



GROVE HARBOR
OFFICES





BOUTIQUE COCONUT GROVE MEETS BISCAYNE BAY VIEWS

Grove Harbor offers a boutique experience with flexible workspaces and tranquil views of the Bay.

THE CANVAS

- 57,119 RSF
- Flexible workspaces
- Private outdoor terraces
- Parking ratio of 3.0/1,000
- Institutional Ownership

THE EVERYDAY EXTRAS

- 24/7 access—because creativity isn't 9 to 5
- Covered, structured parking
- On-site security
- Bay views that actually inspire
- Indoor-outdoor spaces designed for collaboration, focus, and reset

Set in Coconut Grove—Miami's most original neighborhood—this is a workplace designed for brands that value creativity, authenticity, and a sense of place.



THE EXPERIENCE

3225 Aviation Ave, Miami, FL 33133

Tranquility on the Bay

It's an address for those who want authentic Coconut Grove with the tranquility of Biscayne Bay.

An Office with a Point of View

- Full-floor options as low as 8,000 SF
- Bay and neighborhood views that bring the outside in
- Indoor-outdoor areas designed for collaboration and reset
- Flexible work styles



SURROUNDED BY GROVE ICONS

- 176 GROVE HARBOUR MARINA
- 170 BAYSHORE CLUB BAR & GRILL
- 171 REGATTA GROVE
- 62 THE RITZ-CARLTON COCONUT GROVE
- 56 MAYFAIR HOUSE HOTEL & GARDEN
- 179 MONTY'S COCONUT GROVE



