



**FOR SALE**

**951**

S Le Jeune Rd  
Coral Gables, FL

**10,674 SF Office Building**





# 951

S Le Jeune Rd  
Coral Gables, FL

951 S Le Jeune Road presents an exceptional opportunity for owner-users seeking a premier office or medical office location in the heart of Coral Gables. This 10,674-square-foot property, positioned along high-traffic S Le Jeune Road, offers outstanding visibility, accessibility, and a flexible layout ideal for professional or healthcare use.

With space primed for customization, this property allows for a modern, efficient workspace tailored to their needs. Its central location provides unmatched connectivity and with 30 surface parking spaces on site, it ensures convenience for both clients and staff.

In recent years, Coral Gables has experienced a notable influx of office users relocating from inner urban core areas driven by cost, convenience and proximity to upscale residential neighborhoods. Coral Gables' reputation as a prestigious business hub with a stable real estate market and proximity to upscale residential neighborhoods further enhances the property's appeal. 951 S Le Jeune Road is the perfect opportunity to establish a flagship presence in one of South Florida's most dynamic communities.







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951 S Le Jeune Rd is strategically located on SW 42nd Avenue (Le Jeune Rd), a key commercial corridor in Miami that connects major business hubs and residential neighborhoods. This thoroughfare serves as a vital artery for the city, linking Miami International Airport to Coral Gables, Downtown Miami, and other prominent areas. The corridor is characterized by a mix of office buildings, retail establishments, and hospitality venues, making it a dynamic and highly trafficked location.

The property is minutes from Miami International Airport, and on the border of Coral Gables, home to numerous corporate headquarters but better known for its upscale shopping, dining, and cultural attractions. Downtown Miami and Brickell, the city's financial and entertainment epicenters as well as Blue Lagoon Business District, are a short commute away.

A key market driver is the transformative Miami Freedom Park development, located near the property. This major mixed-use project, anchored by a state-of-the-art soccer stadium for Inter Miami CF, will feature retail, dining, office space, and public green spaces, further elevating the area's appeal and creating significant economic and lifestyle benefits.





Investment Details

Address	951 S Le Jeune Road, Coral Gables, FL 33134
Parcel ID	30-4108-037-0180
Municipality	Unincorporated Dade County
Existing Building Size	10,674 SF
Stories	2
Land Size	15,100 SF
Parking	30 Surface Parking Spaces
Building FAR	0.70
Zoning	RU-3
Asking Price	\$5,950,000

