

# Coconut Grove

2424 S Dixie Hwy  
Miami, Florida 33133

**FOR SALE**

## HIGHLY VISIBLE ICONIC LANDMARK OFFICE BUILDING



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# PROPERTY OVERVIEW

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Located at 2424 South Dixie Hwy, this versatile, highly visible iconic landmark office building offers unparalleled flexibility and functionality. The ground floor boasts an open layout perfect for retail or showroom use, complemented by underground storage space for added convenience.

The second and third floors feature spacious office plates, each outfitted with private offices, bathrooms, collaborative open areas, and conference rooms, making it an ideal workspace for any business.

With independent access to each floor, owner-users have the option to occupy part of the property while leasing remaining space to third-party tenants, offsetting carrying costs and maximizing ROI.

Additionally, the property includes 23 parking spots, most of them covered—a valuable commodity in the area that enhances convenience for tenants and visitors alike.







This unique offering meets the needs of both established enterprises and growing startups alike.





# EXECUTIVE SUMMARY

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	TOTAL BUILDING SIZE:	<b>10,400 SF ±</b>
	BLDG. GROSS FLOOR AREA:	<b>8,749 SF ±</b>
	TOTAL LOT SIZE:	<b>8,900 SF ±</b>
	SALES PRICE:	<b>\$5,900,000</b>
	STORIES:	<b>3 + basement &amp; underground parking</b>
	ZONING:	<b>T4-O/NCD-3 (Coconut Grove NCD)</b>

## Area Highlights

- Central location off the south end of I-95
- Nearby Landmarks and Lifestyle Amenities such as the University of Miami, Vizcaya Museum and Gardens, CocoWalk and more.
- Direct Access to The Underline Urban Trail: Positioned directly across the street from The Underline, Miami's innovative 10-mile linear park and urban trail that runs beneath the Metrorail.
- Within minutes to South Miami, Coral Gables, Brickell Downtown Miami, Miami Beach and more.





# NEARBY LANDMARKS & LIFESTYLE AMENITIES

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## EDUCATION



### University of Miami

Near the University of Miami and several top-rated public and private schools, ideal for employees and families.



## MUSEUM & CULTURAL CENTERS



### Vizcaya Museum of Gardens

Within minutes of cultural landmarks such as the Perez Art Museum Miami and Vizcaya Museum and Gardens.



### Perez Art Museum Miami

# NEARBY LANDMARKS & LIFESTYLE AMENITIES

## **SHOPPING & DINING**



### **CocoWalk**

Surrounded by shopping destinations like CocoWalk and a variety of fast-casual and fine dining establishments.

## **HEALTHCARE**



### **Coral Gables Hospital**

Conveniently near Mercy Hospital, Coral Gables Hospital, and other leading medical facilities.



### **Mercy Hospital**



## ***Direct Access to The Underline Urban Trail***

ositioned directly across the street from The Underline, Miami's innovative 10-mile linear park and urban trail that runs beneath the Metrorail. This urban greenway offers green spaces, pedestrian pathways, and bike lanes, providing employees with convenient access to outdoor fitness zones, art installations, and community events. Its proximity enhances the property's appeal for tenants looking to integrate wellness and sustainability into their daily routines.



## ***Recreation and Lifestyle Access to Key Biscayne***

Just a short drive to Key Biscayne, a picturesque island renowned for its pristine beaches, outdoor activities, and recreational spots. Key Biscayne offers options for water sports, golfing, and scenic nature trails, making it a popular destination for relaxation and outdoor enjoyment—an ideal location for employees or visitors seeking a lifestyle balance between work and leisure.



# ACCESSIBLE PUBLIC TRANSPORTATION

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## ***Metro and Train Stations***

Easy access to Miami's Metrorail system, with nearby stations for hassle-free commuting throughout Miami-Dade County.



## ***Public Transit***

Multiple public transportation options, including bus routes along Dixie Highway, provide seamless connectivity to surrounding neighborhoods.



