

Offices at
GRAND BAY PLAZA

Office
Condominiums

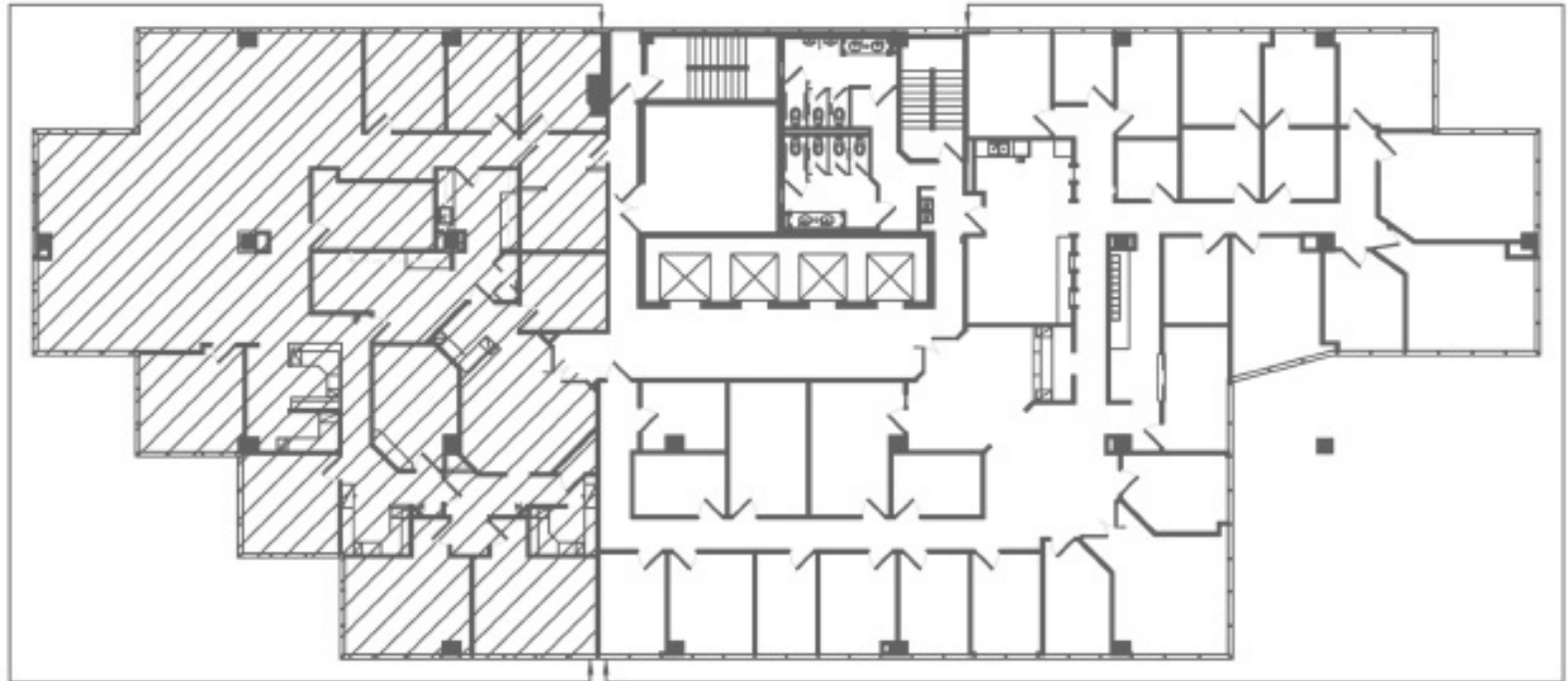
Offices at Grand Bay Plaza
2665 South Bayshore Drive
Coconut Grove, FL 33133

305.856.6400 phone
305.860.2921 fax
www.officesatgrandbay.com

SECOND FLOOR

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.

The features, plans and specifications described are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion. Certain items, if included with the Unit, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or included in Developer's Plans and Specifications or in the published list of standard items (if any).

Offices at
GRAND BAY PLAZA

Office
Condominiums

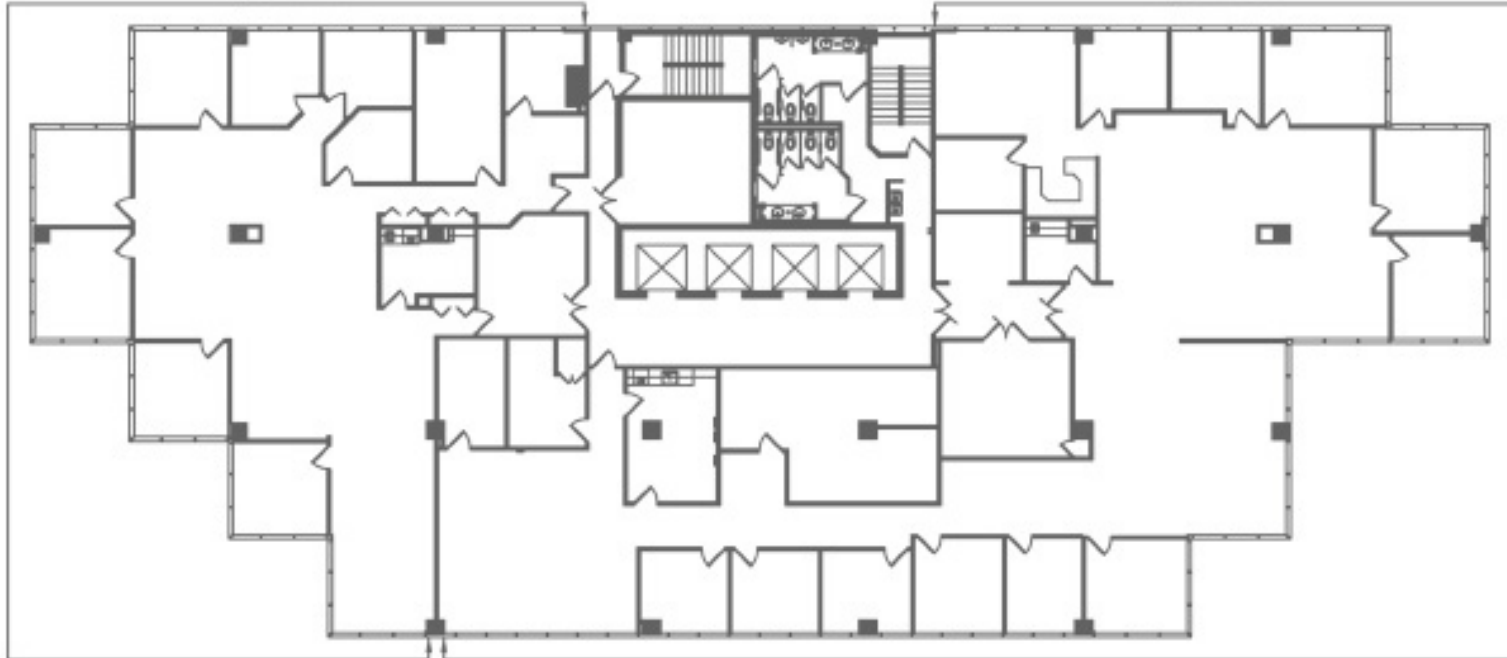
Offices at Grand Bay Plaza
2665 South Bayshore Drive
Coconut Grove, FL 33133

