

# Office Spaces Available in Coral Gables Judiciary Square

354 Minorca Avenue |  
Coral Gables, FL 33134

OFFERING MEMORANDUM



ONE

**Sotheby's**  
INTERNATIONAL REALTY

## PROPERTY FEATURES

Location **354-362 Minorca Avenue  
Coral Gables, FL 33134**

County **Miami Dade**

BUILDING SF **3,595**

LAND SF **11,326**

LAND ACRES **0.26**

YEAR BUILT **1961**

YEAR RENOVATED **2021**

ZONING TYPE **CB**

STORIES **1**

NUMBER OF BUILDINGS **1**

PARKING RATIO **1.3**



### POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 30,408    | 250,638   | 553,720   |



### AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$134,080 | \$111,701 | \$111,505 |



### NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 14,322    | 99,286    | 227,363   |

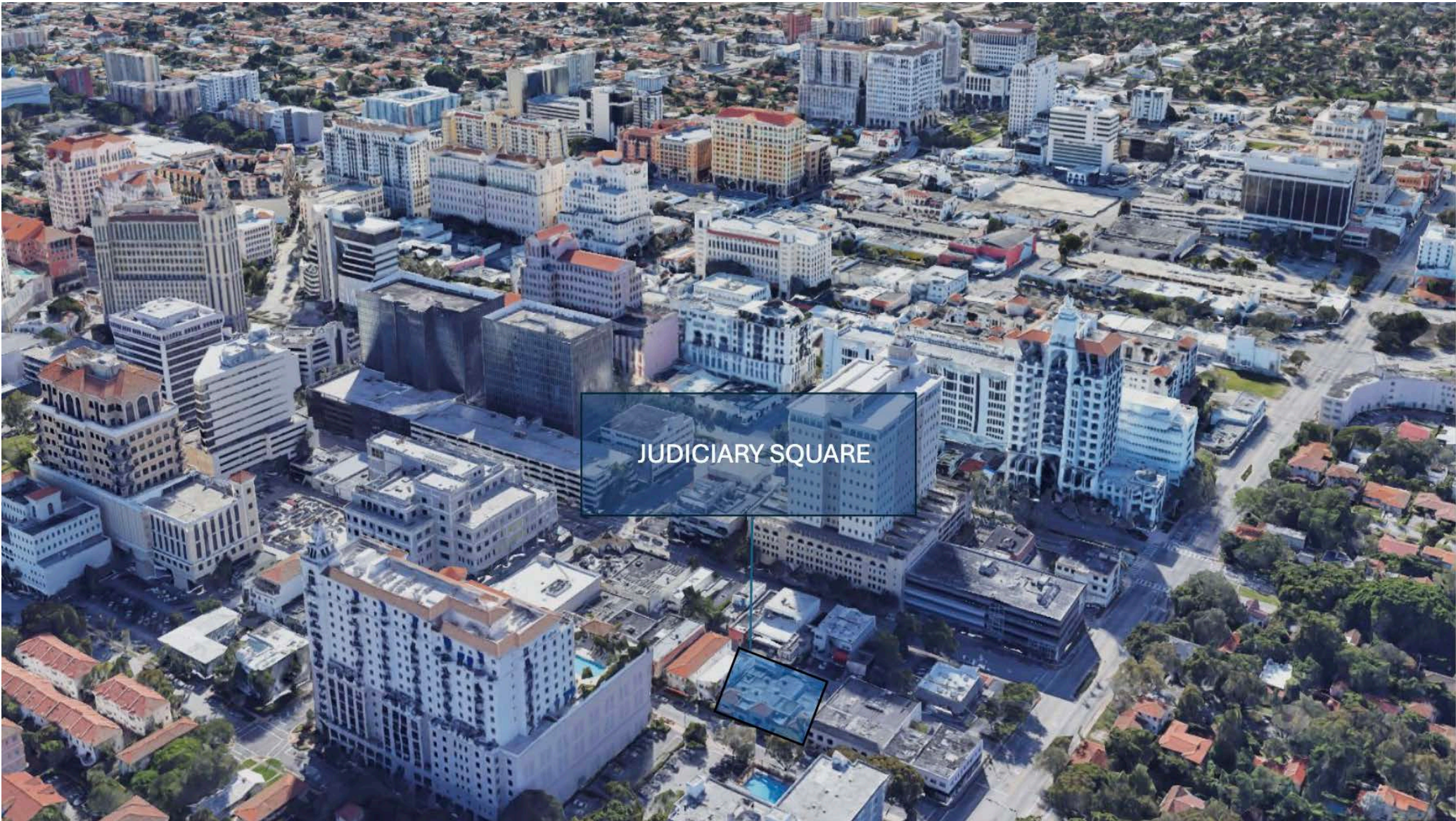
## HIGHLIGHTS

- Rental Rate: \$41 PSF
- 1,715 SF space available
- Nestled in the heart of Coral Gables, a captivating and beautiful city
- Surrounded by affluent businesses, fostering a prestigious business environment
- Proximity to upscale shops and a diverse array of restaurants for convenient access
- Elegantly designed and meticulously maintained professional building

