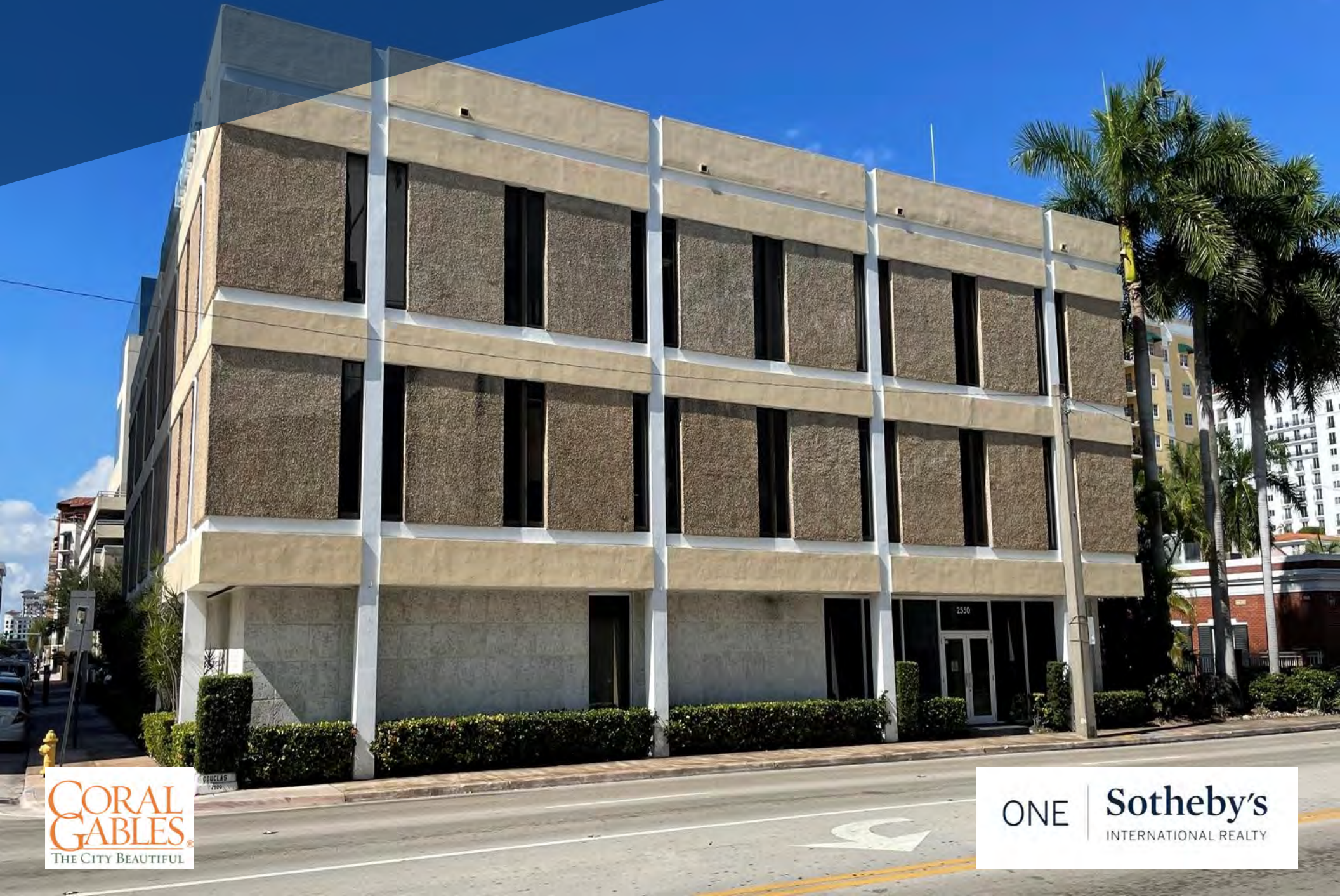


2550 DOUGLAS ROAD

2550 Douglas Road | Coral Gables, FL

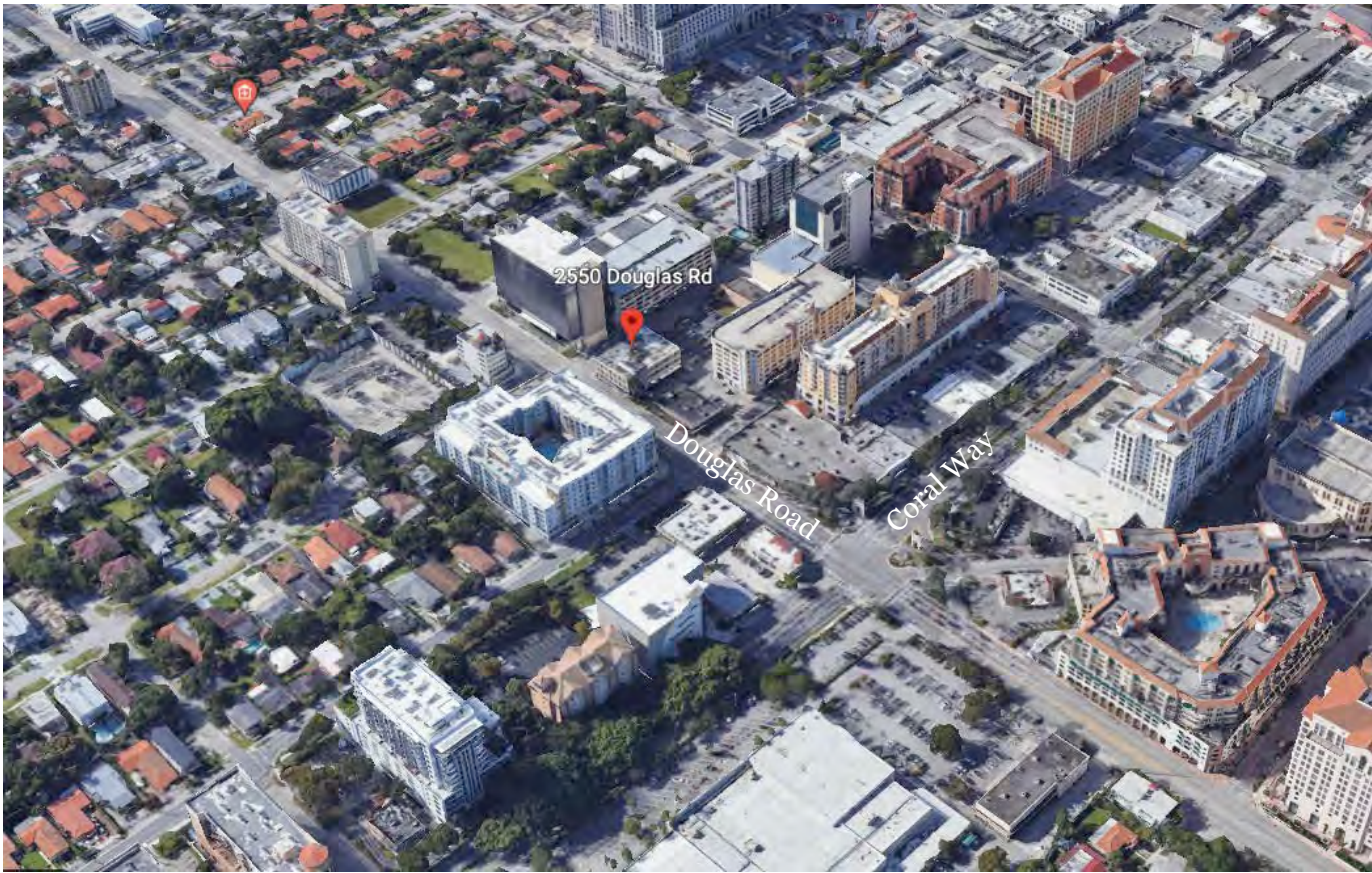


**CORAL
GABLES**
THE CITY BEAUTIFUL

ONE | **Sotheby's**
INTERNATIONAL REALTY

HIGHLIGHTS

- Conveniently located on S. Douglas and Valencia, only 0.1 mile from Miracle Mile
- Suite 302 was recently renovated and offers 4 offices and 1 reception area Well-located on S. Douglas in pedestrian-friendly area
Bus stop near main doors
- Just steps from cafés, banks, and essential business services Enjoy the convenience of having a variety of nearby amenities including local coffee shops, casual dining spots, national and regional banks, print and shipping centers, and other day-to-day business essentials—perfect for staff and visiting clients alike.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
40,272	245,328	520,271



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$102,818	\$99,054	\$98,323



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
17,842	96,643	212,511

PROPERTY FEATURES

BUILDING SF	26,000
LAND SF	23,522
LAND ACRES	.54
YEAR BUILT	1975
ZONING TYPE	CB
BUILDING CLASS	B
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	43 Space Surface Lot
PARKING RATIO	1.60/1000SF
NUMBER OF PADS	1
CORNER LOCATION	Yes
ELEVATOR(S)	2



Suite	Floor	Square Feet	Annual \$/Sqft	Lease Type	Space configuration	Assigned parking spaces
302	3rd	1074	\$33	NNN+OPEX	4 offices, 1 reception area	2

