

Sublease Opportunity at Biscayne Bank Tower



2601 S Bayshore Dr Miami, FL 33133

ONE Sotheby's
INTERNATIONAL REALTY

THE SPACE

Location	2601 S Bayshore Dr Miami, FL 33133
County	Miami-Dade
APN	01-4122-001-1340
BUILDING SF	311,755
TOTAL AVAILABLE SF	30,863
YEAR BUILT	1989
YEAR RENOVATED	2008
ZONING TYPE	6110 COMM/RESIDENTIAL- DESIGN D
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	22
NUMBER OF BUILDINGS	1
PARKING	43 spaces unassigned, + ability for up to 11 reserved parking
PARKING RATIO	3.0/1,000

Opportunity Overview

One Sotheby's International Realty is pleased to present 2601 S Bayshore Drive. A Class A office tower offering a rare sublease opportunity within one of Miami's most established and desirable business environments. For over three decades, the property has served as an iconic corporate address in Coconut Grove and has recently been re-imagined to meet the expectations of modern, high-end office users.

Premier unit currently available for sublease:

- Floor 21 - PH2: 14,357 square feet
- Floor 5 : 16,507 square feet
- Offered at \$78 PSF.

This opportunity provide access to a highly curated, hospitality-forward workplace environment designed to support executive-level users, professional services firms, and global tenants seeking both prestige and lifestyle integration.



Building Amenity & Profile

Standing 22 stories tall, 2601 S Bayshore Drive is Coconut Grove’s tallest and most prominent office tower, delivering unmatched visibility and presence along South Bayshore Drive. The building has undergone a thoughtful re-conceptualization, pairing Class A office space with creatively curated amenities that elevate the daily tenant experience.

The property offers a comprehensive amenity package including:

- Security concierge services
- On-site property management
- Banking services
- Conference and meeting facilities
- Reception areas
- Fitness center
- Dry cleaning services
- On-site café and food service
- Waterfront access and bayfront common areas
- Expansive outdoor communal spaces with Biscayne Bay views
- Tenant lounge and bar (coming soon)
- Spirits lockers (coming soon)
- Secure and additional storage options
- Modern air conditioning, security systems, and life-safety infrastructure
- Abundant natural light throughout floor plates

POPULATION			
	1.00 MILE	3.00 MILE	5.00 MILE
	20,517	169,940	456,217
AVERAGE HOUSEHOLD INCOME			
	1.00 MILE	3.00 MILE	5.00 MILE
	\$194,821	\$139,379	\$130,205
NUMBER OF HOUSEHOLDS			
	1.00 MILE	3.00 MILE	5.00 MILE
	9,379	72,200	195,550



Connectivity & Market Positioning

2601 S Bayshore Drive offers exceptional accessibility while maintaining a boutique, insulated feel:

- Immediate access to South Bayshore Drive and US-1
- Direct connectivity to Coral Gables, Brickell, Downtown Miami, and Key Biscayne
- Convenient access to I-95 and Miami International Airport
- Public transportation access via nearby bus routes
- Walkable neighborhood infrastructure reducing reliance on vehicle commuting

This balance of connectivity and lifestyle separation is a defining advantage over traditional CBD office locations.

The Coconut Grove office market remains one of Miami's most supply-constrained Class A submarkets, particularly for large, contiguous floor plates within waterfront assets. As companies continue to prioritize quality, experience, and employee retention, demand has increasingly shifted toward environments that deliver more than traditional office functionality.

