



**±7,000 SF OFFICE**

2295 + 2275 Coral Way, Miami, FL



**AVAILABLE FOR SALE**

**Fairchild**  **Partners**<sup>®</sup>  
Licensed Real Estate Brokers

FOR MORE INFORMATION

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INVESTMENT OPPORTUNITY

# 7,000+ SF OF OFFICE ALONG THE CORAL WAY CORRIDOR

AVAILABLE FOR SALE



## TWO-BUILDING OFFERING WITH FLEXIBLE ACQUISITION OPTIONS

The offering consists of 2295 Coral Way ( $\pm 3,009$  SF) and 2279 Coral Way ( $\pm 4,086$  SF), totaling over  $\pm 7,000$  SF. The buildings are adjacent with independent access points and can be acquired together or individually, providing flexibility for owner-users, multi-tenant configurations, or phased investment strategies.



## PRIME CORAL WAY CORRIDOR LOCATION WITH STRONG CONNECTIVITY

Ideally positioned along Coral Way, the Property benefits from direct access between Coral Gables and Brickell, two of Miami's most established business and residential districts. This central location provides convenient access for both clients and employees while supporting strong visibility along a primary east-west corridor.



## WELL-SUITED FOR OFFICE, PROFESSIONAL OR MEDICAL USERS

Both properties feature efficient layouts with multiple private offices, reception areas, and functional floorplans, supporting a wide range of professional uses including legal, financial, consulting, and medical. Existing configurations allow for immediate occupancy with limited upfront capital requirements and minimal downtime.



## VALUE ADD OPPORTUNITY WITH INCOME POTENTIAL

Delivered vacant, the Property offers a clear value-add opportunity through lease-up, renovation, or repositioning to meet current market demand. Investors can target market rents in a supply-constrained corridor, while owner-users can occupy one building and lease the second for supplemental income or long-term appreciation.



## DEDICATED REAR PARKING AND FUNCTIONAL ACCESS

Both buildings include private rear parking, a highly desirable feature in this supply-constrained corridor, enhancing accessibility for employees and clients. Coral Way also offers additional metered street parking, providing further convenience for visitors and supporting daily operations.



## PROXIMITY TO MAJOR EMPLOYMENT AND RESIDENTIAL HUBS

Located within minutes of Brickell, Downtown Coral Gables, and Coconut Grove, the Property is surrounded by dense residential neighborhoods and major employment centers. The immediate area continues to see reinvestment and redevelopment, supporting sustained demand for office and service-oriented uses.



## STRONG TRAFFIC COUNTS WITH BOTH WALKABILITY AND ACCESS

Situated along the highly trafficked Coral Way corridor, the Property benefits from strong daytime traffic counts in excess of  $\pm 36,900$  vehicles per day and a pedestrian-friendly environment with a Walk Score of 90 out of 100 which is considered a 'Walker's Paradise'. The corridor serves as a key connector between western residential neighborhoods and Miami's urban core, driving steady daytime and commuter traffic. The location offers convenient access to the greater Miami metro area and is less than 10-minutes of Miracle Mile, Coral Gables, Downtown Miami, Brickell, Coconut Grove.



