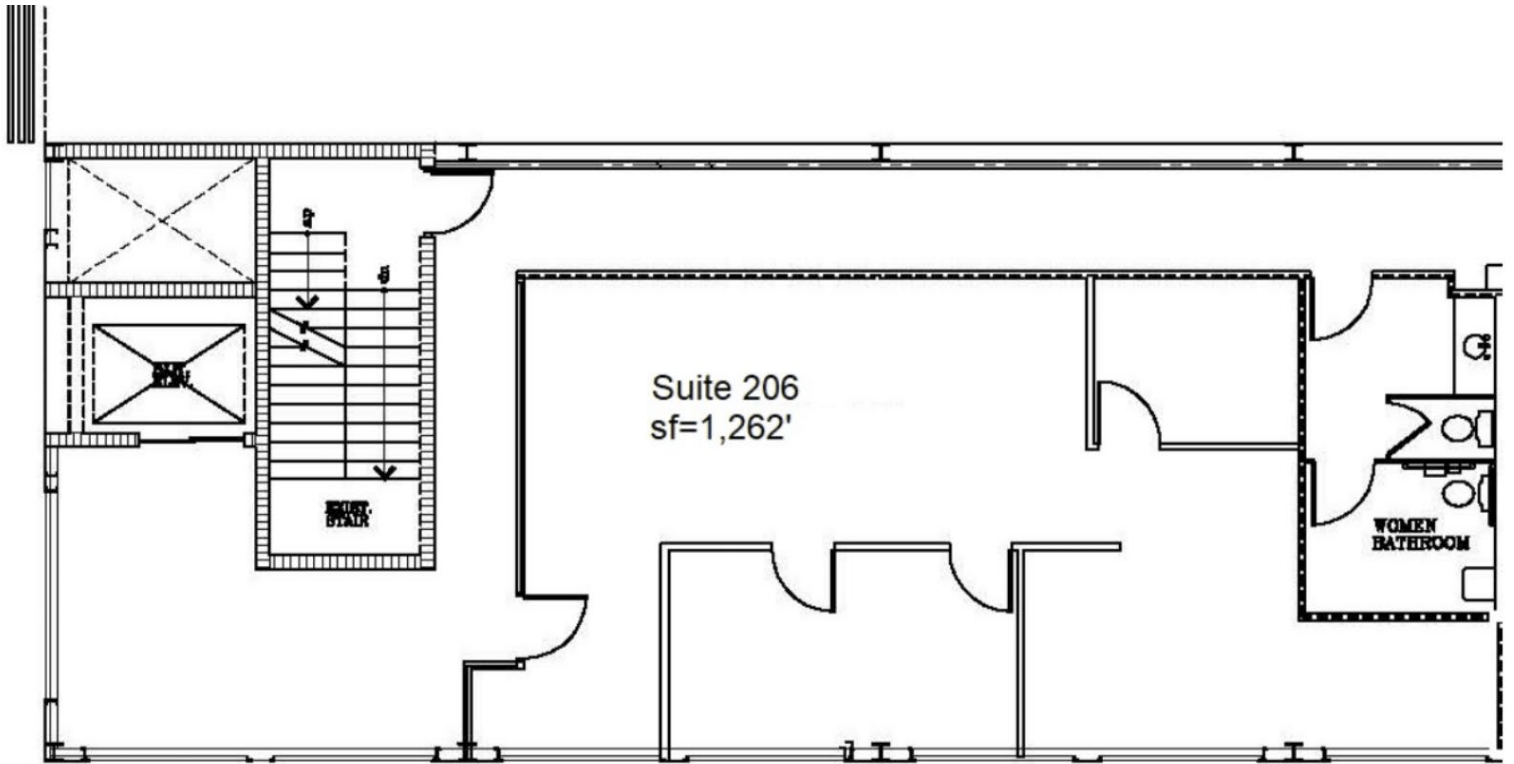
PROPERTY PHOTOS



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