



# 262 Almeria Ave

## FOR LEASE

262 Almeria Avenue, Suite 205 | Coral Gables, FL 33134

Space Available: **± 3,000 SF**

Lease Rate & Type: **\$42.00 PSF, Modified Gross**

**For More Information**

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**NAI** Miami  
Fort Lauderdale

# 262 Almeria Ave

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## Property Overview

262 Almeria Ave is conveniently located in the heart of the "Coral Gables Central Business District" and next to the Gables Plaza development that is transforming the city's business district into a vibrant hub and premier destination offering Class "A" office, an array of retail and restaurant choices, luxurious residential living and a Loew's 5-Star Hotel. It is a two block walk to "Miracle Mile," the city's main street of shops, restaurants, and services. 262 Almeria Ave is an attractive two-story boutique building with covered parking well suited for law, financial services, technology, and design services. Suite 205 is configured with four (4) private executive offices, two (2) workstations, an open staff area conference room, break kitchen, and an entry reception station.

## Suite 205 Features

**Space Available:** ± 3,000 SF

**Building Size:** ± 7,500 SF

**Parking:** Nine (9) Covered spaces, five (5) PayByPhone adjacent to building

**Features:**

- Two (2) executive offices with floor to ceiling glass
- Conference room
- Recessed tray ceiling lighting
- Four (4) private offices and two (2) clerical work stations
- Large staff collaborative area with built-ins
- Lobby reception and receptionist station
- Full kitchen break room

