

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a thin white border and a horizontal rainbow stripe at the bottom.

Colliers



THE GROVE

AT 3250 MARY

WORK. WANDER. WONDER *in the Heart of the Grove.*



 **THE GROVE**
AT 3250 MARY

WELCOME TO THE GROVE

3250 MARY ST | MIAMI, FL 33133

A boutique workplace immersed in the elegance and soul of Coconut Grove.

Framed by canopies of tropical green and the effortless charm of Miami's oldest neighborhood, The Grove at 3250 Mary offers a boutique Class A experience designed for companies seeking more than an office—those seeking a sense of place.

MORE THAN AN OFFICE

At **THE GROVE AT 3250 MARY**, tenants can work, wander, and wonder in the heart of Coconut Grove.

This boutique office building is set within one of Miami's most established, walkable neighborhoods, defined by bay breezes, tree-lined streets, and an amenity-rich environment that seamlessly blends work and lifestyle. With more than 50 restaurants, cafés, and local favorites just steps away, the location supports both productivity and tenant appeal.

Boutique Class A building in Coconut Grove's premier business district



PARKING



Secure on-site parking and access to nearby premium garages

Elegantly appointed common areas with upscale finishes



Impeccably managed property ensuring a seamless tenant experience

Bright, refined workspaces with expansive windows and abundant natural light



Steps from award-winning dining, luxury retail, hotels, and waterfront parks

THE GROVE EXPERIENCE

Coconut Grove blends a relaxed neighborhood atmosphere with affluent demographics and major corporate presence.

NEARBY RESTAURANTS

Tenants enjoy walkable access to top dining—from waterfront spots and open-air cafés to chef-driven restaurants perfect for lunch or client meetings.