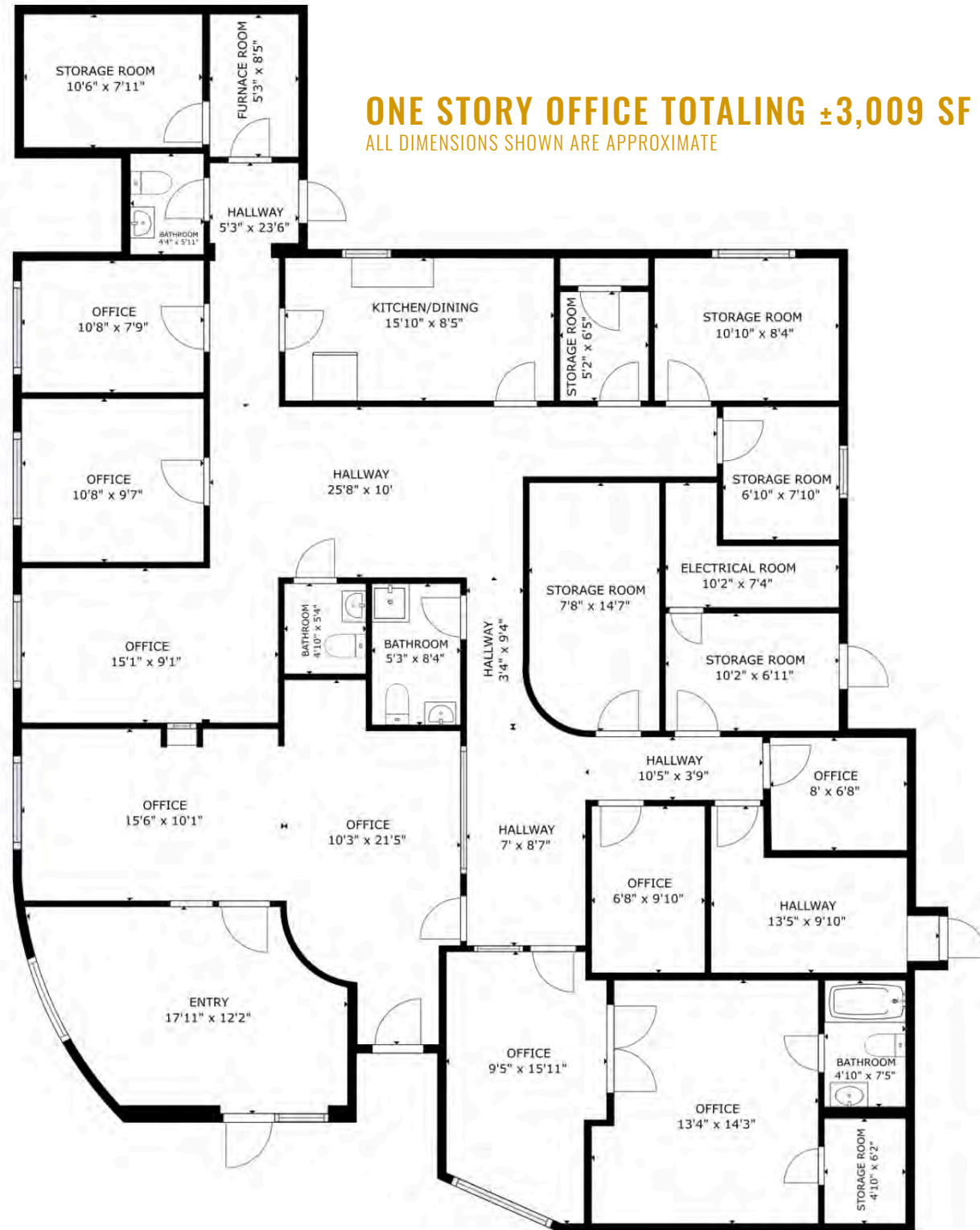
## DYNAMIC TRADE AREA WITH ATTRACTIVE DEMOGRAPHICS

The Property is located within a dense, high-income trade area supported by strong daytime population from nearby office and residential uses. The surrounding area includes over  $\pm 35k$  residents within a 1-mile radius and  $\pm 286k$  within a 3-mile radius, both with average household incomes exceeding \$125k, supporting sustained demand for professional and service-oriented uses.

