



1541

WELLS FARGO

1533

SUNSET DRIVE

PROFESSIONAL OFFICE BUILDINGS

1541 & 1533 Sunset Drive | South Miami, Florida

FOR MORE INFORMATION

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EXECUTIVE SUMMARY

1533 and 1541 Sunset Drive present a rare opportunity to lease professional office space in the heart of South Miami. These boutique buildings are strategically positioned just minutes from the University of Miami and within walking distance to the South Miami business district, offering excellent visibility, access, and convenience for tenants.

The properties combine strong fundamentals with unmatched accessibility. Both feature abundant parking options — including surface and covered spaces — and direct access to public transportation via nearby bus lines. Tenants benefit from close proximity to major thoroughfares such as US-1 and the Palmetto Expressway, allowing seamless connectivity across Miami-Dade County.

Situated in one of Miami's most desirable submarkets, the buildings are surrounded by a vibrant mix of retail, dining, and service amenities. The immediate area draws from an affluent, educated population with strong household incomes, making this a highly attractive location for businesses seeking visibility and growth in a thriving community.

With flexible floor plans, professional finishes, and a location that balances walkability with commuter convenience, 1533 & 1541 Sunset Drive stand out as premier office offerings for tenants seeking a dynamic South Miami address.





PROPERTY HIGHLIGHTS

PRIME LOCATION

Situated along Sunset Drive in Coral Gables, these properties are positioned in a highly sought-after professional corridor directly adjacent to South Miami and within minutes of the University of Miami. The location provides immediate access to major transit routes, bus lines, and surrounding residential communities.

BOUTIQUE + CORPORATE OPTIONS

1533 Sunset offers a boutique, two-story office environment ideal for small to midsize tenants seeking convenience and value. Just steps away, 1541 Sunset provides a larger three-story office setting anchored by Wells Fargo, with expansive floor plates and a combination of covered and surface parking. Together, these buildings present flexible leasing opportunities suited to a variety of business needs.

AMENITIES & PARKING

With over 120 parking spaces combined across both buildings (surface and covered), tenants benefit from one of the strongest parking ratios in the area. Additional amenities include onsite banking, prominent signage opportunities, and proximity to bus lines, restaurants, and neighborhood services.

