



FOR LEASE

PRIME RETAIL / OFFICE



ZOI HOUSE
COCONUT GROVE



APEX
CAPITAL REALTY

PROPERTY DESCRIPTION

2900 SW 28TH LANE, MIAMI, FL, 33133

APEX Capital Realty is proud to present the opportunity to lease 2 ground floor commercial spaces at the 130 apartment building, Zoi House. The retail/office spaces conveniently located right next to the Coconut Grove Metrorail station and minutes away from downtown Coconut Grove, Brickell and Coral Gables. These spaces are prime for a variety of uses including a restaurant, gym, cafe, specialty market, event space, office and other creative uses.

| | |
|------------------------------|-----------------|
| LEASABLE SF (Space 1) | 4,727 SF |
| LEASABLE SF (Space 2) | 1,588 SF |
| CLEAR HEIGHT | 14 FT & 3 IN |
| ASKING PRICE | \$38 NNN |

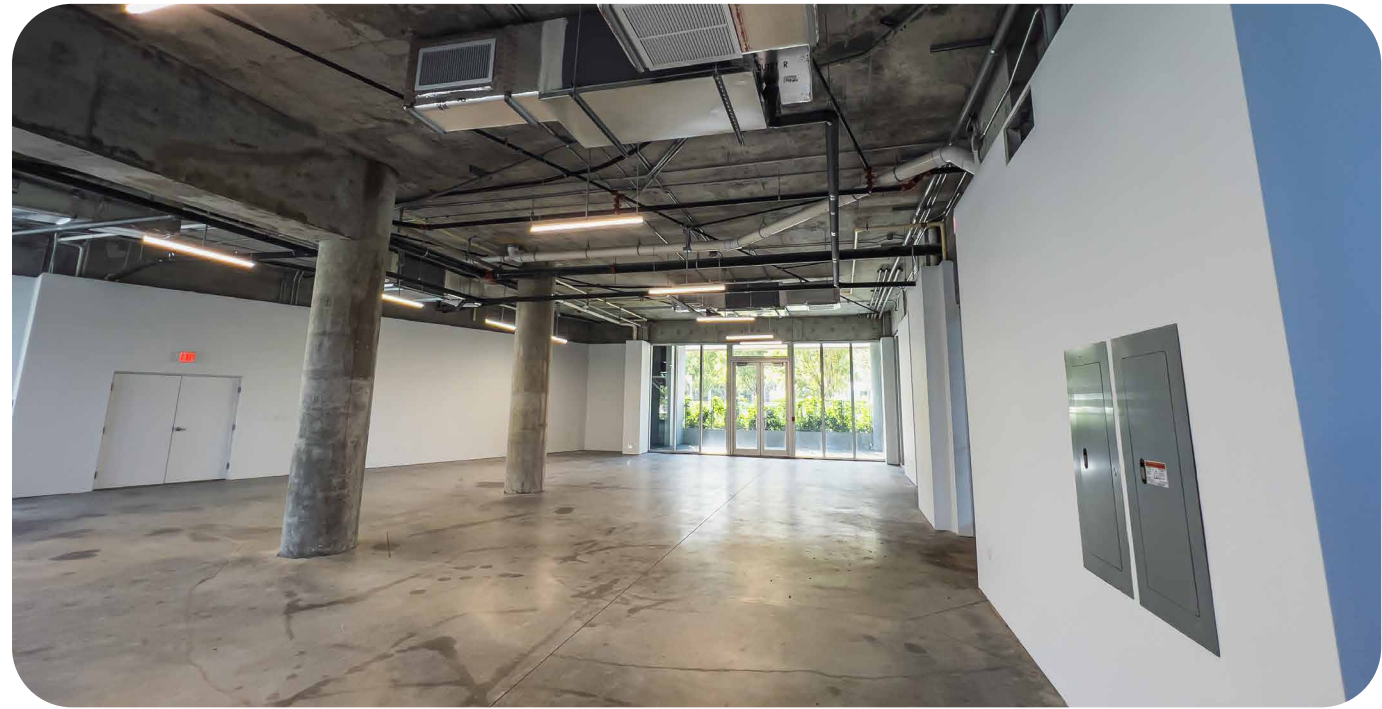