# FLOOR PLANS

OWNER USER/INVESTMENT OPPORTUNITY

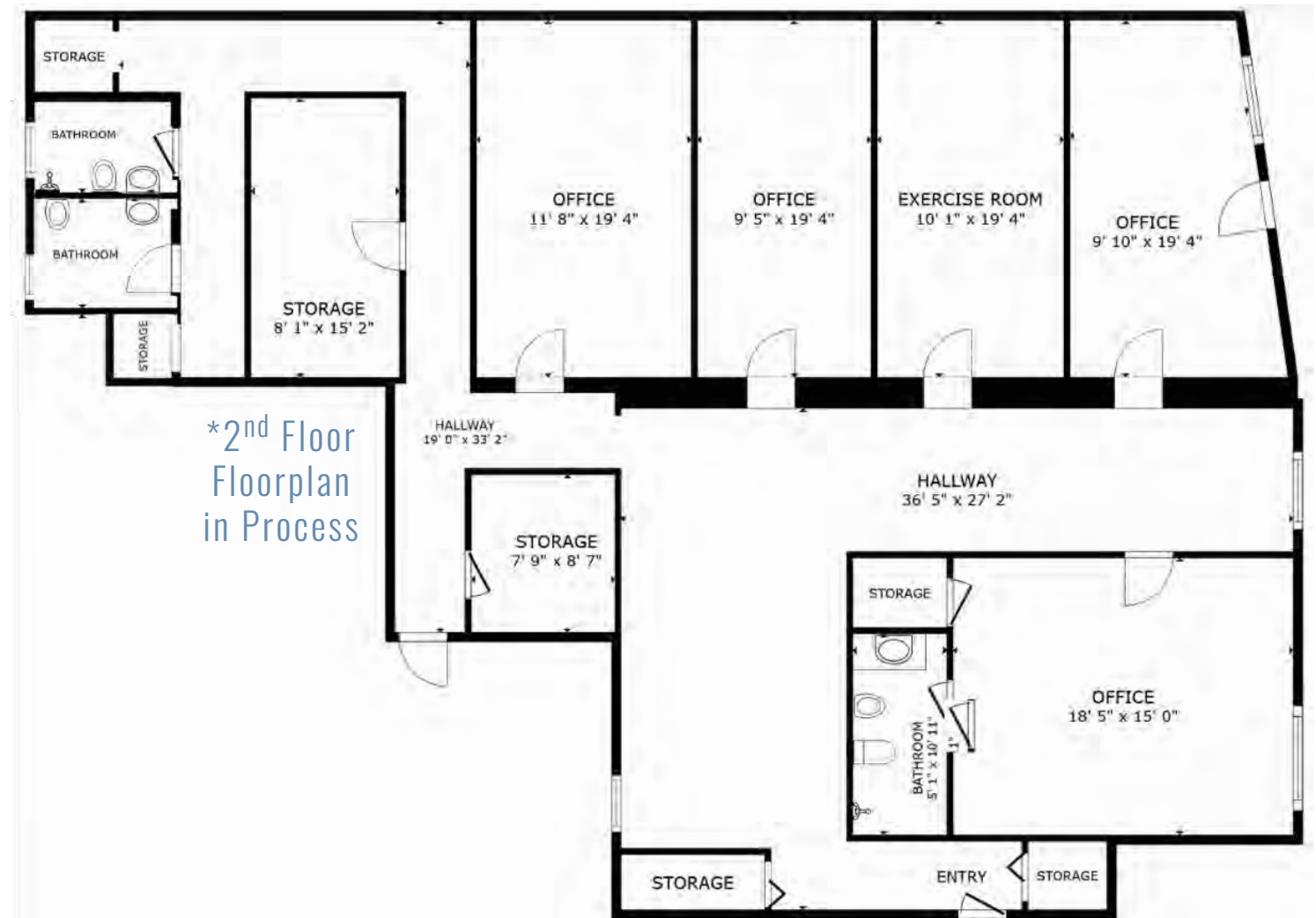
2295 CORAL WAY



2279 CORAL WAY\*

**TWO STORY OFFICE TOTALING ±4,086 SF**

ALL DIMENSIONS SHOWN ARE APPROXIMATE



**VIEW MATTERPORT  
VIRTUAL TOUR**

# SITE PLAN

TWO SEPERATE OFFICE BUILDINGS TOTALING 7,000+ SF



# 2295 CORAL WAY

EXTERIOR + INTERIOR PHOTOS



# 2279 CORAL WAY

EXTERIOR + INTERIOR PHOTOS



# CORAL WAY CORRIDOR LOCATION

HEAVY PEDESTRIAN AND VEHICULAR TRAFFIC



THE PLAZA  
CORAL GABLES

The Biltmore Hotel

DOWNTOWN  
CORAL GABLES

Publix

Office DEPOT

Winn-Dixie

Miracle Marketplace  
Burlington Marshalls  
HOOTERS  
SIXT  
LA FITNESS  
FIVE BELOW  
SUBWAY

