



For **lease**

# Coral Gables' Hidden Gem for the modern professional

400 University Drive, Coral Gables, FL

## DETAILS

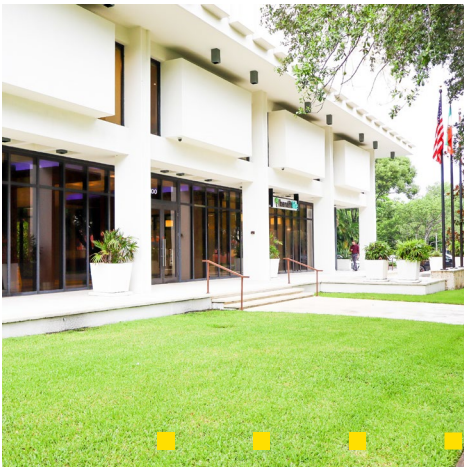
- 400 University's prime location, at the corner of University Drive and Le Jeune Rd, is within 20 minutes of Miami International Airport, Downtown Miami, Brickell, Coconut Grove, and more
- Minutes away from premier entertainment and dining destinations, including The Shoppes at Merrick Park and Miracle Mile
- Tenants benefit from surface parking, dedicated on-site property management, and impeccably maintained facilities
- An architectural masterpiece designed by the legendary Miami architect Morris Lapidus, celebrated for his iconic creations like The Fontainebleau and Eden Roc in Miami and Miami Beach

3,320 – 7,216 SF  
Total available square footage

\$44.00 PSF FS  
Rental rate

3.4/1,000 SF  
Parking ratio

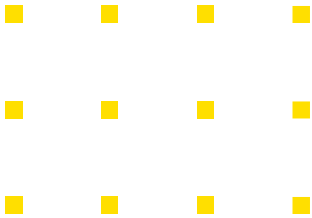




**PROPERTY OVERVIEW**

Located at the intersection of University Drive and S Le Jeune Rd, 400 University provides a central, highly accessible office space in the heart of Coral Gables. This "hidden gem" stands out among Coral Gables' office offerings, providing an exceptional alternative for businesses seeking convenience and quality.

Office spaces are available in various sizes, from a versatile ±3,320 SF suite to an entire floor spanning ±7,216 SF, with the convenience of direct elevator access.





