



OFFICES AT MERRICK PARK

THE IDEAL
MEDICAL

OFFICE



Position your medical practice in a high-quality, strategically located office designed to support patient care and operational efficiency.

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IDEAL FOR MEDICAL USE

High-quality office space at the Offices at Merrick Park in Coral Gables. This premier location offers exceptional convenience and accessibility, providing a professional environment ideal for healthcare providers. Offering efficiency and patient comfort, this space ensures a first-class experience for both practitioners and patients.

Address	4425 Ponce de Leon Blvd. Coral Gables, FL 33146
Suite 525	19,461 SF
Suite 1612	8,245 SF (Ground Floor)
Suite 1625	5,502 SF (Ground Floor)
Parking Ratio	4.00/1,000 SF
Date Available	January 1, 2025

- Location** Nestled in the vibrant heart of Coral Gables' premier entertainment district
- Exposure** Prime exposure off US Highway 1, showcasing businesses in a prominent and bustling location
- Convenience** Tenants will enjoy onsite parking for seamless access for clients and employees
- Opportunity** Provide care in comfort with this extraordinary penthouse space, thoughtfully suited for today's medical users



FLEXIBLE FLOOR PLANS TO ACCOMMODATE MEDICAL, DENTAL, AND WELLNESS PRACTICES.





