



FOR LEASE

PRIME RETAIL / OFFICE



ZOI HOUSE
COCONUT GROVE



APEX
CAPITAL REALTY

PROPERTY DESCRIPTION

2900 SW 28TH LANE, MIAMI, FL, 33133

Ground Floor Space (C1) 4,727 SF | \$38 NNN

Second Floor Space (C2) 1,775 SF | \$32 PSF NNN (Unit C1 and C2 may be combined for a total of 6,502 SF)

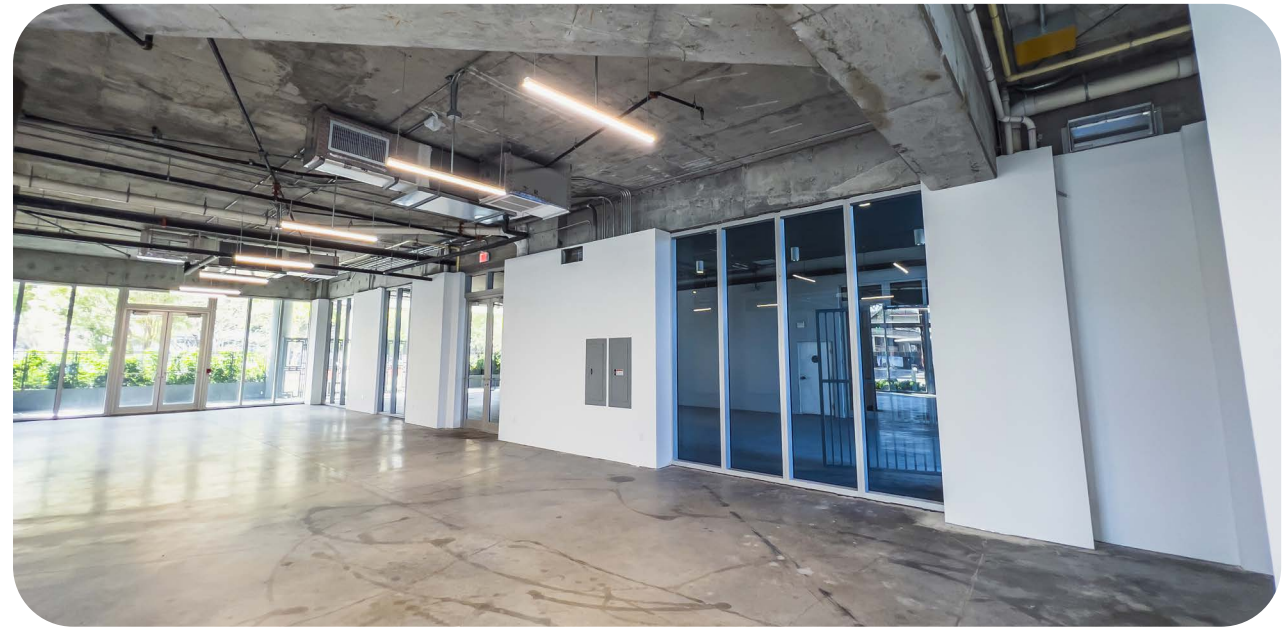
Third Floor Space (C3) 1,615 SF | \$32 PSF NNN