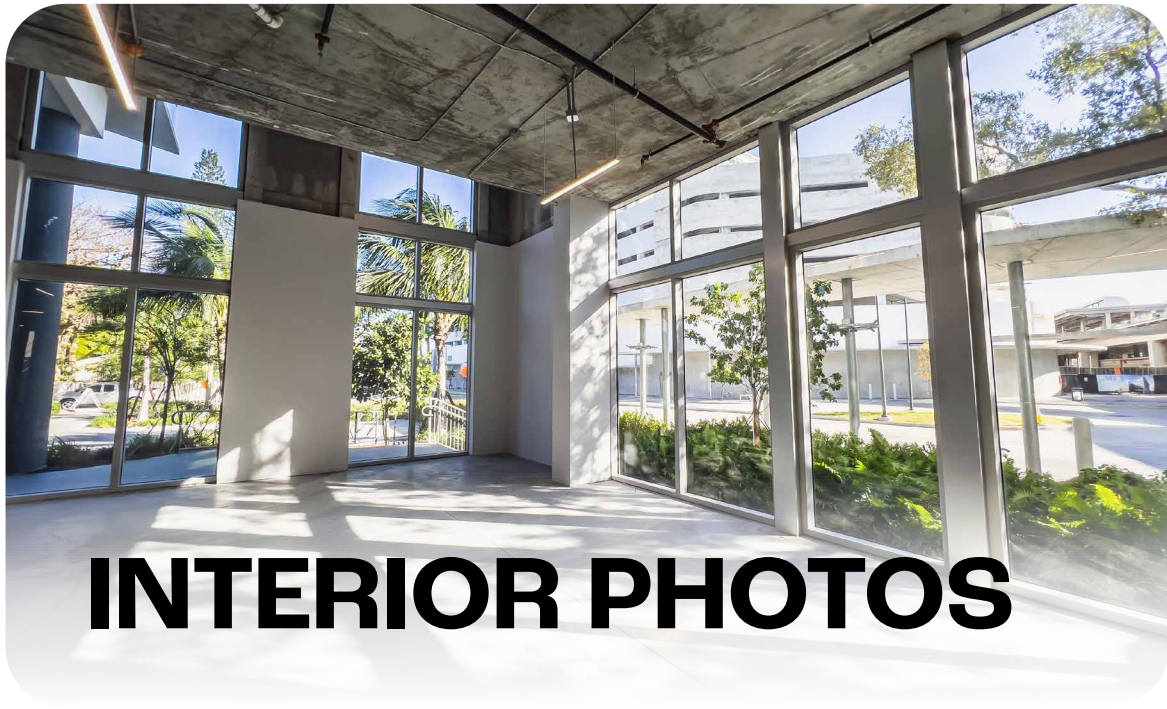
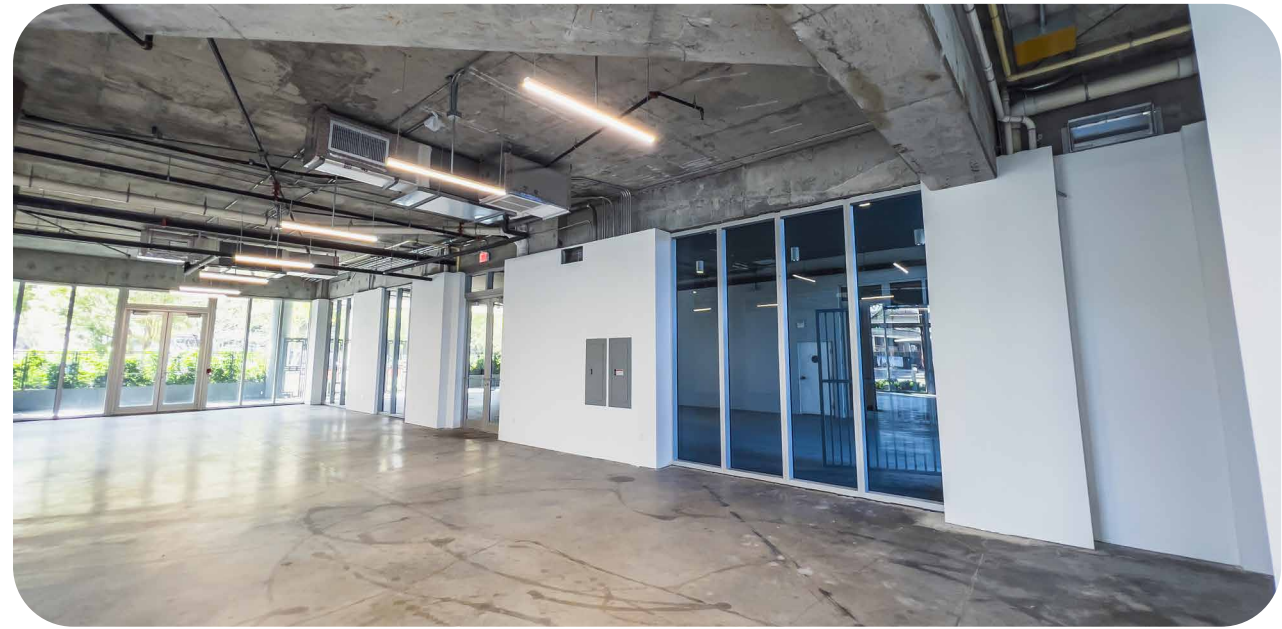
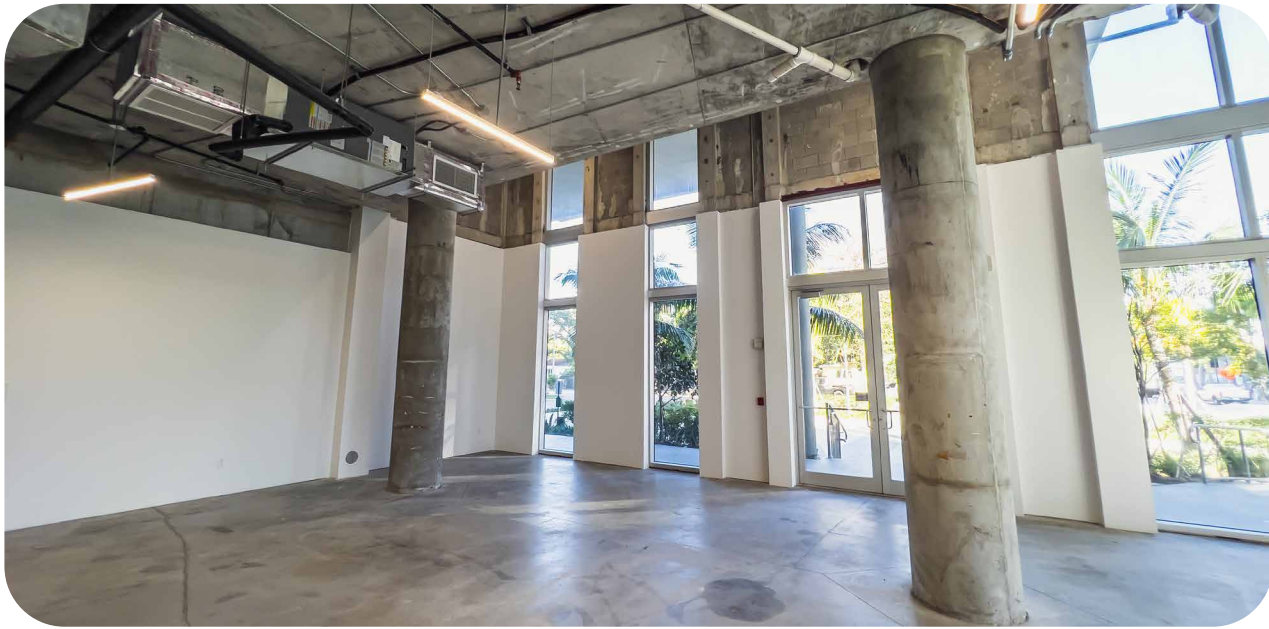
- Possibility to subdivide the spaces
- 2 Restrooms
- 14 Dedicated Parking Spaces (\$150 /Month) W/ Direct Elevator access
- Access and visibility to the Metrorail Station, Bus and Trolley Station, The Underline
- Building signage with high visibility
- Outdoor Patio available for exclusive usage