STARBUCKS COFFEE

±36,900  
VPD

Walk Score  
90

omg  
Brigadeiros

TAKAY

AVAILABLE

MARATHON

ZERPA'S  
ANTOJITOS CRIOLLOS

MEAT N BONE

Munaciello

MIRACLE MILE

PURA VIDA, CARROT EXPRESS, CREMA, JJ, PISCO Y NAZA, STARBUCKS COFFEE, AGRELLA

RUTH'S CHRIS STEAK HOUSE, Panera BREAD, Chicken Kitchen, MOTEK, buccan, CREMA

CHIPOTLE, DOC B'S RESTAURANT, MORTON'S THE STEAKHOUSE, BULLA, Levant

Cane's CHICKEN TENDERS, BODEGA Tapatia y Tapatia, HILLSTONE RESTAURANT GROUP, The Cheesecake Factory, THE CAPITAL B-U-R-G-E-R

BENIHANA, Seasons 52 FRESH GRILL WINE BAR, Capital One cafe, John Martin's, SUSHI SAKE

BARNES & NOBLE, ROSS DRESS FOR LESS, 450 grad, Pei Wei ASIAN KITCHEN, kettal

MIACUCINA

MIA  
MIAMI INTERNATIONAL AIRPORT

Walk Score®  
90 Walker's Paradise

# THE GREATER MIAMI AREA

## MIAMI-DADE COUNTY

### GREATER MIAMI

Covering 34 municipalities, the Greater Miami area is home to approximately  $\pm 2.8$  million residents within Miami-Dade County and provides access to a broader regional workforce exceeding  $\pm 3.2$  million people. The City of Miami, with a population of approximately  $\pm 455,000$ , serves as the economic and cultural center of South Florida, supported by a diverse and steadily expanding population base.

Miami-Dade County continues to experience sustained population growth and in-migration, reinforcing long-term demand across residential, retail, and office sectors. The region's demographic profile is notably young, with approximately 49% of residents under the age of 40, contributing to a dynamic labor force and long-term economic sustainability. The area is further supported by a robust educational pipeline, with more than  $\pm 375,000$  students attending colleges and universities across the South Florida region, including multiple R1 and R2 research institutions. This academic presence continues to supply a skilled workforce across key industries.

With a large, diverse population base, strong labor fundamentals, and continued growth trends, Miami-Dade County remains one of the most active and resilient major metropolitan areas in the United States.