CLEAR HEIGHT 14 FT & 3 IN

- 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

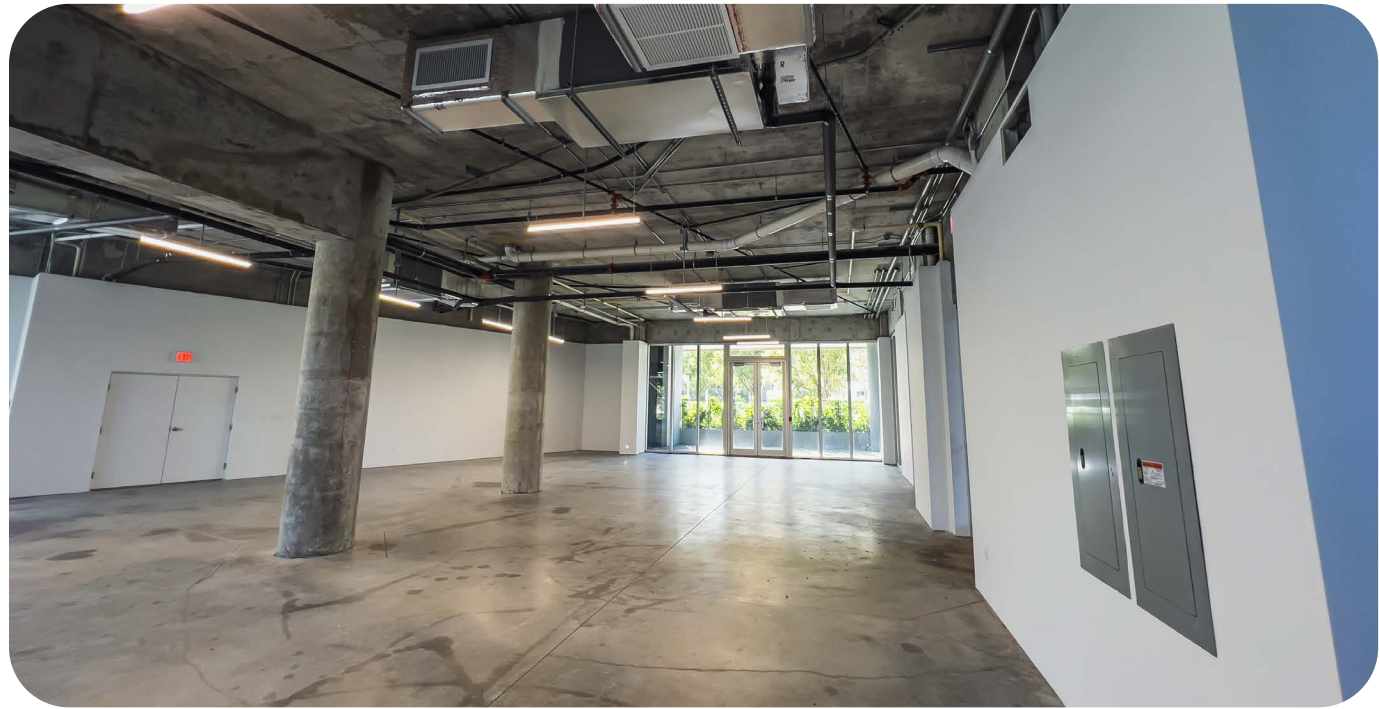
APEX Capital Realty is proud to present the opportunity to lease the commercial spaces at the 130 apartment building, Zoi House. The retail/office spaces conveniently located right next to the Coconut Grove Metrorail station and minutes away from downtown Coconut Grove, Brickell and Coral Gables. These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





