



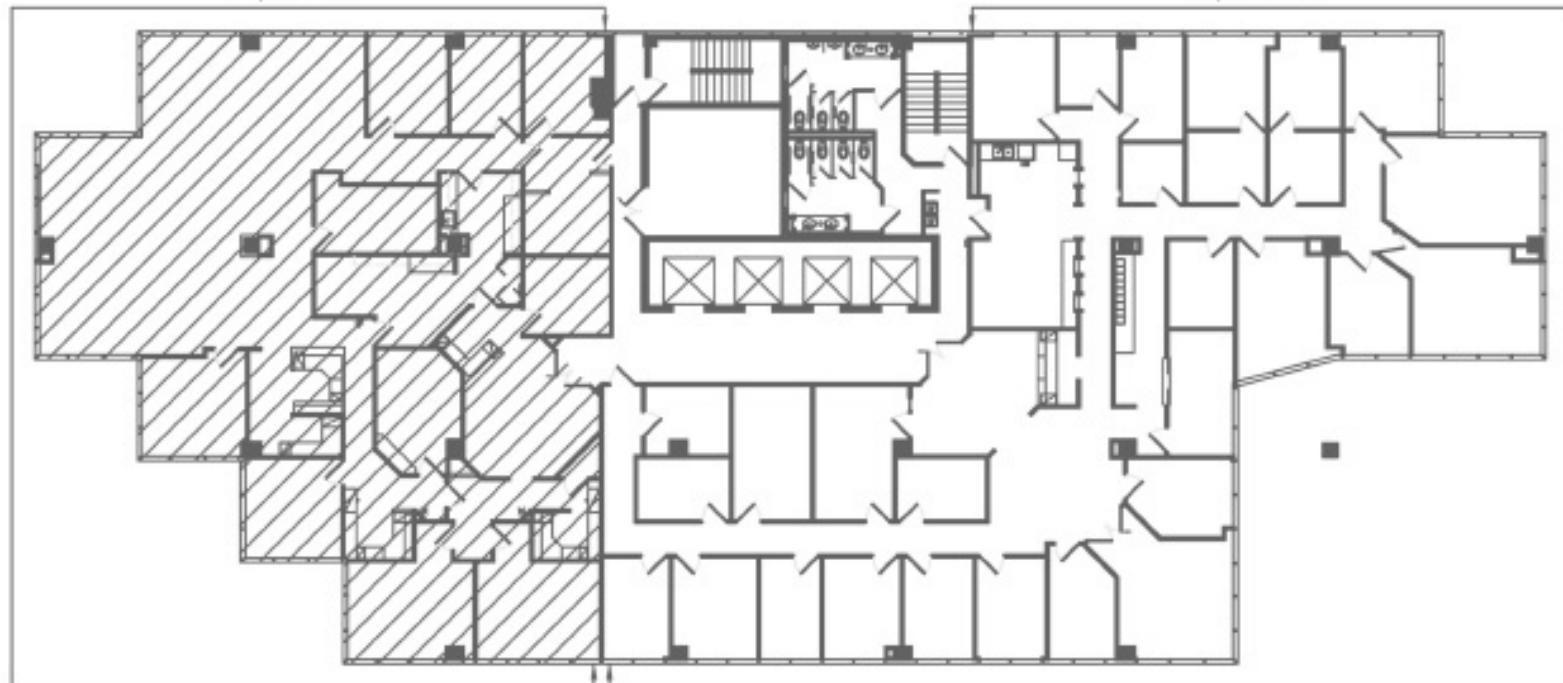
*Office  
Condominiums*

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2665 South Bayshore Drive  
Coconut Grove, FL 33133

305.856.6400 phone  
305.860.2921 fax  
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VACANT  
SUITE 202  
5,606 RSF  
4,691 USF

EXECUTIVE SUITES  
SUITE 200  
7,148 RSF  
5,982 USF



ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE IN ACCORDANCE WITH THE AGREEMENT FOR SALE.

Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally includes the interior airspace between the perimeter walls and excludes interior structural components). Additionally, measurements of rooms set forth on any floor plan are generally taken at the greatest points of each given room (as if the room were a perfect rectangle), without regard for any cutouts. Accordingly, the area of the actual room will typically be smaller than the product obtained by multiplying the stated length times width. All dimensions are approximate and all floor plans and development plans are subject to change.

