

CORAL GABLES OFFICES MULTIPLE SUITES AVAILABLE

401 CORAL WAY
CORAL GABLES, FL 33134



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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**LISTING
WEBSITE**



Presented By,
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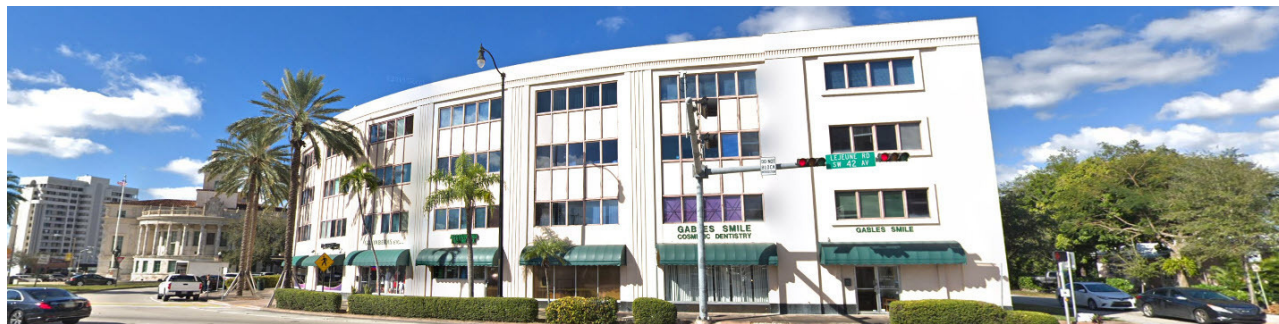
401 CORAL WAY

MEDICAL AND OFFICE BUILDING IN THE HEART OF CORAL GABLES

Lee & Associates presents 401 Coral Way, a well-located 48,000-square-foot Class C medical and office building at the entrance to Coral Gables. Spanning four stories and constructed with reinforced concrete, this multi-tenant property offers flexible medical and office spaces with excellent views of the tree-lined Miracle Mile. Full-service leases ranging from approximately \$60 to \$90 per SF, and modern amenities including two elevators, on-site parking, and large windows offering lots of natural light. The iconic crescent-shaped building is ideal for healthcare providers and professional offices alike. The site also includes 85 surface parking spaces with a 1.00/1,000 SF parking ratio.

Conveniently serving as the gateway to Coral Gables, the property enjoys exceptional modern access with a Walk Score of 99, classifying its location as a "Walker's Paradise." Literally footsteps away from Miracle Mile, tenants and visitors can take advantage of nearby transit, with Miami International Airport only 9.1 miles away and major commuter public transit, including the Coral Gables trolley, to get to some of Miami's best restaurants, cafe's and entertainment.

The site is surrounded by high-traffic intersections, including SW 42nd Ave with 38,500 vehicles per day and Ponce de Leon Blvd with over 37,000.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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PROPERTY HIGHLIGHTS



Medical & Office Building:

- Four-story medical and office building
- Suites available from 410 to 850 SF, full-service lease terms
- Two elevators and 12' slab-to-slab ceiling height
- 85 surface parking spaces; 1.00/1,000 SF parking ratio



Prime Location - "Walkers Paradise":

Located in the vibrant urban district of Coral Gables, the property enjoys exceptional access and walkability with a **Walk Score of 99**, classified as a "Walker's Paradise."



Exceptional Freeway Access:

Easy access to major roadways: minutes from I-95, SR 836, and Route 112, which improves connectivity to downtown Miami, the airport, and other key nodes

VIBRANT CORAL GABLES GATEWAY LOCATION



CITY OF CORAL GABLES

CORAL
GABLES®
THE CITY BEAUTIFUL

Amenities & Attractions Nearby.

Dining & Retail Scene: Coral Way features a vibrant and diverse restaurant district: sushi, Portuguese pastries, wraps, cheese shops, etc.

Cultural & Leisure Attractions: The greater Miami / Coral Gables area offers museums, gardens, waterfront experiences, and more.

