

# DOMINION

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## PRIVATE CLIENT GROUP

GROVE PROFESSIONAL BUILDING

2950 SW 27 AVE, MIAMI, FL 33133



DOMINION PRIVATE CLIENT GROUP

PORT ST LUCIE, FLORIDA

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## PROPERTY DETAILS

Built in 1985 in Coconut Grove, Fl. as a luxury office condominium building with lots of glass and a red brick exterior finish. It has been the home to many successful businesses' over the years and can now be acquired by a single group as a "unified office building". The building is a high quality office building at an "A" location on SW 27 Avenue in Coconut Grove. The building has three stories of well-designed office spaces with a center core for elevators, bathrooms and staircases. The offices benefit from significant natural lighting due to the amount of window line in place. In addition, the building offers a ground level open court yard perfect for events and receptions. The floor plates on the south side are approximately 8,000 rsf and 5,000 rsf on the north wing.

Located in south of US-1 in Miami's Coconut Grove area. The property sits right on SW 27 Ave minutes away from the Airport, Downtown, Brickell and Miami Beach.

### SUMMARY

Price:	\$10,800,000
Building Size:	39,345 SF
Price/SF:	\$274.49
Property Type:	Office
Property Sub-type:	Office Building
Property Use Type:	Investment
Cap Rate:	5.70%
Net Operating Income:	\$615,600

### CONTACT

**DOMINION**  
REAL ESTATE INVESTMENT GROUP

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