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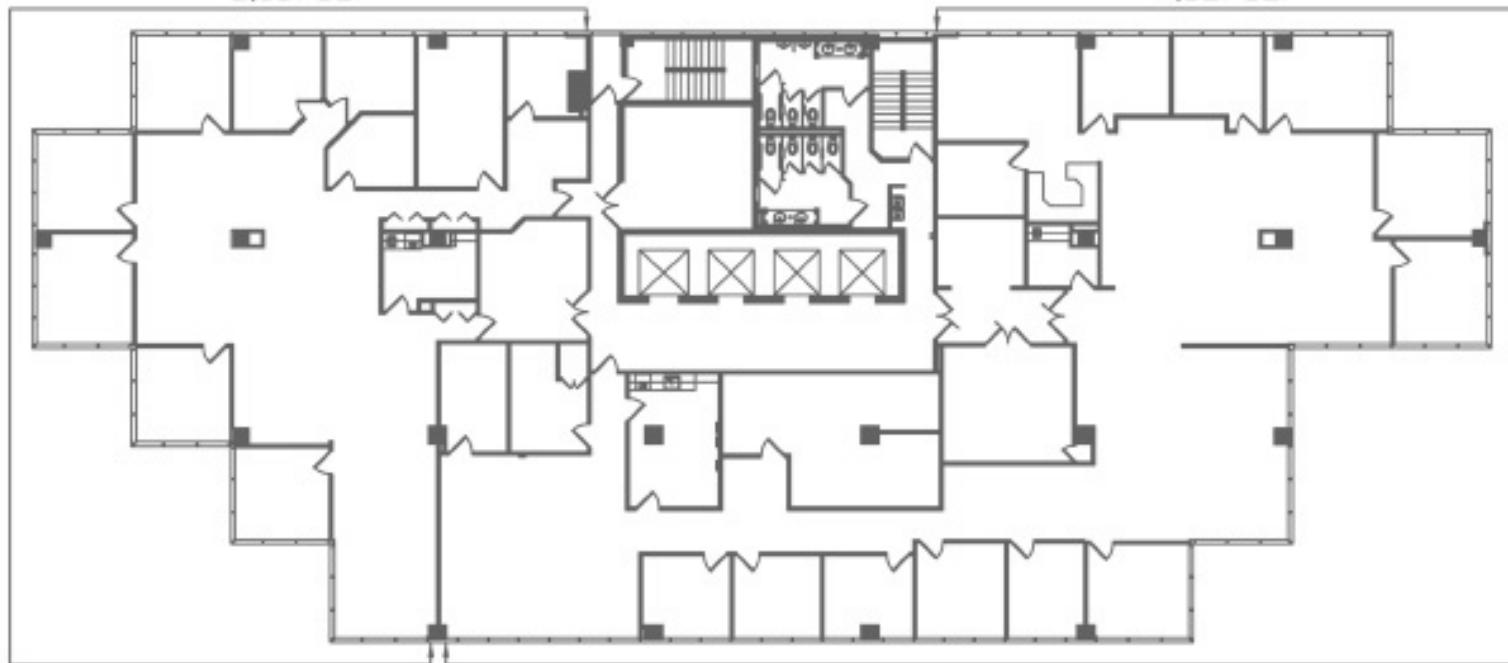
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FIRC (SOLD)  
SUITE 302  
4,757 RSF  
3,981 USF

RONIN (03/31/10 - 5 YR. RENEWAL OPT.)  
SUITE 301  
8,390 RSF  
7,021 USF



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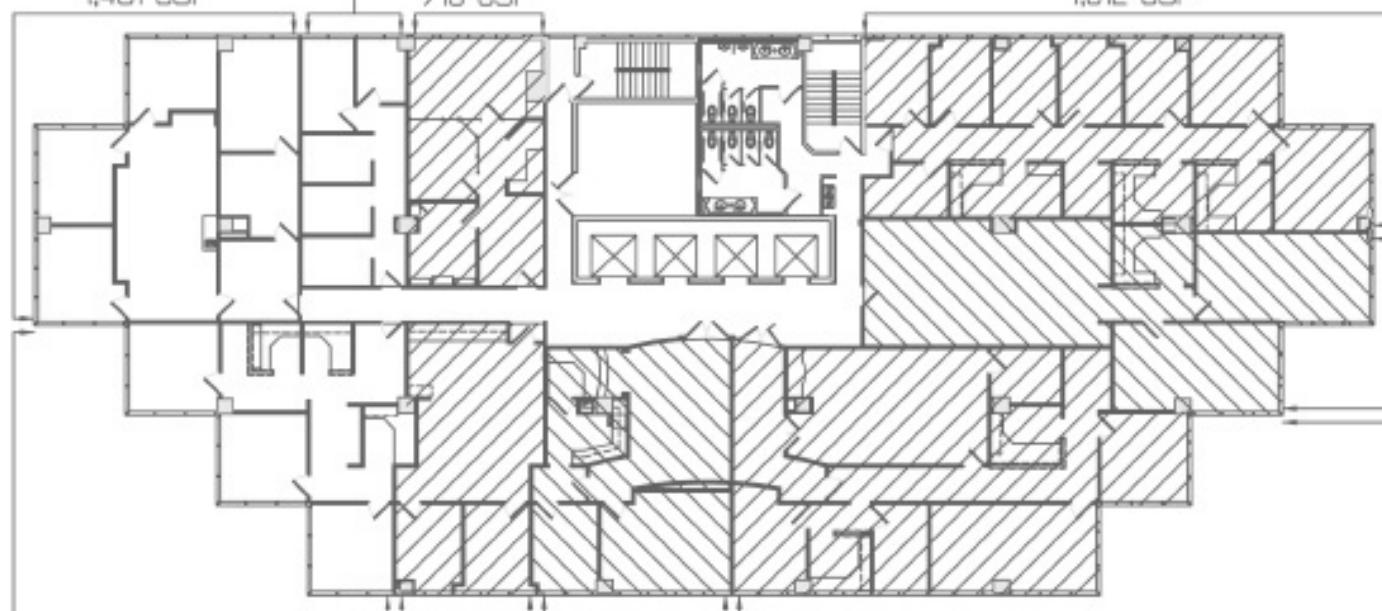
BOSTON INVESTORS GROUP  
SUITE 440  
1,710 RSF  
1,431 USF