305.856.6400 phone
305.860.2921 fax
www.officesatgrandbay.com

THIRD FLOOR

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



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.

The features, plans and specifications described are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion. Certain items, if included with the Unit, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or included in Developer's Plans and Specifications or in the published list of standard items (if any).

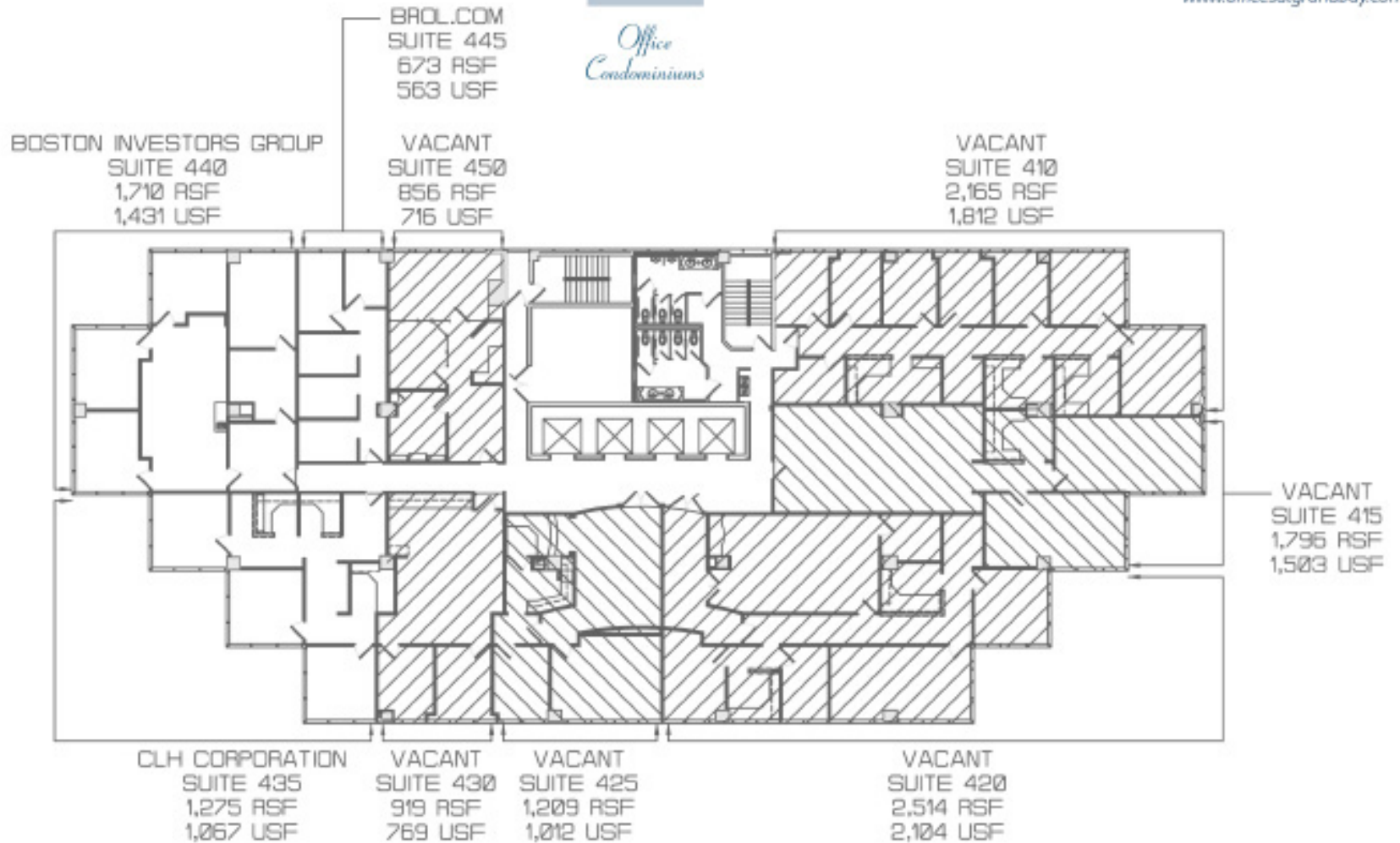
Offices at
GRAND BAY PLAZA

Office
Condominiums

Offices at Grand Bay Plaza
2665 South Bayshore Drive
Coconut Grove, FL 33133

305.856.6400 phone
305.860.2921 fax
www.officesatgrandbay.com

FOURTH FLOOR



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.

The features, plans and specifications described are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion. Certain items, if included with the Unit, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or included in Developer's Plans and Specifications or in the published list of standard items (if any).

