

2500 Douglas Rd

2500 Douglas Rd, Coral Gables, FL 33134

Presented By:
BVK LLC



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Property Details

ESTABLISHED CORAL GABLES BUSINESS LOCATION | SUITE A | BUILT FOR CLIENT-FACING & APPOINTMENT-DRIVEN OPERATIONS

Suite A at 2500 Douglas Road offers something increasingly difficult to find in Coral Gables: a proven business address with long-term tenancy, built-in credibility, and an operating environment designed for real, day-to-day use. This is not speculative space. It is a location that already works and continues to perform for the businesses that operate here.

The building is home to a long-standing on-site tenant that has successfully operated at this location for over ten years and has recently renewed its lease. That history matters. Businesses remain in place for that length of time only when a location consistently works for clients, staff, and daily operations. For an incoming tenant, this creates immediate legitimacy and confidence from day one.

WHY THIS LOCATION CONTINUES TO OUTPERFORM

Many listings highlight square footage and pricing. This suite delivers the fundamentals that actually drive leasing decisions and long-term success:

- Established Coral Gables address recognition that reduces friction with first-time clients
- Ground-level access that simplifies arrival and improves appointment compliance
- Operational stability reinforced by long-term co-tenancy
- Included on-site parking, a meaningful advantage in Coral Gables that directly impacts punctuality, show rates, and employee satisfaction
- A quiet, professional environment appropriate for confidential and appointment-driven uses

This is the type of location where businesses establish roots rather than cycle through short-term occupancy.

A LAYOUT THAT SUPPORTS REAL BUSINESS OPERATIONS

Suite A is well suited for operators who require functional rooms and efficient circulation rather than open-plan layouts that compromise privacy and focus. The space naturally supports private offices, consult rooms, treatment rooms, administrative areas, and controlled client interaction zones.

The footprint allows tenants to organize operations logically, separating front-of-house client activity

Rental Rate:	\$37.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	A
Rentable Building Area	2,380 SF
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Year Built:	1964
Walk Score ®:	97 (Walker's Paradise)
Transit Score ®:	42 (Some Transit)
Taxes:	\$0.97 USD/SF/MO
Operating Expenses:	\$0.15 USD/SF/MO
Rental Rate Mo:	\$3.08 /SF/MO

from work areas and support functions. This efficiency is especially valuable for practices and professional services that operate on scheduled appointments throughout the day and rely on smooth transitions between sessions.

IDEAL FOR BUSINESSES BUILT ON TRUST, PRIVACY, AND REPEAT VISITS

The environment and layout align particularly well with:

- Medical, wellness, and therapy practices
- Legal, accounting, advisory, insurance, and consulting firms
- Boutique service providers operating primarily by appointment
- Any client-facing business where comfort, discretion, and ease of access directly affect outcomes

If your business depends on referrals, repeat visits, and long-term client relationships, this suite supports those objectives.

A PRACTICAL ALTERNATIVE TO HIGH-RISE OFFICE FRICTION

Many Coral Gables tenants experience unnecessary friction in high-rise or dense mixed-use buildings, including complicated parking instructions, elevator delays, shared lobbies, and inefficient circulation. This property avoids those issues entirely.

Clients arrive, park, enter, and engage without confusion. That simplicity improves punctuality, reduces missed appointments, and creates a more professional overall experience. These advantages may not appear in a rent comparison, but they strongly influence leasing decisions and long-term performance.

DOUGLAS ROAD: A CORRIDOR THAT SUPPORTS BUSINESS

Douglas Road is a well-recognized north-south corridor serving residents and professionals throughout Coral Gables. Its character supports professional, medical, and wellness-oriented businesses without nightlife disruption or transient activity.

The corridor benefits from consistent daytime traffic, easy orientation for visitors, and compatibility with established service-based businesses. This is a location where companies put down roots and build long-term value rather than relying on short-term visibility spikes.

