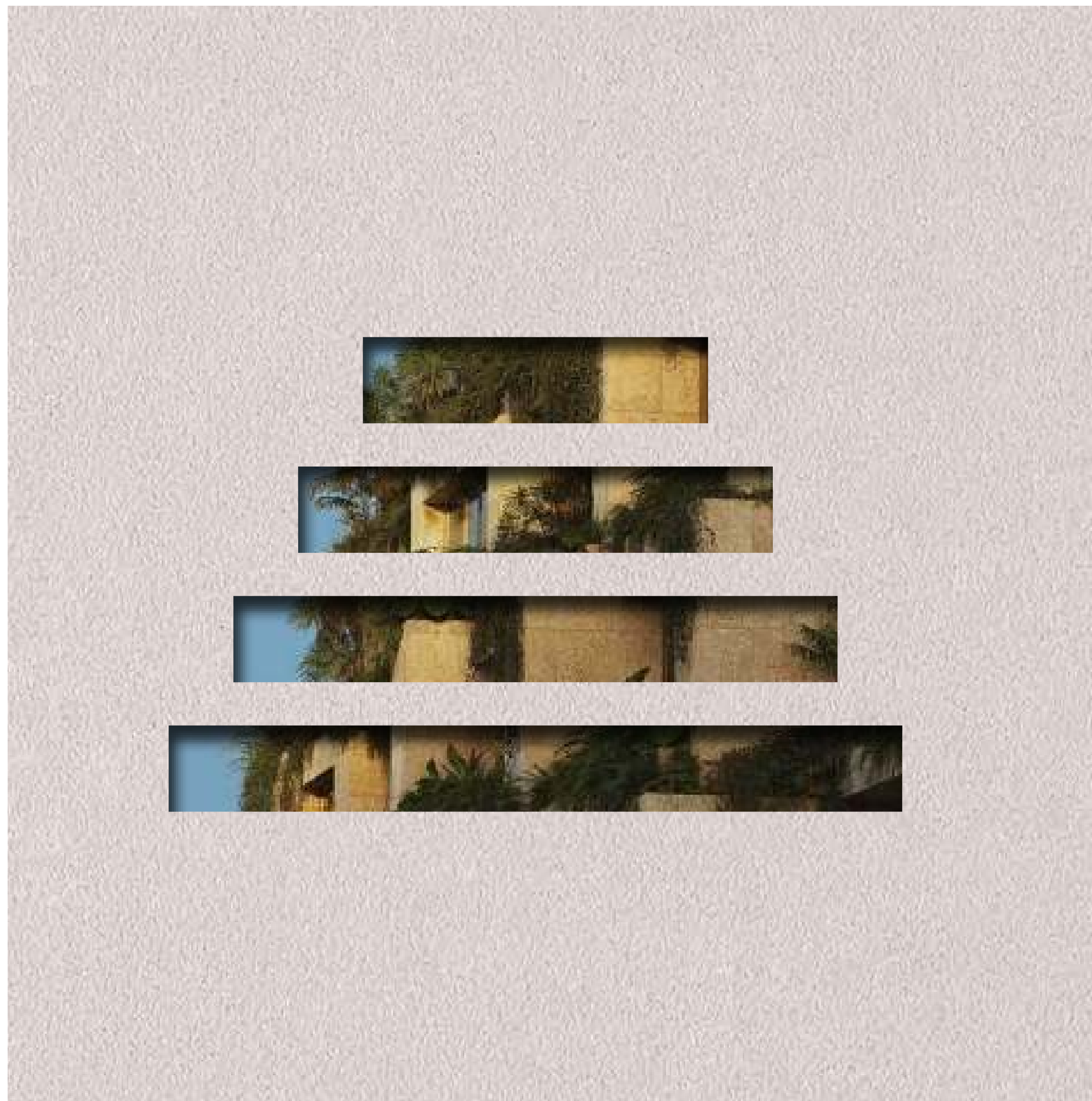


ALLEN MORRIS COMPANY



# ZIGGURAT



## NESTLED IN NATURE ROOTED IN THE GROVE

Introducing Ziggurat - an exceptional new office development on Grand Avenue, set in the vibrant heart of Coconut Grove, Florida. This visionary project seamlessly blends luxury and nature, embracing Coconut Grove's signature style with lush landscapes, elevated terraces, and refined architectural design. Spanning approximately 100,000 square feet across five stories, the building features expansive floor plates ranging from 17,000 to 21,000 square feet, with a 1.65/1,000 SF parking ratio for added convenience.

