CLASS-A OFFICE
COCONUT GROVE

3443 GRAND



Colliers

SILVER BLUFF

ABBHI CAPITAL

PROPERTY HIGHLIGHTS

Up to 80,000 RSF

BUILDING SIZE: ±89,551 SF

FLOORS: 5

PARKING RATIO: 3.00 : 1,000

CEILING HEIGHTS: 13’-6”

DESIGNED BY: ARQUITECTONICA

COMPLETION: Q4 - 2028

AMENITIES:

- HEART OF COCONUT GROVE
- CLASS-A FINISHES
- ON-SITE SECURITY
- COVERED PARKING
- LANDSCAPED TERRACES
- 24/7 ACCESS
- GROUND FLOOR RETAIL
- FGBC GREEN BUILDING CERTIFIED
- ELECTRIC CAR CHARGING
- GOLF CART PARKING
- OAK AND FICUS PARKS
- OAK PLAZA ENTRY
- TROLLEY CONNECTION TO METRO RAIL STATIONS

3443 GRAND AVE | GROVE VILLAGE



THE NEIGHBORHOOD

Miami's oldest neighborhood, Coconut Grove is a popular retail, dining, and nightlife destination surrounded by the region's most affluent suburbs and home to some of the area's best schools from Pre-K through high school. The community is currently experiencing a dramatic transformation fueled by the development of high-end condominiums, the repositioning of commercial spaces, and major public sector investments.









3443 GRAND AVE | GROVE VILLAGE

THE BUILDING

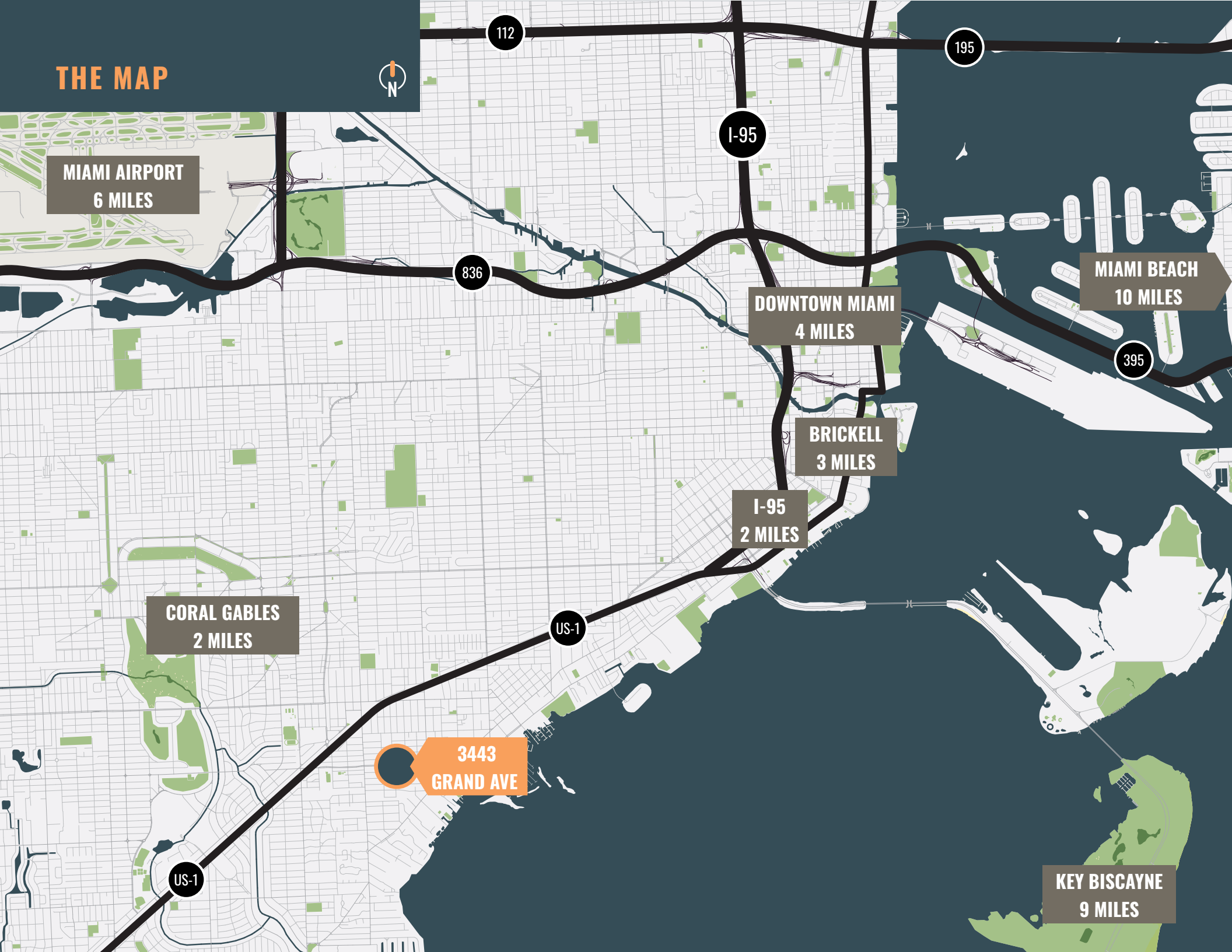






3443 GRAND

THE MAP


112
195
I-95
MIAMI AIRPORT
6 MILES
836
MIAMI BEACH
10 MILES
DOWNTOWN MIAMI
4 MILES
395
BRICKELL
3 MILES
I-95
2 MILES
CORAL GABLES
2 MILES
US-1
3443
GRAND AVE
US-1
KEY BISCAYNE
9 MILES