Proximity to City Hall and civic amenities: The 401 Professional Building is “across the street from Coral Gables City Hall and Miracle Mile,” putting tenants in the heart of local government and services.

Schools & Education: Nearby schools include Coral Gables Preparatory Academy and Coral Gables Senior High School.

Known as ‘**The City Beautiful**,’ Coral Gables is one of the most desirable submarkets in South Florida. Home to the University of Miami, providing access to world-class education and a strong talent pipeline. Features lush, tree-lined boulevards, historic Mediterranean Revival architecture, and a highly walkable urban core. Renowned Miracle Mile shopping district offers luxury boutiques, art galleries, and fine dining. Strong economic base with finance, healthcare, real estate, and international trade sectors represented. Proximity to Miami International Airport (10 minutes) and Downtown Miami (15 minutes). High quality of life supported by cultural institutions like the Coral Gables Museum and Fairchild Tropical Botanic Garden.

DEMOGRAPHICS & MARKET

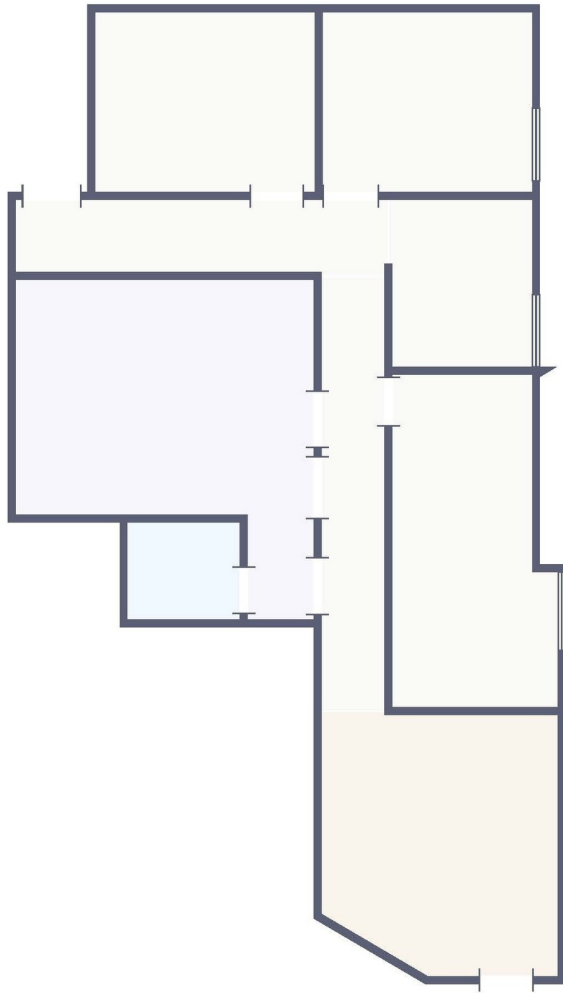
- The parcel is ~0.47 acres, building size ~47,688 sq ft, located in a dense, affluent submarket.
- The 1-mile population around the property is ~29,075, expanding to ~223,000 within 3 miles.
- Median household income in the nearby area is higher than average (~\$75,861 for the 1-mile radius).

KEY SELLING POINTS FOR TENANTS

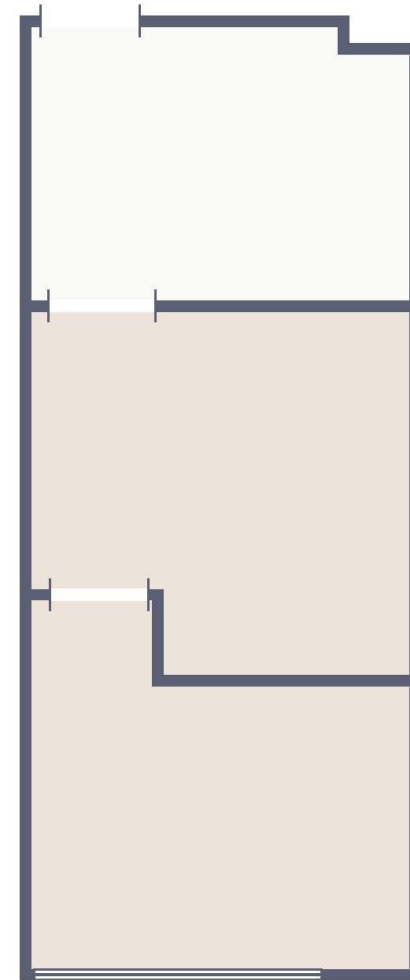
- Prestigious Coral Gables address with high visibility.
- Excellent accessibility for clients and staff commuting.
- Flexible zoning for office or medical practices.
- Proximity to shopping, dining, and civic centers enhances tenant appeal.
- Ample parking and infrastructure to support businesses.



