

Law firm to leave Brickell for new office under construction



The law firm's future home is one of the largest projects now being built in the city.

OAK ROW EQUITIES



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STORY HIGHLIGHTS

- The Ferraro Law Firm will move to 2600 Biscayne Boulevard in 2026.
- The firm needs more space and its current lease ends in 2028.
- 2600 Biscayne is a large mixed-use project financed by Bank Ozk.

A law firm specializing in personal injury, medical malpractice, and commercial litigation now operating in the Brickell Financial District has secured office space in a future mixed-use tower that is now under construction in Miami's Edgewater area.

The Ferraro Law Firm will move out of its present office at 600 Brickell Avenue and into a new workspace at 2600 Biscayne Boulevard in the fall of 2026, said firm shareholder James L. Ferraro, Jr. The firm is relocating due to the need for more space and its current lease ending in 2028, he added.

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In addition, Ferraro said his firm is an investor in the general partnership that is building 2600 Biscayne, which is [one of the largest developments that broke ground in South Florida this year](#). Designed by Miami-based Arquitectonica and built by Coastal Construction Group, 2600 Biscayne's main developer is Oak Row Equities, a development firm with offices in New York and Miami that is [also building The Wynwood Plaza, a one million-square-foot mixed-use project](#).

When it's complete, 2600 Biscayne will consist of 399 apartments, 9,260 square feet of retail, 600 parking spaces, and 174,524 square feet of office. Its construction is [being financed by a \\$181 million construction loan](#) from Bank Ozk.

The Ferraro Law Firm is slated to fill at least 28,000 square feet of office space, about 6,000 square feet more than its 22,000-square-foot office at 600 Brickell Avenue, a firm spokesman said. Besides being larger, Ferraro said the firm's future office will be designed to "free up much more space."

Ferraro said business for his law firm has grown since the pandemic due to its growth in mass tort and complex commercial litigation. The firm now employs 80 people as attorneys, paralegals, case managers, case intake managers, and administrative staff, most of whom work in the office, he added.

A spokeswoman for Oak Row Equities said the developer is "thrilled to have The Ferraro Law Firm as a tenant and partner at 2600 Biscayne."

"To date, Oak Row Equities has pre-leased more than 200,000 square feet across its portfolio of properties under development, making it a top leasing landlord in Miami-Dade County," she said.

Since the pandemic, there's been a spike in high-income households moving to the South Florida region from other parts of the U.S. as well as the world. That migration encouraged out-of-state companies and local businesses to find quality office space that can attract both employees and clients.

However, even South Florida's office sector has been impacted by a jittery bank sector that is unsure of the future of in-person work as more people work virtually from home across the U.S. As a result, many banks won't support an office project unless it snags pre-leases and/or includes residential and retail as part of a mixed-use project, [brokers and developers have told the Business Journal](#).

Office space is generally more expensive in Brickell than in other parts of Miami. As of the third quarter of 2024 the average listed rent for office space in Brickell was \$87.62 per square foot, according to a recent report from [Colliers](#). In comparison, the average asking rent for office in Miami's Biscayne Corridor in Q3 2024 was \$43.06 per square foot.

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