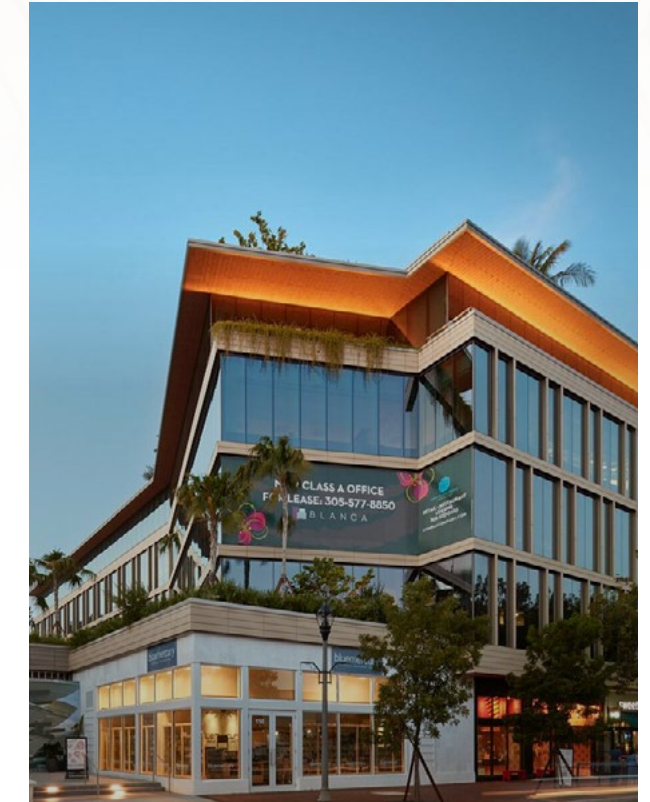


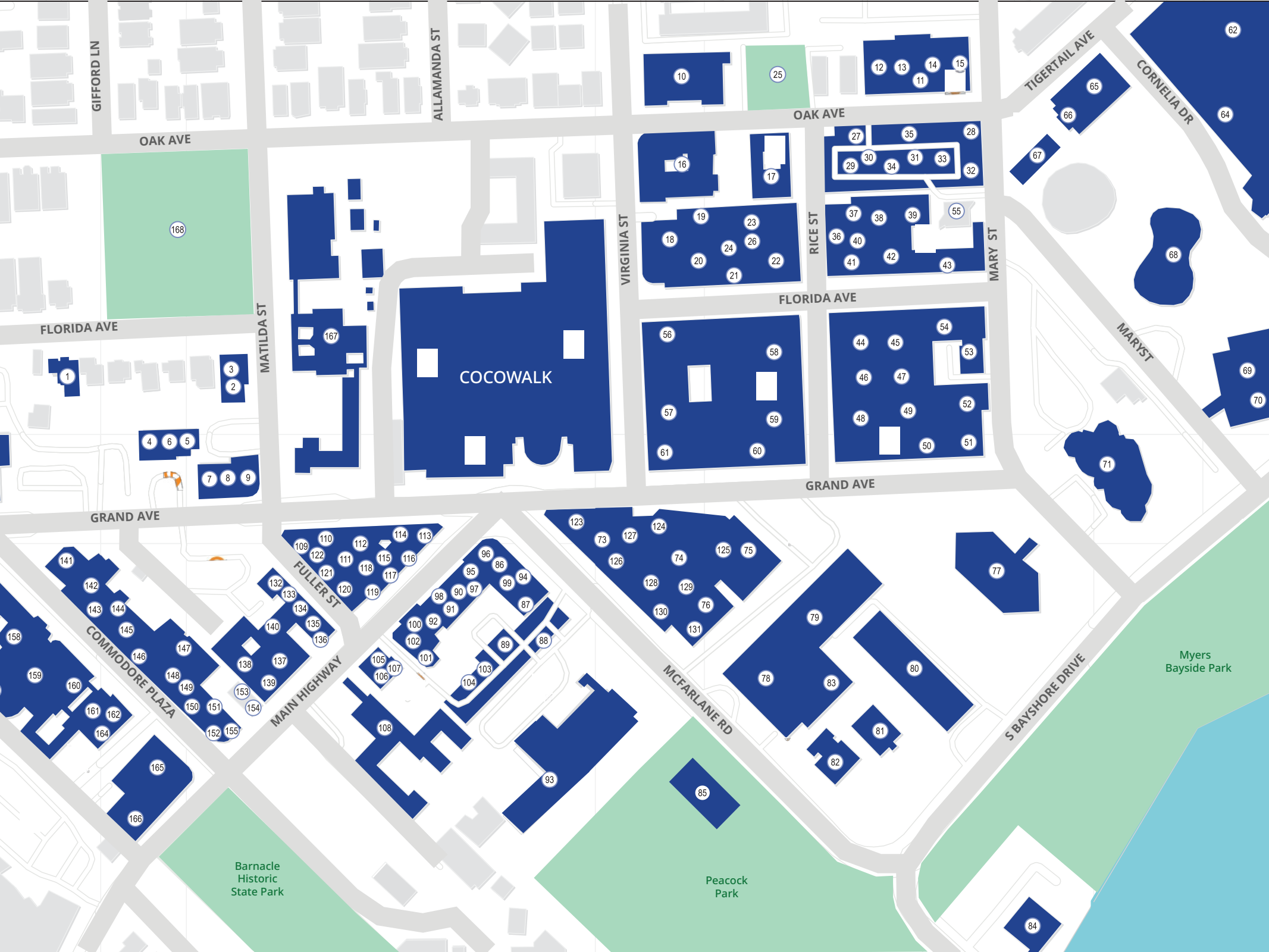
TRANSPORTATION

Excellent connectivity with quick access to US-1, I-95, and the Coconut Grove Metrorail Station, just a short walk away. The area is highly walkable and bike-friendly, with ample rideshare availability.

NEWLY REVITALIZED COCOWALK

Offers a curated mix of retail, entertainment, and lifestyle experiences that make the Grove one of Miami's most enjoyable and convenient places to work.





1 Lavish Laser Med Spa
2 Yoga Therapy
3 Polished Coconut
Vintage Clothing
4 Asian Thai Kitchen
5 Grand 7th Pharmacy
6 The Last Carrot
7 Sapore di Mre Italian
Seafood
8 T&K Nails
9 Coconut Grove Laundry
& Cleaners
10 Miami Fire Station
11 One Sotheby's
Internat'l Realty
12 Downs Law Group
13 NovoPayment
14 Coconut Grove
Business Improvement
District
15 Danise Ponton Law
Office
16 The Lofts at Mayfair
17 Arquitectonica
18 Costa Del Mar Marine
19 Christophe's Chair
20 Tropical Pool Pros of
Miami
21 The Tag Experience
22 Silvianas European
Skin Care & Day Spa
23 Bombay Darbar
24 Next U Educational
Experience
25 Coconut Grove Tennis
Center
26 Terra Group
Headquarters
27 GoodVets Coconut
Grove
28 Meridian Bookkeeping
29 SWEAT440 Fitness
30 Aida Mexican Seafood
31 Emissary Cafe
32 OMAKAI Sushi
33 Sana Skin Studio

34 Lackey Law Firm
35 Manolo Grove
36 Calista Cafe
37 Grove Batu Barbershop
38 TPTP World
39 Skin Club Miami
40 Grove Square
Management
41 Ugo di Roma Salon &
Day Spa
42 Florida Girl Fashions
43 Ossobuco Coconut
Grove
44 The Blond Tulip
45 Hagger Tax & Advisory
46 Carbone Vino
47 Industrious
48 GE MyTech Center
49 Sony Music Latin
50 Villa Fresh Italian
Kitchen
51 Blond Bistro
52 Hult Internat'l Business
School
53 Proex Trading
Electronics
54 e& Americas
55 Jarosz Architect
56 Mayfair House Hotel &
Garden
57 Avo Miami
58 Sipsip Rum Bar
59 The Grove Art Studio
60 Publicis Sapient
61 Ling Chow Salon
62 Ritz-Carlton
63 The Commodore Bar
64 Isabelle's Coconut
Grove
65 The Related Group
Headquarters
66 Koko Mexican
67 Sadelle's Coconut
Grove
68 Park Grove
Condominiums