PARKING AND ACCESS AS A TRUE DIFFERENTIATOR

On-site parking is included with Suite A, providing a real competitive advantage in Coral Gables. Parking availability directly impacts client punctuality, appointment compliance, and employee satisfaction, especially for businesses operating on tight schedules.

The surrounding area also offers supplemental public parking options, providing additional flexibility during peak hours or higher-volume days. This layered parking environment helps support client-heavy operations without operational stress.

READY FOR IMMEDIATE USE WITH BRAND FLEXIBILITY

Suite A allows incoming tenants to establish operations efficiently while maintaining flexibility. The space supports a professional front-of-house presentation while allowing interior configuration around workflow, compliance needs, and brand identity.

Selective cosmetic upgrades can be made to align the space with a tenant's brand without overbuilding or unnecessary disruption. This allows businesses to open, operate, and refine over time rather than delaying occupancy.

CLEAR AND PREDICTABLE OPERATING STRUCTURE

The operating structure is straightforward and transparent, supporting faster internal approvals and clearer decision-making. Predictable operating costs allow tenants to focus on fit, timing, and long-term growth rather than uncertainty.

BOTTOM LINE

Suite A at 2500 Douglas Road delivers what experienced tenants value most in Coral Gables: an established address, long-term co-tenancy, included parking, and a professional environment designed for real business operations.

This is a space that reduces friction, strengthens client confidence, and supports long-term success.

Private tours available by appointment.

Price: \$37.00 /SF/YR

- Proven location performance – Long-term tenancy signals consistency, client acceptance, and operational durability
- Client-friendly arrival – Ground-level access with straightforward entry (no elevators, no confusing lobbies)
- Operational efficiency – A right-sized footprint that supports revenue-producing rooms and offices without wasted space
- Included parking – A meaningful advantage in Coral Gables that directly improves show rates, punctuality, and staff satisfaction
- Professional environment – Quiet, established setting appropriate for confidential and appointment-driven businesses
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Predictable Operating Structure with Clear Economics. Straightforward cost structure supports faster internal approvals and confident decision-making

View the full listing here: <https://www.loopnet.com/Listing/2500-Douglas-Rd-Coral-Gables-FL/39571119/>

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Listing space

1st Floor Ste A

Space Available:	2,380 SF
Rental Rate:	\$37.00 /SF/YR
Date Available:	March 01, 2026
Service Type:	Triple Net (NNN)
Built Out As:	Professional Services
Space Type:	New
Space Use:	Office/Medical
Lease Term:	1 - 5 Years

ESTABLISHED CORAL GABLES BUSINESS LOCATION | SUITE A | BUILT FOR CLIENT-FACING & APPOINTMENT-DRIVEN OPERATION

Suite A at 2500 Douglas Road offers a rare Coral Gables opportunity: a proven business address with long-term tenancy, built-in credibility, and a functional environment for real, day-to-day operations. This is not speculative space—this is a location that works and continues to perform for established businesses. The building hosts a long-standing tenant that has successfully operated here for over ten years and recently renewed its lease. That history matters: longevity signals a location that consistently works for clients, staff, and operational needs. For new tenants, this creates immediate legitimacy and confidence from day one.

WHY THIS LOCATION CONTINUES TO OUTPERFORM

Beyond square footage and rent, Suite A delivers the fundamentals that drive leasing decisions:

- Established Coral Gables address that reduces friction with first-time clients
- Ground-level access for easy arrival and appointment compliance
- Operational stability reinforced by long-term co-tenancy
- Included on-site parking, a rare advantage in Coral Gables impacting punctuality, show rates, and employee satisfaction
- Quiet, professional environment ideal for confidential, appointment-driven uses

This is a space where businesses establish roots, not cycle through short-term occupancy.