SPACE C1

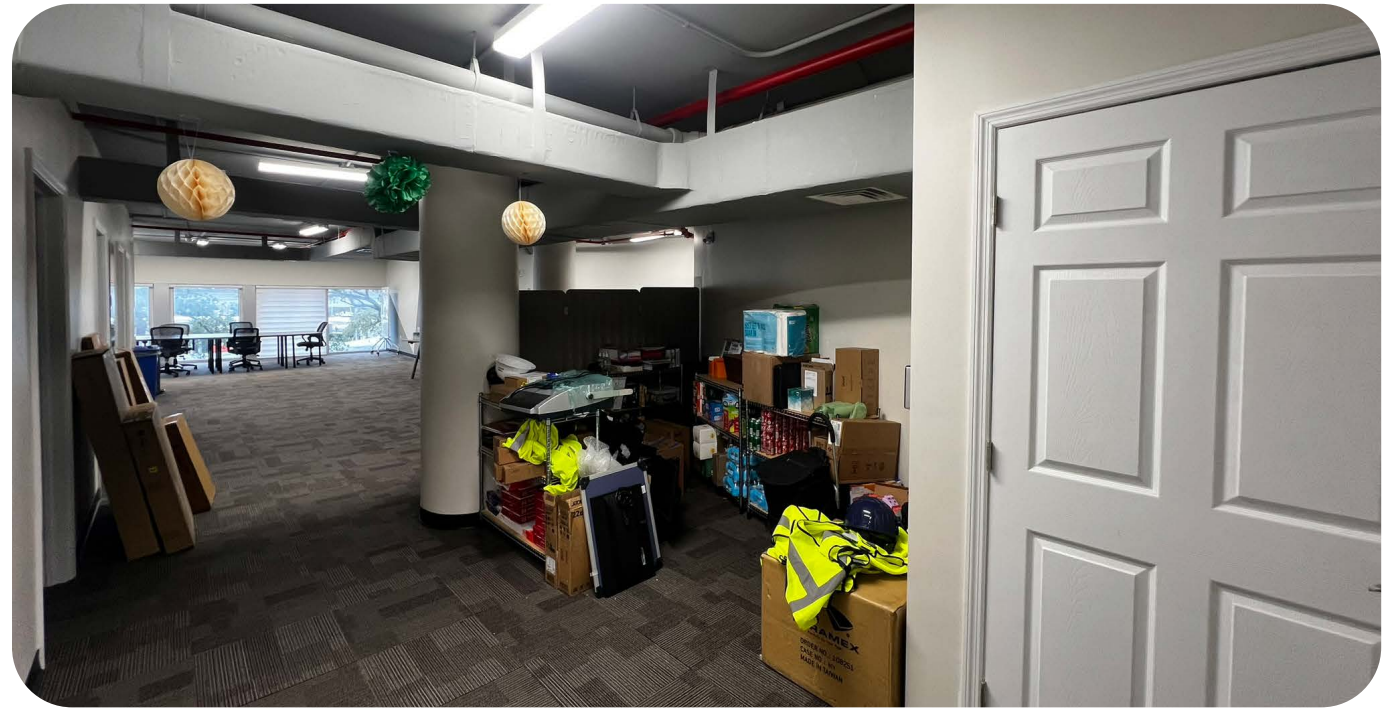
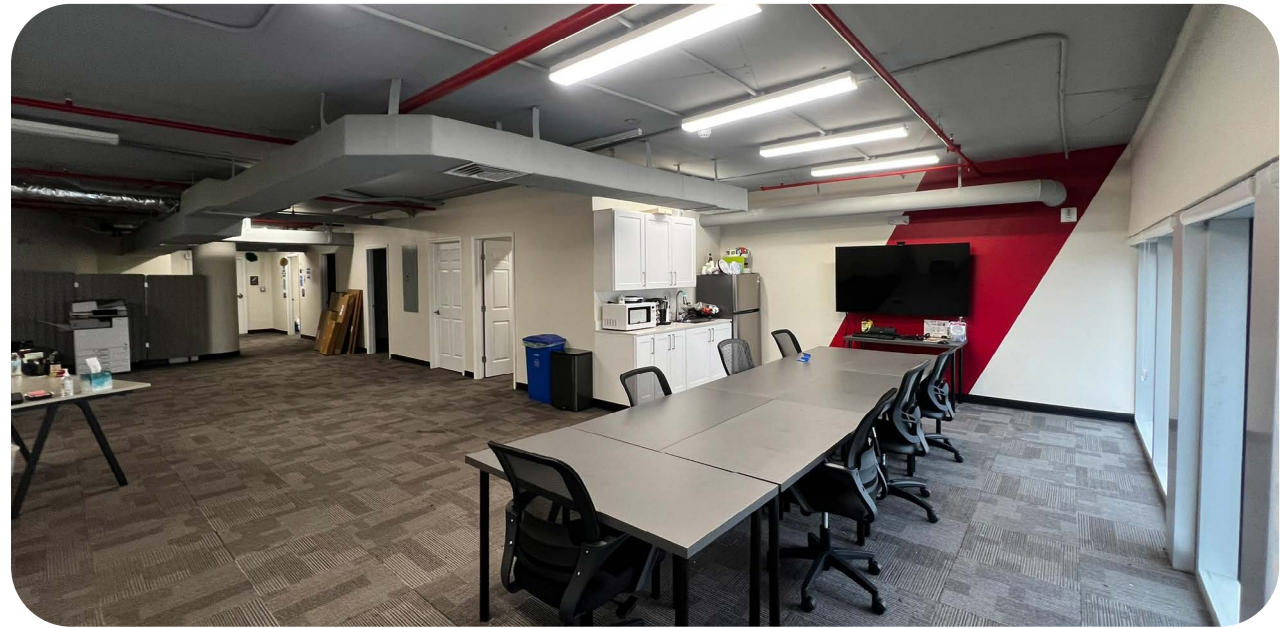
