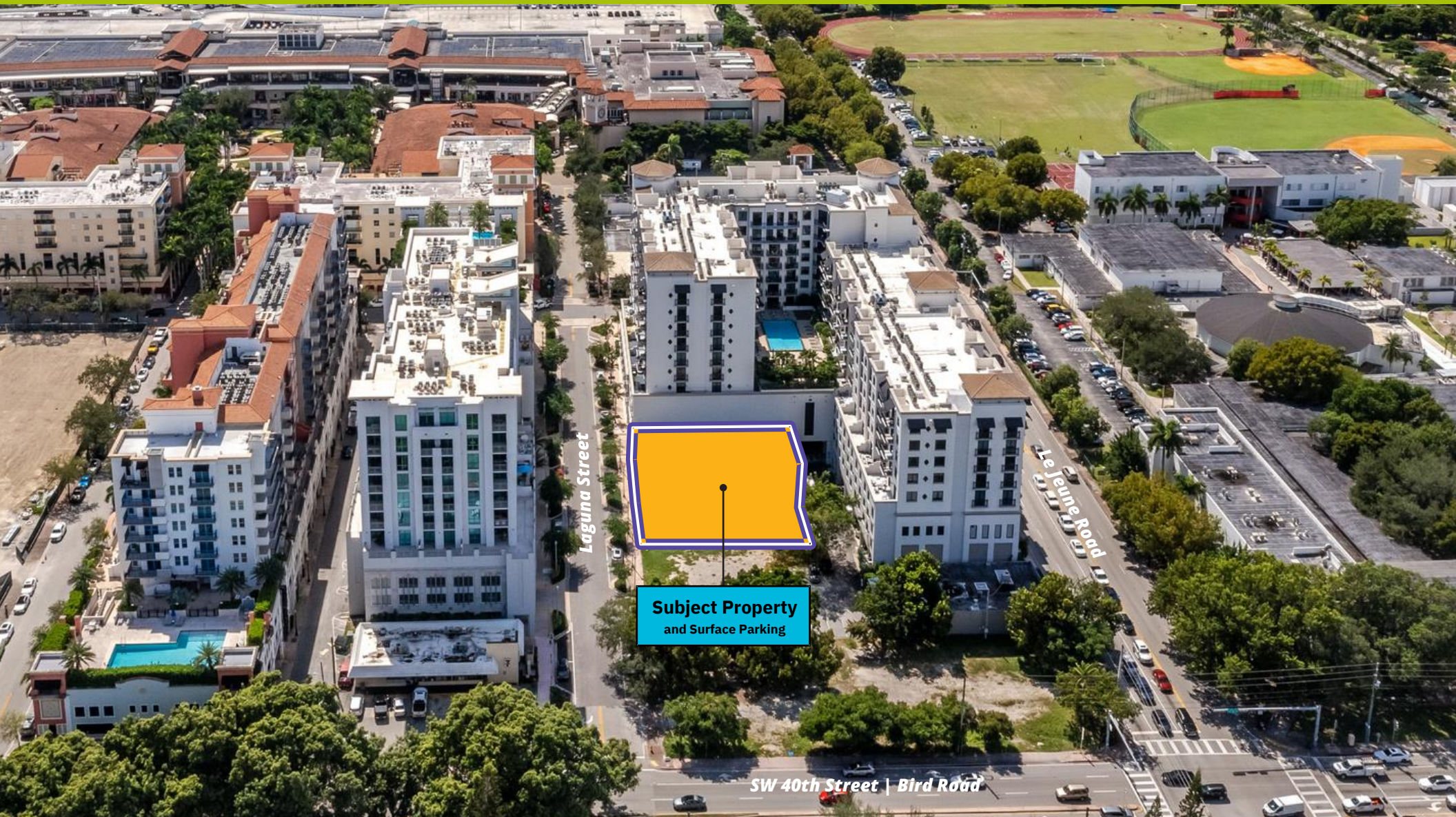


FOR SALE | FOR LEASE | OFFICE BUILDING AND SURFACE PARKING LOT



# 4070 Laguna Street

Well-positioned office building and surface parking for sale in Downtown Coral Gables.



# Executive summary

4070 Laguna Street Coral  
Gables, Florida 33146

The Daney Group is pleased to exclusively offer for sale **4070 Laguna** ("the Property"), a **±9,490 SF office building** located in the heart of the booming **Merrick Park** district of Coral Gables, Miami's most desirable neighborhood. Located within **walking distance** of a huge number of **high-end dining, nightlife, shopping and lifestyle** options located in the nearby Class A Shops at Merrick Park and in downtown Coral Gables, the Property offers an extremely **attractive built-in amenity base** and will serve well as an **Owner-User headquarters** or investment with potential redevelopment upside.

An incoming **Owner-User** will enjoy the opportunity to occupy the entire building, or have the option to use the entire ground floor while maintaining tenants on the second floor and generating cash flow.

**Ideal Location:** Coral Gables has emerged rapidly as the **number-one office alternative to the Miami CBD**. Popular with **tenants seeking a less-strenuous commute** and **near the abundant executive**

**housing** located in Coral Gables. A number of firms have headquarters or Latin American headquarters in the submarket, including **Bacardi, Del Monte, and City National Bank**.

**Built-In Amenity Base:** The Property is nestled between multiple luxury residential mixed-use projects that surround the **Shops at Merrick Park**, an upscale outdoor shopping mall that is home to retailers like

**Gucci, Jimmy Choo and Louis Vuitton**. Many high-end fitness studios and retailers call the area home, including **Equinox, Soul Cycle and Peloton**. Popular restaurants within walking distance include **Perry's**

**Steakhouse, Yard House, Sawa and Sea Grill**. **Proximity to Transit:** The Douglas Road **MetroRail**

**Station** is less than a **10-minute walk** from the Property and offers rail service throughout Miami-Dade County to destinations including the Miami

International Airport, Brickell financial district, Downtown Miami, the University of Miami and Dadeland Mall. Separately, there is a **Coral Gables Trolley** stop located just **900 feet from the Property** on Altara

Avenue and Ponce de Leon Boulevard. The trolley offers free service throughout the Coral Gables CBD and the Coconut Grove neighborhood to the Southeast.

