

The Colliers logo, featuring the word "Colliers" in white serif font on a blue rectangular background with a thin yellow and red horizontal 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.

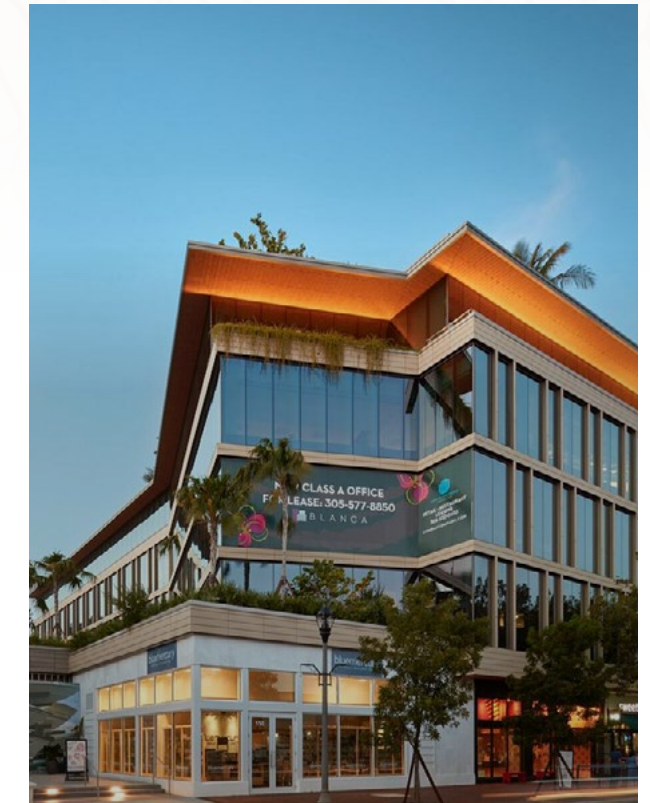


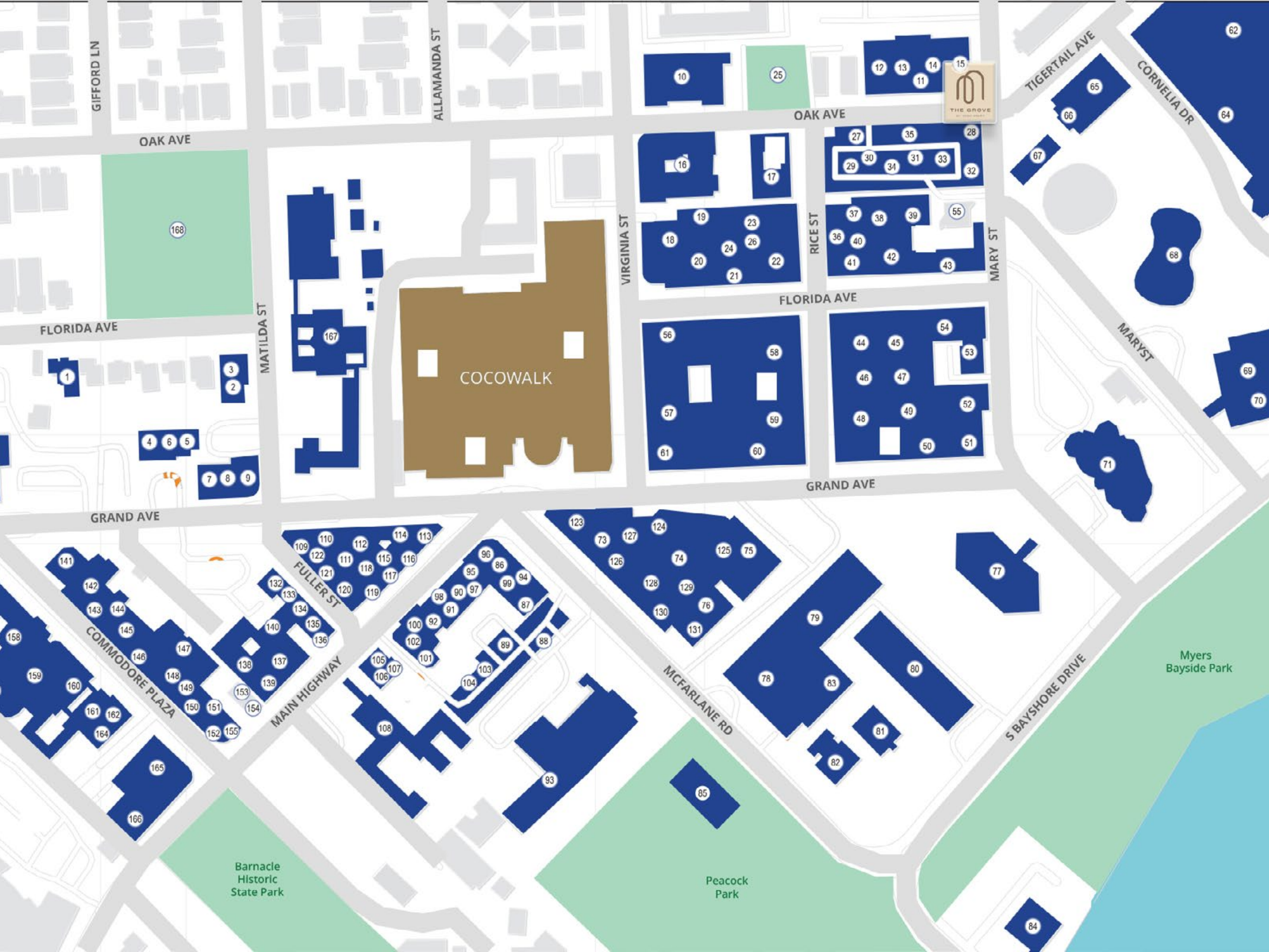
TRANSPORTATION

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.





THE GROVE AT 3250 MARY

- 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

Grove

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

- 1 3D Brows
- 2 American Land Ventures
- 3 Azamara
- 4 Azul
- 5 Barba Skin Lab
- 6 Baymount Management LP
- 7 Bluemercury
- 8 Botanico : Gin and Cookhouse
- 9 Boyne Capital
- 10 Chase
- 11 Cinépolis Theaters
- 12 Coco Cigars
- 13 Douglas Elliman
- 14 Duck N' Sum
- 15 Edite Mode
- 16 Edward Beiner
- 17 Europann
- 18 FP Movement
- 19 Gas Bijoux
- 20 Glosslab
- 21 INFINITY
- 22 Loon Advisors
- 23 Mister 01
- 24 Narbona
- 25 OC Management
- 26 PLANTA Queen
- 27 Richard Emas
- 28 RSP
- 29 Salt & Straw
- 30 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.