## 2.8+ MILLION POPULATION

MIAMI-DADE COUNTY (2024 ESTIMATE) WITH A 2.9+ MILLION POPULATION PROJECTION FOR 2030

**$\pm 75\%$**   
OF THE POPULATION IS BILINGUAL  
SPEAKING 100+ LANGUAGES

**TOP U.S. MARKET FOR IN-MIGRATION & CORPORATE RELOCATION**

Post-2020 trend

**TOP 10 FASTEST-GROWING LARGE U.S. METRO AREAS**

**#1 CONTAINER PORT IN FLORIDA & TOP 15 U.S. CONTAINER PORTS (PORTMIAMI)**

**TOP U.S. DESTINATION FOR INTERNATIONAL BUSINESS**  
CONSISTENTLY RANKED AMONG LEADING GLOBAL GATEWAY CITIES

**#1 MIAMI INTERNATIONAL AIRPORT (MIA) RANKS #1 IN INTERNATIONAL FREIGHT AND #2 IN INTERNATIONAL PASSENGERS**

**TOP 10 TOP 10 U.S. METRO FOR JOB GROWTH**  
BLS / RECENT EMPLOYMENT TRENDS

**LEADING GLOBAL GATEWAY TO LATIN AMERICA**

RECOGNIZED HUB FOR TRADE, FINANCE, AND MULTINATIONAL OPERATIONS

**$\pm 375,000$  STUDENTS ACROSS THE SOUTH FLORIDA REGION, INCLUDING MULTIPLE R1 RESEARCH UNIVERSITIES**

**2,000+ DAILY DEPARTURES**  
THE AREA BOASTS 3 REGIONAL AIRPORTS WITH MORE THAN 2,000 DAILY DEPARTURES



### GATEWAY TO THE WORLD

Miami's geographic position, combined with a highly diverse and multilingual workforce, has established the region as a leading global business hub. Approximately 75% of the population is bilingual, supporting international commerce and cross-border business operations. Companies from across the U.S., Latin America, Europe, and beyond utilize Miami as a strategic base for global expansion, supported by a robust network of consulates, trade organizations, and multinational firms.

Miami International Airport ranks as the #1 U.S. airport for international freight and handled approximately  $\pm 56$  million passengers in 2024, while PortMiami serves as the #1 container port in Florida, reinforcing the region's role as a critical gateway for global trade and logistics.



### AT THE FOREFRONT OF CHANGING GLOBAL ECONOMY

Miami continues to attract significant corporate relocations and investment, supported by strong job growth, in-migration trends, and a favorable tax structure. The Greater Miami metro area has a population exceeding  $\pm 6.1$  million residents and a workforce of more than  $\pm 3.2$  million people, positioning it among the fastest-growing large metropolitan areas in the United States.

This growth is further supported by a young and dynamic population, with approximately 49% of residents under the age of 40, and a strong educational pipeline, including over 250,000+ students within Miami-Dade County attending colleges and universities. These factors contribute to a deep and sustainable labor pool across key industries including finance, technology, healthcare, and logistics.



### INFRASTRUCTURE AND TRANSPORTATION NETWORK

Miami-Dade County is supported by a highly developed transportation network that facilitates both regional mobility and global trade. The area benefits from over 2,000+ daily departures across three major airports, including Miami International Airport, Fort Lauderdale-Hollywood International Airport, and Palm Beach International Airport.

Major highway systems including I-95, SR 836 (Dolphin Expressway), SR 826 (Palmetto Expressway), and Florida's Turnpike provide efficient connectivity throughout South Florida. In addition, PortMiami handled over 1.08 million TEUs in 2024, further reinforcing the region's role as a premier logistics and distribution hub.



### BUSINESS AND TAX FRIENDLY ENVIRONMENT

Miami-Dade County and the State of Florida offer one of the most favorable business climates in the United States, consistently attracting corporate relocations and long-term investment. The region's pro-growth policies and competitive tax structure continue to position Miami as a top destination for both domestic and international businesses. Key advantages include:

- NO local corporate income taxes
- NO state personal income taxes
- NO local personal income taxes
- NO property tax on business inventories
- NO corporate tax on limited partnerships
- NO property tax on goods in transit for up to 180 days
- NO sales and use tax on goods manufactured/produced in the state for export outside the state
- NO sales tax on purchases of raw materials incorporated in a final product for resale
- NO sales/use tax on boiler fuels
- NO sales/use tax on co-generation of electricity
- NO franchise tax on capital stock
- Sales/use tax exemption for aircraft modification, maintenance and repair
- Sales tax exemption on labor component of R&D expenditures
- Sales/use tax exemption for the entertainment industry
- Foreign source dividends are deleted from the corporate income tax base

SOURCES: Miami-Dade County Office of Economic & Demographic Research; Bureau of Labor Statistics; Miami International Airport (MIA) 2024 Annual Report; PortMiami 2024 Statistics; World Bank Global Cities Index; Florida Department of Economic Opportunity; Enterprise Florida; and Beacon Council Miami

# MARKET OVERVIEW

## DESIRABLE BUSINESS LOCATION



### THRIVING BUSINESS MARKET

Miami continues to demonstrate strong economic momentum, supported by sustained business formation, capital inflows, and continued demand across office, retail, and mixed-use environments. Leasing activity remains concentrated in well-located urban and infill corridors where accessibility, visibility, and proximity to dense residential populations drive tenant demand. Investor and occupier interest has remained elevated as businesses prioritize centrally located submarkets that offer convenience, connectivity, and cost advantages relative to primary CBD locations.



