



Prime Location Available For Lease

## CORAL GABLES OFFICE SPACE FRONTING US-1

This four-story 30,000 SF office building offers a prime location, fronting US-1 and Le Jeune Road. Just minutes away from The Village of Merrick Park, University of Miami, Residences of Coral Gables, Coconut Grove, Pinecrest and South Miami. There is easy access from this property to I-95, Miami International Airport and the Metro-rail. Within walking distance to the thriving South Miami Business District, numerous dining and entertainment venues, retail, Publix and Whole Foods.



For more information, please contact:

**Donna Abood**

Principal, Managing Director - Miami  
D 305 447 7857  
donna.abood@avisonyoung.com

**Joe Abood**

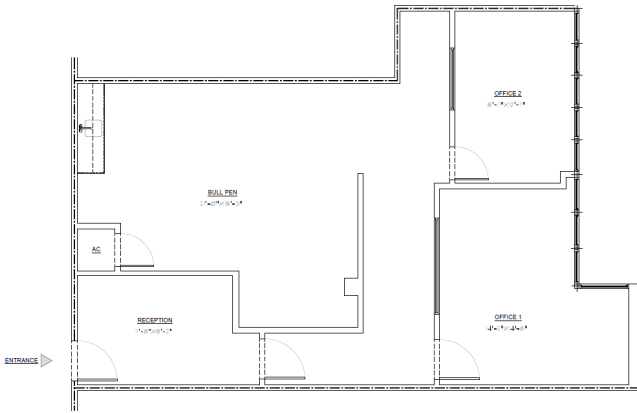
Vice President  
D 305 447 7878  
joe.abood@avisonyoung.com

**Peyton Dowd**

Associate  
D 305 447 7861  
peyton.dowd@avisonyoung.com

2020 Ponce de Leon Blvd  
Suite 1200  
Coral Gables, FL 33134  
305 446 0011





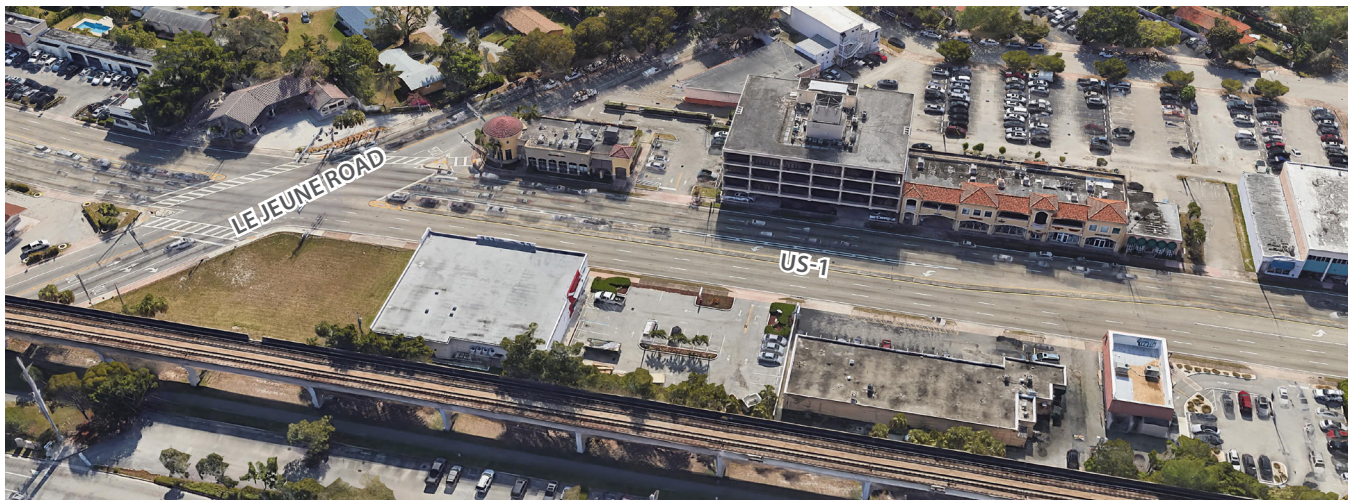
### Suite 2N - Features

- 1,153 SF
- Lease Term: 3 to 10 years
- Two (2) private offices
- Large Bullpen
- Reception
- Three (3) uncovered, assigned parking spaces available at no charge



### Suite 4B - Features

- 1,899 SF
- Lease Term: 3 to 10 years
- Furnished Professional Space
- Six (6) Offices
- Two (2) Administrative Cubicles
- Large Conference Room
- Coffee Station/Refrigerator
- One (1) covered, assigned parking space available at \$100/Month
- Four (4) additional uncovered, assigned parking spaces available at no charge
- All utilities are included except for electric



**Donna Abood**, Principal, Managing Director - Miami  
 D 305 447 7857  
 donna.abood@avisonyoung.com

**Joe Abood**, Vice President  
 D 305 447 7878  
 joe.abood@avisonyoung.com

**Peyton Dowd**, Associate  
 D 305 447 7861  
 peyton.dowd@avisonyoung.com