## 2701 LE JEUNE

LUXURY OFFICES in Coral Gables

elcome to 2701 Le Jeune, a premier office destination that seamlessly blends minimalism and luxury.

Situated in the heart of Coral Gables, this prime location offers an unparalleled experience. Step outside and immerse yourself in the vibrant Coral Gables community, where you will find upscale retail and dining options, and historic charm.

2701 Le Jeune is currently undergoing extensive capital improvements, aimed at transforming the office space into modern luxury.





# Discover the Pinnacle of Coral Gables Luxury

Sleek lobby refresh and upscale amenity offering

Signage opportunities available

200+ covered parking spaces

On-site management, maintenance and engineers



### Revitalized Amenities







### Revitalized Amenities



STATE OF THE ART CONFERENCING FACILITY



#### WHAT'S NEXT

Multi & full building occupancy with signage opportunity available

#### THE RENOWNED CORAL GABLES

### One of Miami's Most Exclusive Neighborhoods

2701 Le Jeune is strategically positioned along major throughfare Le Jeune Rd allowing for a 10 minute commute to Miami International Airport and 15 minutes to Downtown Miami. From a pedestrian standpoint, 2701 Le Jeune is steps from the well regarded offerings Coral Gables boasts, which include ample retail and dining, lush landscape, historic homes and a balanced lifestyle.

#### RIGHT **NEXT** DOOR

MIN DRIVE

Modera Douglas Station

Metro Mover

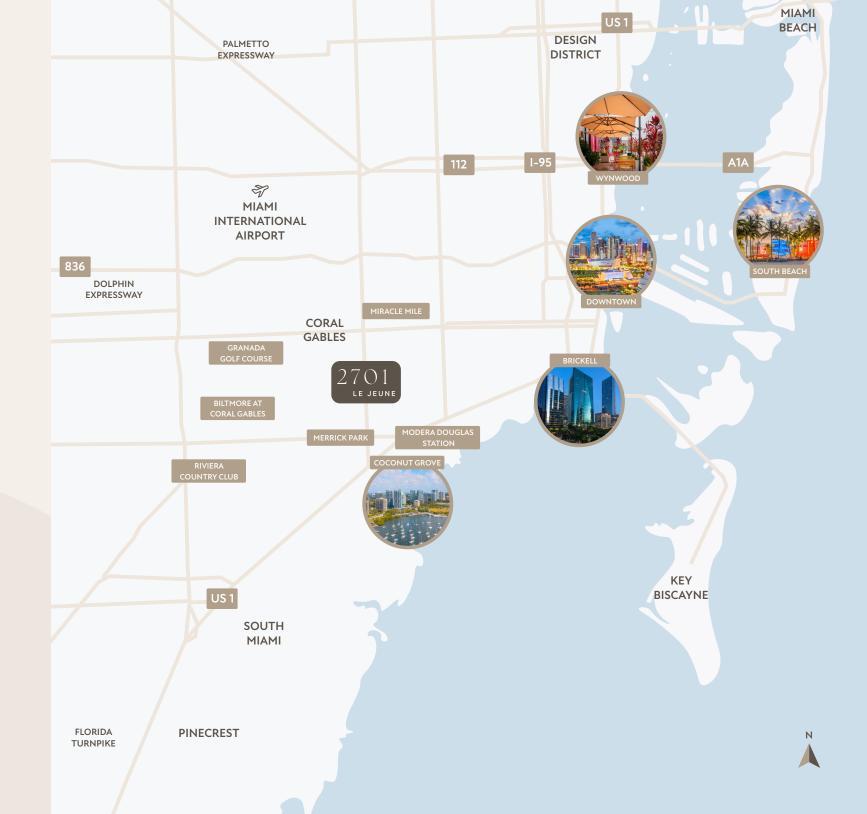
MIN DRIVE
Coconut Grove

10
MIN DRIVE
Miami International
Airport

14
MIN DRIVE
Brickell

15
MIN DRIVE
Downtown

20
MIN DRIVE
Pinecrest



NEARBY SHOPS

## At the Epicenter

Immerse yourself in the vibrant atmosphere of Miracle Mile, just steps away.



5 MIN WALK Miracle Mile



3 MIN WALK Merrick Park





## The Next-Level of Workforce

Coral Gables is home to Miami's most prominent companies including Fidelity, Amernta Bank, Morgan Stanley, Charles Schwab, UBS, Dell, Northwestern Mutual, Ryder Systems AECOM, Amazon and Apple.

TRUIST HH



PNC

RAYMOND JAMES



Morgan Stanle

amazon

**AMERANT** 

















## 2701 LE JEUNE

#### Contact:

**ERIC GROFFMAN** 

Executive Vice President +1 786 390 7497 eric.groffman@cbre.com **CAMERON TALLON** 

Senior Vice President +1 407 284 7455 cameron.tallon@cbre.com RANDY CARBALLO

Senior Vice President +1 305 299 9163 randy.carballo@cbre.com

©2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

