Boutique offices in the heart of South Miami

1537 San Remo Ave Coral Gables, FL 33146

OFFERING MEMORANDUM

FOR LEASE



ONE | Sotheby's INTERNATIONAL REALTY

HIGHLIGHTS

- Rate: $63 + $12 NNN
- ±7,719 SF of contiguous full-floor office space across the 4th and 5th floors
- Brand-new 2026 office building
- 14' ceilings and floor-to-ceiling windows
- Concierge/doorman and building security
- Private full-floor identity and enhanced tenant privacy
- Sixth-floor building amenity available for special events
- Convenient access to US-1, Metrorail and surrounding South Gables/South Miami neighborhoods

PROPERTY FEATURES

TOTAL TENANTS	5
BUILDING SF	18,500
YEAR BUILT	2026
ZONING TYPE	5003 Mixed-Use
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	5
NUMBER OF PARKING SPACES	±40

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
17,685	112,980	341,469

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
$194,044	$198,109	$165,319

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,046	46,495	134,683



Suite	Space	Floor	Size	Notes
400	Suite 400	4	4,372 SF	Full floor
400 A	400 A	4	2,186 SF	Half floor
400 B	400 B	4	2,186 SF	Half floor
500	Suite 500	5	3,347 SF	Private outdoor terrace and balcony

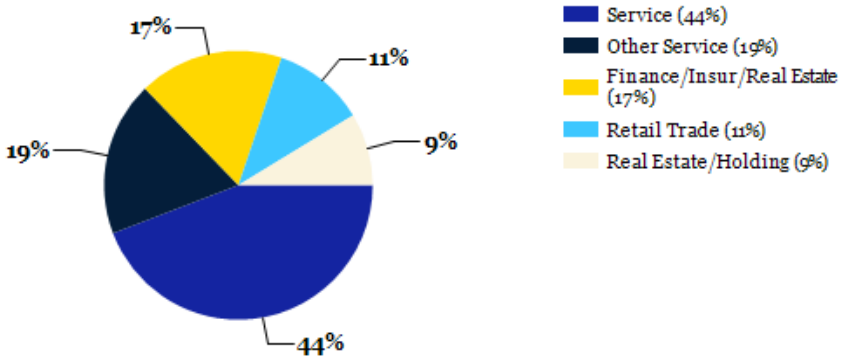
Location Summary

- ONE Sotheby's International Realty is pleased to present 1537 San Remo Avenue a brand new state of the art office building in the South Gables–South Miami area. The property offers a prestigious office setting with convenient access to major transportation routes and established residential neighborhoods. The property provides easy connectivity to US-1, the Metrorail, Coral Gables, South Miami, and surrounding areas, making it an attractive location for businesses seeking a high-quality office environment with accessibility and convenience.
- Located near a mix of upscale residential communities, retail, dining, and professional services, the property offers an appealing balance of privacy and connectivity. Its South Gables location is particularly well suited for professional firms, family offices, and businesses seeking a sophisticated office environment close to where employees and clients live.

Property Summary

- 1537 San Remo Avenue presents a rare opportunity to lease a private full floor or a contiguous two-floor office block totaling approximately 7,719 SF in a newly constructed 2026 office building. The fourth and fifth floors can be leased independently or combined into a single cohesive office environment.
- LEED-certified and finished to a standard that shows from the moment you walk in: a luxurious lobby, refined common areas, a full-time doorman, and top-tier security. The top two floors capture breathtaking views through floor-to-ceiling windows set beneath 14-foot ceilings. A private rooftop terrace with seating and Wi-Fi is reserved for tenants, with multiple dining options just steps away.