- Prime Professional Building offering an exceptional opportunity to establish your business in a prime location within the stunning city of Coral Gables, FL. This prestigious professional building stands amidst a landscape of affluence, surrounded by upscale businesses, boutiques, and top-tier restaurants. This is more than just a location; it's an address that exudes sophistication and success. Judiciary Square has a total of 1,715 SF available, whether you're seeking to establish your brand or expand your business presence, this building provides the ideal backdrop for your aspirations.

| Tenant            | Floor | Square Feet | Rent Per SF (Annual) | Lease Type     | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------|-------|-------------|----------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Available Space 2 | 1     | 1715        | \$41                 | Modified Gross | Join the thriving community of professionals in our prestigious office building located in the heart of Coral Gables. This available office space combines the best of both worlds, offering a versatile layout with both cubicles and private office spaces to suit your unique business needs. Elevate your business presence by securing this sought-after office space in one of the most beautiful and professionally diverse areas. |

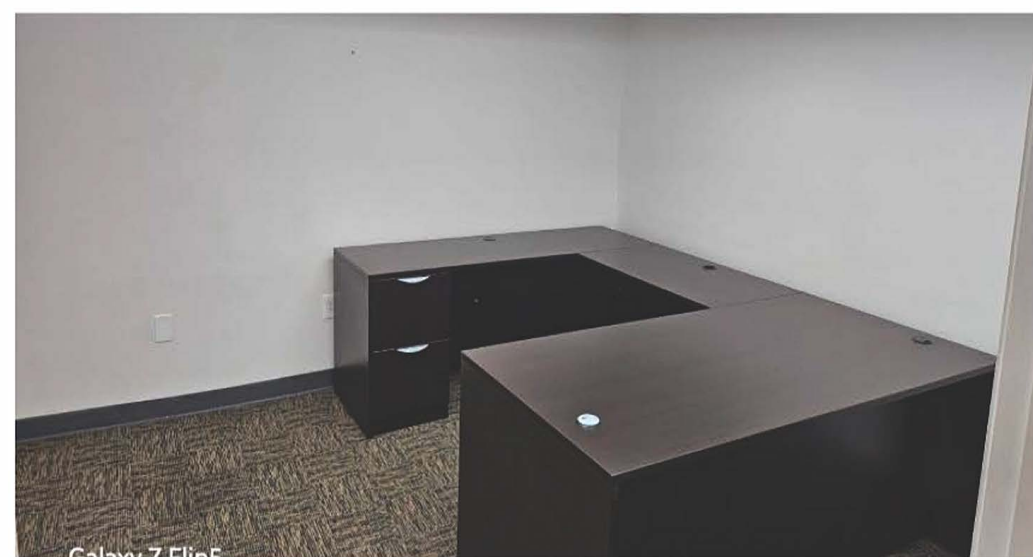
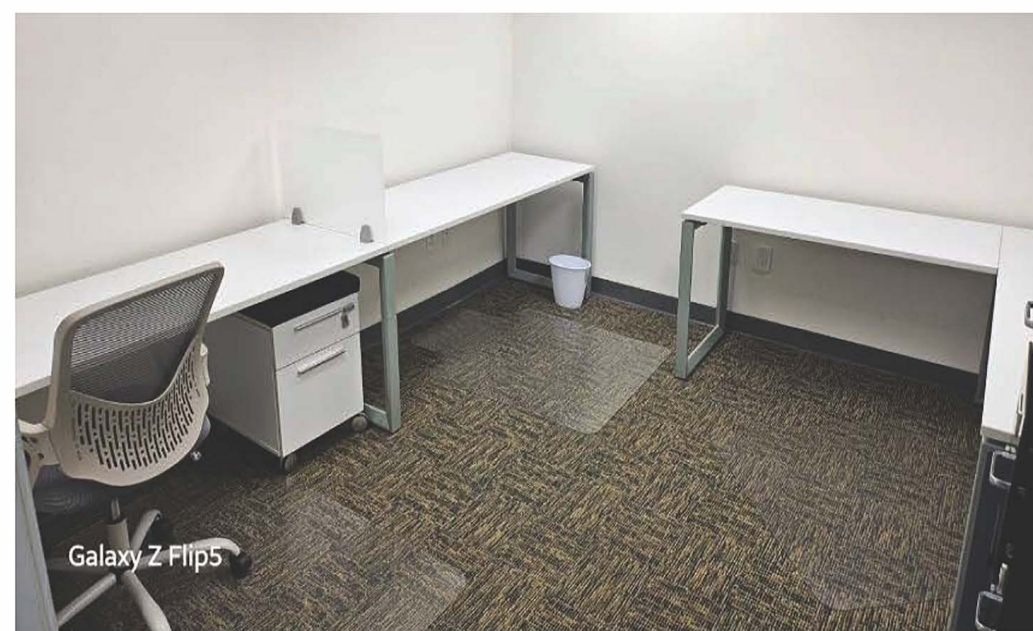




