

## FOR LEASE

# BRAND NEW - PRIVATE SUBURBAN OFFICE OPPORTUNITY



## PROPERTY FACTS

### **SPACE AVAILABLE:**

Total: 9,950 SF

Ground Floor Unit A:	4,727 SF
Ground Floor Unit B:	1,872 SF
2 <sup>nd</sup> Floor Mezzanine:	1,736 SF
3 <sup>rd</sup> Floor:	1,615 SF

### **RENT:**

Call For Pricing

### **TRAFFIC COUNTS:**

92,500+ VPD along S Dixie Hwy (US1)

### **DELIVERY DATE:**

2020

### **FEATURES:**

- Fantastic location adjacent to the Coconut Grove MetroRail Station
- Located directly on the Underline
- Direct US1 visibility
- New ground floor retail or office space in a TOD Multi-Family Development



## PROPERTY HIGHLIGHTS

- Brand New Construction
- Single Tenant Privacy
- Next to the Coconut Grove Metrorail station, Bus Station and Underline
- Convenient Suburban Location on US-1
- Attractive MetroRail signage opportunity
- Ample, dedicated parking



MARKET POSITIONING

Zoi House

- Class A Multi-Family
- Units: 130 Residential
- Ground floor retail space fronting the Underline with US1 visibility
- 2019 Delivery



**ZOI**  
THE UNDERLINE

92,500 VPD

**1** Grove Metro Station Project

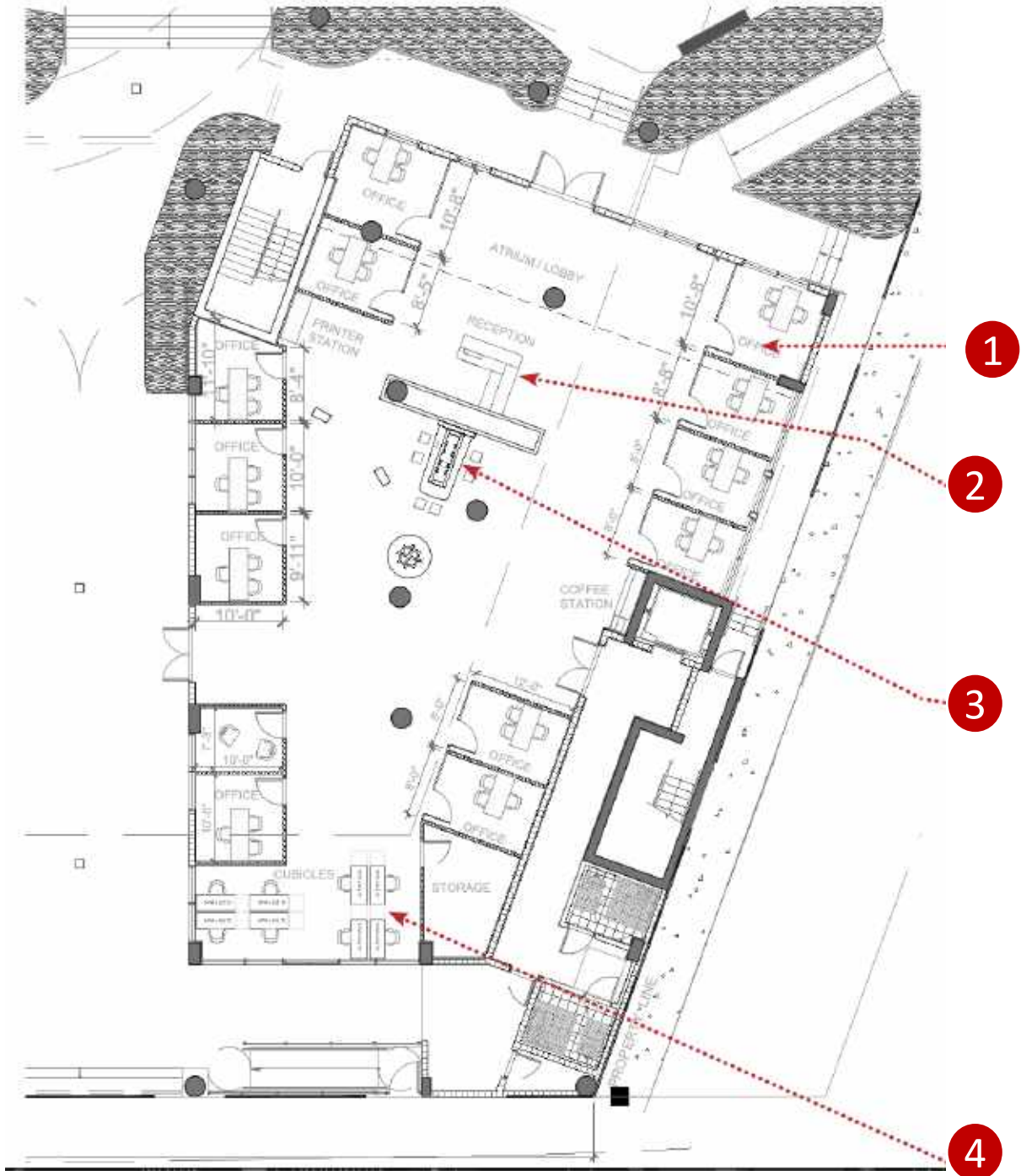
- Mixed Use Transit Project
- Est Completion: 2022
- Cost: ~ \$200 Million
- Units: 330 Residential
- Large Retail Complex
- Connected to Metro
- Parking /Covered Bus Station