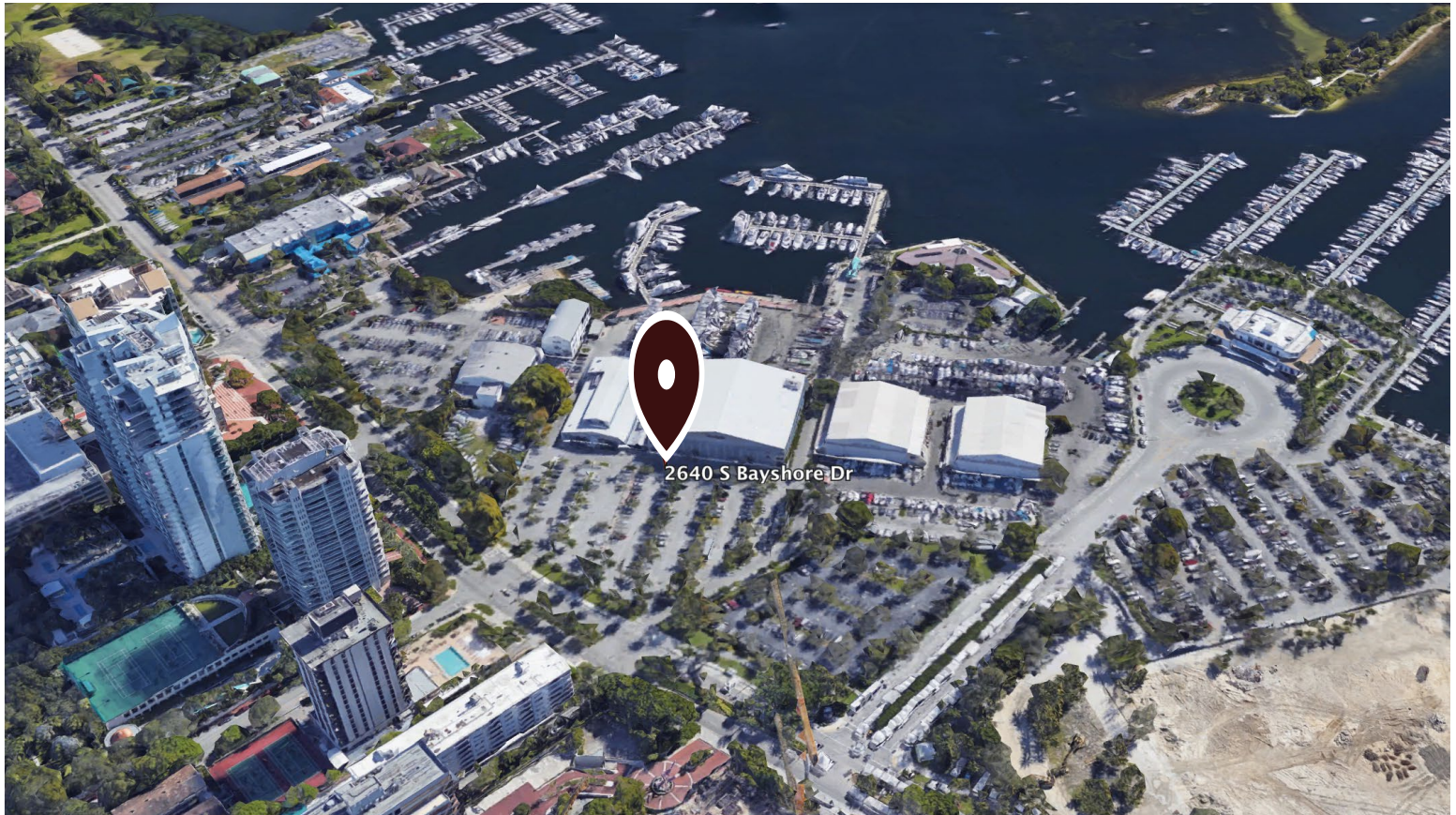
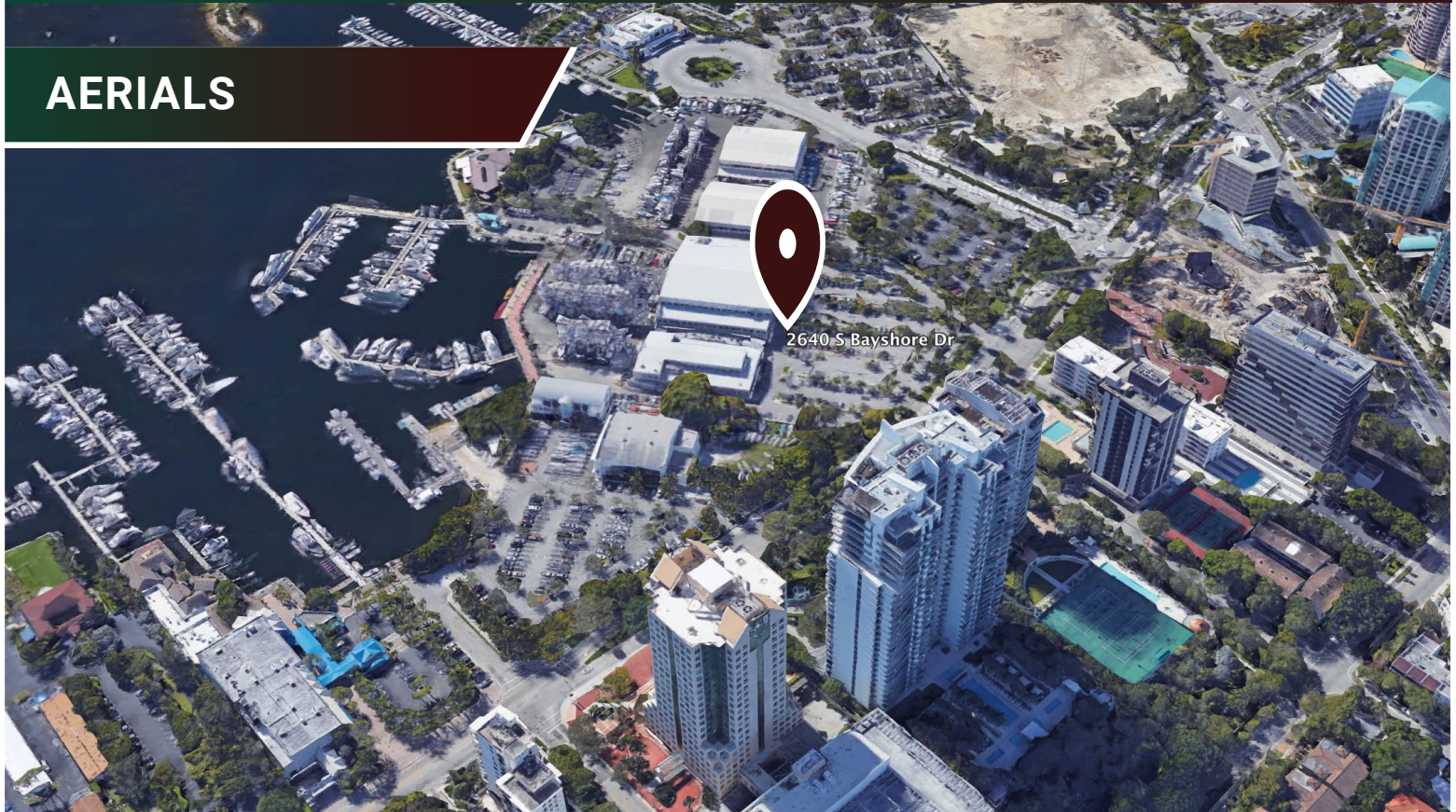
FLOOR PLAN