DYNAMIC BUSINESS ENVIRONMENT

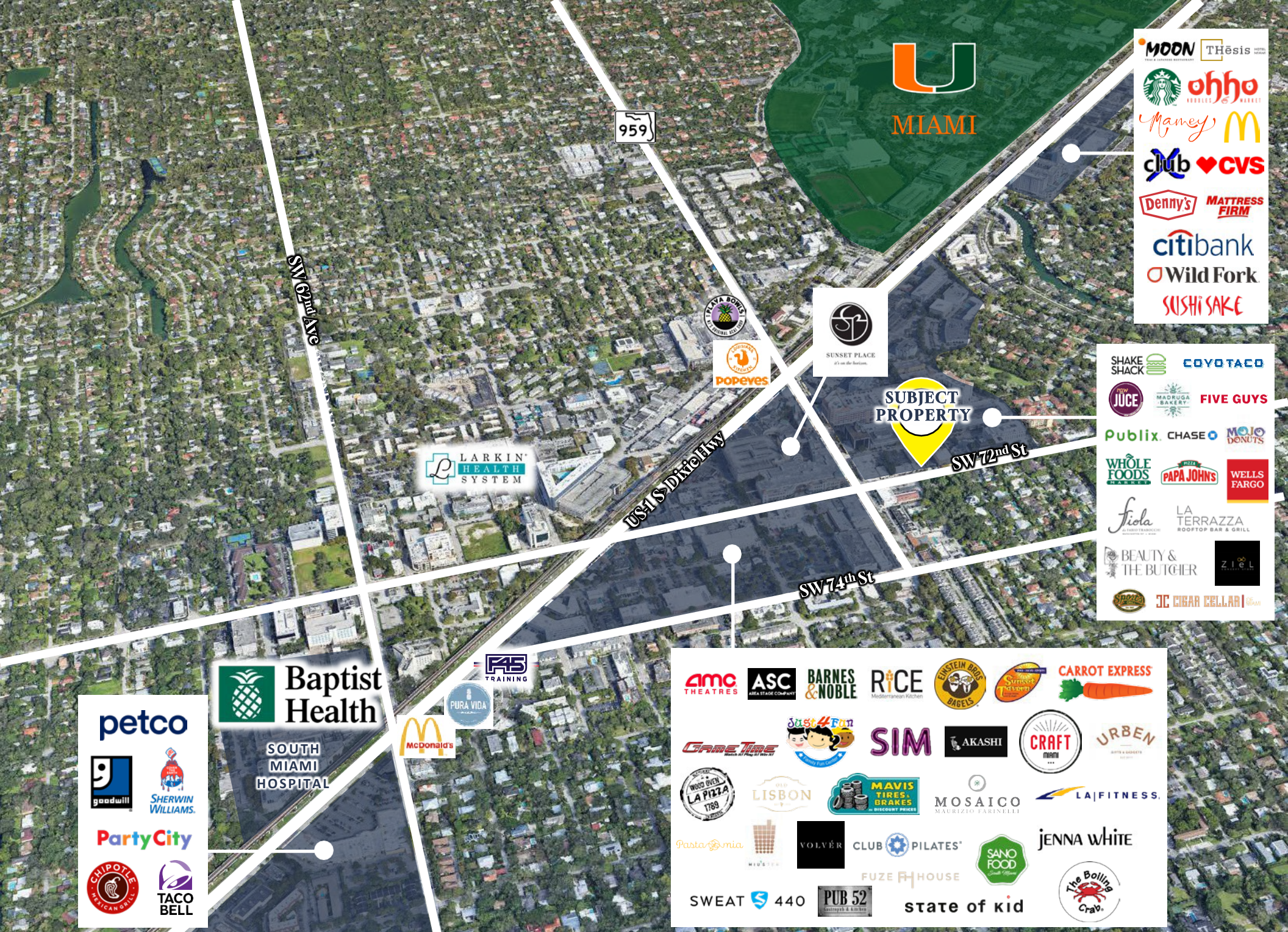
Sunset Drive sits at the intersection of Coral Gables, South Miami, and Pinecrest — three thriving communities that attract professional services, finance, healthcare, and retail. The area's connectivity and talent pool make it a hub for businesses seeking long-term growth in Miami-Dade.

CONNECTIVITY

The properties are minutes from U.S.-1 and the Metrorail, providing seamless access to Downtown Miami, Brickell, and Miami International Airport. Tenants also enjoy close proximity to the University of Miami, offering access to top-tier talent and resources.







