

PLAZA SAN REMO MEDICAL OFFICE FOR LEASE

6705 Red Road | Coral Gables, FL

OFFERING MEMORANDUM



ONE | Sotheby's
INTERNATIONAL REALTY

THE SPACE

Location	6705 Bird Rd, Suite 518 Coral Gables, FL 33143
County	Miami Dade
APN	03-41-30-035-0310
Cross Street	67th Avenue
Square Feet	2,500
Annual Rent PSF	\$58.50
Lease Type	Full Service

HIGHLIGHTS

- One Sotheby’s International Realty is proud to present Suite 518 at the prestigious Plaza San Remo Building, located at 6705 Red Road (SW 57th Ave), Coral Gables, FL 33143. This 2,500± RSF medical office suite is offered at \$58.50/SF, providing a move-in ready solution in one of Coral Gables’ most desirable medical office destinations. The suite features a functional floor plan tailored for healthcare providers, including: 8 treatment/exam rooms with ample space and privacy. A dedicated laboratory (13’ x 10’9”) for on-site testing and diagnostics. Spacious waiting room (18’1” x 20’6”) with a professional reception area. Private physician’s office and staff lounge/ kitchenette. Two restrooms, including a private restroom within the suite. Multiple entry/exit points for smooth patient flow and staff access.
- Plaza San Remo offers tenants a professional, Class-A environment with convenient access to South Miami Hospital, Coral Gables neighborhoods, and major thoroughfares including US-1 and the Palmetto Expressway.
- This space is ideal for medical practitioners seeking a turn-key office with built-in lab functionality in a highly visible and accessible Coral Gables location.

POPULATION			
	1.00 MILE	3.00 MILE	5.00 MILE
	17,235	111,158	337,627
AVERAGE HOUSEHOLD INCOME			
	1.00 MILE	3.00 MILE	5.00 MILE
	\$190,364	\$191,497	\$158,142
NUMBER OF HOUSEHOLDS			
	1.00 MILE	3.00 MILE	5.00 MILE
	6,185	45,366	132,193



PROPERTY FEATURES

BUILDING SF	180,000
GLA (SF)	2,500
LAND SF	-26
LAND ACRES	2.32 AC
YEAR BUILT	2007
TYPICAL FLOOR SIZE	14,285
BUILDING CLASS	B
NUMBER OF STORIES	7
NUMBER OF BUILDINGS	1
PARKING RATIO	5/1000 SF

Location Summary

Plaza San Remo is a Class A mixed-use medical and professional office building in the heart of Coral Gables, offering tenants a prestigious address and a highly functional environment. Suite 518 spans approximately 2,500 RSF and is designed specifically for healthcare providers, featuring eight private treatment/exam rooms, a dedicated laboratory, spacious waiting area with reception desk, private office, staff lounge, and private restroom.

The thoughtful layout promotes efficiency, comfort, and patient privacy, while the secondary egress allows for smooth staff and patient flow. The building itself is recognized for its modern construction, professional tenant mix, and premier location along Red Road (SW 57th Ave), just minutes from South Miami Hospital, US-1, and the Palmetto Expressway. Tenants benefit from excellent visibility, convenient accessibility, and secure on-site parking—all within one of Miami-Dade's most desirable submarkets. Plaza San Remo delivers the perfect balance of prestige, functionality, and convenience for medical practices seeking to elevate their presence in Coral Gables.