**Near-Term Redevelopment Potential:** The Property is located in the midst of some of Coral Gables' most recognizable recent residential developments, including Merrick Manor, the Henry, Gables Station,

and the Link at Douglas. While the Property alone is likely not sufficient in size to contain a significant new development, in the future it could be combined with adjacent properties and city-owned surface parking

lots to create an assemblage capable of containing a large, impactful residential development.



**Ideal  
owner-user  
opportunity**



**±0.22  
acre  
land**



**±9,490  
square foot  
building**



**Walking  
distance to  
Merrick Park**



**Potential  
for future  
redevelopment**



**18  
Surface  
parking spots**



**Abundant public parking  
available on the street and  
in nearby lot and garage**

# Property Information

4070 Laguna Street Coral  
Gables, Florida 33146

## Property Stats

**Address** 4070 Laguna Street  
Coral Gables, Florida

**Building:** 03-4120-017-0100  
**Surface Parking:** 03-4120-017-0080

## Building area

±9,490 sf (2-story building)

## Land area ± 0.22

acres  
±10,000 SF

## Parking | onsite lot

Surface lot with 18 deeded spaces

## Parking | offsite public lots Within

walking distance to subject Property:

**Surface Lot** | 12 spaces  
**The Henry (garage)** | 65 spaces

## Capital Improvements

**2010** Second floor was renovated. Hurricane-  
impact  
windows installed

## 2012

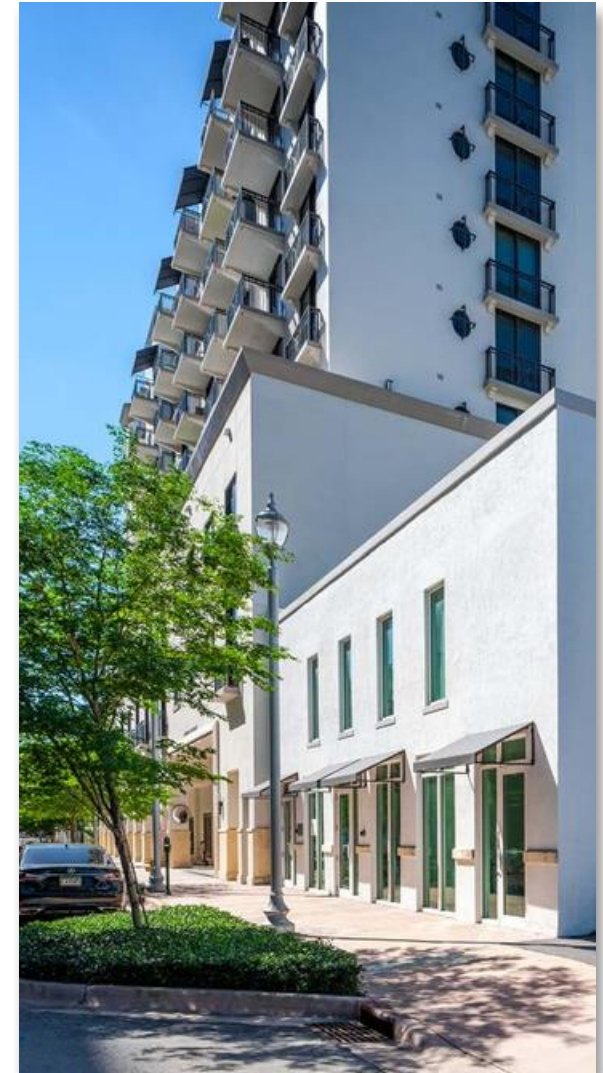
First floor was renovated

## 2014

New roof (TPO Membrane) | 20-year warranty

## 2019

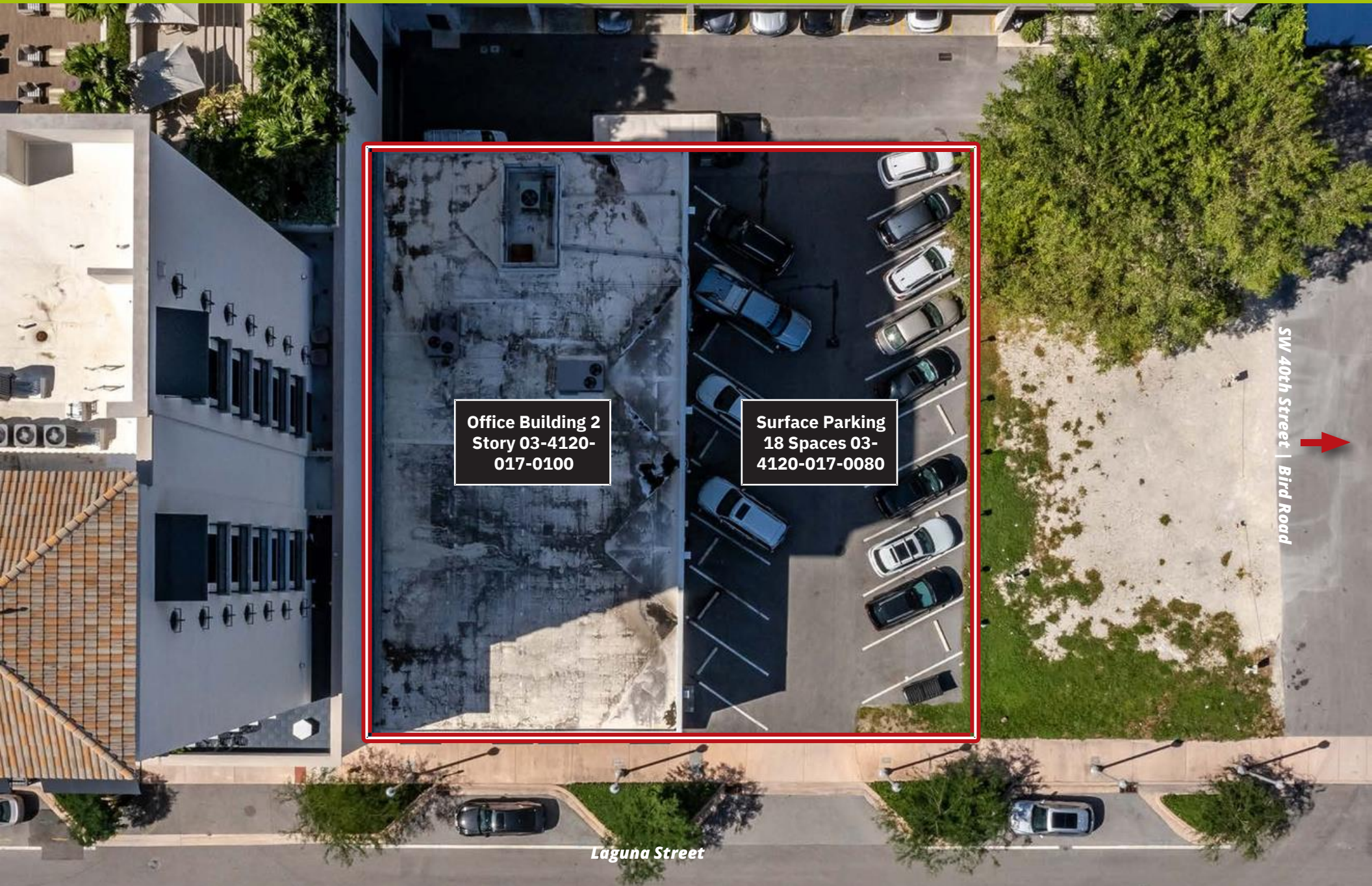
Re-stucco completed, new awnings, new  
outdoor  
lighting and resurfacing of parking lot (18-spaces)





