

SPACIOUS OFFICE SUITES IMMEDIATELY AVAILABLE FOR LEASE IN CORAL GABLES

2850 Douglas Road
Coral Gables, FL 33134

OFFERING MEMORANDUM



ONE | Sotheby's
INTERNATIONAL REALTY

THE SPACE

Location	2850 Douglas Rd Coral Gables, FL 33134
County	Miami Dade
APN	03-4117-005-5770

HIGHLIGHTS

- Suite 201: \$35 P/SQFT
AVAILABLE: 3,750 SQFT DIVISIBLE
- Suite 301: \$32 P/SQFT
AVAILABLE: 1,547 SQFT
- The suites' floor plans are comprised of both private offices, open work space and kitchen area.
- Within walking distance to Miracle Mile, The Plaza Coral Gables, and Coral Gables Hospital.
- Situated less than a 20-minute drive to Miami International Airport and the Miami central business district.
- Coral Gables is known as "The Beautiful City" and is strategically located in central Miami-Dade County. A high-end and well-established area that boasts tremendous connectivity to executive housing and immediate walkability to a wide variety of top restaurants and shops, making it South Florida's premier corporate office market.
- Coral Gables is one of the top five commerce centers in South Florida. Its central location is ideal for businesses; the neighborhood is less than 15 minutes from Miami International Airport and is close to major highways and other economic hubs like Downtown Miami and Miami Beach.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
40,038	235,742	517,304



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$126,052	\$116,860	\$113,286



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
18,146	94,162	215,379



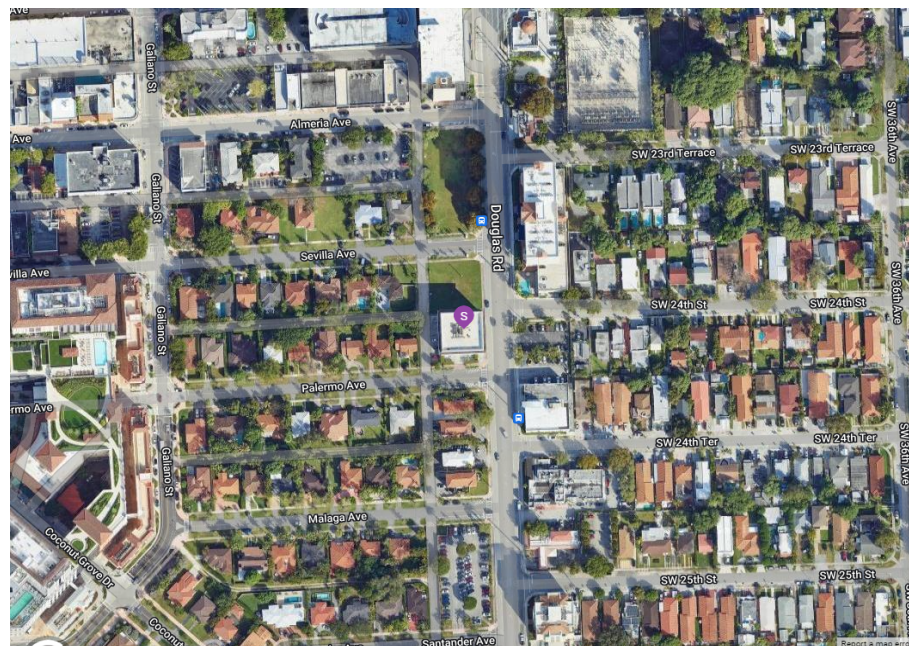
PROPERTY FEATURES

BUILDING SF	22,074
LAND SF	34,934
LAND ACRES	0.8
YEAR BUILT	1971
YEAR RENOVATED	2022
ZONING TYPE	5003 MIXED-USE
BUILDING CLASS	B
NUMBER OF STORIES	5
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	45
CORNER LOCATION	Yes