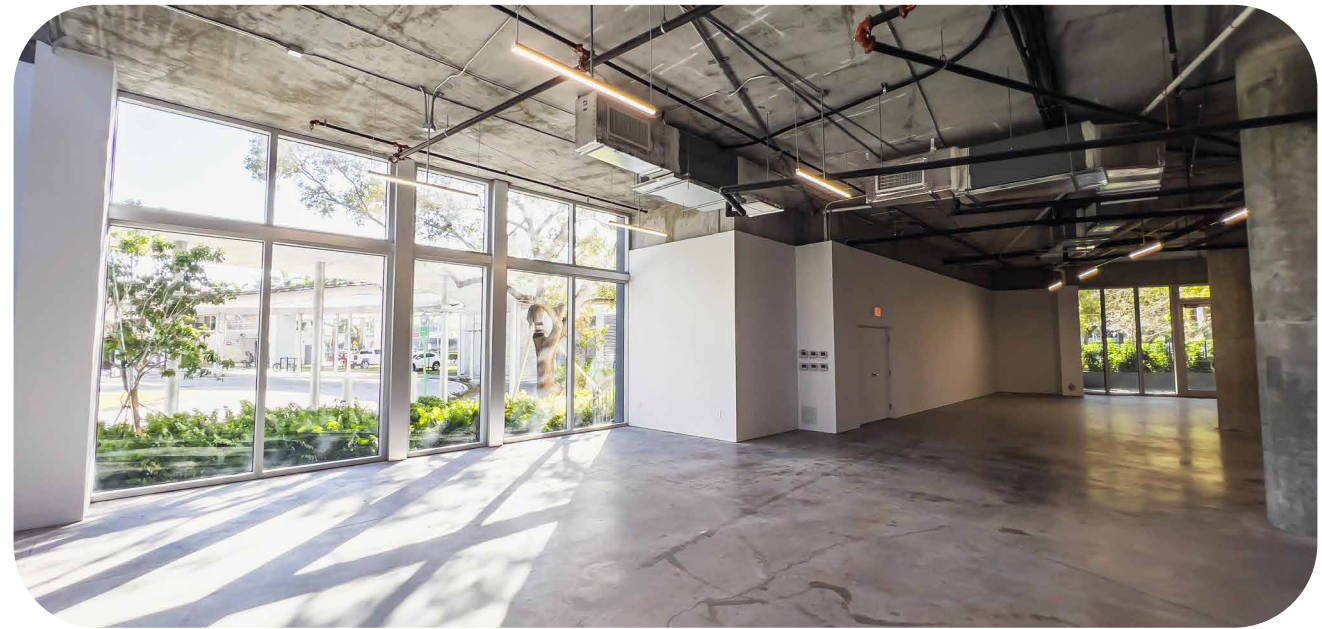
An aerial photograph of a modern, multi-story building with a light-colored facade and large glass windows. A semi-transparent orange overlay covers a portion of the building's ground floor, labeled 'RETAIL SPACE 4,727 SF'. Below this, a large blue overlay covers a paved area, labeled 'PATIO AREA (POTENTIAL OUTDOOR SEATING AREA)'. The surrounding area includes lush green landscaping with palm trees and a paved road with a few cars and a white van. The image is framed with rounded corners and a thin white border.

