

## OFFICE SPACE FOR LEASE

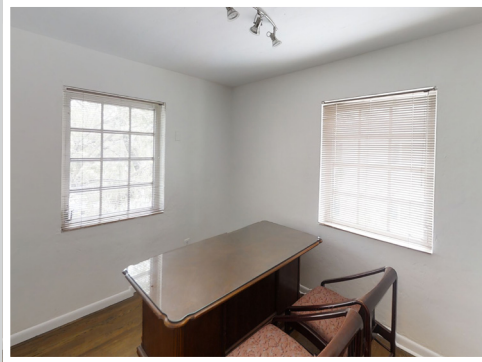
1501 Sunset Drive, Coral Gables, FL 33134

Second Floor (1,950 RSF)

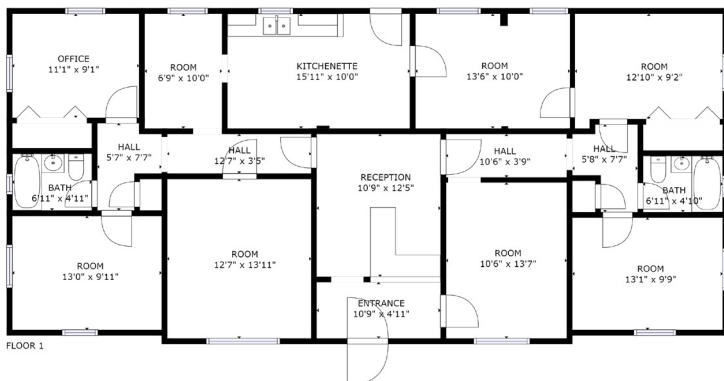
Entire building is ± 3,900 RSF.

Each floor is 1,950 RSF.

- Exceptional location on the corner of Yumuri and Sunset Drive in the heart of the South Gables area, neighboring South Miami.
- Boutique building with wood floors and plenty of natural light.
- Single tenant floor.
- Split plan suitable for entity with separate divisions.



### SECOND FLOOR



#### DESCRIPTION

- Foyer
- Large Reception
- Large Conference Room
- Six (6 to 7) to seven offices
- Kitchen and lounge
- Two restrooms

#### AVAILABLE

Immediately

#### LEASE TERM

3 years

#### PARKING

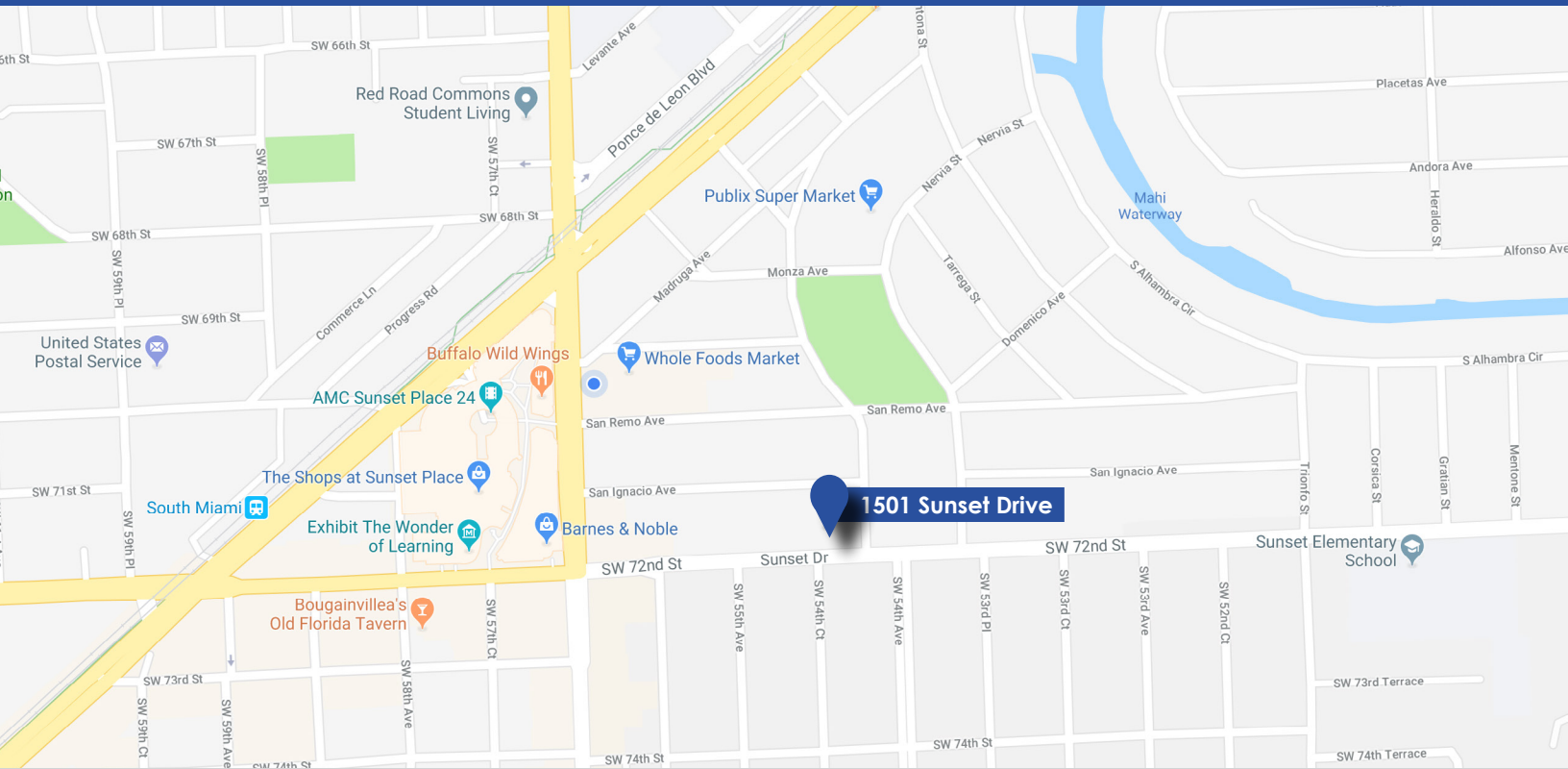
4 spaces per floor (2 per 1,000 RSF)

#### TOUR THE SPACE



Click to virtually tour the second floor

# LOCATION AND IMAGES



**WHERE SOUTH MIAMI, CORAL GABLES AND PINECREST MEET**

**This boutique building is conveniently located just 4 blocks from US 1 and surrounded by the neighborhoods of South Miami, South Coral Gables and Pinecrest.**

**Contact**

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