



CocoWalk owners to replace some retail with office space

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After two decades without a new “Class A” office building, Miami’s Coconut Grove now has two in the works.

The owners of the CocoWalk retail center announced plans to raze the eastern portion of the property and build a five-story office building. One CocoWalk would have about 73,000 square feet of office space plus 12,000 to 14,000 square feet of ground-floor retail, said Tom Roth, principal of Grass River Property, which owns CocoWalk with **Federal Realty Investment Trust** (NYSE: FRT) and the **Comras Co.**



A 73,000-square-foot “Class A” office building will be developed on the east side of CocoWalk.

They would demolish about 35,000 square feet of retail space on the east side of CocoWalk, Roth said. The third floor of that space has been empty for years and many of the current tenants are on short-term leases, he said.

Located at 3015 to 3059 Grand Ave., CocoWalk currently has 198,000 square feet of retail.

“We have really looked at the market for the last year and a half since we purchased CocoWalk and met with the community and determined that the mix of uses, including office, is paramount to the successful repositioning of CocoWalk,” Roth said.

The owners hired Miami-based **Bianca Commercial Real Estate** to lease the new office building. According to that brokerage, the “Class A” office vacancy rate in Coconut Grove was only 1 percent in the fourth quarter.

Terra Group has also taken notice of Coconut Grove’s strong office market. The Miami-based developer recently announced plans to redevelop the parking garage at 2850 Oak Ave. into a 75,000-square-foot “Class A” office building.

“Terra is a terrific developer but we have a superior location ... and the amenities of Coconut Grove are an elevator ride away,” Roth said. “If you look at these two buildings it’s a fraction of new office buildings being built in Brickell and downtown. There is plenty of pent up tenant demand to satisfy both of our buildings.”

The developers expect to break ground on One CocoWalk in early 2018 and deliver the building in mid-2019. **Beame Architectural Partnership** designed the building. The building would include rooftop event space and valet parking.

Roth said he hasn’t finalized the selection of a general contractor.

“Home to a pedestrian-friendly streetscape, brick sidewalks lined with native shade trees, and a rich history dating back to the 1800s, Coconut Grove is one of the few authentic urban districts in Miami,” said Chris Weilminster, president of the mixed-use division for Federal Realty.

“The same factors driving consumers to authentic neighborhoods for shopping, dining and entertainment are appealing to companies looking to locate in communities where people outnumber cars, and that will make One CocoWalk appealing to office users,” he said.

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Roth said he’s still working with Federal Realty and Comras on the renovation plans for the rest of CocoWalk and they will focus on retail. He expects to release more information on those plans in the coming months.