### STRONG BUSINESS LOCATION

Miami's urban core is anchored by a network of highly active commercial corridors that support a wide range of professional, medical, and service-oriented users. These corridors serve as critical extensions of the region's primary business districts, offering more accessible and cost-effective alternatives to Downtown Miami, Brickell, and Downtown Coral Gables. As demand for flexible and well-located office space continues to evolve, these infill submarkets have become increasingly attractive to both local operators and national tenants seeking proximity to Miami's core without the premium rental rates.



### THE CORAL WAY CORRIDOR

The Coral Way Corridor is a highly trafficked east-west artery that directly connects Coral Gables to Downtown Miami, serving as one of the area's most established and recognizable commercial corridors. The corridor benefits from consistent daily traffic, strong visibility, and immediate access to dense surrounding residential neighborhoods.

The area is characterized by a diverse tenant base including professional offices, medical users, legal services, and neighborhood-serving retail, all supported by steady daytime population and local consumer demand. Its central location provides convenient access to Brickell, Downtown Miami, and Coral Gables, positioning it as an ideal alternative for tenants seeking accessibility without the costs associated with core urban submarkets. Ongoing reinvestment and adaptive reuse activity along the corridor continue to enhance its long-term viability, reinforcing its position as a stable and service-oriented commercial node within Miami's urban core.

The corridor is further supported by its proximity to key institutional anchors including Coral Gables' business district, major medical facilities, and established residential neighborhoods such as Shenandoah, The Roads, and Silver Bluff. This positioning provides a built-in customer base and consistent demand from both local residents and daytime professionals. Coral Way's walkability, mature streetscape, and accessibility to multiple east-west and north-south connectors enhance its appeal for office, medical, and service-oriented users seeking convenience and neighborhood integration.

#### CORRIDOR ADVANTAGES:

- Direct connectivity between Coral Gables, Brickell, and Downtown Miami
- Dense surrounding residential base with strong household incomes
- Established office, medical, and neighborhood retail presence
- Accessible alternative to higher-cost urban core submarkets



### REGIONAL ECONOMIC INDICATORS

- Miami MSA GDP: ±\$450B+ economic output
- Top U.S. Market for Corporate Relocations (Post-2020 Trend)
- Office Demand Driven by Finance, Legal, Medical & Professional Services
- Major Employers: Baptist Health, University of Miami, Ryder System, American Airlines
- Unemployment: ±2.5%–3.0% (Below National Average)

SOURCES: U.S. Census Bureau; Miami-Dade County; Bureau of Labor Statistics; Bureau of Economic Analysis; Miami International Airport (MIA) 2024 Reports; PortMiami; Greater Miami Convention & Visitors Bureau; World Trade Center Miami; Beacon Council



#### DOWNTOWN MIAMI & BRICKELL (±10-15 MINUTES FROM THE PROPERTY)

Downtown Miami and Brickell form the region's primary financial and business district, anchored by global financial institutions, Class A office development, and high-density residential growth. The area continues to attract corporate users, investment capital, and hospitality demand, reinforcing its role as the economic core of South Florida.