PROPERTY SUMMARY

Conveniently located in a well-maintained professional building, suite 201 is fully built-out and ready for all types of professional uses. The space consists of 3,750 sq ft, and can be divided into two separate spaces: 1,757 sq ft and 1,993 sq ft. Suite 301 offers a fully built-out 1,547 sq ft layout, thoughtfully designed to accommodate a variety of professional needs. It includes a spacious conference room, private offices, a kitchenette, and an open work area, providing a seamless blend of functionality and comfort. Ideal for businesses seeking a move-in-ready environment, the suite supports both collaborative workflows and private meetings, making it a versatile option for a range of office users. The offices at 2850 Douglas Road are in the perfect location for businesses seeking a premium office space in a thriving, upscale community. Located in the heart of Coral Gables, this building offers easy access to the best dining, shopping, and entertainment the city has to offer. This professional building offers suites to fit all your needs with ample, convenient parking to match. This location is ideal for entrepreneurs, startups, and established businesses. Elevate your business and make a lasting impression on clients by choosing 2850 Douglas Road as your business's new home. The Gables is especially desirable to businesses because of its accessibility to Miami International Airport, the Port of Miami, Downtown Miami, Doral and Brickell. All key business districts and ideal locations. Known as The City Beautiful, Coral Gables stands out as a sophisticated and organized community that blends color, details, culture, architectural beauty, and stand-out businesses.