AVAILABLE: SUITES 200 & 202

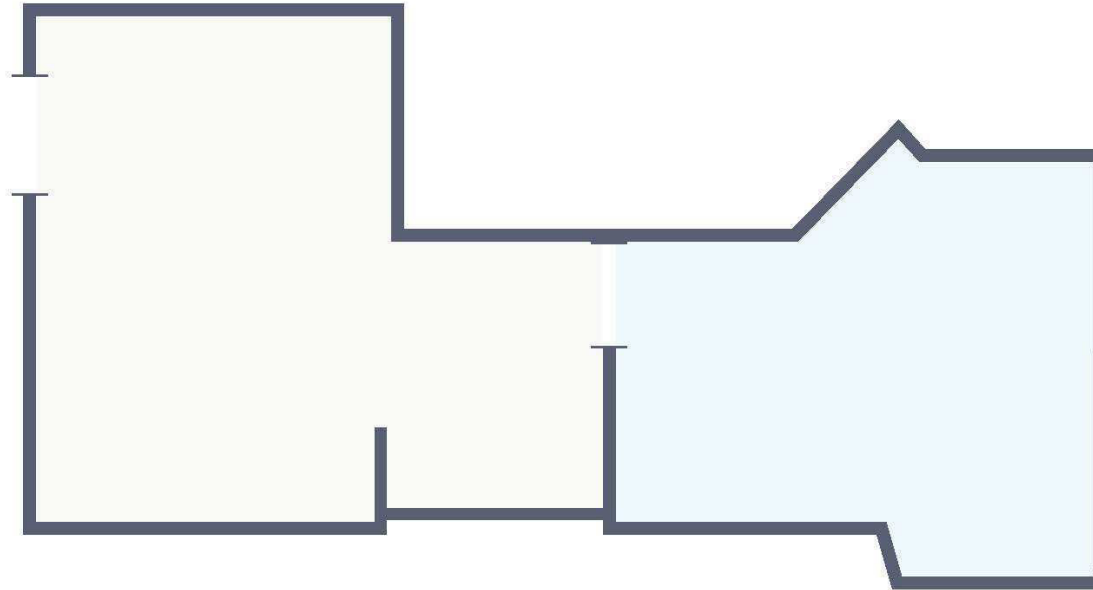


Suite 200 | 850 SF | Full Service | \$60.00 SF/yr



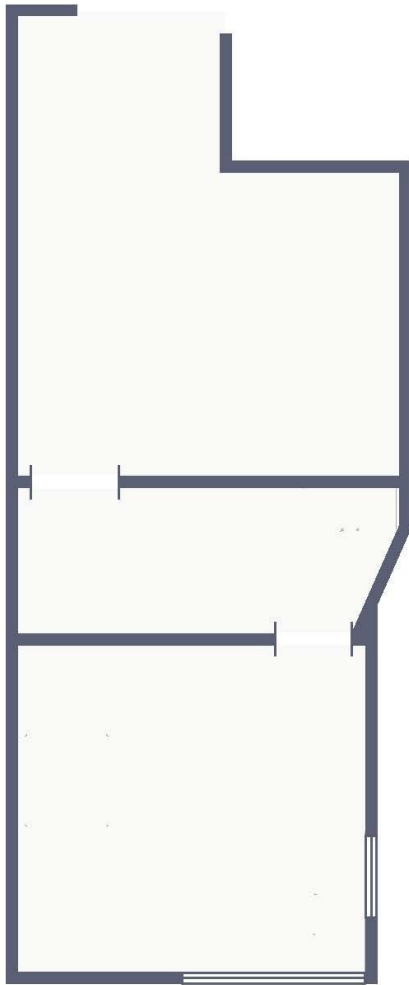
Suite 202 | 410 SF | Full Service | \$82.00 SF/yr