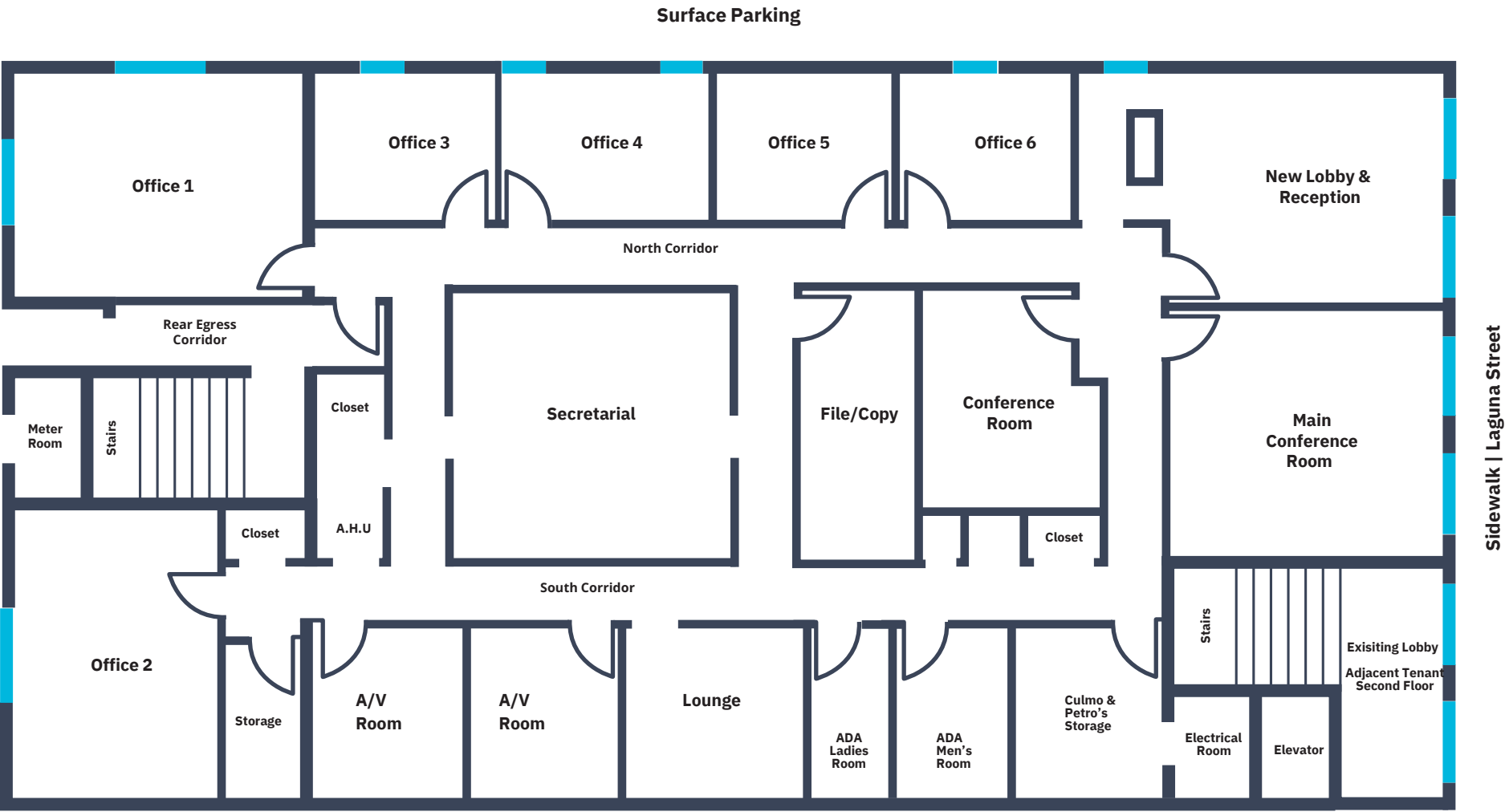
# Overhead View

4070 Laguna Street Coral  
Gables, Florida 33146



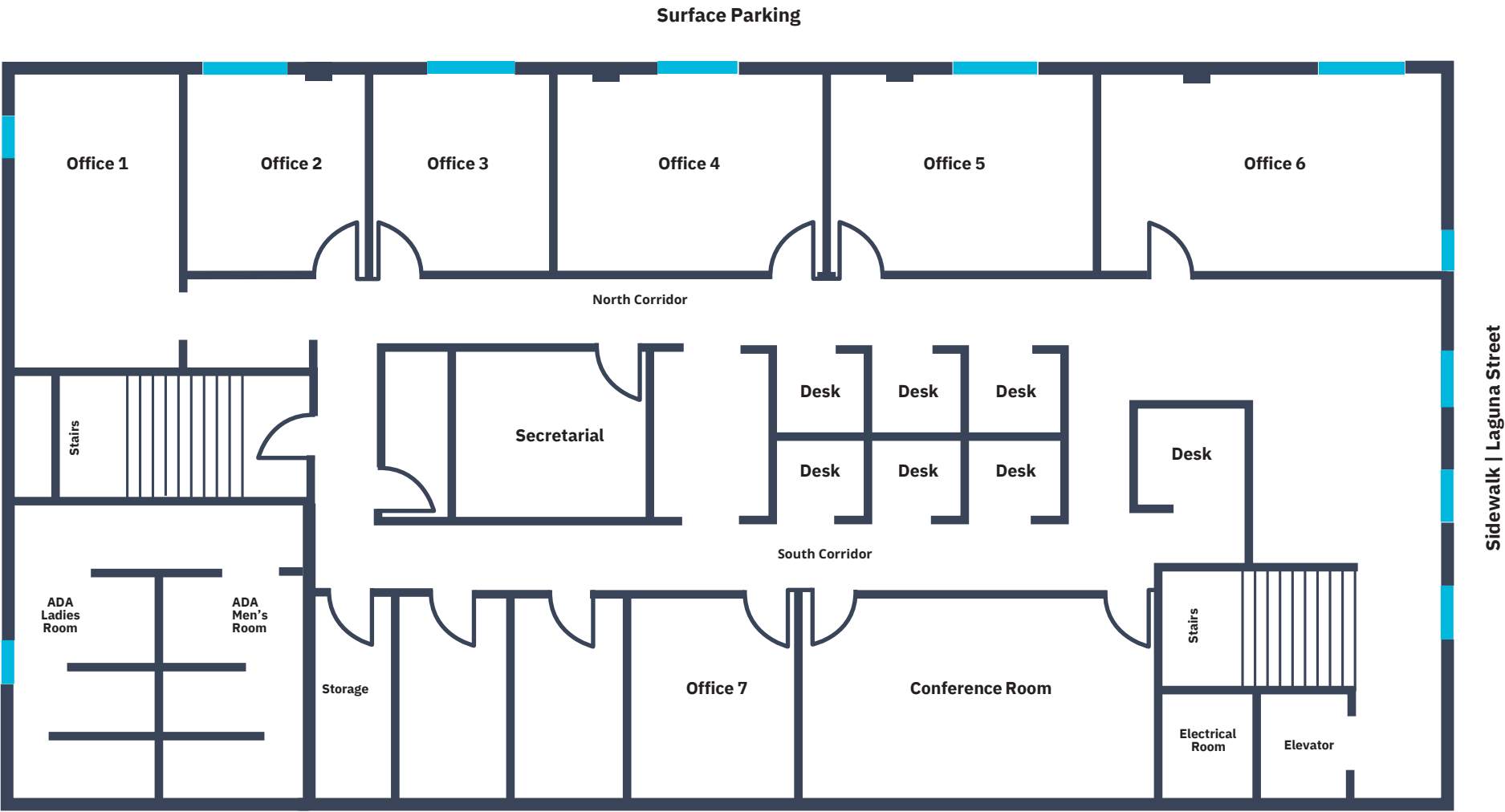
# Floor Plan | Ground Floor

4070 Laguna Street Coral  
Gables, Florida 33146



# Floor Plan | Second Floor

4070 Laguna Street Coral  
Gables, Florida 33146





# Overall Aerial

4070 Laguna Street Coral  
Gables, Florida 33146





# Merrick Park and Life Time

4070 Laguna Street Coral  
Gables, Florida 33146

Located steps away, **The Shops at Merrick Park** is a luxurious outdoor shopping mall constructed in 2002 by the Rouse Company. This shopping mall is located at 359 San Lorenzo Avenue and sits in the center of Coral Gables, one of the most affluent areas in South Florida.

The mall provides its nearby residents and tourists with over 746,000 SF of retail space anchored by Neiman Marcus and Nordstrom. Other tenants such

as Louis Vuitton, Gucci and Jimmy Choo occupy space within the mall. The Shops at Merrick park are also home to 11 restaurants, Soul Cycle, Elemis Spa,

Equinox and the Landmark Theatres that create a unique and memorable experience for the mall's visitors.



South of the Shops at Merrick Park is **Life Time Coral Gables**, a 1.2 million SF mixed-use development with 250,000 SF of vertical retail, 250,000 SF of Class A office and 504 luxury apartments. This is a unique project that puts a twist to traditional work-live-play concepts by adding a focus on healthy living. The project is located at 251 S Dixie Hwy directly adjacent to the underline and US1. Its high visibility and central location will make this project a landmark in the heart of the Coral Gables Community. Lifetime Coral Gables will be anchored by Lifetime Athletic and Trader Joes.