OFFICES AT
MERRICK PARK



AN ELEVATED ARRIVAL
EXPERIENCE AWAITS

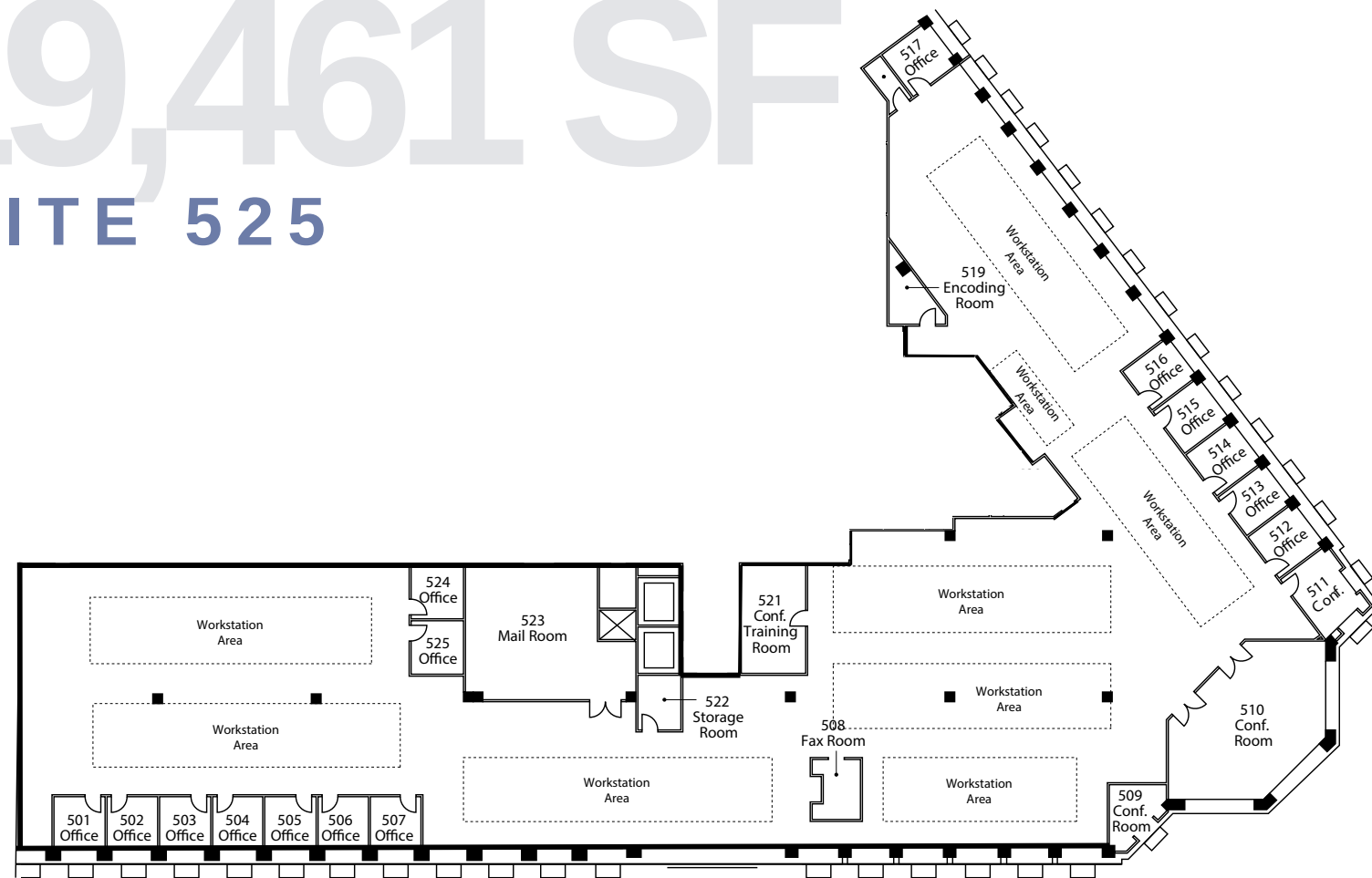
Stunning
renovations are now complete

Our stunning renovations are complete! Come see the transformation.

The newly reimagined main lobby showcases simple elegance, creating a modern and revitalized space. Thoughtfully designed to elevate the arrival experience, the refreshed lobby blends timeless sophistication with practical functionality offering an inviting and inspiring environment for both tenants and visitors.

19,461 SF

SUITE 525

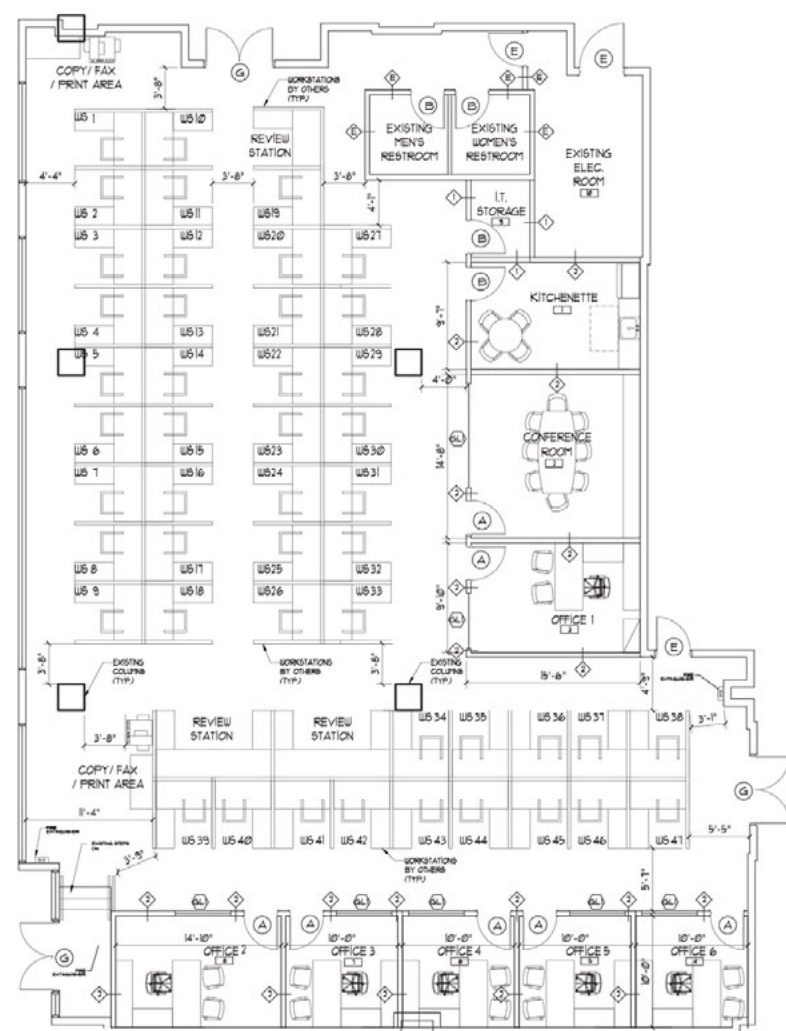


IDEAL FOR:

- General Practitioners
- Dental Offices
- Ophthalmology & Optometry
- Wellness & Aesthetic Clinics
- Diagnostic & Imaging Centers

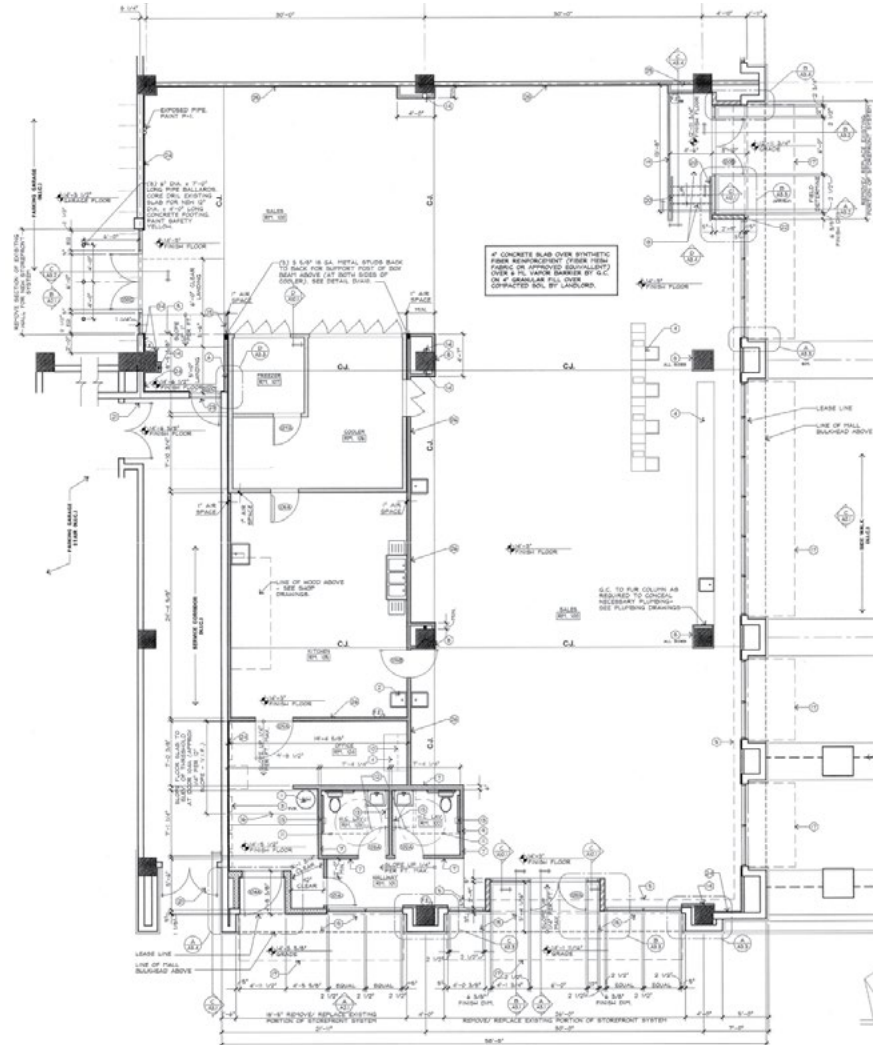
5,502 SF

Currently built out as office. Previous tenant was restaurant Grease trap/venting still in place