2601 S Bayshore Drive directly benefits from this flight-to-quality trend by offering:

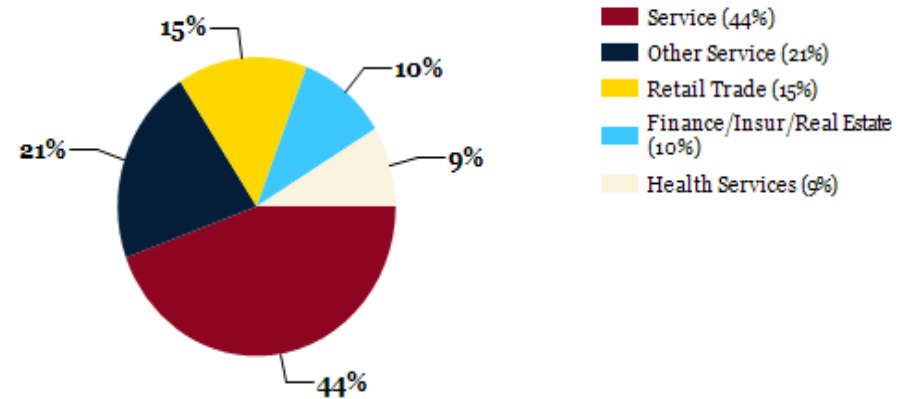
- A legacy business address with modern repositioning
- Waterfront views and outdoor amenities unavailable in CBD towers
- A walkable, lifestyle-driven setting favored by executive leadership Limited competitive inventory within the submarket
- The result is a differentiated office offering that combines prestige, performance, and lifestyle — positioning tenants not just to work efficiently, but to operate with intention



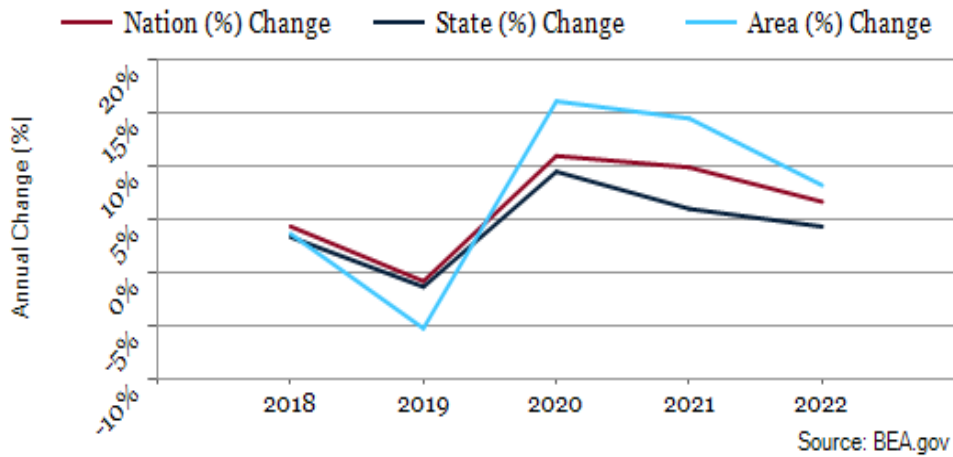
Largest Employers

Miami-Dade County Public Schools	54,861
Miami-Dade County	33,653
U.S. Federal Government	20,400
Florida State Government	17,000
Jackson Health System	11,875
University of Miami	8,500
Miami-Dade Community College	5,865
City of Miami	4,297