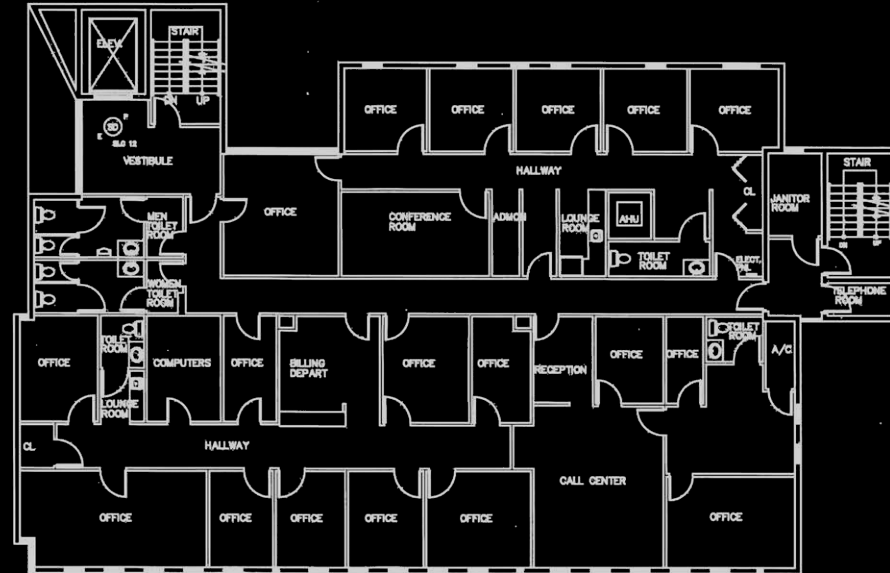


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Coral Gables, FL

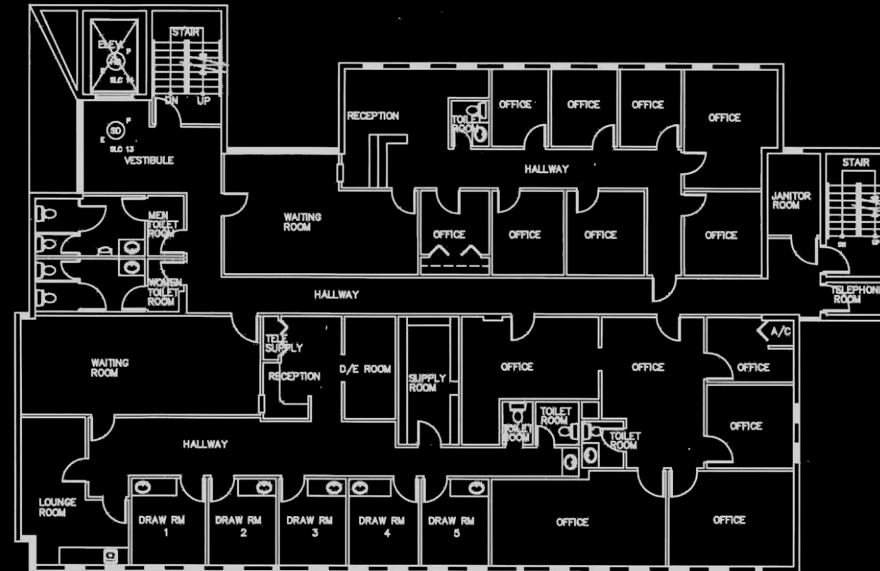


SECOND FLOOR



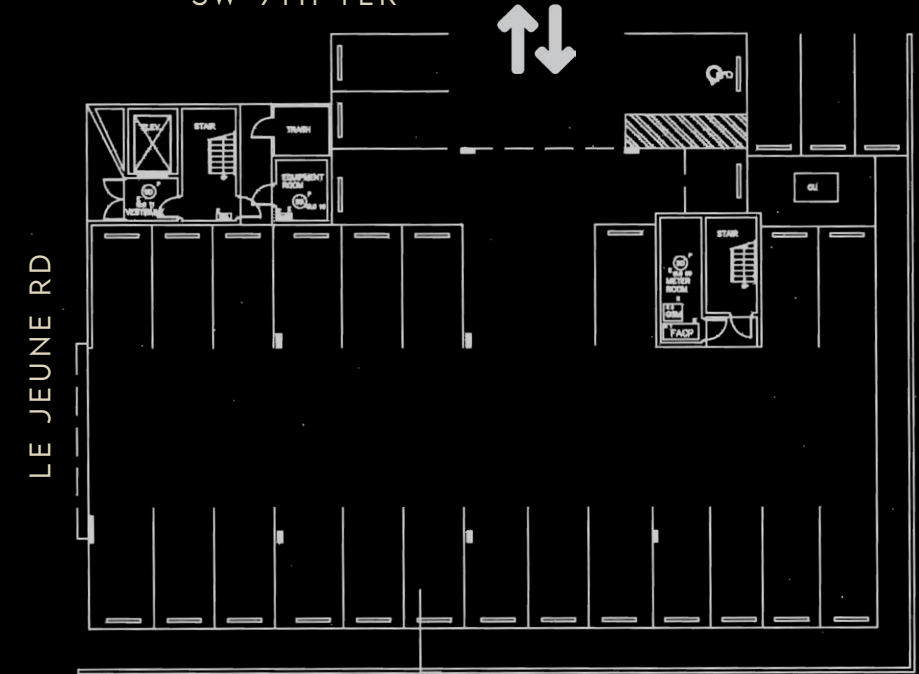
VIRTUAL TOUR

THIRD FLOOR



VIRTUAL TOUR

SW 9TH TER



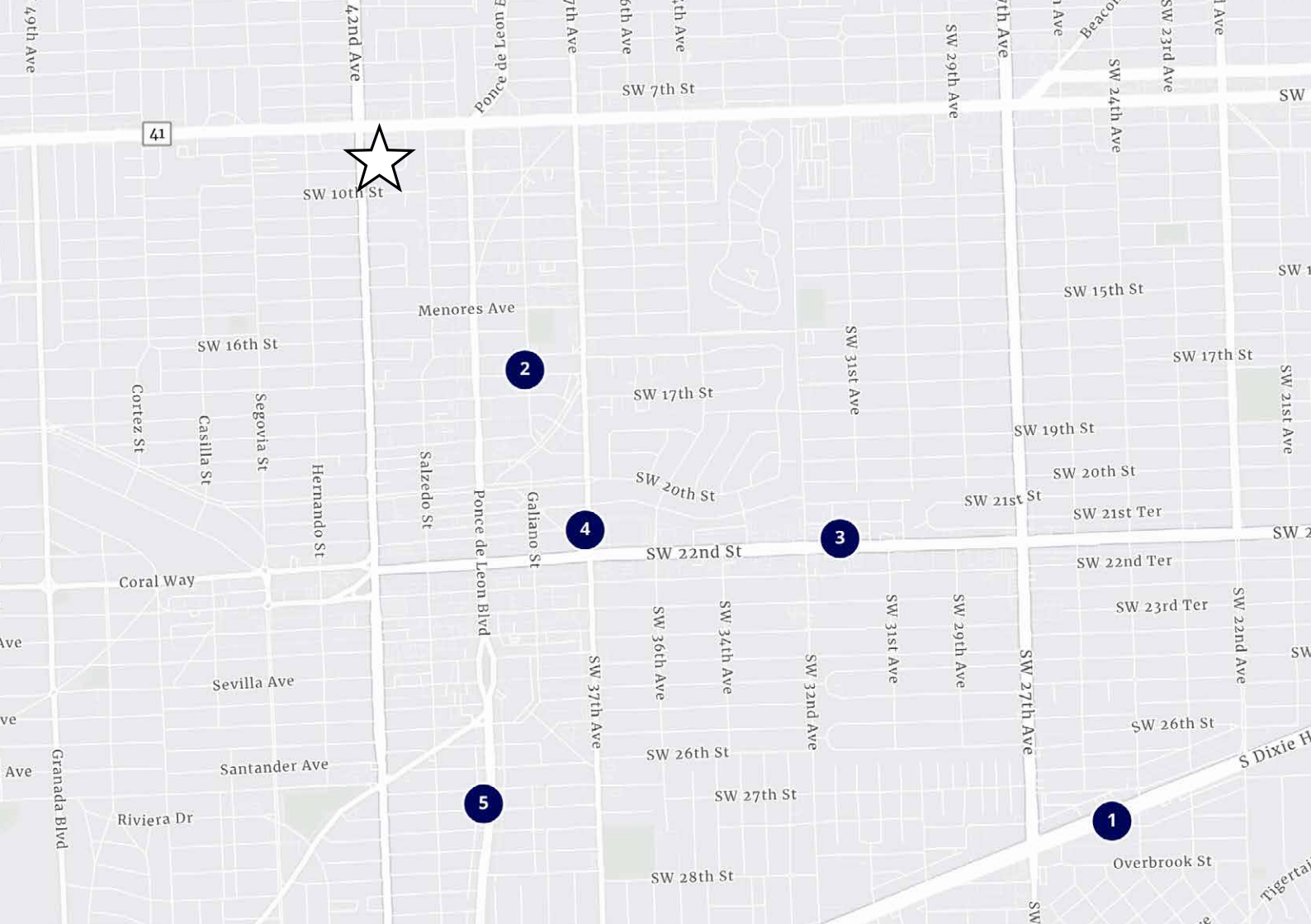
GROUND FLOOR

LE JEUNE RD



# Comparable Sales

	Address	City	Property Info	Sale Info
1	2424 S Dixie Hwy	Coconut Grove	10,402 SF Class B Office/Loft/Creative Space	\$5,000,000 (\$480.68/SF)
2	101 Madeira Ave	Coral Gables	7,254 SF Class B Office	\$3,760,000 (\$518.33/SF)
3	3181 Coral Way	Miami	20,339 SF Class B Office/Medical	\$11,000,000 (\$540.83/SF)
4	2344 S Douglas Rd	Coral Gables	3,958 SF Class C Office/Medical	\$3,350,000 (\$846.39/SF)
5	3280 Ponce De Leon Blvd	Coral Gables	14,630 SF Class C Office/Medical	\$10,400,000 (\$710.87/SF)
			Average PSF	\$619.42/SF