In addition to thoughtfully designed eco-friendly workspaces, the development offers exclusive amenities, including landscaped terraces and a rooftop terrace with a private F&B club currently in discussions with a Michelin Star operator. The project also integrates curated retail offerings, featuring a Michelin Star restaurant, an Italian market, and a potential high-end spa, creating a seamless blend of work, dining, and leisure.

Positioned in a vibrant neighborhood, just half a block from the intersection of Grand Avenue, Main Highway, and McFarlane Road, this development represents the ultimate setting for businesses aiming to make a significant impact in one of South Florida's most dynamic areas.

# BUILDING & AMENITIES

DEVELOPER  
Allen Morris Company

ARCHITECT  
Oppenheim

PRIME LOCATION  
Center of Grove, 1/2 block from Grand Avenue/Main Highway/  
McFarlane Road

OFFICE SPACE  
Approximately 100,000 SF  
Building Design: Five stories with 17,000–21,000 SF floor plates

PARKING  
1.65/1,000 SF parking ratio

AMENITIES  
Landscaped terraces and a rooftop terrace featuring a private  
F&B club (in discussions with a Michelin Star operator)

RETAIL OFFERINGS  
40,000 SF of curated retail, including a Michelin Star restaurant,  
Italian market, and potential high-end spa

RESIDENTIAL UNITS  
19 bespoke homes

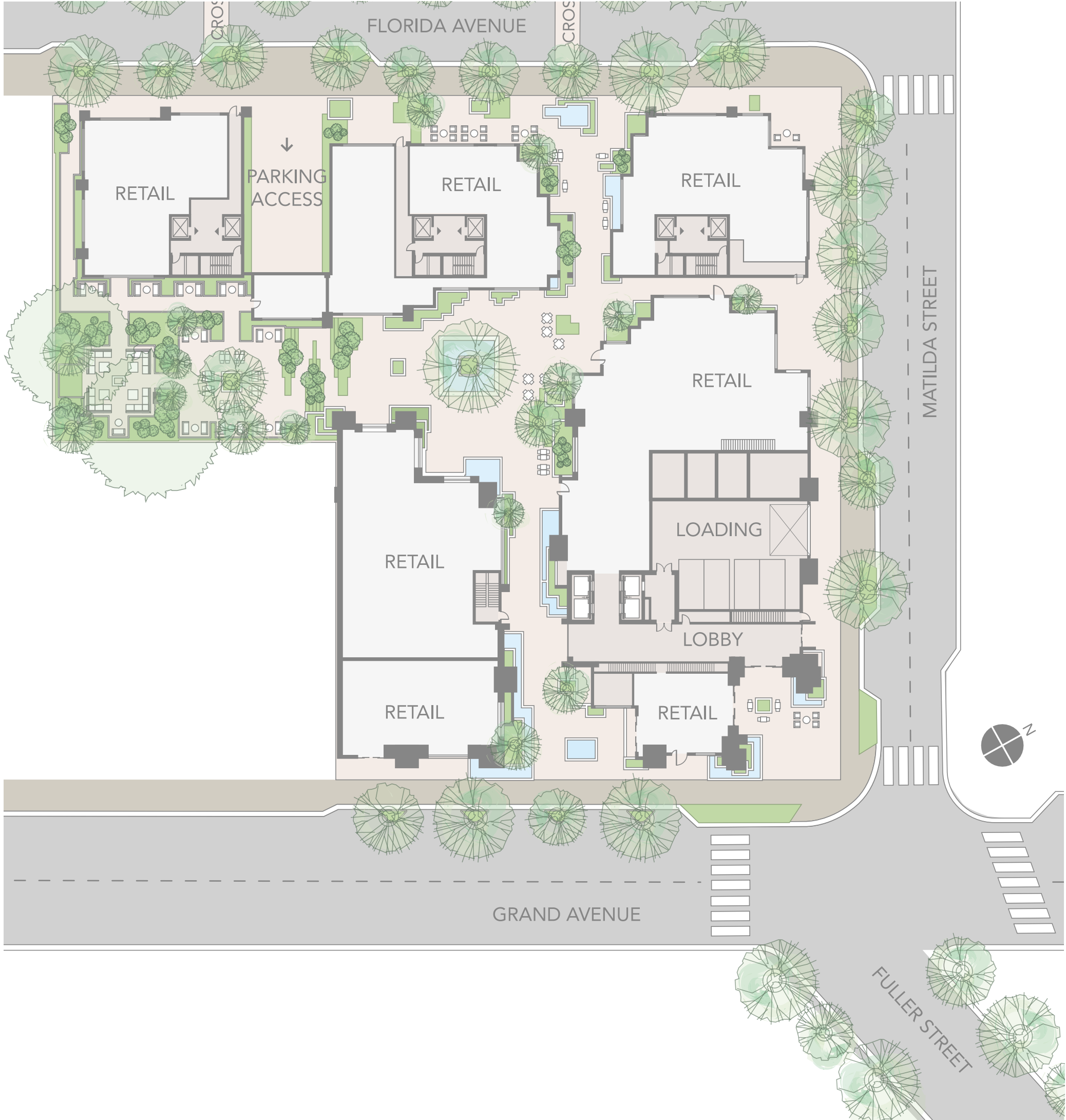
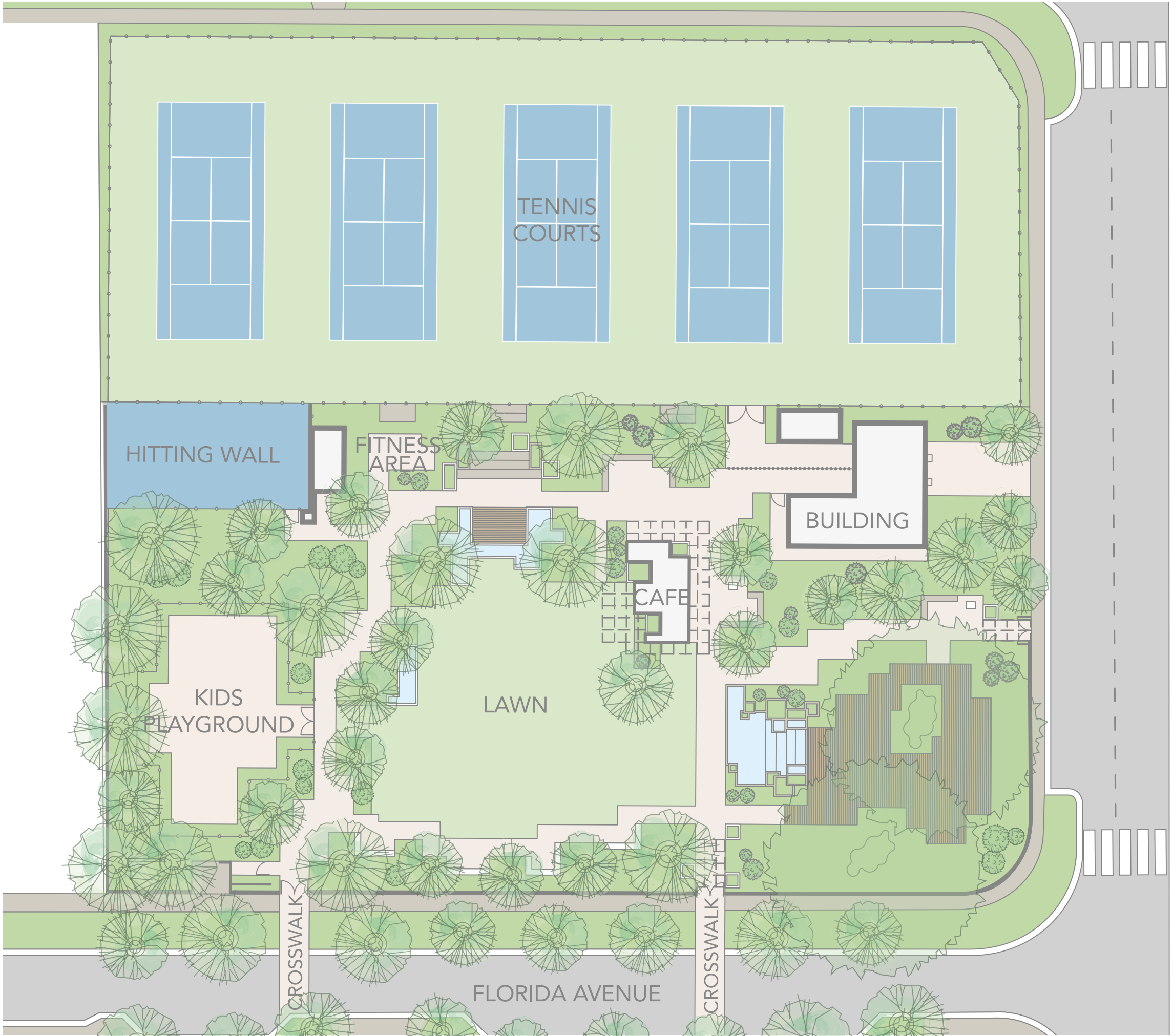
PARK ENHANCEMENTS  
Kirk Munroe Park will undergo a \$6.3M renovation, featuring  
expansive green spaces, new tennis courts, and vibrant, artful  
landscaping