# PARKING LOT

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# PARKING LOT

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# INTERIOR PHOTOS





# INTERIOR PHOTOS

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# INTERIOR PHOTOS

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# INTERIOR PHOTOS



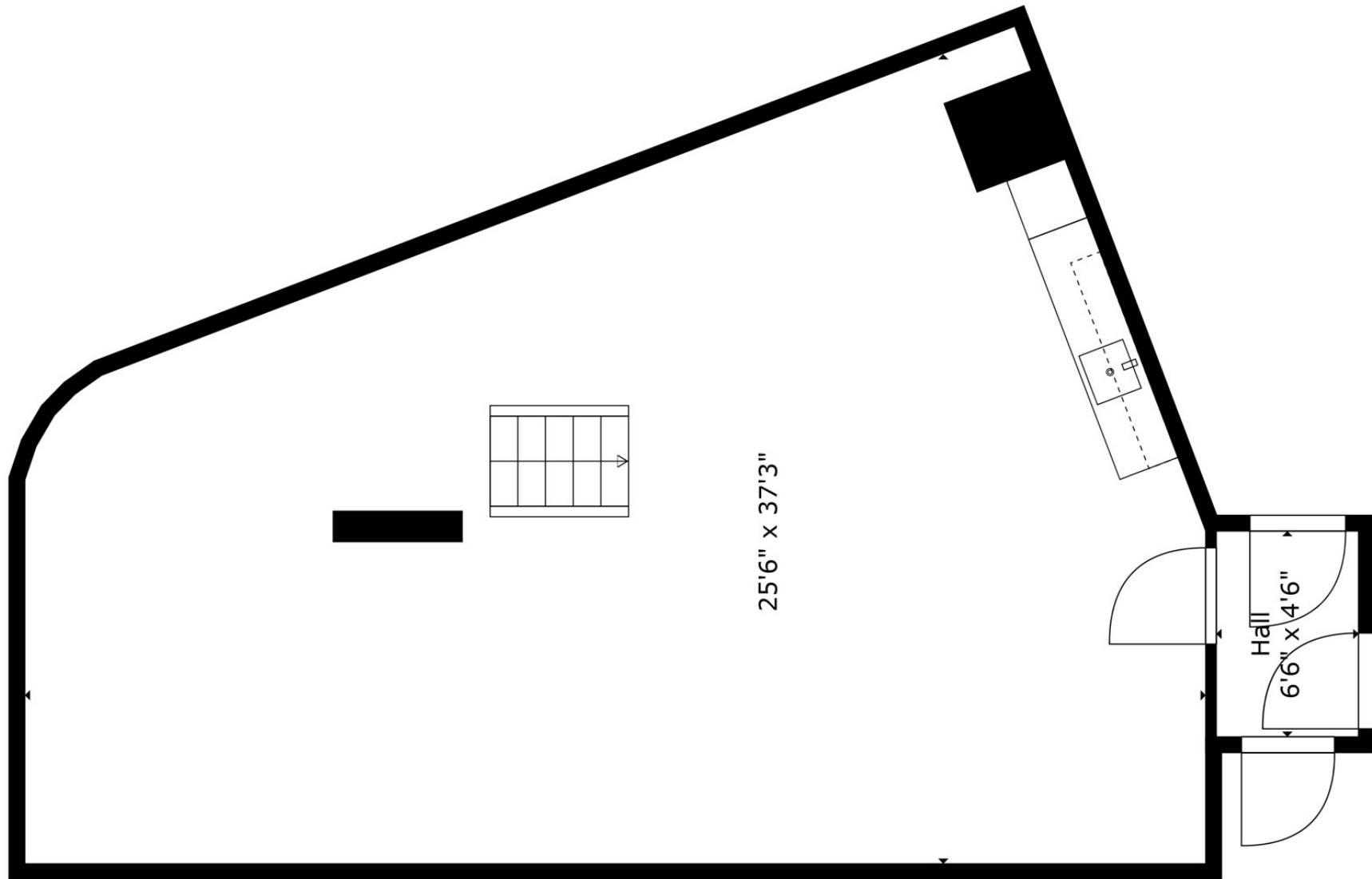


# INTERIOR PHOTOS





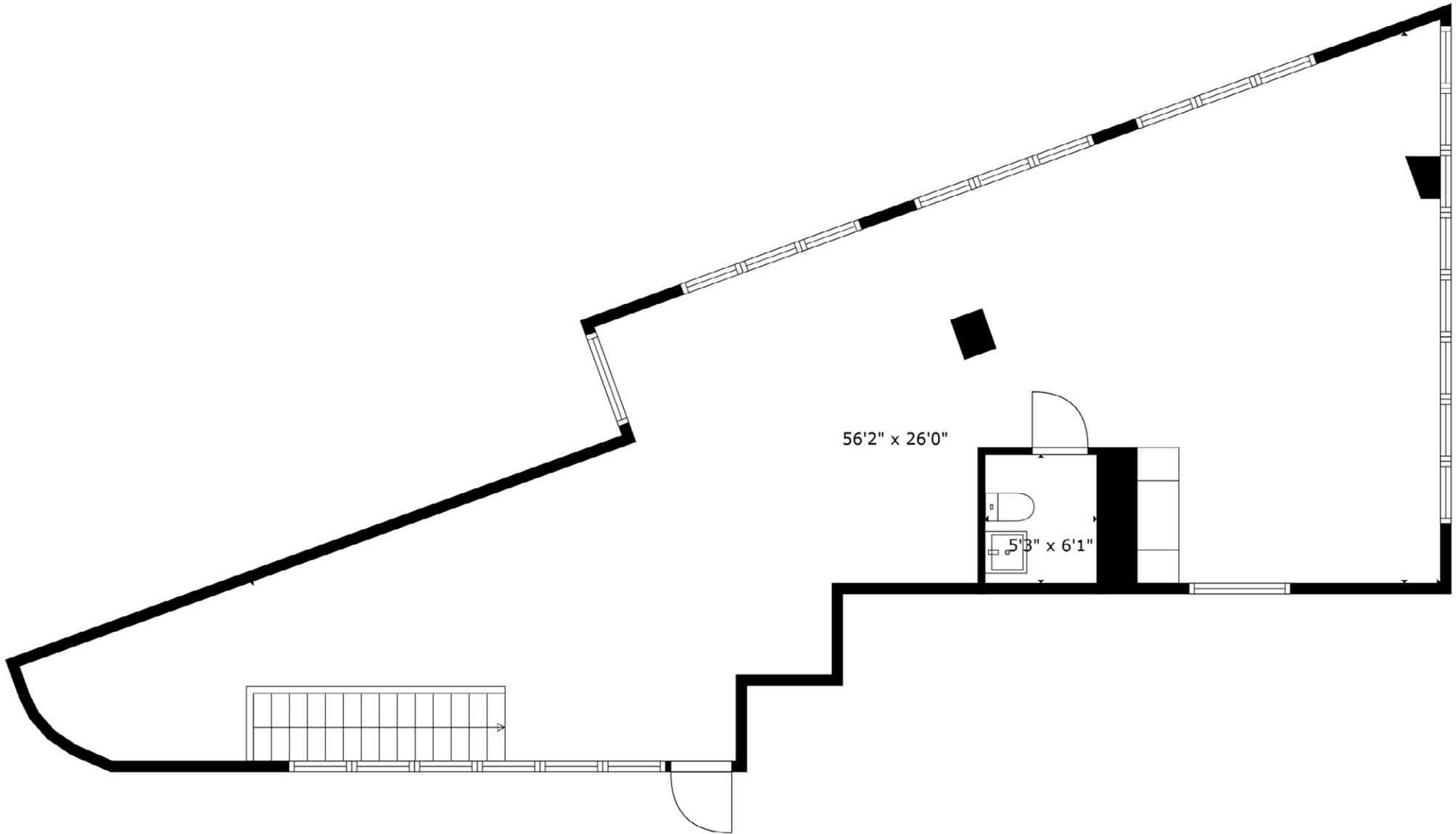
# SCHEMATIC FLOORPLAN (*Basement*)