North Facing Aerial ▼

South Facing Aerial ▼







West Facing Aerial ▼

East Facing Aerial ▼



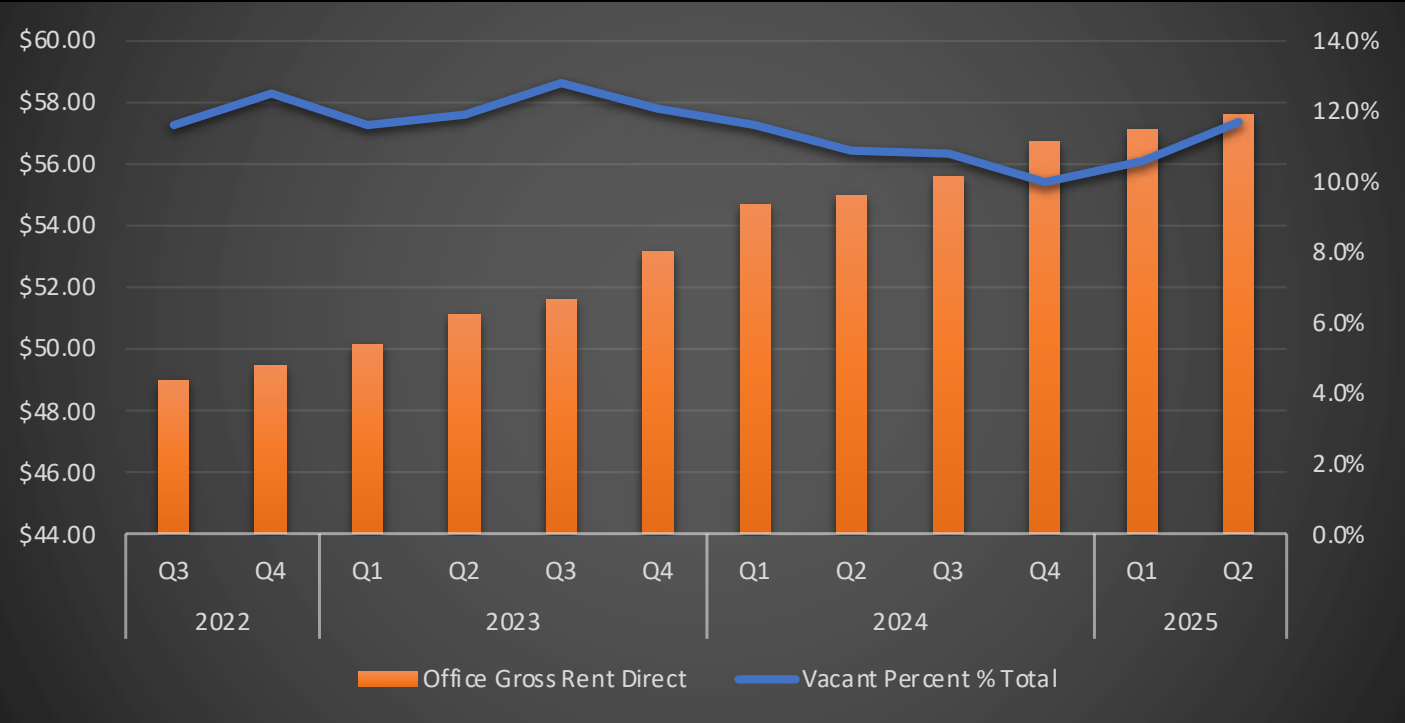


CORAL GABLES | OFFICE

The Coral Gables office market experienced headwinds in Q2 2025 as fundamentals showed signs of softening. The vacancy rate climbed to 11.7%, up from 10.6% in Q1 2025 and 10.9% one year prior, marking the highest level since late 2023. Net absorption turned sharply negative at (108,099) square feet, the weakest quarterly figure in over a year, suggesting a pullback in tenant demand despite ongoing leasing activity. A total of 173,715 square feet was leased in Q2, down significantly from the 300,069 square feet leased in Q1. While absorption declined, asking rents continued to trend upward.

Direct rents reached a record high of \$57.62 per square foot, though sublet rents dropped to \$53.25, down more than 23% year-over-year, potentially signaling increased competition or lesser quality sublease space. No new office space was delivered this quarter, and the construction pipeline held steady with 131,166 square feet under construction. Notable Q2 leases included a 23,465-square-foot renewal by Ole Media Services at 2525 Ponce, an 18,529-square-foot new lease by Driftwood Capital at 255 Alhambra, and Stifel’s relocation within the market to 11,894 square feet at Ryder Colonnade. Galen Hope Holdings also expanded at Douglas Entrance, signing for 12,987 square feet. On the investment side, Fortune International Group completed three acquisitions totaling nearly \$36 million along South Dixie Highway, including Gables I for \$34.37 million. Despite recent softness, investor confidence remains strong, and demand persists for high-quality space in prime locations. With rents near record highs and continued tenant reshuffling, Coral Gables remains a resilient yet evolving office market entering the second half of 2025.