Major Industries by Employee Count







Exterior



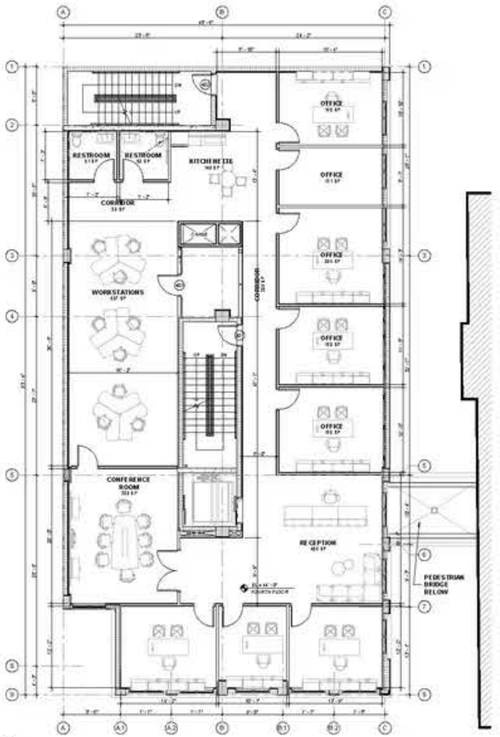
Lobby

Floorplans

CONTROL YOUR OWN FLOOR

FOURTH FLOOR

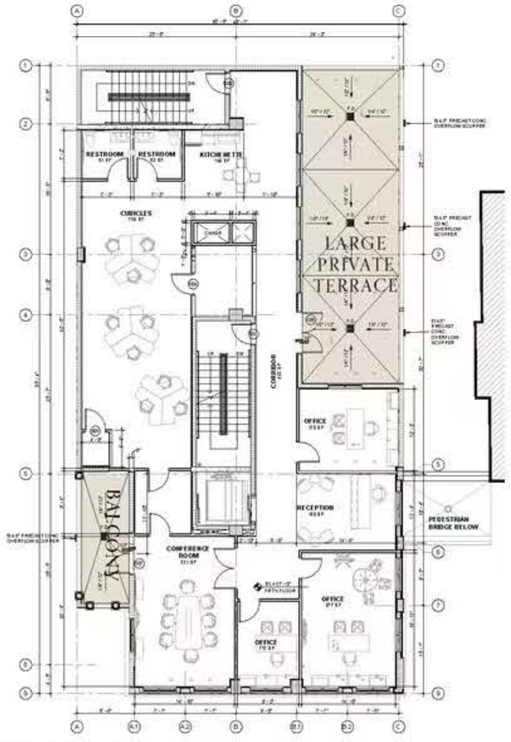
±4,327 RSF



*CONCEPTUAL PLAN - SUBJECT TO CHANGE

