

350 Sevilla Office Suites

350 Sevilla Ave, Coral Gables, FL 33134



ONE

Sotheby's

INTERNATIONAL REALTY



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350 Sevilla Office Suites

\$22.99 - \$23.00 /SF/Yr

Unique opportunity, to lease individual office space in a newly renovated office building in the center of the Coral Gables sub-market. Full service leases from as low as \$630 located in a clean work environment. Between high traffic on Lejune Road and Ponce De Leon. The space offers the flexibility for all types of businesses at the lowest rate of any Full Service office space in the area even includes high speed wireless internet. In the hub of the CBD with in walking distance to Miracle Mile with plenty of long term and off street parking and stable customer traffic. Located on the ground floor of 350 Sevilla in the heart of Coral Gables business district. Enjoy a contemporary and professional environment. Located in downtown Coral Gables within walking distance to all the fine dining, banking and business services. This two story free standing building consists of ± 9,500 square feet of office space. The building has 8 foot ceilings throughout, carpet and tile flooring, and recessed fluorescent lighting. It has been exceptionally maintained and provides professional curb appeal. The interior has a combination of private offices and open floor space allowing for a range of uses and easy configuration. The property is located just east of busy LeJune road in the heart of Coral Gables. Coral Gables is considered one of the premium office markets in South Florida, with more than 6.5 million square feet of prime office space and more than 600,000 square feet of similar "A Type" office space.



20171020_110810

Rental Rate:	\$22.99 - \$23.00 /SF/Yr
Property Type:	Office
Building Class:	B
Rentable Building Area:	9,167 SF
Year Built:	1964
Walk Score ®:	95 (Walker's Paradise)
Transit Score ®:	44 (Some Transit)
Rental Rate Mo:	\$1.92 USD/SF/Mo

- Office Spaces from 300 Sq ft.
- Clean Work Environment.
- Walking Distance to Miracle Mile and Banking district.
- Move in Ready.
- 3 Months required to Lease-Made Payable to Fortune International Realty.
- Office Furniture also available - Just bring your laptop.

1st Floor Ste 103

1

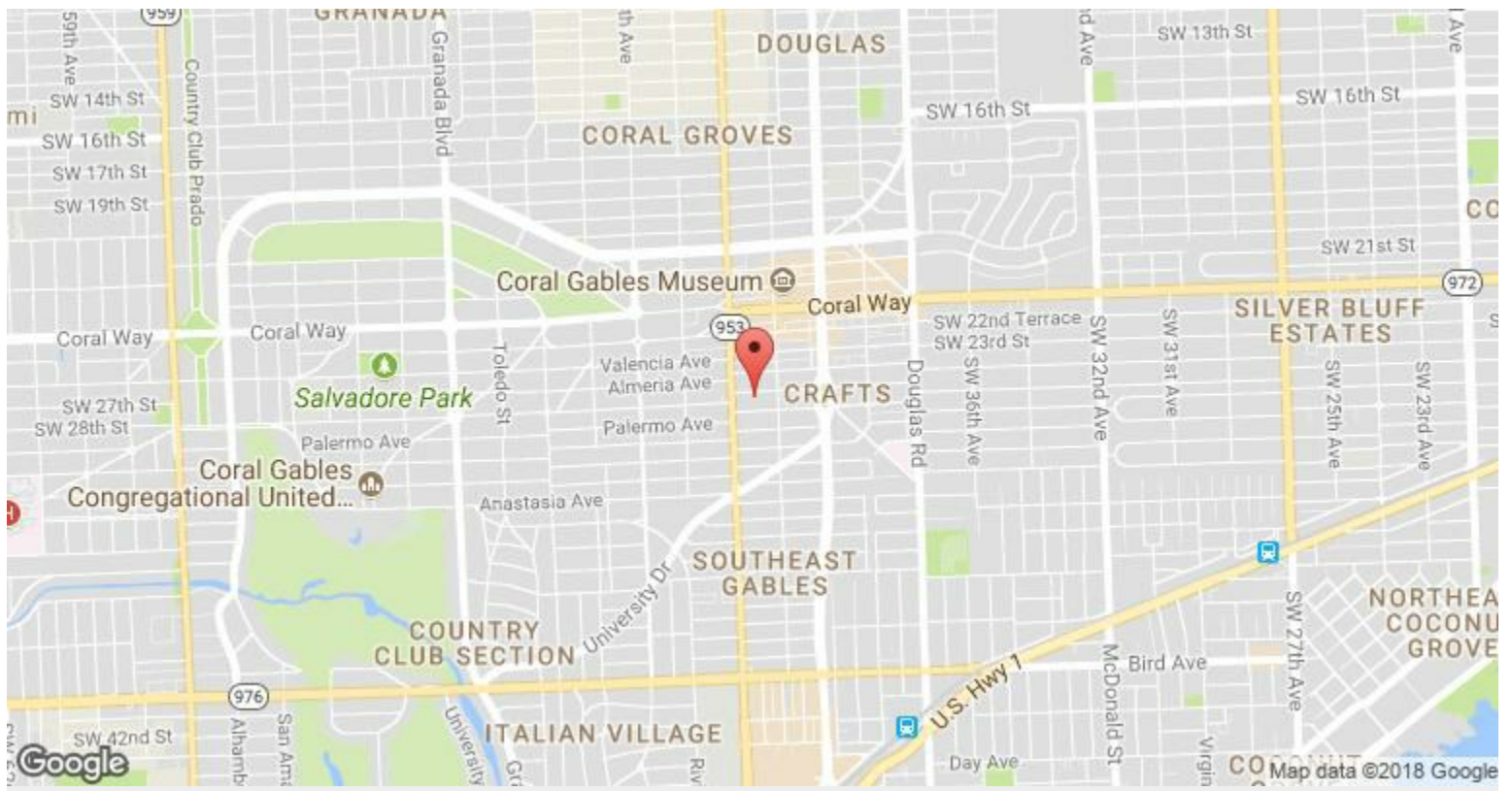
Space Available	600 SF
Rental Rate	\$23.00 /SF/Yr
Date Available	Immediate
Service Type	Full Service Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2nd Floor Ste 204

