

COCONUT GROVE RESTAURANT/RETAIL SPACE FOR LEASE



3112 COMMODORE PLAZA COMMODORE PLAZA NEXT TO MAIN HIGHWAY

As exclusive agents, we are pleased to offer this prime restaurant/retail space for lease.

TOTAL: ± 6,115 SF to ± 10,229 SF
(as proposed)

LOT SIZE: ± 8,686 SF

POSSESSION: Arranged

RENT: Upon Request

- Join The Griffin, lux designer shoes and accessories from bold and sophisticated labels
- Located on Commodore Plaza's burgeoning Restaurant Row and Boutique Retail Stretch
- Formerly occupied by the renowned Kaleidoscope Restaurant
- On-site parking
- Ability to expand and create a spectacular outdoor garden
- Neighboring tenants include:

GreenStreet
Outdoor Lounge and Restaurant

GEORGE'S
OF THE GROVE

lulu
Lifestyle

Bluesens
LOKAL
Beers
COCONUT GROVE

STRADA
BY THE GARDEN



comras company / *redefining retail.*

1261 20th Street at West Avenue | Miami Beach, FL 33139 | 305.532.0433 | comrascompany.com |

Irma Figueroa, CCIM | 954-471-4605 | irma@comrascompany.com
Samuel Noddle | 786-724-1009 | snoddle@comrascompany.com

| Managed by



GRASSROOTS
PROPERTY LLC

No warranty or representation, expressed or implied, is made as to the accuracy of this information and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

NEW TENANTS IN THE GROVE

3112 COMMODORE PLAZA | COCONUT GROVE, FL 33133



"An enclave that predates the founding of Miami, Coconut Grove was a favorite destination of the superwealthy during the Gilded Age, a hot-bed of hippie culture in the 1960s



and during the go-go 80's the location of the Mutiny Club, prominently featured in the film 'Cocaine Cowboys'. Now 'the grove' as it is locally known, is once again being remade" - *New York Times*



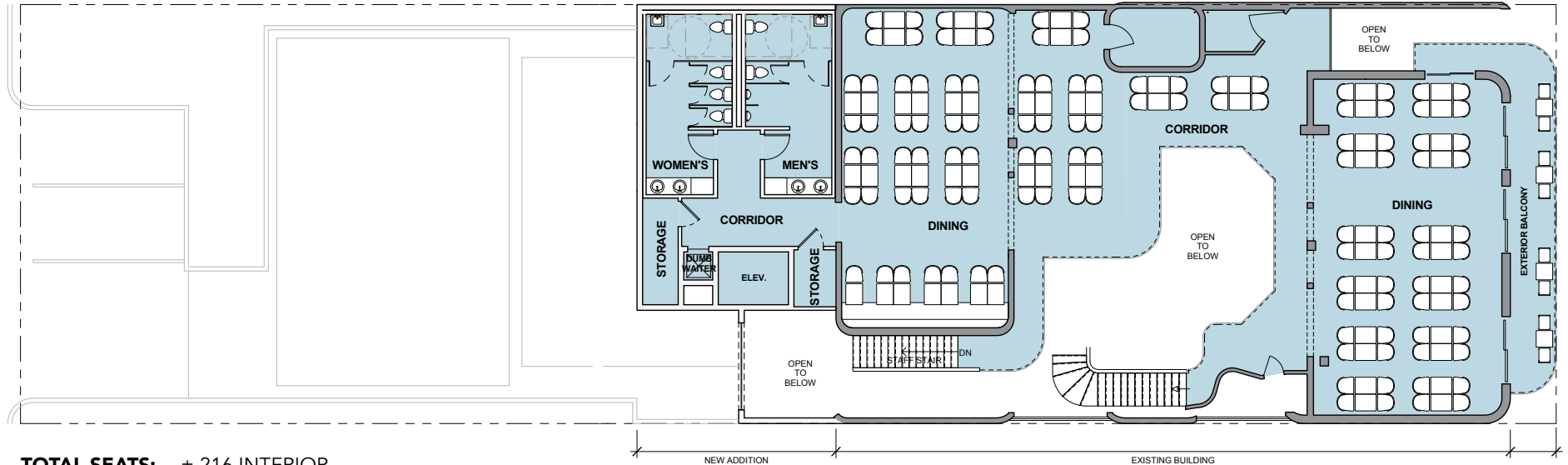
RESTAURANT CONCEPT PLANS

3112 COMMODORE PLAZA | COCONUT GROVE, FL 33133

Second Floor

SECOND FL INTERIOR SPACE:

± 4,074 SF

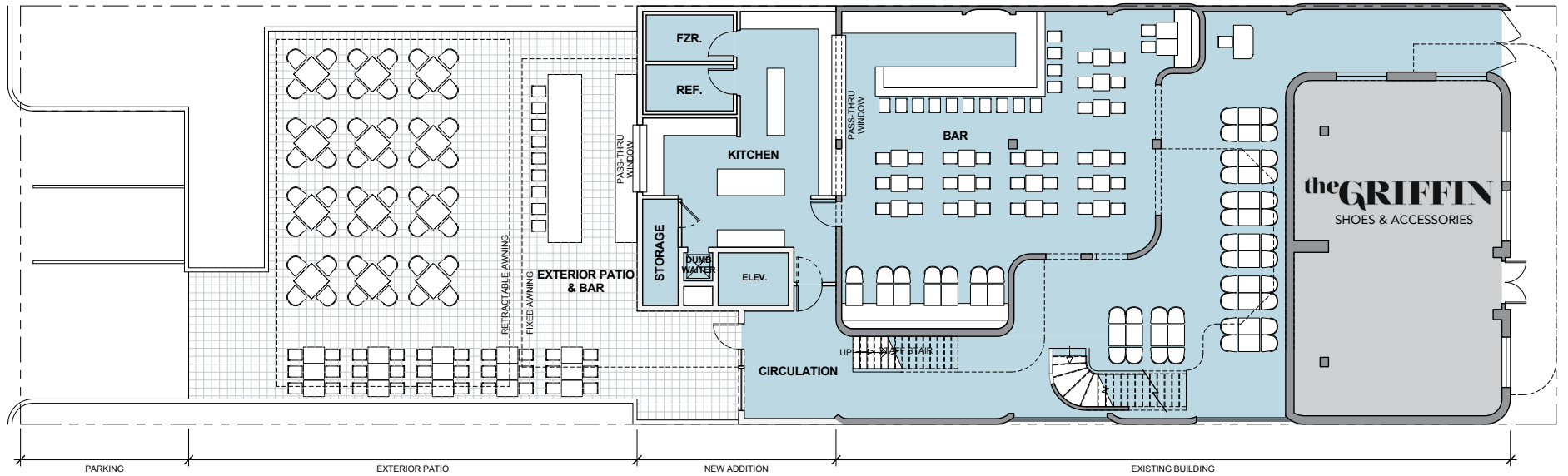


TOTAL SEATS: ± 216 INTERIOR
± 95 EXTERIOR

Ground Floor

GROUND FL INTERIOR SPACE:

± 6,155 SF



comras company / redefining retail.®

1261 20th Street at West Avenue | Miami Beach, FL 33139 | 305.532.0433 | comrascompany.com |

No warranty or representation, expressed or implied, is made as to the accuracy of this information and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