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LOBBY STREET ENTRANCE



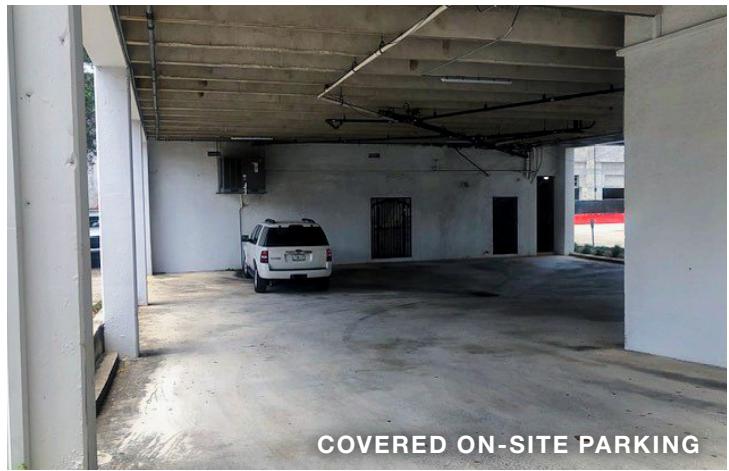
EXECUTIVE OFFICE



CONFERENCE ROOM



KITCHEN

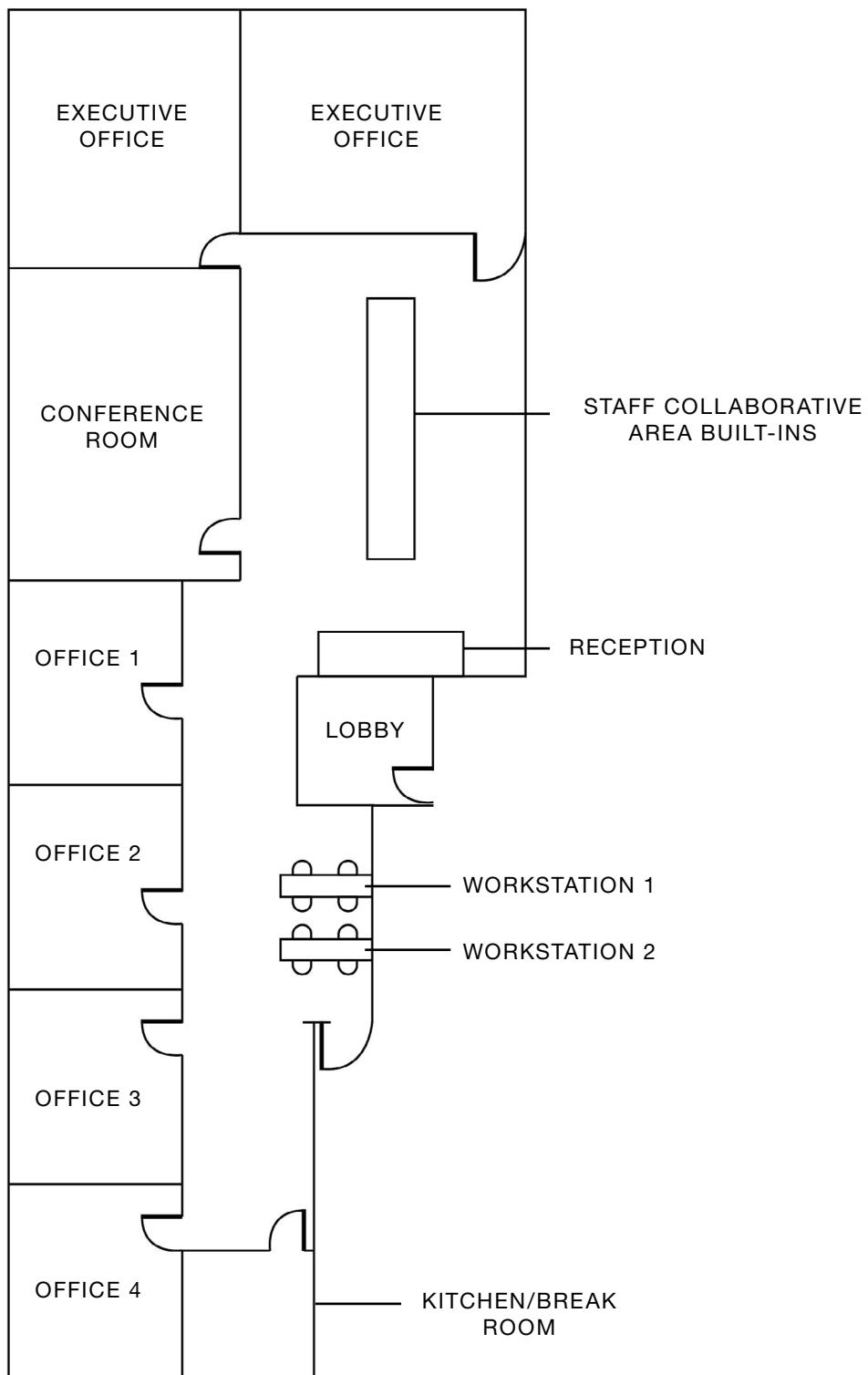


COVERED ON-SITE PARKING

# Floor Plan

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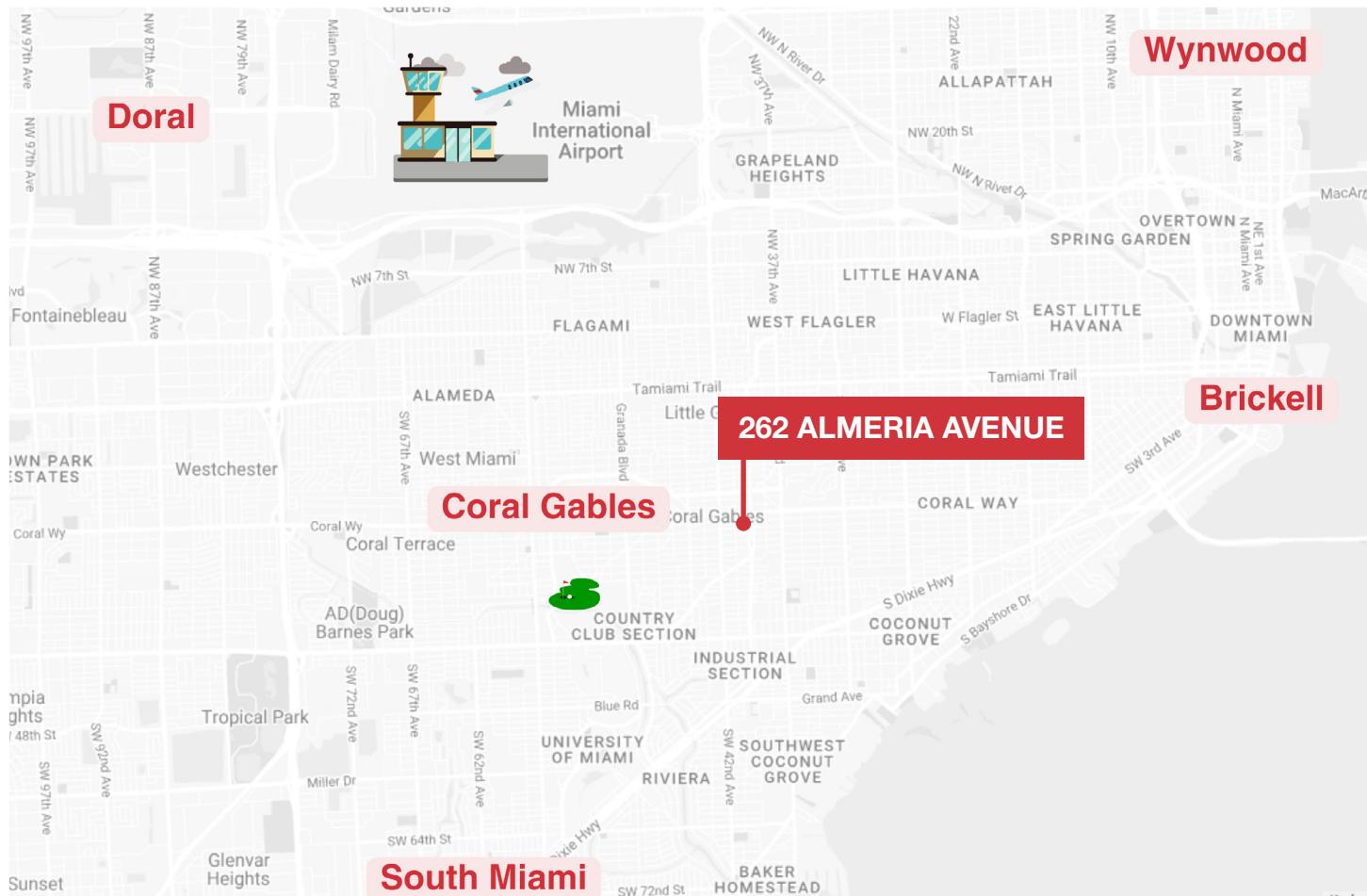
**Suite 205**  
**± 3,000 SF**



**NOT TO SCALE**

# Location Map

262 Almeria Avenue, Suite 205 | Coral Gables, FL 33134



## Location Features

The building is located within the Downtown Coral Gables "CBD". It is within easy walking distance to the Miracle Mile retail District, eclectic restaurants, cafes, boutique shopping, and financial and personal care services. The Coral Gables District County Courthouse is four blocks from the building.

Within one block the Plaza Coral Gables, a 1.4 million square foot mixed-use development offers top-tier retail and restaurant and entertainment options, a Loew's luxury hotel, a luxury apartment rental community, and the Ponce Circle Park.

One block away the Coral Gables Free Trolley connects to the Metrorail, public transportation, Coral Gables retail, office, financial districts, and residential communities.