# SCHEMATIC FLOORPLAN (1st Floor)

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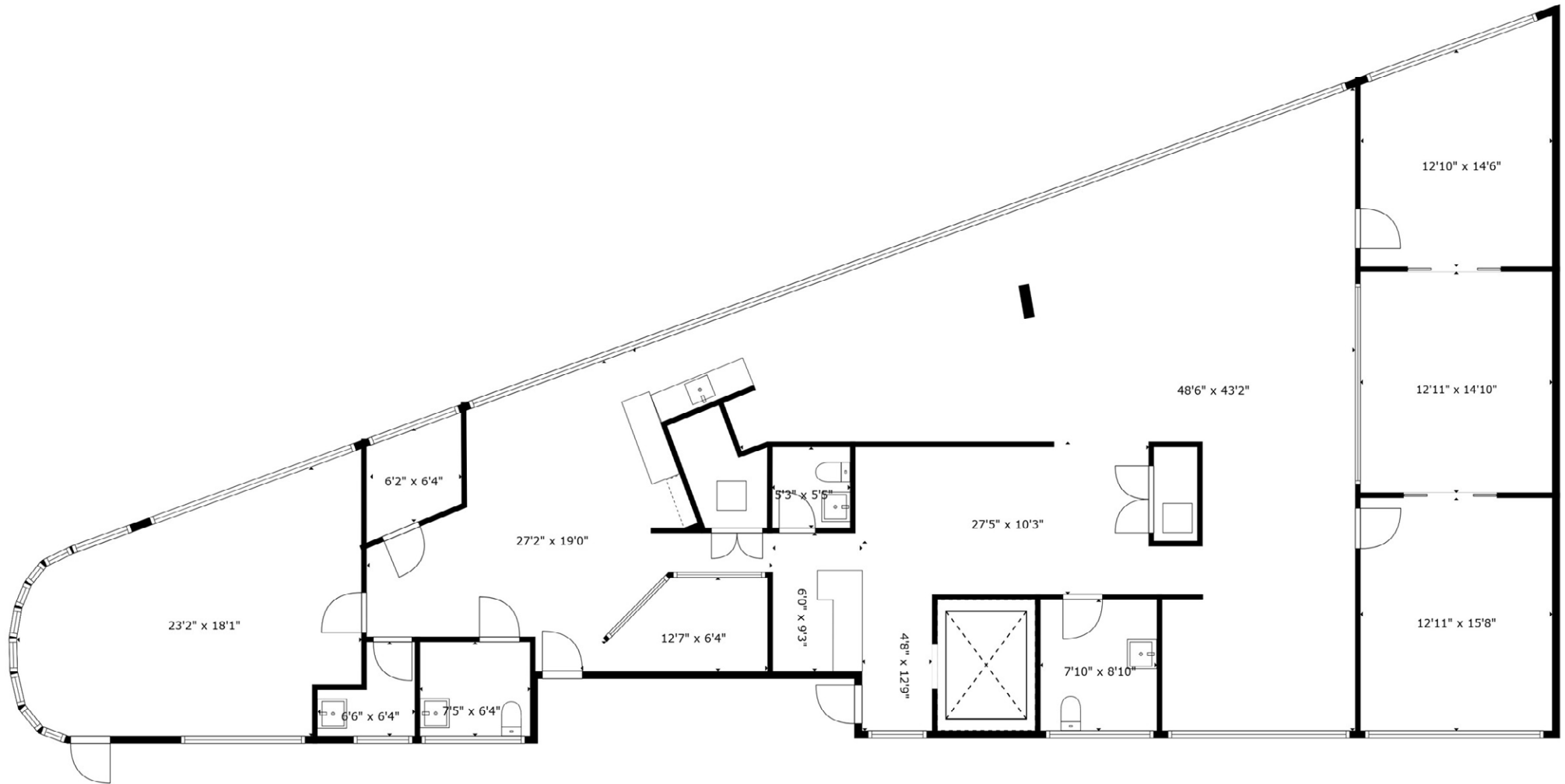
# SCHEMATIC FLOORPLAN (2nd Floor)