LAYOUT DESIGNED FOR FUNCTIONAL BUSINESS OPERATION

Suite A supports private offices, consult or treatment rooms, administrative areas, and controlled client interaction zones. The footprint allows logical separation of front-of-house client activity from work and support areas. This efficiency is especially valuable for appointment-driven businesses that rely on smooth transitions between sessions.

IDEAL FOR BUSINESSES BUILT ON TRUST, PRIVACY, AND REPEAT CLIENTS

Perfect for businesses where referrals, repeat visits, and long-term relationships drive success, including:

- Medical, wellness, and therapy practices
- Legal, accounting, advisory, insurance, and consulting firms
- Boutique service providers operating primarily by appointment
- Any client-facing business where comfort, discretion, and ease of access affect outcomes

A PRACTICAL ALTERNATIVE TO HIGH-RISE OFFICE FRICTION

Many Coral Gables tenants experience friction in high-rise or dense mixed-use buildings—parking complications, elevator delays, shared lobbies, and inefficient circulation. This property avoids all of these issues: clients arrive, park, enter, and engage efficiently, improving punctuality and professionalism. These advantages strongly influence leasing decisions and long-term success.

DOUGLAS ROAD: A CORAL GABLES BUSINESS CORRIDOR

Douglas Road is a recognized north-south corridor serving Coral Gables professionals and residents. It supports professional, medical, and wellness-oriented businesses without nightlife disruption or transient activity. Consistent daytime traffic, easy orientation for visitors, and compatibility with service-based businesses make this a location where

companies put down roots and build lasting value. **PARKING AND ACCESS AS DIFFERENTIATOR** On-site parking is included, giving Suite A a real competitive advantage. Parking directly impacts client punctuality, appointment compliance, and employee satisfaction. Supplemental public parking options nearby provide additional flexibility for peak or high-volume days, supporting client-heavy operations without stress. **READY FOR IMMEDIATE USE WITH BRAND FLEXIBILITY** Suite A allows tenants to establish operations efficiently while maintaining brand and workflow flexibility. Selective cosmetic upgrades can align the space with your brand without overbuilding or disruption, letting businesses open, operate, and refine over time. **CLEAR AND PREDICTABLE OPERATING STRUCTURE** The operating structure is transparent, supporting faster internal approvals and clearer decision-making. Predictable operating costs let tenants focus on fit, timing, and growth rather than uncertainty. **BOTTOM LINE** Suite A at 2500 Douglas Road delivers what experienced tenants value most in Coral Gables: • Established address • Long-term co-tenancy • Included parking • Professional environment built for real business operations This is a space that reduces friction, strengthens client confidence, and supports long-term success. Private tours available by appointment.