## SPACE PROFILE

+/- 7,216

Square footage available

Suite 300

Suite number

\$44.00 PSF FS

Rental rate

Fully-built out

Space condition

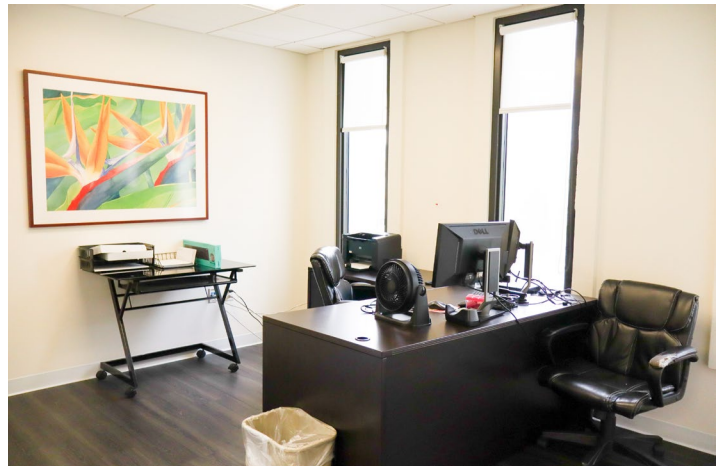
Free parking

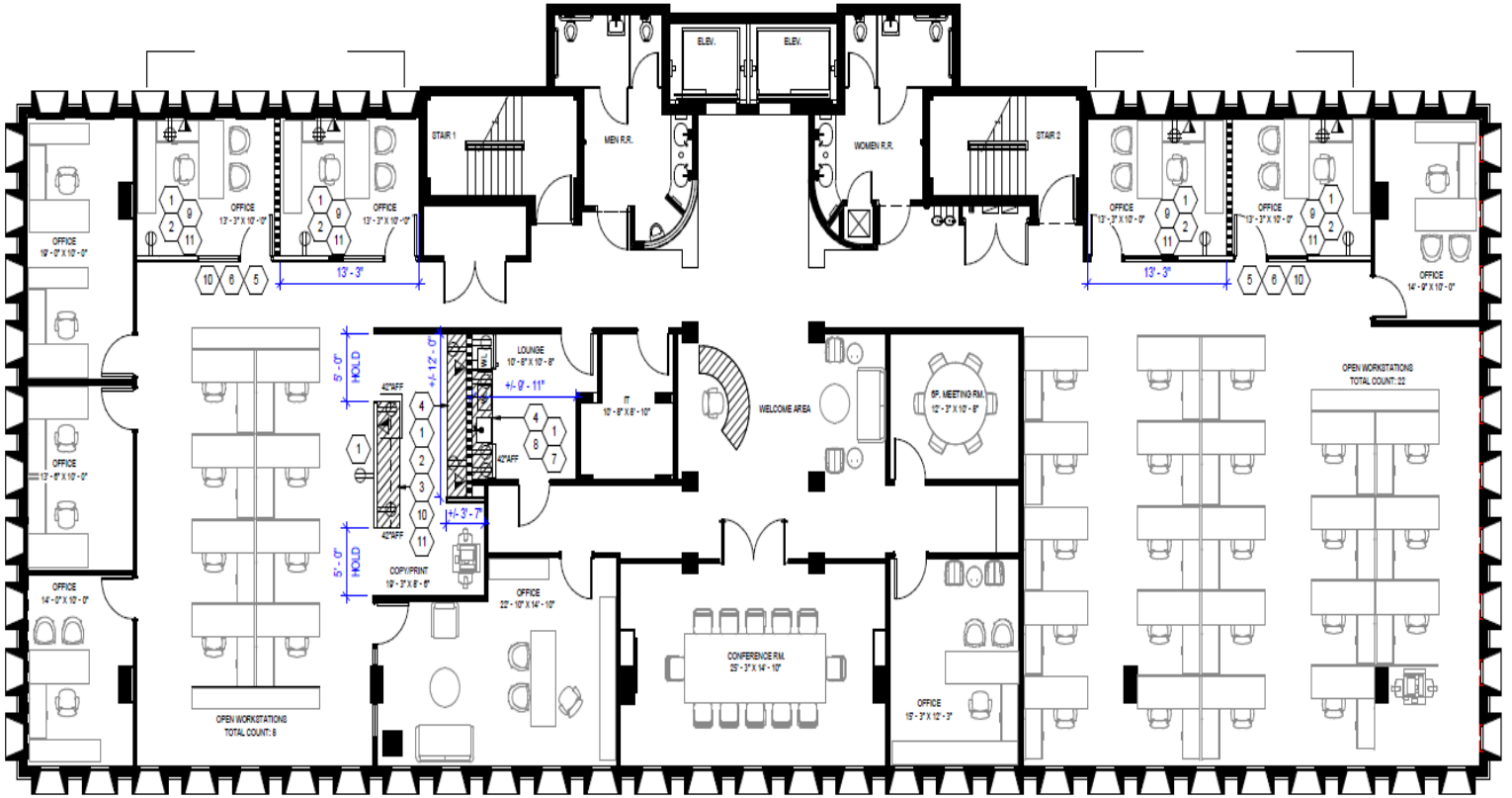
Parking availability

## KEY HIGHLIGHTS

- Suite 300 encompasses approximately 7,216 square feet, providing an entire floor of space with direct elevator access that opens straight into the suite
- The elevator opens to a welcoming reception area, complete with a reception desk and a well-appointed conference room
- The layout includes a spacious open area ideal for workstations
- Features 11 private offices
- Includes a large, inviting kitchen area for employees
- Equipped with a generously-sized IT and supply room
- Ability to be sub-divided









