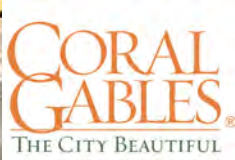




# 2550 DOUGLAS ROAD

2550 Douglas Road | Coral Gables, FL

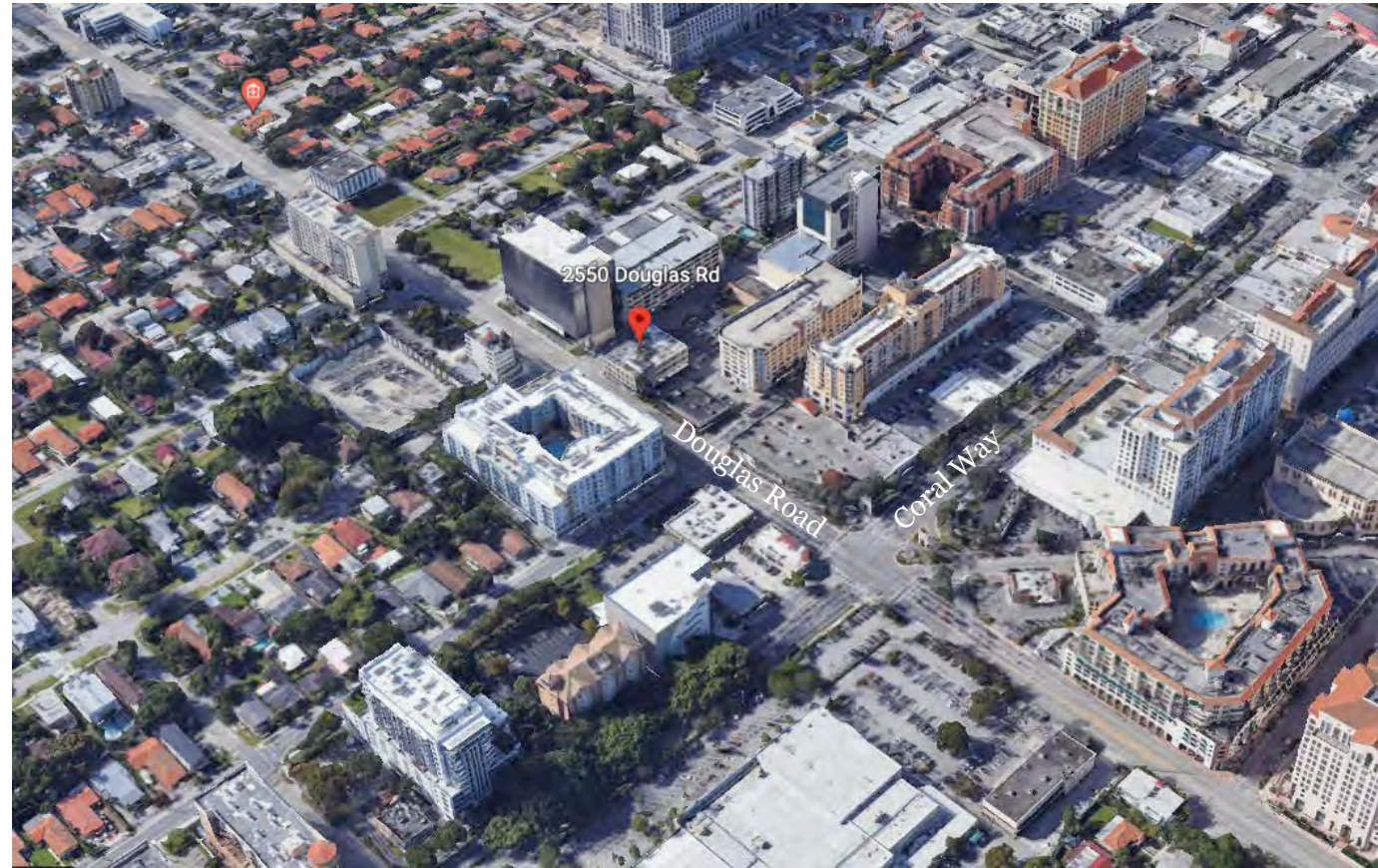
## OFFERING MEMORANDUM





# HIGHLIGHTS

- SFT: 1,074
- Lease type: NNN
- Price per SFT: \$33
- 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
- Bus stop near main doors
- Just steps from cafés, banks, and essential business services



