



# CORAL GABLES

MEDICAL PLAZA

2601 SW 37 AVENUE, MIAMI, FL 33133



Blanca Commercial Real Estate, Inc.  
Licensed Real Estate Broker

Building owned and managed by  
**HEALTHCARE REALTY**



## **MEDICAL OFFICE IN THE HEART OF THE GABLES**

Coral Gables Medical Plaza is located in a bustling business district and directly across the street from Coral Gables Hospital. It is in close proximity to University of Miami Lennar Foundation Medical Center. With major neighborhoods like Brickell, Downtown and Coconut Grove just minutes away, patients can conveniently commute in no time making Coral Gables Medical Plaza ideal for tenants seeking a top-notch destination.

## **ANYTHING BUT CONVENTIONAL**

The building offers tenants convenient features such as:

- On-site parking garage
- Move-in ready suites
- 24-hour building access
- Exceptional city views
- On-site building engineer
- On-site Lapcorp
- Medical lab drop-off/pick-up services







1. CORAL GABLES HOSPITAL
2. UNIVERSITY OF MIAMI
3. MIRACLE MILE
4. THE LENNAR FOUNDATION MEDICAL CENTER
5. SHOPS AT MERRICK PARK

## LOCATION

The building is walking distance to downtown Coral Gables' amenities including restaurants, shops, and cultural venues as well as an array of varied residential offerings.

- Convenient access to US-1
- Surrounded by residential options
- Ample dining and retail offerings in Coral Gables
- Close proximity to Miami International Airport
- Nearby hospitals:
  - Coral Gables Hospital (across the street)
  - Doctors Hospital ( 2.5 miles)
  - South Miami Hospital (2.4 miles)
  - Mercy Hospital (3.5 miles)
  - Nicklaus Children's Hospital (3.5 miles)



## THE BUILDING

Coral Gables Medical Plaza is a 9-story medical office building with magnificent views of Miami and Downtown Coral Gables. The building is notable for its unique brick exterior and convenient location accessible to Miami's major neighborhoods and hospitals.

Tenants and visitors also benefit from the convenience of the on-site Labcorp and building's parking garage.

## MOVE-IN READY SUITES

RENTABLE BUILDING AREA

**67,790 RSF**

MEDICAL OFFICE TYPE

**CLASS B**

YEAR RENOVATED

**2020**

NUMBER OF STORIES

**9**

PARKING

**PARKING GARAGE ATTACHED**



## NEWLY UPGRADED IN 2020

Tenants can enjoy newly renovated common areas that provide a vibrant environment contributing to employee and patient satisfaction.

**FOR LEASING INFORMATION CONTACT:**

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