

801 MONTEREY ST, CORAL GABLES, FL 33134



OFFERING SUMMARY

Lease Rate:	\$47.00 SF/yr (NNN)
Building Size:	8,560 SF
Available SF:	1,700 SF
Lot Size:	11,806 SF
Year Built:	1974
Renovated:	2024
Zoning:	MX 1

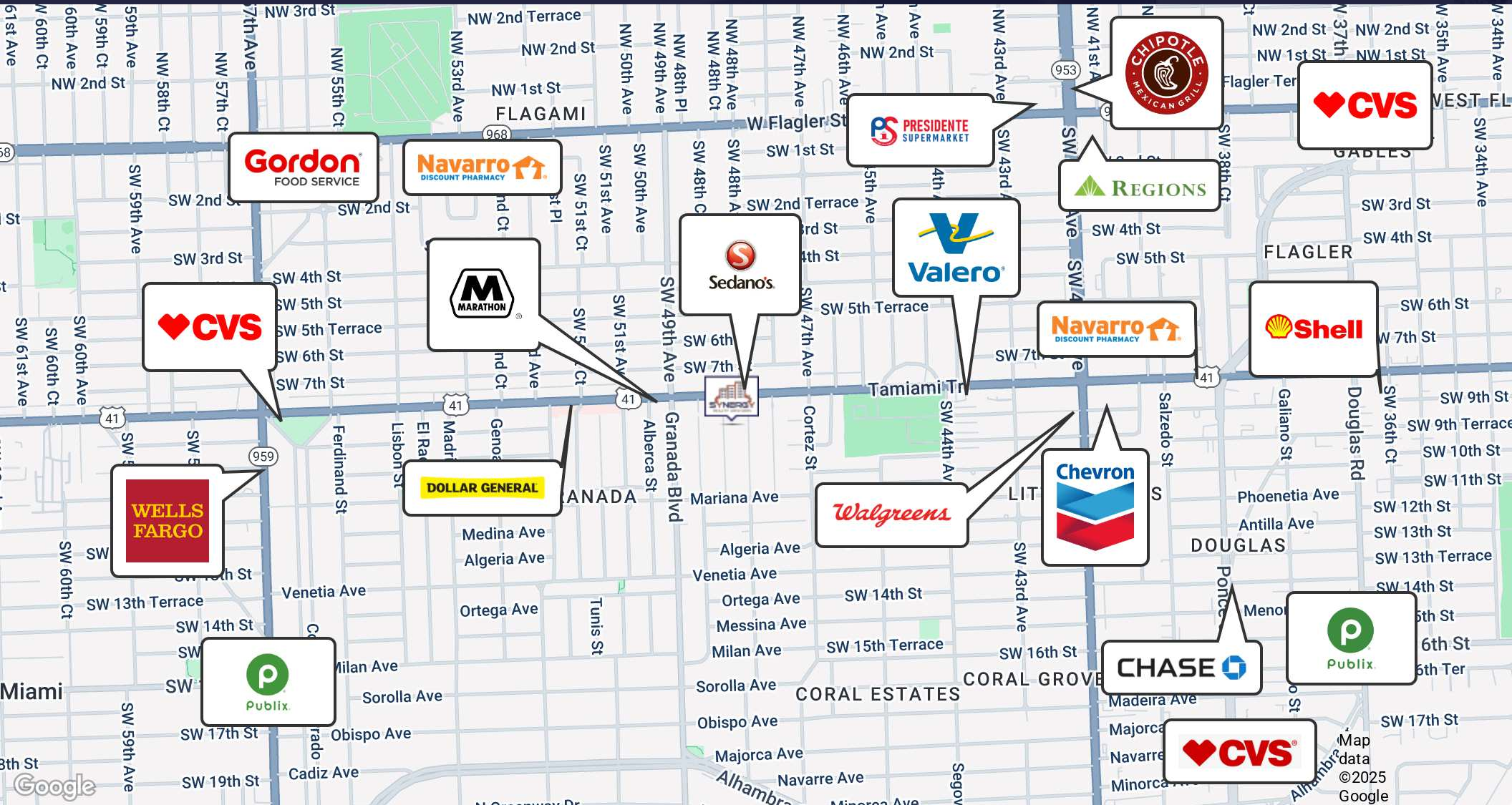
PROPERTY OVERVIEW

Prime first-floor second generation medical office space available in Coral Gables. This 1,700 SF suite offers a welcoming main entrance with a spacious waiting area, kitchen space, and two private bathrooms for added convenience. The space is ideal for medical professionals seeking a highly accessible location in the Gables. This office is a rare opportunity to secure quality space in a prime market. One parking space in the lot to leave space for customer parking. Additional parking available for lease at the funeral home down the street. Overnight parking available at a charge for buses. Landlord will give credit for new flooring to be installed.