2

Space Available	700 SF
Rental Rate	\$22.99 /SF/Yr
Date Available	Immediate
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	[object Object]

Turn Key Large Open floor plan with up to 3 offices, excellent for Real estate, Marketing, lawfirm, internet or other type office uses. With in Walking distance to Miracle Mile & Coral Gables City Hall in the CBD



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Property Photos



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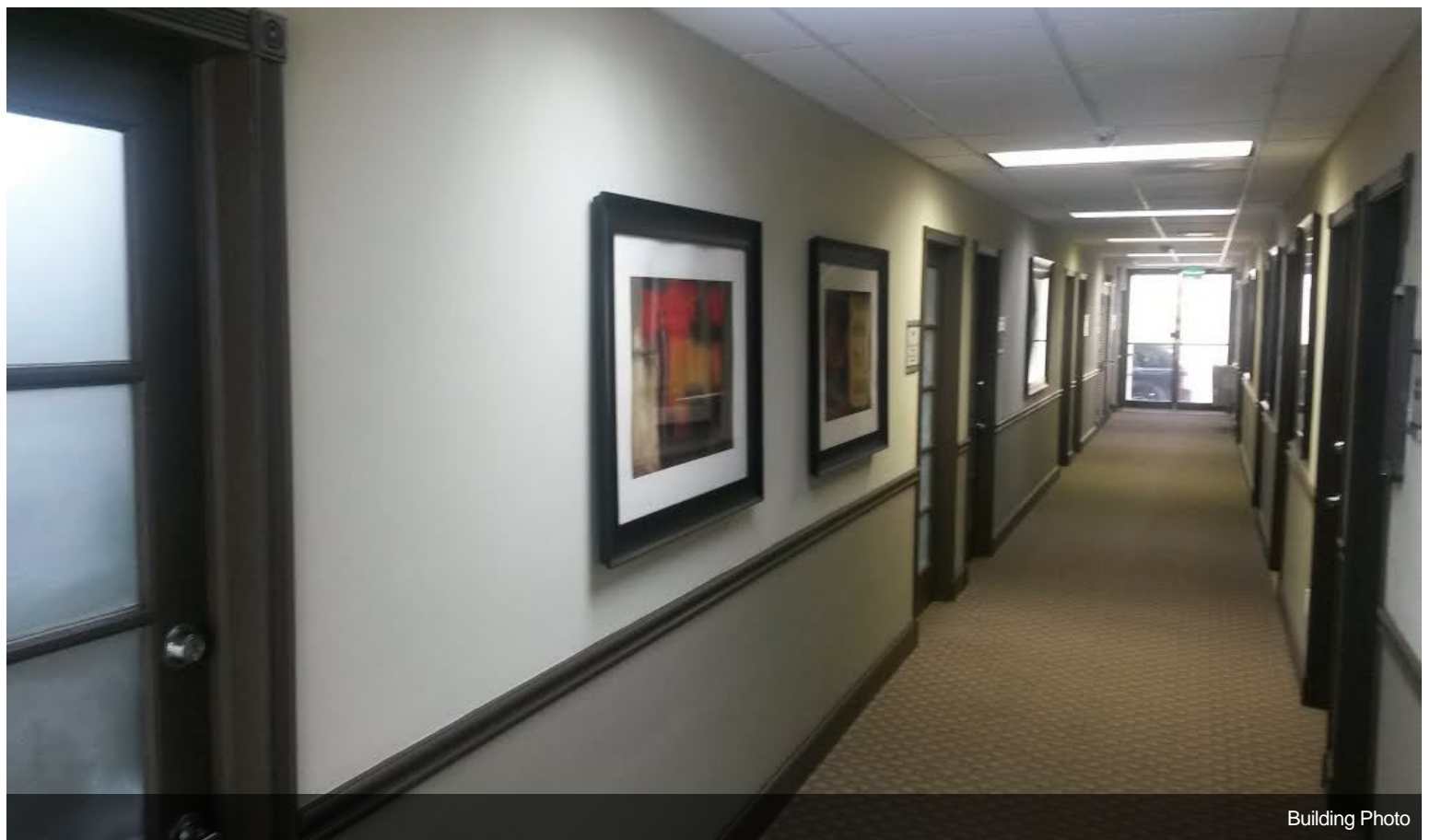