Major Industries by Employee Count



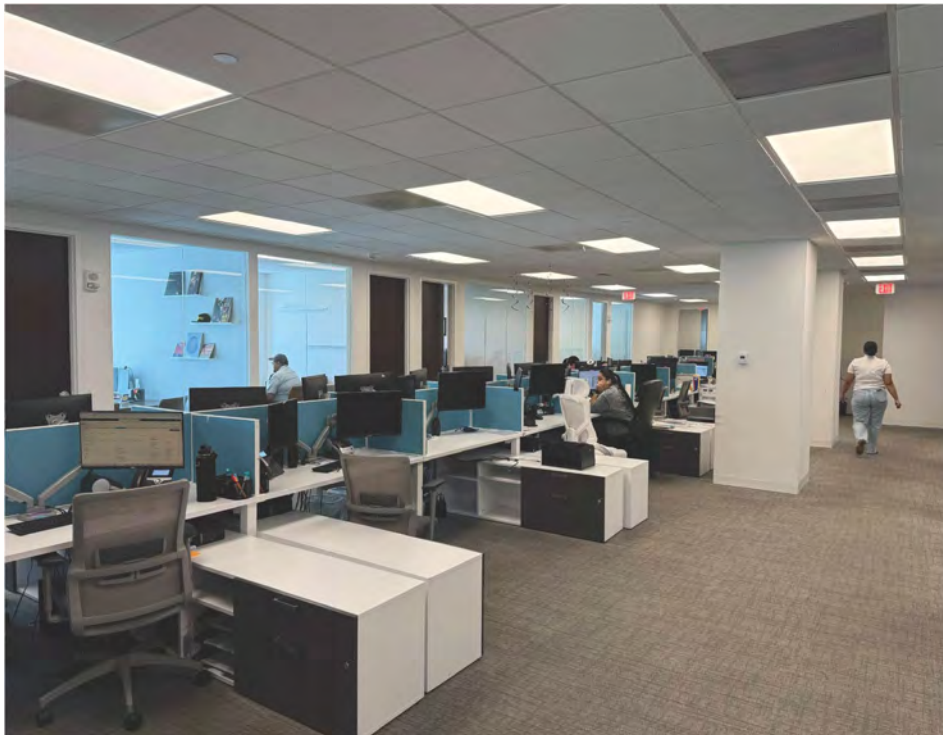
Miami-Dade County GDP Trend



Lobby Cafe, Lobby Bar, Lobby Seating and Penthouse entrance



Conference Room, Executive Desk, and Open Work Space



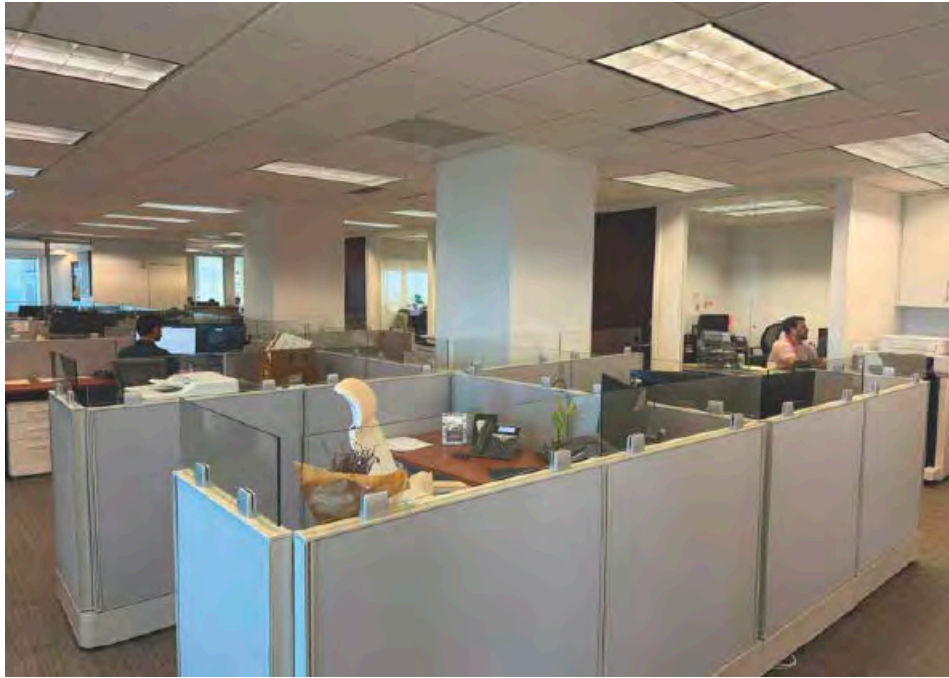
An aerial photograph of a city skyline, likely Miami, featuring numerous high-rise buildings. In the foreground, a large body of water is filled with many sailboats, and a dense line of green trees separates the water from the city. The image has a dark blue overlay.