SUITE 401

3,320 SF Available



#### SPACE PROFILE

+/- 3,320

Square footage available

Suite 401

Suite number

\$44.00 PSF FS

Rental rate

Fully-built out

Space condition

Free parking

Parking availability

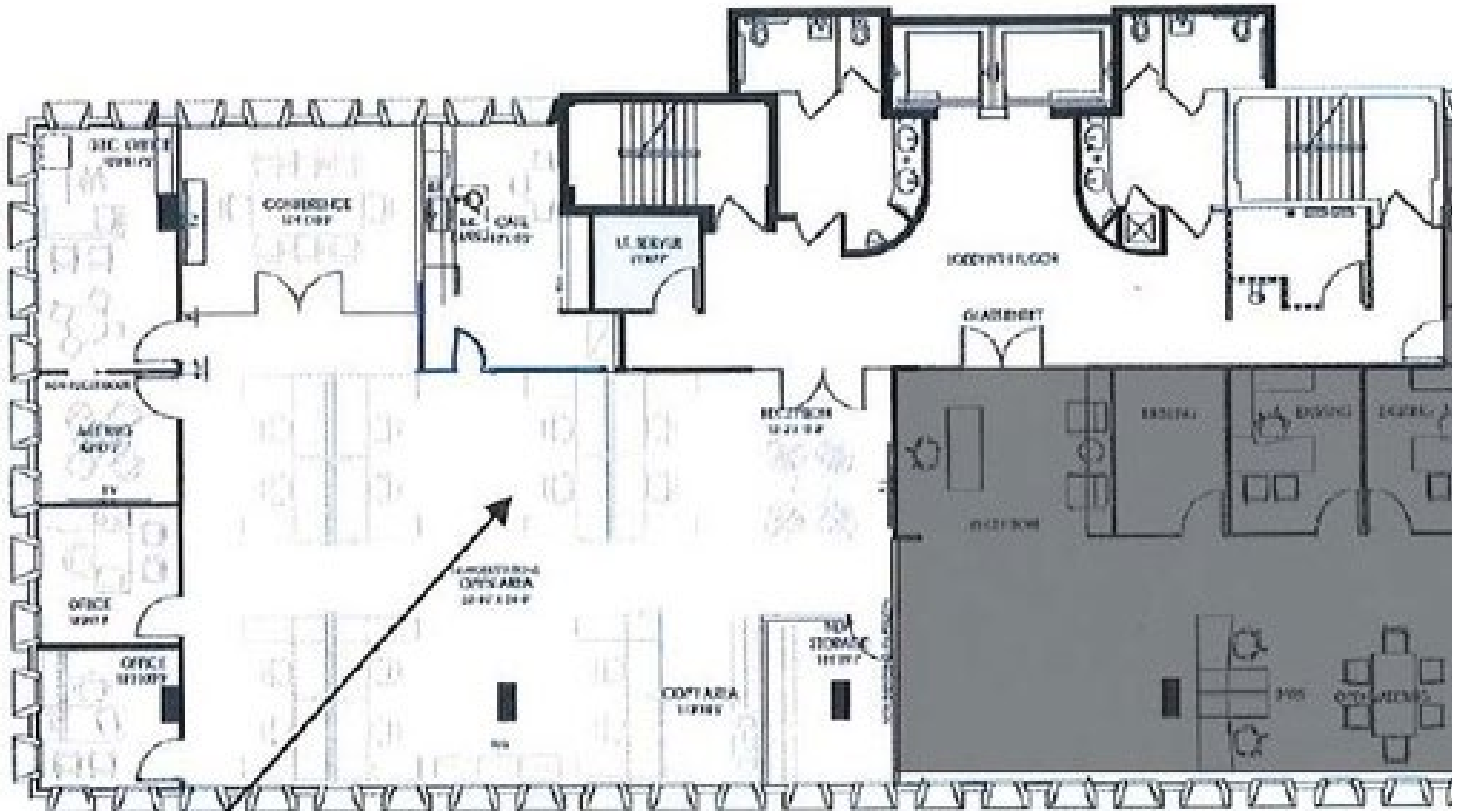
#### KEY HIGHLIGHTS

- Suite 401 is a fully built-out modern office space on the fourth floor of 400 University.
- This suite is one of only two offices on the floor, offering exceptional privacy in a sophisticated environment.
- The layout includes a spacious open area, perfect for workstations.
- Features four private offices.
- Includes a well-appointed conference room.
- Offers a large, inviting kitchen area for employees.
- Equipped with a large IT/storage area.
- Welcoming reception area.