## 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

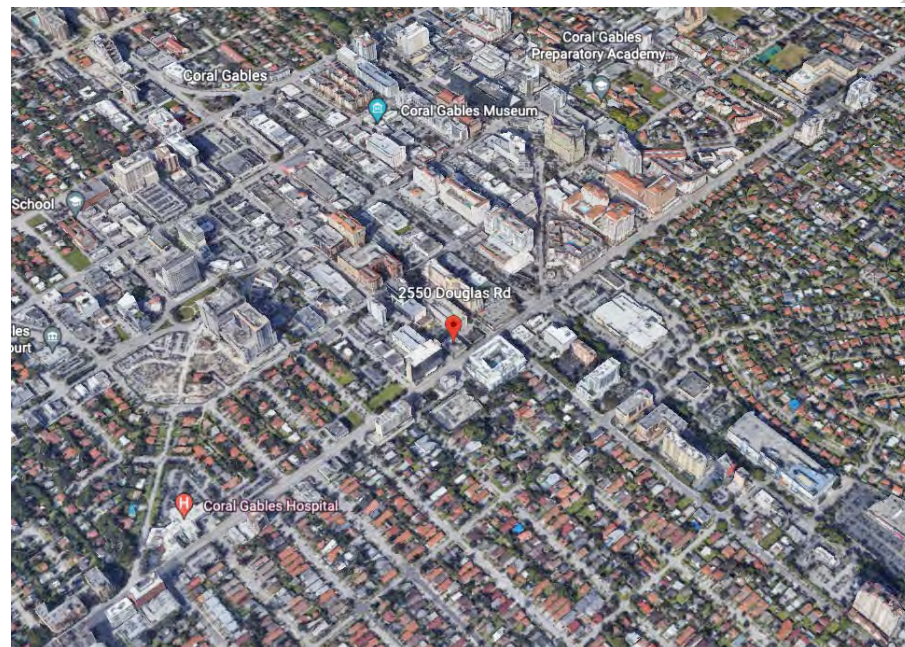


Suite	Floor	Square Feet	Annual \$/Sqft	Lease Type	Space configuration	Assigned parking spaces
302	3rd	1074	\$33	NNN+OPEX	4 offices, 1 reception area	2

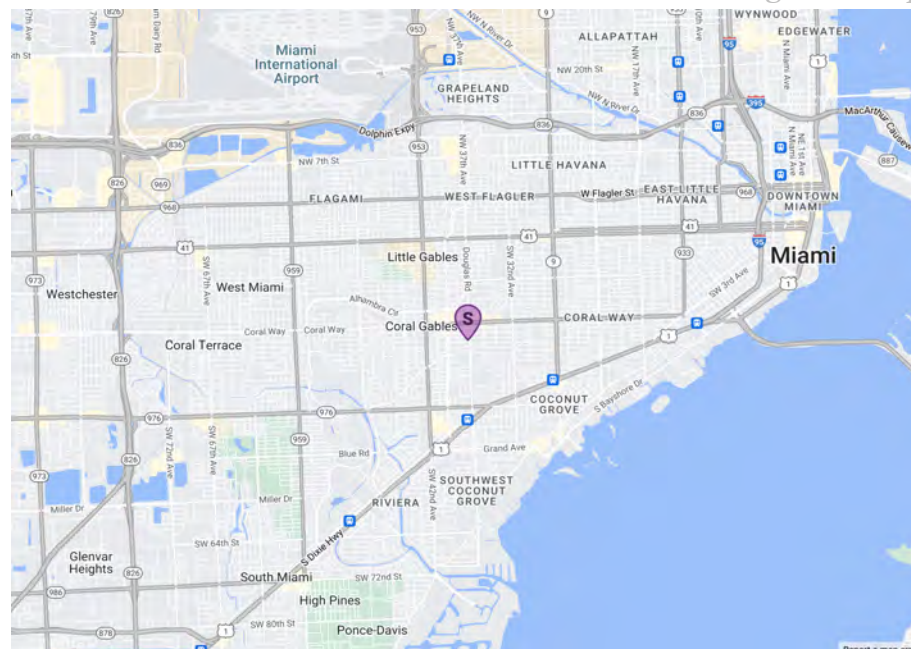


## Location Summary

- Located in a professional building, Suite 302 is fully built-out and ready for all types of professional or medical uses. The layout includes four private offices plus a reception area, providing immediate utility with no need for major renovations or build-outs. Whether you're a medical practice, startup, or established business seeking turnkey space, this suite is ready to go.
- The offices at 2550 Douglas Road are in the perfect location for businesses seeking premium office space in a thriving, upscale community. This three-story building is positioned just 0.1 mile from Miracle Mile, Coral Gables' celebrated shopping, dining, and cultural corridor. With easy access to major roads, public transit options, and plenty of amenities in walking distance, it offers excellent visibility and convenience. Ample, convenient parking and well-maintained common areas reinforce its professional appeal.
- Suite 302 at 2550 Douglas Road allows you to elevate your business and make a lasting impression on clients. Four private offices + one reception area give a clean, structured flow that works especially well for medical providers or firms needing separation between client facing zones and workspaces. Choosing this suite means choosing a business home in Coral Gables that blends prestige, functionality, and location.
- OPEX = \$15.00 p.s.f.



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



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***"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:*



**MANUEL CHAMIZO III**  
Global Commercial Director

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