5th Floor

Open Work Space



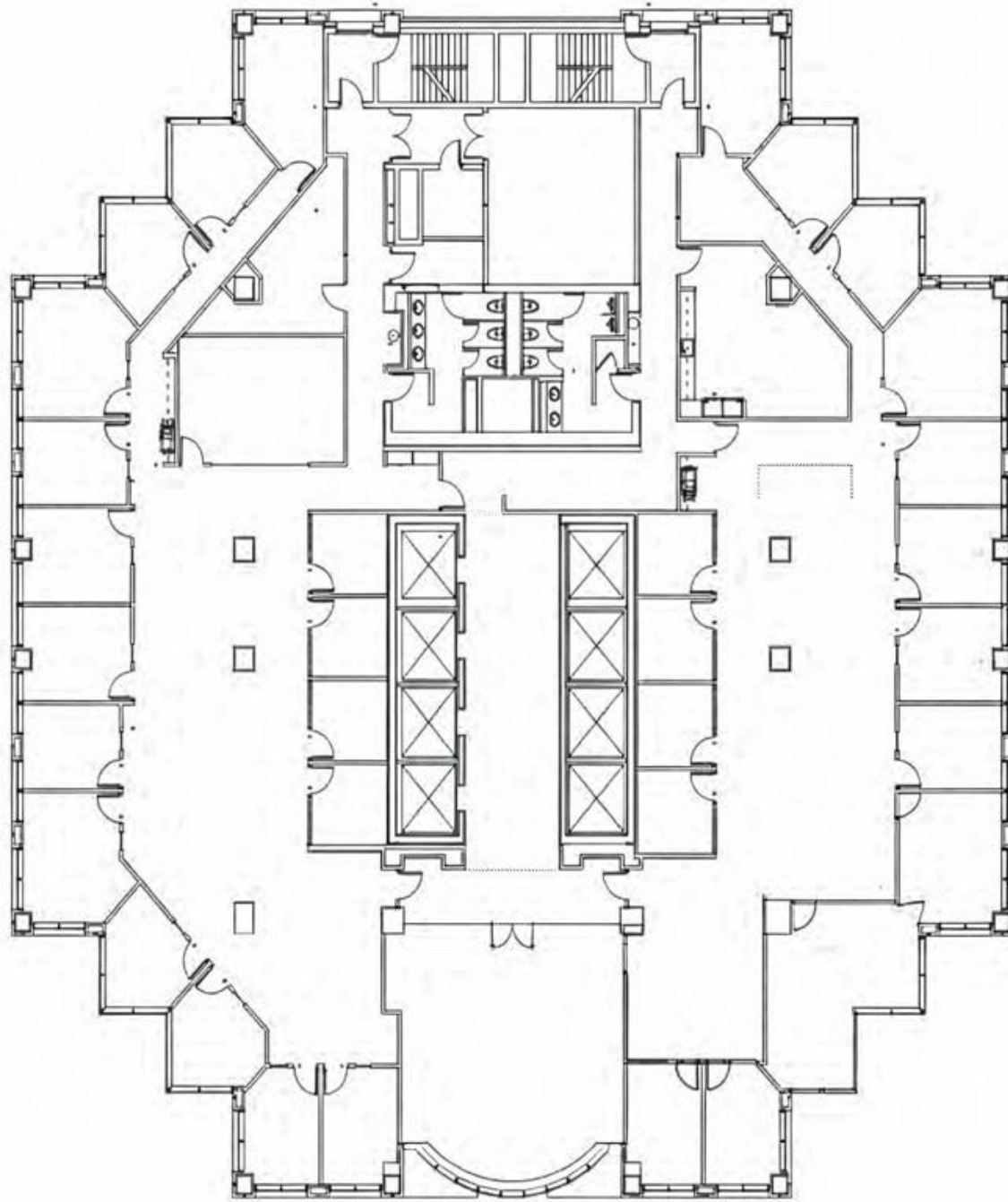
Associate Offices and Copy Room



Kitchen and Office Space



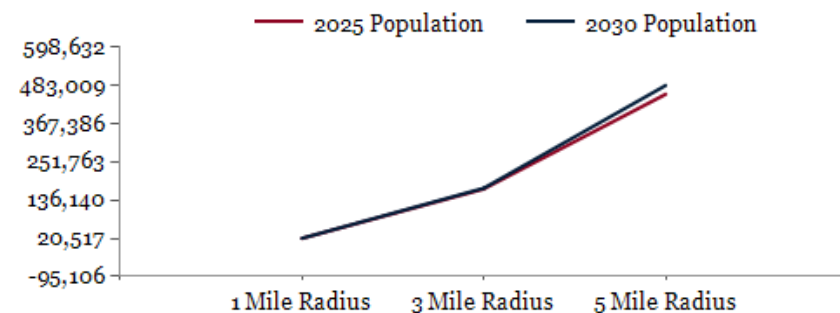
Floor Plan



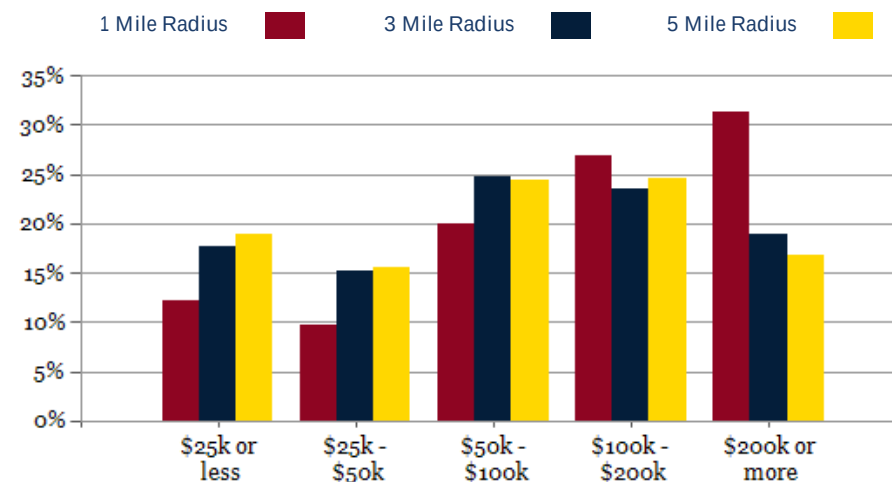
Scale 1/16" = 1'

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	16,038	149,510	354,139
2010 Population	17,254	160,283	396,609
2025 Population	20,517	169,940	456,217
2030 Population	20,852	172,448	483,009
2025 African American	911	6,224	24,255
2025 American Indian	49	695	1,898
2025 Asian	407	2,747	8,081
2025 Hispanic	11,480	126,120	339,101
2025 Other Race	1,773	21,226	59,177
