

Colliers

Accelerating success.

For Lease

3480 Main Highway, Coconut Grove, FL
3480main.com

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Property Features

- Boutique style Class “A” office building
- 1,648 - 11,431 SF available immediately
- 57,155 RBA
- Located in the heart of Coconut Grove
- Offering easy mobility across Miami-Dade County
- Conveniently located near Metrorail and Trolley services
- Walking distance to 50+ shops/restaurants
- Unique live-work-play experience in the Grove
- Parking ratio 2.00/1,000 square feet

Available Spaces

4th Floor	**Suite 403**	**3,761 RSF**
5th Floor	**Suite 500**	**11,431 RSF**

Encourage Community

Ground floor restaurant, bar and concierge desk for visitors.



lobby rendering



lobby rendering



Unique Rooftop Restaurant by renowned hospitality group Ink Entertainment

Rooftop deck with 360 degree view of Miami and Biscayne Bay

AMAL

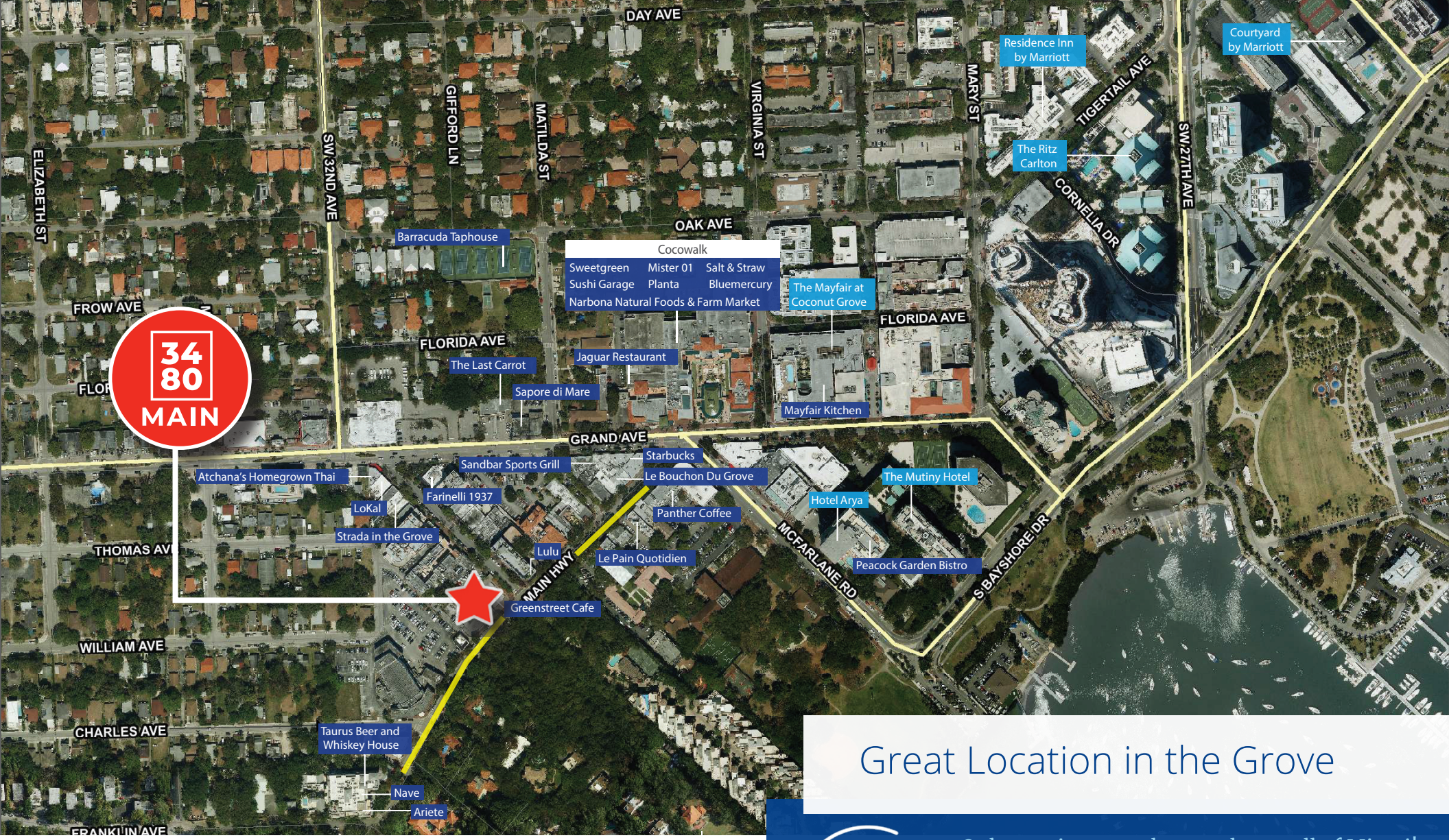
MODERN LEBANESE CUISINE

- Amal, meaning hope, brings modern Lebanese cuisine to Coconut Grove.
- The rooftop terrace will offer an oasis garden and water views.
- Amal will bring a unique dining experience to tenants at 3480 Main and their clients.





Artistic rendering



Great Location in the Grove

Coconut Grove, a village that is a little Bohemian and a little Bahamian, and a jewel by the Biscayne Bay just 10 minutes away from Brickell and Downtown Miami with excellent connectivity to Miami-Dade County.

15 mins

Only 15 minutes or less to almost all of Miami! Including Miami International Airport, Coral Gables, Downtown Miami, Brickell, Key Biscayne, Wynwood, South Miami.



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