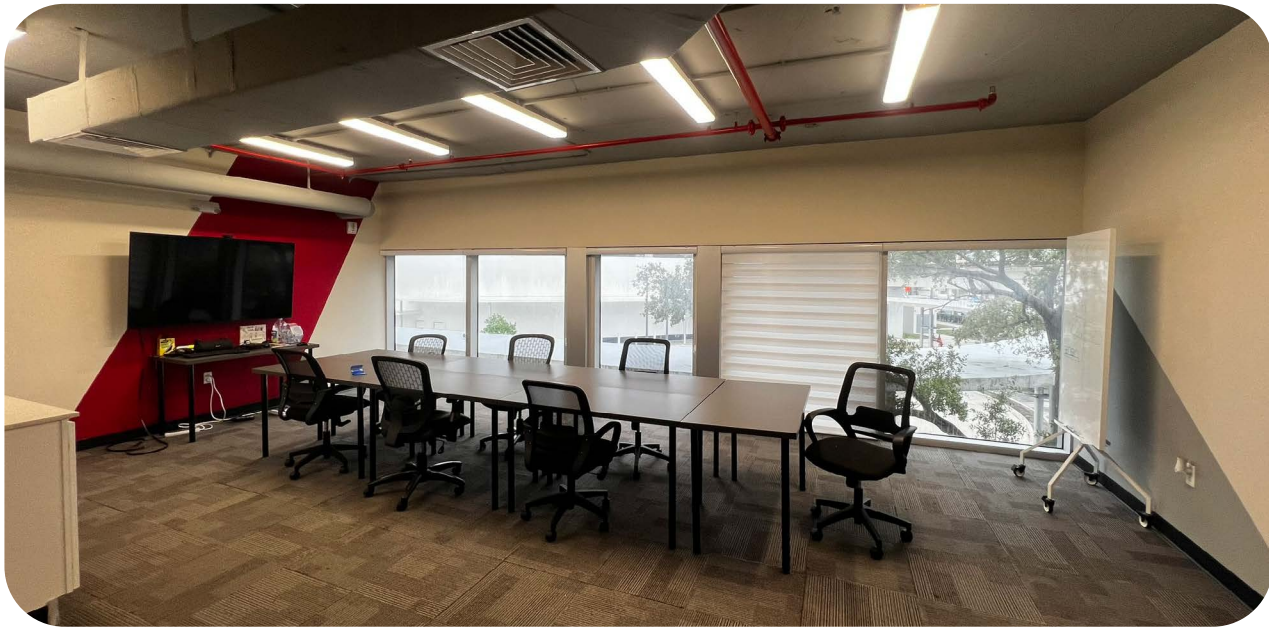
INTERIOR PHOTOS