# Merrick Park Retail and Dining

4070 Laguna Street Coral  
Gables, Florida 33146



## Level Two

WILLIAMS SONOMA	ANNTAYLOR	VICTORIA'S SECRET
ANTHROPOLOGIE	SEPHORA	J.CREW
BANANA REPUBLIC	POTTERY BARN	ATHLETA

## Level Three

Crate&Barrel	LANDMARK THEATRES	GYMBOREE PLAY & MUSIC
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# Highlight | The Plaza Coral Gables

4070 Laguna Street Coral  
Gables, Florida 33146

Located 6 stops (a few minutes) away from the Property, via the free Coral Gables Trolley, The Plaza Coral Gables is poised to become the most impactful real estate development in Coral Gables in decades. Under construction with an anticipated delivery date of August 2022, the 7-acre, two-tower mixed-use development will total 2.1M SF, including a 242-key Loews Hotel with conference facilities and ballrooms, 174 luxury apartments, 161,000 SF of retail space, 447,000 SF of office space across two towers and 2,400 structured parking spaces.

Developed by Agave Holdings at a cost of more than \$600 million, the Plaza Coral Gables is a place-making development that creates its own center of gravity. It has already begun pulling office leasing activity, dining, nightlife and hospitality south from Coral Way, leading a renaissance in southern Downtown Coral Gables. Key tenants who recently inked leases for offices at the site include BAC Florida Bank, PNC Bank, HIG Capital and ACI Worldwide.

Major renovations and new developments have sprung up in the project's wake, including a significant renovation at the Regions Bank tower and a unique new ultra-luxury residential development from Codina at the former Mercedes Benz site on Salzedo Street and Sevilla Ave.

With strategic positioning just a few blocks south of the Plaza, the Property is poised to reap significant ancillary benefits from the project, including a newfound positioning near the core of the city's most prestigious office hub, as well as proximity to new dining, nightlife, retail and hospitality options.



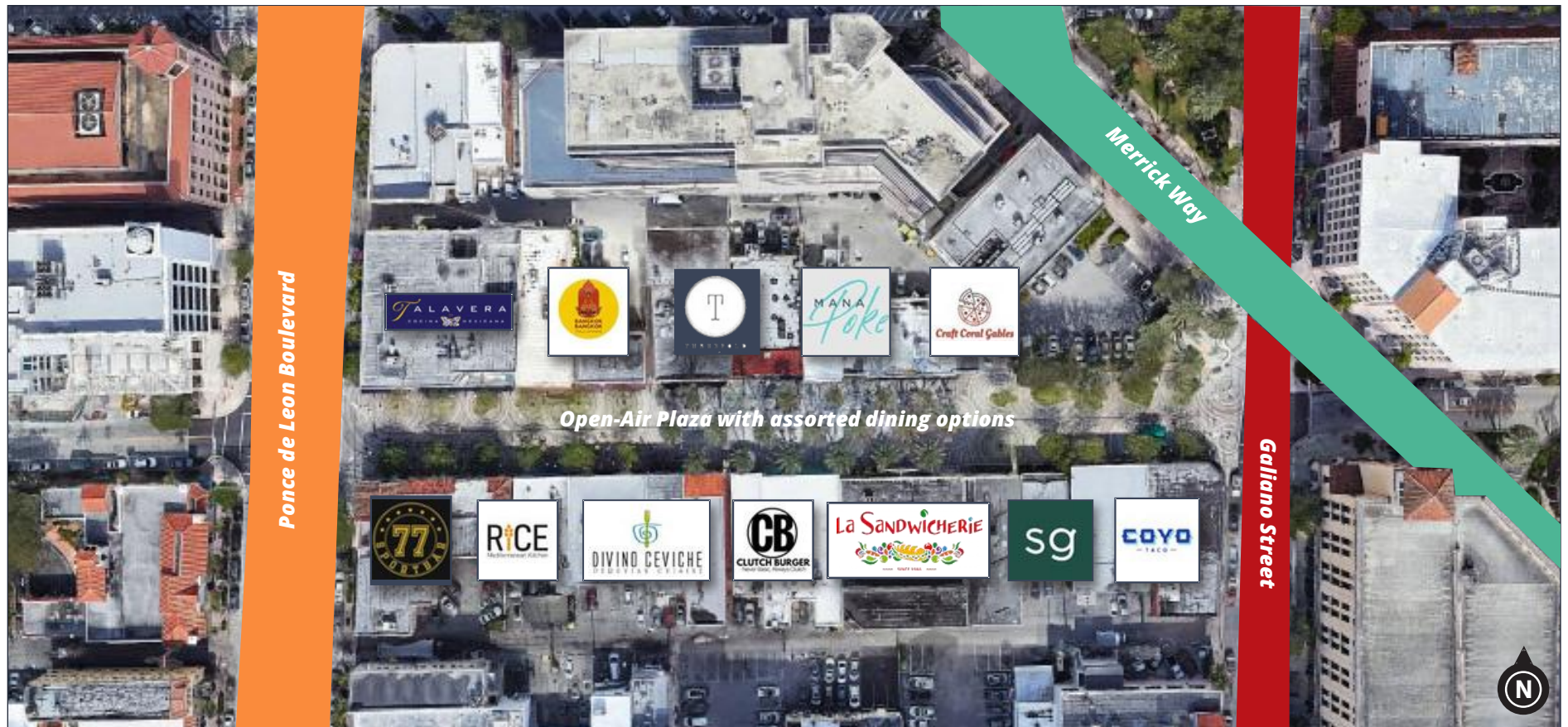


# Highlight | Giralda Plaza

**Coral Gables office building**  
3195 Ponce de Leon Boulevard  
Coral Gables, Florida

**Located 11 stops (<10 minutes) away from the Property, via the free Coral Gables Trolley.** Three years after completion of a major streetscaping project that turned a section of Giralda Avenue into a pedestrian-only plaza, it has become one of the top dining and nightlife spots in Coral Gables. Nestled centrally among the city's major office buildings and hotels, and just a short walk or trolley ride from the Property, the plaza is home to more than a dozen popular restaurants and bars.