## Space 2



## Space 2







02

## Demographics

Demographics

Demographic Charts

| POPULATION                         | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------------------|-----------|-----------|-----------|
| 2000 Population                    | 24,444    | 226,774   | 458,072   |
| 2010 Population                    | 28,280    | 241,764   | 502,467   |
| 2024 Population                    | 30,408    | 250,638   | 553,720   |
| 2029 Population                    | 30,900    | 253,407   | 579,674   |
| 2024 African American              | 371       | 7,094     | 32,468    |
| 2024 American Indian               | 62        | 785       | 2,250     |
| 2024 Asian                         | 623       | 3,242     | 8,717     |
| 2024 Hispanic                      | 22,672    | 203,164   | 425,891   |
| 2024 Other Race                    | 2,923     | 31,941    | 73,455    |
| 2024 White                         | 10,999    | 80,641    | 176,931   |
| 2024 Multiracial                   | 15,422    | 126,859   | 259,750   |
| 2024-2029: Population: Growth Rate | 1.60%     | 1.10%     | 4.60%     |
| 2024 HOUSEHOLD INCOME              | 1 MILE    | 3 MILE    | 5 MILE    |
| less than \$15,000                 | 1,161     | 11,966    | 28,899    |
| \$15,000-\$24,999                  | 1,249     | 10,304    | 21,985    |
| \$25,000-\$34,999                  | 845       | 9,349     | 20,515    |
| \$35,000-\$49,999                  | 1,305     | 9,943     | 22,614    |
| \$50,000-\$74,999                  | 1,560     | 10,631    | 23,397    |
| \$75,000-\$99,999                  | 1,800     | 11,039    | 25,332    |
| \$100,000-\$149,999                | 1,990     | 13,740    | 33,567    |
| \$150,000-\$199,999                | 1,670     | 8,086     | 19,339    |
| \$200,000 or greater               | 2,742     | 14,229    | 31,715    |
| Median HH Income                   | \$87,802  | \$67,523  | \$69,924  |
| Average HH Income                  | \$134,080 | \$111,701 | \$111,505 |