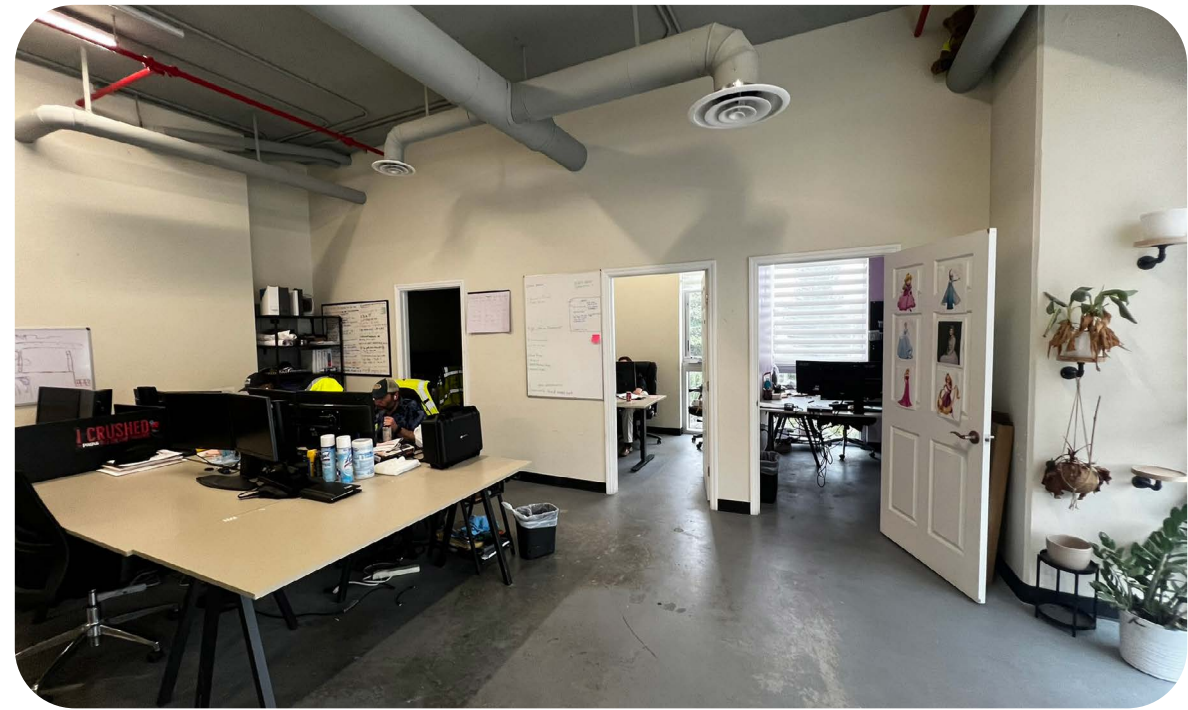
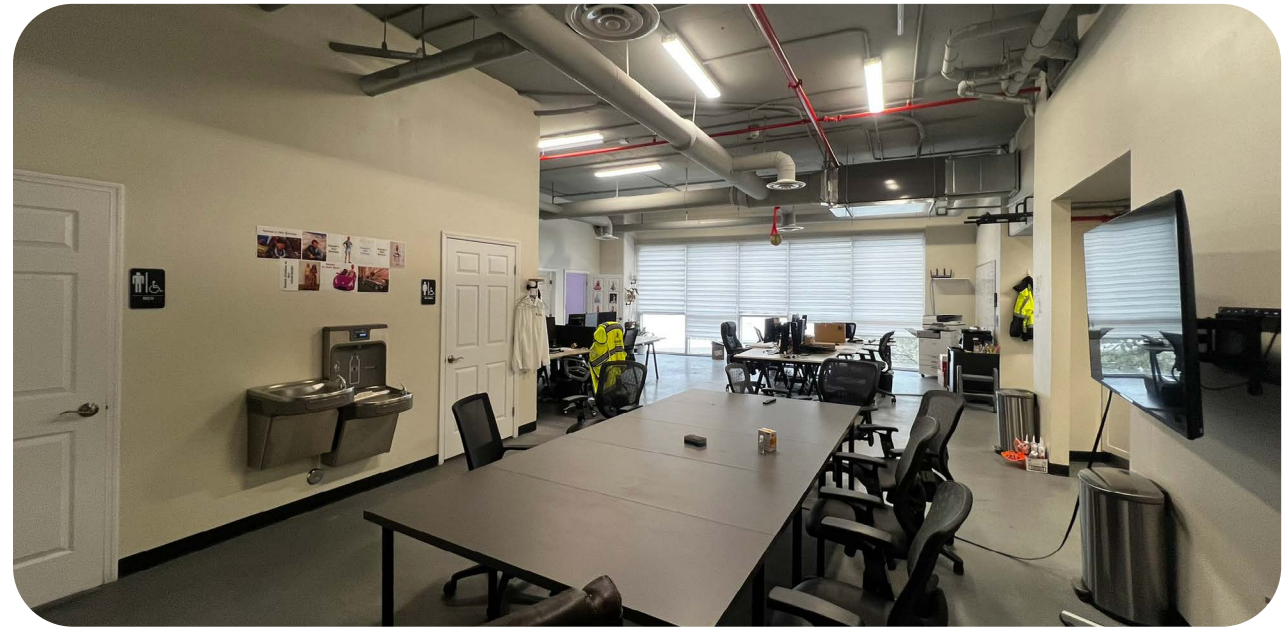