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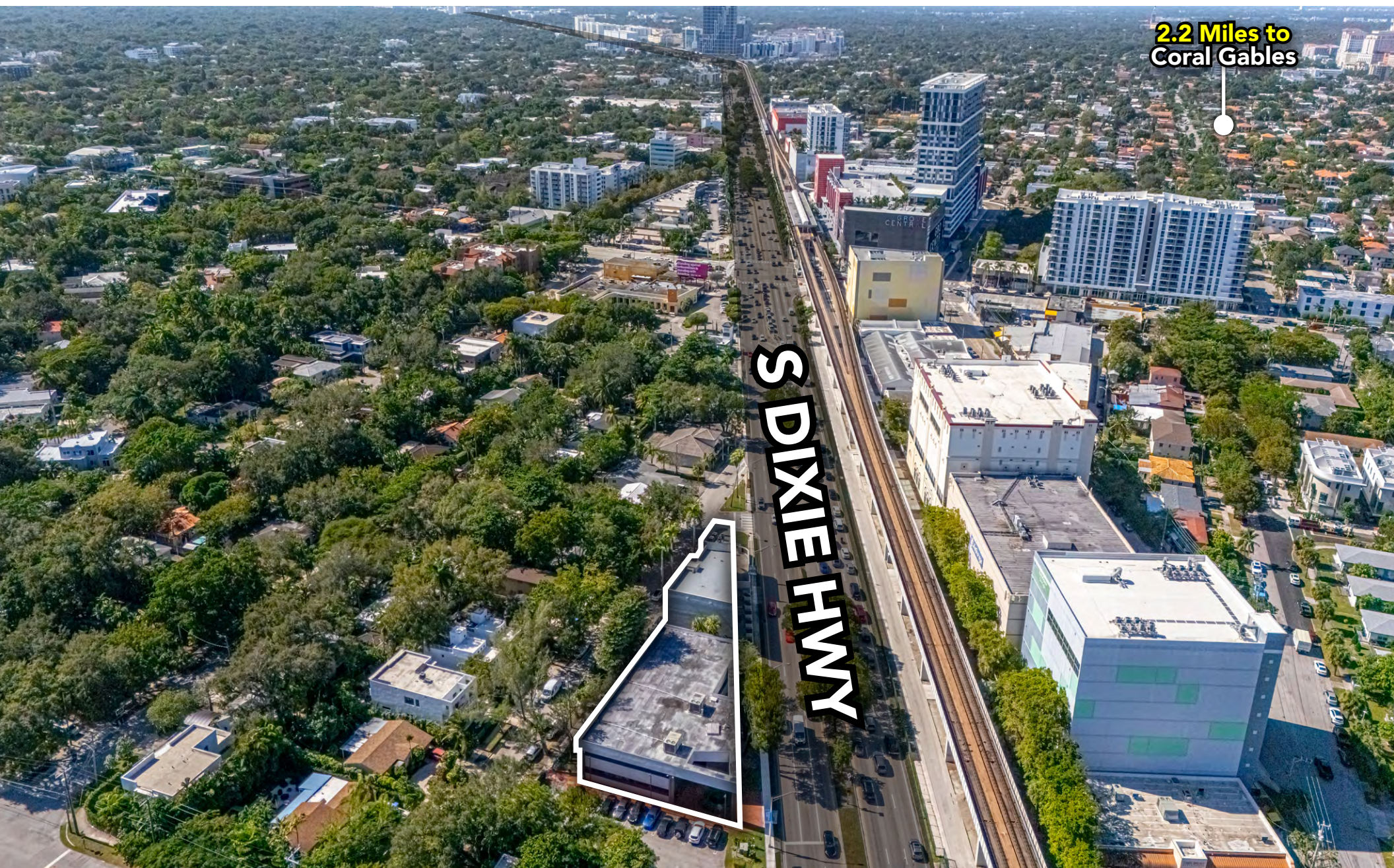


