

300 SEVILLA

CORAL GABLES OFFICE BUILDING FOR SALE

\$15,550,000

The 300 Sevilla building is in the heart of Coral Gables at the corner of Sevilla Avenue and Salzedo Street. The availability of this property presents a unique opportunity for an owner-user to establish an office in Coral Gables, and be surrounded by world-class shopping, hotels, and restaurants.

Currently positioned as a multi-tenant office property, 300 Sevilla is a three-story, 27,000 rentable sq. ft. building with approximately 20 tenants leasing at prevailing market rental rates. This arrangement affords an immediate and flexible income stream while a conversion to an owner-user configuration takes place if desired. With 57 on-site, covered parking spaces and expansive second floor deck areas for outdoor events, this office building is truly one of a kind in Coral Gables.

Recent Renovations Include:

- common area finishes
- elevator system and cab
- ADA restroom
- fob access control system
- new 20-year roof
- exterior painting
- completion of the Miami-Dade 30-year recertification of structural and electrical systems

Located across from Mercedes-Benz of Coral Gables, and down the street from the headquarters of Bacardi USA and Delmonte Fresh Produce USA, 300 Sevilla affords quick and convenient connectivity to the major north-south arteries of Le Jeune Road and Ponce de Leon Blvd. Just one block to the east is The Plaza Coral Gables which boasts a 4.5-star rated Lowes Hotel, street-level retail and dining areas, residential lofts, and luxury apartments.

Address: 300 Sevilla Avenue
Coral Gables, FL 33134
Folio Number: 03-4117-005-4820
Year Built: 1969



Rentable Area: 27,000 +/- sf
Site Area: 17,500 +/- sf
Offered For Sale: \$15,550,000
(\$576/psf)

Additional Information on LoopNet



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