CORAL GABLES OFFICE MARKET FUNDAMENTALS





MIAMI-DADE | OFFICE

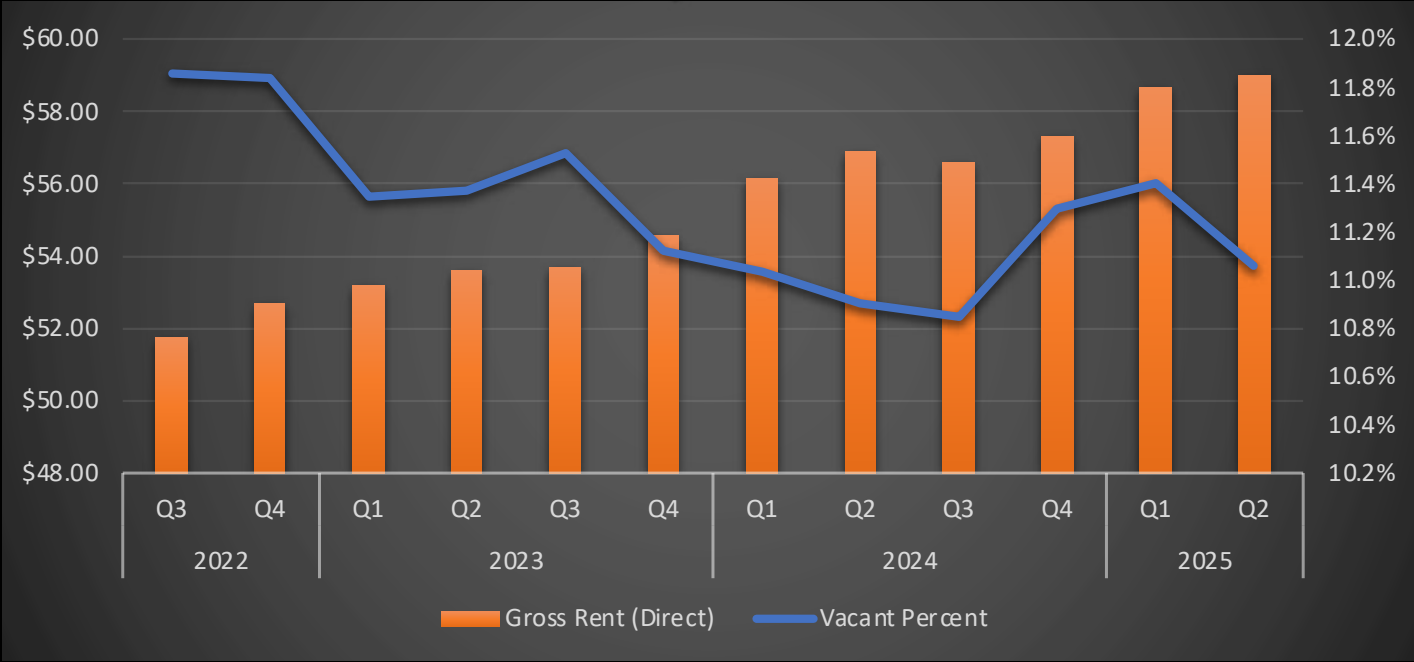
The Miami-Dade office market remained stable in Q2 2025 despite broader economic uncertainty. Average asking rents rose to \$58.99 per square foot, marking a 3.7% year-over-year increase and a modest 0.6% gain quarter-over-quarter. Vacancy dropped 30 basis points from Q1, settling at 11.1%, supported by positive net absorption totaling 126,791 square feet by quarter-end.

A notable policy shift is set to benefit Florida businesses: starting October 1, 2025, the state will eliminate sales tax on commercial leases under House Bill 7031, further enhancing Florida’s appeal as a business-friendly environment. Wynwood Plaza delivered 298,000 square feet of new space in Q2, one of the few major completions amid a broader slowdown in South Florida’s office construction pipeline. While markets like downtown Palm Beach and Fort Lauderdale remain active, limited land in Miami’s CBD is pushing new development into suburban submarkets, where competitive, amenity-rich projects are emerging.