PROPERTY HIGHLIGHTS

- Two storefront frontage on sw 8 st
- Parking for customers in rear lot
- Parking lot will be redone soon
- Impact windows and doors

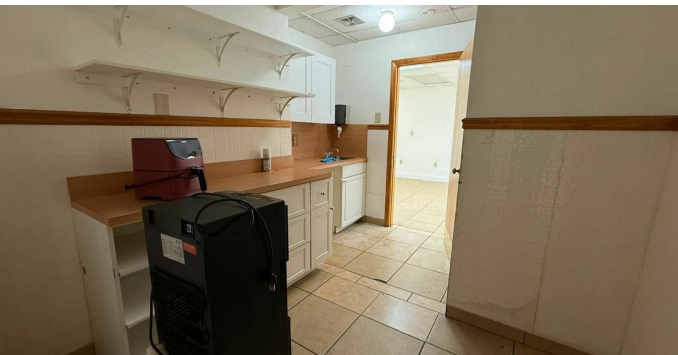
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ADDITIONAL PHOTOS

Up To 1,700 Sf Of Office Space

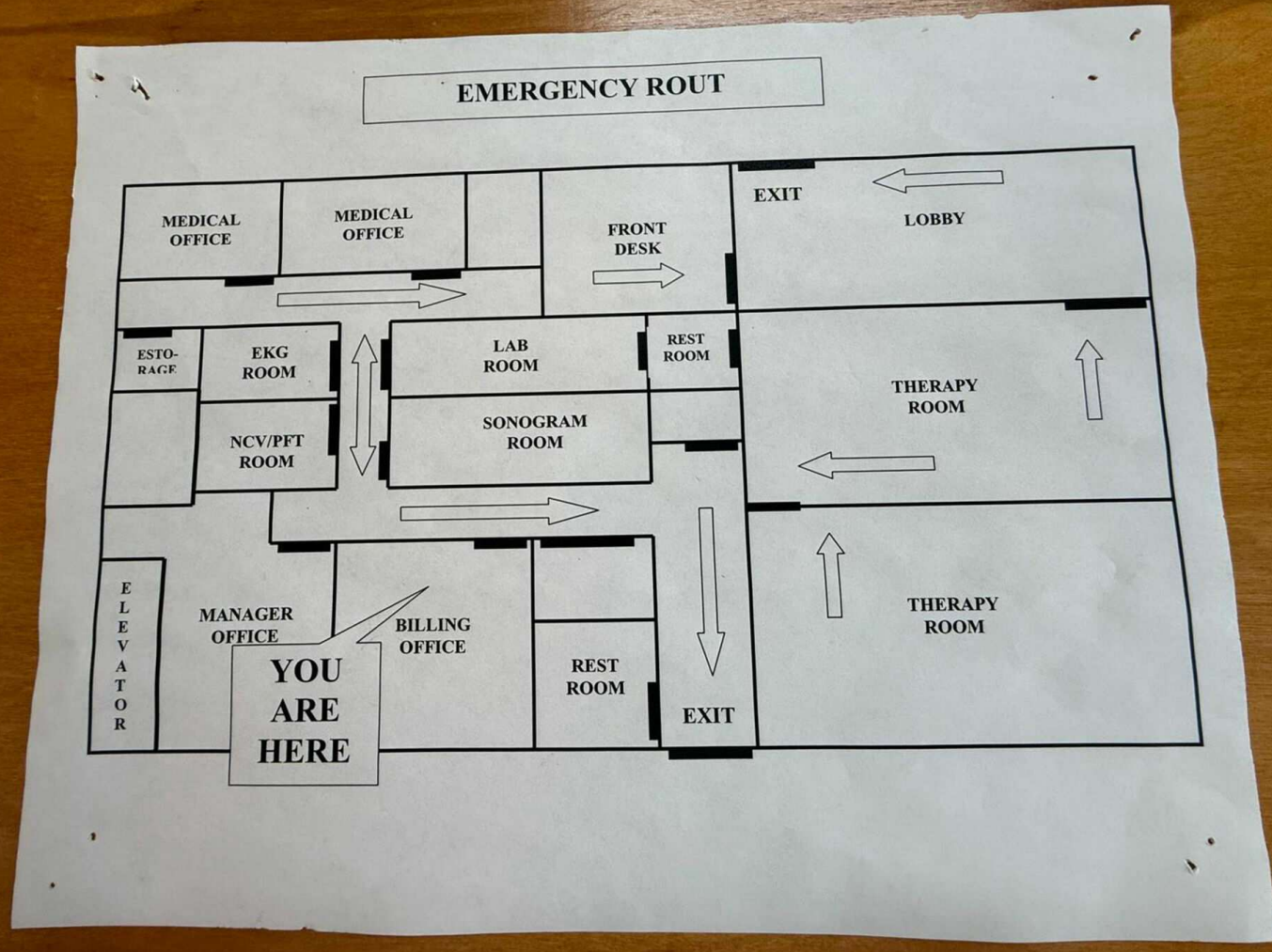
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PRESENTED BY SYNERGY REALTY ADVISORS 1839 SW 27TH AVE, MIAMI, FL 33145 786.536.7287