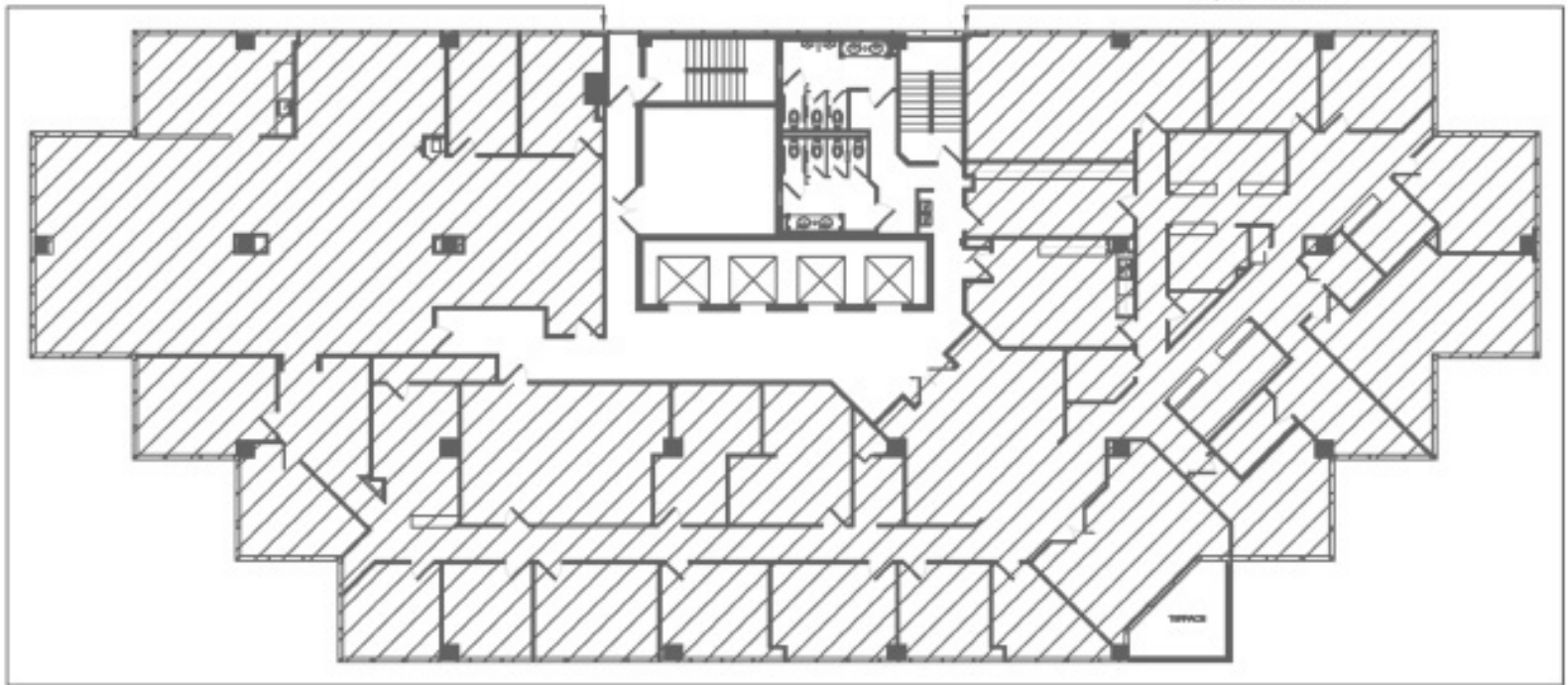
Offices at
GRAND BAY PLAZA

Office
Condominiums

Offices at Grand Bay Plaza
2665 South Bayshore Drive
Coconut Grove, FL 33133

305.856.6400 phone
305.860.2921 fax
www.officesatgrandbay.com

VACANT
SUITE 501
12,978 RSF
10,860 USF



FIFTH FLOOR

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.

The features, plans and specifications described are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion. Certain items, if included with the Unit, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or included in Developer's Plans and Specifications or in the published list of standard items (if any).