**2** Grove Station Tower

- Apartment Building
- Completed 2015
- Units: 184
- Floors: 13

**GROUND FLOOR PLAN**

**SF: 4,521**



**GROUND FLOOR OFFICE RENDERING**

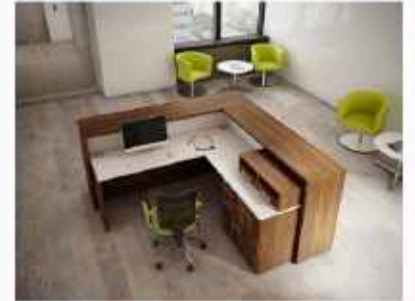
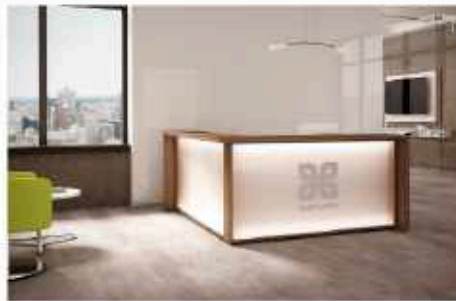
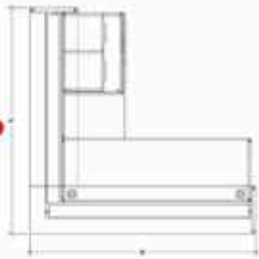
**SF: 4,521**