69 Park Grove
Condominiums
70 Grove Bank & Trust
71 Coconut Grove
Convention Center
72 Malbon Men's Golf
Shoes
73 Brillant Earth
Diamonds
74 alice + olivia
75 Carrot Express
76 La Cabrera Coconut
Grove
77 Yacht Harbor
Condominiums
78 Arya Hotel & Suites
79 MIA Luxe Properties
Hotel
80 The Mutiny Hotel
81 The Woman's Club of
Coconut Grove
82 Coconut Grove Branch
Library
83 Private Oasis at Arya
84 Coconut Grove Sailing
Club
85 Glass & Vine
86 LoveShack Fancy
87 Yeliz - The Studio
Home Goods Store
88 Mr. C Miami Hotel
89 Bob's Watches
90 Home 2 Go Cafe
91 Krus Kitchen
92 Los Felix Miami
Restaurant
93 St Stephen's Episcopal
Church
94 Mister Specialties
95 Warby Parker
96 Panther Coffee
97 Buck Mason Clothing
98 Books & Books in the
Grove
99 Buro Coconut Grove
100 Bodega Taqueria y

Tequila
101 Le Pain Quotidien
102 Varsol Sushi Bar
103 Bellini Italian
104 Il Giardino Creperie
105 Fireman Derek's Bake
Shop
106 Morella Ice Cream
Paletas
107 Palm Produce
Resortwear
108 St Stephen's
Episcopal Day School
109 Jackson Parker by
detlev Candle Store
110 New Age BODy
Piercing
111 Vinoteca
112 Sandbar Sports Grill
113 Truist
114 Lucky 14 Gift Shop
115 Starbucks
116 MOSCOT Shop
117 Lucky's Smoke & Gift
Shop
118 Unika Coconut Grove
119 Le Bouchon Du Grove
120 H&H Jewels
121 Barracuda Taphouse
& Grill
122 Work Cafe Santander
123 Pura Vida Miami
124 FedEx Office Print &
Ship Center
125 Joe's Shoe Collection
126 Ever After Bridal Shop
127 The Salty Donut
128 Kumanessa
Gymnastics
129 OM Movement
Wellness Center
130 Visa & Passport
Office
131 New York Roma
Pizza Grove
132 The Wardrobe & More

133 Grove Grocer
134 Amable Bridal Shop
135 PIETRA CASA
Furniture
136 Chug's Diner
137 Living with Ivey
Health & Beauty Shop
138 Danielle Gelato Ice
Cream
139 Han Design
140 Courtyards at the
Grove Village
141 Strada in the Grove
142 The Cruz Building
143 This & That Shop
144 Casa Xabi Basque
145 Mary Nails
146 Bianco Gelato Ice
Cream
147 The Fashionista
Boutique
148 The Showroom
149 Market Coconut
Grove Clothing Store
150 DIGS Women's
Clothing
151 twelvesixtynine
Sunglasses
152 Seta Apparel
153 SPRINGHAUS Home
Goods
154 Meraki in the Grove
155 Crema Gourmet
156 Atchana's
Homegrown Thai
Restaurant
157 LoKai Hamburger
158 Brandy Melville
159 Balablu Italian
160 Rod Art Factory
161 Guadalupe Design
Clothing Store
162 The Griffin Shoe Store
163 Robin in the Grove
164 bartaco
165 Greenstreet Cafe

166 Level 6 Rooftop
Restaurant
167 Coconut Grove
Elementary School
168 Kirk Munroe Tennis
Center
169 USPS

COCOWALK

- 3D Brows
- American Land Ventures
- Azamara
- Azul
- Barba Skin Lab
- Baymount Management LP
- Bluemercury
- Botanico : Gin and Cookhouse
- Boyne Capital
- Chase
- Cinépolis Theaters
- Coco Cigars
- Douglas Elliman
- Duck N' Sum
- Edite Mode
- Edward Beiner
- Europann
- FP Movement
- Gas Bijoux
- Glosslab
- INFINITY
- Loon Advisors
- Mister 01
- Narbona
- OC Management
- PLANTA Queen
- Richard Emas
- RSP
- Salt & Straw
- School of Rock





THE GROVE

AT 3250 MARY

3250 MARY ST | MIAMI, FL 33133



Stephen Rutchik

Vice Chairman

stephen.rutchik@colliers.com

+1 305 519 6688

Kevin Gonzalez

Senior Vice President

kevin.gonzalez@colliers.com

+1 305 896 3900

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.