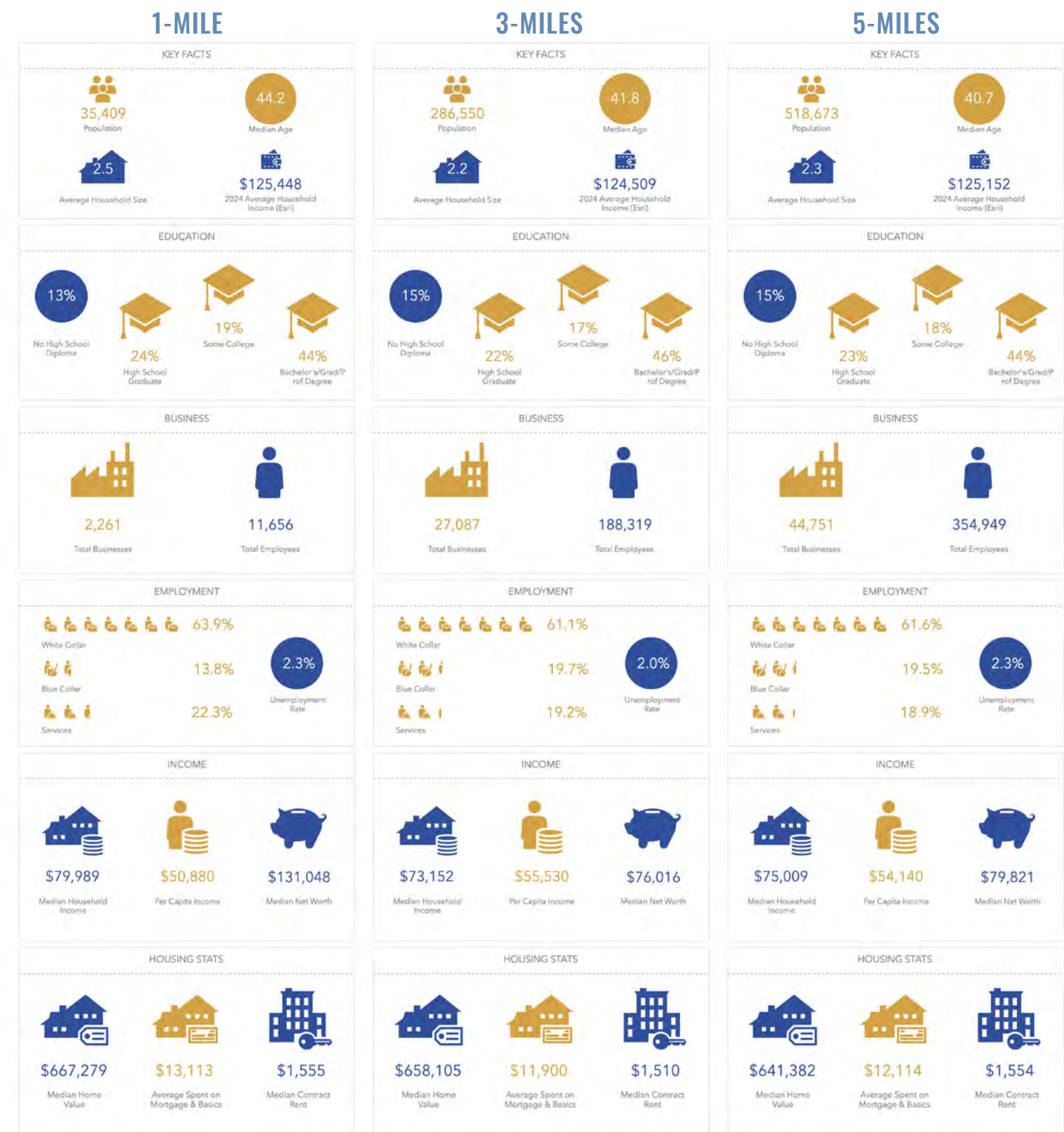


#### MIAMI INTERNATIONAL AIRPORT (±20-MINUTES FROM THE PROPERTY)

Miami International Airport (MIA) is one of the busiest international gateways in the United States, handling approximately ±56 million passengers annually and over ±3 million tons of cargo. The airport serves as a primary hub for trade and travel between the U.S. and Latin America, supporting regional economic activity and business travel demand. Future growth in passenger and cargo traffic at MIA - projected to reach 77 million travelers and more than four million tons of freight by the year 2040.