BROL.COM  
SUITE 445  
673 RSF  
563 USF

VACANT  
SUITE 450  
856 RSF  
716 USF

VACANT  
SUITE 410  
2,165 RSF  
1,812 USF

VACANT  
SUITE 415  
1,796 RSF  
1,503 USF



CLH CORPORATION  
SUITE 435  
1,275 RSF  
1,067 USF

VACANT  
SUITE 430  
919 RSF  
769 USF

VACANT  
SUITE 425  
1,209 RSF  
1,012 USF

VACANT  
SUITE 420  
2,514 RSF  
2,104 USF

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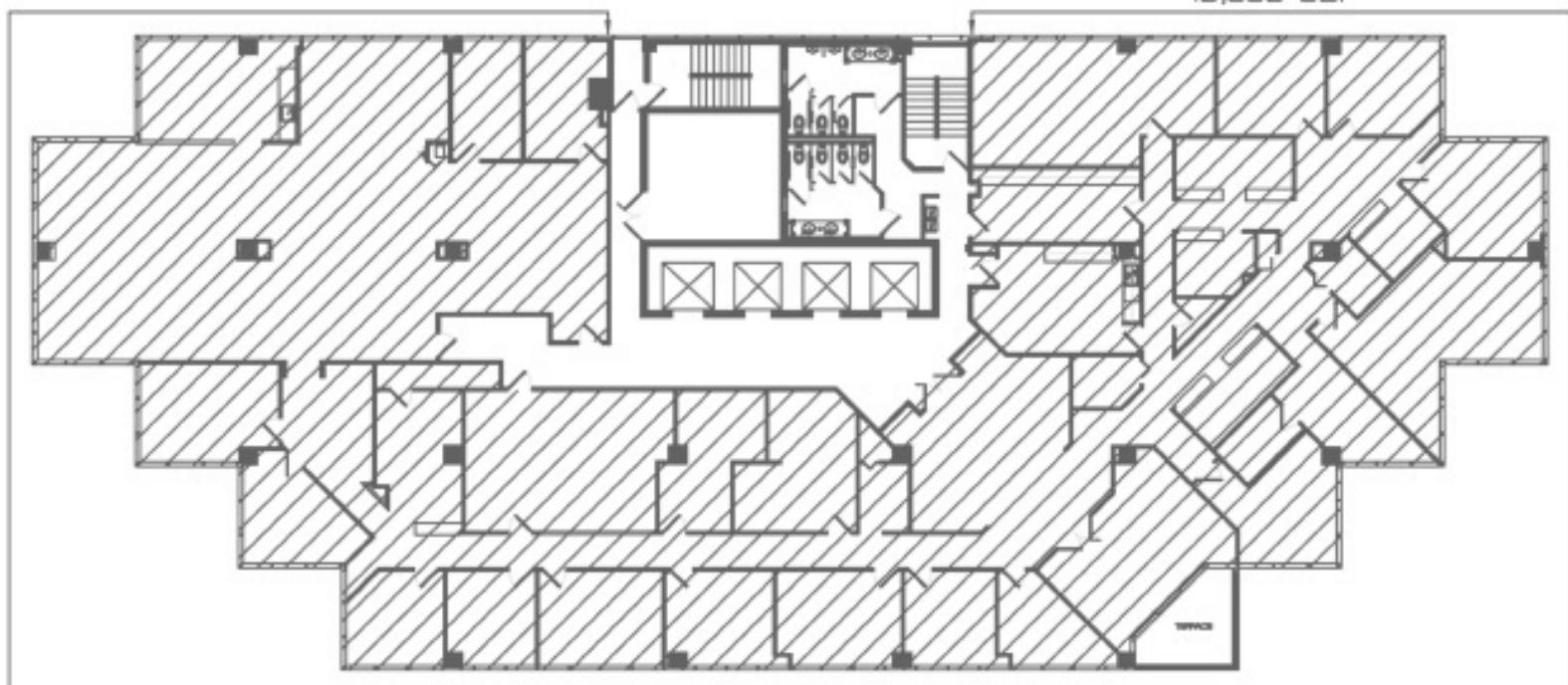


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VACANT  
SUITE 501  
12,978 RSF  
10,860 USF