FIFTH FLOOR

±3,347 RSF



*CONCEPTUAL PLAN - SUBJECT TO CHANGE


4th floor



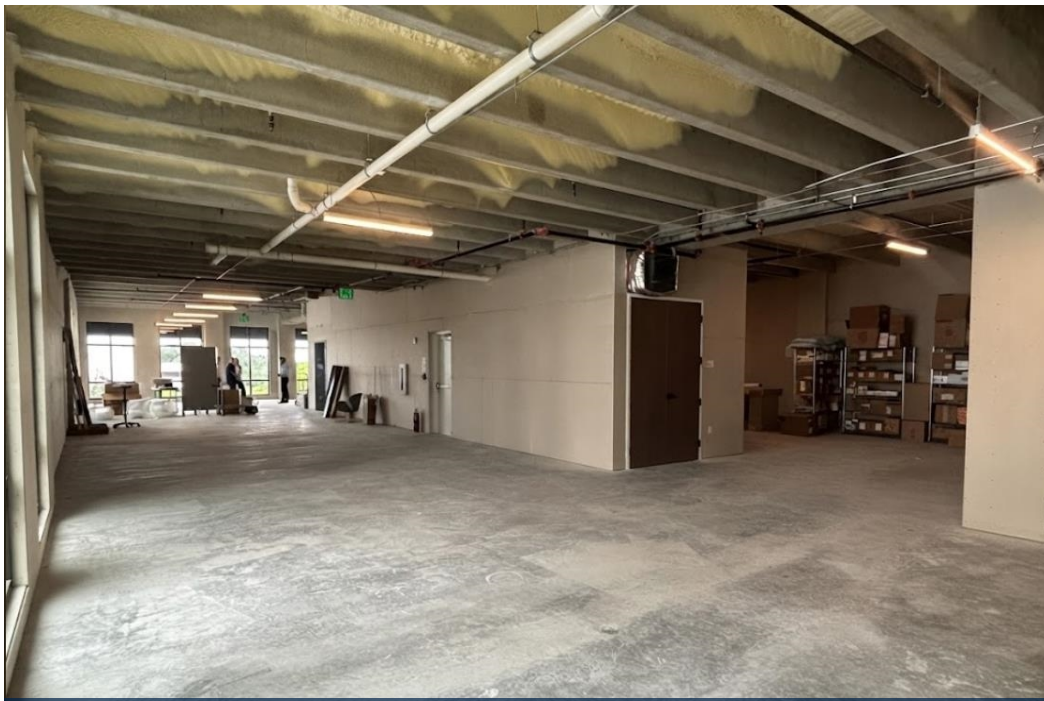
Floor Interior



Office Interior



Office Open Floor



Office Corridor

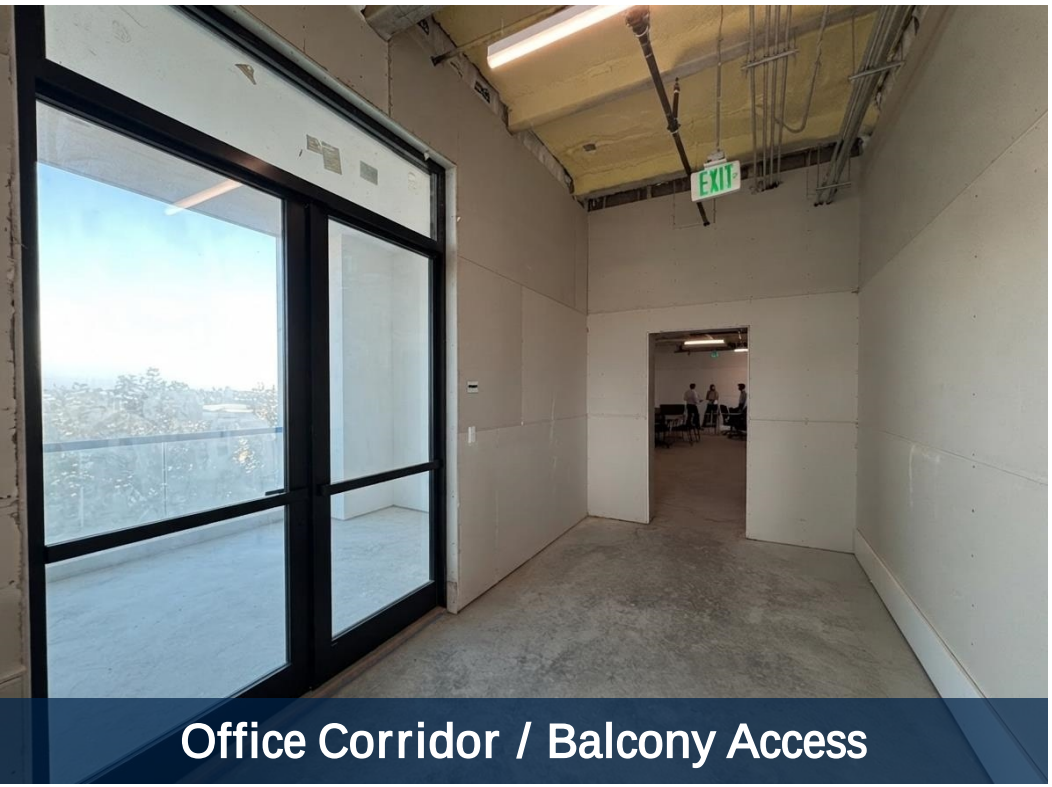

