



Office

113 Almeria Ave

FOR SALE

113 Almeria Ave | Coral Gables, FL 33134

Building Size: **8,200 SF**
Listing Price: **\$7,995,000.00**

LOCATED ONE
BLOCK FROM



THE
PLAZA
CORAL GABLES

For More Information

John Lonardo, CCIM

+1 305 213 4050

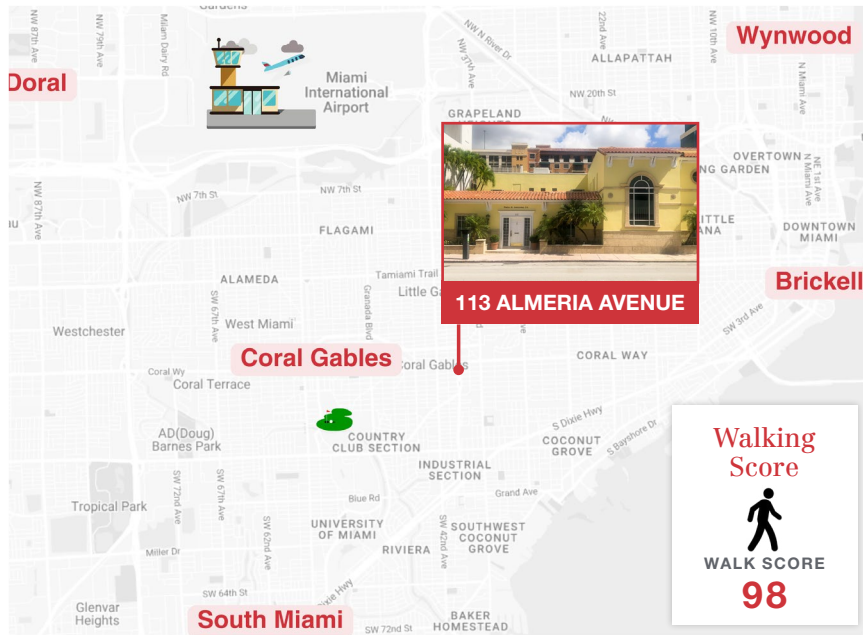
jlonardo@naimiami.com

For more listings visit: naimia-ftl.com/properties

NAI Miami
Fort Lauderdale

113 Almeria Ave

113 Almeria Ave | Coral Gables, FL 33134



Building Size: ± 8,200 SF

Ground Floor: ± 5,200 SF

Second Floor: ± 3,000 SF

Lot Size: 7,500 SF

Parking: Seven (7) on-site covered spaces; Direct entry to private garage with monthly permits

Zoning: MX-2 Mixed-Use: Office, Medical, Retail, Educational, Technology

Property Overview

- Prominent mediterranean revival architecture
- Prime location in Coral Gables Central Business District, next to Gables Plaza
- Ideal for law, finance, tech, and professional firms
- Suited for single-user HQ or owner-user with rental income and expansion potential
- Features private offices, 3 conference rooms, 2 kitchens, and lobby reception
- Second floor offers spacious executive offices and secretarial stations generating rental income

Location Features

- Located in Downtown Coral Gables “CBD”
- Miracle Mile’s shops, restaurants, and services are easily accessed by walking distance or short Coral Gables Trolley ride
- One block from Plaza Coral Gables with top-tier retail, dining, entertainment, luxury hotel, apartments, and Ponce Circle Park
- Four blocks from the Coral Gables District County Courthouse
- One block from Coral Gables Free Trolley with connections to business shops of Merrick Park, Metrorail, retail, office, and residential areas