Regional Map

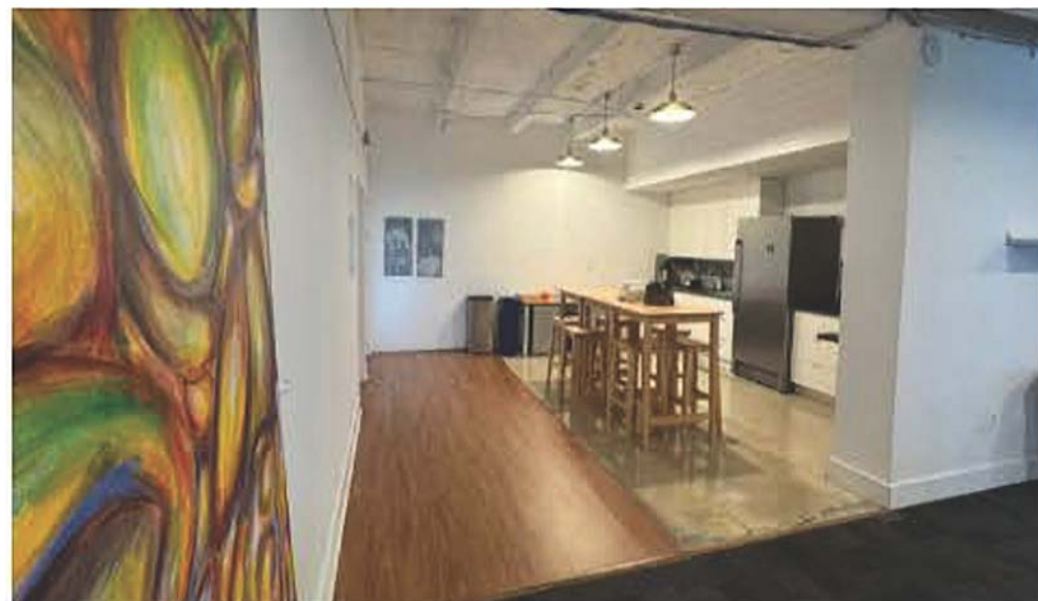


Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
Suite 201 Divisible	2	3,750	\$35	Full Service	Conveniently located in a well-maintained professional building, suite 201 is fully built-out and ready for all types of professional uses. The space consists of 3,750 sq ft, and can be divided into two separate spaces: 1,757 sq ft and 1,993 sq ft. The offices at 2850 Douglas Road are in the perfect location for businesses seeking a premium office space in a thriving, upscale community.
201A	2	1,757	\$35	Full Service	Conveniently located in a well-maintained professional building, suite 201 is fully built-out and ready for all types of professional uses. The space consists of 3,750 sq ft, and can be divided into two separate spaces: 1,757 sq ft and 1,993 sq ft. The offices at 2850 Douglas Road are in the perfect location for businesses seeking a premium office space in a thriving, upscale community.