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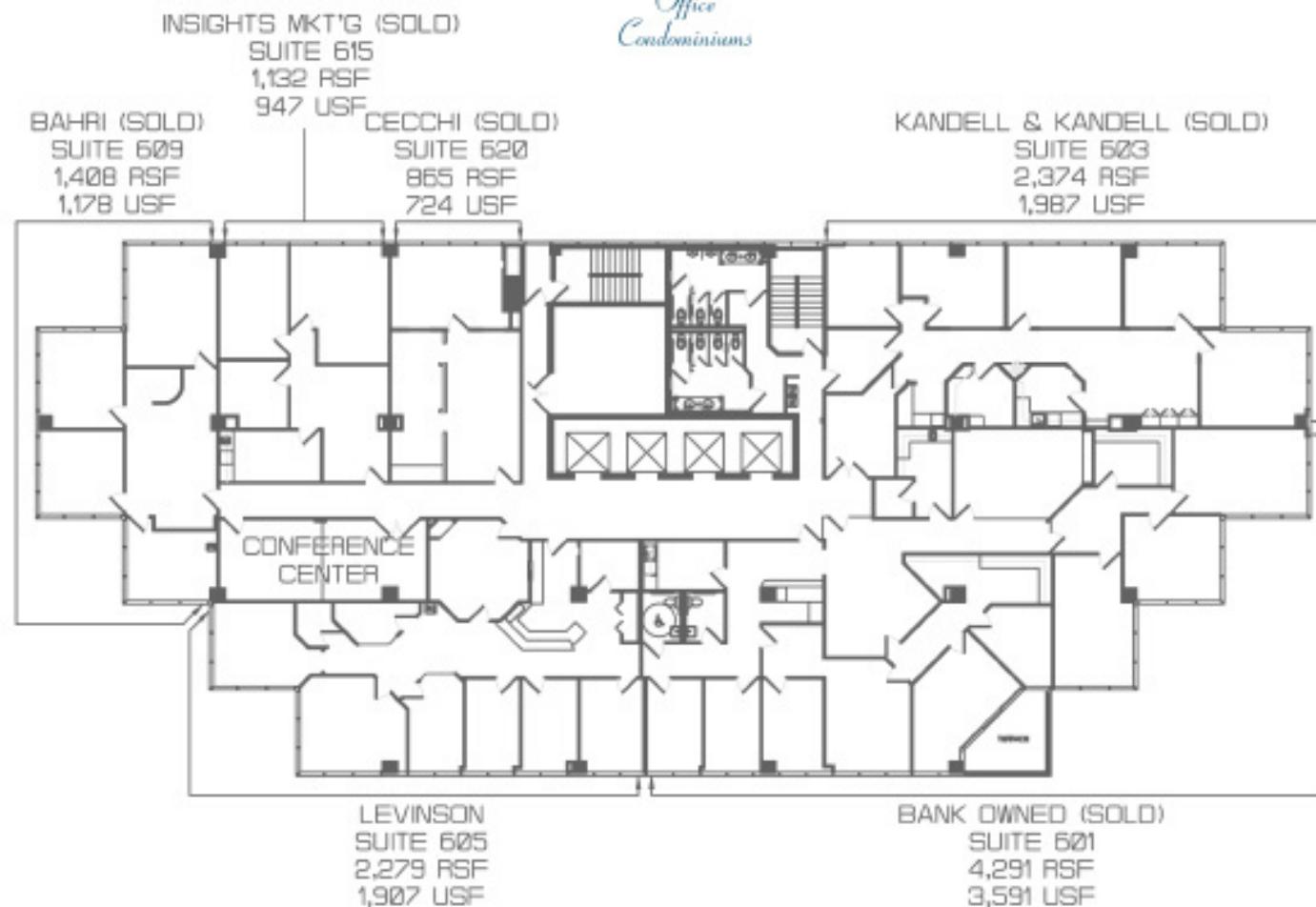
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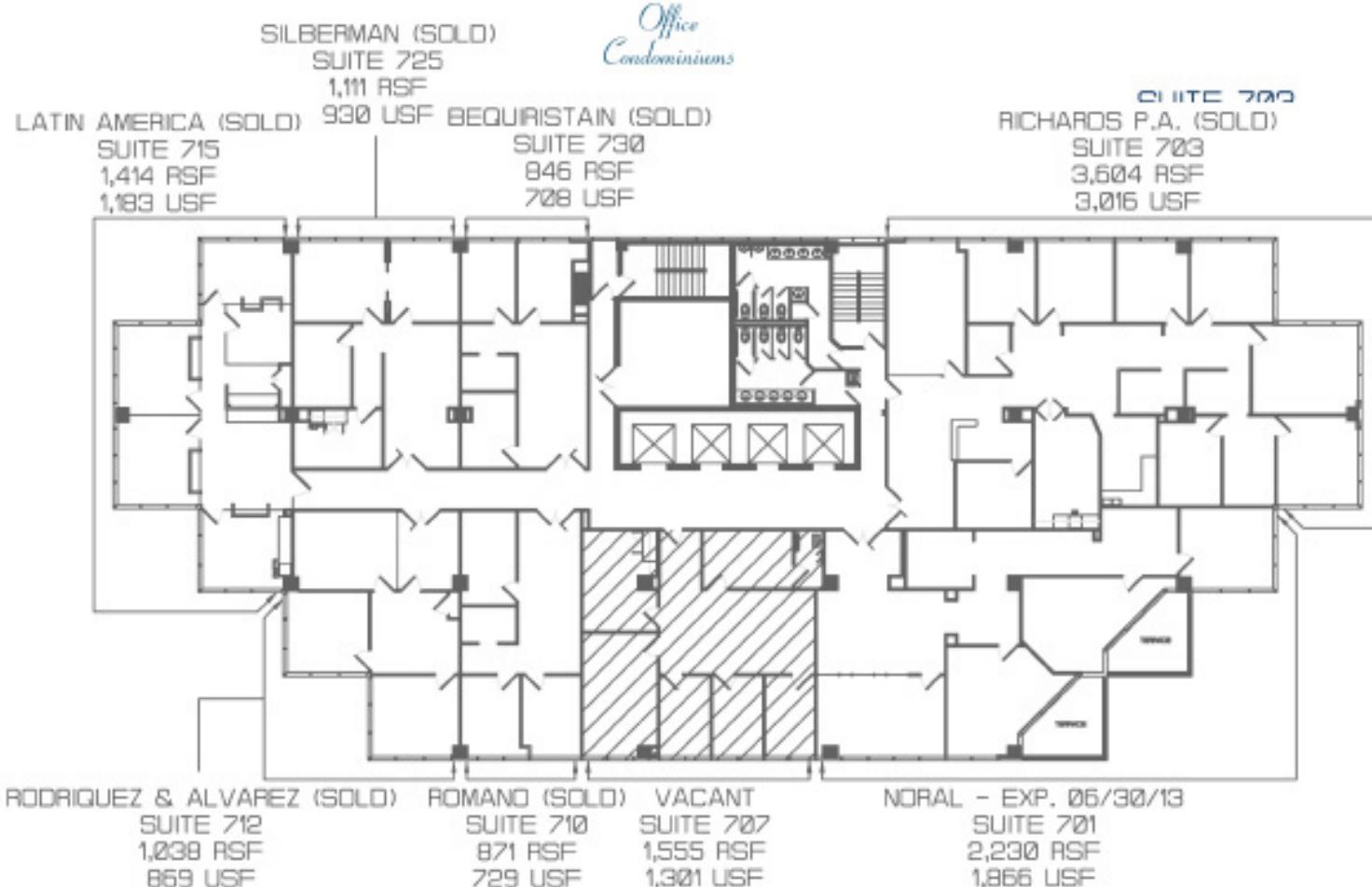
# SEVENTH FLOOR