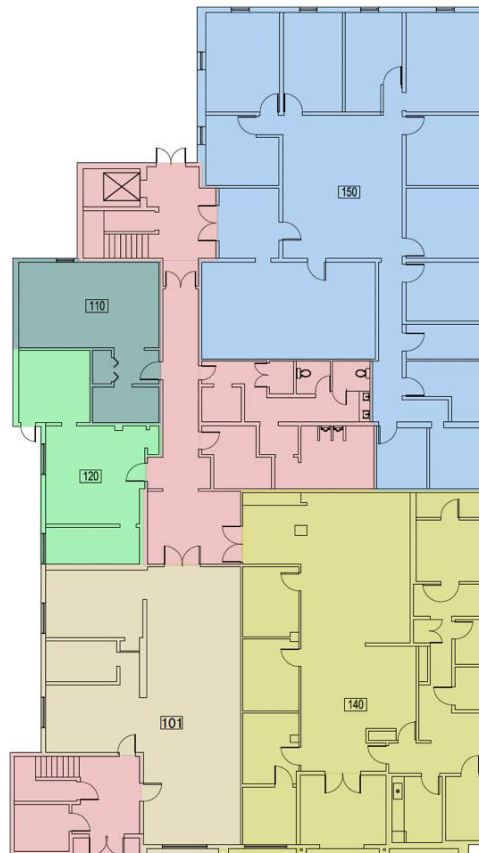


1533 SUNSET DRIVE

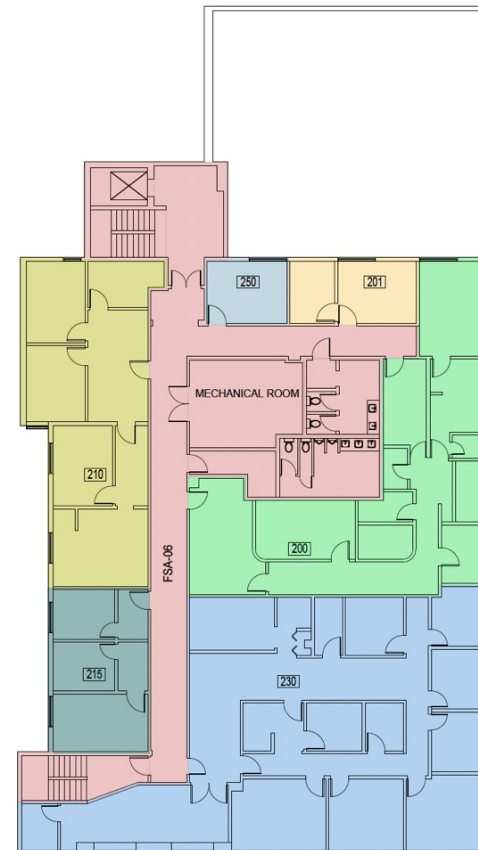
1533 SUNSET DRIVE | FLOOR PLANS

559 Sq Ft – 4,000 Sq Ft Available
\$47- \$53/Sq Ft (Modified Gross)