CONSTRUCTION TIMELINE  
START: Q4 2025  
DELIVERY: Q4 2027





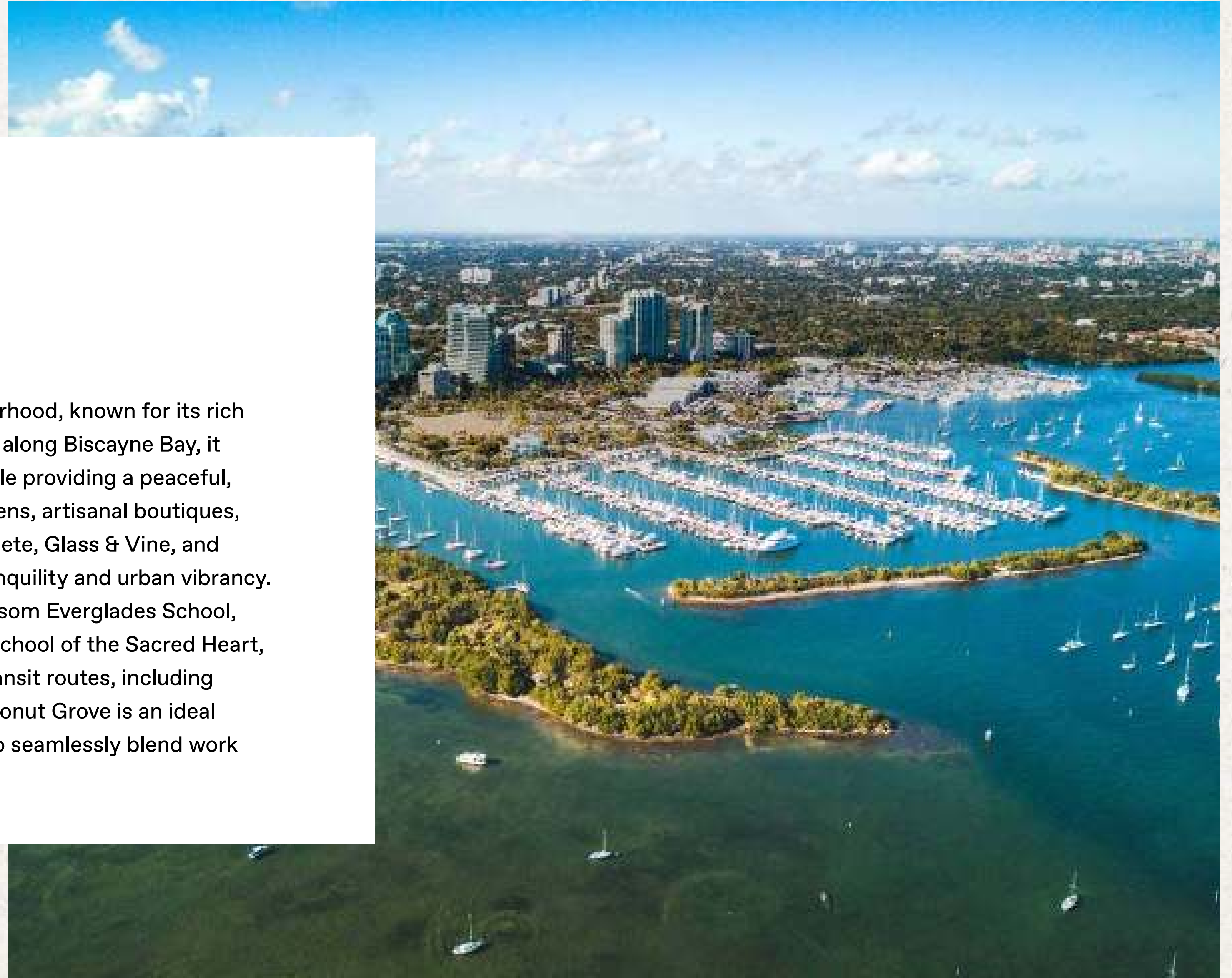
# SITE PLAN

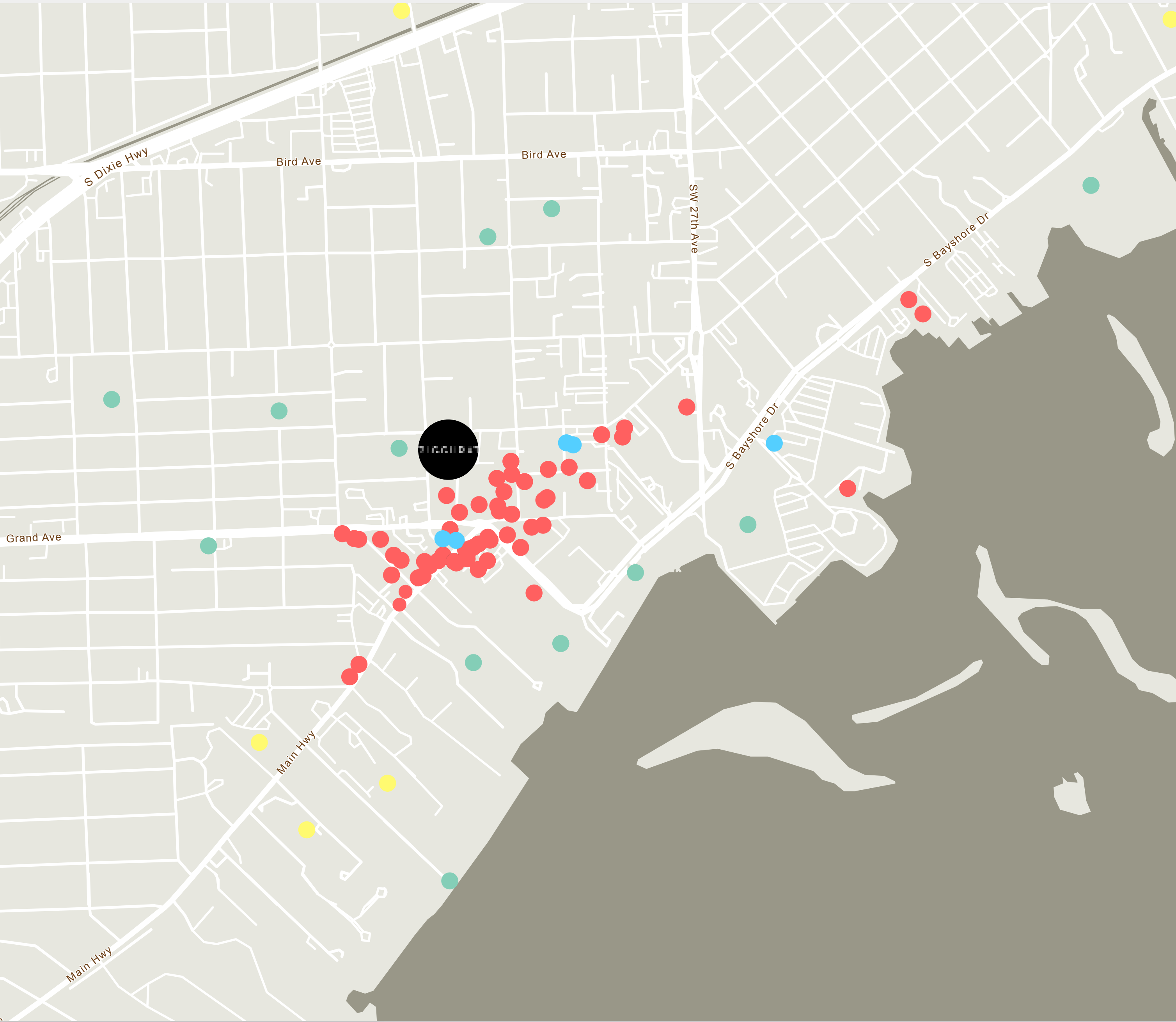




# LOCATION

Coconut Grove is Miami's original bohemian neighborhood, known for its rich culture, lush landscapes, and coastal charm. Nestled along Biscayne Bay, it offers easy access to the bustling heart of Miami while providing a peaceful, village-like atmosphere. Surrounded by tropical gardens, artisanal boutiques, eclectic cafes, and acclaimed restaurants such as Ariete, Glass & Vine, and Peacock Garden, it strikes the perfect balance of tranquility and urban