Leasing activity remained strong, totaling 875,440 square feet in Q2. Amazon expanded its footprint at Wynwood Plaza by 25,205 square feet, bringing its total to nearly 76,000 square feet. OKO Group signed an identical lease at the same property, while ZIM Shipping Services secured 24,345 square feet at 5201 Waterford in the Miami Airport submarket.

Investment activity remained measured, as buyers continue to navigate the balance between stable cash flows and the challenge of under-market leases. Redevelopment is becoming a preferred strategy, evidenced by three of the five largest Q2 sales involving existing office assets slated for repositioning. Notable buyers included Trilogy Real Estate Group, Fortune International Group, and Area Industrial REIT—highlighting a shift toward value-add plays in lieu of traditional core acquisitions. Miami-Dade remains resilient yet evolving as both users and investors recalibrate their strategies.

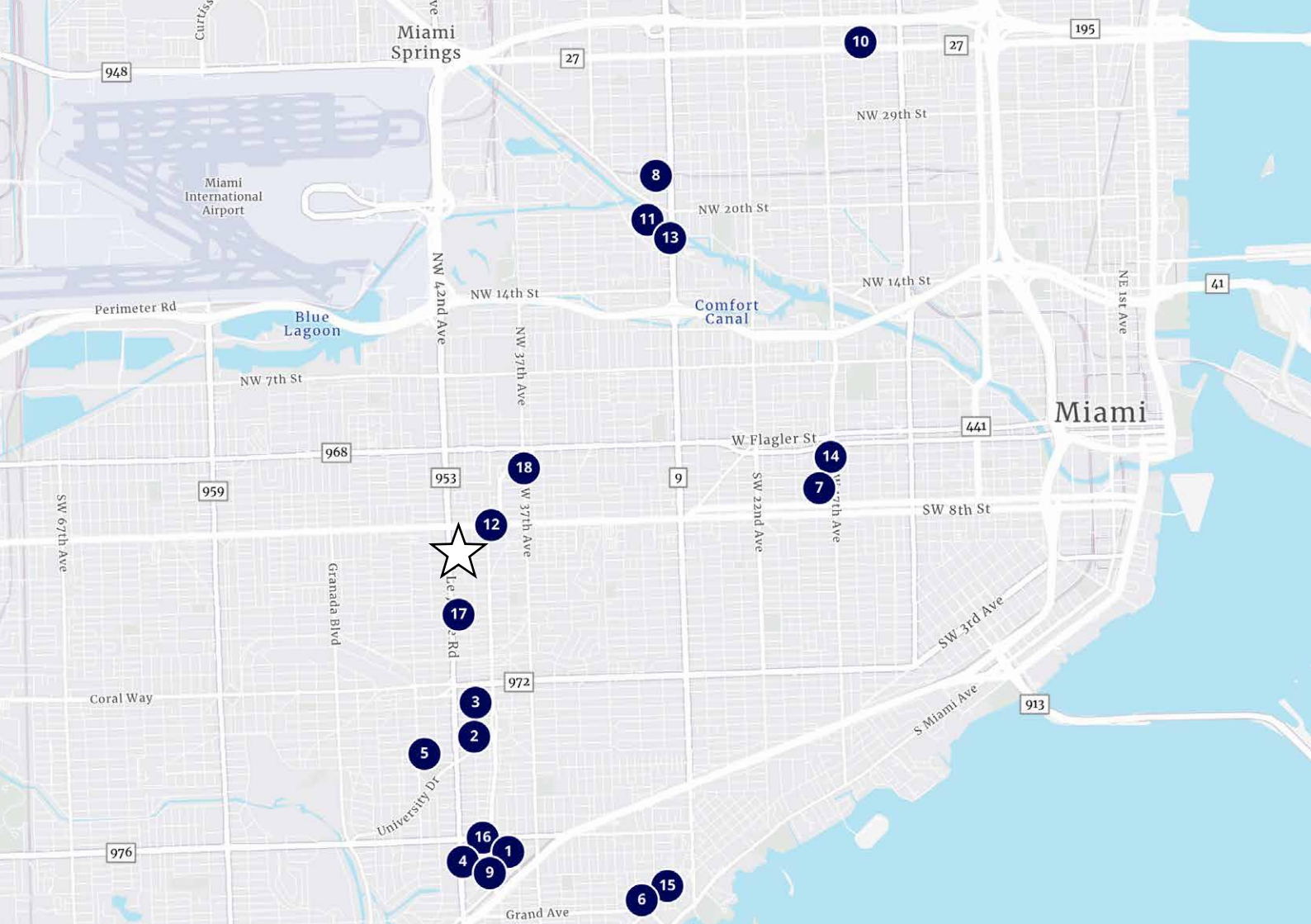
MIAMI-DADE OFFICE MARKET FUNDAMENTALS



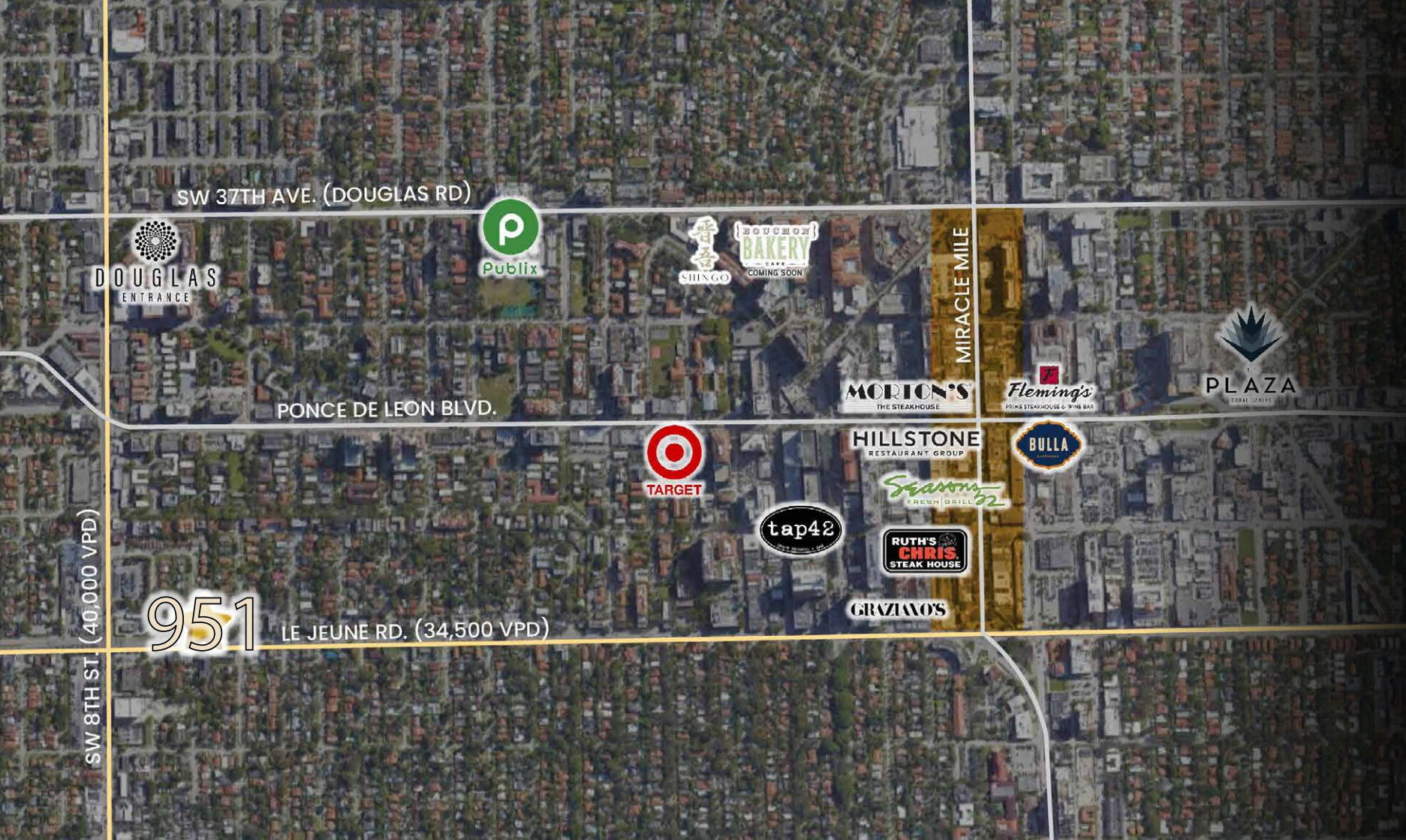


# New Developments

Property Name	Property Address	Property Type	Building Status	Year Built	RBA
Merrick Parc	3898 Shipping Ave	Multi-Family	Under Construction	2025	806 Units
Alexan Rory	300 Catalonia Ave	Multi-Family	Under Construction	2025	263 Units
Regency Parc	2601 Salzedo St	Multi-Family	Under Construction	2025	126 Units
The Avenue Coral Gables	351 San Lorenzo Ave	Multi-Family	Under Construction	2025	48 Units
The Village at Coral Gables	535 Santander Ave	Multi-Family	Under Construction	2025	48 Units
Grove Arbor Residences	3034 Oak Ave	Multi-Family	Under Construction	2025	45 Units
Villas Beny Moré Dos	1780 SW 5th St	Multi-Family	Under Construction	2025	11 Units
Point 27th	2260 NW 27th Ave	Industrial	Under Construction	2025	2260 NW 27th Ave SF
4225 Ponce	4225 Ponce de Leon Blvd	Office	Under Construction	2025	4225 Ponce de Leon Blvd SF
