



3250 Mary Street  
Coconut Grove, FL 33133



Continental Plaza at Coconut Grove is a Class "A" five story office building. Located in the heart of Coconut Grove within walking distance to restaurants, hotels, Shoppes at Mayfair, Cocowalk and just minutes away from the Douglas Metrorail Station.

**Fairchild Partners**  
Commercial Real Estate Services



This landmark +80,000 square foot, five-story office building in the heart of Coconut Grove features functional floor plates, secure garage and surface parking. The Property distinctly features a red brick facade with an elegant wood accented lobby.

Continental Plaza is located minutes from the University of Miami, Downtown Miami, Brickell as well as prominent residential neighborhoods including Gables Estates, Coral Gables, Pinecrest and Key Biscayne.

- Institutionally owned
- Located in the heart of Coconut Grove
- Restaurants and hotels within walking distance
- Excellent covered parking
- Serviced by the Coconut Grove Circulator (249) which connects to the Douglas Metrorail Station
- Parking Ratio: 2/1,000 SF
- Rental Rates: From \$25.50 to \$29.00 Full Service with 4% Annual Increases
- Lease Terms: 3 to 5 Years

### Strength of Ownership

TA Associates Realty, established in 1982, is one of the largest and most experienced privately held real estate advisors in the United States. TA Associates Realty is a financially stable landlord with a long-term real estate investment perspective. Current assets under management total approximately 96.2 million square feet of commercial (office and industrial) real estate and 8,852 residential units located in over 35 markets nationwide.



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