| Managed by

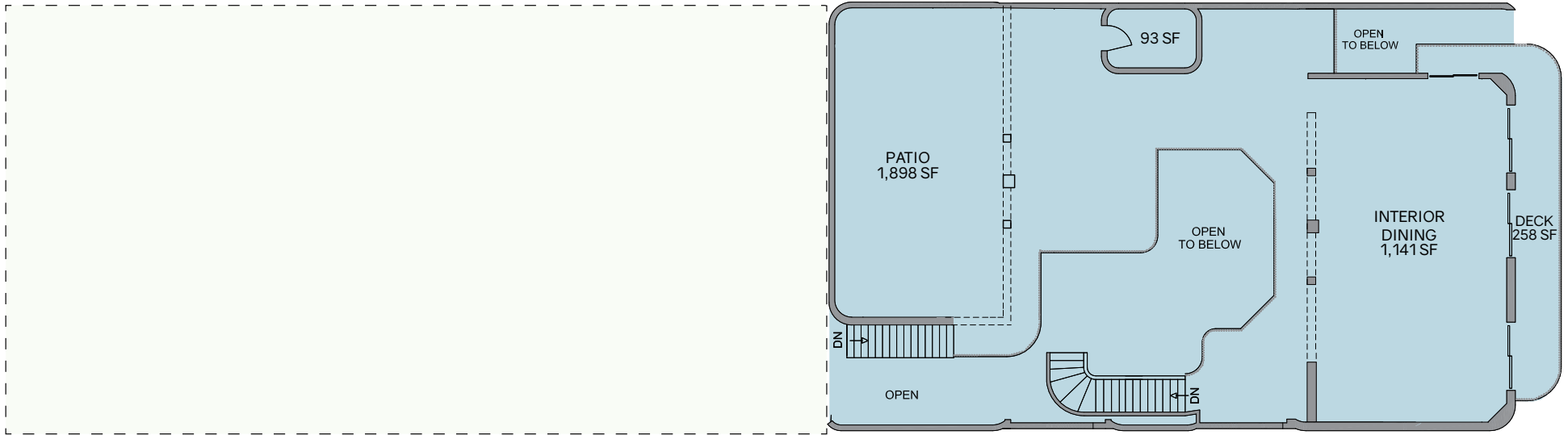


GRASS RIVER
PROPERTY LLC

EXISTING PLANS

3112 COMMODORE PLAZA | COCONUT GROVE, FL 33133

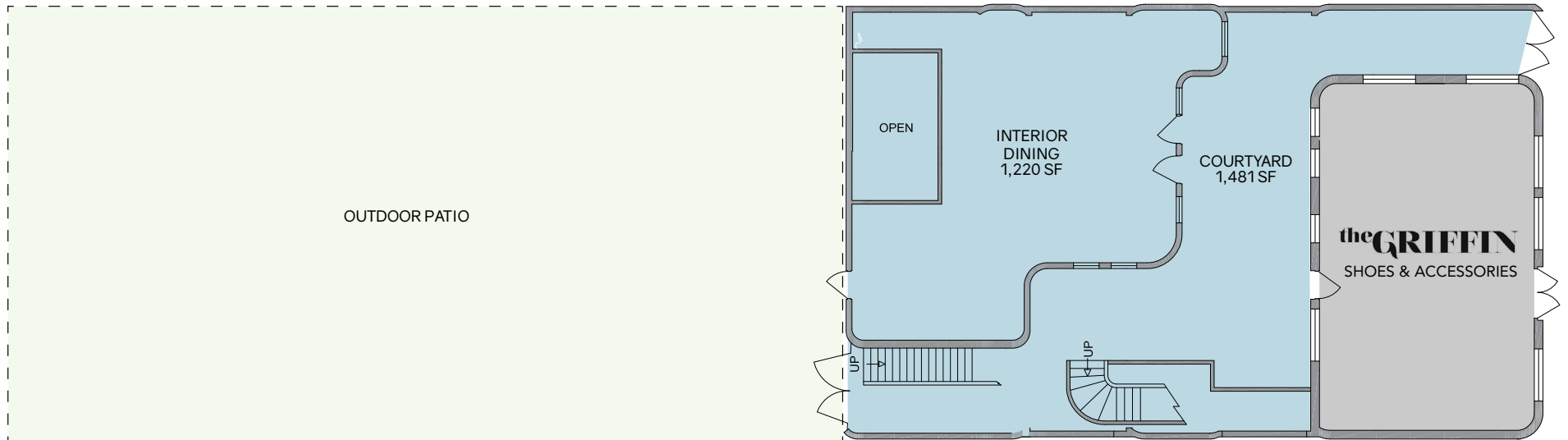
Second Floor



PROPOSED PLAN

EXISTING PLAN

Ground Floor



OUTDOOR PATIO

Commodore Plaza



comras company / redefining retail.®

1261 20th Street at West Avenue | Miami Beach, FL 33139 | 305.532.0433 | comrascompany.com |

No warranty or representation, expressed or implied, is made as to the accuracy of this information and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

| Managed by



GROSS RIVER
PROPERTY LLC

PICTURES

3112 COMMODORE PLAZA | COCONUT GROVE, FL 33133



comras company / redefining retail.®

1261 20th Street at West Avenue | Miami Beach, FL 33139 | 305.532.0433 | comrascompany.com |