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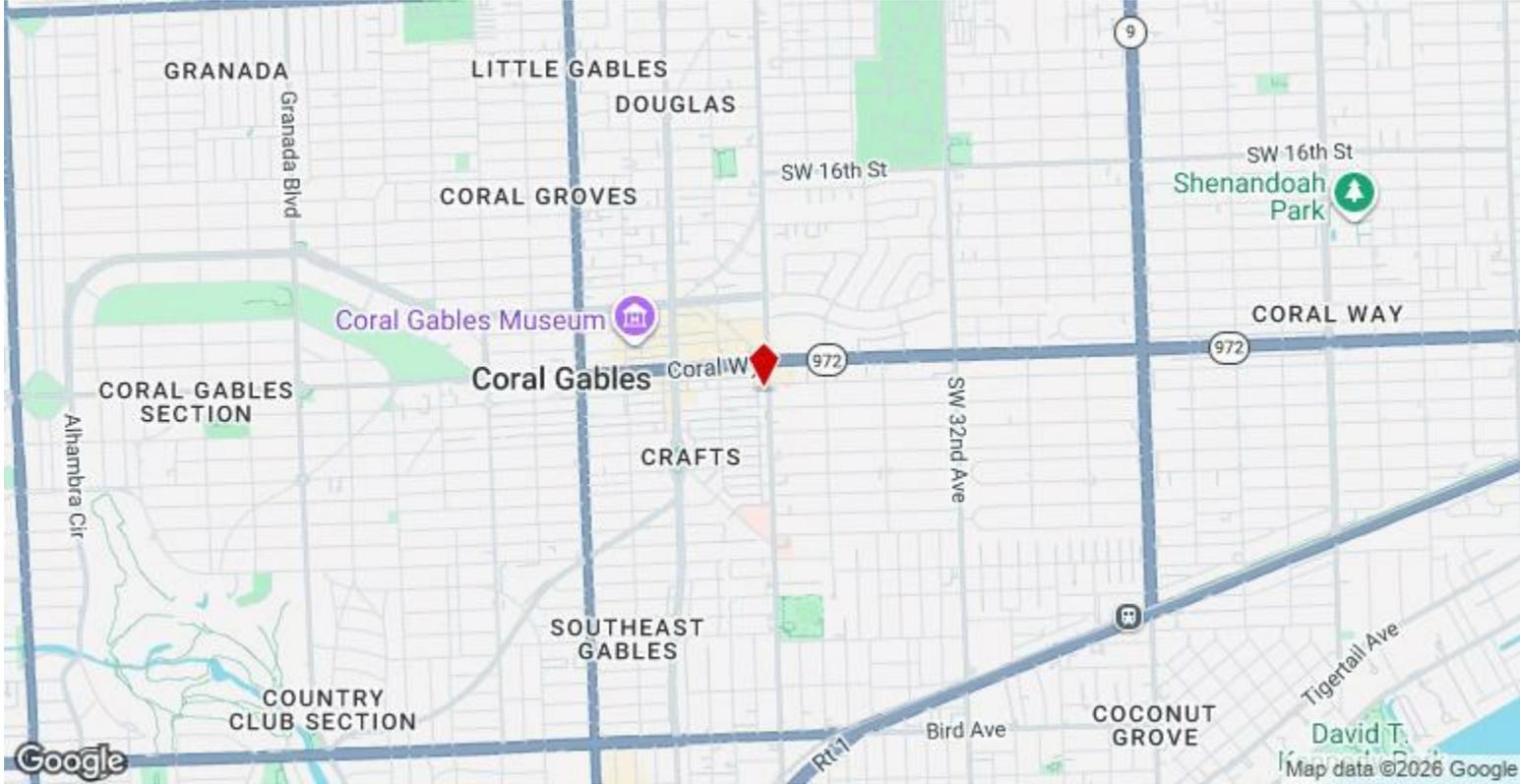
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Golden Foot Massages	-	