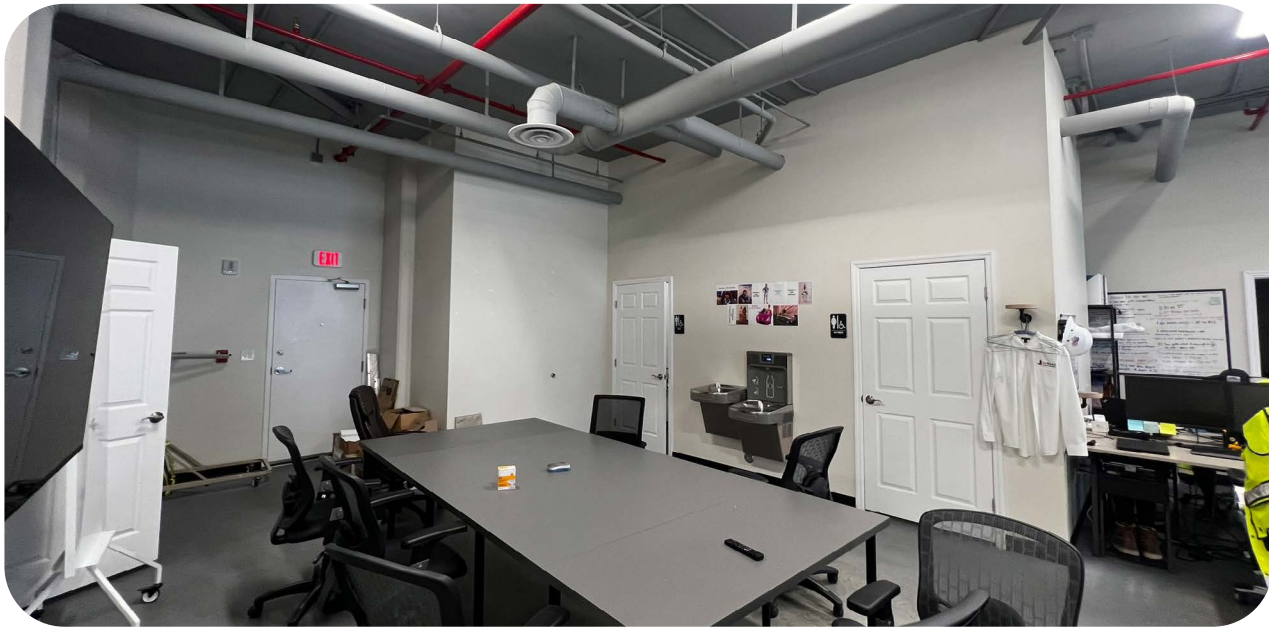