Miami Freedom Park Stadium	1400 NW 37th St	Sports & Entertainment	Under Construction	2025	1400 NW 37th St SF
N/A	2914 NW South River Dr	Industrial	Under Construction	2025	2914 NW South River Dr SF
4 Chambers Cardiology	3892 SW 8th St	Health Care	Under Construction	2025	3892 SW 8th St SF
River Rapids	2750 NW South River Dr	Multi-Family	Under Construction	2026	593 Units
Jose Marti Villas	154 SW 17th Ave	Multi-Family	Under Construction	2026	36 Units
Vizcaya Capital Building	2871 Oak Ave	Office	Under Construction	2026	2871 Oak Ave SF
Cassia – The Residences	4011 Salzedo St	Multi-Family	Under Construction	2027	174 Units
N/A	301-335 Madeira Ave	Multi-Family	Under Construction	2027	145 Units
Cadence Apartments	Douglas Rd	Multi-Family	Under Construction	2028	432 Units

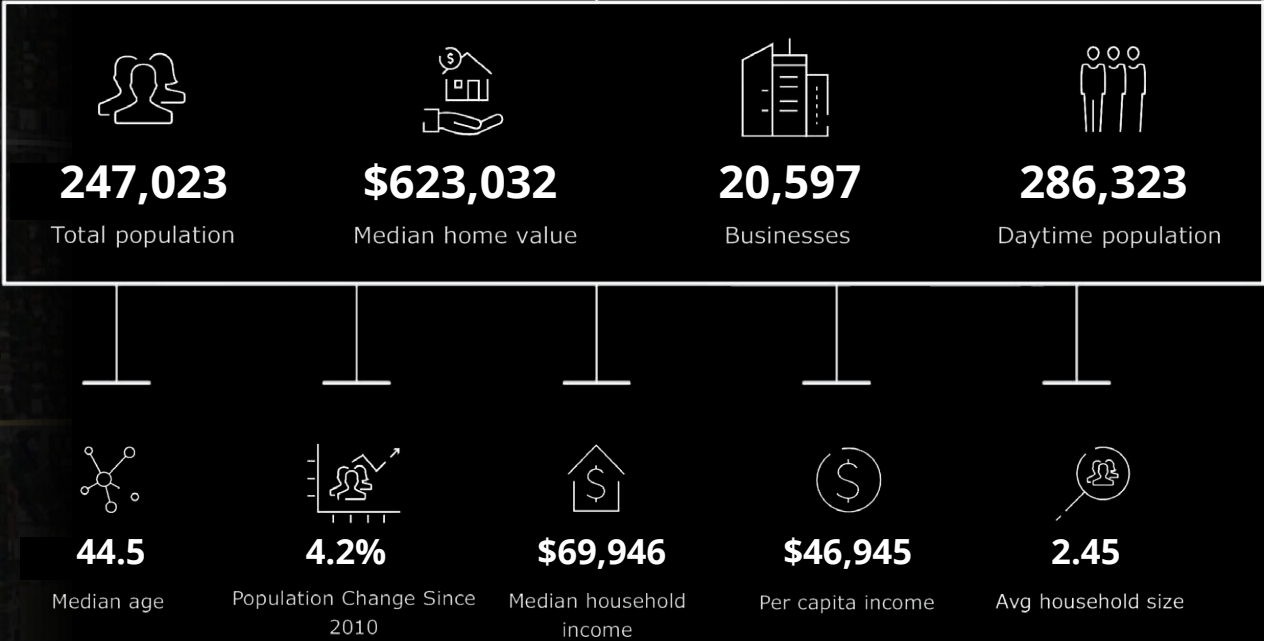






# Demographics

3-Mile Radius  
KEY FACTS





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