RETAIL SPACE
4,727 SF

PATIO AREA
(POTENTIAL OUTDOOR SEATING AREA)



INTERIOR PHOTOS



INTERIOR PHOTOS



EXTERIOR PHOTOS

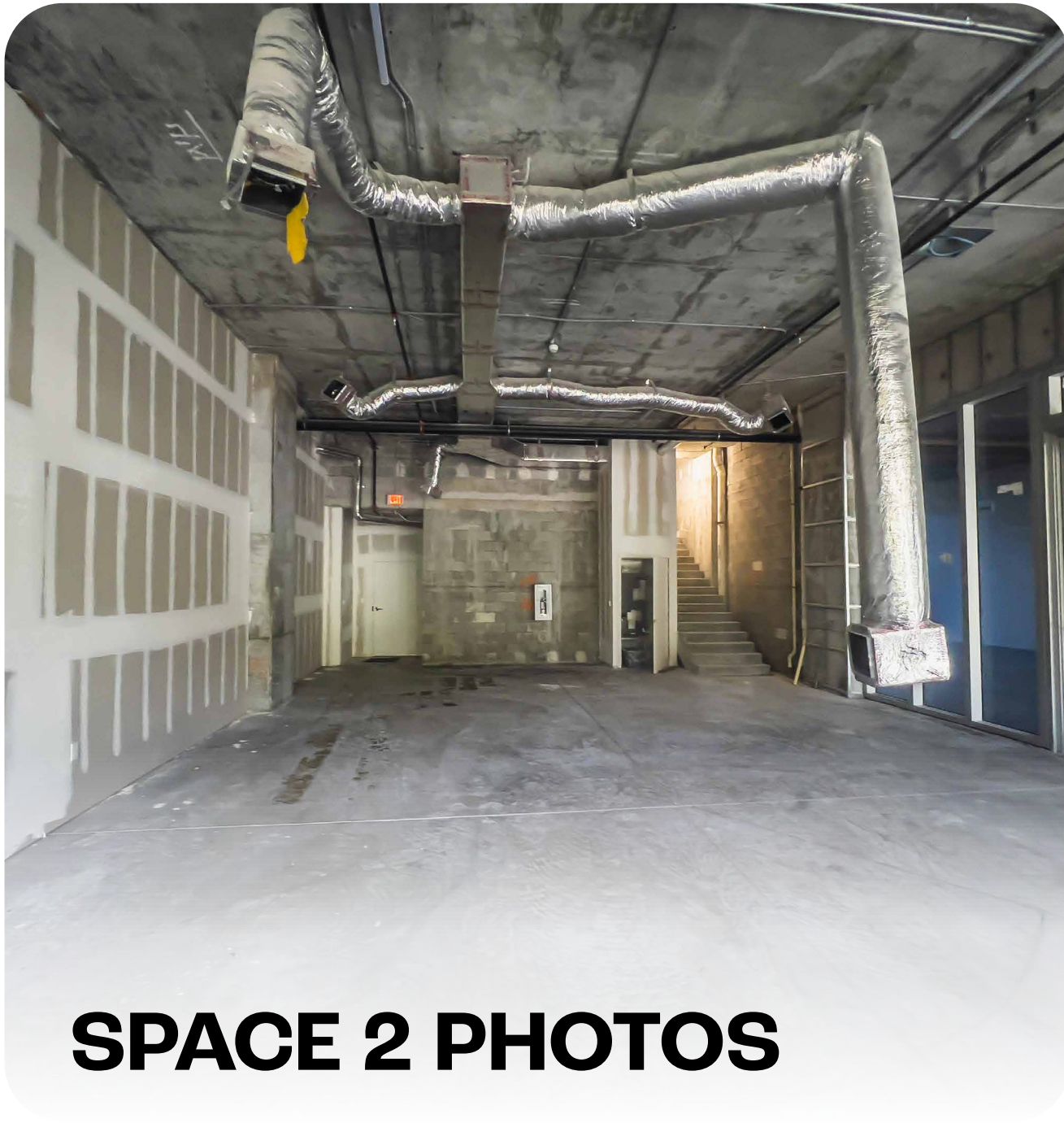


EXTERIOR PHOTOS