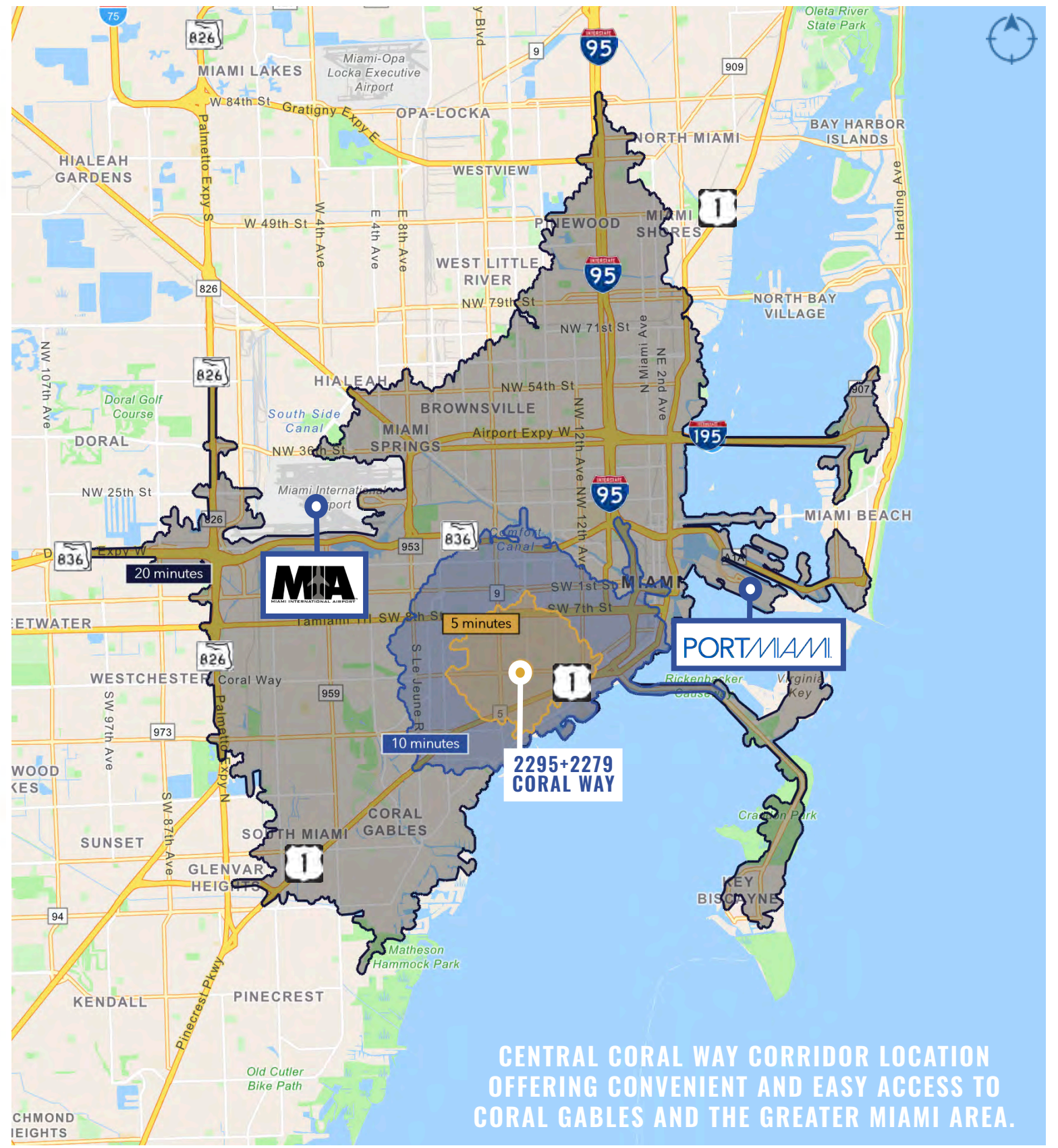
# KEY DEMOGRAPHICS

## 1, 3, AND 5-MILE RADIUS



# DRIVE TIME MAP

## 5, 10, AND 20-MINUTES FROM THE PROPERTY





# 2295 + 2279 CORAL WAY

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SCAN FOR MORE  
INFORMATION



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