Ground Floor - Floor Plan

113 Almeria Ave | Coral Gables, FL 33134

± 5,200 SF



Second Floor - Floor Plan

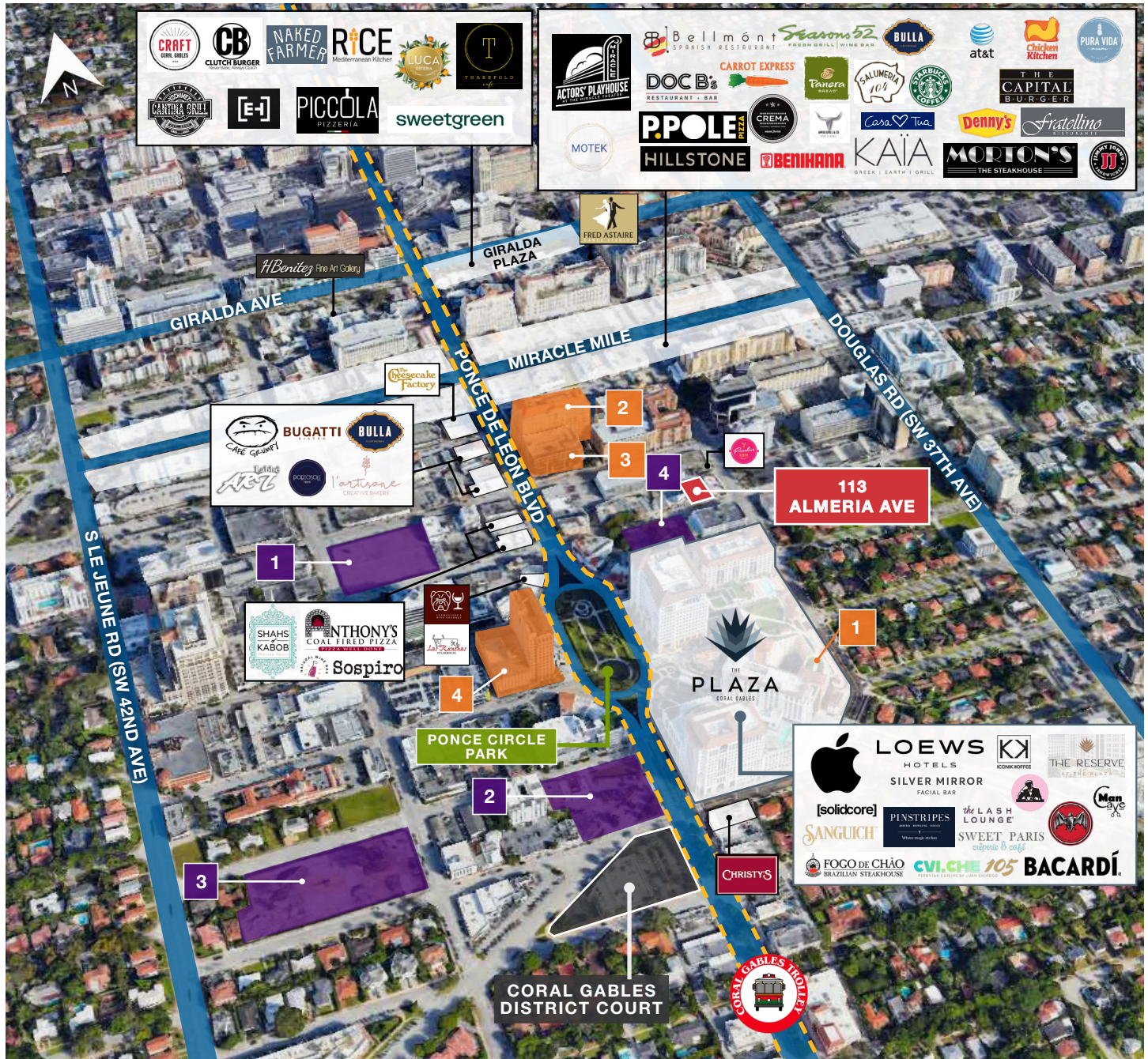
113 Almeria Ave | Coral Gables, FL 33134

± 3,000 SF



Coral Gables Map

113 Almeria Ave | Coral Gables, FL 33134



LEGEND

- 113 Almeria Avenue - Subject Site
- The Plaza at Coral Gables
- [Coral Gables Trolley](#)
(Free Transportation)

- New Multi-Family & Mixed-Use Developments
 1. Regency Parc
 2. Ponce Park Residences
 3. Alexan Crafts and Alexan Roxy
 4. The Riviera

- Class A Office Buildings
 1. The Plaza Coral Gables
2811 Ponce de Leon
 2. 2525 Ponce de Leon
 3. 2555 Ponce de Leon
 4. 2800 Ponce de Leon

The Plaza Coral Gables

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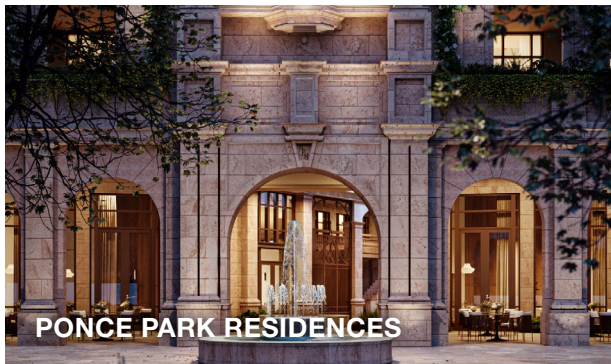


The subject property sits directly across from The Plaza Coral Gables, a 1.4 million square foot mixed-use development with office, retail, hotel, and luxury residences.