201B	2	1,993	\$35	Full Service	Conveniently located in a well-maintained professional building, suite 201 is fully built-out and ready for all types of professional uses. The space consists of 3,750 sq ft, and can be divided into two separate spaces: 1,757 sq ft and 1,993 sq ft. The offices at 2850 Douglas Road are in the perfect location for businesses seeking a premium office space in a thriving, upscale community.
Suite 201	3	1,547	\$32	Modified Gross	Suite 301 offers a fully built-out 1,547 SF layout, thoughtfully designed to accommodate a variety of professional needs. It includes a spacious conference room, private offices, a kitchenette, and an open work area, providing a seamless blend of functionality and comfort. Ideal for businesses seeking a move-in-ready environment, the suite supports both collaborative workflows and private meetings, making it a versatile option for a range of office users.

West View



Kitchen and Office Spaces



Common Area and Office Space



Conference Room, Office and, Common Area



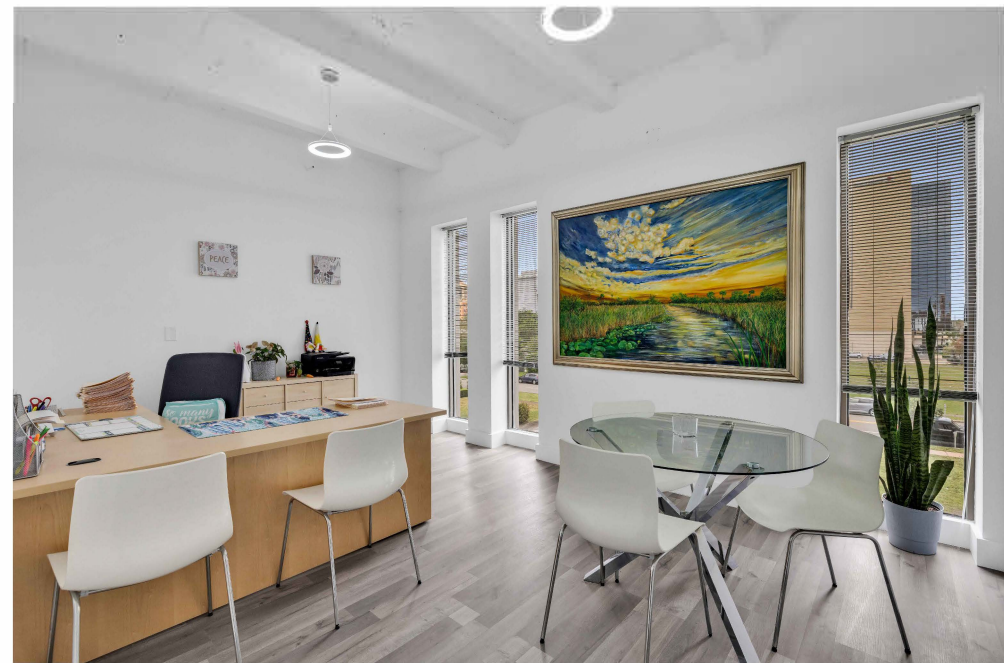
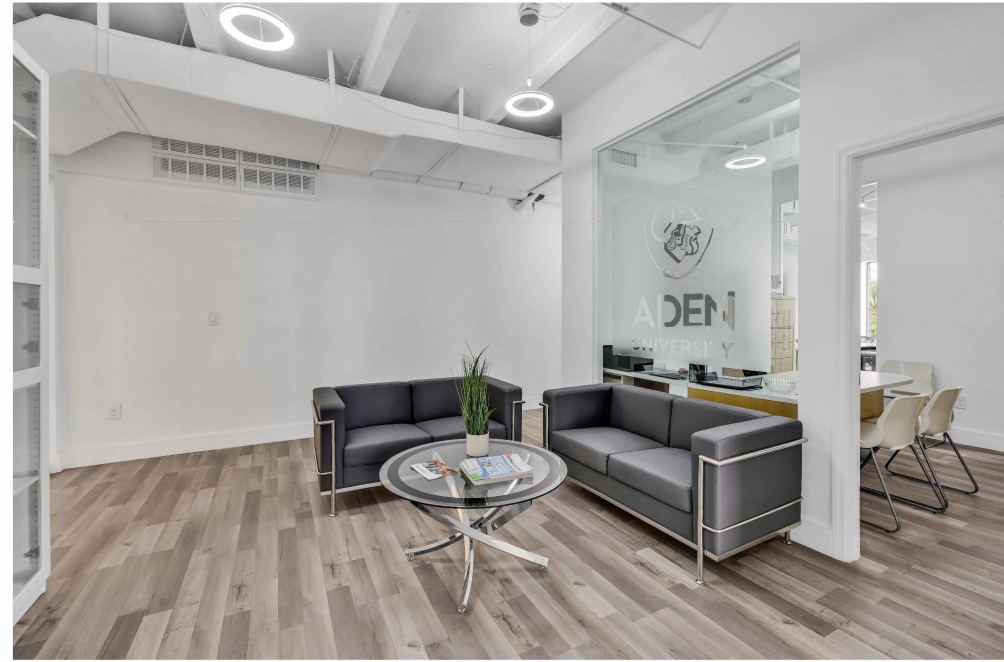
Restroom, Office, and, Common Area