AVAILABLE: SUITE 204

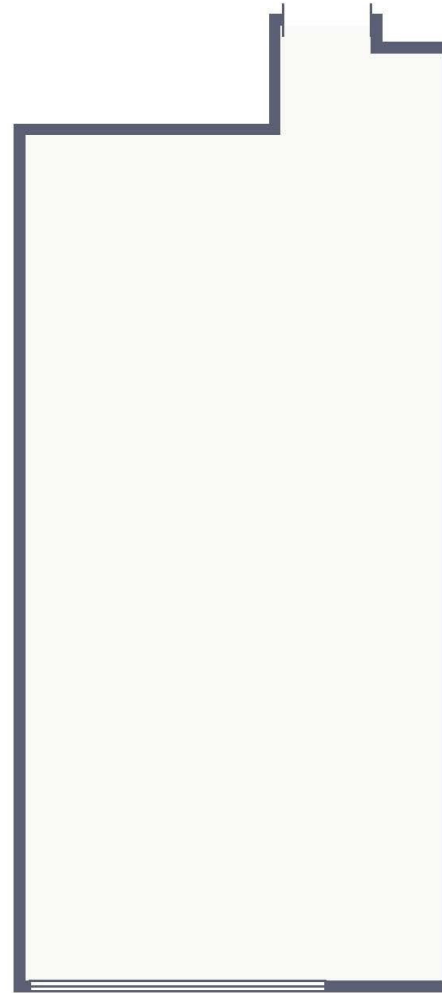


Suite 204 | 410 SF | Full Service | \$60.00 SF/yr

AVAILABLE: SUITES 308 & 401

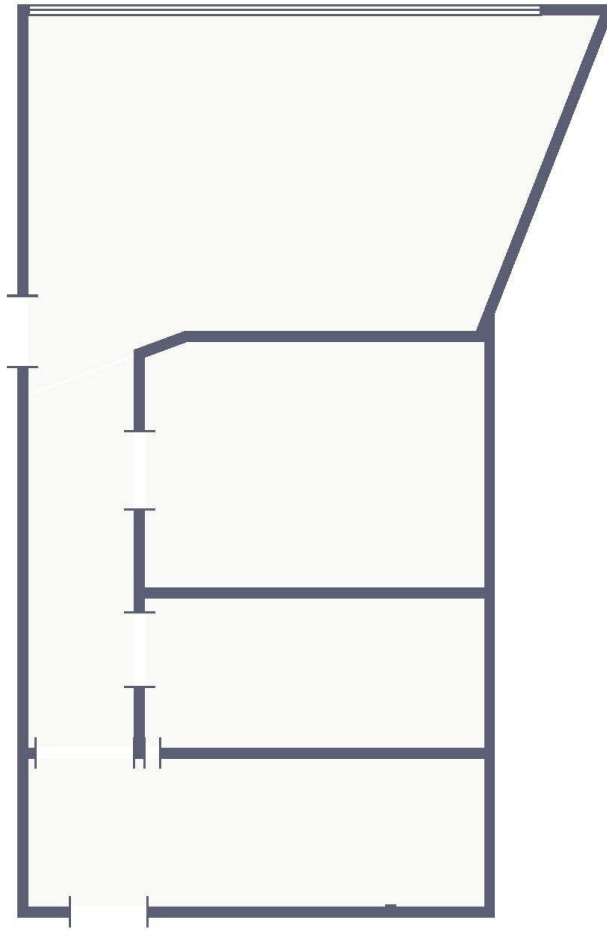


Suite 308 | 375 SF | Full Service | \$64.00 SF/yr



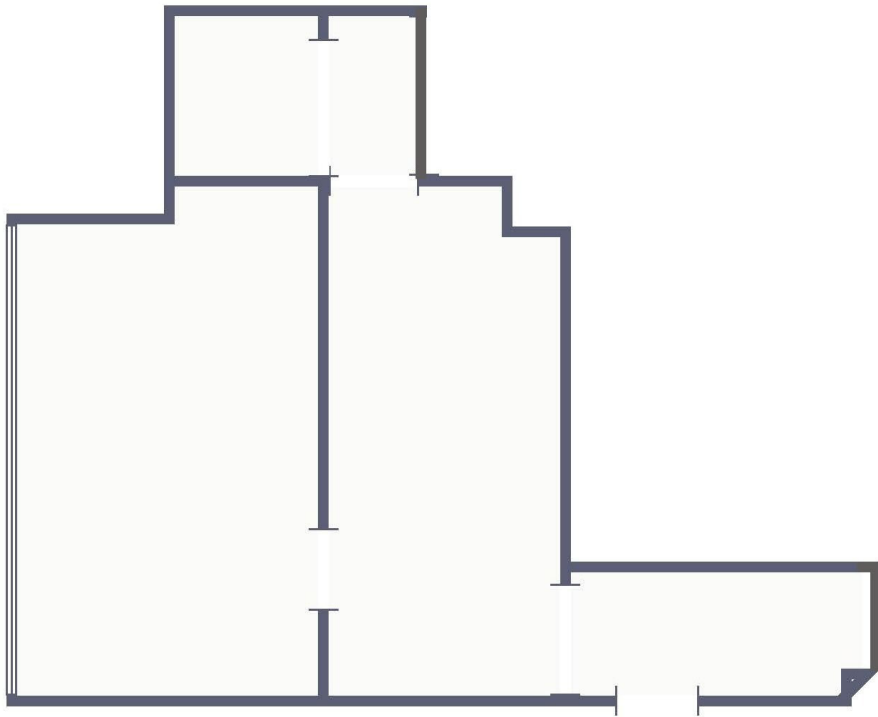
Suite 401 | 400 SF | Full Service | \$84.00 SF/yr