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Location



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Property Photos



Primary Photo



Building Photo

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Property Photos



Building Photo



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Building Photo



Interior Photo

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Interior Photo



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Interior Photo

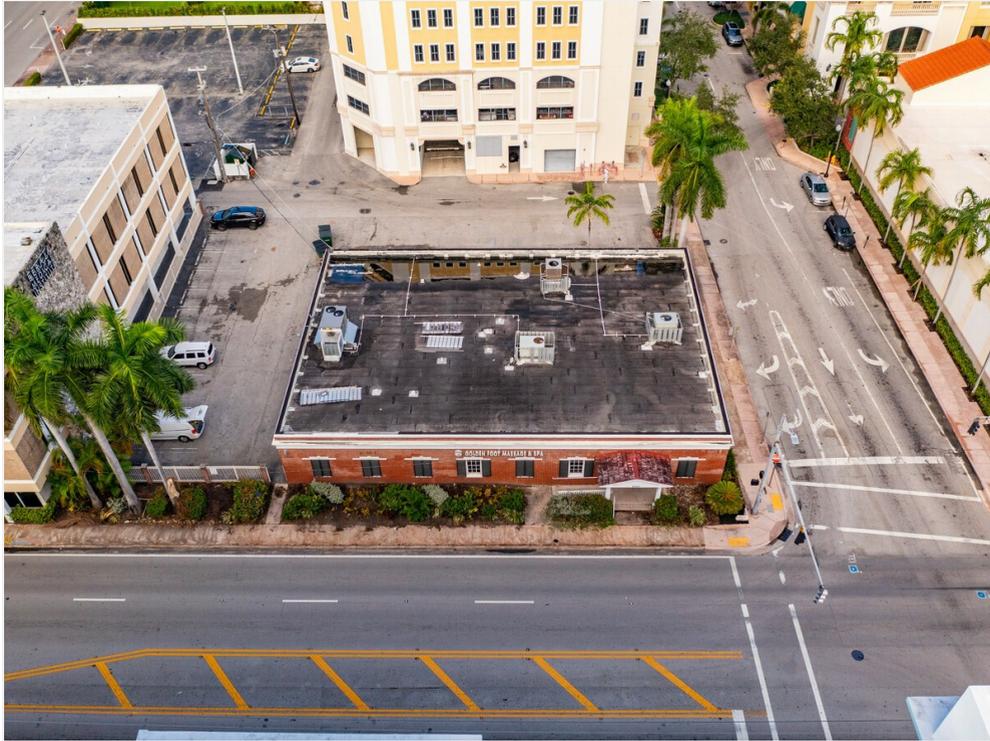


Interior Photo

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Property Photos



Aerial



Aerial

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Aerial



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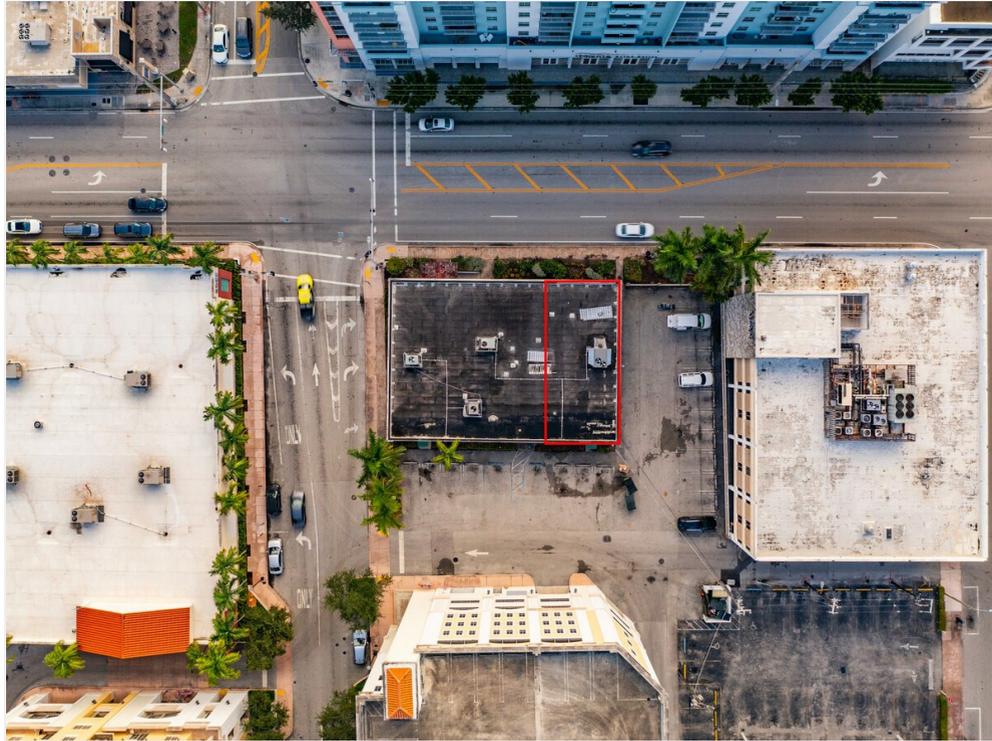


Aerial

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