2025 White	9,728	60,193	154,897
2025 Multiracial	7,646	78,794	207,781
2025-2030: Population: Growth Rate	1.60%	1.45%	5.75%

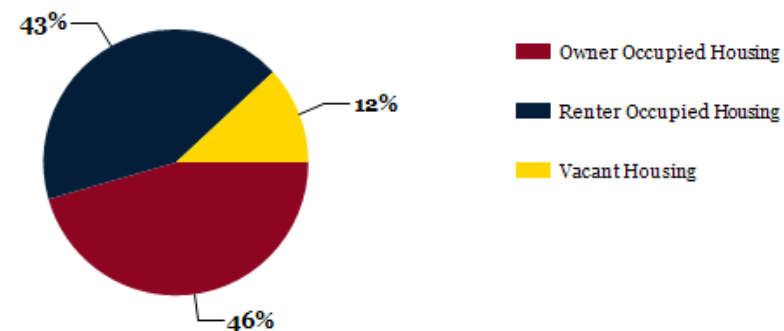
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	720	7,390	23,423
\$15,000-\$24,999	426	5,321	13,420
\$25,000-\$34,999	292	4,760	12,904
\$35,000-\$49,999	615	6,245	17,521
\$50,000-\$74,999	1,098	10,921	28,319
\$75,000-\$99,999	773	6,941	19,320
\$100,000-\$149,999	1,416	10,351	30,451
\$150,000-\$199,999	1,107	6,673	17,454
\$200,000 or greater	2,931	13,598	32,736
Median HH Income	\$126,991	\$79,317	\$77,255
Average HH Income	\$194,821	\$139,379	\$130,205



