



**Merrick View**  
THE SPACE THAT  
ELEVATES YOUR  
BUSINESS

# OFFICE FOR **SALE**

135 SAN LORENZO AVE, SUITE 150, CORAL GABLES, FL 33146



# FOR SALE |

## SUITE 150

# \$ 3,650,000

## 5,866 SF



### OFFICE HIGHLIGHTS

- 22 Offices
- 16 Workstations
- Break room
- Private bathrooms
- Direct access from the street
- 19 Parking spaces available for rent

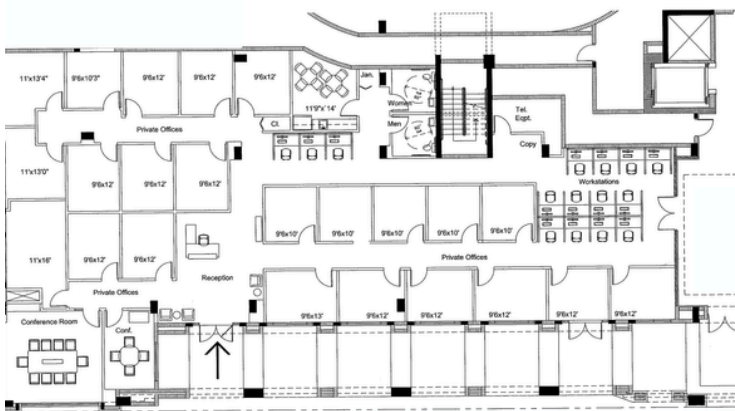
### OWN VS LEASE

#### COMPARE

- Build equity?
- Hedge against inflation?
- Improvements contribute to future value
- Resale opportunities in years to come?
- Benefit from potential appreciation?
- Property can be put in trust?
- Deduct mortgage interest from income tax?
- Deduct Real Estate Taxes from income tax?
- Deduct depreciation expenses from income tax?

#### OWN LEASE

OWN	LEASE
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO
YES	NO



### BUILDING FEATURES

- Ample on-site parking, with additional surplus parking available adjacent to the property.
- Located across from the Village of Merrick Park.
- Within walking distance of the Metrorail station.