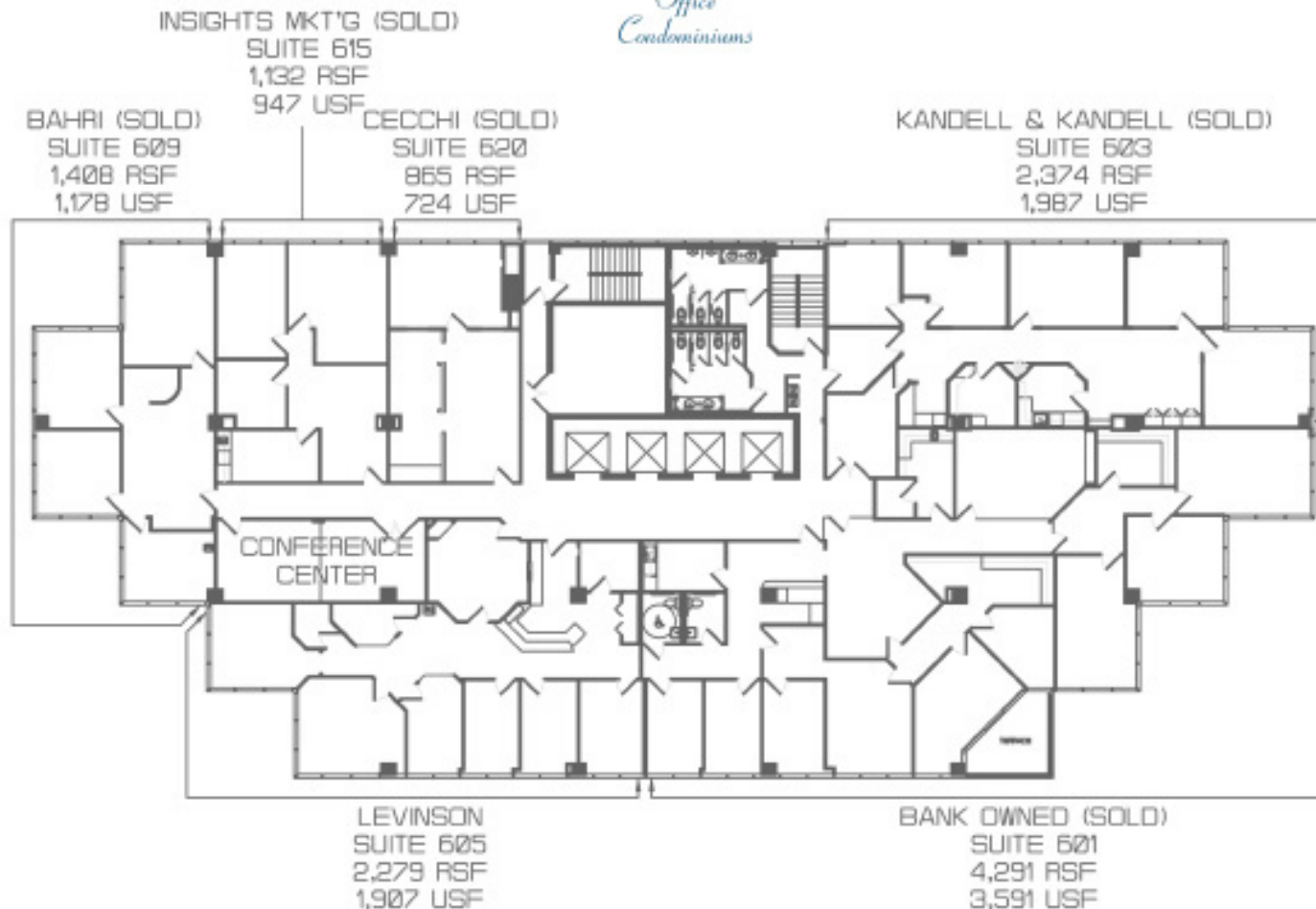
Offices at
GRAND BAY PLAZA

Office
Condominiums

Offices at Grand Bay Plaza
2665 South Bayshore Drive
Coconut Grove, FL 33133

305.856.6400 phone
305.860.2921 fax
www.officesatgrandbay.com

SIXTH FLOOR



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.

The features, plans and specifications described are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion. Certain items, if included with the Unit, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or included in Developer's Plans and Specifications or in the published list of standard items (if any).

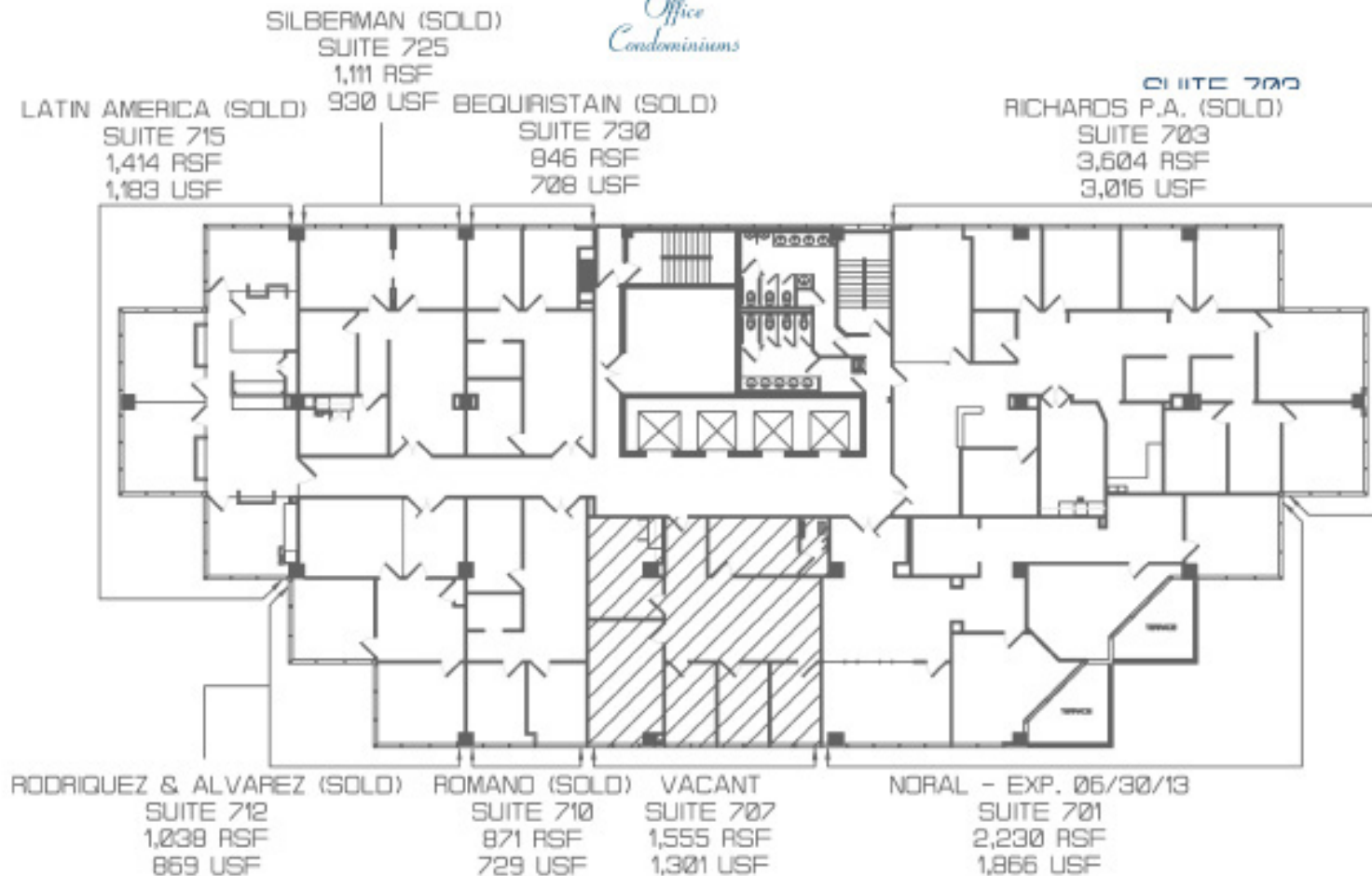
Offices at
GRAND BAY PLAZA

Office
Condominiums

Offices at Grand Bay Plaza
2665 South Bayshore Drive
Coconut Grove, FL 33133

305.856.6400 phone
305.860.2921 fax
www.officesatgrandbay.com

SEVENTH FLOOR



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.

The features, plans and specifications described are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion. Certain items, if included with the Unit, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or included in Developer's Plans and Specifications or in the published list of standard items (if any).