5th floor



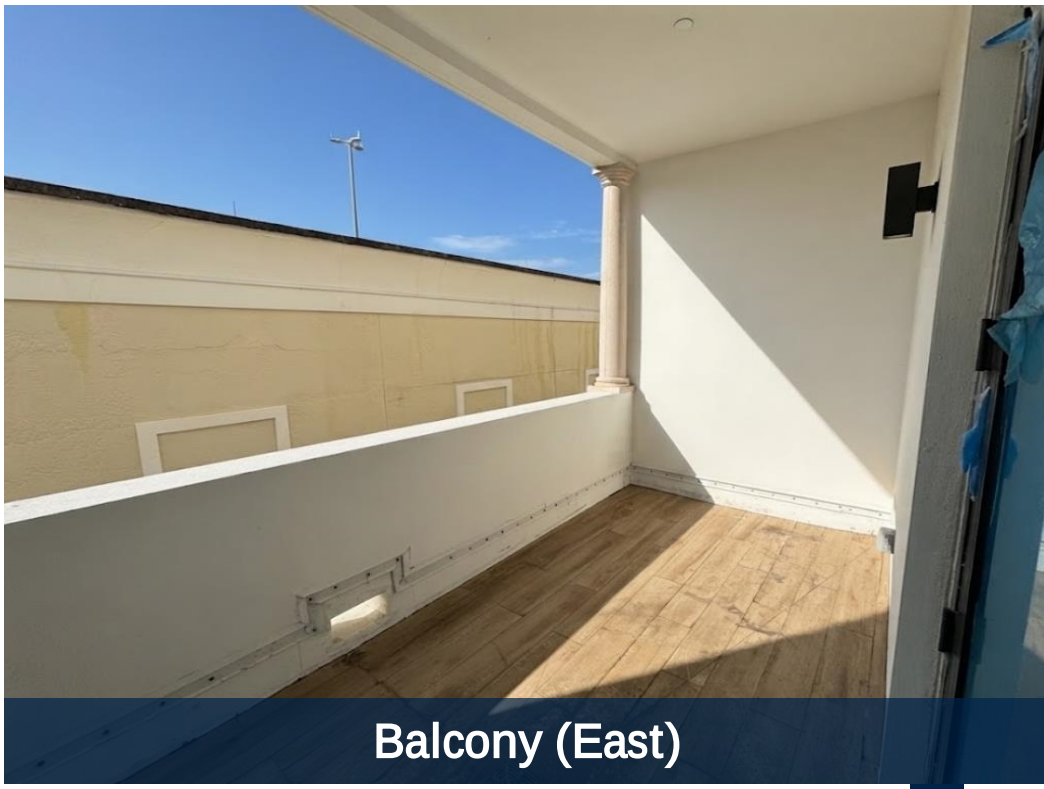
Elevator and Hall



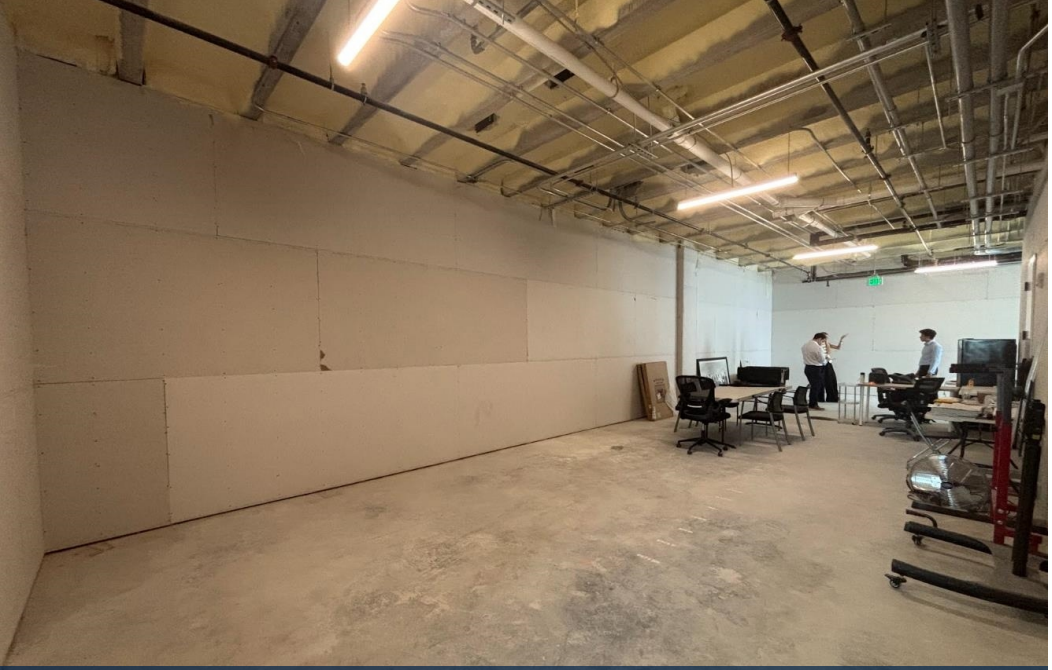
Office Interior



Office Corridor / Balcony Access



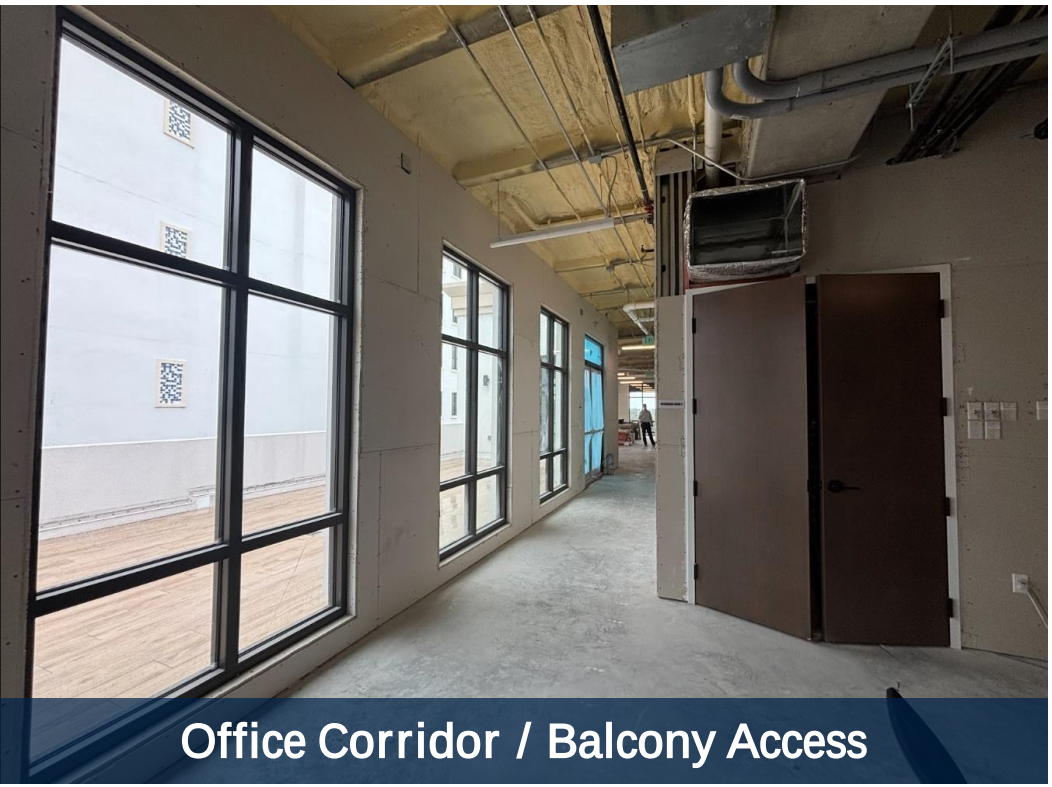
Balcony (East)