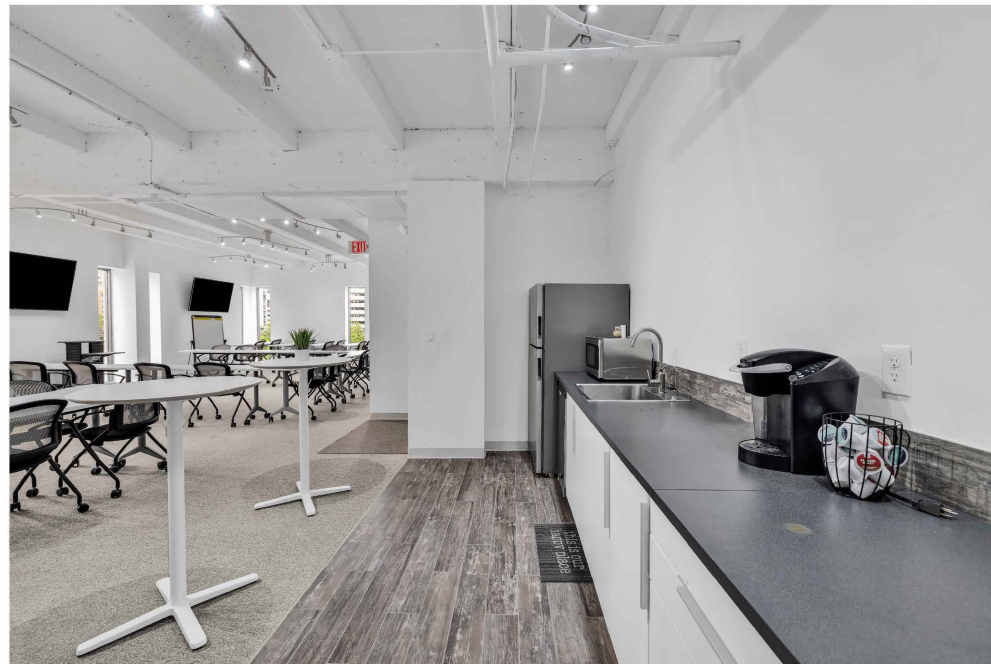
Elevator



Entrance & Private Offices



Private Office & Kitchen



Conference Room/ Open Workspace





02

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,547	215,306	422,453
2010 Population	33,787	228,977	464,475
2024 Population	40,038	235,742	517,304
2029 Population	42,377	236,310	545,559
2024 African American	816	7,291	28,506
2024 American Indian	112	755	2,117
2024 Asian	859	3,282	8,934
2024 Hispanic	29,630	186,718	394,122
2024 Other Race	4,450	30,347	68,526
2024 White	14,524	77,449	168,985
2024 Multiracial	19,267	116,537	240,095
2024-2029: Population: Growth Rate	5.70 %	0.25 %	5.35 %
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,667	11,034	27,440
\$15,000-\$24,999	1,385	9,640	20,629
\$25,000-\$34,999	1,238	8,587	19,404
\$35,000-\$49,999	1,571	9,281	21,010
\$50,000-\$74,999	2,039	9,914	22,033
\$75,000-\$99,999	2,302	10,421	23,642
\$100,000-\$149,999	3,052	12,728	31,775
\$150,000-\$199,999	1,859	7,636	18,354
\$200,000 or greater	3,033	14,920	31,091
Median HH Income	\$86,051	\$70,545	\$70,876
Average HH Income	\$126,052	\$116,860	\$113,286

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,240	85,796	168,565
2010 Total Households	14,445	86,866	178,871
2024 Total Households	18,146	94,162	215,379