| HOUSEHOLDS                         | 1 MILE | 3 MILE  | 5 MILE  |
|------------------------------------|--------|---------|---------|
| 2000 Total Housing                 | 12,140 | 88,890  | 180,434 |
| 2010 Total Households              | 12,871 | 90,913  | 191,395 |
| 2024 Total Households              | 14,322 | 99,286  | 227,363 |
| 2029 Total Households              | 14,962 | 102,976 | 246,052 |
| 2024 Average Household Size        | 2.12   | 2.47    | 2.38    |
| 2000 Owner Occupied Housing        | 4,954  | 41,187  | 75,855  |
| 2000 Renter Occupied Housing       | 6,462  | 43,160  | 92,096  |
| 2024 Owner Occupied Housing        | 5,928  | 42,296  | 85,613  |
| 2024 Renter Occupied Housing       | 8,394  | 56,990  | 141,750 |
| 2024 Vacant Housing                | 1,603  | 9,224   | 24,882  |
| 2024 Total Housing                 | 15,925 | 108,510 | 252,245 |
| 2029 Owner Occupied Housing        | 6,323  | 45,125  | 92,252  |
| 2029 Renter Occupied Housing       | 8,638  | 57,852  | 153,800 |
| 2029 Vacant Housing                | 1,645  | 9,708   | 24,880  |
| 2029 Total Housing                 | 16,607 | 112,684 | 270,932 |
| 2024-2029: Households: Growth Rate | 4.40%  | 3.65%   | 7.95%   |

Source: esri

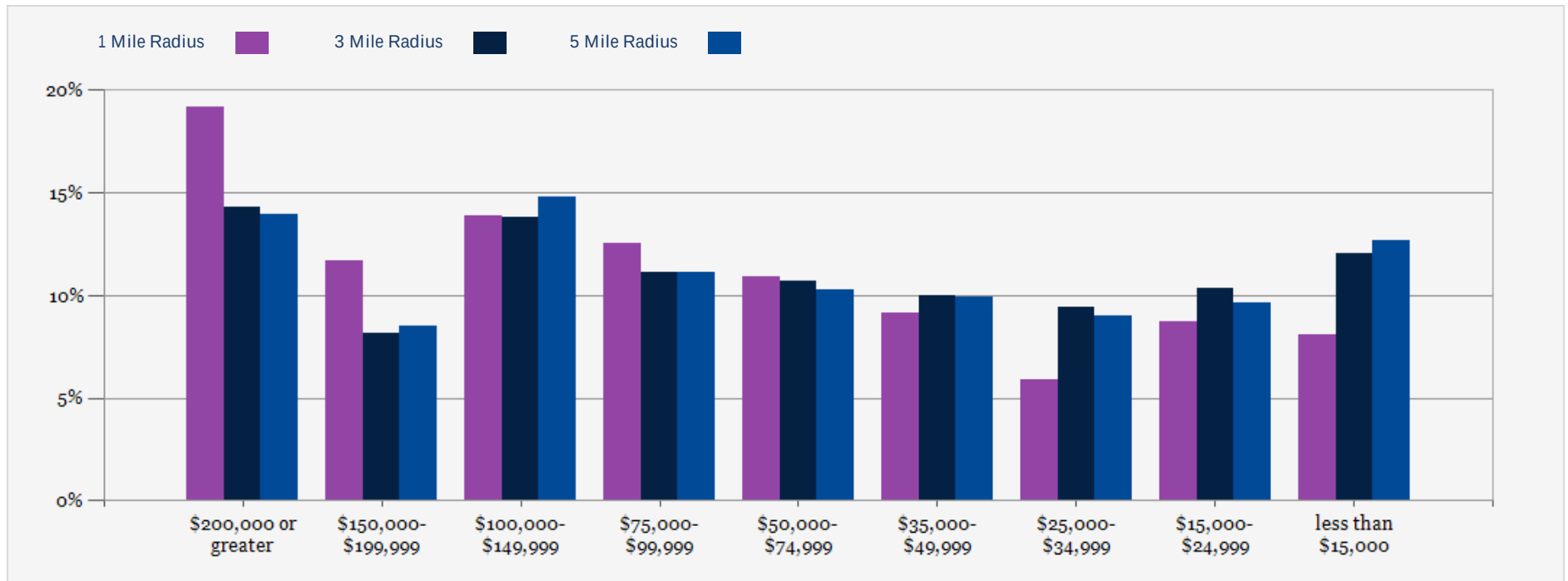
| 2024 POPULATION BY AGE    | 1 MILE | 3 MILE  | 5 MILE  |
|---------------------------|--------|---------|---------|
| 2024 Population Age 30-34 | 2,282  | 17,182  | 44,932  |
| 2024 Population Age 35-39 | 2,247  | 17,414  | 41,228  |
| 2024 Population Age 40-44 | 2,236  | 17,483  | 39,089  |
| 2024 Population Age 45-49 | 2,201  | 16,664  | 36,044  |
| 2024 Population Age 50-54 | 2,303  | 18,614  | 38,823  |
| 2024 Population Age 55-59 | 2,180  | 17,865  | 37,015  |
| 2024 Population Age 60-64 | 2,130  | 17,479  | 36,129  |
| 2024 Population Age 65-69 | 1,685  | 13,720  | 28,889  |
| 2024 Population Age 70-74 | 1,520  | 11,912  | 24,582  |
| 2024 Population Age 75-79 | 1,272  | 9,808   | 20,029  |
| 2024 Population Age 80-84 | 886    | 7,358   | 14,580  |
| 2024 Population Age 85+   | 1,125  | 9,384   | 17,424  |
| 2024 Population Age 18+   | 26,104 | 211,963 | 467,166 |
| 2024 Median Age           | 45     | 44      | 42      |