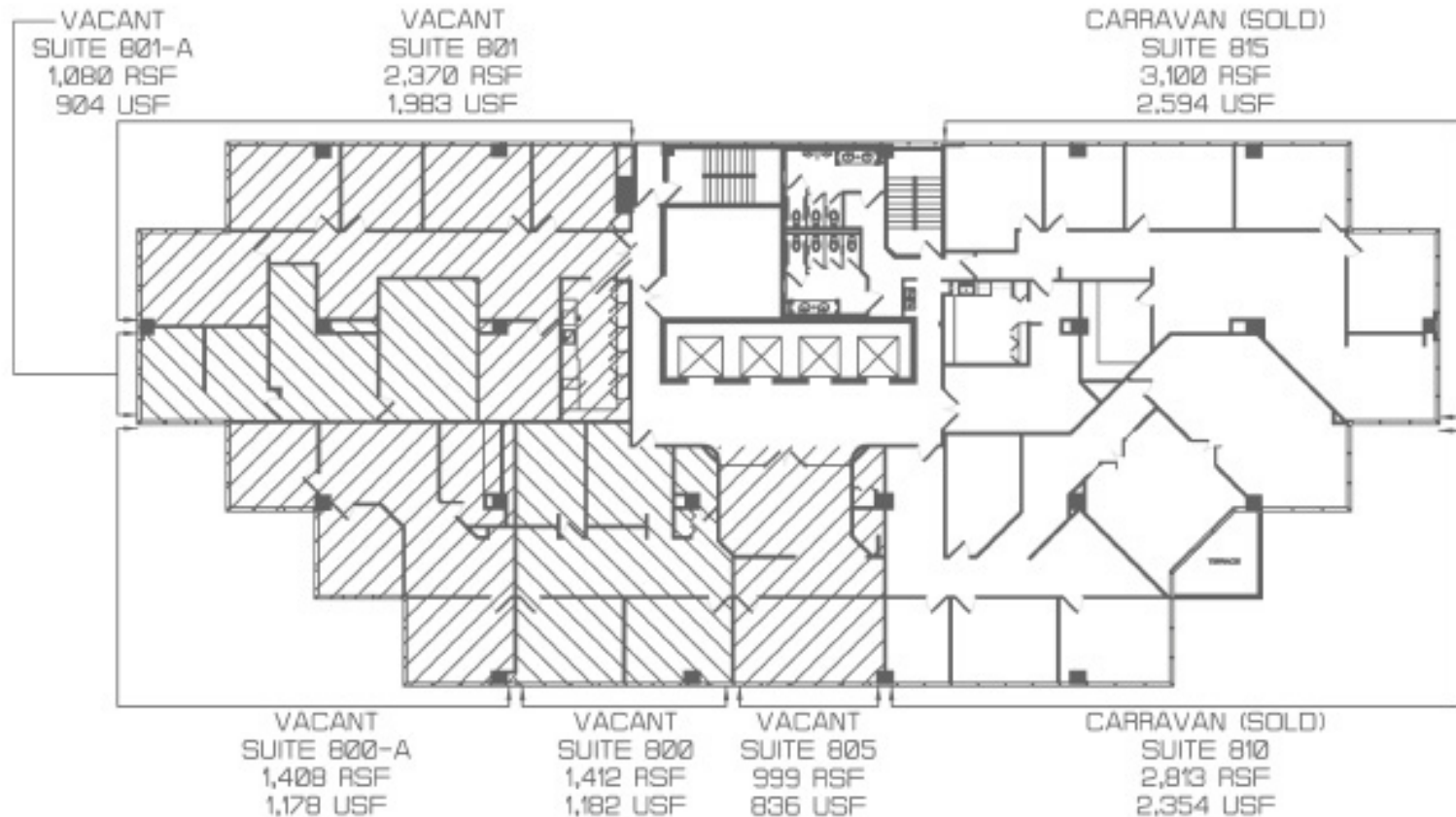
Offices at
GRAND BAY PLAZA

Office
Condominiums

Offices at Grand Bay Plaza
2665 South Bayshore Drive
Coconut Grove, FL 33133

305.856.6400 phone
305.860.2921 fax
www.officesatgrandbay.com

EIGHTH FLOOR



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

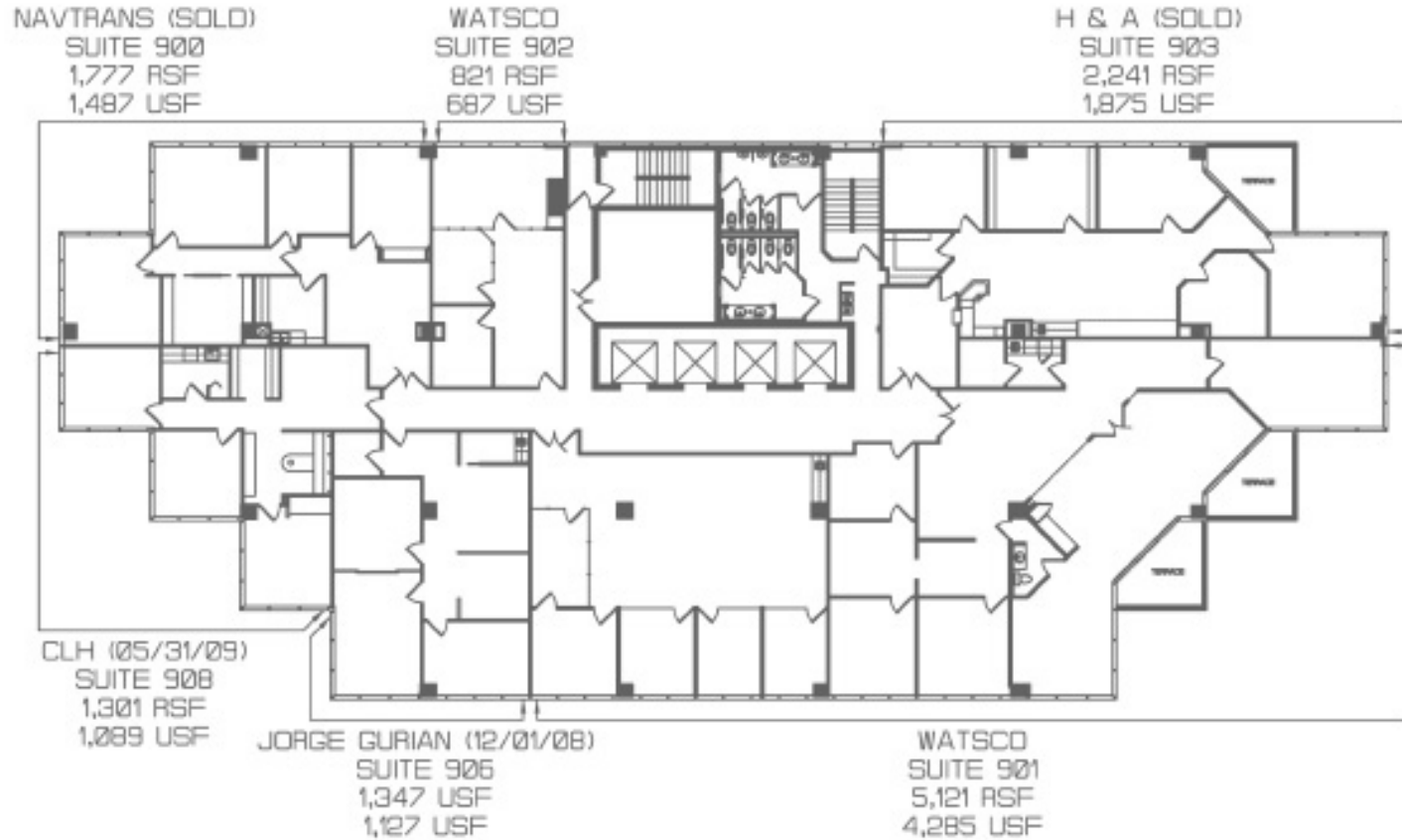
Stated dimensions are measured to the exterior boundaries of the exterior walls and the centerline of interior demising walls and in fact vary from the dimensions that would be determined by using the description and definition of the "Unit" set forth in the Declaration (which generally includes the 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.

