



### Property Description

Discover an exceptional opportunity at this Coral Gables property. Boasting modern amenities and flexible floor plans, the property offers an ideal canvas for businesses seeking a prestigious office location. With ample street parking, high-speed internet access, and adaptable spaces, tenants can create a tailored environment to suit their needs. The property's professional management team ensures responsive service and a seamless leasing experience. From its inviting lobby to its well-appointed conference facilities, every detail is designed to elevate the tenant experience. Bring your business to this sought-after location, strategically positioned for success in the heart of Coral Gables.

### Property Highlights

- Modern amenities and flexible floor plans
- Ample street parking and high-speed internet access
- Strategic location in the heart of Coral Gables

### Location Description

Discover the prime location of this Coral Gables property in the vibrant Miami-Dade market. Situated amidst an array of dining, retail, and entertainment options, the area offers a dynamic setting for office tenants. Within close proximity, tenants can enjoy the upscale shopping and dining at Miracle Mile, the lush greenery of Merrick Park, and the stunning architecture of the Biltmore Hotel. The nearby cultural attractions, such as the Coral Gables Museum and Fairchild Tropical Botanic Garden, contribute to the neighborhood's unique character. With easy access to major thoroughfares and public transportation, this location provides convenience and connectivity for businesses and their employees.

### Offering Summary

Lease Rate:	\$38.00 SF/yr (MG)
Available SF:	4,901 SF
Lot Size:	2,305 SF



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