



355
Palermo Ave.

Nelson Sayegh

nsayegh@saygroupdevelopers.com

305.345.5803



Property Overview

355 Palermo Ave., Coral Gables,
FL 33134

Property Type: **Office / Mixed-Use**
Zoning: **MU-3 (Mixed-Use 3)**
Building Size: **5,000 SF**
Adjusted Area: **4,817 SF**
Stories: **2**
Lot Size: **2,500 SF**
Year Built: **1969**



Key Highlights

Situated in the core of the Coral Gables Central Business District, this stand-alone office property is fully built-out and ideal for immediate owner-user occupancy. The building is positioned on a 2,500-square-foot lot and offers excellent walkability to the surrounding business, dining, and professional amenities that define Coral Gables.

The two-story office structure encompasses approximately 4,817 square feet and is designed with flexible access, allowing each floor to function independently or as a single integrated space. The ground level showcases elegant marble flooring throughout, a large conference room, three private offices, a generous open bullpen area, a kitchen, and separate ADA-compliant restrooms for men and women. The second floor is filled with natural light provided by multiple skylights and includes a large open workspace, five executive offices, two additional private offices, and two restrooms making it well-suited for professional firms seeking a high-quality, functional layout.



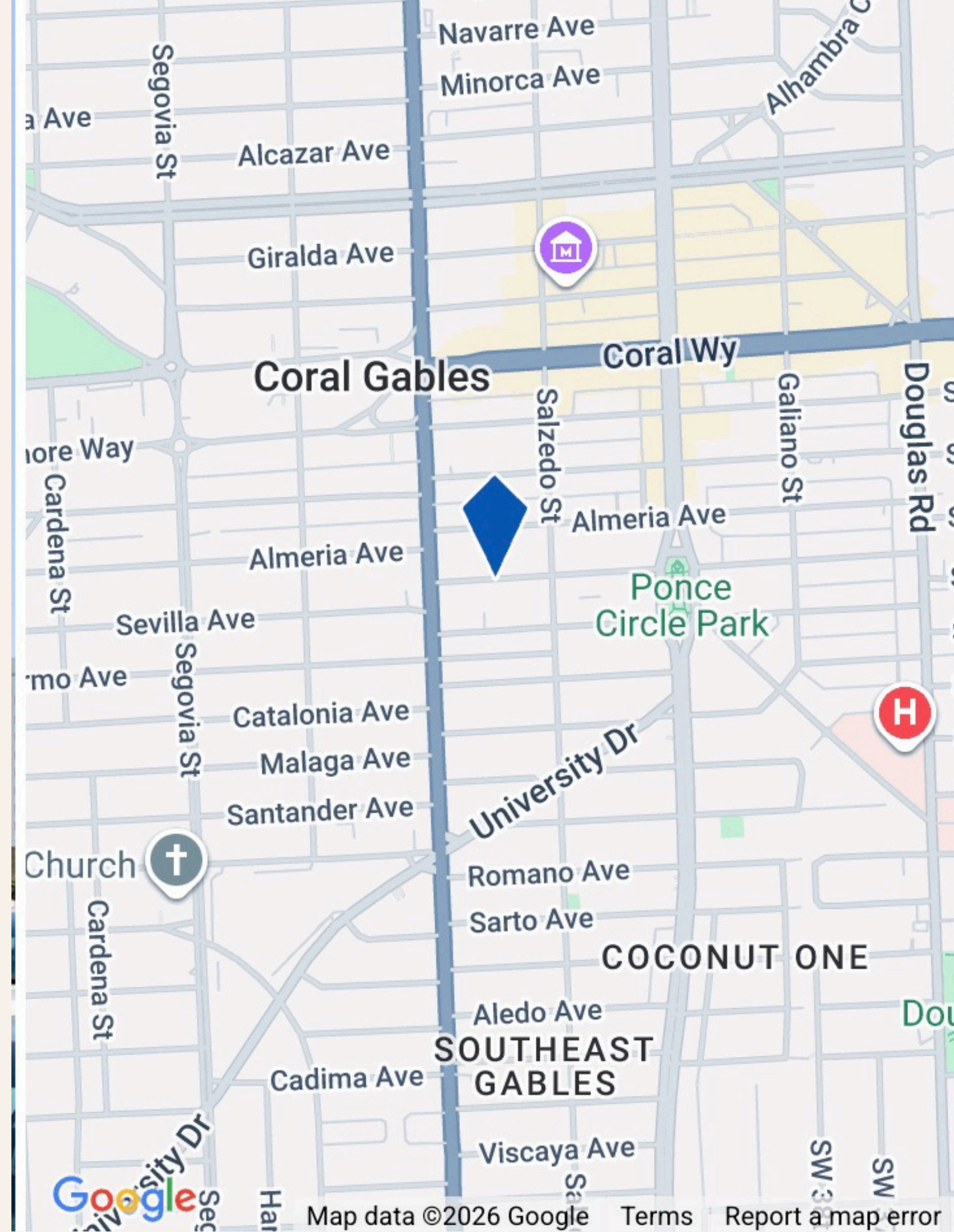
Amenities

- 24 Hour Access
- Controlled Access
- Security System
- Signage
- Skylights
- Kitchen
- Storage Space
- Demised WC facilities
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- High Ceilings
- Natural Light
- Partitioned Offices
- Plug & Play
- Reception
- Drop Ceiling
- Air Conditioning



Location Map

Ideally located in the heart of Coral Gables' business district, this aerial view highlights the property's prime position within one of South Florida's most prestigious commercial corridors. The office building is finished to Class A standards with a refined, elegant design and is just steps from Alhambra Circle and Miracle Mile. The map further illustrates immediate proximity to key amenities, major transportation routes, and surrounding professional offices, reinforcing strong walkability and connectivity. Minutes from the Village of Merrick Park and close to Coconut Grove, the property benefits from its placement within a vibrant, well-established business environment favored by both owner-users and investors.



355 Palermo Ave.

5,000 SF Lot
4,817 SF Office
Offered at \$4,200,000
in Coral Gables, FL 33134