7



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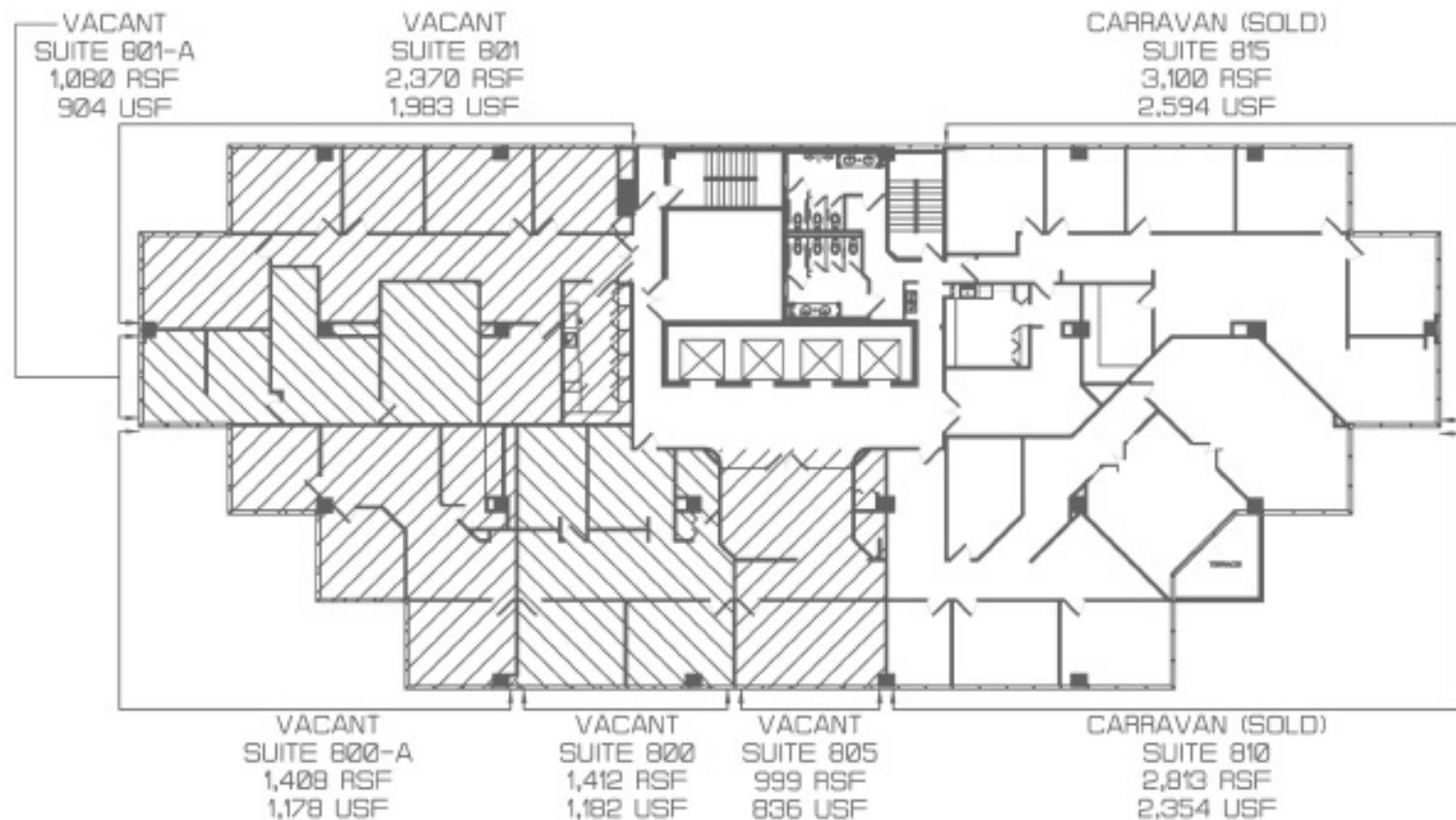
# EIGHTH FLOOR