1ST FLOOR LAYOUT



2ND FLOOR LAYOUT

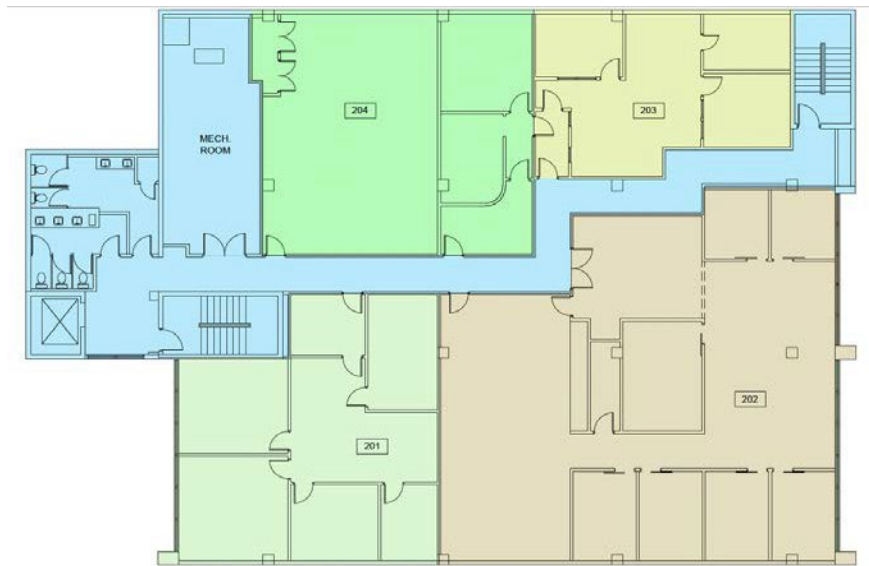




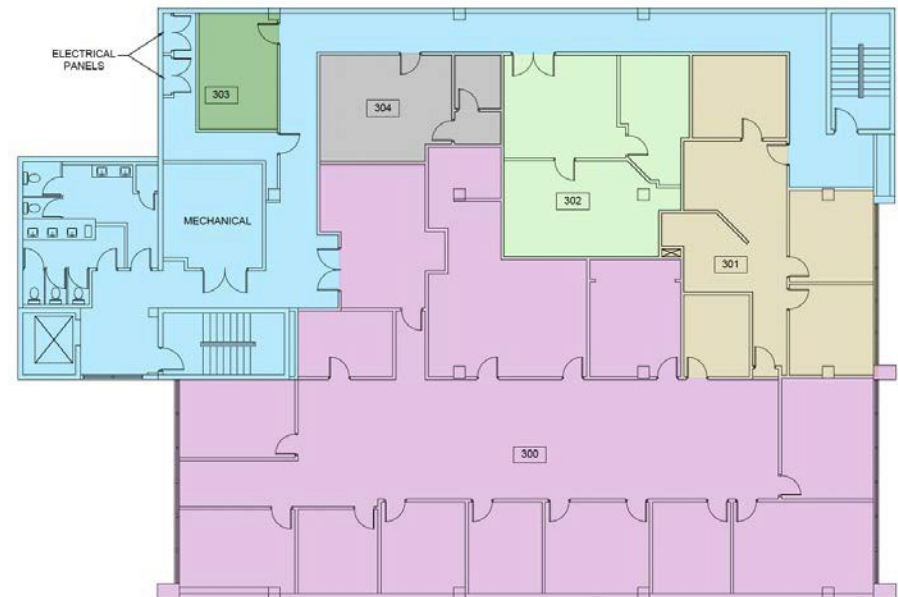
1541 SUNSET DRIVE

1,000 Sq Ft – 7,500 Sq Ft Available
\$47-\$53/Sq Ft (Modified Gross)