AVAILABLE: SUITE 402

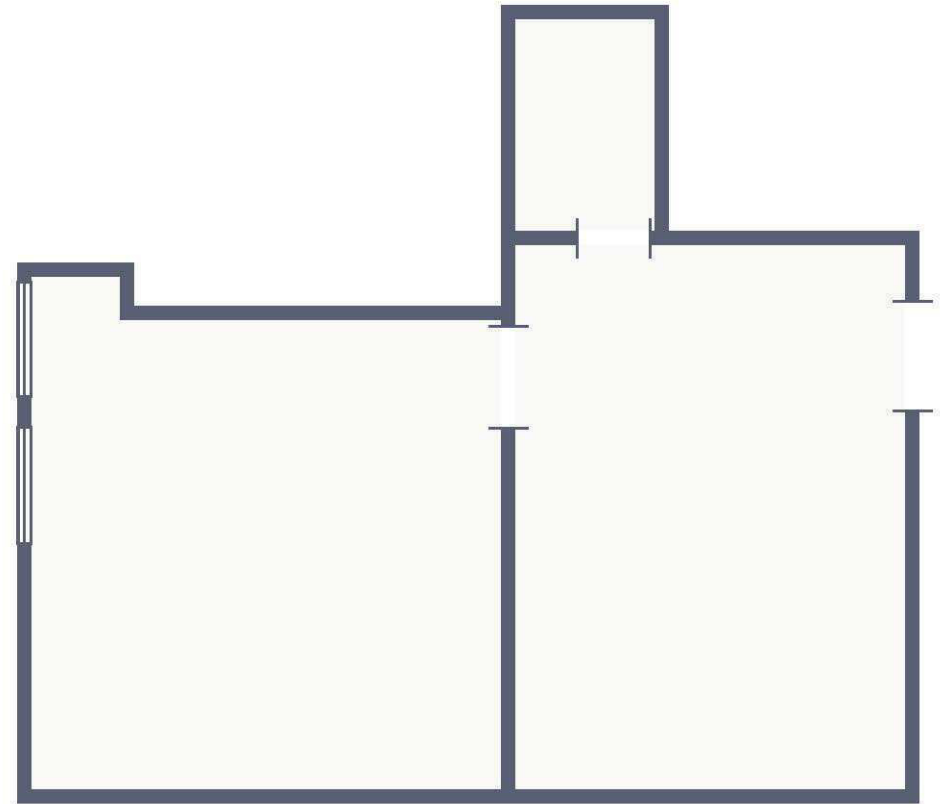


Suite 402 | 400 SF | Full Service | \$84.00 SF/yr

AVAILABLE: SUITES 406 & 412

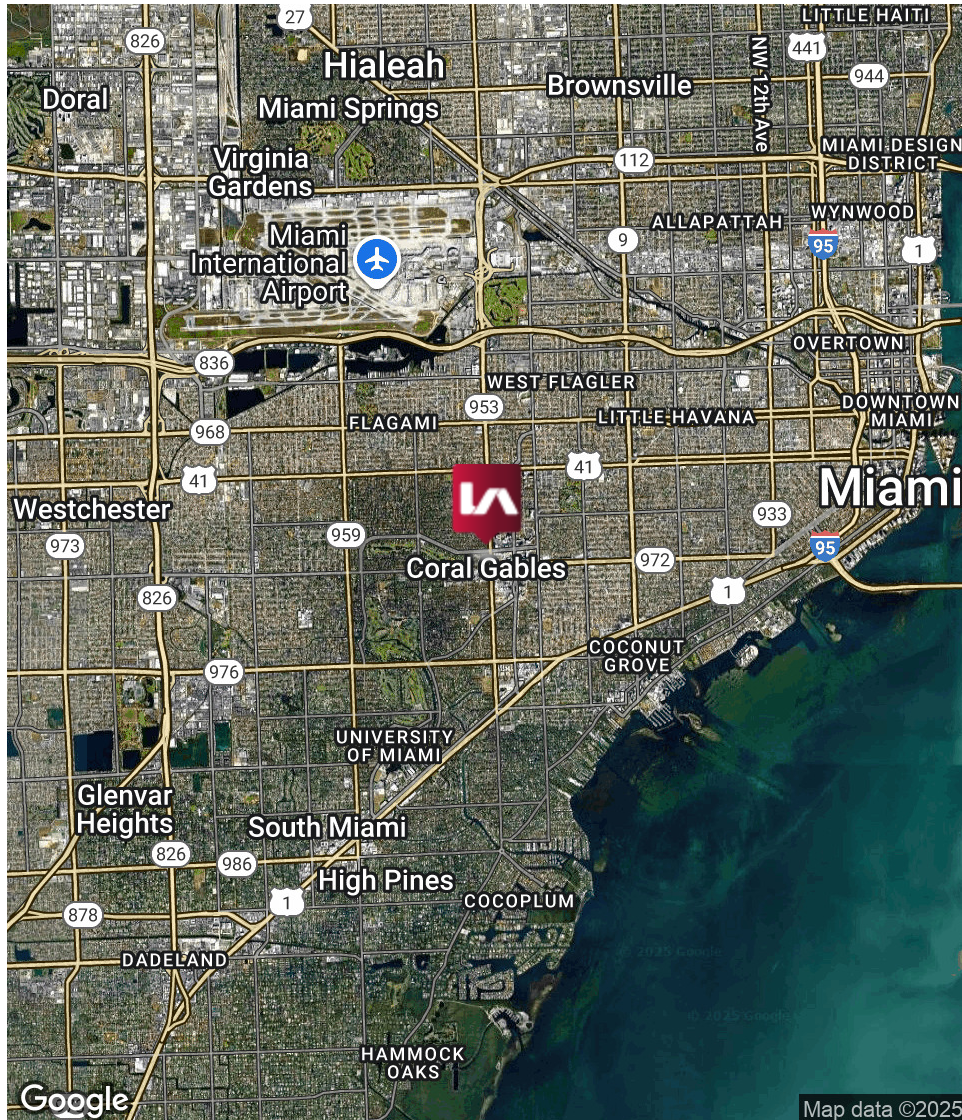


Suite 406 | 500 SF | Full Service | \$60.00 SF/yr



Suite 412 | 375 SF | Full Service | \$84.00 SF/yr

REGIONAL MAP



LOCATION OVERVIEW

Located in the heart of Coral Gables, 401 Coral Way offers premier urban convenience with excellent access to major roads, public transit, and Coral Gables' vibrant retail and business corridors. Sitting at the entrance to Miracle Mile and within a minute of Ponce de Leon Blvd, the prime office building benefits from high traffic volumes and strong area demographics

CITY INFORMATION

CITY:	Coral Gables
MARKET:	South Florida
TRAFFIC COUNT:	38,500
SUBMARKET:	Coral Gables