vibrancy. The area is also home to prestigious schools like Ransom Everglades School, St. Stephen's Episcopal Day School, and Carrollton School of the Sacred Heart, further adding to its appeal. With proximity to key transit routes, including Miami International Airport and major highways, Coconut Grove is an ideal business and lifestyle destination for those looking to seamlessly blend work and leisure.





# IN THE AREA

## ● RESTAURANTS

- Bayshore Club
- Starbucks
- Monty's Coconut Grove
- Sushi by Scratch
- Ariete
- Glass & Vine
- Isabelle's Grill Room and Garden
- Koko
- Sadelle's
- OMAKAI sushi
- Calista Cafe
- Bombay Darbar
- Blonde Bistro
- Cotoletta
- LoKal
- Atchanas Homegrown Thai Restaurant
- Loretta and the Butcher
- RedFarm
- bartaco
- Meraki In The Grove
- Lulu
- GreenStreet Cafe
- Chug's Diner
- Shushi Garage
- PLANTA Queen
- Jaguar Restaurant
- sweetgreen
- The Salty Donut
- Mister01
- Harry's Pizzeria
- Kan Sushi
- Mayfair Grill
- Carrot Express
- El Bagel
- Bodega Taqueria y Tequila
- Bellini

- Fireman Derek's Bake Shop
- Panther Coffee
- Barracuda Taphouse & Grill
- Le Bouchon Du Grove
- Los Félix Miami

## ● GYMS

- Anatomy
- The Workout Spot
- SWEAT440 Fitness Coconut Grove
- INFINITY, beyond fitness - Cocowalk
- YouFit Gyms

