

MEDICAL OFFICE SPACE FOR LEASE



MOVE-IN READY MEDICAL SPACES AVAILABLE

CORAL GABLES

MEDICAL PLAZA

2601 SW 37 AVENUE, MIAMI, FL 33133

Building owned and managed by
HEALTHCARE REALTY

Property Highlights

RENTABLE BUILDING AREA

67,790 RSF

MEDICAL OFFICE TYPE

Class B

NUMBER OF STORIES

9

PARKING

Attached Parking Garage

NEWLY UPGRADED IN 2020

Tenants can enjoy newly renovated common areas that provide a vibrant environment contributing to employee and patient satisfaction.

Coral Gables Medical Plaza is a 9-story medical office building with magnificent views of Miami and Downtown Coral Gables. The building is notable for its unique brick exterior and convenient location accessible to Miami's major neighborhoods and hospitals.

Tenants and visitors also benefit from the convenience of the on-site Labcorp and building's parking garage.

- On-site parking garage
- Move-in ready suites
- 24-hour building access
- Exceptional city views
- On-site building engineer
- On-site Labcorp
- Medical lab drop-off/pick-up services

Location

Coral Gables Medical Plaza is located in a bustling business district and directly across the street from Coral Gables Hospital. It is in close proximity to University of Miami Lennar Foundation Medical Center. With major neighborhoods like Brickell, Downtown and Coconut Grove just minutes away, patients can conveniently commute in no time making Coral Gables Medical Plaza ideal for tenants seeking a top-notch destination.

- Convenient access to US-1
- Surrounded by residential options
- Ample dining and retail offerings in Coral Gables
- Close proximity to Miami International Airport
- Nearby hospitals:
 - w(across the street)
 - Doctors Hospital (2.5 miles)
 - South Miami Hospital (2.4 miles)
 - Mercy Hospital (3.5 miles)
 - Nicklaus Children's Hospital (3.5 miles)

Demographics

WITHIN 5 MILES

TOTAL LOCAL POPULATION

507,000 +

AVERAGE HOUSEHOLD INCOME

\$127,000

TOTAL LOCAL HOUSEHOLDS

214,000

MEDIAN AGE

41.7

POPULATION WITH HEALTH INSURANCE

85%

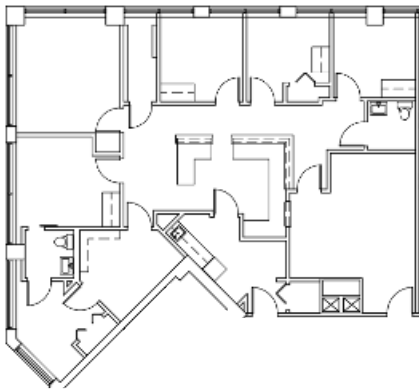




6th Floor

For Lease

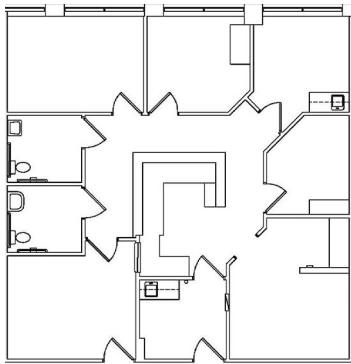
Availability	SF	Floor Plan
SUITE 601	1,930 SF	VIEW
SUITE 602	1,458 SF	VIEW



SUITE 601 – 1,930 SF



6th Floor



SUITE 602 – 1,458 SF





Office Leasing

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