GROVE VILLAGE

1. Coconut Grove Farmers Market
2. CocoWalk
3. Coconut Grove Elementary School
4. Mr. C Hotel
5. Peacock Park
6. Ransom Everglades
7. Dinner Key Marina
8. Commodore Plaza
9. St. Stephen's Episcopal Day School
10. Carrollton School of the Sacred Heart
11. Elemi Phase 01 - New 46 Unit Residential
12. Elemi Phase 02 - New 27 Unit Residential
13. Atala - New 175 Unit Mixed-Use Residential
14. Douglas Road Metrorail Station
15. 3443 GRAND AVE = NEW CLASS-A OFFICE

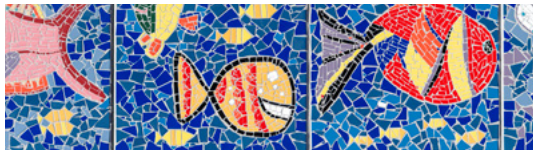
















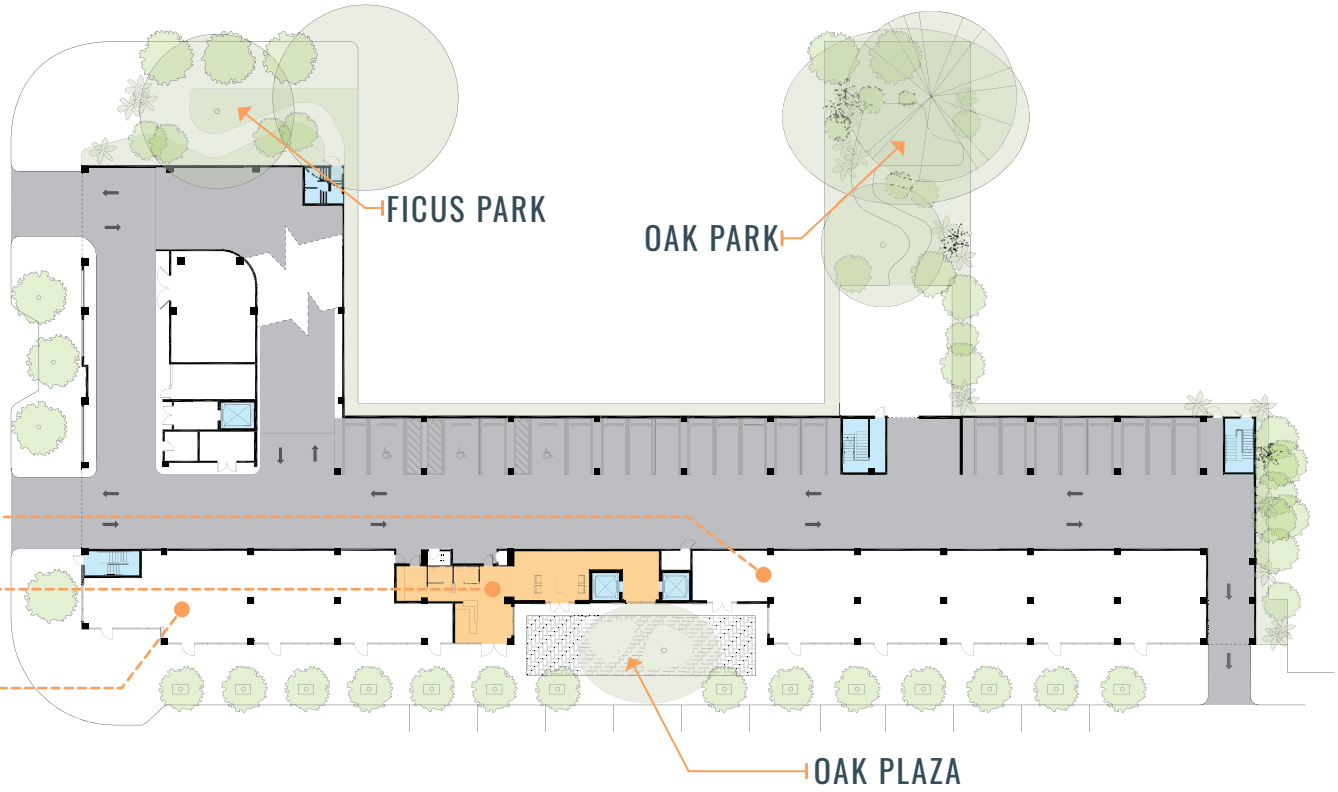




THE FLOOR PLANS







RETAIL SUITE 100 ± 4,868 SF

OFFICE LOBBY ± 1,079 SF

RETAIL SUITE 150 ± 3,123 SF

THE FLOOR PLANS

LEVEL 05 ± 24,117 SF

LEVEL 04 ± 24,131 SF

LEVEL 03 ± 32,302 SF



DEVELOPED BY:

SILVER BLUFF DEVELOPMENT

ABBHI CAPITAL

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3443 GRAND

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