Offerings run the gamut from pizzerias and burger joints to sushi, Thai food and fine Italian dining. Restaurants offer covered outdoor seating throughout the Plaza, numerous shade trees contribute to a comfortable but energetic atmosphere, and frequent public art installations create new and constantly varied visual flair. This unique section of Coral Gables offers an enviable amenity for the city's office tenants and their employees and clients.





# Aerials | looking east

4070 Laguna Street Coral  
Gables, Florida 33146



Downtown Miami  
& Brickell

Key  
Biscayne

Coconut  
Grove

Douglas  
Park

THE COLLECTION

Offices at  
Merrick Park

SHOPS AT  
MERRICK PARK

Merrick  
Manor

Subject Property  
and Surface Parking

Le Jeune Road

Coral Gables  
High School

SW 40th Street | Bird Road





# Aerials | looking southwest

4070 Laguna Street Coral  
Gables, Florida 33146



Dadeland



Biltmore  
Golf Course

SHOPS AT  
MERRICK PARK

Merrick  
Manor

Coral Gables  
High School

Subject Property  
and Surface Parking

Riviera Drive



THE COLLECTION

SW 40th Street | Bird Road





# Aerials | looking west

4070 Laguna Street Coral  
Gables, Florida 33146



SHOPS AT  
MERRICK PARK

Coral Gables  
High School

Merrick  
Manor

Subject Property  
and Surface Parking

Biltmore  
Golf Course



Riviera Drive

SW 40th Street | Bird Road

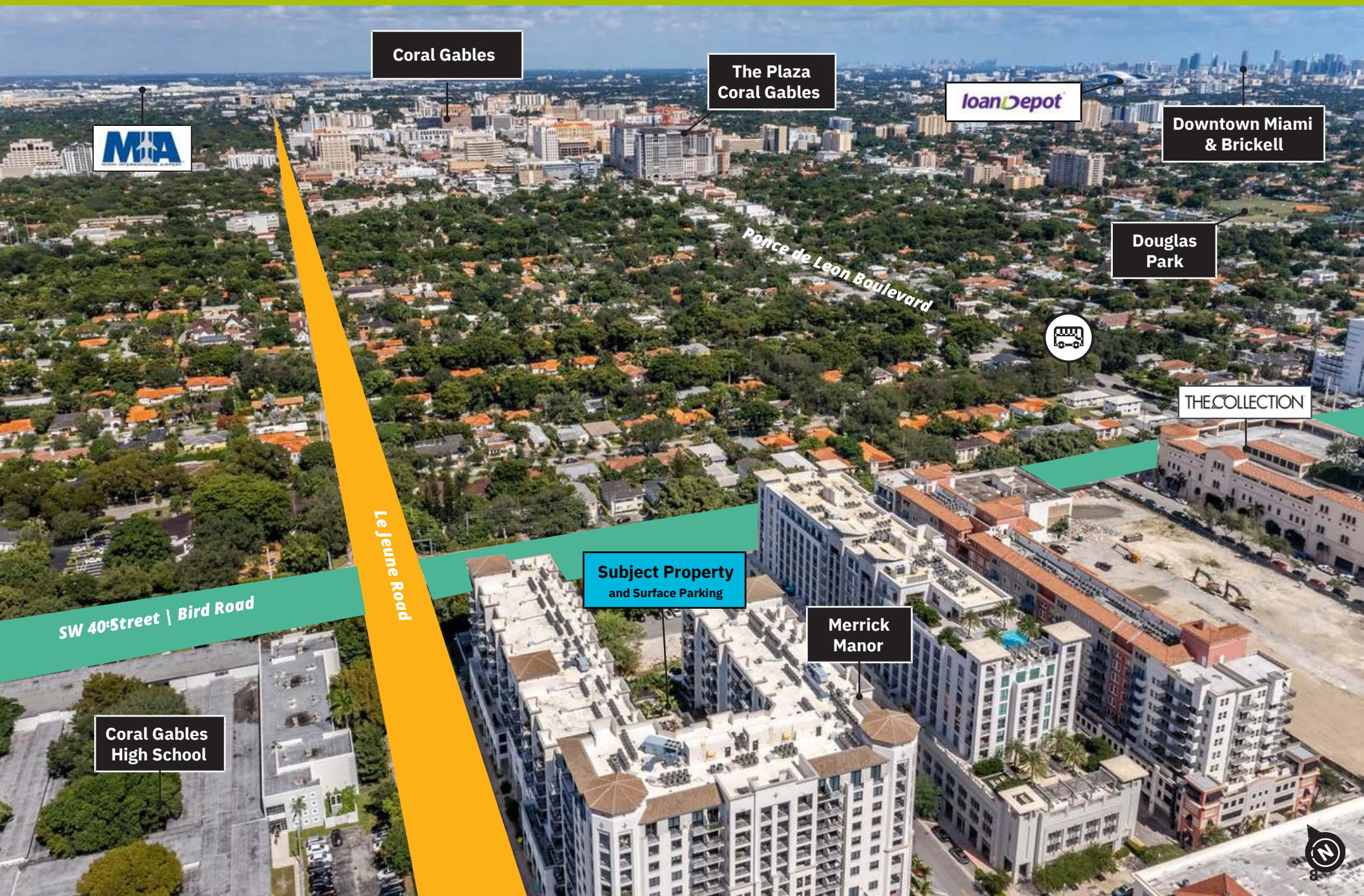
THE COLLECTION





# Aerials | looking northeast

4070 Laguna Street Coral Gables, Florida 33146



Coral Gables

The Plaza  
Coral Gables



Downtown Miami  
& Brickell

Douglas  
Park



THE COLLECTION

Ponce de Leon Boulevard

Subject Property  
and Surface Parking

Merrick  
Manor

SW 40<sup>th</sup> Street | Bird Road

Le Jeune Road

Coral Gables  
High School





# Aerials | looking south

4070 Laguna Street Coral  
Gables, Florida 33146



SW 40th Street | Bird Road





# Building exteriors

4070 Laguna Street Coral  
Gables, Florida 33146





# Building interiors

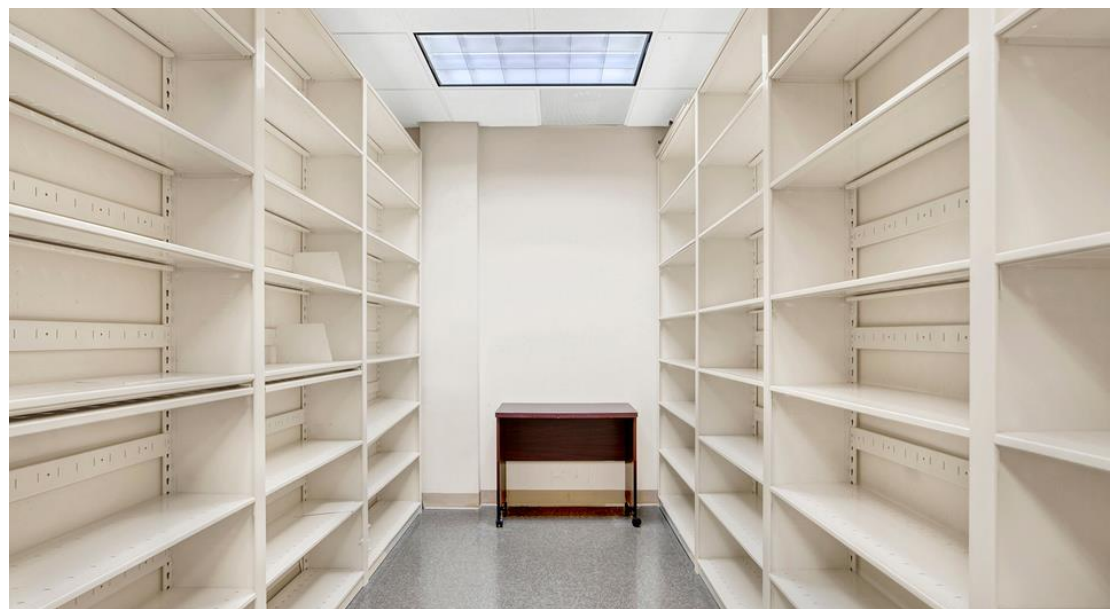
4070 Laguna Street Coral  
Gables, Florida 33146





# Building interiors

4070 Laguna Street Coral  
Gables, Florida 33146





# Coral Gables

4070 Laguna Street Coral  
Gables, Florida 33146

Coral Gables, coined “**The City Beautiful**,” is one of the most historically significant, affluent, and culturally rich municipalities in Florida. Developed in the 1920’s by George Merrick, Coral Gables became the original Florida vacation destination thanks to Mr. Merrick’s successful advertising campaigns.

Today, the city is renowned for its Mediterranean-style architecture, elegant public spaces, tree-lined streets, well-maintained residential neighborhoods, and its walkable downtown ripe with world-class restaurants and architecturally-remarkable office buildings.

The city is home to over 51,000 residents; its 13 square miles of real estate is amongst the most lauded markets in all of Florida.