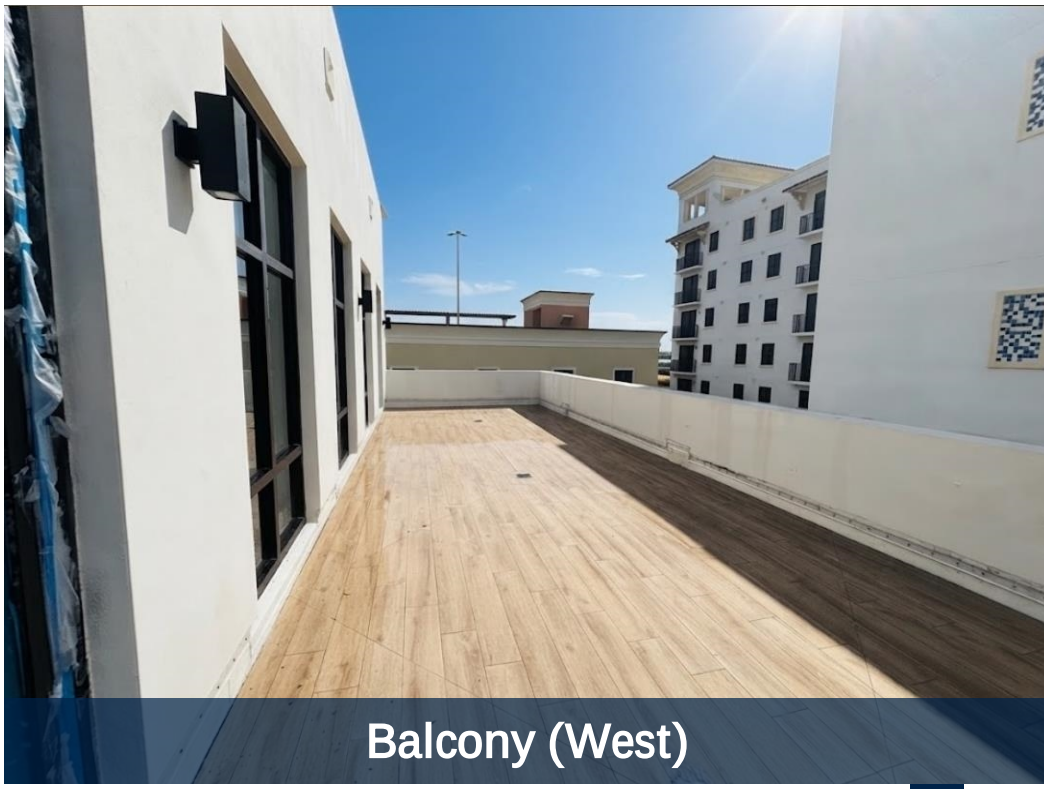
Office Open Floor



Open Space Interior



Office Corridor / Balcony Access



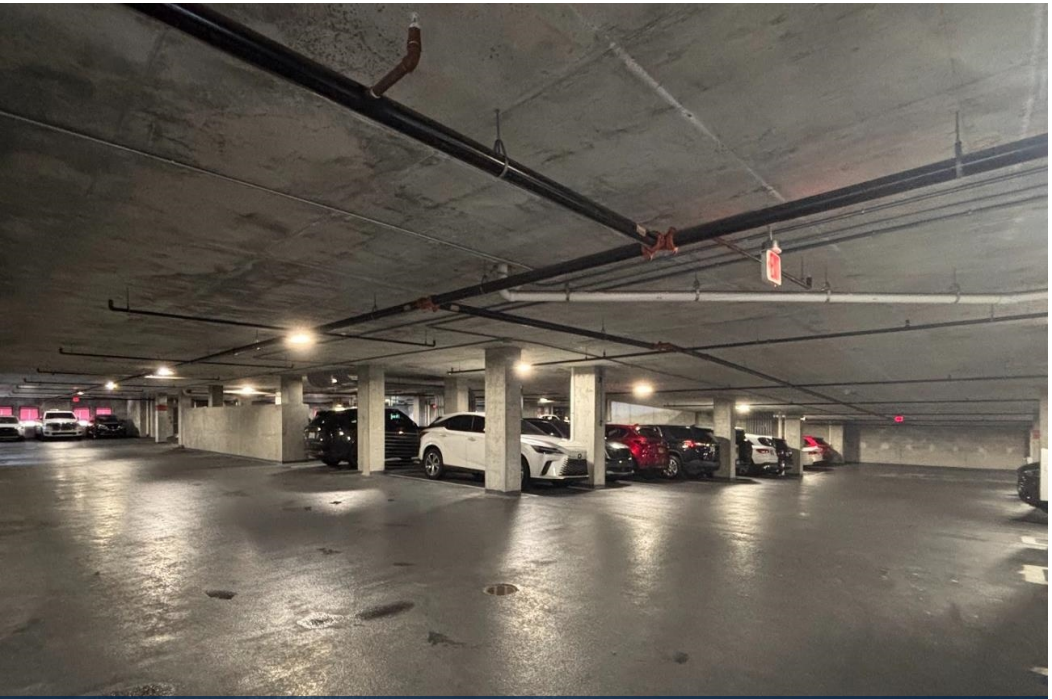
Balcony (West)