The features, plans and specifications described are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion. Certain items, if included with the Unit, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or included in Developer's Plans and Specifications or in the published list of standard items (if any).

Offices at
GRAND BAY PLAZA
*Office
 Condominiums*

Offices at Grand Bay Plaza
 2665 South Bayshore Drive
 Coconut Grove, FL 33133

305.856.6400 *phone*
 305.860.2921 *fax*
 www.officesatgrandbay.com



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.

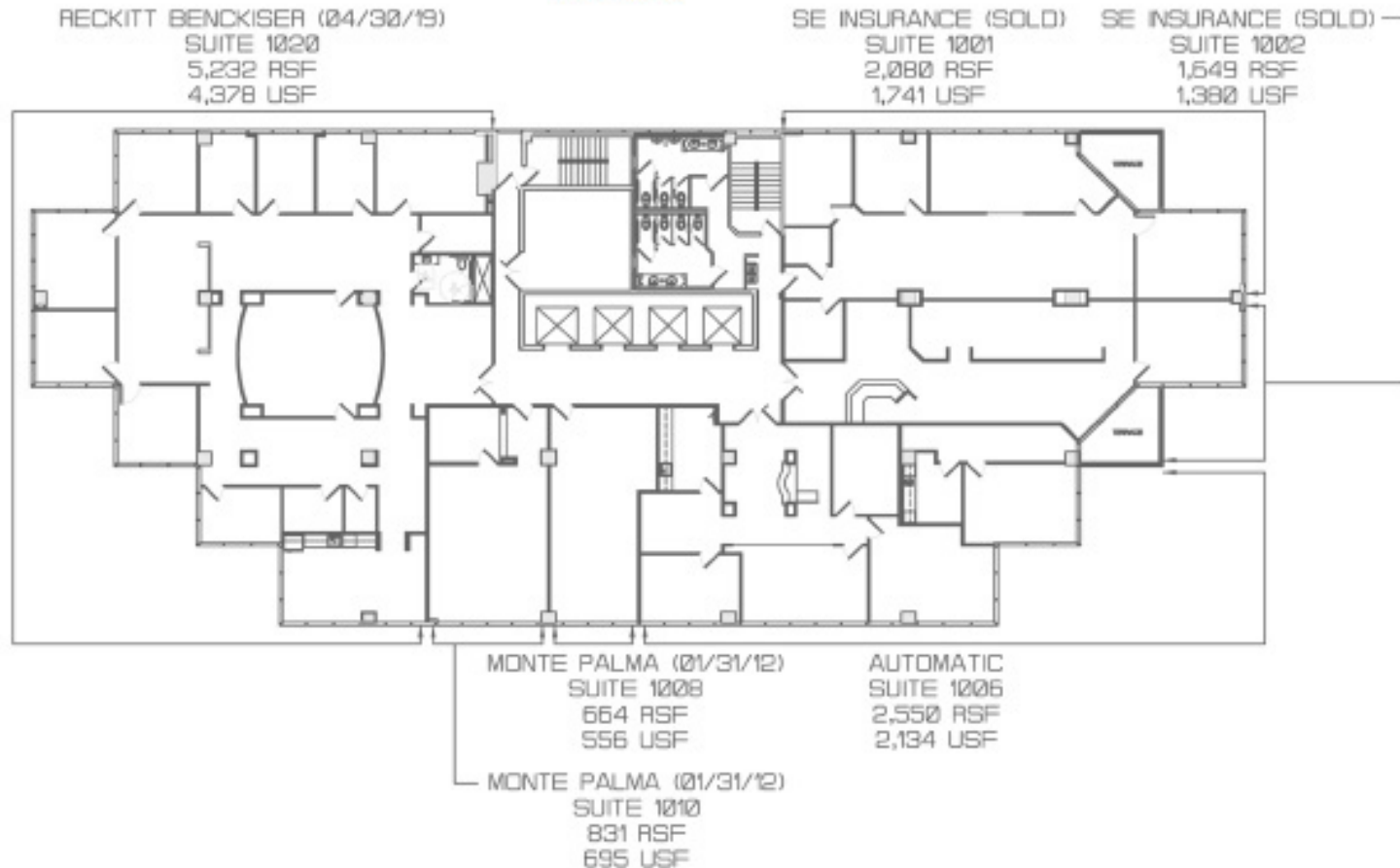
The features, plans and specifications described are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion. Certain items, if included with the Unit, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or included in Developer's Plans and Specifications or in the published list of standard items (if any).