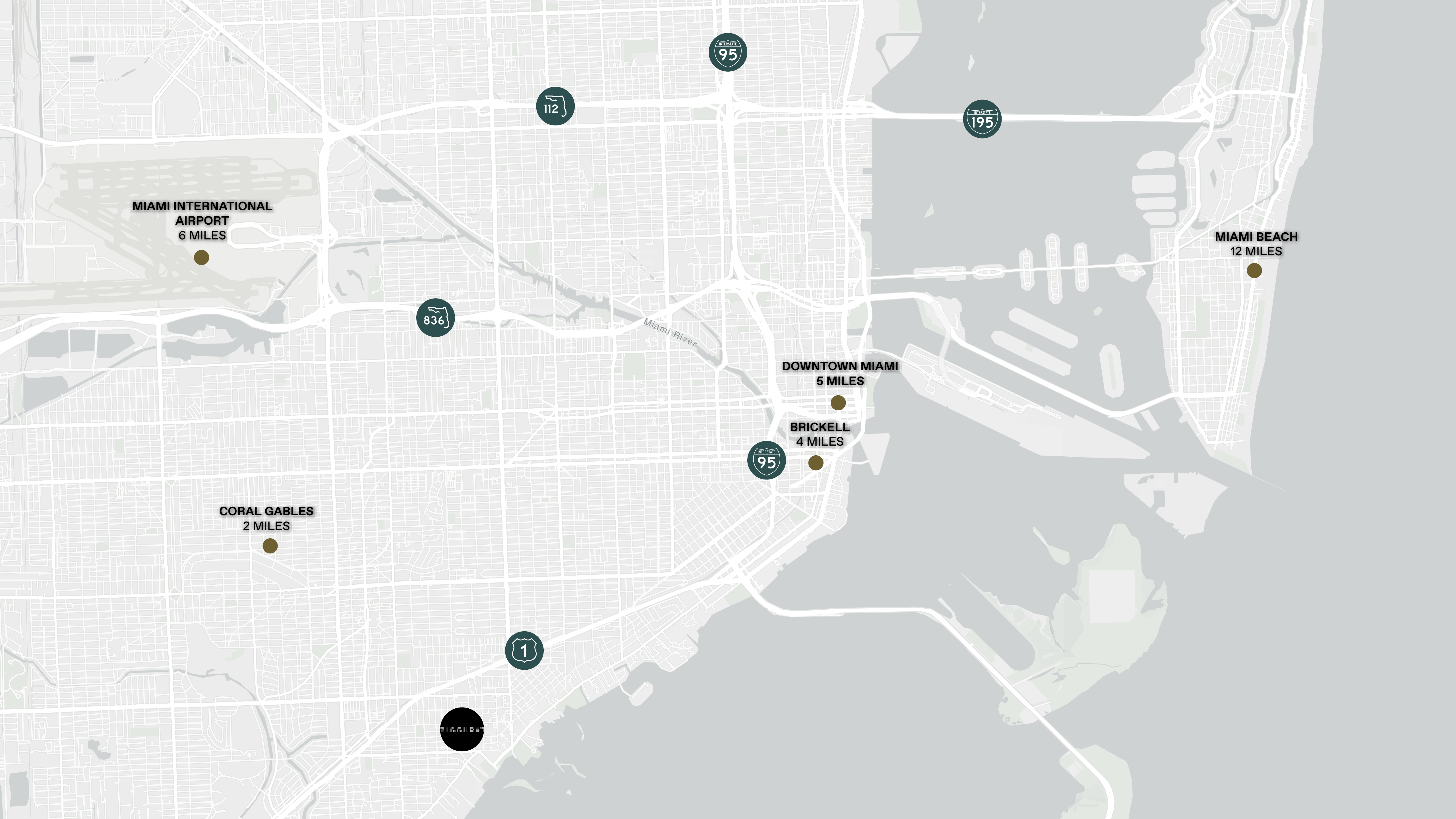
## ● PARKS

- Regatta Park
- David T. Kennedy Park
- Lincoln Park
- Blanche Park
- Peacock Park
- The Barnacle Historic State Park
- Kenneth M Myers Bayside Park
- Big Hill Park
- Billy Rolle Domino Park
- Coconut Grove Heritage Garden
- Elizabeth Virrick Park
- Kirk Munroe Park

## ● SCHOOLS

- Ransom Everglades Middle School
- Mater Grove Academy
- Ransom Everglades High School
- Carrollton School of the Sacred Heart
- St Hugh Catholic School





**MIAMI INTERNATIONAL  
AIRPORT  
6 MILES**

**MIAMI BEACH  
12 MILES**

**DOWNTOWN MIAMI  
5 MILES**

**BRICKELL  
4 MILES**

**CORAL GABLES  
2 MILES**

**WYNWOOD**







**OFFICE**  
100,000 SF

**RETAIL**  
35,699 SF

**RESIDENTAIL**  
19 BESPOKE HOMES





























## THE VISIONARY

Founded in 1958, the Allen Morris Company is a real estate development firm with a history of building-to-own that lends itself to projects with a higher level of care and finish. The family-run company has more than 85 successful development projects credited to its name over six decades.

The Allen Morris Company focuses selectively on developing best-in-class mixed-use, residential, commercial and hotel projects in unique locations with unparalleled amenities and carefully curated retail experiences.

Over its history, the Allen Morris Company has never defaulted on a single financial obligation, delayed the remittance of an interest payment or been involved with a single project that has caused its investors to lose their investment. It is a record that the company protects vigorously.

**ALLEN MORRIS COMPANY**

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