2029 Total Households	19,989	96,966	235,364
2024 Average Household Size	2.19	2.44	2.35
2000 Owner Occupied Housing	4,805	39,085	69,545
2000 Renter Occupied Housing	7,623	42,132	87,160
2024 Owner Occupied Housing	6,150	40,267	78,838
2024 Renter Occupied Housing	11,996	53,895	136,541
2024 Vacant Housing	2,855	9,212	24,803
2024 Total Housing	21,001	103,374	240,182
2029 Owner Occupied Housing	6,680	42,766	84,995
2029 Renter Occupied Housing	13,309	54,200	150,369
2029 Vacant Housing	2,718	9,797	24,627
2029 Total Housing	22,707	106,763	259,991
2024-2029: Households: Growth Rate	9.75 %	2.95 %	8.95 %



Source: esri

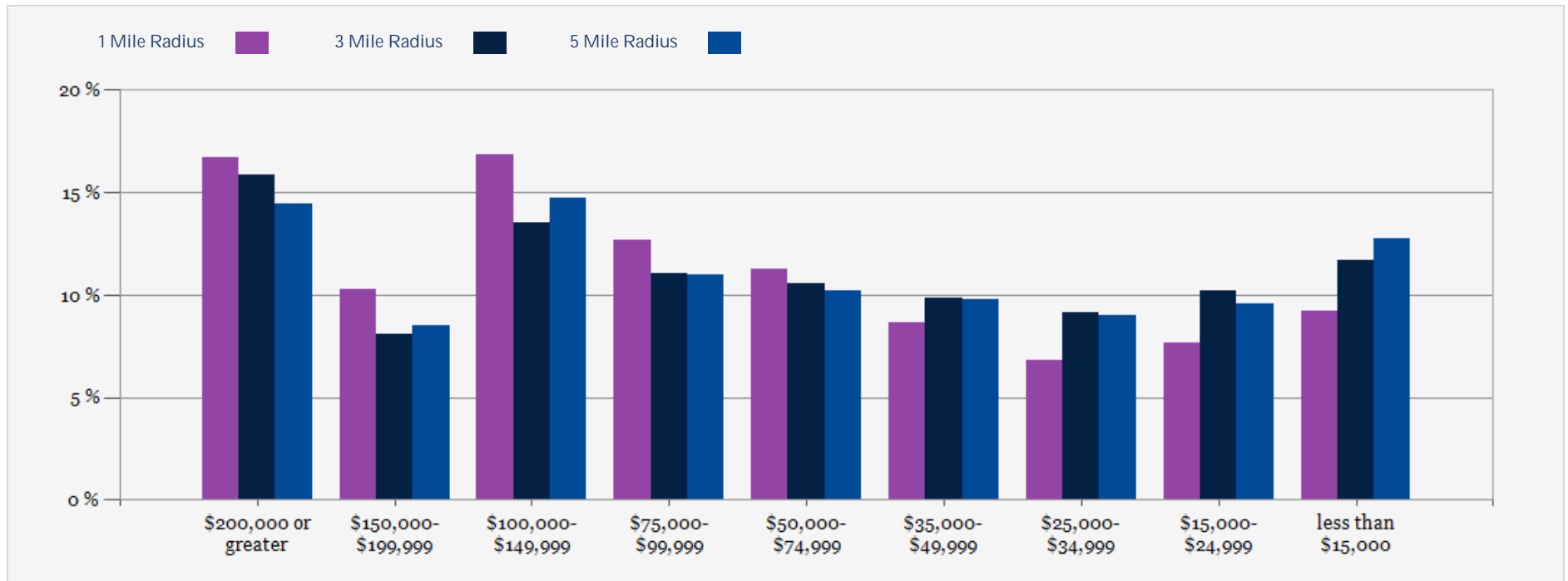
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	3,453	15,956	43,088
2024 Population Age 35-39	3,236	16,268	39,068
2024 Population Age 40-44	2,986	16,563	36,733
2024 Population Age 45-49	2,752	15,756	33,604
2024 Population Age 50-54	2,858	17,349	35,888
2024 Population Age 55-59	2,636	16,583	34,178
2024 Population Age 60-64	2,589	16,309	33,264
2024 Population Age 65-69	1,934	12,869	26,577
2024 Population Age 70-74	1,766	11,164	22,725
2024 Population Age 75-79	1,481	9,184	18,472
2024 Population Age 80-84	997	6,741	13,386
2024 Population Age 85+	1,283	8,286	15,979
2024 Population Age 18+	34,383	198,863	437,232
2024 Median Age	42	44	42