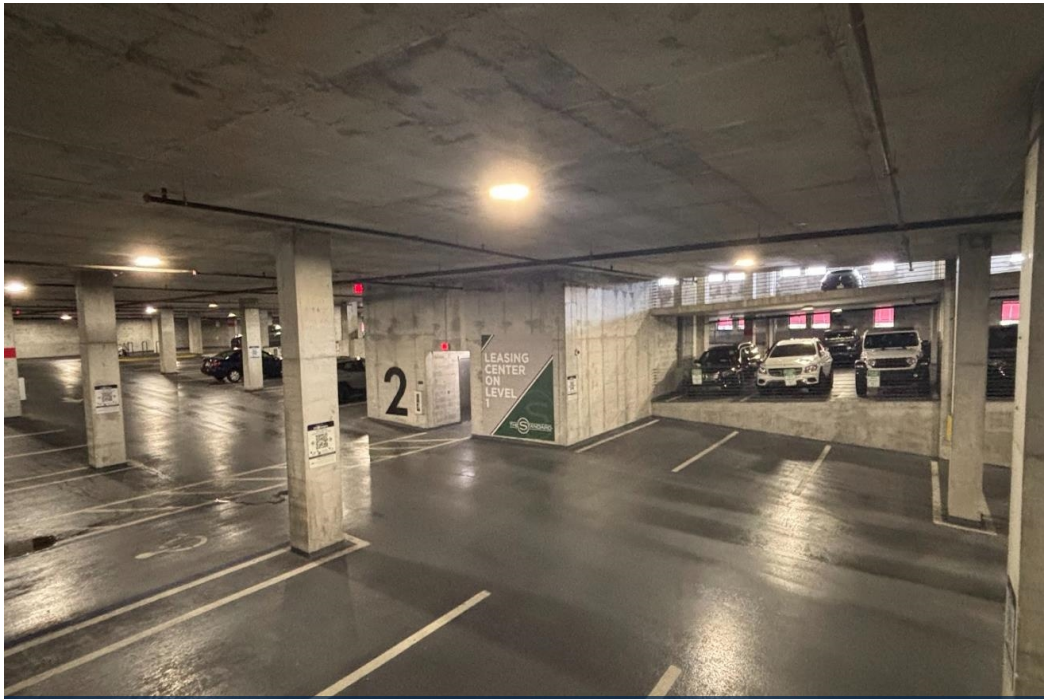
2nd Floor Bridge to Parking



Garage Hallway



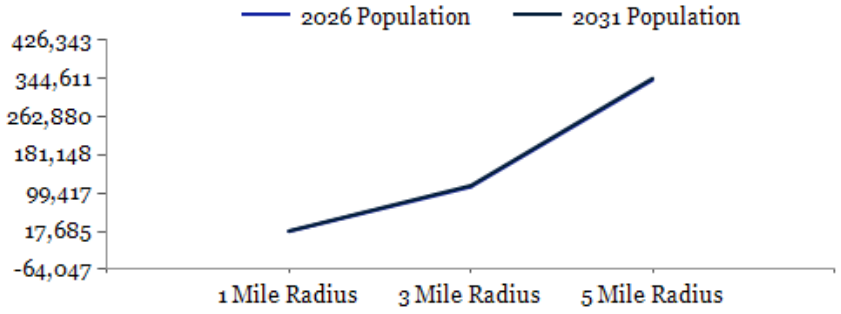
Parking Garage



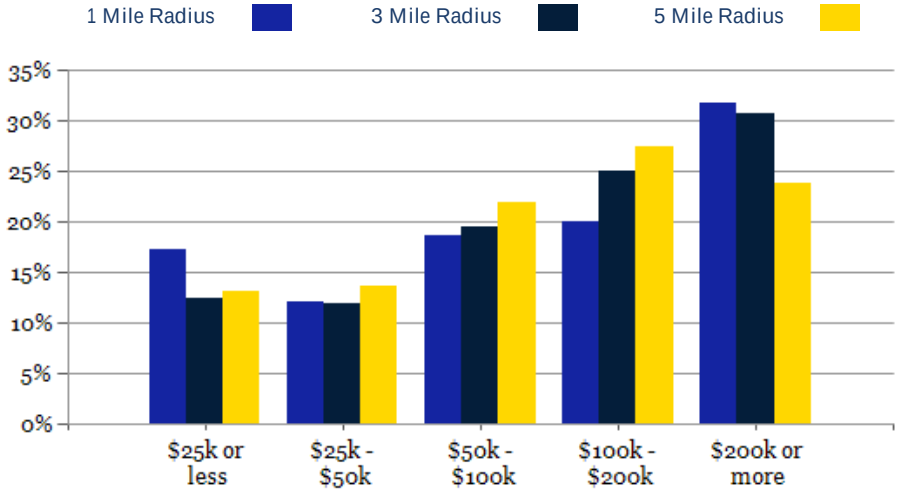
Parking Garage

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,317	95,656	309,759
2010 Population	16,842	99,780	323,144
2026 Population	17,685	112,980	341,469
2031 Population	18,507	115,426	344,611
2026 African American	2,378	6,568	8,976
2026 American Indian	49	274	793
2026 Asian	857	4,227	7,547
2026 Hispanic	8,603	68,762	256,295
2026 Other Race	2,102	8,752	30,835
2026 White	6,974	45,364	121,563
2026 Multiracial	5,297	47,738	171,659
2026-2031: Population: Growth Rate	4.55%	2.15%	0.90%

