



INVESTMENTS REALTY

OFFICE

Stand Alone Office Building (Submarket Coral Gables)

3940 W Flagler Street, Miami, FL 33134

## **HIGHLIGHTS**

Stand Alone Office building located on the Coral Gables border fronting W Flagler Street.

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- Conveniently situated on W Flagler Street one of the most vital East/West transit arteries in Miami Dade County.
- The Free standing building's primary frontage provides billboard-like exposure featuring traffic counts of 40,000 +/- cars daily and provides easy access to housing and entertainment destinations (i.e. Brickell, Coral Gables, Coconut Grove, Downtown Miami, Doral and many others)
- Ground floor (2,500 sf +/-) available for immediate occupancy to owner users.
- Existing tenant occupying second floor provides great income.
- Ideal location and favorable zoning flexibility allows for a perfect scenario for owner users of various industries: Medical, Insurance companies, attorneys, Wellness, Med Spas, accountants, engineers, or any professional use.

**ASKING PRICE: \$3,000,000**

**Free Standing Office Building in  
Coral Gables**

**LOUIS MCMILLAN | VP Commercial**

**[louis@glirealty.com](mailto:louis@glirealty.com)**

**O. 305.635.3005  
C. 305.496.8400**

## Property Overview

Property Type:	Office
Building Height:	2 Floors
Parking:	+14 Surface Parking Spaces
Year Built:	1968 (2,000 renovation)
GBA:	4,997 SF
Lot:	9,200 SF
Zoning:	T6-8-O
Use:	Professional Service Bldg



Free Standing Office building in  
Coral Gables

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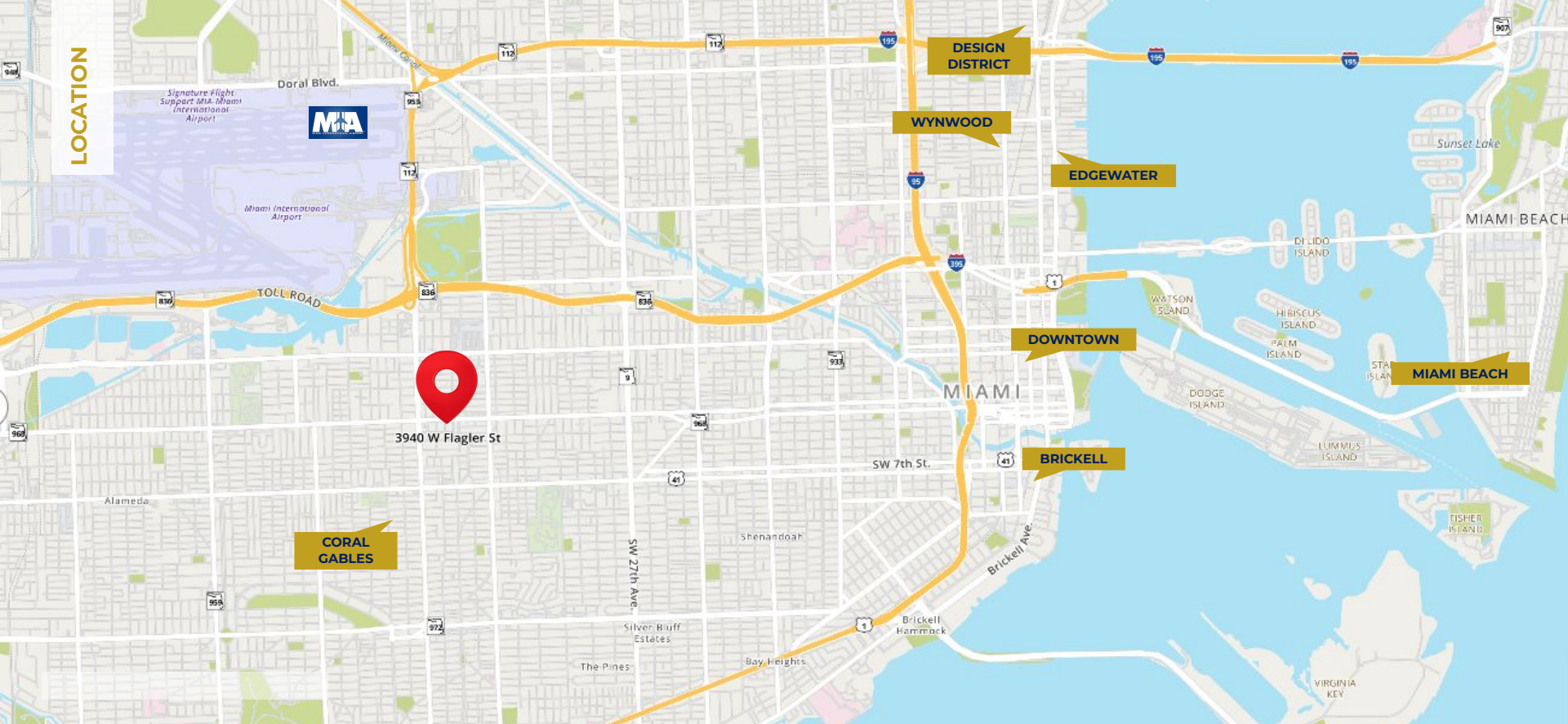
[louis@glirealty.com](mailto:louis@glirealty.com)