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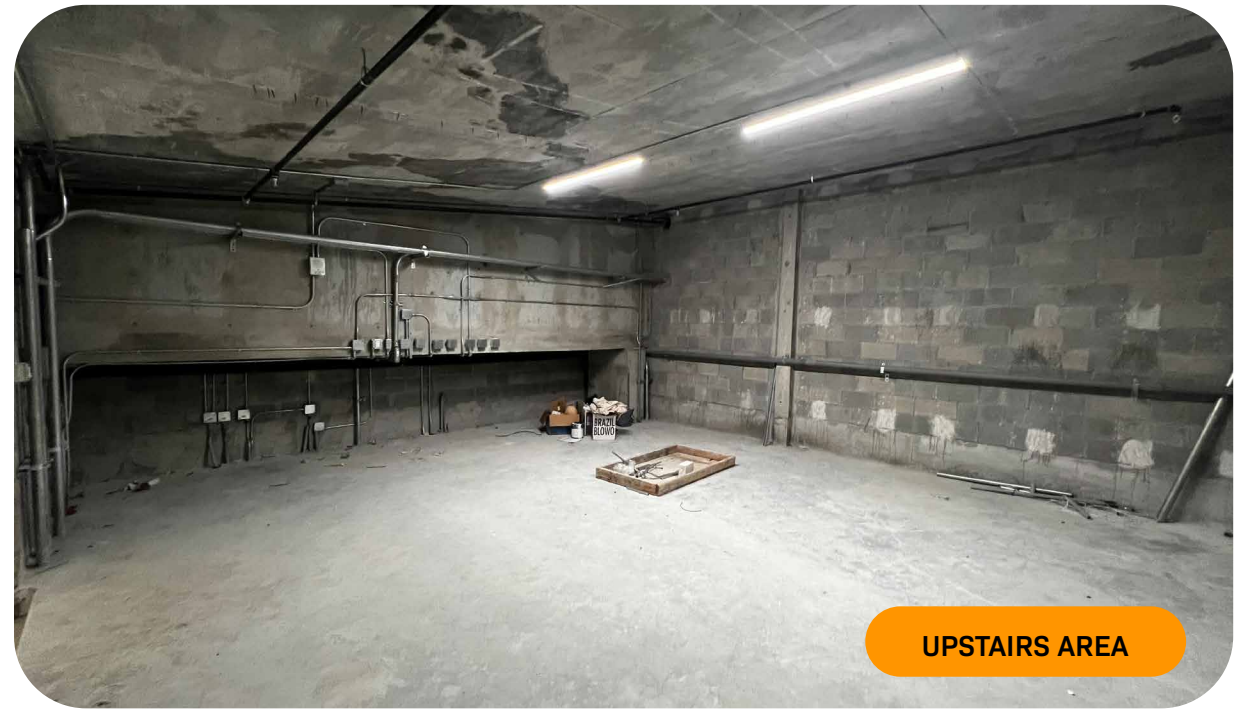
MARTIN BRAVO | COO / PARTNER | 305 967 3615
YONI SUNSHINE | COMMERCIAL ADVISOR | 216 973 9534