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NAVTRANS (SOLD)  
SUITE 900  
1,777 RSF  
1,487 USF

WATSCO  
SUITE 902  
821 RSF  
587 USF

H & A (SOLD)  
SUITE 903  
2,241 RSF  
1,875 USF

CLH (05/31/09)  
SUITE 908  
1,301 RSF  
1,089 USF

JORGE GURIAN (12/01/08)  
SUITE 906  
1,347 USF  
1,127 USF

WATSCO  
SUITE 901  
5,121 RSF  
4,285 USF



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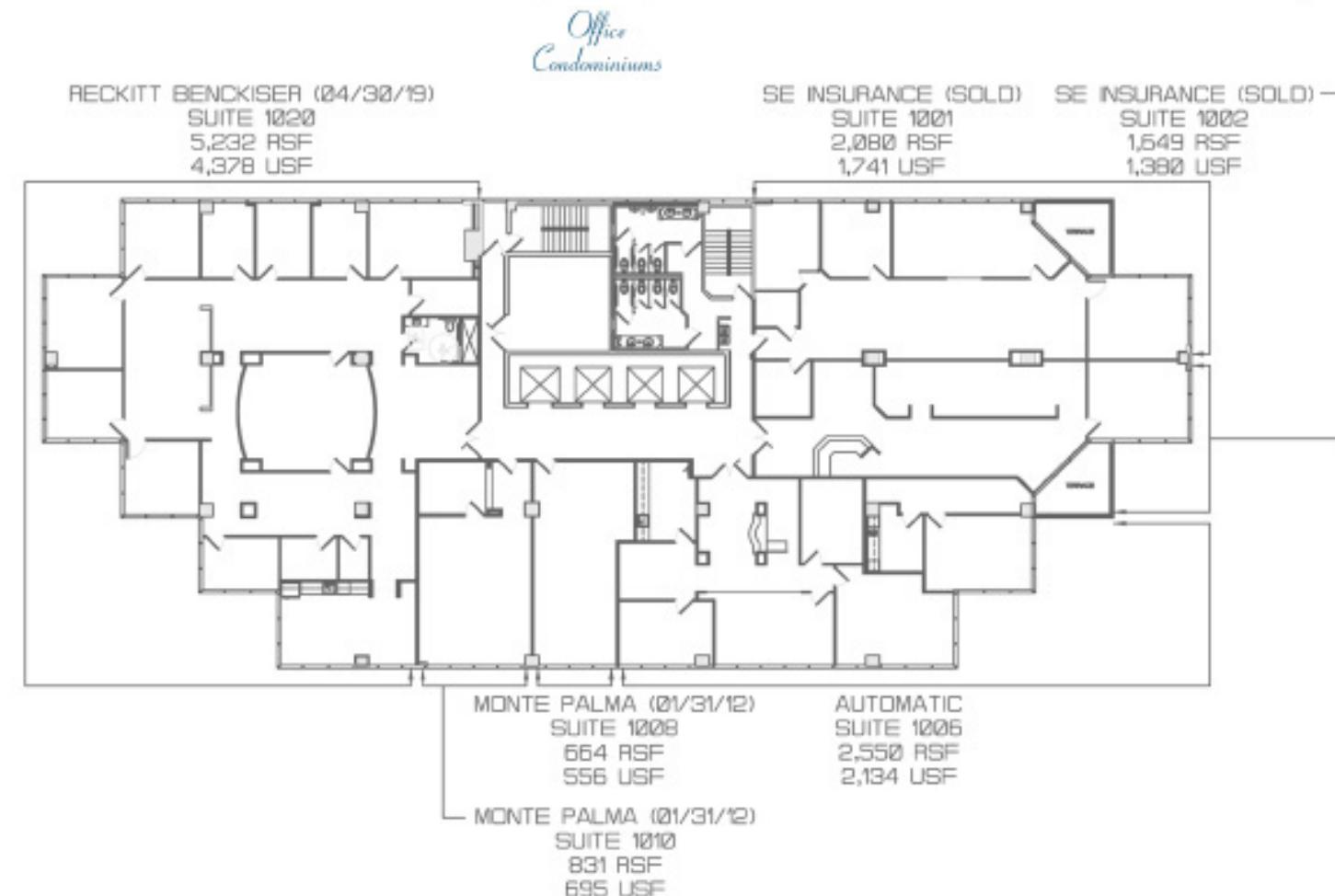
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## ELEVENTH FLOOR