Offices at
GRAND BAY PLAZA
*Office
 Condominiums*

Offices at Grand Bay Plaza
 2665 South Bayshore Drive
 Coconut Grove, FL 33133

305.856.6400 *phone*
 305.860.2921 *fax*
 www.officesatgrandbay.com

TENTH FLOOR



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.

The features, plans and specifications described are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion. Certain items, if included with the Unit, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or included in Developer's Plans and Specifications or in the published list of standard items (if any).

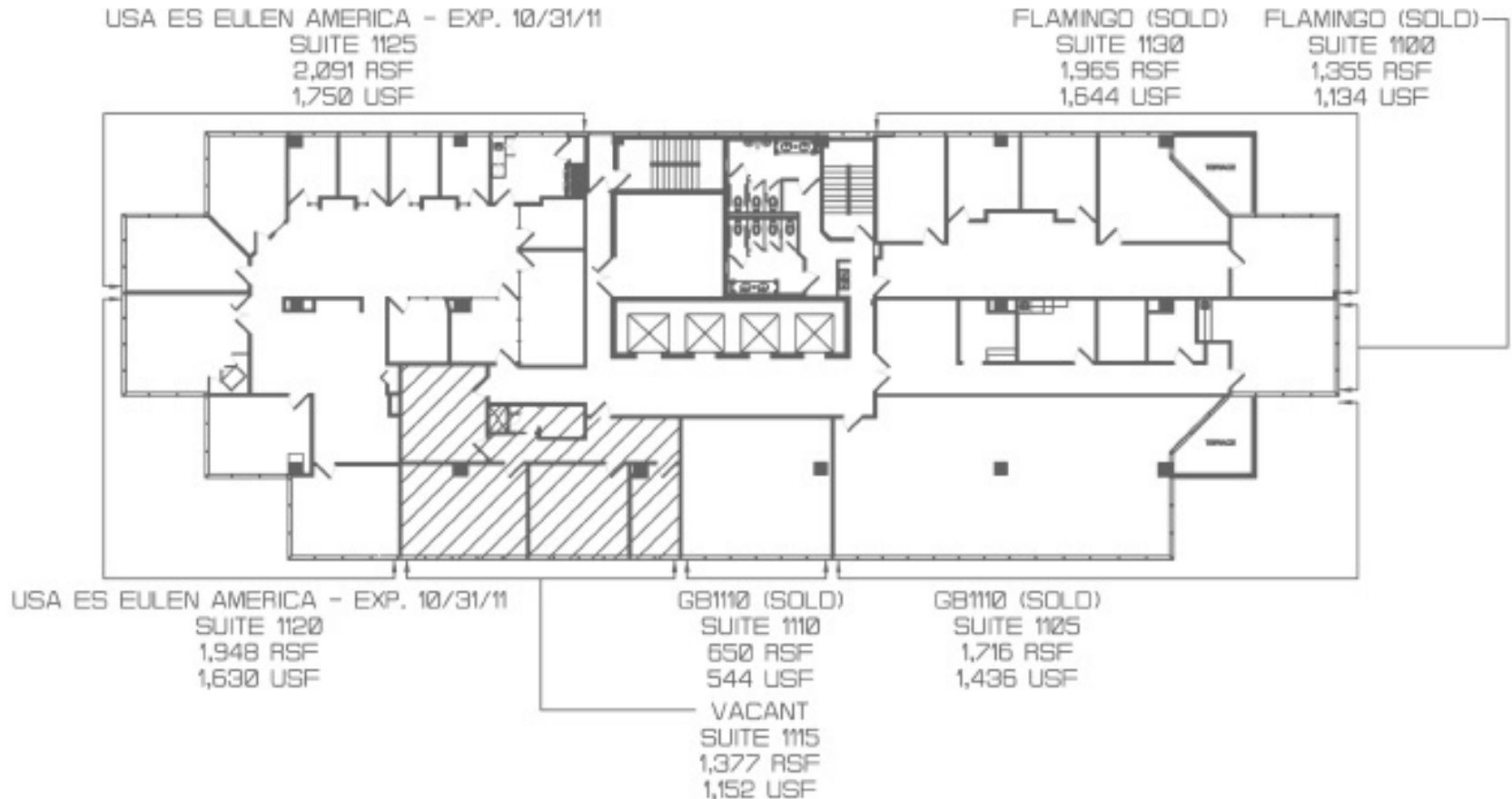


 Offices at
GRAND BAY PLAZA
*Office
 Condominiums*

Offices at Grand Bay Plaza
 2665 South Bayshore Drive
 Coconut Grove, FL 33133

305.856.6400 phone
 305.860.2921 fax
 www.officesatgrandbay.com

ELEVENTH FLOOR



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.

The features, plans and specifications described are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion. Certain items, if included with the Unit, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or included in Developer's Plans and Specifications or in the published list of standard items (if any).