| 2024 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$85,188  | \$77,549  | \$83,896  |
| Average Household Income 25-34 | \$121,927 | \$110,495 | \$117,666 |
| Median Household Income 35-44  | \$100,997 | \$86,557  | \$89,047  |
| Average Household Income 35-44 | \$148,437 | \$132,965 | \$132,723 |
| Median Household Income 45-54  | \$111,231 | \$89,743  | \$91,302  |
| Average Household Income 45-54 | \$158,884 | \$135,625 | \$134,750 |
| Median Household Income 55-64  | \$102,025 | \$75,005  | \$73,796  |
| Average Household Income 55-64 | \$148,668 | \$118,450 | \$116,259 |
| Median Household Income 65-74  | \$77,922  | \$50,583  | \$46,164  |
| Average Household Income 65-74 | \$126,326 | \$100,294 | \$93,668  |
| Average Household Income 75+   | \$102,100 | \$71,568  | \$67,248  |

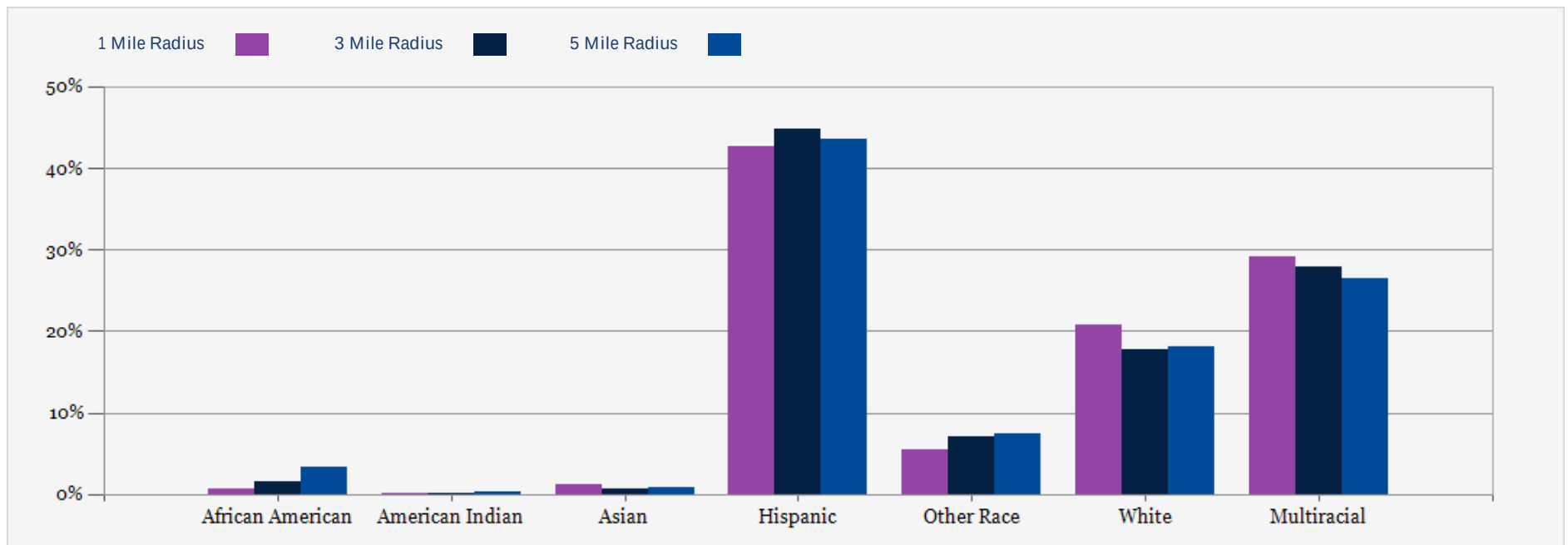
| 2029 POPULATION BY AGE    | 1 MILE | 3 MILE  | 5 MILE  |
|---------------------------|--------|---------|---------|
| 2029 Population Age 30-34 | 2,167  | 16,444  | 44,606  |
| 2029 Population Age 35-39 | 2,214  | 17,295  | 44,413  |
| 2029 Population Age 40-44 | 2,231  | 17,649  | 41,498  |
| 2029 Population Age 45-49 | 2,333  | 17,657  | 39,959  |
| 2029 Population Age 50-54 | 2,117  | 16,431  | 36,129  |
| 2029 Population Age 55-59 | 2,249  | 17,662  | 37,592  |
| 2029 Population Age 60-64 | 1,991  | 16,625  | 35,204  |
| 2029 Population Age 65-69 | 1,993  | 16,405  | 34,519  |
| 2029 Population Age 70-74 | 1,702  | 13,078  | 28,074  |
| 2029 Population Age 75-79 | 1,442  | 10,832  | 23,246  |
| 2029 Population Age 80-84 | 1,156  | 8,337   | 17,516  |
| 2029 Population Age 85+   | 1,218  | 9,496   | 18,508  |
| 2029 Population Age 18+   | 26,570 | 214,540 | 491,414 |
| 2029 Median Age           | 47     | 45      | 43      |

