

NEW CLASS-A, LUXURY OFFICE

*Is Coming to the Heart  
of Coconut Grove*



VIZCAYA CAPITAL



**2871 Oak Avenue | Miami, FL 33133**

- Located in the Heart of Coconut Grove
- Surrounded by High-End Shopping, Dining & Entertainment
- Tenants Can Enjoy Their Own Spacious Private Floor
- State-of-the-Art Technology & Energy Efficiency
- 4 Floors of Office
- 30 Parking Spots in Basement, 30 Guaranteed Parking Spots Across the Street
- Fully amenitized state-of-the-art rooftop deck
- Private Outdoor Terraces on Select Floors
- Floor-to-Ceiling Windows with Abundant Natural Light
- Unparalleled concierge service on-site
- Premier location nestled on private corner in the middle of Coconut Grove

**ROOFTOP DECK**  
8,573 SF

**PENTHOUSE**  
9,712 SF

**OFFICE LEVEL 04**  
9,809 SF

**OFFICE LEVEL 03**  
9,818 SF

**OFFICE LEVEL 02**  
10,794 SF



**GROUNDBREAKING:** 7/2024

**DELIVERY:** Q4 2025

*Building designed by world renowned  
architectural firm:*

**ARQUITECTONICA**

**CUSHMAN &  
WAKEFIELD**



## Drivetimes from 2871 Oak Avenue

Prime Marina - .7 Mi., 4 Min.  
 Key Biscayne - 9.3 Mi., 25 Min.  
 Brickell - 4 Mi., 14 Min.  
 Coral Gables - 2.9 Mi., 13 Min.  
 Kennedy Park - 1 Mi., 4 Min.  
 Peacock Park - 1 Mi., 3 Min.

**AIRPORTS**  
 MIA - 5.4 Mi., 20 Min.  
 FLL 24.4 Mi., 34 Min.  
 OPF 12.5 Mi., 31 Min.

### RESTAURANTS

- Aida
- Ariete
- Atchana's Homegrown Thai
- Bellini
- Bombay Darbar
- Botanico
- Chug's
- Farinelli 1937
- Fireman Derek's Bake Shop
- Glass & Vine
- GreenStreet Cafe Lounge & Restaurant
- Harry's Pizzeria
- Jaguar Latin-American Kitchen
- Key Club
- Kush

- La Rue Bistronomie
- Le Bouchon Du Grove
- Le Pain Quotidien
- LoKal
- Los Felix
- Lulu in the Grove
- Mister O1
- Omakai
- Peacock Garden Bistro
- Sadelle's
- Sapore di Mare
- Strada in the Grove
- Sushi Garage
- Sweet Green
- Taurus Beer & Whisk(e)y House

### SHOPPING

- Aesop
- Allie & Chica
- The Bazaar Project
- Books and Books bookstore + kitchen
- CocoWalk
- Commodore Plaza
- The Fashionista Consignment Boutique
- Fresh Market
- The Griffin Market
- Mayfair in the Grove
- Milam's Market
- Ramona La Rue by Arianne
- Unika
- Warby Parker

### CULTURE / RECREATION

- Anatomy Gym
- The Barnacle
- Cinepolis Movie Theater
- Coconut Grove Arts Festival
- Coconut Grove Library
- Ritz Carlton Hotel and Mr. C Miami Hotel
- The Kampong National Tropical Botanical Garden





Grove Key Marina

40,133 SF | Available for Lease



Biscayne Bay



Mr. C Hotel



FOR MORE INFORMATION, PLEASE CONTACT:

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