Office Reception



Treatment Rooms

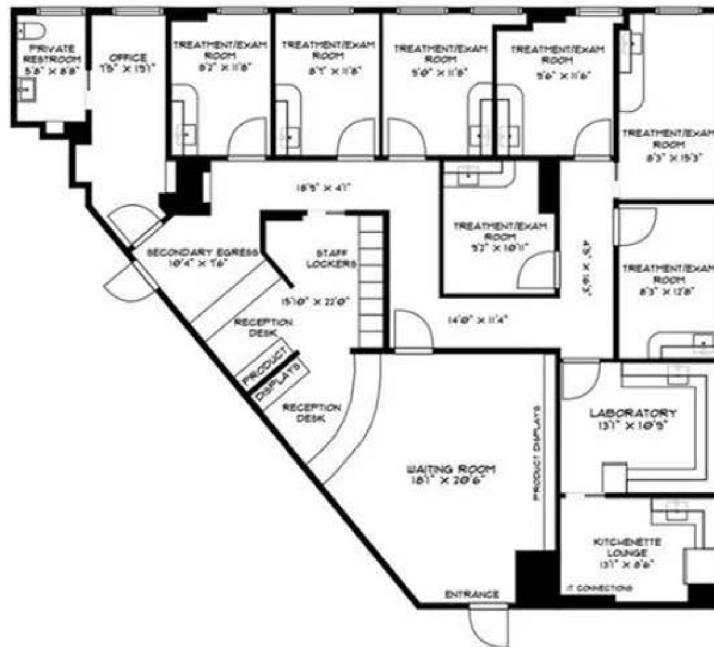


Floor Plan

Plaza San Remo Building
Suite 518 (+/- 2,460 RSF)
6705 Red Road (SW 57th Ave)
Coral Gables, FL 33143



SUITE 518



Sizes and Dimensions approximate and may vary



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Demographics

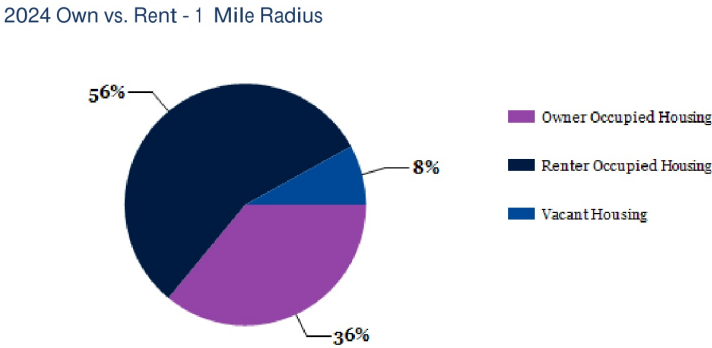
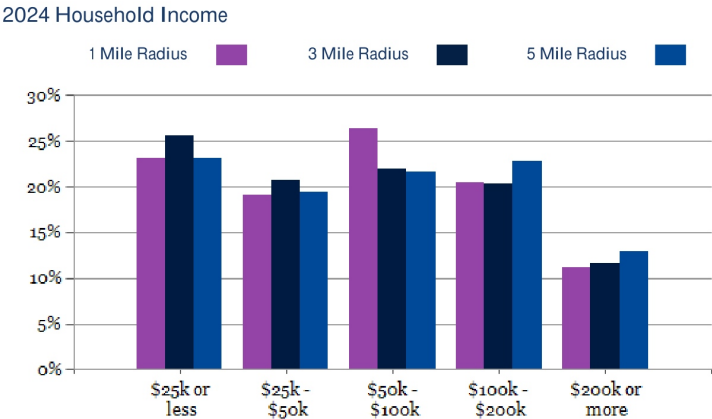
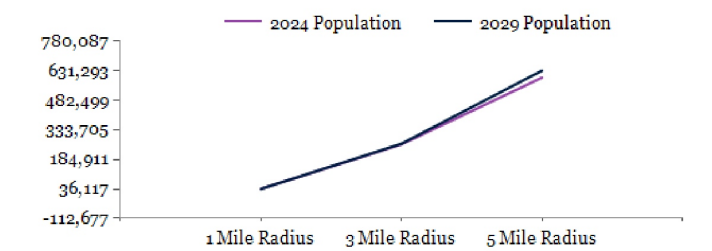
Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,630	235,610	493,664
2010 Population	36,129	250,760	541,790
2024 Population	36,557	260,381	596,158
2029 Population	36,117	263,579	631,293
2024-2029: Population: Growth Rate	-1.20%	1.20%	5.75%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,629	14,859	32,366
\$15,000-\$24,999	1,923	12,048	24,420
\$25,000-\$34,999	1,424	10,574	22,722
\$35,000-\$49,999	1,504	11,233	24,989
\$50,000-\$74,999	1,977	11,441	25,697
\$75,000-\$99,999	2,063	11,631	27,246
\$100,000-\$149,999	1,991	13,793	35,960
\$150,000-\$199,999	1,143	7,594	20,004
\$200,000 or greater	1,707	12,141	31,822
Median HH Income	\$63,172	\$56,922	\$65,966
Average HH Income	\$98,523	\$98,767	\$107,308