1

OFFICES

2



3

RECEPTION DESK



BRIEFING COLLABORATIVE



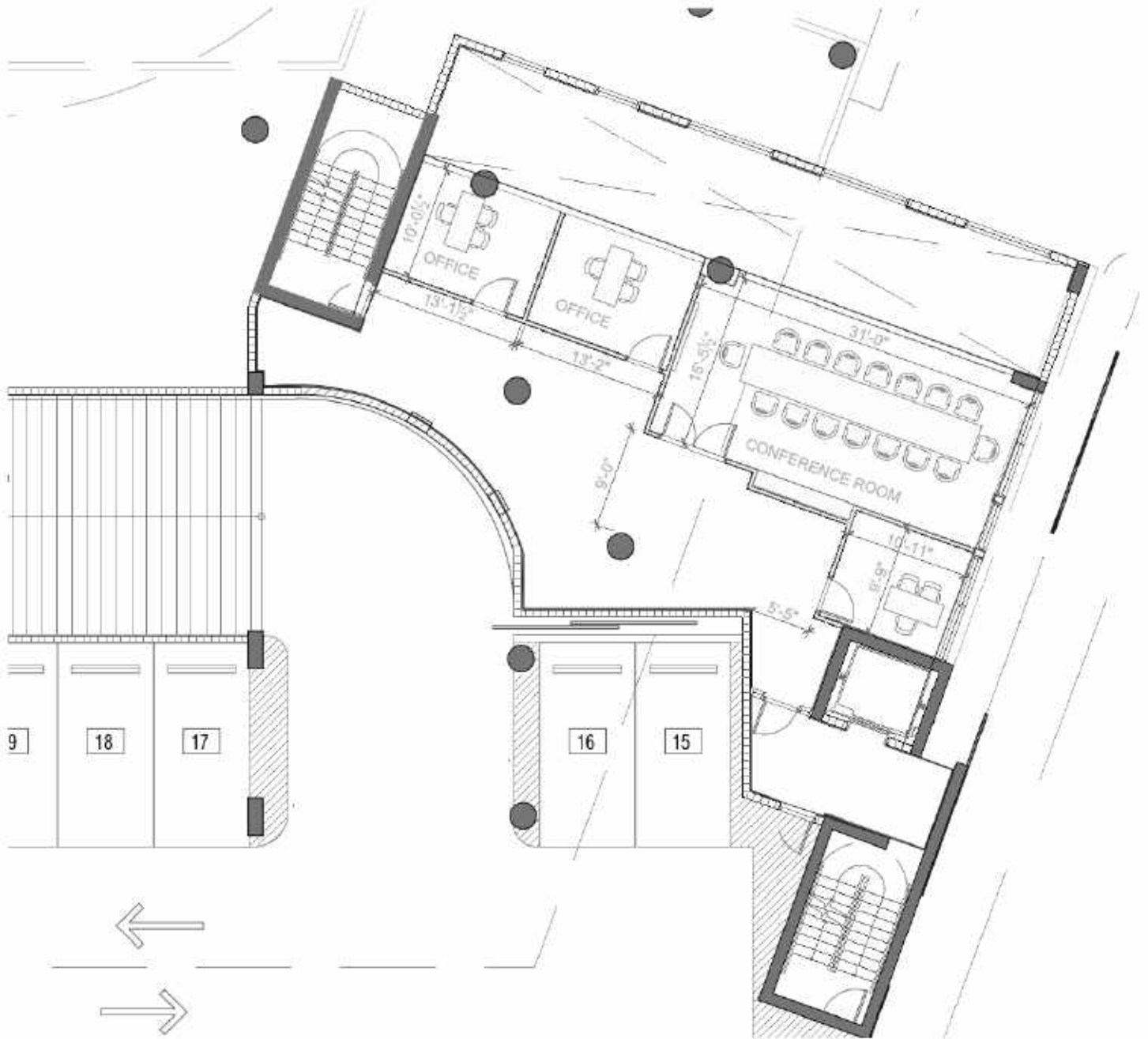
WORKSTATIONS

4

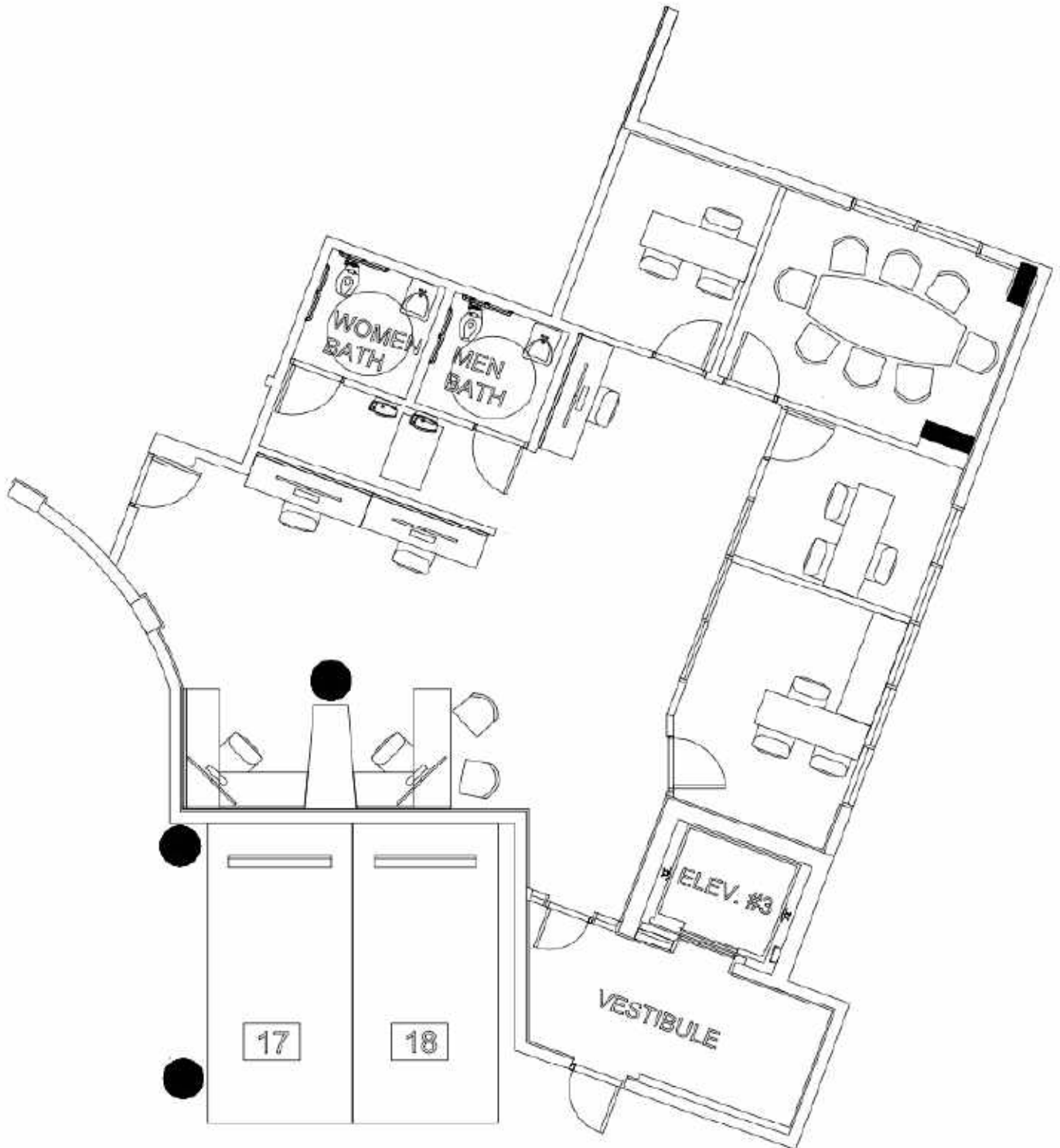


**MEZZANINE FLOORPLAN**

**1,736 SF**



**3<sup>RD</sup> FLOOR EXECUTIVE OFFICES/SUITE**  
**FLOORPLAN**  
**1,615 SF**



**DEMOGRAPHICS – 1 MILE**

**KEY FACTS**



**33,660**

Population



**41.8**

Median Age



**13,902**

Households



**2.40**

Average  
HH Size

**INCOME**



**\$49,400**

Median  
HH Income



**\$77,850**

Average  
HH Income

**EDUCATION**



**48.14%**

High School Graduate  
or Higher



**86.77%**

Bachelor's Degree  
or Higher

**EMPLOYMENT**



**68.5%**

White Collar



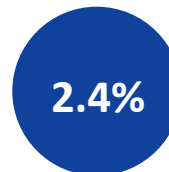
**6.62%**

Blue Collar



**24.88%**

Service



**2.4%**

Unemployment  
Rate



**20,702**

Daytime Employees





ZOI HOUSE  
COCONUT GROVE



For more information, please contact:

**David Rothenstein**

**BEACON HILL** | PROPERTY GROUP

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[david@beaconhillpg.com](mailto:david@beaconhillpg.com)



504-250-2837



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