



Office

Coral Reef Plaza

For More Information

Sherry Halstead

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OFFICE SPACES FOR LEASE

15315 South Dixie Highway | Palmetto Bay, FL 33157

Lease Rate: **\$35.00 SF, Full Service**

Total Traffic Count: **95,500 VPD**

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NAI Miami
Fort Lauderdale

Coral Reef Plaza

15315 South Dixie Highway | Palmetto Bay, FL 33157

Property Features

- Immediately available; Move-in ready
- Rooftop parking - covered walkway connects directly to available offices spaces

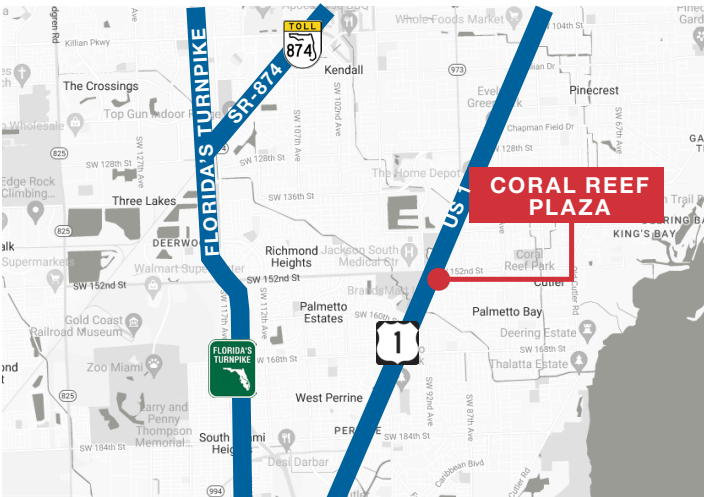
Office Availability

Suite 201	1,365 SF	\$35.00 SF, Full Service	Available 12/1/2025
Suite 202	780 SF	\$35.00 SF, Full Service	Available Immediately
Suite 304	512 SF	\$35.00 SF, Full Service	Available 2/1/2026



Location Features

- South Dixie Highway (US 1) frontage
- Easy access to South Dixie Highway (US 1) and Florida's Turnpike
- New South Miami-Dade Busway right across the street



Traffic Count



Intersection of

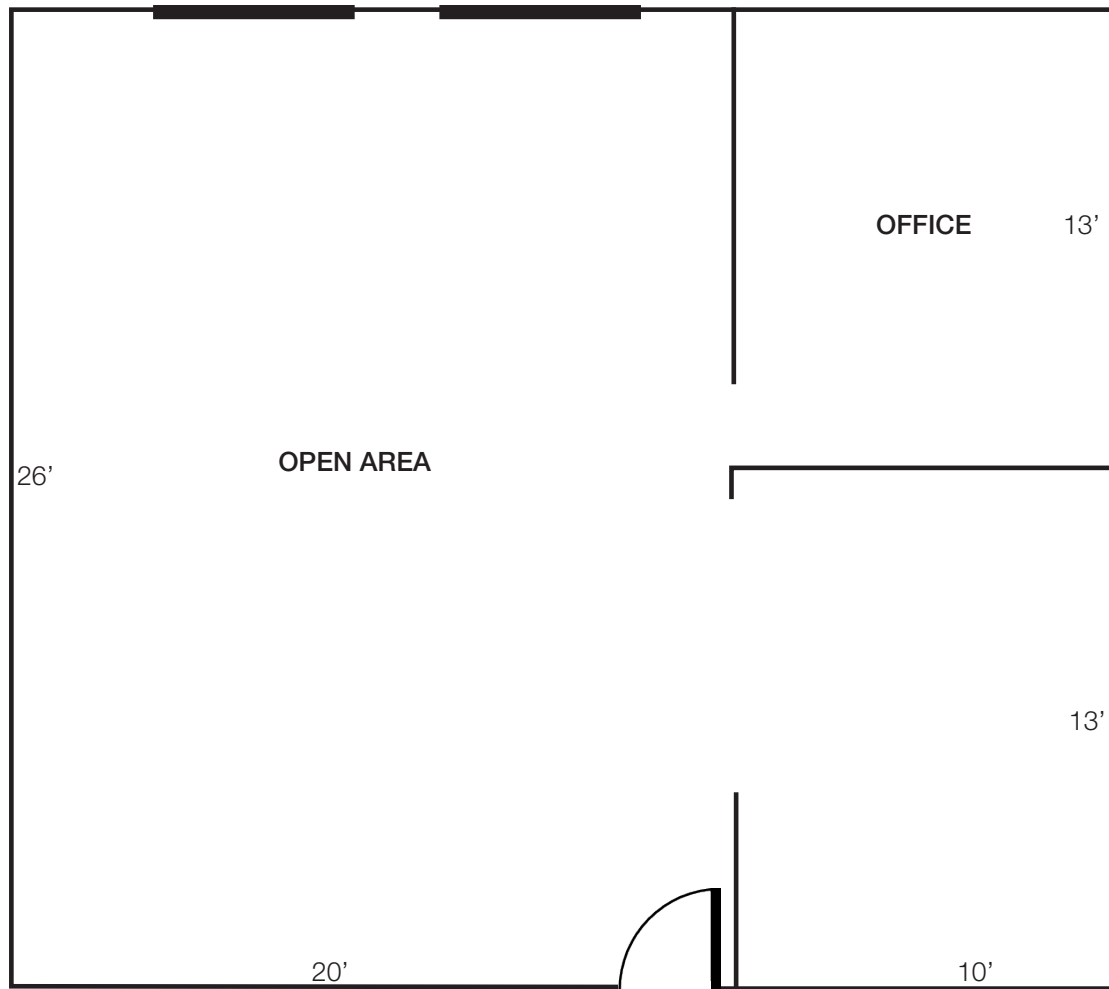
South Dixie Highway (US 1)	60,500
SW 152nd Street	35,000
Total	95,500

Floor Plan

15315 South Dixie Highway | Palmetto Bay, FL 33157

Suite 202 - ± 780 SF

Note: Not to scale. For conceptual layout purposes only.



Aerial Map

15315 South Dixie Highway | Palmetto Bay, FL 33157



Demographic Summary



RADIUS

	1 Mile	3 Miles	5 Miles
Population	12,741	95,821	295,100
Households	4,819	31,929	105,229
Average Household Income	\$153,390	\$162,011	\$130,844
Employees	6,339	40,936	140,934

Walkability Score



83

Very Walkable

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