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

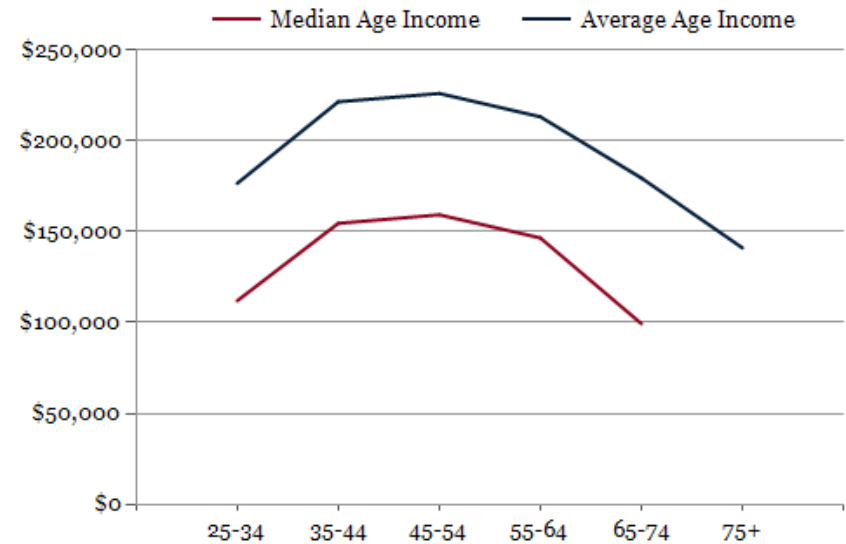
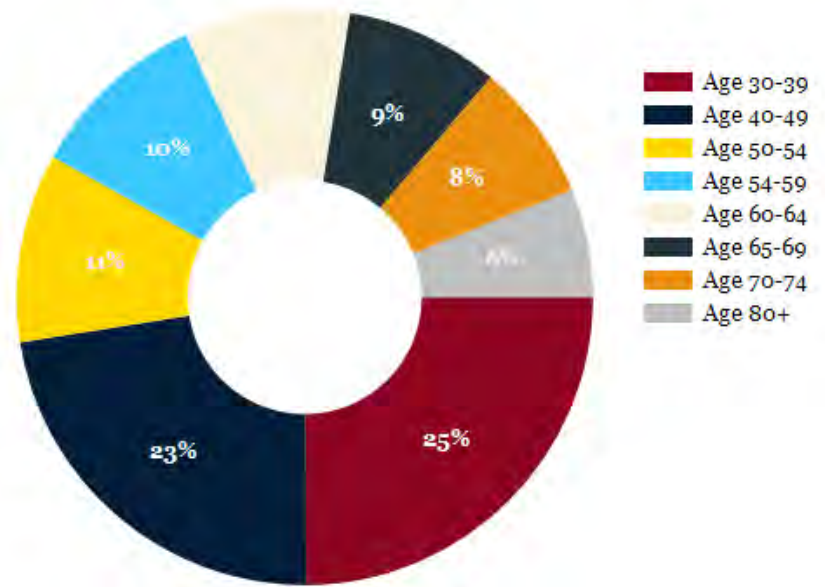


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,588	11,378	37,678
2025 Population Age 35-39	1,791	12,131	35,489
2025 Population Age 40-44	1,621	11,911	32,454
2025 Population Age 45-49	1,442	11,339	29,616
2025 Population Age 50-54	1,440	11,965	30,748
2025 Population Age 55-59	1,375	11,358	29,120
2025 Population Age 60-64	1,258	11,420	28,924
2025 Population Age 65-69	1,174	9,367	23,792
2025 Population Age 70-74	1,050	8,457	20,771
2025 Population Age 75-79	826	6,748	16,896
2025 Population Age 80-84	530	4,885	12,227
2025 Population Age 85+	472	5,050	12,828
2025 Population Age 18+	17,072	142,646	384,786
2025 Median Age	43	43	41
2030 Median Age	44	44	42