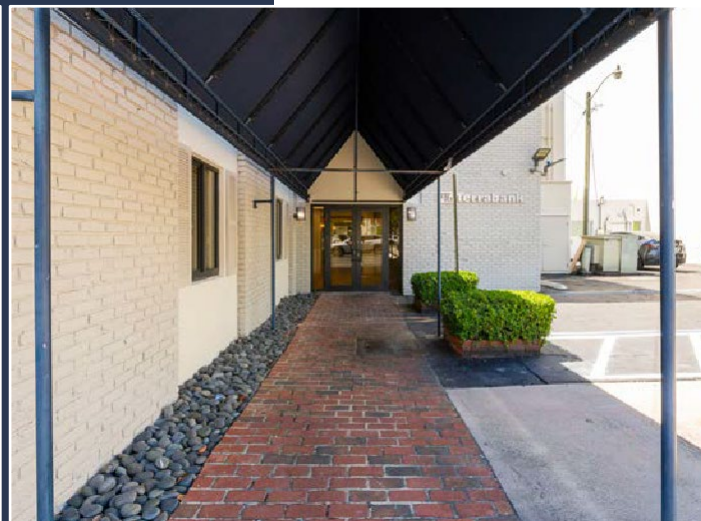
SECOND FLOOR



THIRD FLOOR







SOUTH MIAMI

SOUTH MIAMI: A THRIVING, AFFLUENT COMMUNITY WITH UNMATCHED GROWTH POTENTIAL

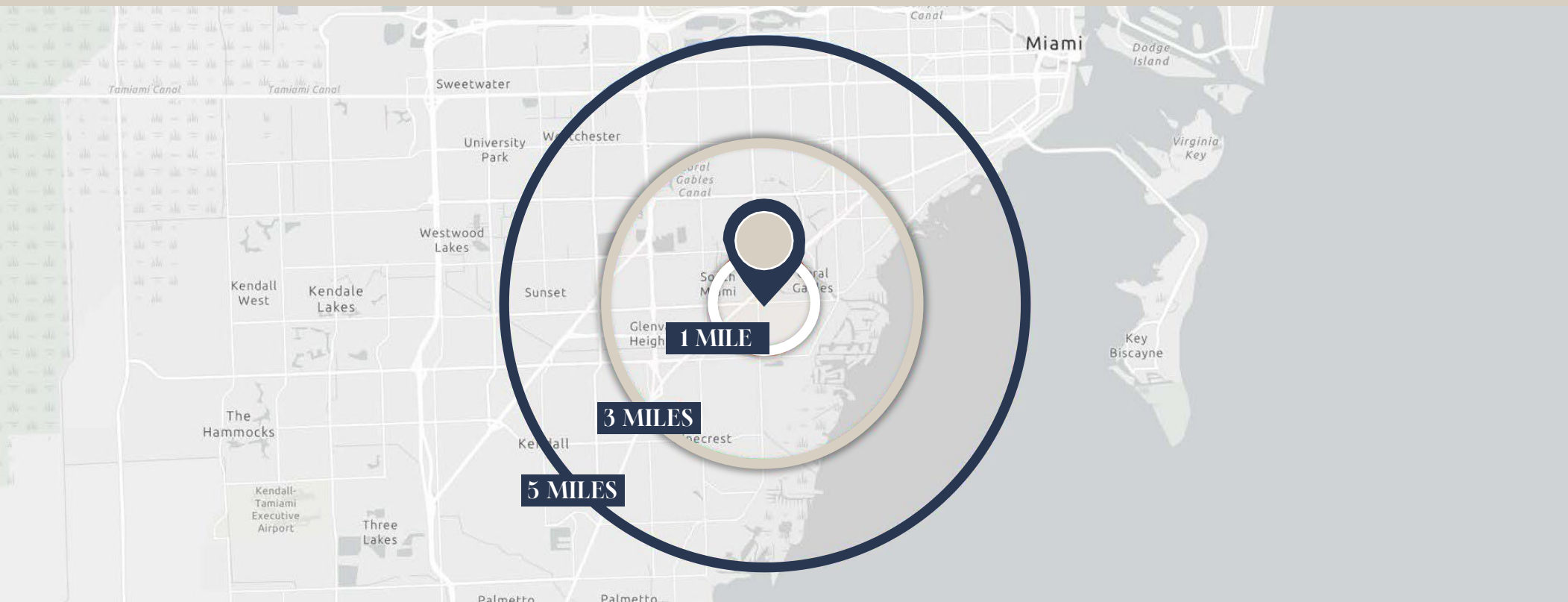
South Miami is one of Miami-Dade County's most dynamic and sought-after areas, known for its vibrant community, affluent residents, and growing economy. Strategically located just minutes from the University of Miami, this bustling town is a hub of activity, drawing in a mix of students, professionals, and families, all of whom contribute to its lively atmosphere. The area is characterized by a blend of charming residential neighborhoods, upscale shopping centers, and an array of dining and entertainment options.

Often referred to as the "City of Pleasant Living," South Miami boasts a robust demographic profile, with high household incomes and a well-educated population. The surrounding neighborhoods are home to some of the wealthiest residents in the county, creating strong demand for premium services, including banking and financial institutions. This stable and growing community makes South Miami an ideal location for businesses seeking to tap into an affluent customer base.

The town is also known for its excellent walkability and pedestrian-friendly environment. With a walk score of 98, South Miami is a "Walker's Paradise," offering easy access to shops, restaurants, parks, and essential services. In addition, the area's proximity to major highways such as US-1 and the Palmetto Expressway ensures seamless connectivity to Miami's business districts, surrounding suburbs, and nearby attractions, further enhancing its appeal to both residents and visitors.



DEMOGRAPHIC DATA



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	16,679	107,978	324,772
Households	5,950	43,996	127,035
Families	3,520	27,104	83,392
Average Household Size	2.35	2.34	2.51
Owner Occupied Housing Units	3,305	24,388	72,209
Renter Occupied Housing Units	2,645	19,608	54,826
Median Age	32.6	40.5	44.2
Median Household Income	\$102,907	\$109,410	\$100,547
Average Household Income	\$193,661	\$191,597	\$161,371

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	17,540	110,184	326,142
Households	6,427	45,776	129,609
Families	3,819	28,299	85,509
Average Household Size	2.31	2.29	2.47
Owner Occupied Housing Units	3,443	25,350	75,736
Renter Occupied Housing Units	2,984	20,426	53,872
Median Age	33.8	41.1	45.0
Median Household Income	\$114,253	\$124,869	\$115,979
Average Household Income	\$207,290	\$207,655	\$178,511



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