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|--|---|---|
| 1 Lavish Laser Med Spa | 65 The Related Group Headquarters | 129 OM Movement Wellness Center |
| 2 Yoga Therapy | 66 Koko Mexican | 130 Visa & Passport Office |
| 3 Polished Coconut Vintage Clothing | 67 Sabelle's Coconut Grove | 131 New York Roma Pizza Grove |
| 4 Asian Thai Kitchen | 68 Park Grove Condominiums | 132 The Wardrobe & More |
| 5 Grand 7th Pharmacy | 69 Park Grove Condominiums | 133 Grove Grocer |
| 6 The Last Carrot | 70 Grove Bank & Trust | 134 Amable Bridal Shop |
| 7 Sapore di Mre Italian Seafood | 71 Coconut Grove Convention Center | 135 PIETRA CASA Furniture |
| 8 T&K Nails | 72 Malbon Men's Golf Shoes | 136 Chug's Diner |
| 9 Coconut Grove Laundry & Cleaners | 73 Brilliant Earth Diamonds | 137 Living with Ivey Health & Beauty Shop |
| 10 Miami Fire Station | 74 alice + olivia | 138 Danielle Gelato Ice Cream |
| 11 One Sotheby's Internat'l Realty | 75 Carrot Express | 139 Han Design |
| 12 Downs Law Group | 76 La Cabrera Coconut Grove | 140 Courtyards at the Grove Village |
| 13 NovoPayment | 77 Yacht Harbor Condominiums | 141 Strada in the Grove |
| 14 Coconut Grove Business Improvement District | 78 Arya Hotel & Suites | 142 The Cruz Building |
| 15 Danise Ponton Law Office | 79 MIA Luxe Properties Hotel | 143 This & That Shop |
| 16 The Lofts at Mayfair | 80 The Mutiny Hotel | 144 Casa Xabi Basque |
| 17 Arquitectonica | 81 The Woman's Club of Coconut Grove | 145 Mary Nails |
| 18 Costa Del Mar Marine | 82 Coconut Grove Branch Library | 146 Bianco Gelato Ice Cream |
| 19 Christophe's Chair | 83 Private Oasis at Arya | 147 The Fashionista Boutique |
| 20 Tropical Pool Pros of Miami | 84 Coconut Grove Sailing Club | 148 The Showroom |
| 21 The Tag Experience | 85 Glass & Vine | 149 Market Coconut Grove Clothing Store |
| 22 Silvianas European Skin Care & Day Spa | 86 LoveShack Fancy | 150 DIGS Women's Clothing |
| 23 Bombay Darbar | 87 Yeliz - The Studio Home Goods Store | 151 twelvesixtynine Sunglasses |
| 24 Next U Educational Experience | 88 Mr. C Miami Hotel | 152 Seta Apparel |
| 25 Coconut Grove Tennis Center | 89 Bob's Watches | 153 SPRINGHAUS Home Goods |
| 26 Terra Group Headquarters | 90 Home 2 Go Cafe | 154 Meraki in the Grove |
| 27 GoodVets Coconut Grove | 91 Krus Kitchen | 155 Crema Gourmet |
| 28 Meridian Bookkeeping | 92 Los Felix Miami Restaurant | 156 Atchana's Homegrown Thai Restaurant |
| 29 SWEAT440 Fitness | 93 St Stephen's Episcopal Church | 157 LoKai Hamburger |
| 30 Aida Mexican Seafood | 94 Mister Specialties | 158 Brandy Melville |
| 31 Emissary Cafe | 95 Warby Parker | 159 Balablu Italian |
| 32 OMAKAI Sushi | 96 Panther Coffee | 160 Rod Art Factory |
| 33 Sana Skin Studio | 97 Buck Mason Clothing | 161 Guadalupe Design Clothing Store |
| 34 Lackey Law Firm | 98 Books & Books in the Grove | 162 The Griffin Shoe Store |
| 35 Manolo Grove | 99 Buro Coconut Grove | 163 Robin in the Grove |
| 36 Calista Cafe | 100 Bodega Taqueria y Tequila | 164 bartaco |
| 37 Grove Batu Barbershop | 101 Le Pain Quotidien | 165 Greenstreet Cafe |
| 38 TPTP World | 102 Varsol Sushi Bar | 166 Level 6 Rooftop Restaurant |
| 39 Skin Club Miami | 103 Bellini Italian | 167 Coconut Grove Elementary School |
| 40 Grove Square Management | 104 Il Giardino Creperie | 168 Kirk Munroe Tennis Center |
| 41 Ugo di Roma Salon & Day Spa | 105 Fireman Derek's Bake Shop | 169 USPS |
| 42 Florida Girl Fashions | 106 Morella Ice Cream Paletas | 170 Bayshore Club Bar & Grill |
| 43 Ossobuco Coconut Grove | 107 Palm Produce Resortwear | 171 Regatta Grove |
| 44 The Blond Tulip | 108 St Stephen's Episcopal Day School | 172 Pinta Miami Art Center |
| 45 Hagger Tax & Advisory | 109 Jackson Parker by detlev Candle Store | 173 The Hangar at Regatta Harbour |
| 46 Carbone Vino | 110 New Age BODY Piercing | 174 City Cigar by the Bay |
| 47 Industrious | 111 Vinoteca | 175 The Fresh Market |
| 48 GE MyTech Center | 112 Sandbar Sports Grill | 176 Grove Harbour Marina |
| 49 Sony Music Latin | 113 Truist | 177 Shake-A-Leg Sports Center |
| 50 Villa Fresh Italian Kitchen | 114 Lucky 14 Gift Shop | 178 Starbucks |
| 51 Blond Bistro | 115 Starbucks | 179 Monty's |
| 52 Hult Internat'l Business School | 116 MOSCOT Shop | 180 TREMBLE Pilates Studio |
| 53 Proex Trading Electronics | 117 Lucky's Smoke & Gift Shop | 181 Tickle My Pickle Sporting Goods |
| 54 e& Americas | 118 Unika Coconut Grove | 182 Levison's Jewelry |
| 55 Jarosz Architect | 119 Le Bouchon Du Grove | 183 Le Specialita Café & Market |
| 56 Mayfair House Hotel & Garden | 120 H&H Jewels | 184 The Bistro |
| 57 Avo Miami | 121 Barracuda Taphouse & Grill | 185 JETSET Pilates |
| 58 Sipsip Rum Bar | 122 Work Cafe Santander | 186 Touch of Wellness |
| 59 The Grove Art Studio | 123 Pura Vida Miami | 187 Room Service at Bayshore Café |
| 60 Publicis Sapient | 124 FedEx Office Print & Ship Center | 188 Biscayne Bank |
| 61 Ling Chow Salon | 125 Joe's Shoe Collection | 189 Z-Form Fitness |
| 62 Ritz-Carlton | 126 Ever After Bridal Shop | 190 First Citizens Bank |
| 63 The Commodore Bar | 127 The Salty Donut | |
| 64 Isabelle's Coconut Grove | 128 Kumanessa Gymnastics | |



GROVE HARBOR

OFFICES

Join a Like-Minded Crowd

Coconut Grove attracts companies that care about brand, culture, and experience—spanning design, real estate, finance, wellness, and professional services. It's a place where established firms and creative disruptors coexist effortlessly.

THE LEASING TEAM

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