Over the past three decades, The City Beautiful has sustained a healthy growth that has boosted its economic base. Though the greater area of Miami is often referred to as the Gateway to Latin America, Coral Gables is where approximately 155 multinational corporations and 26 consulates and government offices call home.

Coral Gables also boasts Miracle Mile, the half-mile-long stretch of world-class restaurants, shops, boutiques, art galleries, and the historic Coral Gables City Hall. Miracle Mile provides excellent walkable lunch options and entertainment for the surrounding office buildings including the subject property.

All this together with an educated, diverse and globally-oriented workforce makes it clear that Coral Gables is a highly desirable location for both domestic and international investment.



## Merrick Park

**Shops at Merrick Park** is an outdoor shopping center in Coral Gables known for its tropical setting and over 700,000 square feet of luxury retailers. The center is within walking distance of the Douglas MetroRail Station and multiple high-end residential developments.



## Miracle Mile

**Miracle Mile** is a half-mile-long stretch of restaurants, shops, boutiques, art galleries, and the historic Coral Gables City Hall. Miracle Mile is home to some of South Florida’s best restaurants and shopping destinations. A \$20 Million streetscape improvement was just recently completed



## The Biltmore Hotel

An official national historic landmark as of 1996, **The Biltmore Hotel** recently completed a 10-year \$40 million renovation program that has restored it to its world class excellence. The luxury of the hotel is accompanied by an 18-hole championship golf course.



## The Venetian Pool

**The Venetian Pool** is the largest freshwater pool in the United States, filled daily with from fresh artesian wells. The pool was created in 1923 from a coral rock quarry, and the surrounding grottos and waterfalls were designed by legendary real-estate developer George Merrick.



# Coral Gables | Development Projects

4070 Laguna Street Coral  
Gables, Florida 33146

**A. Merrick Manor** | Completed in 2019 and located at 4111 Lejeune Road, the 10-story community is located just a few steps from Merrick Park. Merrick Manor includes 227 Residential Units and 19,000 SF of retail space.

**B. Columbus Center** | Opened in 2018 and reaching 19-Stories, the new rental community located at 100 Alhambra consists of 200 Residential Units and 3,400 SF of Commercial Space. Centrally located in

Coral Gables, this project is in the heart of downtown Coral Gables. Paired with rich amenities, this project is

targeted to those who value lavish lifestyles in a central location. **C. The**

**Plaza** | The Plaza is located at 2901 Ponce de Leon and will consist of 174 Residential Units, a 4.5-star Lowes brand Hotel with 242

Hotel Rooms, 161,000 SF of street-level retail, 474,000 SF of Class A Office Space and 28,500 SF of ballrooms and event space.