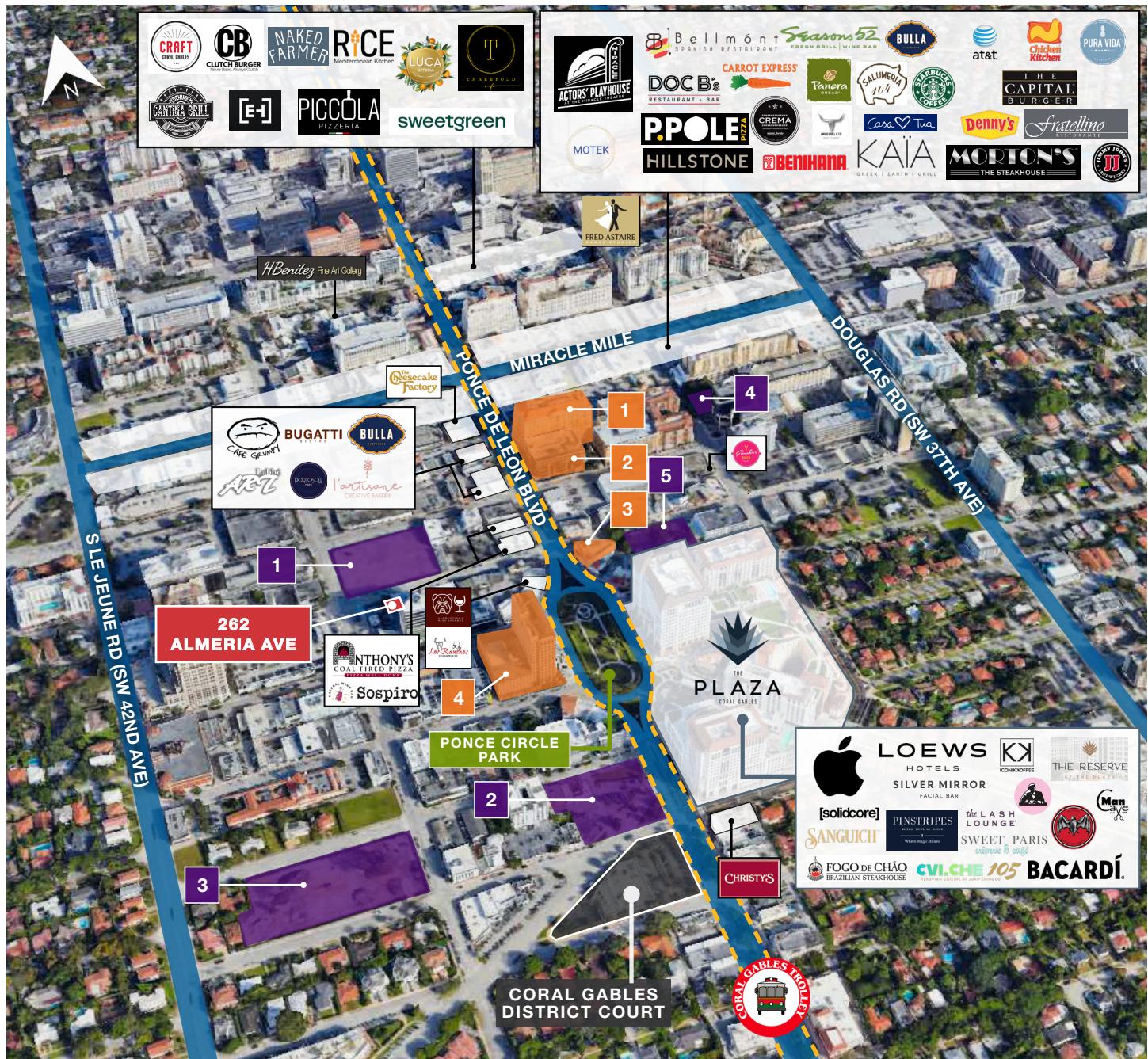
### Walking Score



WALK  
SCORE  
**98**

# Coral Gables Map

262 Almeria Avenue, Suite 205 | Coral Gables, FL 33134



## LEGEND

- 262 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
4. 2501 Galiano Street
5. The Riviera

Class A Office Buildings

1. 2525 Ponce de Leon
2. 2555 Ponce de Leon
3. 2701 Ponce de Leon
4. 2800 Ponce de Leon

# The Plaza Coral Gables

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The subject property is located near “The Plaza Coral Gables”, a 1.4 million square foot of mixed-use office, retail, hotel, luxury residences. To learn more, click here: [The Plaza Coral Gables](#).