Location Summary

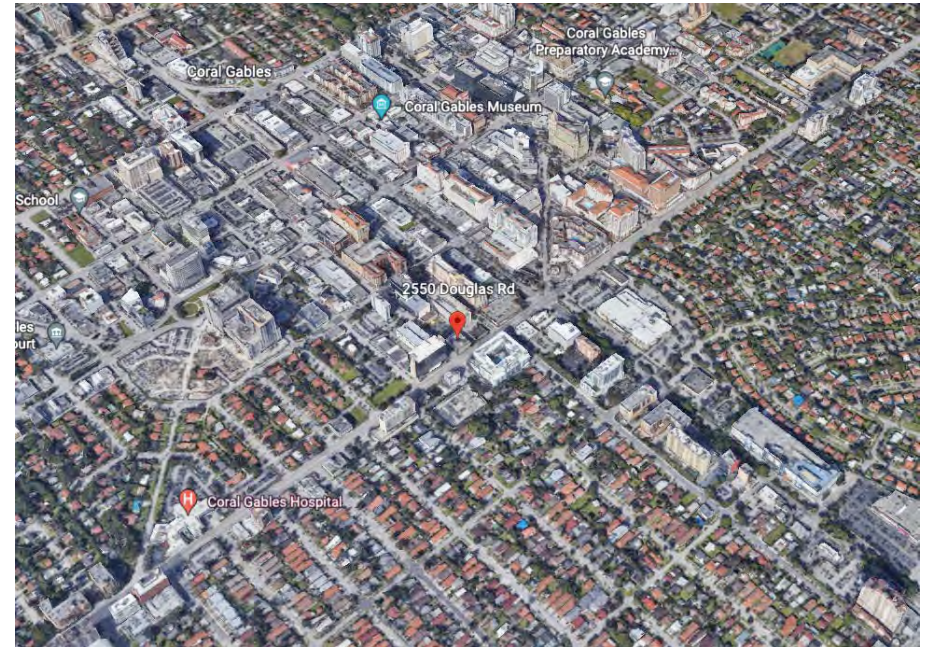
- Located in a professional building, Suite 302 is fully built out and ready for all types of professional or medical uses. The offices at 2550 Douglas Road are in the perfect location for businesses seeking premium office space in a thriving, upscale community. Situated in the heart of Coral Gables, this building offers easy access to the best dining, shopping, and entertainment the city has to offer. This 3-story professional building features suites designed to meet your needs, along with ample, convenient parking. Suite 302 includes four private offices and one reception area, making it ideal for medical practices, entrepreneurs, startups, and established businesses. Elevate your business and make a lasting impression on clients by choosing 2550 Douglas Road, Suite 302 as your new business home.
- OPEX = \$15.00 p.s.f.

Highlights

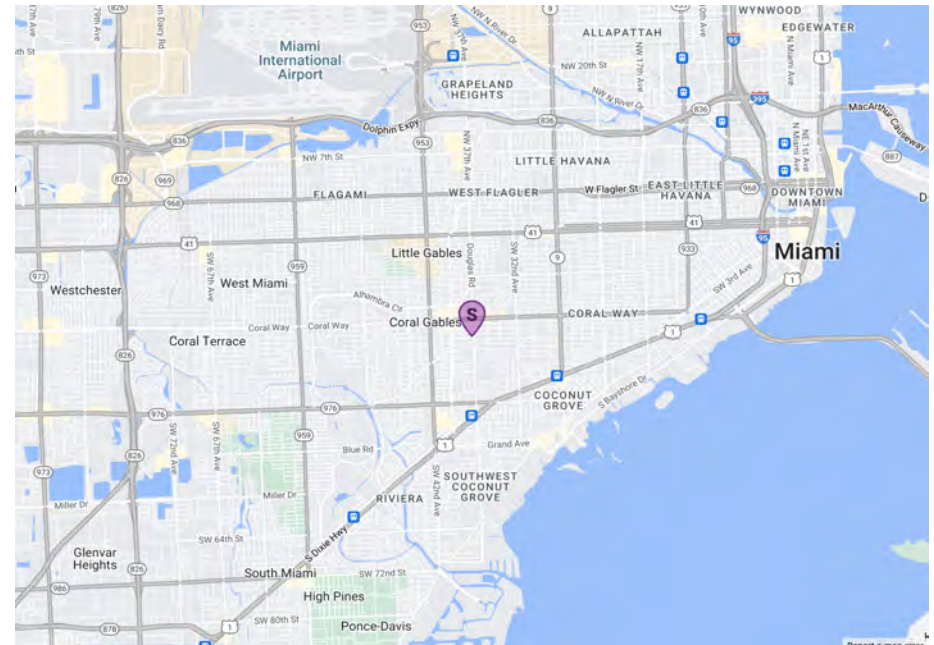
- **LOCATION FEATURES**
 - Walking distance to numerous restaurants and retail, including Miracle Mile
 - Access to public transportation with near-by Coral Gables trolley stops, bus routes, and connections to Metrorail
 - Premier location at the entrance to the Coral Gables business district
 - Within 15 minutes from Miami International Airport and other key business districts such as Downtown, Brickell, Blue Lagoon, and Doral

MARKET HIGHLIGHTS

- 8,300 businesses in Coral Gables
- 150 Multinationals
- Home to many of South Florida's largest employers
- Top retail and restaurant amenities



Regional Map





Suite 302 - Office 1



Full view of Office 1



Suite 302 - Office 2



Suite 302 - Lobby



Suite 302 - Lobby



Suite 302 - Office 3



Suite 302 - Office 4



Suite 302- Reception area



Suite 302- Office 5



Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 40 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 is 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. 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 just 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. 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 coverage's earned him the cover of Miami Business Review, as well as South Florida Business Journal.

2550 Douglas Road



"Connect with the well connected."

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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ONE Sotheby's International Realty has not verified, and will not verify, any of the information contained herein, nor has ONE Sotheby's International Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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Global Commercial Director

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