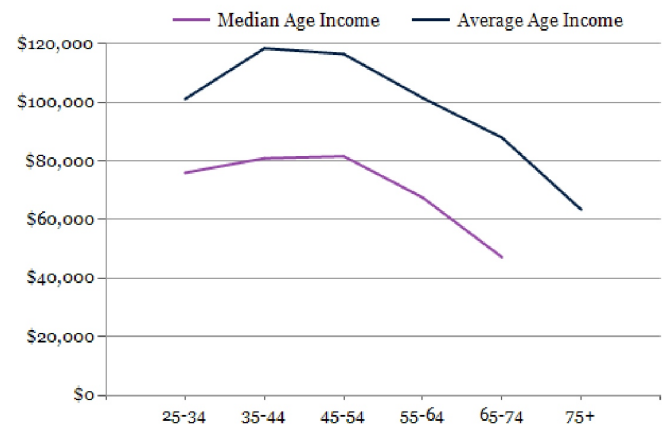
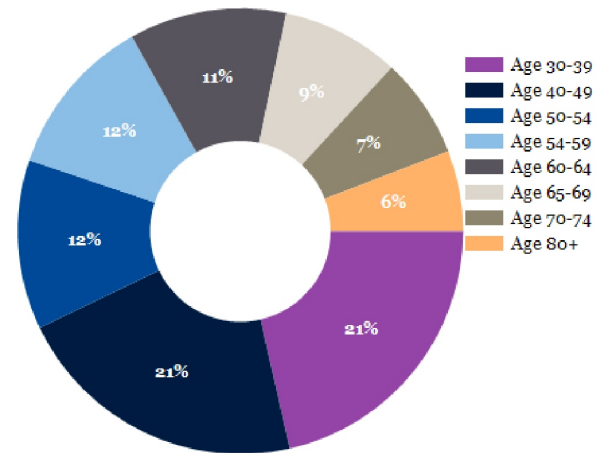
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,945	93,154	193,965
2010 Total Households	14,561	95,467	206,306
2024 Total Households	15,361	105,314	245,227
2029 Total Households	15,518	109,468	269,992
2024 Average Household Size	2.37	2.45	2.38
2024-2029: Households: Growth Rate	1.00%	3.90%	9.70%



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,582	18,657	49,005
2024 Population Age 35-39	2,578	18,665	44,915
2024 Population Age 40-44	2,627	18,508	42,182
2024 Population Age 45-49	2,530	17,393	38,655
2024 Population Age 50-54	2,959	19,399	41,556
2024 Population Age 55-59	2,825	18,729	39,782
2024 Population Age 60-64	2,745	18,325	38,826
2024 Population Age 65-69	2,061	14,371	30,831
2024 Population Age 70-74	1,753	12,326	26,099
2024 Population Age 75-79	1,406	10,084	21,176
2024 Population Age 80-84	1,056	7,626	15,398
2024 Population Age 85+	1,356	9,578	18,221
2024 Population Age 18+	31,330	219,368	502,560
2024 Median Age	46	44	42
2029 Median Age	47	45	42

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,971	\$71,180	\$82,643
Average Household Income 25-34	\$101,164	\$101,607	\$114,974
Median Household Income 35-44	\$80,907	\$76,927	\$86,322
Average Household Income 35-44	\$118,457	\$117,495	\$128,314
Median Household Income 45-54	\$81,626	\$78,772	\$87,034
Average Household Income 45-54	\$116,533	\$119,172	\$129,386
Median Household Income 55-64	\$67,495	\$61,607	\$67,288
Average Household Income 55-64	\$101,504	\$104,101	\$110,638
Median Household Income 65-74	\$47,132	\$42,453	\$43,450
Average Household Income 65-74	\$87,981	\$86,837	\$88,757
Average Household Income 75+	\$63,415	\$63,115	\$63,907





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Company Profile

Advisor Profile



Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 39 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

Prime Office space opportunity on Ponce De Leon



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"Connect with the well connected."

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Exclusively Marketed by:



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