| 2029 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$97,510  | \$91,898  | \$96,295  |
| Average Household Income 25-34 | \$142,411 | \$130,893 | \$134,453 |
| Median Household Income 35-44  | \$118,421 | \$105,105 | \$105,877 |
| Average Household Income 35-44 | \$169,471 | \$154,598 | \$153,670 |
| Median Household Income 45-54  | \$135,591 | \$112,054 | \$110,546 |
| Average Household Income 45-54 | \$184,397 | \$162,087 | \$158,767 |
| Median Household Income 55-64  | \$122,090 | \$95,042  | \$94,611  |
| Average Household Income 55-64 | \$171,555 | \$141,208 | \$139,517 |
| Median Household Income 65-74  | \$94,534  | \$73,082  | \$66,634  |
| Average Household Income 65-74 | \$149,549 | \$121,315 | \$114,140 |
| Average Household Income 75+   | \$128,070 | \$92,900  | \$87,386  |

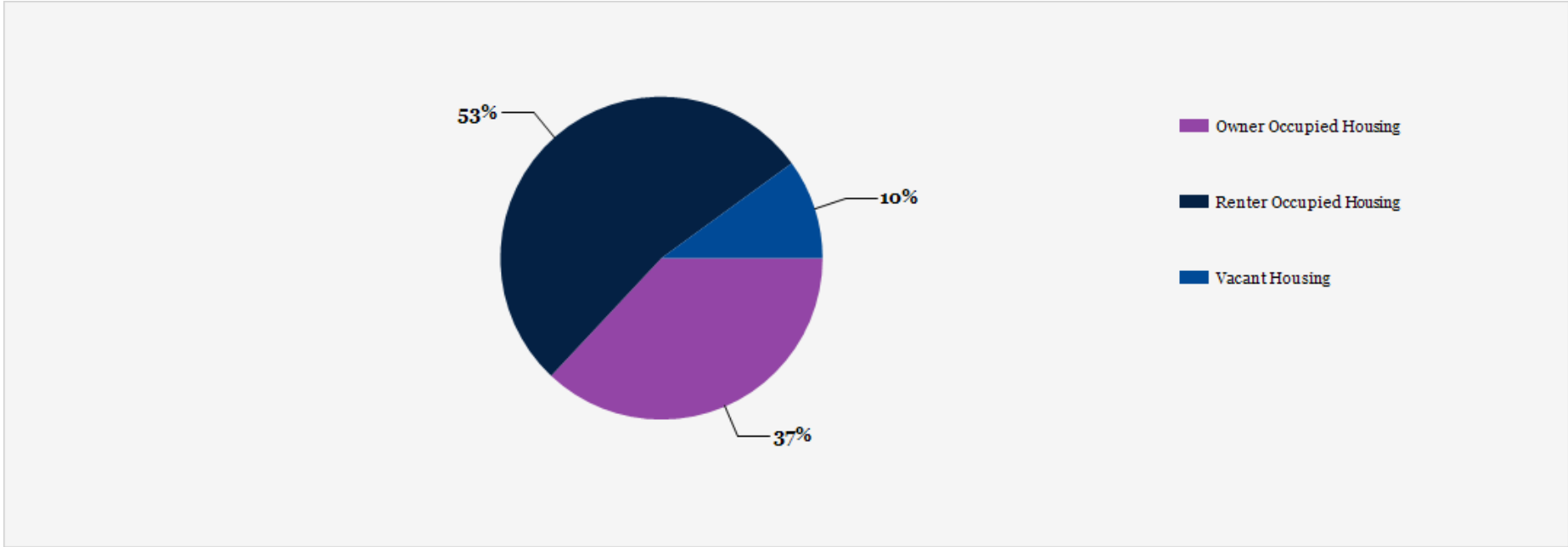
## 2024 Household Income



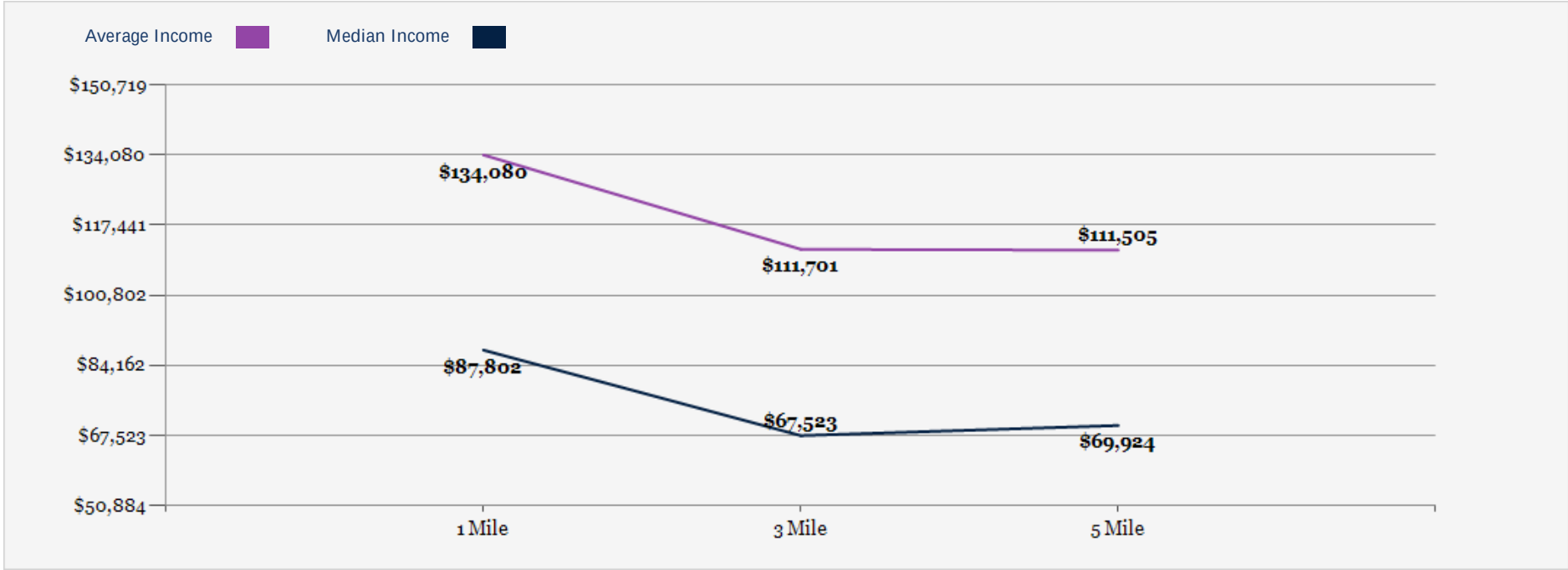
## 2024 Population by Race



2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median



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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.

# Judiciary Office



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***“Connect with the well connected.”***

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*Exclusively Marketed by:*



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