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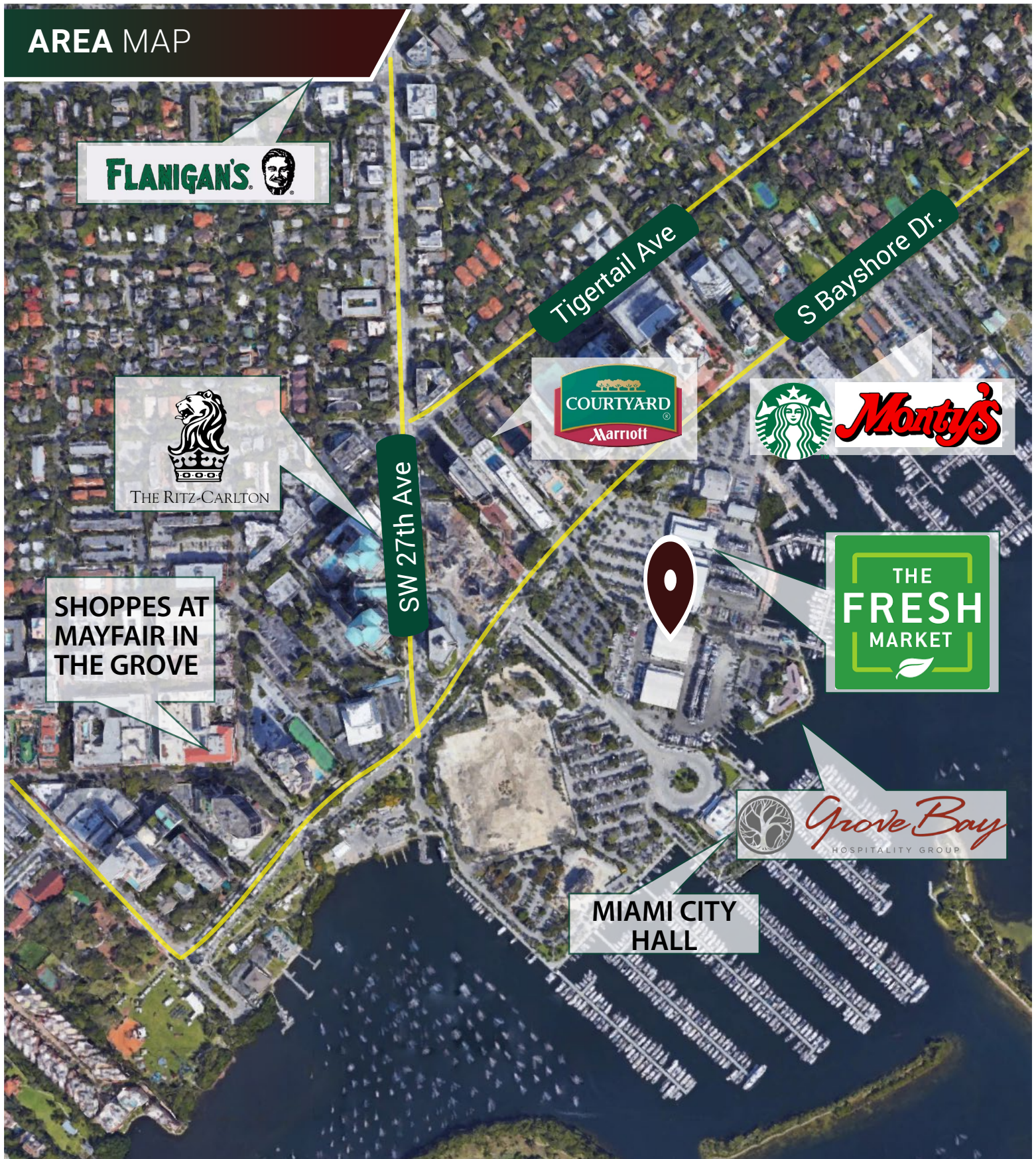
AERIALS