SPACE 2 PHOTOS

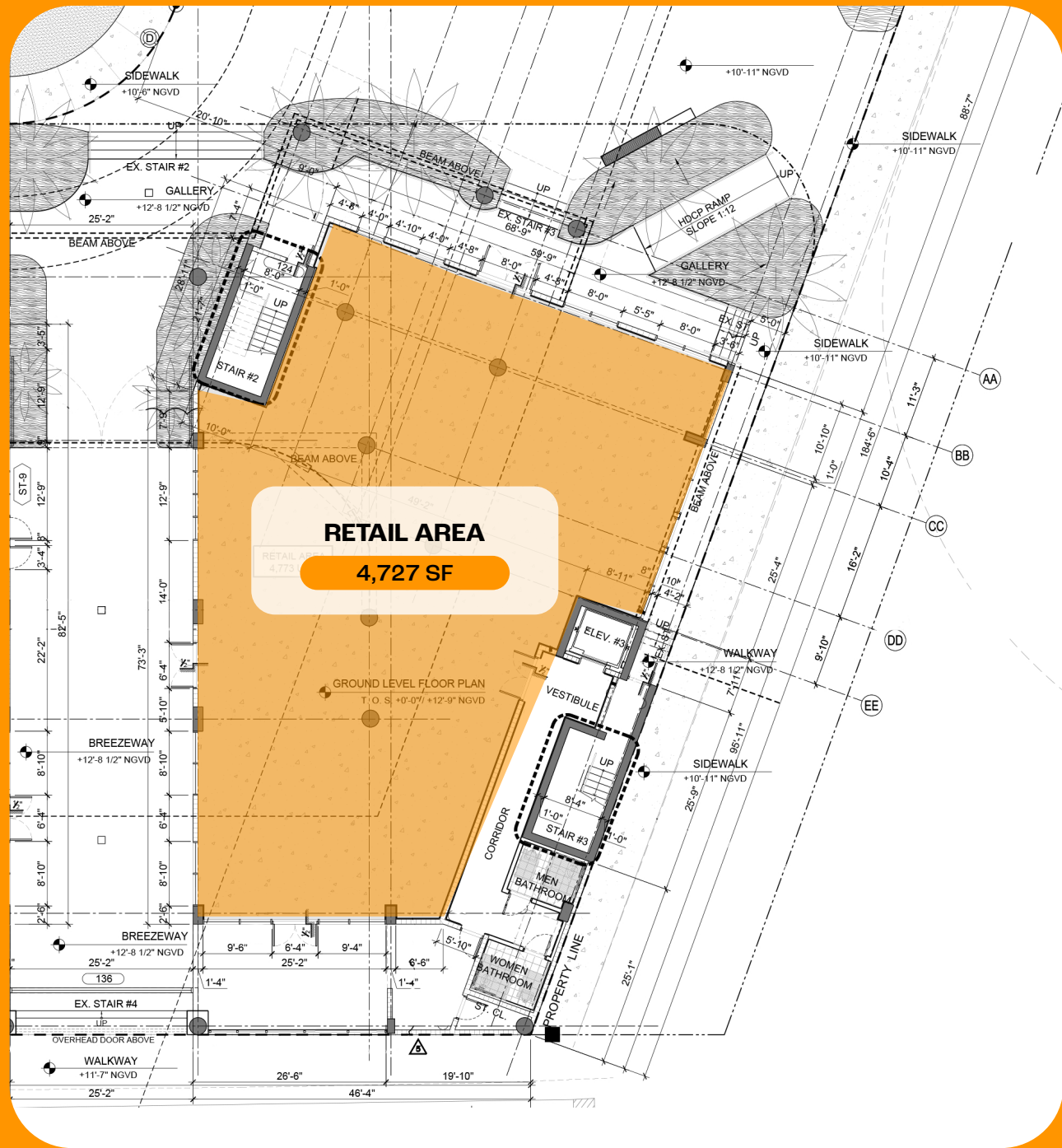
SPACE HIGHLIGHTS

- 2 Floors
- Great Natural Light
- Glass Store Front
- Restroom
- 14 Dedicated Parking Spaces (\$150 /Month) W/ Direct Elevator access
- Access and visibility to the Metrorail Station, Bus and Trolley Station, The Underline