DEMOGRAPHIC PROFILE 10,15,20 MIN DRIVE

KEY FACTS

166,379
Total Population

\$130,151
Average Household Income

44.3
Median Age

2.5
Average Household Size

EDUCATION

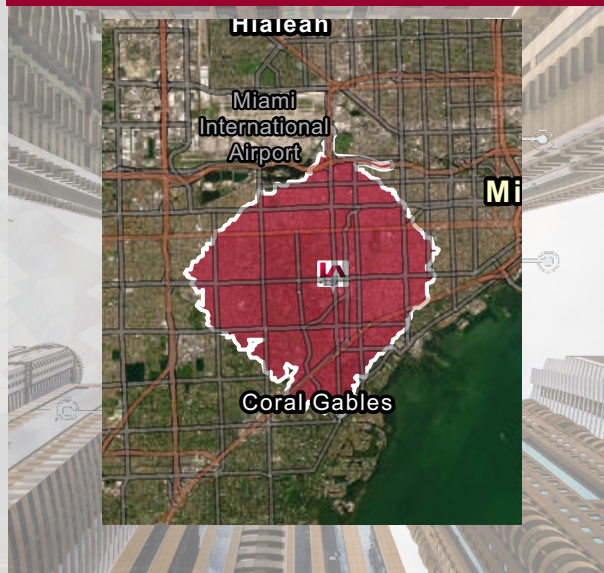
12%
No High School Diploma

22%
High School Graduate

19%
Some College

46%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes



EMPLOYMENT TRENDS

67%
White Collar

18%
Blue Collar

15%
Services

2.1%

Unemployment Rate

COMMUTING TRENDS

3%
Took Public Transportation

8%
Carpooled

3%
Walked

1%
Bicycled

NEARBY AMENITIES



584

Number of Restaurants

1,897

Retail Businesses



DAYTIME POPULATION

Total Daytime Population
192,729

Daytime Population: Workers
114,628

Daytime Population: Residents
78,101

BUSINESSES



14,410

Total Businesses



98,243

Total Employees



17,857,251,243

Total Sales

DEMOGRAPHIC PROFILE 10,15,20 MIN DRIVE

KEY FACTS

323,735
Total Population

\$124,114
Average Household Income

43.9
Median Age

2.5
Average Household Size

EDUCATION

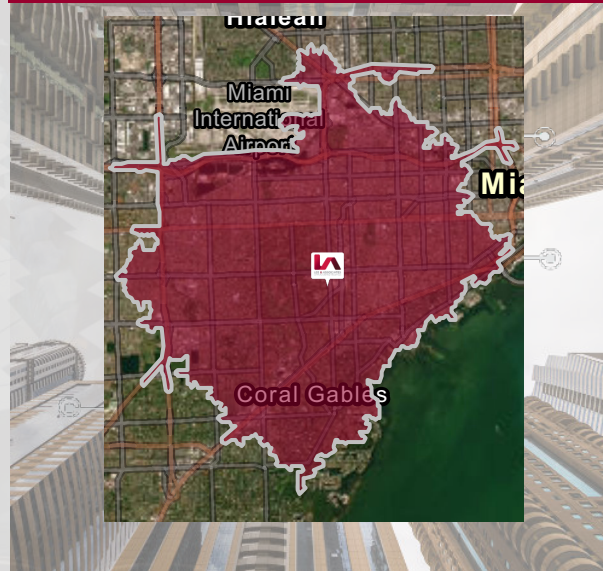
15%
No High School Diploma

24%
High School Graduate

19%
Some College

41%
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



EMPLOYMENT TRENDS



64%
White Collar

20%
Blue Collar

16%
Services

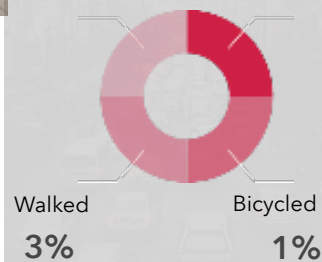