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AREA MAP



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AREA OVERVIEW



CENTRAL

Near Major Markets And Passenger And Cargo Hubs:

- 7.5 Miles From Miami International Airport
- 6.8 Miles From Portmiami
- 10 Miles From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport & Ports



AREA DEMOGRAPHICS

KEY FACTS

17,770
Population

40.3
Median Age

2.2
Average
Household Size

\$101,594
Average Household
Income

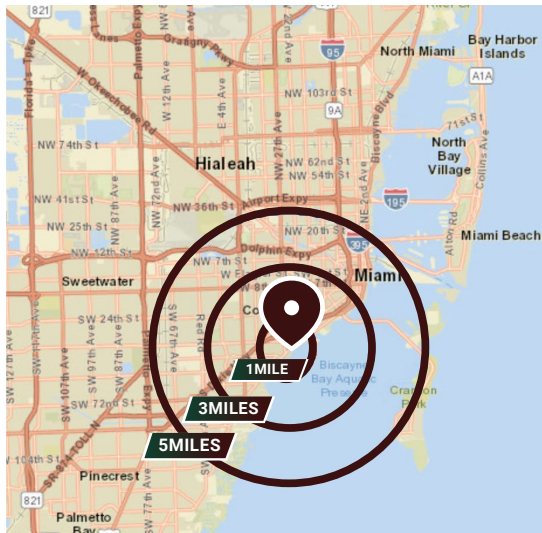
STATISTICS RADIUS

1 Miles

BUSINESS

1,400
Total Businesses

13,797
Total Employees



2018 Summary

	1 Mile	3 Miles	5 Miles
Population	17,770	167,018	437,506
Households	8,001	66,555	174,456
Families	4,100	39,395	100,090
Average Household Size	2.21	2.44	2.44
Owner Occupied Housing Units	3,408	24,507	64,048
Renter Occupied Housing Units	4,593	42,048	110,408
Median Age	40.3	41.9	40.7
Median Household Income	\$59,638	\$47,134	\$42,992
Average Household Income	\$101,594	\$85,128	\$77,192

2023 Summary

	1 Mile	3 Miles	5 Miles
Population	18,989	175,874	467,695
Households	8,480	69,833	187,378
Families	4,365	41,350	106,319
Average Household Size	2.23	2.46	2.44
Owner Occupied Housing Units	3,793	26,739	70,174
Renter Occupied Housing Units	4,687	43,094	117,205
Median Age	41.5	42.9	41.5
Median Household Income	\$72,750	\$55,787	\$51,891
Average Household Income	\$121,883	\$99,701	\$90,755