Current layout/as-built

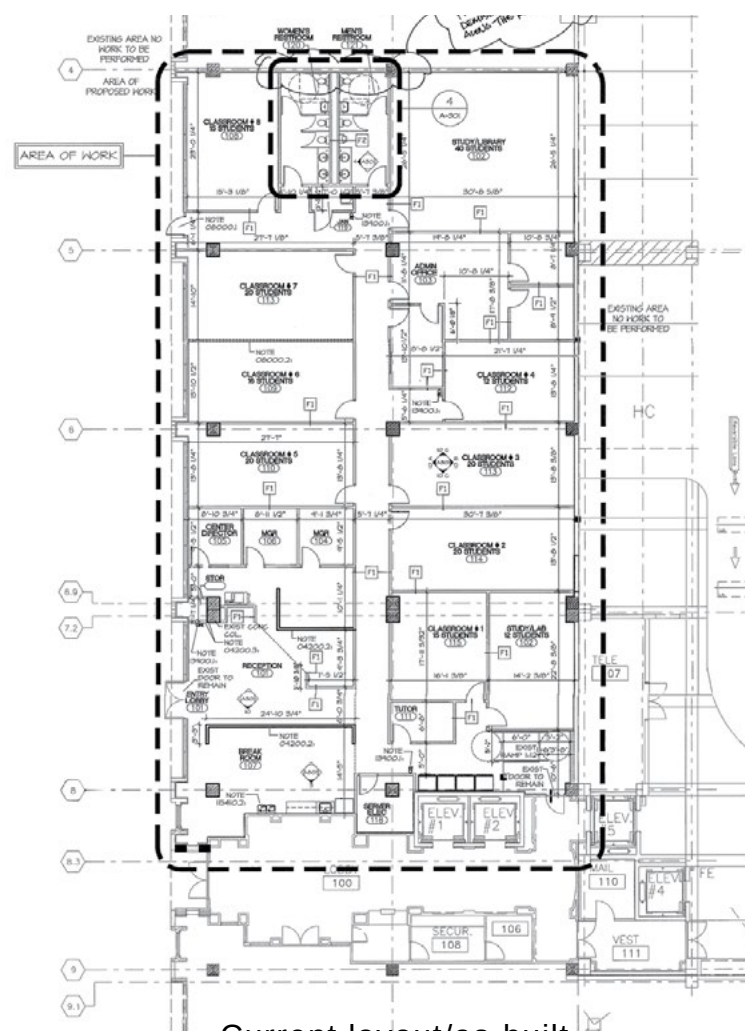
Corner Space



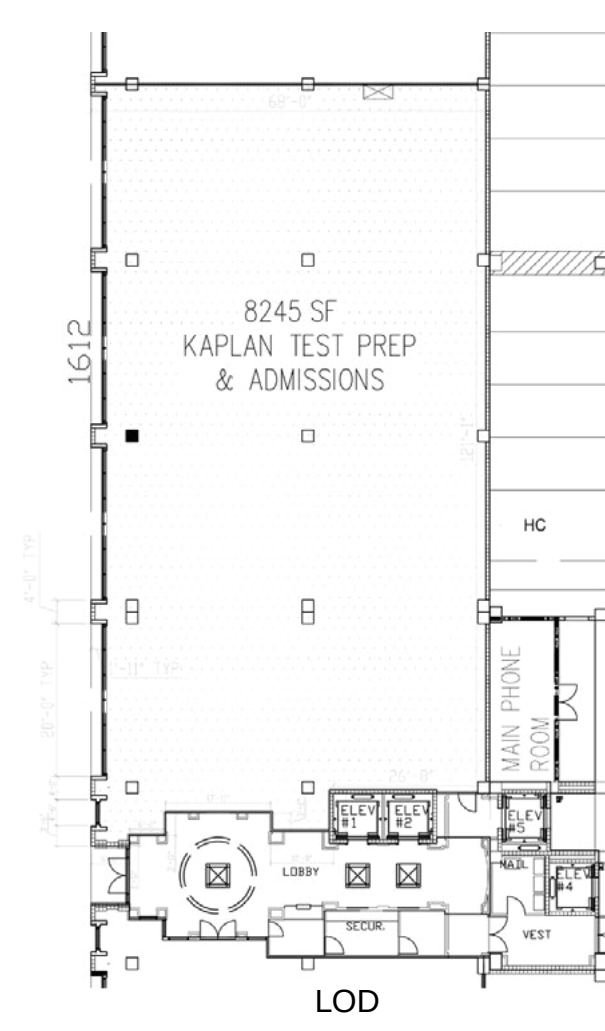
LOD

8,245 SF

Both spaces can be combined for a total of 13,747 RSF with flexible division options



Current layout/as-built



LOD

Location

PRIME LOCATION IDEAL FOR HEALTHCARE PROFESSIONALS

High Foot Traffic & Visibility – Adjacent to Shops at Merrick Park.

Proximity to Hospitals & Specialists – In close proximity to South Miami medical hub.

Ample Parking & Public Transit Access – Easy accessibility for patients and staff.



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OFFICE SPACE

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