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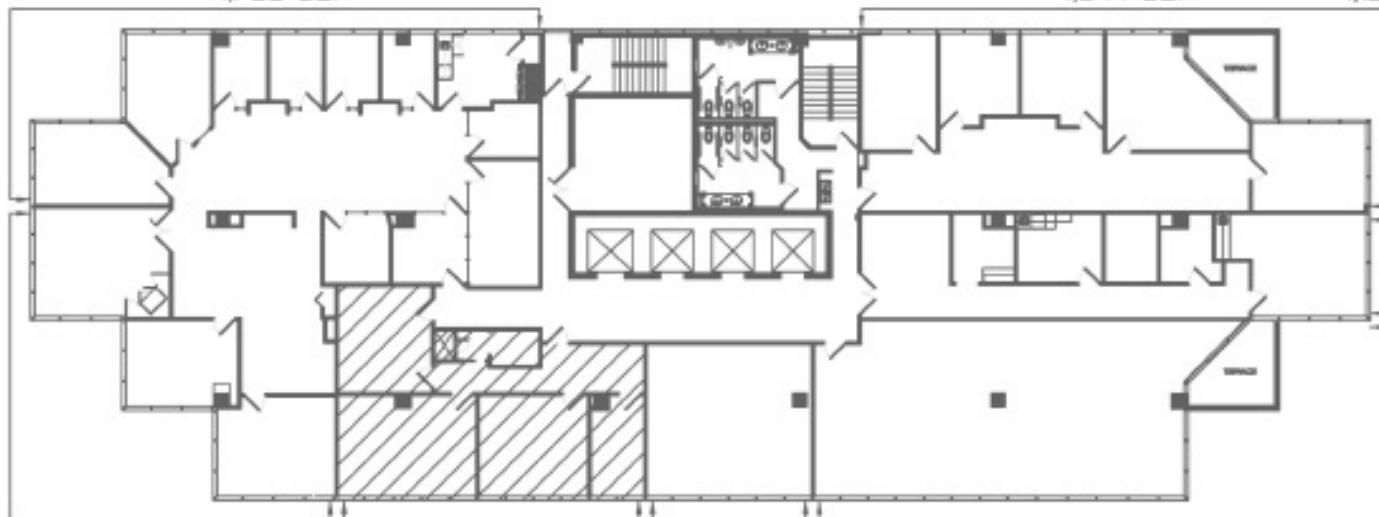
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USA ES EULEN AMERICA - EXP. 10/31/11  
SUITE 1125  
2,091 RSF  
1,750 USF

FLAMINGO (SOLD)      FLAMINGO (SOLD)-  
SUITE 1130      SUITE 1100  
1,965 RSF      1,355 RSF  
1,644 USF      1,134 USF



USA ES EULEN AMERICA - EXP. 10/31/11  
SUITE 1120  
1,948 RSF  
1,630 USF

GB1110 (SOLD)  
SUITE 110  
650 RSF  
544 USF  
  
VACANT  
SUITE 115  
1,377 RSF  
1,152 USF

GB1110 (SOLD)  
SUITE 115  
1,716 RSF  
1,436 USF

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Offices at  
GRAND BAY PLAZA

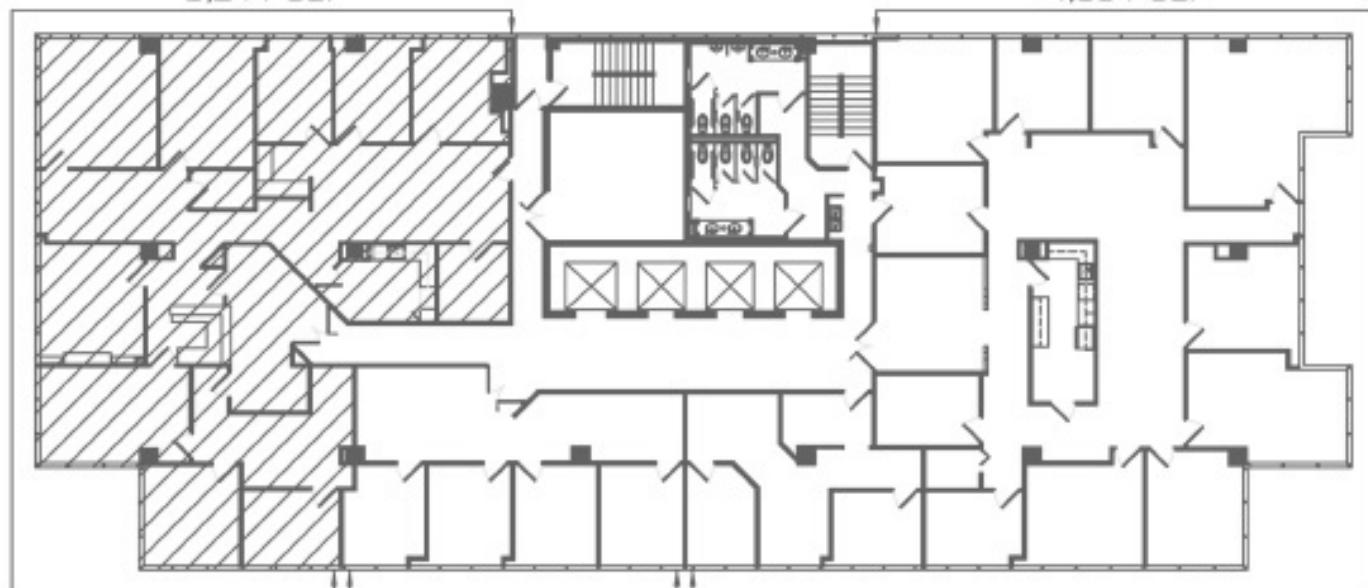
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VACANT  
SUITE 1204  
3,877 RSF  
3,244 USF