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,608	\$78,942	\$84,526
Average Household Income 25-34	\$122,284	\$114,153	\$118,358
Median Household Income 35-44	\$101,739	\$88,289	\$89,888
Average Household Income 35-44	\$144,260	\$137,876	\$134,525
Median Household Income 45-54	\$105,840	\$92,499	\$92,337
Average Household Income 45-54	\$149,104	\$142,248	\$137,198
Median Household Income 55-64	\$92,519	\$76,567	\$74,184
Average Household Income 55-64	\$134,891	\$123,946	\$118,663
Median Household Income 65-74	\$73,645	\$52,730	\$46,839
Average Household Income 65-74	\$117,168	\$104,999	\$95,794
Average Household Income 75+	\$92,024	\$76,206	\$67,993

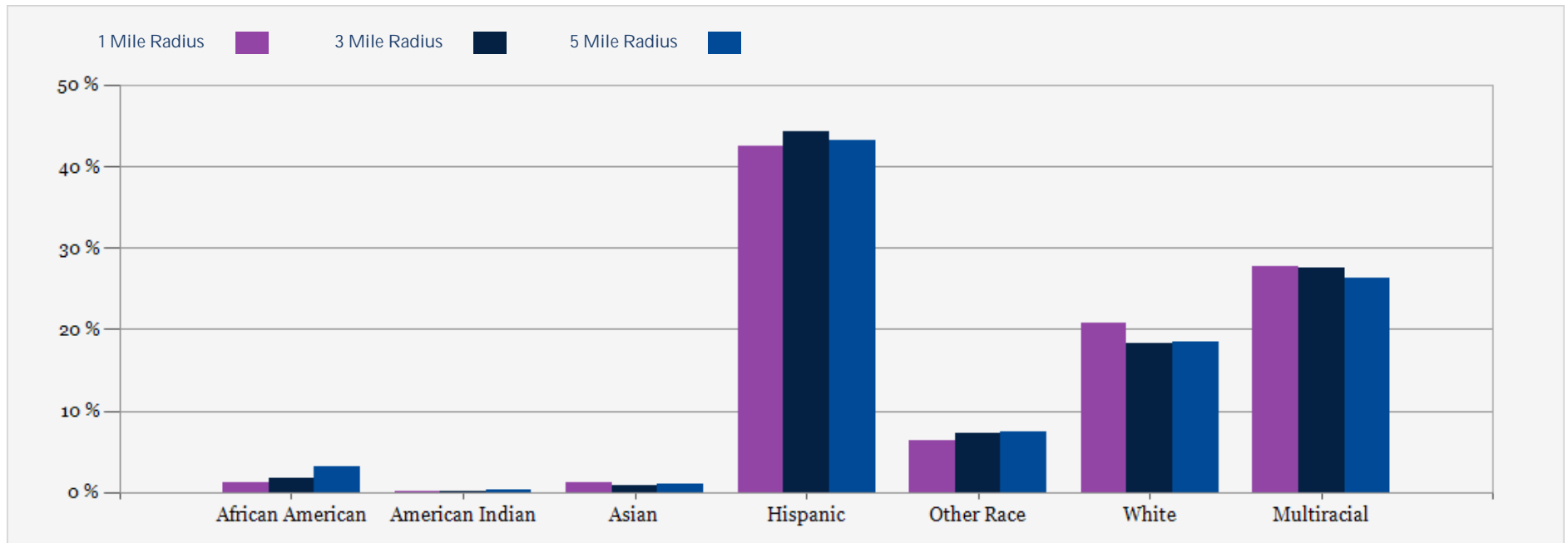
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	3,447	15,149	43,228
2029 Population Age 35-39	3,366	15,995	42,629
2029 Population Age 40-44	3,189	16,390	39,498
2029 Population Age 45-49	3,035	16,470	37,600
2029 Population Age 50-54	2,686	15,347	33,769
2029 Population Age 55-59	2,793	16,366	34,947
2029 Population Age 60-64	2,505	15,376	32,689
2029 Population Age 65-69	2,447	15,213	31,892
2029 Population Age 70-74	1,958	12,231	26,049
2029 Population Age 75-79	1,720	10,089	21,562
2029 Population Age 80-84	1,322	7,624	16,173
2029 Population Age 85+	1,381	8,347	17,070
2029 Population Age 18+	36,564	199,859	463,218
2029 Median Age	43	45	42

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,268	\$93,591	\$97,135
Average Household Income 25-34	\$141,373	\$135,006	\$135,166
Median Household Income 35-44	\$118,295	\$107,072	\$106,587
Average Household Income 35-44	\$167,595	\$159,775	\$155,158
Median Household Income 45-54	\$124,690	\$115,611	\$111,468
Average Household Income 45-54	\$174,467	\$169,203	\$160,954
Median Household Income 55-64	\$112,273	\$97,608	\$95,144
Average Household Income 55-64	\$158,704	\$146,915	\$141,694
Median Household Income 65-74	\$91,542	\$75,772	\$67,889
Average Household Income 65-74	\$140,469	\$126,129	\$116,202
Average Household Income 75+	\$115,699	\$98,691	\$88,146