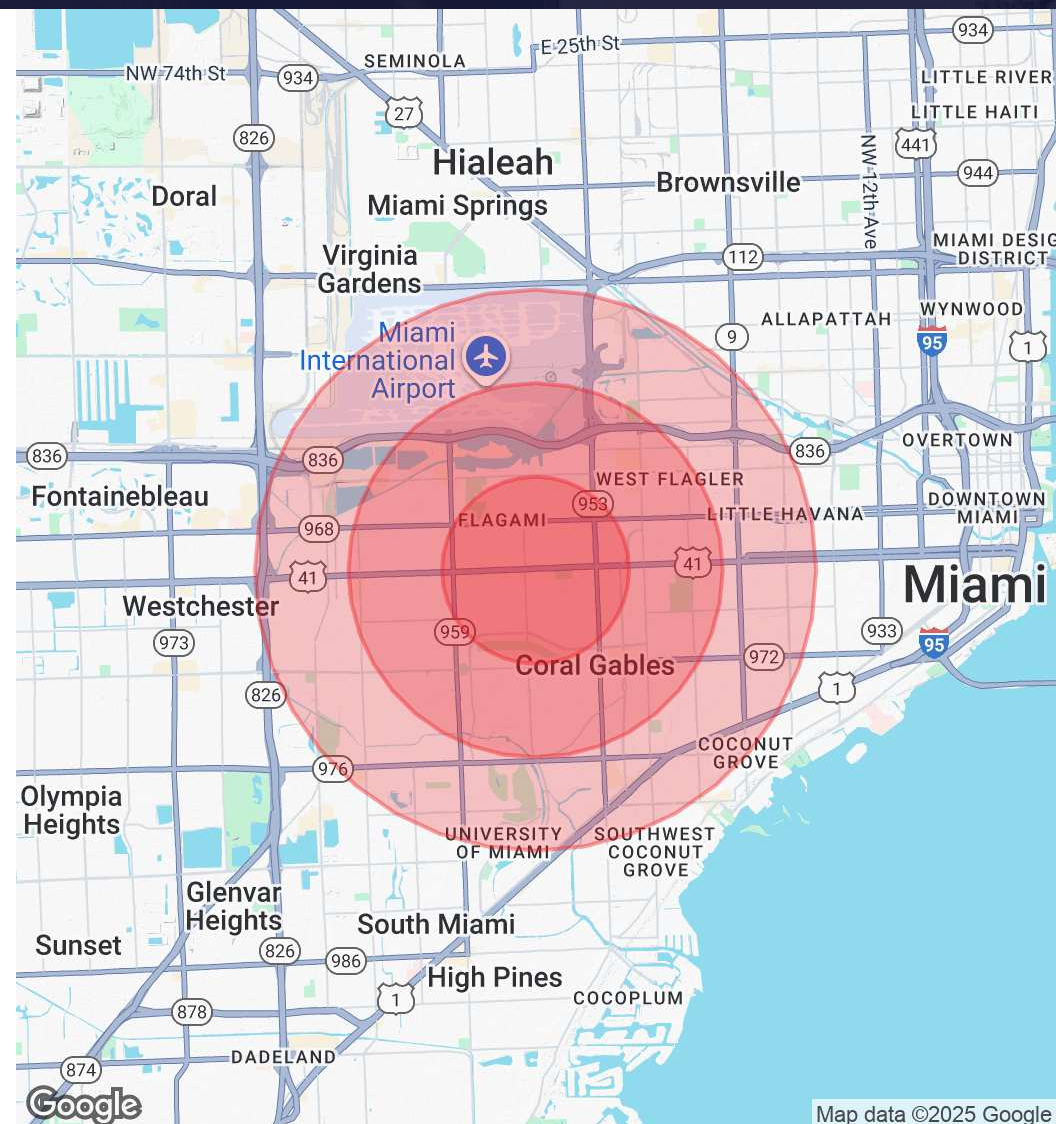
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	29,761	103,426	203,568
Average Age	43.2	43.6	42.8
Average Age (Male)	40.6	41.3	40.7
Average Age (Female)	44.7	45.5	44.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	10,872	39,865	75,431
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$69,978	\$59,845	\$57,439
Average House Value	\$488,273	\$442,597	\$398,253

2020 American Community Survey (ACS)



Map data ©2025 Google

801 MONTEREY ST, CORAL GABLES, FL 33134

**ANDROS SARDUY****CEO & MANAGING BROKER**

asarduy@synergyrealtymiami.com

Direct: **305.297.3557****PROFESSIONAL BACKGROUND**

Andros is a top producing listing agent with 17 years of experience in commercial real estate and business sales.

His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last 17 years
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Industrial properties & Businesses
- Various types of development land
- Waterfront homes and other luxury properties

EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

Synergy Realty Advisors
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