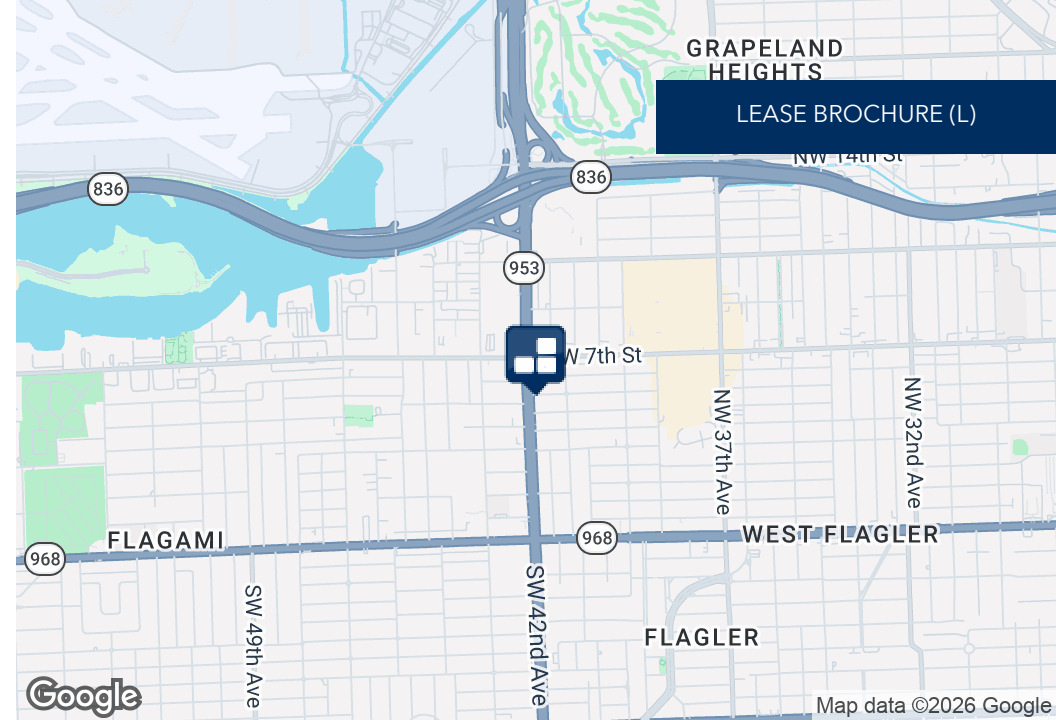


## EXECUTIVE SUMMARY



GRAPELAND  
HEIGHTS

LEASE BROCHURE (L)

NW 14th St

836

836

953

W 7th St

NW 37th Ave

NW 32nd Ave

968

FLAGAMI

968

WEST FLAGLER

FLAGLER

Google

Map data ©2026 Google

## OFFERING SUMMARY

|                |                           |
|----------------|---------------------------|
| Lease Rate:    | \$50 SF/yr (NNN - \$8.16) |
| Building Size: | 6,006 SF                  |
| Available SF:  | 1,533 SF                  |

## PROPERTY OVERVIEW

Availability of two premium office or retail space for lease in the highly sought-after Le Jeune Rd. Don't miss this exceptional opportunity to elevate your business in a prime location!

## PROPERTY HIGHLIGHTS

- - Prestigious location in the heart of Miami/Coral Gables
- - 1 available unit of +/-1,533 SF of office/retail/medical space
- - Ample Parking
- - Unbeatable access to public transportation, restaurants, Miami International Airport and shops
- - Established businesses looking for a prestigious address
- - Professionals requiring a convenient, amenity-rich location



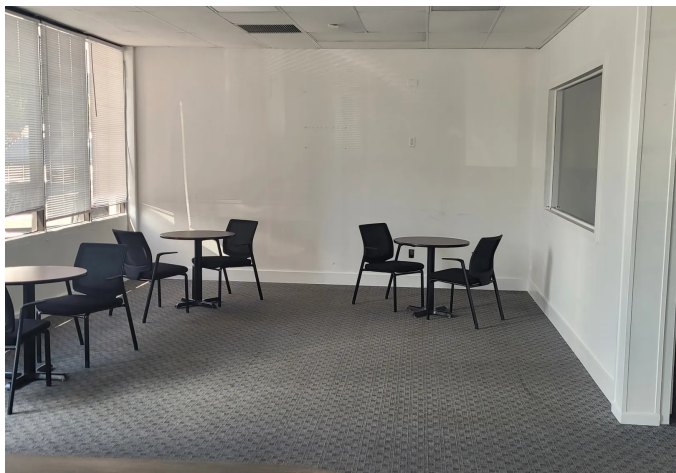
## LEASE INFORMATION

|              |              |             |            |
|--------------|--------------|-------------|------------|
| Lease Type:  | NNN - \$8.16 | Lease Term: | Negotiable |
| Total Space: | 1,533 SF     | Lease Rate: | \$50 SF/yr |

## AVAILABLE SPACES

| SUITE                              | TENANT    | SIZE (SF) | LEASE TYPE   | LEASE RATE    | DESCRIPTION              |
|------------------------------------|-----------|-----------|--------------|---------------|--------------------------|
| 487 Le Jeune Road aka NW 42 Avenue | Available | 1,533 SF  | NNN - \$8.16 | \$50.00 SF/yr | North Unit - Corner Unit |

## ADDITIONAL PHOTOS



## LEASE BROCHURE (L)



## LOCATION MAP



## LEASE BROCHURE (L)

