

OFFICE SPACE

For Sale

420 S. Dixie Highway

3RD FLOOR

Coral Gables, FL 33146



FULL-FLOOR OFFICE CONDO

IN PRIME CORAL GABLES LOCATION – 10,000 SF



Scan QR Code
for more information

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EWM
REALTY

**Scott
Shuffield**
GROUP

FULL-FLOOR OFFICE CONDO

IN PRIME CORAL GABLES LOCATION – 10,000 SF

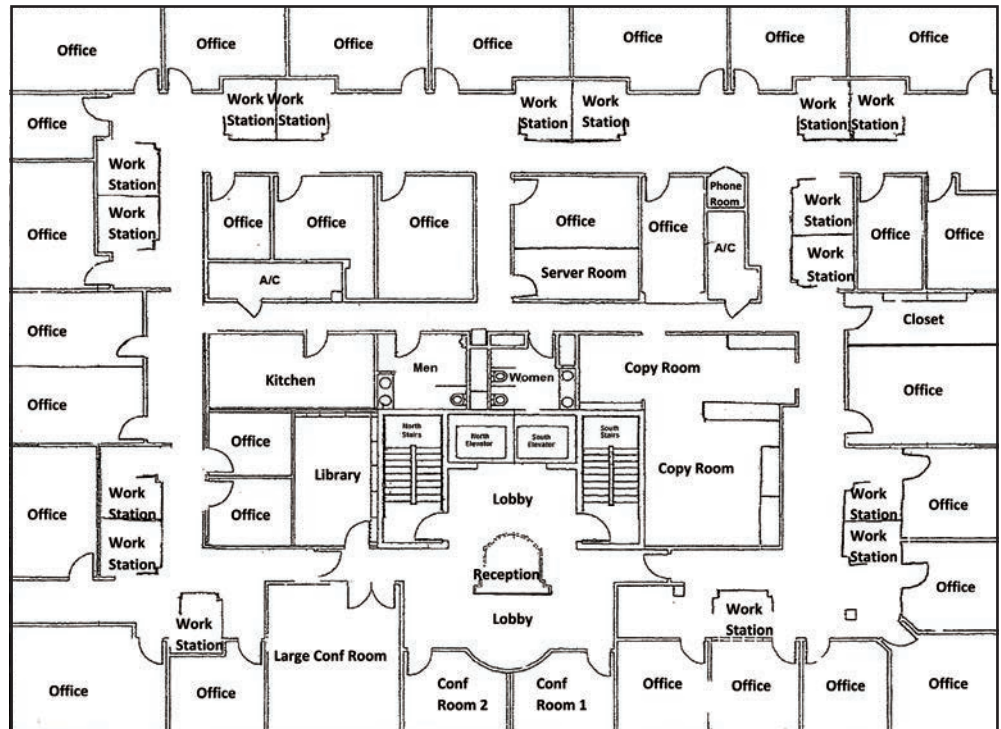
MONTHLY MAINTENANCE FEE OF \$4,916.63





This offering includes:

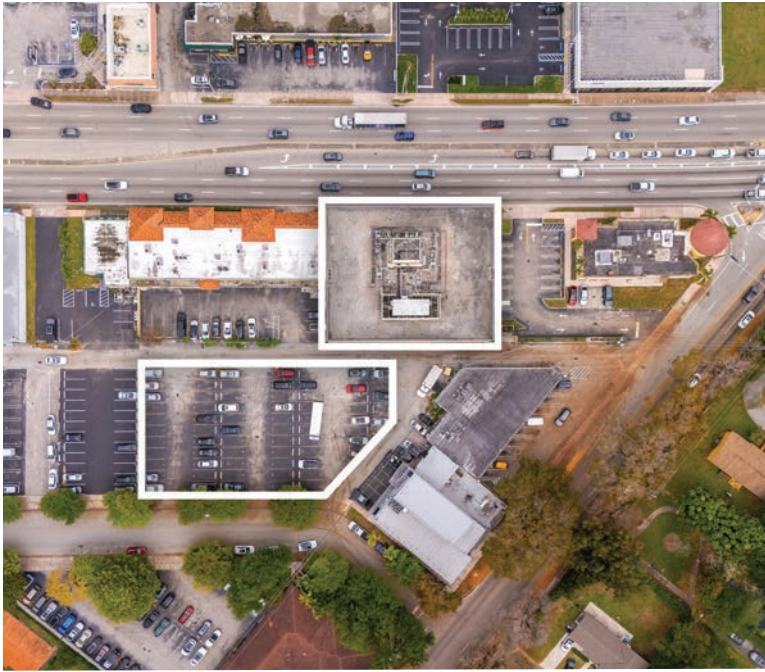
- 30 private offices
-
- 16 open workstations
-
- Three conference rooms
-
- Library and server room
-
- Large copy/print room
-
- Reception area
-
- Recently remodeled kitchen & restrooms
-
- 31 deeded parking spaces



Now available: 10,000 square feet of turnkey office space occupying the entire third floor of the First Professional Office Condominium in Coral Gables. Ideally situated on the south side of US1 just off LeJeune Road, this location offers exceptional accessibility and convenience for a wide range of office users. Designed for functionality and comfort, the space features floor-to-ceiling windows throughout, providing abundant natural light.

Included in the sale are 31 deeded parking spaces (approx. 3.1 parking spaces per 1,000 SF)—a rare and valuable asset in this high-demand area.

This is a perfect opportunity for businesses seeking a professional, full-floor presence in a dynamic and well-connected location. Whether for a law firm, medical user, financial services, tech, or any professional use, this office offers the infrastructure and image to support success.



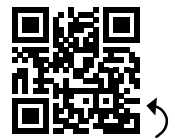
For more information:

Scott Shuffield

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Call Scott or
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#1 SMALL TEAM 2024
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