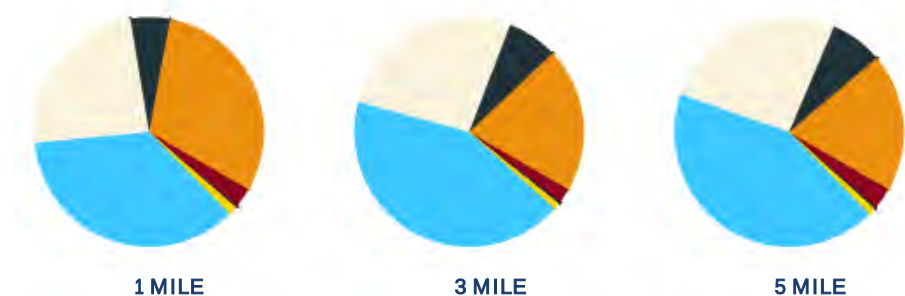
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$111,986	\$87,790	\$91,312
Average Household Income 25-34	\$176,626	\$133,013	\$133,011
Median Household Income 35-44	\$154,628	\$97,922	\$98,514
Average Household Income 35-44	\$221,575	\$159,918	\$153,128
Median Household Income 45-54	\$159,334	\$106,000	\$102,117
Average Household Income 45-54	\$226,148	\$171,462	\$159,780
Median Household Income 55-64	\$146,588	\$89,108	\$82,853
Average Household Income 55-64	\$213,294	\$155,005	\$142,130
Median Household Income 65-74	\$99,400	\$61,939	\$55,506
Average Household Income 65-74	\$179,596	\$122,718	\$109,469
Average Household Income 75+	\$141,135	\$92,732	\$78,032

Population By Age



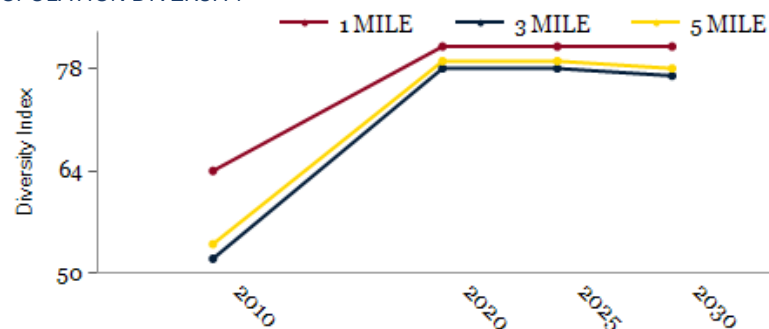
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	81	77	78
Diversity Index (current year)	81	78	79
Diversity Index (2020)	81	78	79
Diversity Index (2010)	64	52	54

POPULATION BY RACE



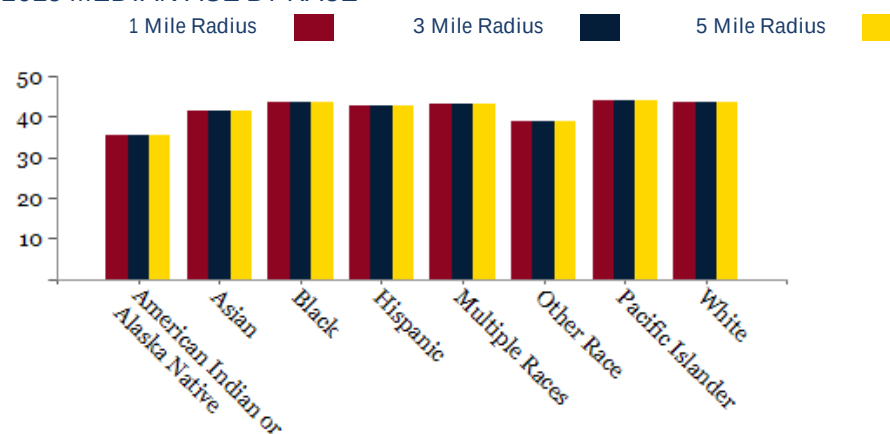
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	2%	3%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	36%	43%	43%
Multiracial	24%	27%	26%
Other Race	6%	7%	7%
White	30%	20%	19%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	36	39	38
Median Asian Age	41	36	35
Median Black Age	44	31	35
Median Hispanic Age	43	45	43
Median Multiple Races Age	43	47	45
Median Other Race Age	39	38	38
Median Pacific Islander Age	44	27	31
Median White Age	44	42	39

2025 MEDIAN AGE BY RACE





Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

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"Connect with the well connected."

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