Profesional Office

Property Photos



Building Photo



Building Photo

Property Photos



Suite 105 Large Open Floor Plan with Windows



Suite 105

Property Photos



Suite 105



Hallways

Property Photos

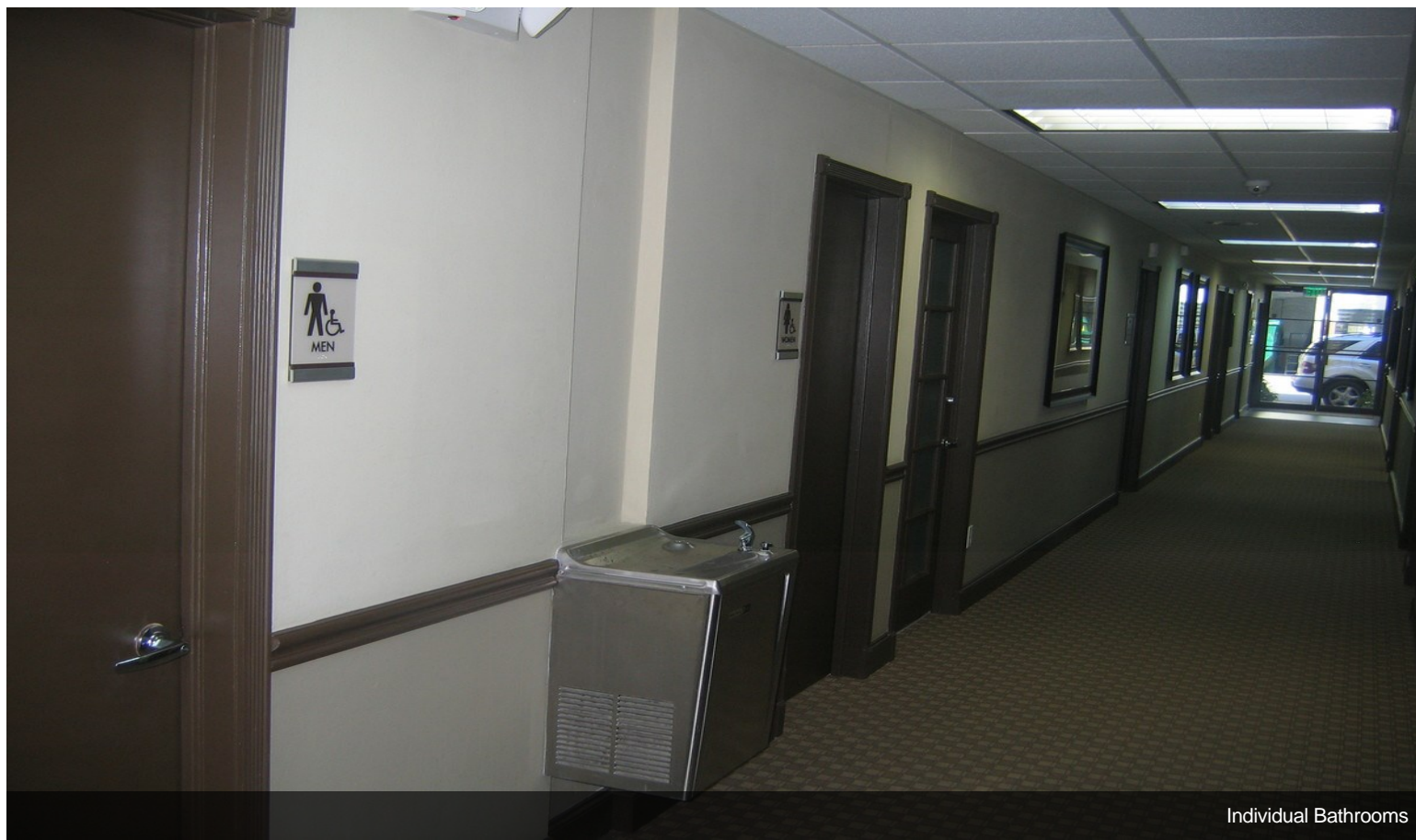


Suite 102 Excellent call center



Suite 102 Plug and Play may include furniture

Property Photos



Individual Bathrooms



Building Photo