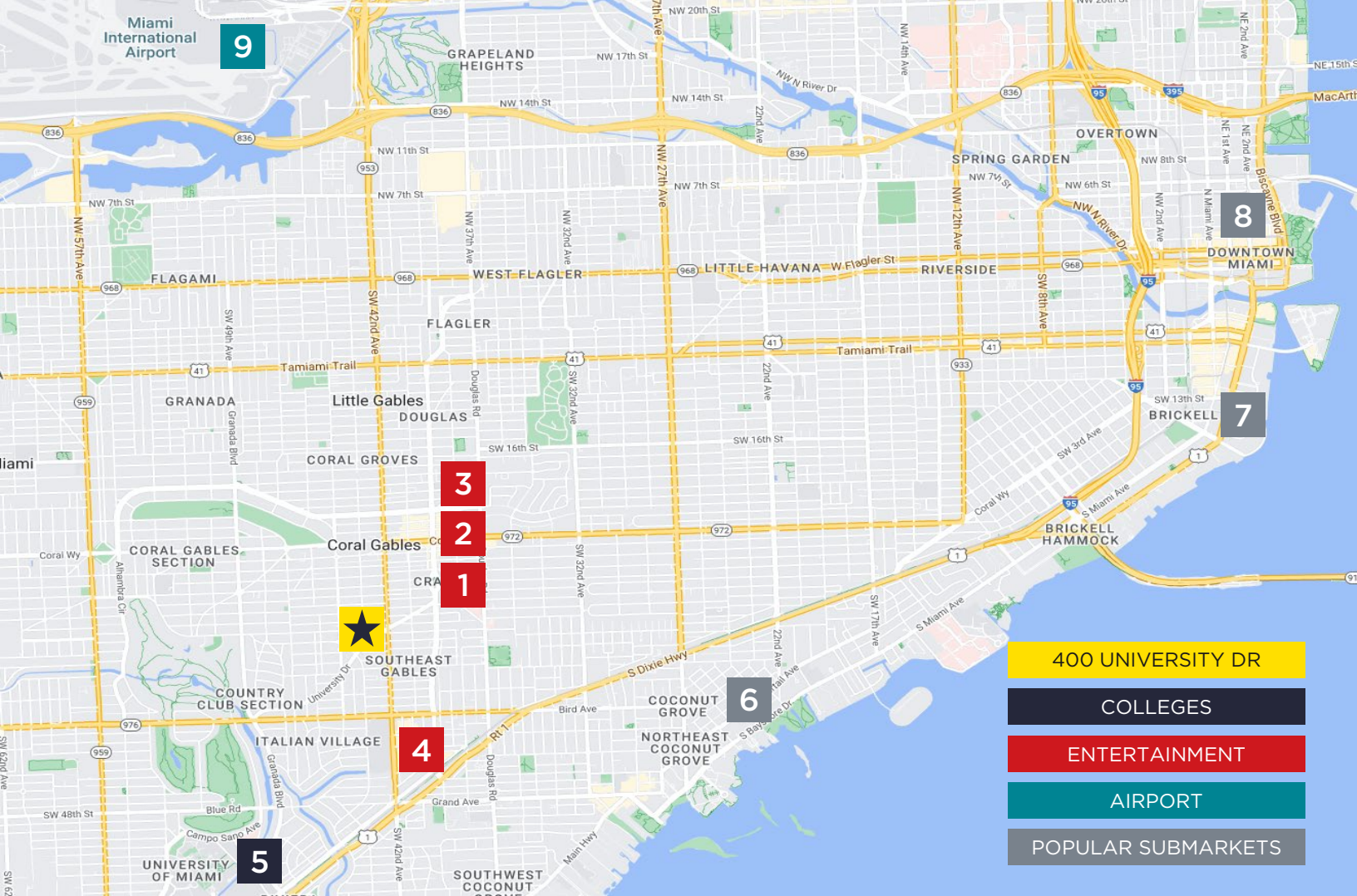












**1. The Plaza Coral Gables**

**2. Miracle Mile**

**3. Giralda Plaza - Restaurant Row**

**4. The Shoppes of Merrick Park**

**5. University of Miami**

**6. Coconut Grove**

**7. Brickell**

**8. Downtown Miami**

**9. Miami International Airport**

- 1. Plaza Coral Gables** - The Plaza is Coral Gables' newest entertainment destination inclusive of the Lowe's Hotel, Sanguich, Joe & The Juice, Ceviche 105, Fogo de Chao, and many more to come.
- 2. Miracle Mile** - Miracle Mile is one of Miami's top retail, lifestyle, and dining destination inclusive of fan on's Steakhouse, Hillstone, Capital Burger, Seasons 52, and 25+ more restaurants
- 3. Giralda Plaza's Restaurant Row** - Giralda's Restaurant Row is Coral Gables easily accessible plaza that features 15+ restaurants and retail such as Sweetgreen, Luca Osteria, Eating House, Talavera Cocina Mexicana and more
- 4. The Shoppes of Merrick Park** - Merrick Park is a luxurious mall located within 5 minutes driving distance to the property. Merrick Park houses top brands such as Louis Vuitton, Gucci, Neiman Marcus, Nordstrom, and 130+ stores and restaurants for consumers to enjoy.



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