SPACE C1

INTERIOR PHOTOS







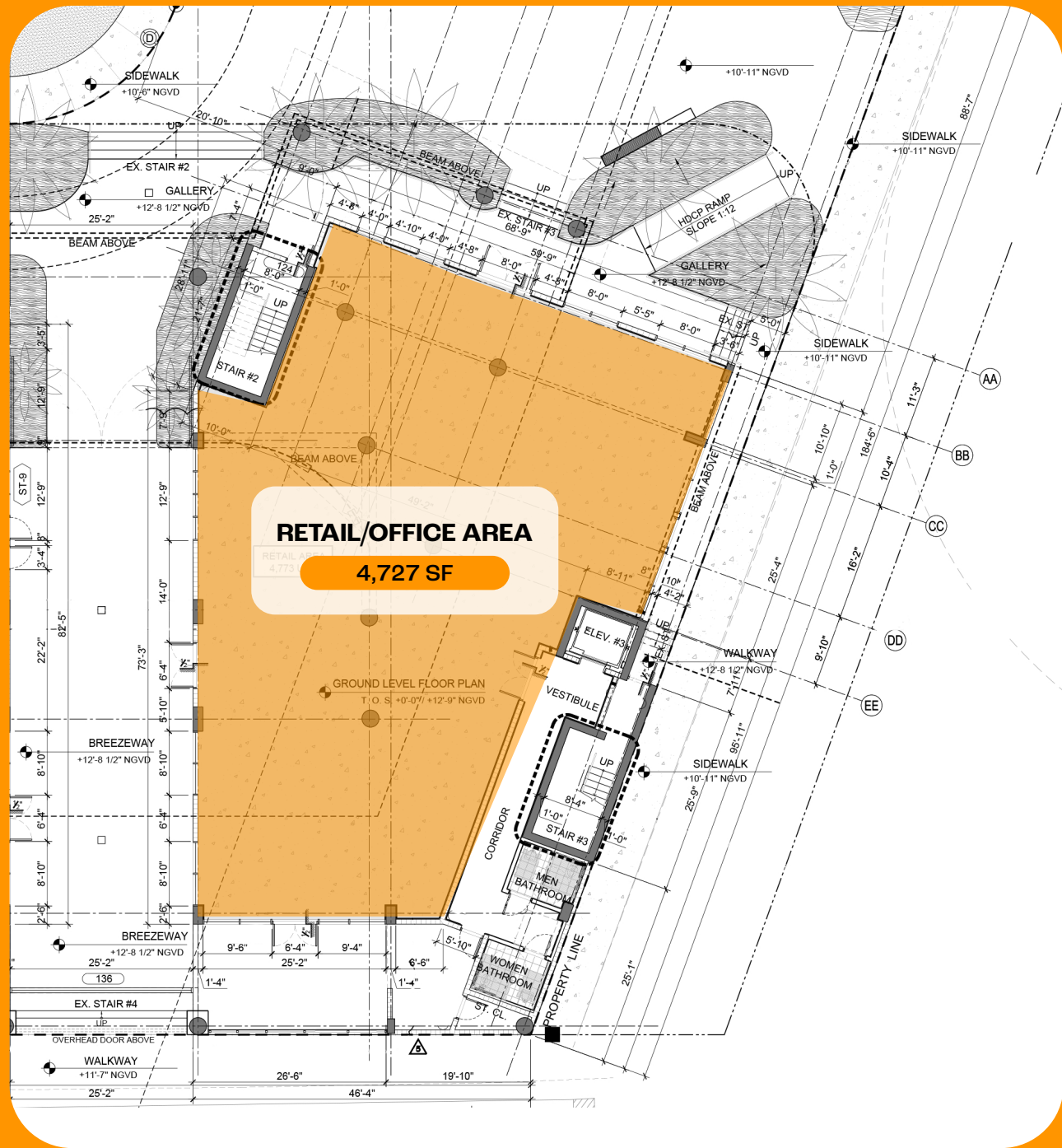
EXTERIOR PHOTOS



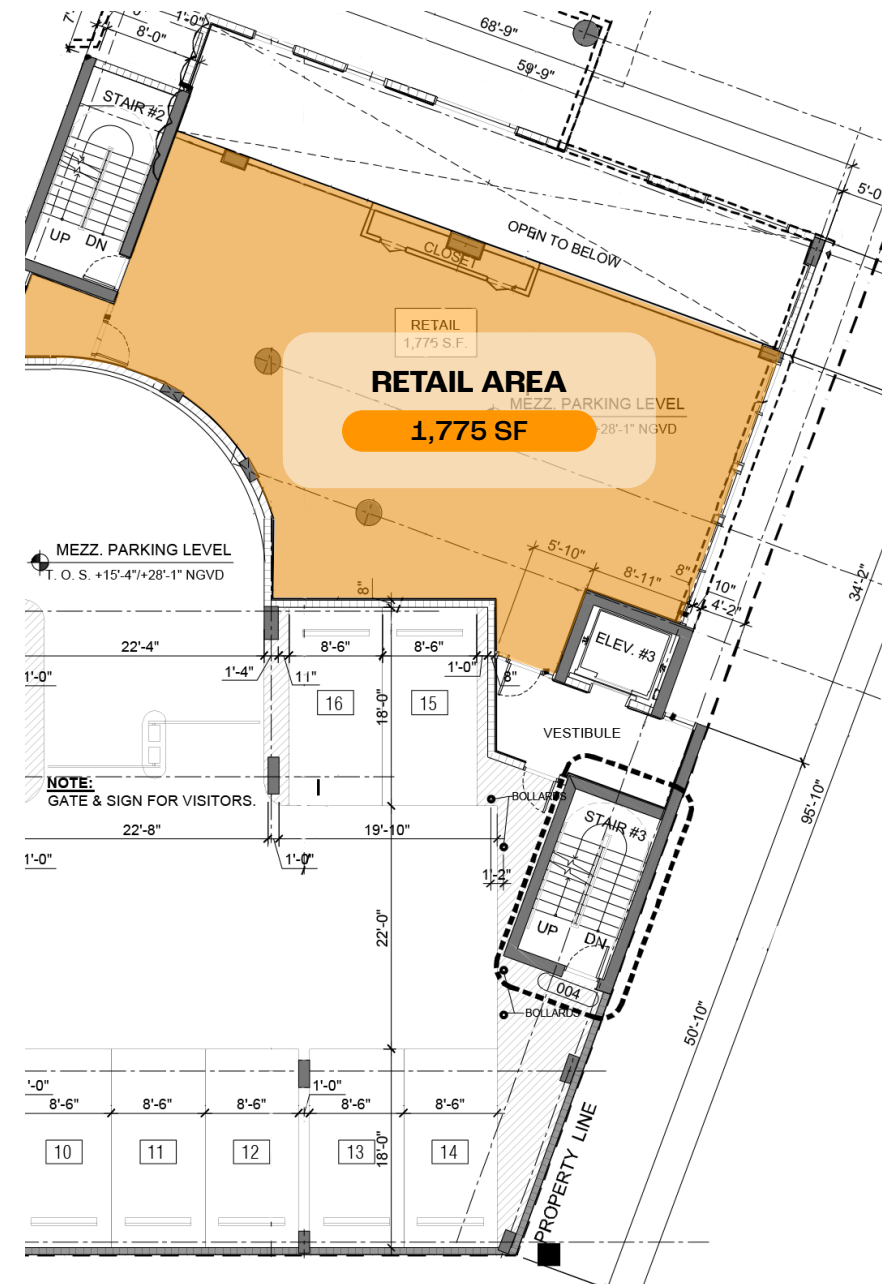
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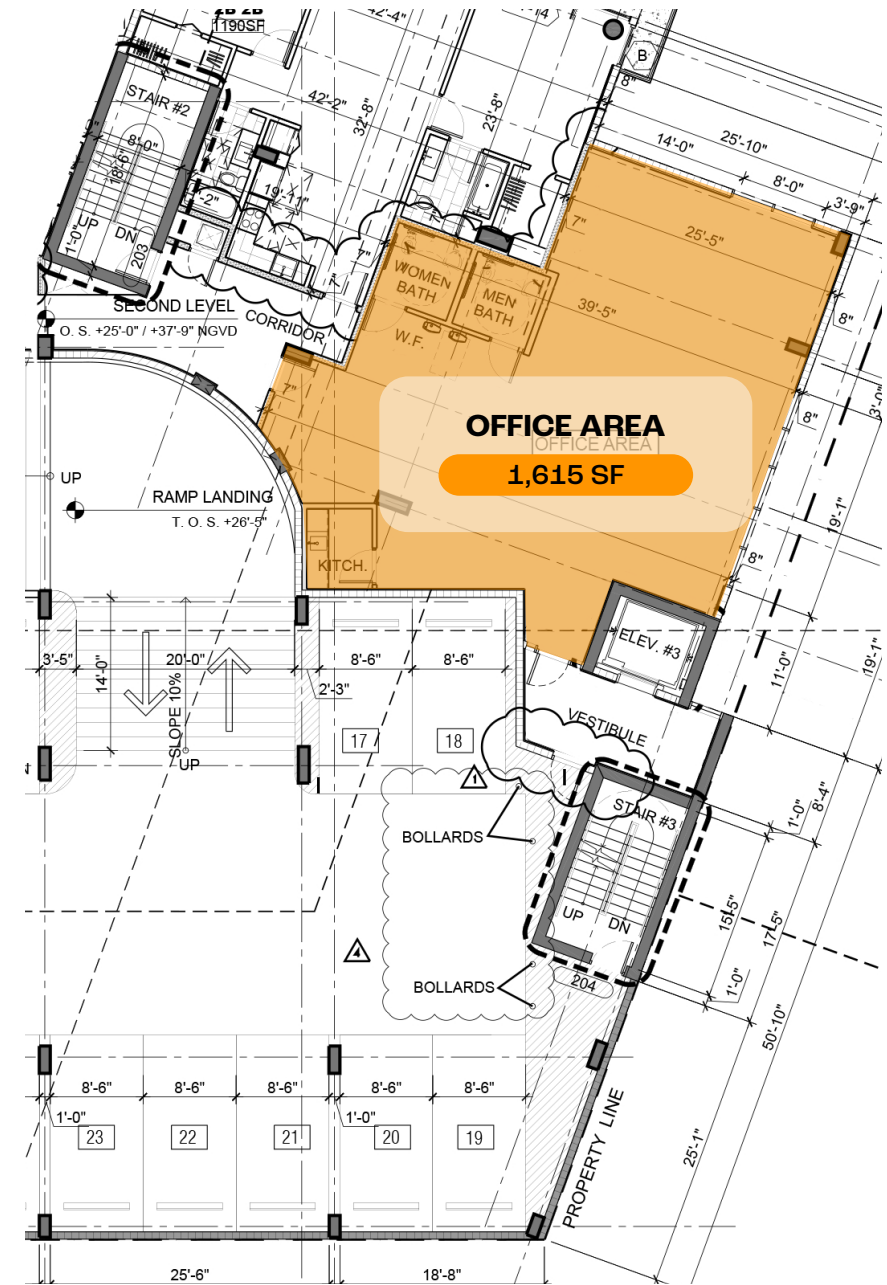
SPACE C1 FLOOR PLAN



SPACE C2 FLOOR PLAN



SPACE C3 FLOOR PLAN



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

ZOI HOUSE
COCONUT GROVE

**NOW
LIVING!**

SOUTH WEST VIEW

MIRACLE MILE
1.8 MILES AWAY

 **ZOI HOUSE**
COCONUT GROVE

NOW LEASING!
CONTACT US TODAY
888.888.8888

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.





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