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BERKOWITZ (SOLD)  
SUITE 1200  
5,143 RSF  
4,304 USF



EDUARDO RIVERO (SOLD)  
SUITE 1207  
1,215 RSF  
1,017 USF

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M

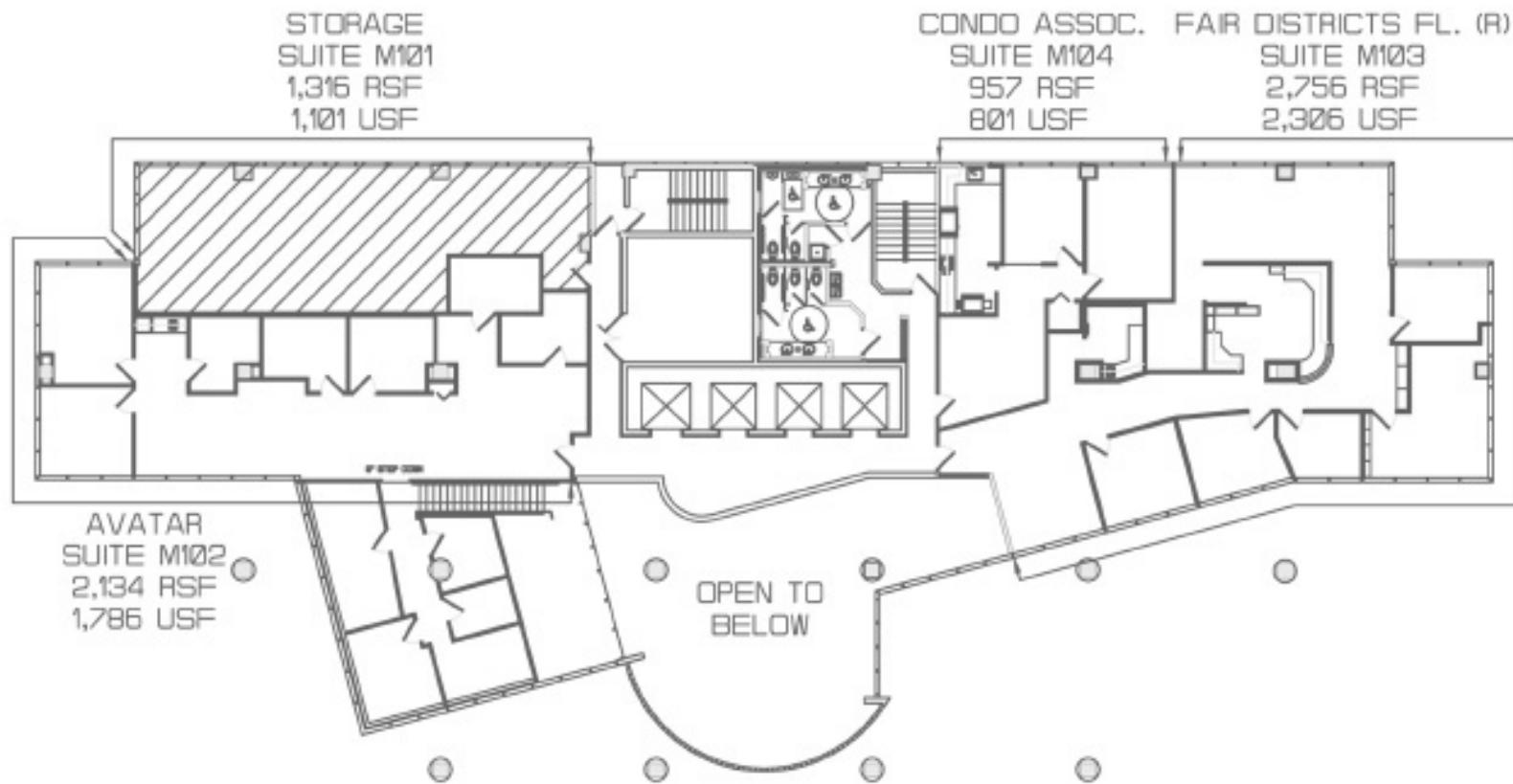
# MEZZANINE



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