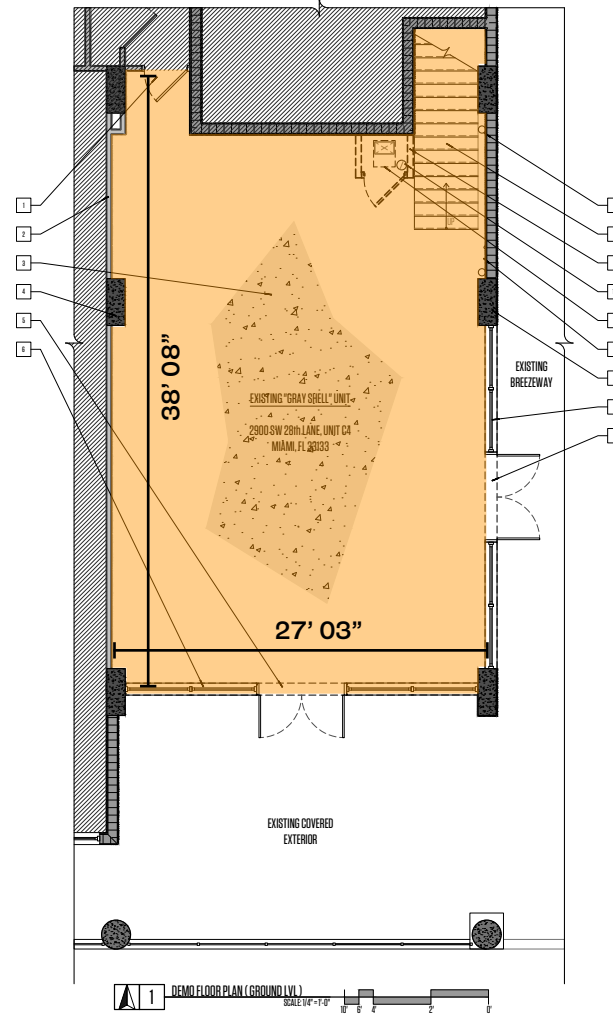
UPSTAIRS AREA

SPACE 1 FLOOR PLAN

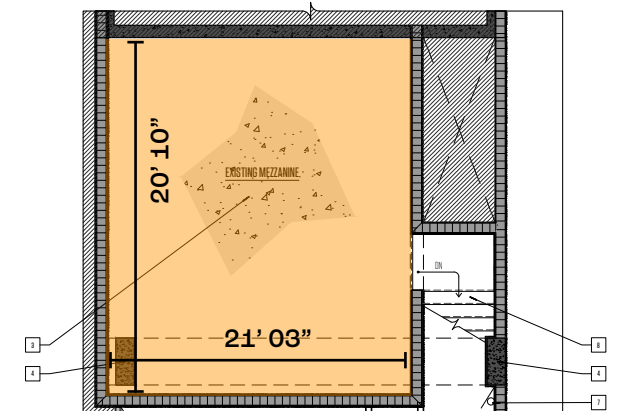


SPACE 2 FLOOR PLAN

GROUND FLOOR



UPSTAIRS AREA



TOTAL RETAIL AREA

1,588 SF

NORTH EAST VIEW

DOWNTOWN MIAMI

4.7 MILES AWAY

BRICKELL

3.1 MILES AWAY

**COCONUT GROVE STATION
WEEKDAY RIDERSHIP**

1,317 PASSENGERS

**COCONUT GROVE
METRO RAIL STATION**

UNDERLINE PHASE 2

SOUTH DIXIE HWY

US1

SOUTH DIXIE HWY

83,500 AADT



SOUTH WEST VIEW

MIRACLE MILE

1.8 MILES AWAY



ZOI HOUSE
COCONUT GROVE



METROBUS &
TROLLEY
STOP

UNDERLINE PHASE 2



GROVE CENTRAL

ZOI HOUSE
COCONUT GROVE

GROVE CENTRAL

This retail opportunity is an ideal fit for a business looking to receive a tremendous amount of traffic on a daily basis. The retail space is conveniently located on the ground floor of the high-end ZOI House, which is home to 130 luxury apartments.

Directly to the west of the property is one of Miami's most exciting developments also known as Grove Central.

Slated to be completed in mid-2023 this development will host a 23-story residential tower including 402 multifamily units and a massive 172,000 square foot neighborhood shopping center anchored by Target and including Sprouts Supermarket and Total Wine. Grove Central will also include 1,300 parking spaces which will guaranty a high inflow of visitors to the area looking to take advantage to the Metrorail Station, the Connection to the Underline Linear Park, the retail and multifamily units.

YOGA STUDIO



FOOD HALL



RESTAURANT



SMOOTHIE BAR



OFFICE



SWEAT SWEAT

GYM



POTENTIAL CONCEPTS

The Underline

PHASE 2

Phase 2 of The Underline is expected to be completed in the summer of 2023. Phase 2 is built on three key drivers: safe multi-modal transportation, nature, and community. Phase 2 will also feature the project's first of many bioswales, green infrastructure and below ground drainage that will help with stormwater flooding and runoff. It will also include programmable areas for numerous public events, cultural, educational and health and wellness programs.



RETAIL MAP





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