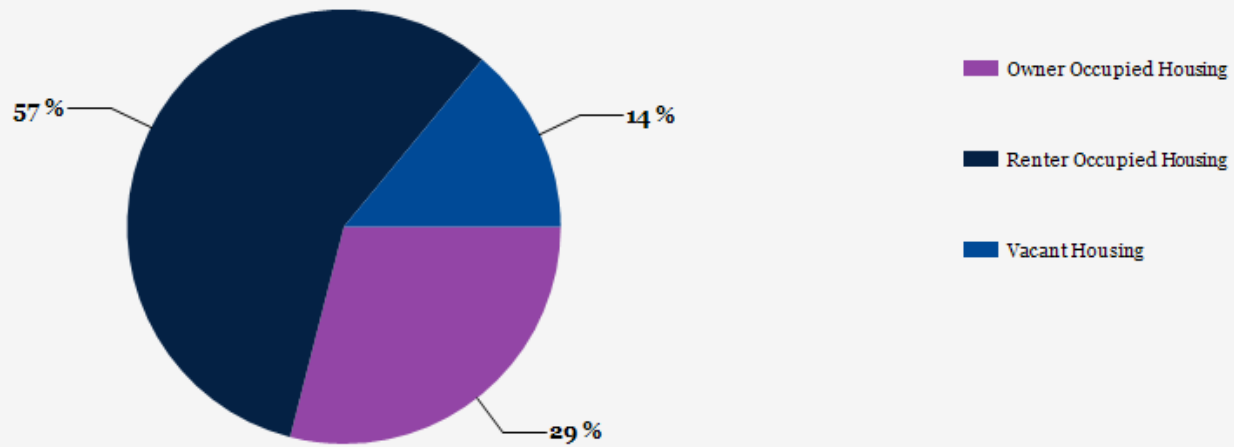
2024 Household Income



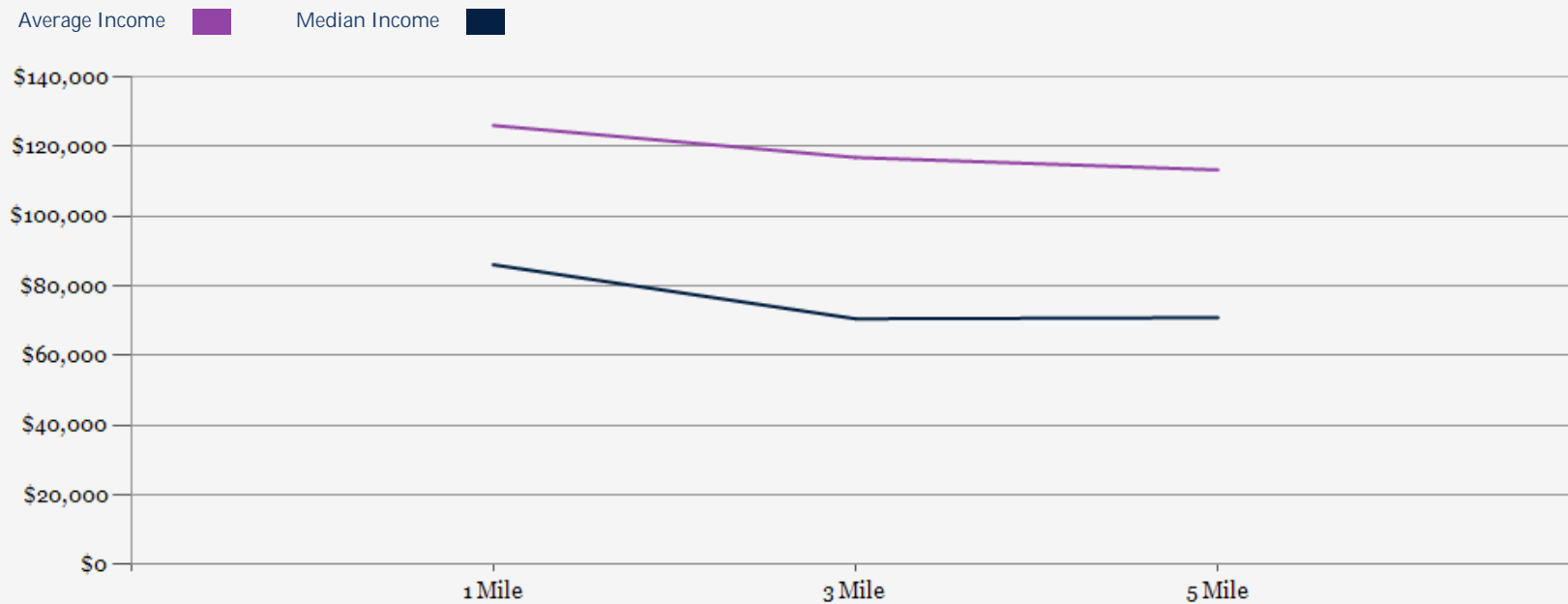
2024 Population by Race



2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median



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Manny Chamizo III

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Each Office is Independently Owned And Operated

Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 38 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.

Office Suites in Coral Gables



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“Connect with the well connected.”

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Exclusively Marketed by:



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