The Plaza is revitalizing this section of the business district while preserving its design integrity and bringing a full range of services, including a 4.5-star Loews hotel with event space, Class “A” offices, street-level retail and dining, residential lofts, and luxury apartments.

The project features a one-acre public plaza facing Ponce de Leon Blvd. and Ponce Circle Park who is undergoing a \$9.3M transformation. It enhances community life and safety by creating spaces for dining, recreation, and artistic, cultural, and outdoor activities.

To learn more, click here: [The Plaza Coral Gables](#).



Ponce Park Residences

Just steps from The Plaza, Ponce Park Residences combines world-class design with an unbeatable location, setting a new standard for Coral Gables living.

This exclusive collection of 58 luxury condominium residences offers 2–5 bedroom homes with expansive terraces, summer kitchens, and private elevators. See Coral Gables map.



Regency Parc



Reaching 20 stories and composed of only 126 luxury rental residences, Regency Parc offers twelve different floor plans, each boasting anywhere from two to four bedrooms.

On-site amenities include a 75-foot pool with private cabanas, wellness pavilion with fitness center, spa, infrared saunas and yoga yard, rooftop social pavilion and entertainment deck, private theater, co-working/Zoom rooms, 24-hour concierge and security, dog park and herb/orchid gardens. At the very top, “The Cloud” features two full-floor Skyhomes exceeding 12,000 sq ft and expansive half-floor units of 3,500-6,000 SF with skyline views. See Coral Gables map.





Property Comparables

113 Almeria Ave | Coral Gables, FL 33134



Sold Comparables

Photo	Address	Year Built	Size	Date Sold	Sale Price	Price PSF
	245 Alcazar Avenue	1953	4,099 SF	2/13/2025	\$3,950,000.00	\$963.65
	2419 - 2423 S LeJune Road	1955	4,937 SF	7/9/2025	\$5,500,000.00	\$1,114.04

For Lease Comparables

Photo	Address	Year Built/ Renovated	Available SF	Asking Rent	Type
	Ponce Circle Tower 2800 Ponce de Leon Blvd,	1997	1,975 – 20,495 SF	\$56–\$66/SF/Year	Full Service
	Office Gallery at Old Spanish Village 2901 Ponce de Leon Blvd	1926/2006	2,728 - 5,456 SF	\$75.00/SF/Year	NNN
	2990 Ponce 2990 Ponce De Leon Blvd	2012	1,891 SF	\$72.00/SF/Year	Full Service
	133 Sevilla Ave	1926/2022	3,978 - 7,957 SF	\$68.50/SF/Year	Full Service

Leased Comparables

Photo	Address	Year Built/ Renovated	Available SF	Date Leased	Asking Rent	Type
	11th Floor 2811 Ponce de Leon Blvd	2020/2022	9,604 SF	October 2024	\$76.00/SF/Year	Full Service
	5th Floor 2811 Ponce de Leon Blvd	2020/2022	6,026 SF	July 2024	\$70.00/SF/Year	Full Service

Demographics

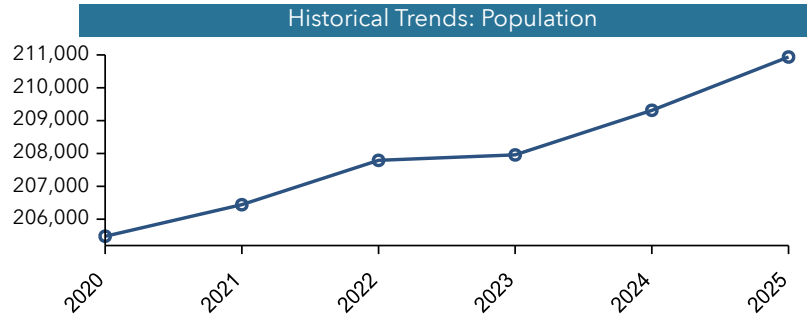
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Key Facts

Education	No High School Diploma	5.9%
	High School Graduate	14.3%
	Some College/ Associates Degree	16.3%
	Bachelor's/Grad/Prof Degree	63.5%
Business	Total Businesses	24,934
	Total Employees	159,595
Employment	White Collar	76.2%
	Blue Collar	10.8%
	Services	13.0%
	Unemployment Rate	2.4%

Population Trends



HOUSEHOLDS

91.7K



MEDIAN AGE

40.8

2.9% higher than
United States



MEDIAN
HOME VALUE

\$869.8K

57.4% higher than
United States



MEDIAN HH
INCOME

\$114K

28.1% higher than
United States



HOMEVALUE TO
INCOME RATIO

7.7

Median home value divided
by median HH income

For More Information

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