Offices at
GRAND BAY PLAZA

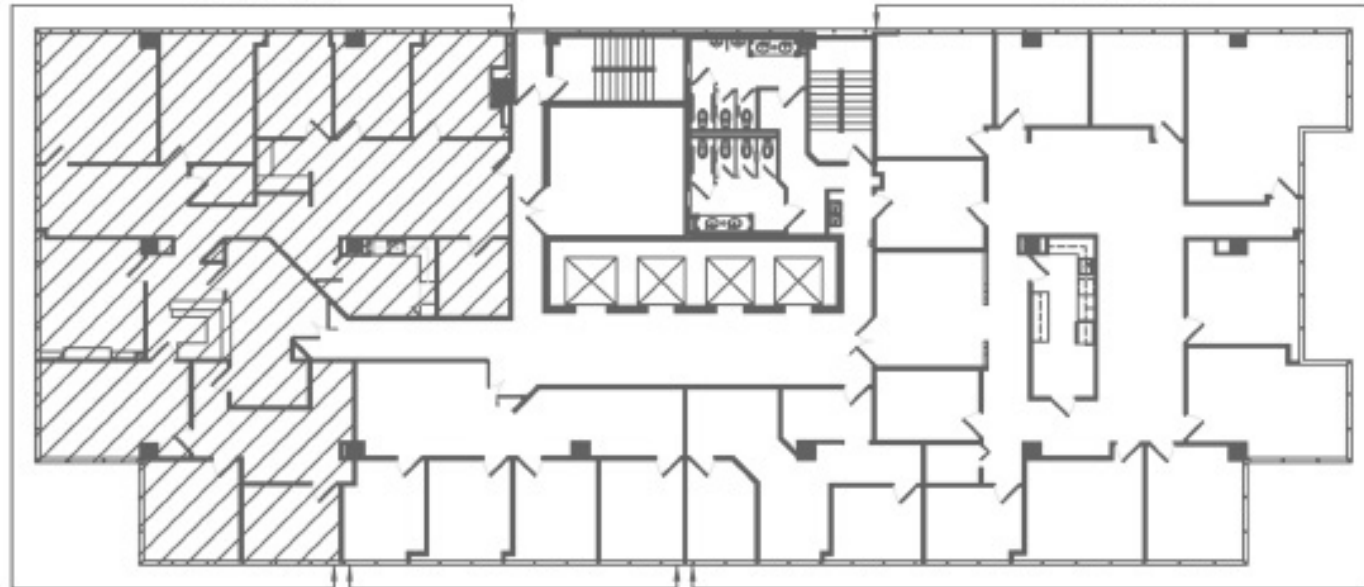
Office
Condominiums

Offices at Grand Bay Plaza
2665 South Bayshore Drive
Coconut Grove, FL 33133

305.856.6400 phone
305.860.2921 fax
www.officesatgrandbay.com

VACANT
SUITE 1204
3,877 RSF
3,244 USF

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



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

TWELFTH FLOOR

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.

The features, plans and specifications described are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion. Certain items, if included with the Unit, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or included in Developer's Plans and Specifications or in the published list of standard items (if any).

M

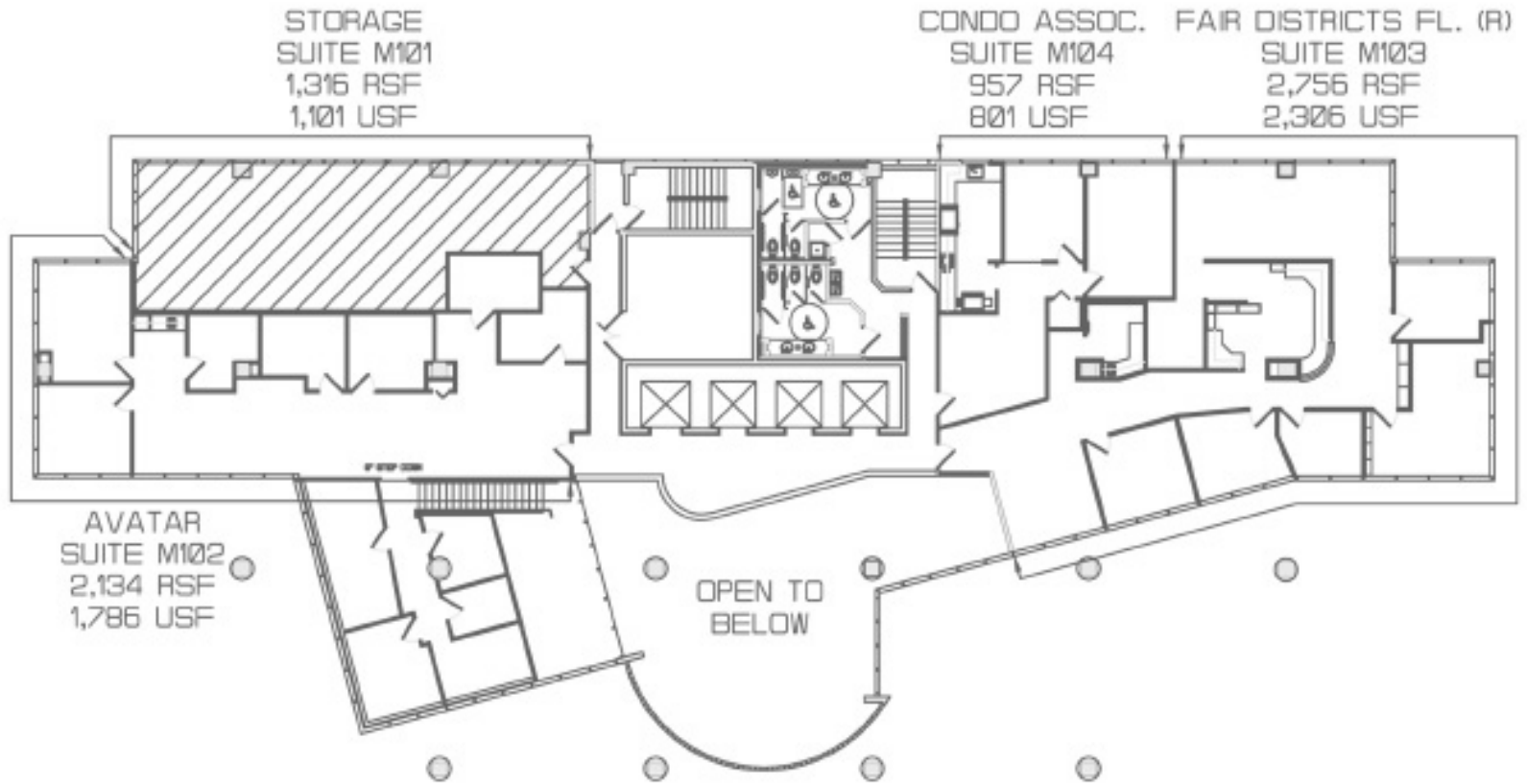
Offices at
GRAND BAY PLAZA

Office
Condominiums

Offices at Grand Bay Plaza
2665 South Bayshore Drive
Coconut Grove, FL 33133

305.856.6400 phone
305.860.2921 fax
www.officesatgrandbay.com

MEZZANINE



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.

The features, plans and specifications described are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion. Certain items, if included with the Unit, are subject to size and color variations, grain and quality variations, and may vary in accordance with price, availability and changes by manufacturer from those shown in the models or in illustrations or included in Developer's Plans and Specifications or in the published list of standard items (if any).