Irma Figueroa, CCIM | 954-471-4605 | irma@comrascompany.com
Samuel Noddle | 786-724-1009 | snoddle@comrascompany.com

| Managed by

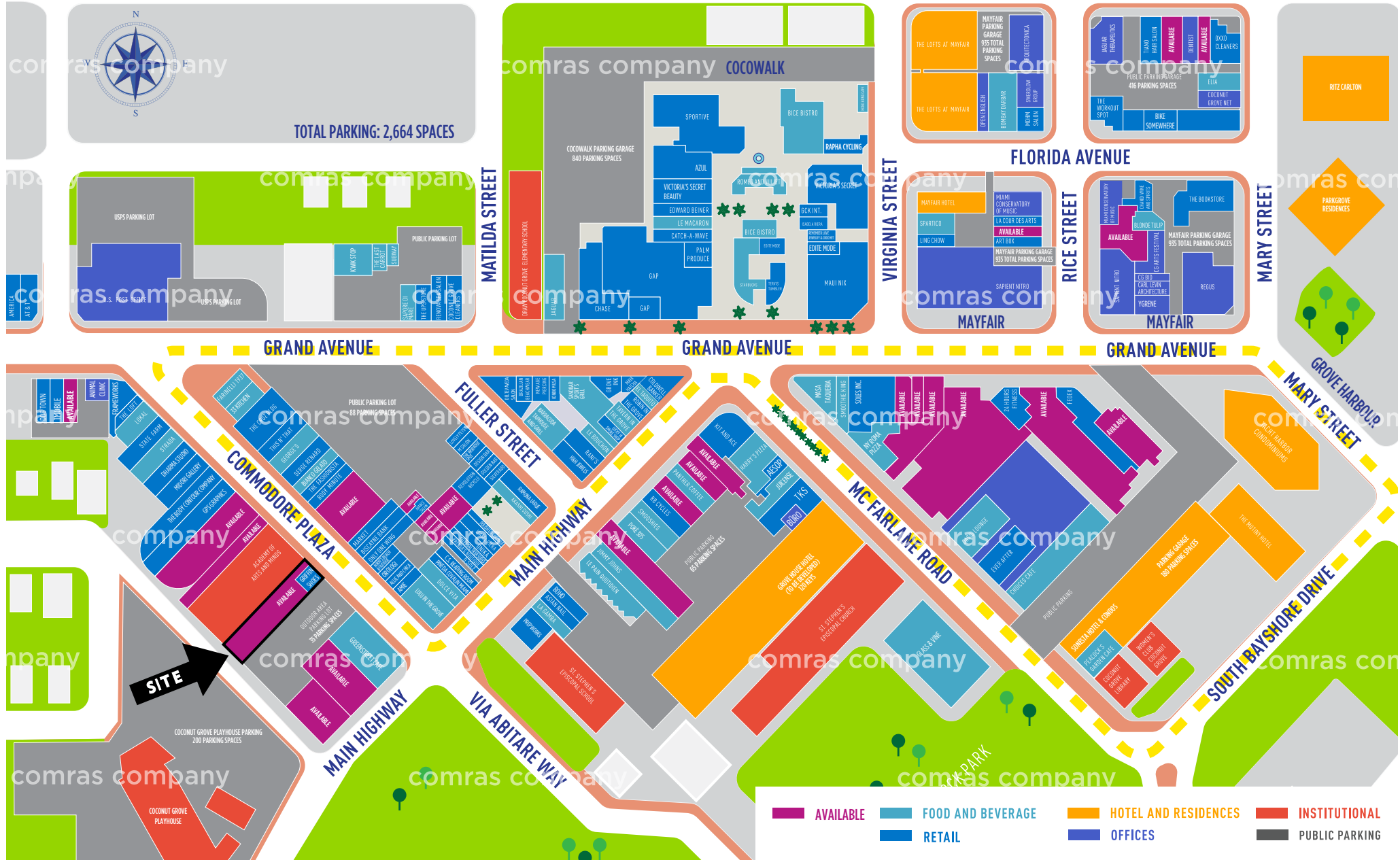


GROSS RIVER
PROPERTY LLC

No warranty or representation, expressed or implied, is made as to the accuracy of this information and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

LOCATION MAP

3112 COMMODORE PLAZA | COCONUT GROVE, FL 33133



comras company / redefining retail.®

1261 20th Street at West Avenue | Miami Beach, FL 33139 | 305.532.0433 | comrascompany.com |

| Managed by



GROSS RIVER
PROPERTY LLC

No warranty or representation, expressed or implied, is made as to the accuracy of this information and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.