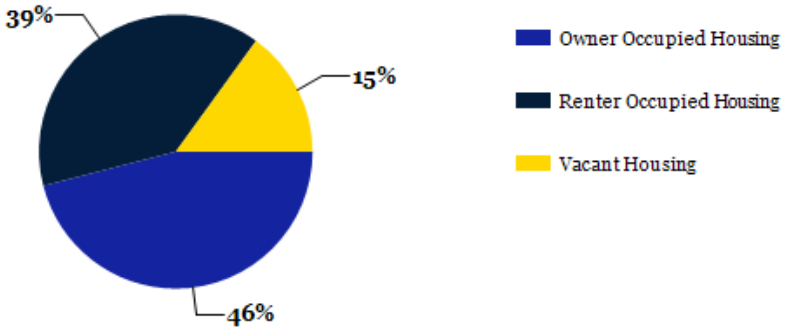
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	699	3,854	11,051
$15,000-$24,999	347	1,980	6,630
$25,000-$34,999	351	2,456	7,825
$35,000-$49,999	380	3,125	10,555
$50,000-$74,999	590	5,027	16,573
$75,000-$99,999	538	4,098	12,945
$100,000-$149,999	781	7,265	22,125
$150,000-$199,999	436	4,371	14,935
$200,000 or greater	1,924	14,319	32,043
Median HH Income	$104,866	$113,812	$102,756
Average HH Income	$194,044	$198,109	$165,319



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

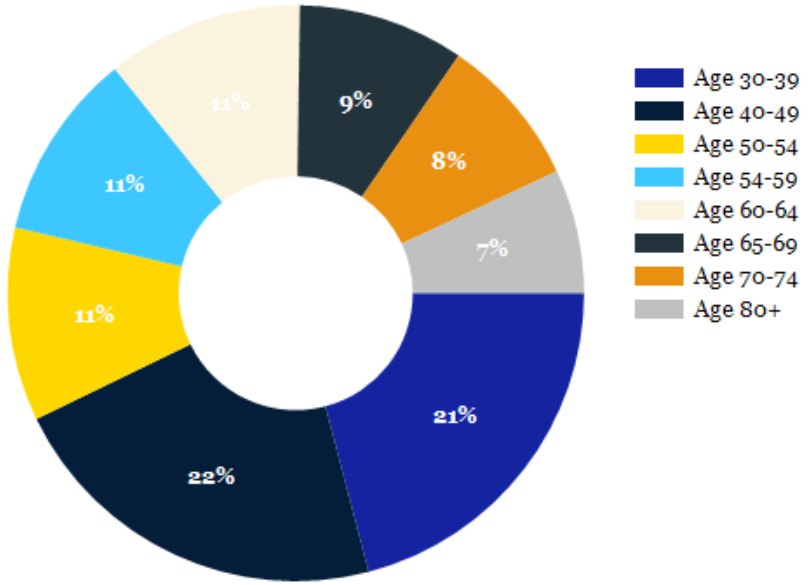


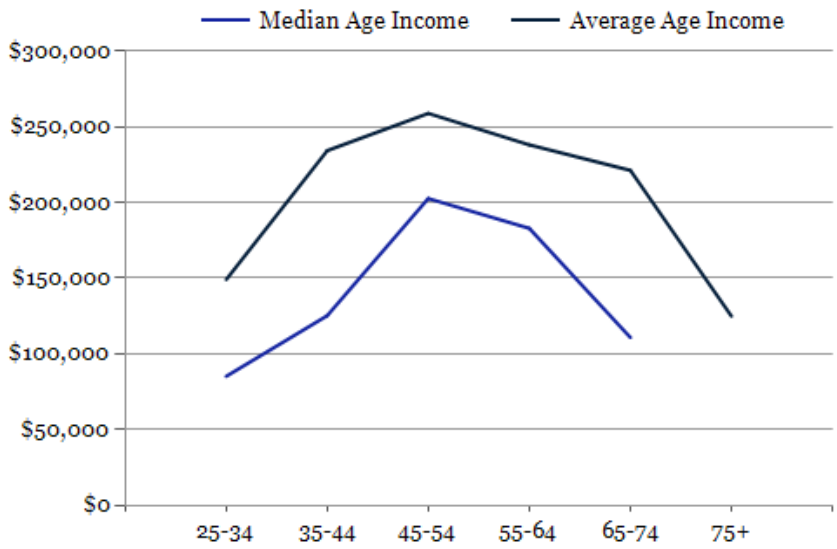
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	906	7,327	21,956
2026 Population Age 35-39	803	7,118	22,784
2026 Population Age 40-44	855	6,882	21,805
2026 Population Age 45-49	932	6,919	21,823
2026 Population Age 50-54	888	7,080	24,038
2026 Population Age 55-59	860	7,106	23,945
2026 Population Age 60-64	900	7,000	23,671
2026 Population Age 65-69	762	6,108	19,404
2026 Population Age 70-74	693	5,446	17,362
2026 Population Age 75-79	568	4,664	14,681
2026 Population Age 80-84	403	3,156	10,872
2026 Population Age 85+	370	3,026	11,643
2026 Population Age 18+	15,082	94,273	286,049
2026 Median Age	31	41	44
2031 Median Age	33	42	45