# SCHEMATIC FLOORPLAN (3rd Floor)





# AERIAL VIEW (*East to West View*)

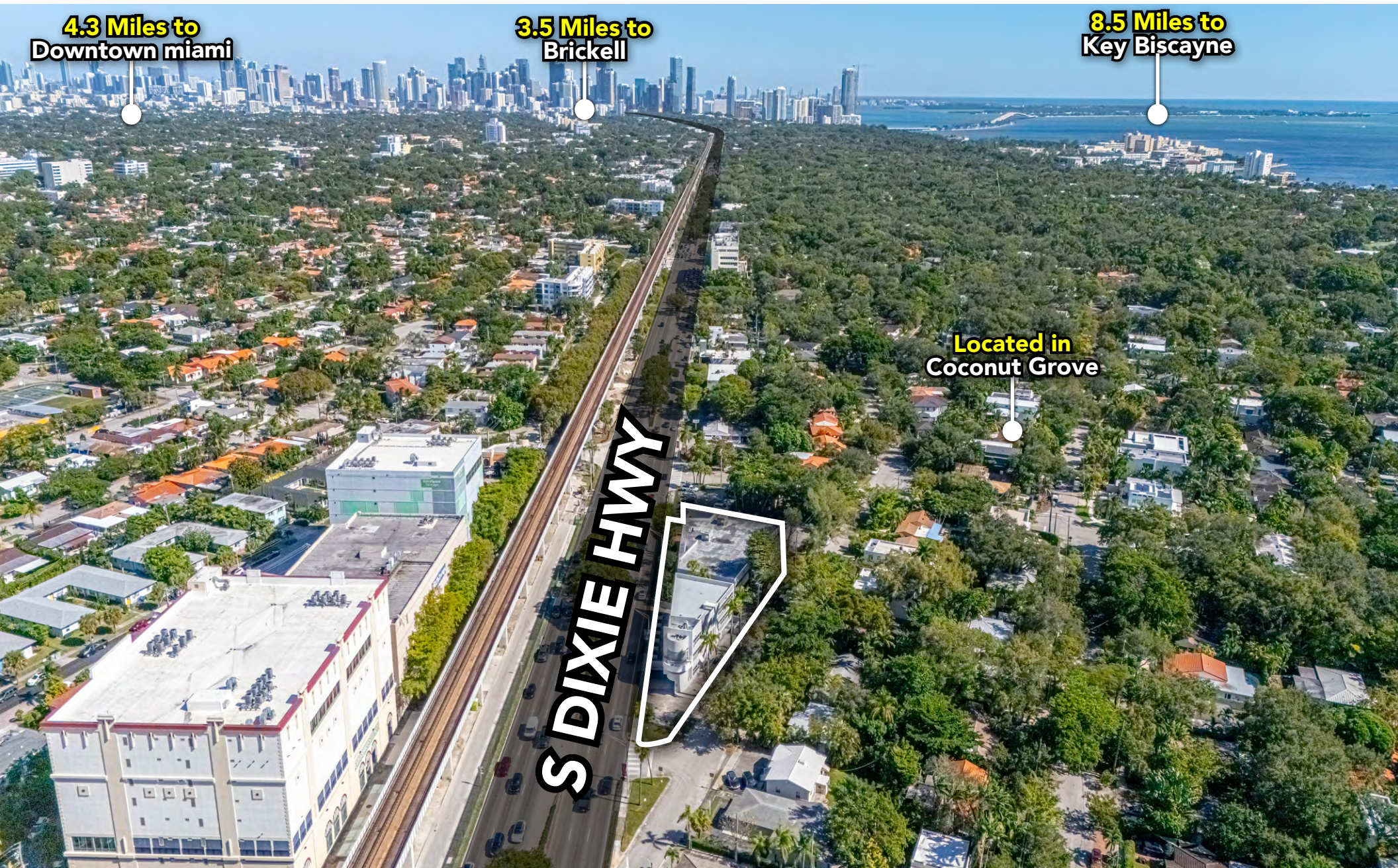


**2.2 Miles to  
Coral Gables**

**S DIXIE HWY**



# AERIAL VIEW (*West to East View*)





# AERIAL VIEW (S.W. to N.E. View)



**2.4 Miles to  
Little Havana**

**4.3 Miles to  
Downtown miami**

**3.5 Miles to  
Brickell**

**Located in  
Coconut Grove**

**S DIXIE HWY**





# AERIAL VIEW (N.E. to S.W. View)





5801 BISCAYNE BOULEVARD  
MIAMI, FLORIDA 33137

[www.chariff.com](http://www.chariff.com)

(O) 305-576-7474

(F) 305-576-7494

Instagram icon @chariff

Twitter icon @chariff

Facebook icon @chariffrealty

### Contact us:

**Lyle Chariff**

President/Broker

(305) 576-7474

[lyle@chariff.com](mailto:lyle@chariff.com)

**Mauricio Zapata**

Principal/Broker

(305) 576-7474

[mauricio@chariff.com](mailto:mauricio@chariff.com)

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