The project will be built adjacent to the Ponce Circle park which will also be undergoing restorations and intended to be used for cultural and

community events. **D. Paseo de la Riviera** | Located across from the

main entrance of the University of Miami at 1350 S Dixie Hwy, Paseo de la Riviera includes

204 luxury apartment units, the 245 room Thesis Hotel and 35,000 SF of retail Space with a parking garage. The project was recently completed in 2020.

**E. Gables Station** | Located at 215 S Dixie Hwy, the Gables Station mixed-use project will encompass over 500 residential Units, 105,000 SF of highly visible retail and a 968-space parking garage. This project will also include overhauling the area under the Metro Rail and adding biking, running, and walking paths.

**F. The Henry** | Named after Henry Flagler, The Henry is located at 4101 Laguna St and consists of 120 luxury residential units and 10,000 SF

of ground floor retail, with high-end amenities such as a rooftop pool, restaurants, fitness center and tech-forward infrastructure.

**G. Merrick Park Hotel** | The Merrick Park Hotel will be located at 4241 Aurora St and is expected to be delivered in the next several years. It

will encompass 161,500 SF with 135 Hotel Rooms and 10,000SF of retail space. Amenities will include a pool deck with cabanas, two meeting

rooms and a fitness center with a spa. **H. Link at Douglas** | Opened in

2021, Core is the first of the two-phase Link at Douglas development. The first tower is a transit-oriented tower

consisting of 312 Residential Units and rising 22-stories. The second

phase is expected to be completed in mid-2022 and will include a 36-story apartment building with 25,000 SF of retail on the

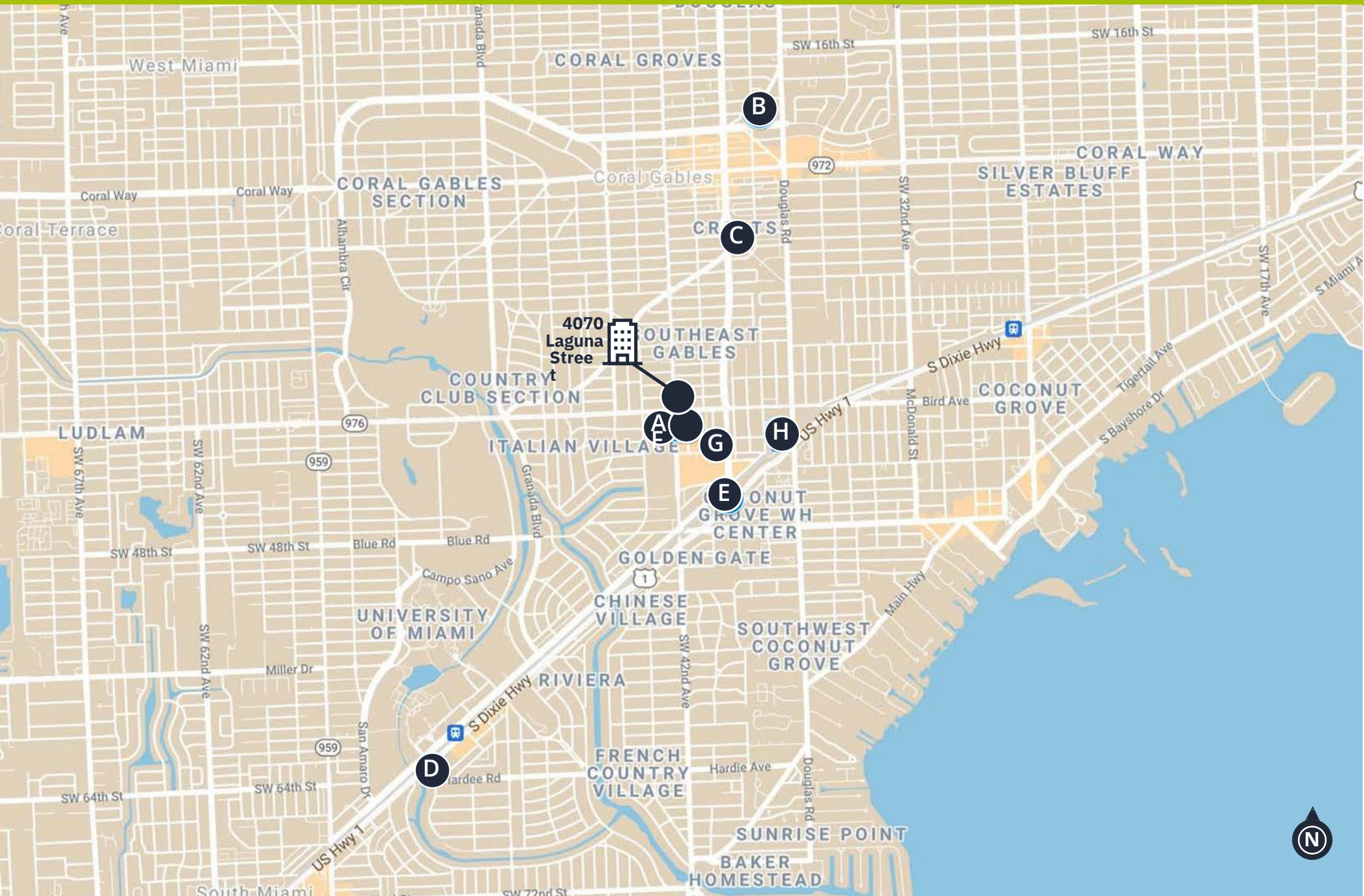
ground floor for Milam's Market. When the Link at Douglas is finalized, the project in its entirety will include 1,500 residential units, over 32,000

SF of retail space, a 100,000 SF class A office building and a plaza connecting the project to the Underline linear park.



# Coral Gables | Development Projects | Map

4070 Laguna Street Coral  
Gables, Florida 33146





**If you would like more  
information on this offering  
please get in touch.**

**Agent**

**Daney Cabrera**

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