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$85,134	$105,286	$107,085
Average Household Income 25-34	$149,100	$159,925	$150,595
Median Household Income 35-44	$125,259	$150,416	$127,911
Average Household Income 35-44	$234,279	$242,841	$205,948
Median Household Income 45-54	$202,630	$166,181	$129,048
Average Household Income 45-54	$258,881	$237,728	$192,962
Median Household Income 55-64	$182,897	$139,853	$112,094
Average Household Income 55-64	$238,073	$214,612	$175,089
Median Household Income 65-74	$110,799	$115,399	$95,626
Average Household Income 65-74	$221,206	$224,681	$170,429
Average Household Income 75+	$124,915	$137,818	$106,695

Population By Age





DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	86	81	74
Diversity Index (current year)	86	82	76
Diversity Index (2020)	86	82	76
Diversity Index (2010)	67	63	51

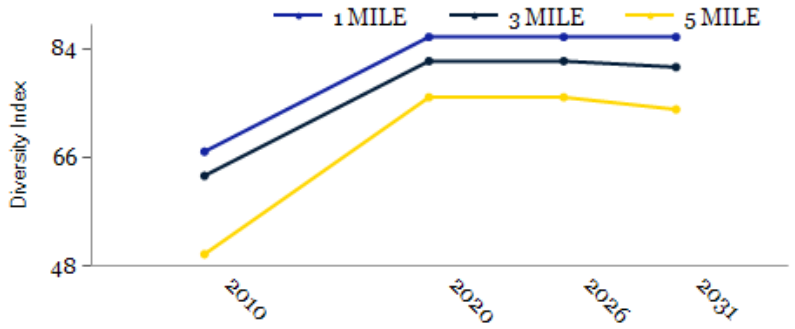
POPULATION BY RACE



1 MILE | 3 MILE | 5 MILE

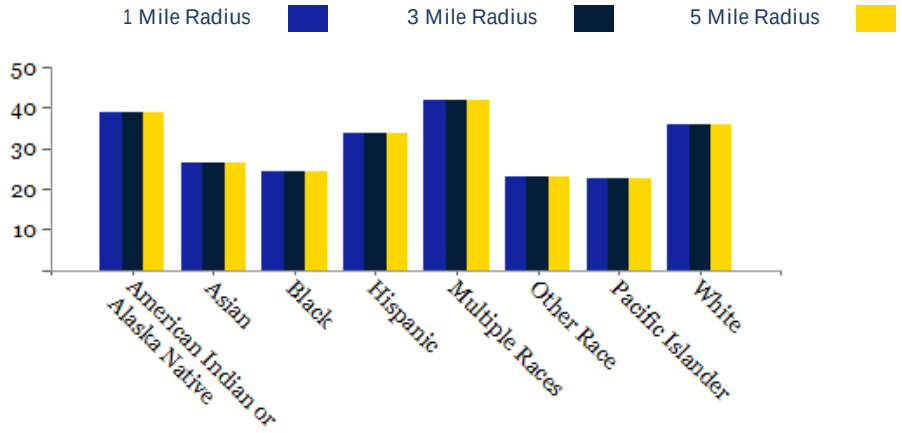
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	9%	4%	2%
American Indian	0%	0%	0%
Asian	3%	2%	1%
Hispanic	33%	38%	43%
Multiracial	20%	26%	29%
Other Race	8%	5%	5%
White	27%	25%	20%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	39	35	38
Median Asian Age	26	32	36
Median Black Age	24	29	33
Median Hispanic Age	34	42	45
Median Multiple Races Age	42	44	47
Median Other Race Age	23	32	39
Median Pacific Islander Age	23	24	31
Median White Age	36	41	43

2026 MEDIAN AGE BY RACE





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 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.

MANNYCHAMIZO, III
COMMERCIAL REAL ESTATE

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INTERNATIONAL REALTY

"Connect with the well connected."

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The information contained herein is not a substitute for a thorough due diligence investigation. ONE Sotheby's International Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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