

# 2701

## LE JEUNE

LUXURY OFFICES  
*in Coral Gables*



**W**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

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Signage opportunities available

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200+ covered parking spaces

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On-site management, maintenance and engineers





# Revitalized Amenities



HIGH PERFORMANCE  
FITNESS CENTER







# Revitalized Amenities



STATE OF THE ART  
CONFERRING FACILITY



# Your Next Opportunity



LEASED  
LEASED  
14<sup>TH</sup> FLOOR | 31,561 SF  
LEASED  
11<sup>TH</sup> FLOOR | 6,028-19,548 SF\*  
10<sup>TH</sup> FLOOR | 31,545 SF  
LEASED  
LEASED

\*SUITE 1111 : LEASED  
SUITE 1120 : 6,028 RSF  
SUITE 1130 : LEASED  
SUITE 1140 : 13,520 RSF

## 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**

**4**  
**MIN DRIVE**  
Modera Douglas Station  
*Metro Mover*

**9**  
**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	Apple	PNC	RAYMOND JAMES
UBS	Morgan Stanley	amazon	AMERANT
bradesco	charles SCHWAB	Fidelity	HBO
T-ROC	H.I.G. CAPITAL	TRIVEST	QUIRCH



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