2.0%

Unemployment Rate

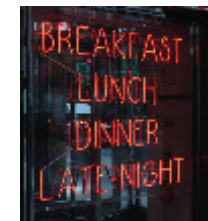
COMMUTING TRENDS

4%
Took Public Transportation

8%
Carpooled



NEARBY AMENITIES



1,212
Number of Restaurants

DAYTIME POPULATION

Total Daytime Population

383,123

Daytime Population: Workers

226,945

Daytime Population: Residents

156,178

BUSINESSES



28,101

Total Businesses



204,748

Total Employees



37,610,596,038

Total Sales

4,179

Retail Businesses



DEMOGRAPHIC PROFILE 10,15,20 MIN DRIVE

KEY FACTS

694,437
Total Population

\$118,630
Average Household Income

42.1
Median Age

2.4
Average Household Size

EDUCATION

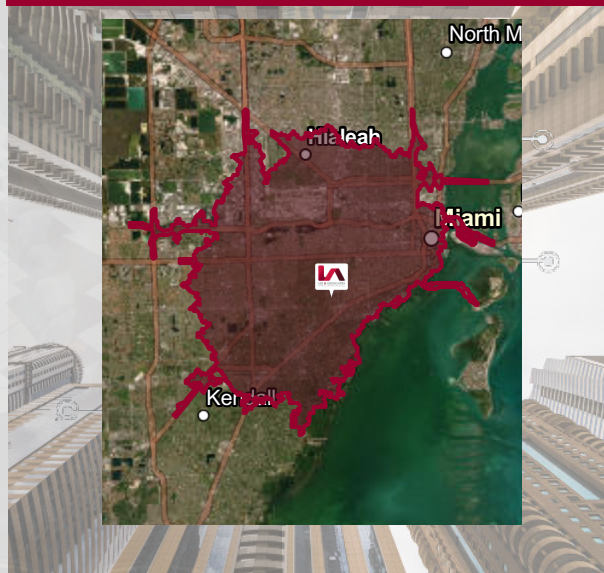
16%
No High School Diploma

24%
High School Graduate

19%
Some College

41%
Bachelor's/Grad/Prof Degree

Drive time of 20 minutes



EMPLOYMENT TRENDS



63%
White Collar

21%
Blue Collar

16%
Services

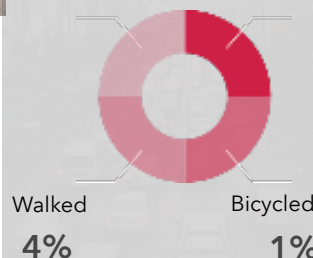
2.2%

Unemployment Rate

COMMUTING TRENDS

5%
Took Public Transportation

8%
Carpooled



NEARBY AMENITIES



2,866
Number of Restaurants

DAYTIME POPULATION

Total Daytime Population
887,237

Daytime Population: Workers
558,731

Daytime Population: Residents
328,506

BUSINESSES



65,054
Total Businesses



505,287
Total Employees



93,867,190,167
Total Sales

10,218
Retail Businesses