# The City Beautiful

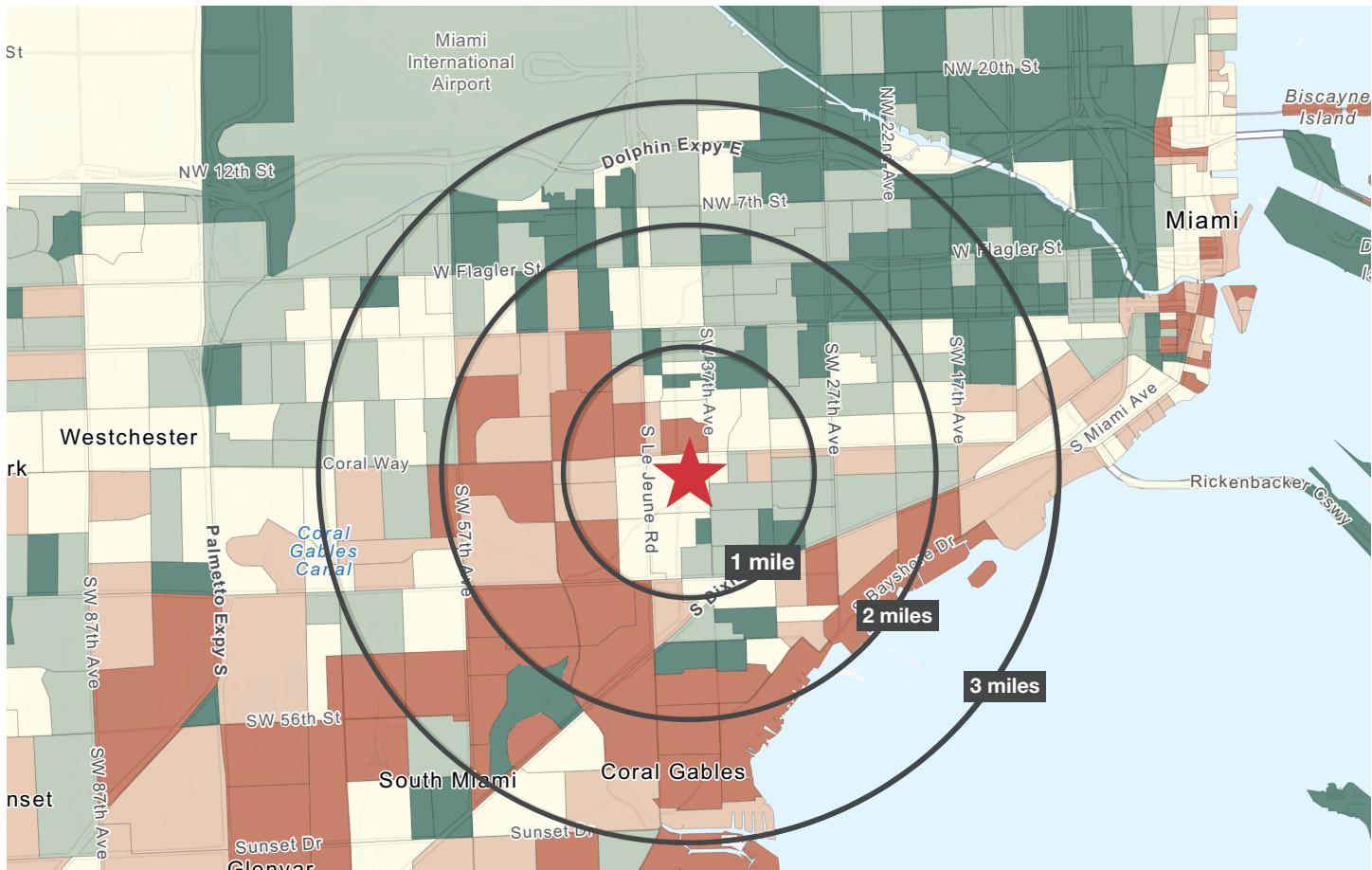
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The Coral Gables economy is comprised of local and international businesses, but unlike other parts of Florida, it is not influenced by seasonal shifts. To learn more, click here: [Coral Gables Economic Overview](#). 



# Demographics

262 Almeria Avenue, Suite 205 | Coral Gables, FL 33134



## Demographic Summary



1 Mile      2 Miles      3 Miles

	1 Mile	2 Miles	3 Miles
Population	34,478	114,590	243,265
Households	16,122	49,083	97,631
Average Household Income	\$153,519	\$147,038	\$130,014

2025 Median Household Income by Block Groups

\$188,128 to \$270,958
\$133,029 to \$188,127
\$91,651 to \$133,028
\$54,315 to \$91,650
\$0 to \$54,314

## For More Information

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