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by the principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



LOCATION



3940 W Flagler St

CORAL GABLES

DESIGN DISTRICT

WYNWOOD

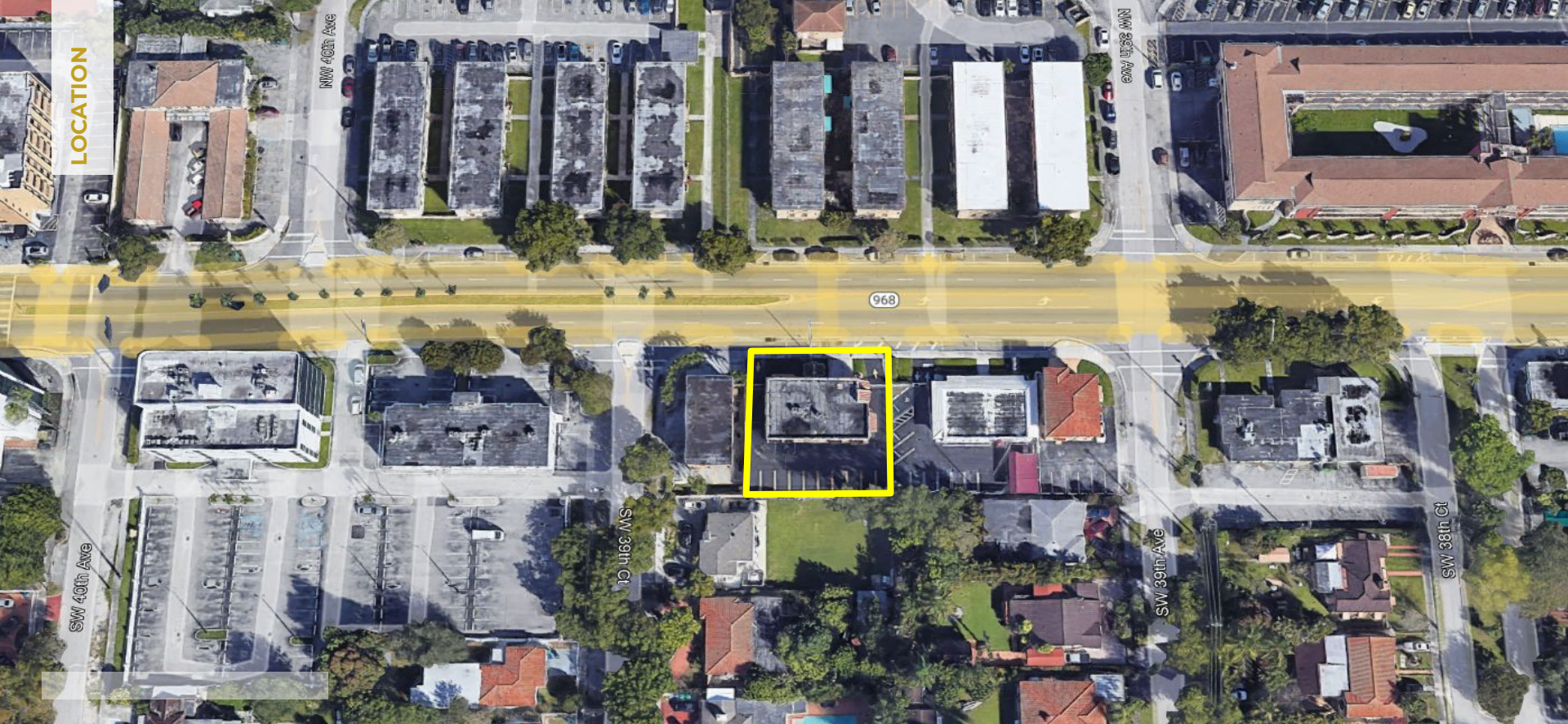
EDGEWATER

DOWNTOWN

MIAMI BEACH

BRICKELL





LOCATION



EAST VIEW

Edgewater

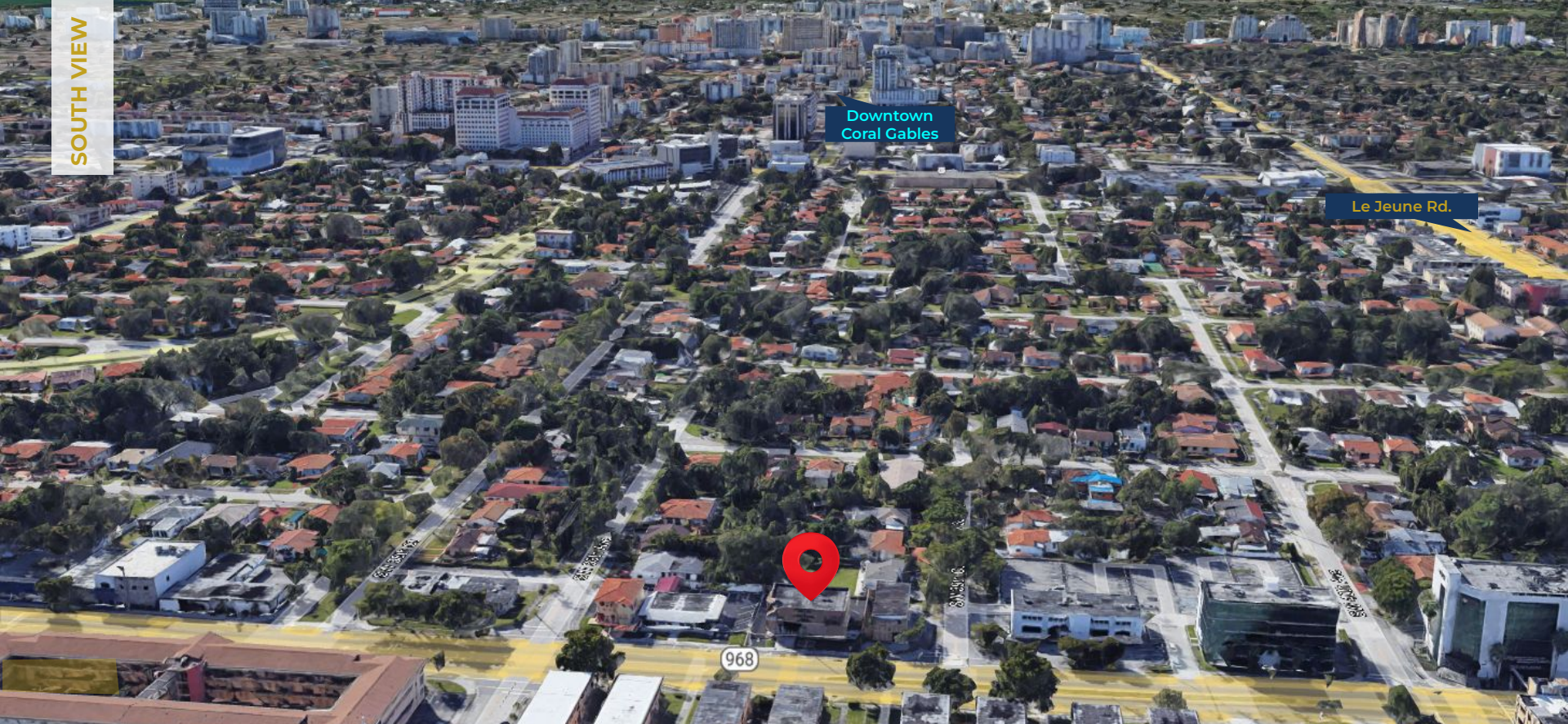
Downtown

Brickell

West Flagler



SOUTH VIEW





NORTH VIEW



Miami Int  
Airport

Le Jeune Rd.

Miami  
Freedom Park

968





MULTIPURPOSE FIELDS  
/ COVERED PARKING

SOCCER VILLAGE OF  
FOOD, BEVERAGE, RETAIL

INTEGRATED BIKE  
PATHS + RACKS TO  
PARK OVER 255 BIKES

INTEGRATION OF  
EXISTING WATER PARK  
AND BASEBALL FIELDS

NEW PUBLIC PARK ACCESS  
WITH IMPROVED CROSSWALKS  
+ TRAFFIC CONTROL

NEW 58 ACRE PUBLICLY  
ACCESSIBLE PARK

130 ACRES OF  
ENVIRONMENTAL  
REMEDiation

MLS TEAM WITH  
25,000 SEAT STADIUM

TECH HUB OFFICES +  
750 HOTEL ROOMS

PROPOSED  
MASS TRANSIT  
CONNECTOR

NEW CROSSWALKS +  
TRAFFIC CONTROL

NUMBERS ARE APPROXIMATE.  
PLEASE REFER TO SURVEY.



EXTERIOR





EXTERIOR





INTERIOR





INTERIOR





INTERIOR







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