



# 220 MIRACLE MILE

2ND FLOOR OFFICE SPACE

CORAL GABLES, FLORIDA 33134

# 220 MIRACLE MILE

## PROPERTY OVERVIEW



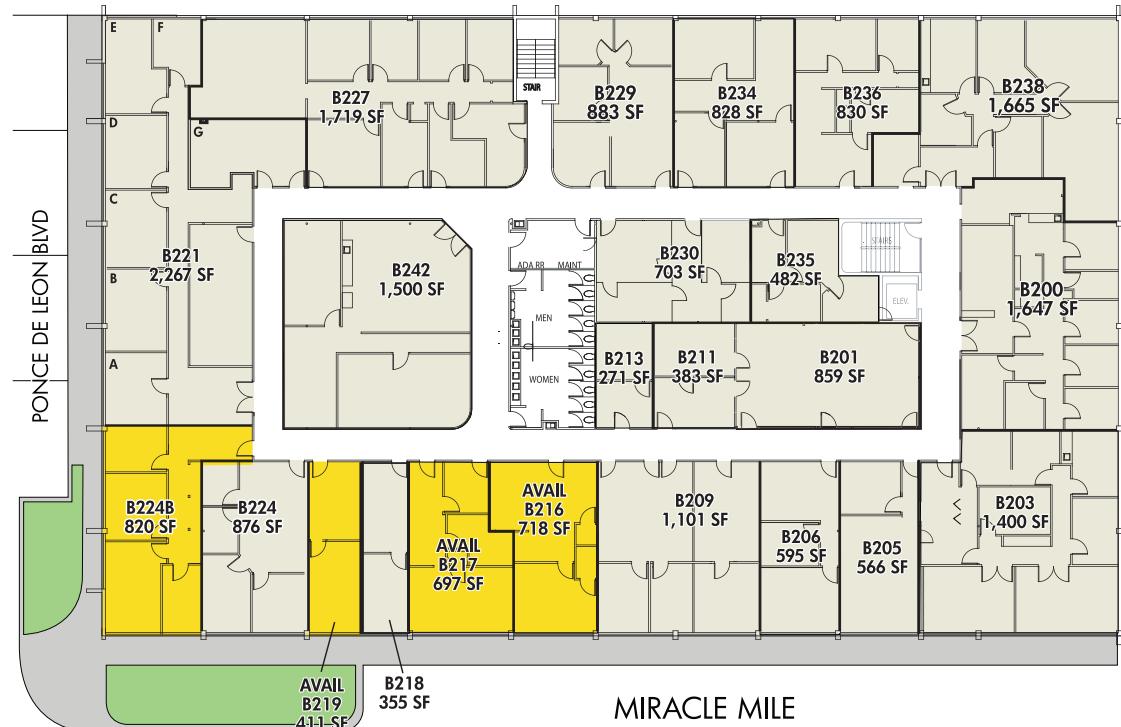
### PRIME LOCATION

2nd floor office space, overlooking Miracle Mile, now available on the best corner in Coral Gables. Miracle Mile & Ponce De Leon Blvd



### PEDESTRIAN FRIENDLY

Home to Miami's finest retail boutiques and acclaimed restaurants, Miracle Mile has a walkability score of 98.



### CULTURAL HUB

Steps away from renowned arts, cultural, & educational institutions: Miracle Theater, Coral Gables Museum, & Coral Gables Cinema



### NEIGHBORS

Surrounded by 120 trendy restaurants and 115 top retailers including Hillstone, Morton's, Kettal, Forte, & Pronovias.



### PARKING-A-PLENTY

The area boasts more than 2,400 parking spaces & 6 valet stations right on Miracle Mile.



For retail leasing information, please contact:

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## // SURROUNDING AREA

Known as the City Beautiful, Coral Gables flourishes as the garden city its founders envisioned. Lush, canopy trees line the avenues and Mediterranean architecture decorates the buildings. Coral Gables boasts a unique blend of residential allure, international influence, and a thriving business environment. It is home to a mix of commercial spaces, from modern office buildings to unique boutiques and a cosmopolitan restaurant scene. The city is very desirable to businesses as it is unaffected by seasonal shifts unlike other parts of Florida. It is also close in proximity to Miami International Airport and the Port of Miami to facilitate efficient logistics for business and personal travels.

### DOWNTOWN CORAL GABLES

|   |     |  |
|---|-----|--|
| <b>150</b><br>Multi-National<br>Companies | /// | <b>100K</b><br>Total Daytime<br>Population |
| <b>172</b><br>Businesses                  | /// | <b>11.5M</b><br>SF of<br>Office Space      |
| <b>1.7%</b><br>Vacancy Rate               | /// | <b>21</b><br>Consulates                    |

### CORAL GABLES SALES

|   |
|---|
| <b>\$1.5B</b><br>Total<br>Retail Sales      |
| <b>\$363M</b><br>Total<br>Hospitality Sales |

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| **\$31,502** Total Retail Sales per Capita |

### CORAL GABLES POPULATION

|                                       |     |                                      |
|---------------------------------------|-----|--------------------------------------|
| <b>50K</b><br>Residents               | /// | <b>39</b><br>Median Age              |
| <b>\$977K</b><br>Median<br>Home Price | /// | <b>\$114K</b><br>Median<br>HH Income |

### VISITORS TO CORAL GABLES

|   |     |  |
|---|-----|--|
| <b>19%</b><br>Florida Resident<br>Visitors      | /// | <b>3M</b><br>Tourist Annually                    |
| <b>11%</b><br>FL Resident<br>Overnight Visitors | /// | <b>9%</b><br>International<br>Overnight Visitors |



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# CORAL GABLES

## // EVENTS & CELEBRATIONS

TRICK OR TREAT ON THE MILE  
October



GIRALDA UNDER THE STARS  
Nov thru April



CARNAVAL ON THE MILE  
March



4TH AT THE BILTMORE  
July



### NOTABLE EVENTS

#### ANNUALLY

Carnaval on the Mile  
Coral Gables Festival of the Arts  
NightGarden - Fairchild Botanical Gardens  
Miami Rum Renaissance Festival  
Coral Gables Food, Wine, and Spirits Festival  
Trick or Treat on the Mile  
The 4th at the Biltmore  
Taste the Gables  
Fiesta at the Park  
Annual Christmas Tree Lighting

#### MONTHLY

Giralda Live  
Gables Gallery Night  
Gables Bike Tours

#### OTHER EVENTS

Book Signings & Readings at Books and Books  
Artistic and cultural activations



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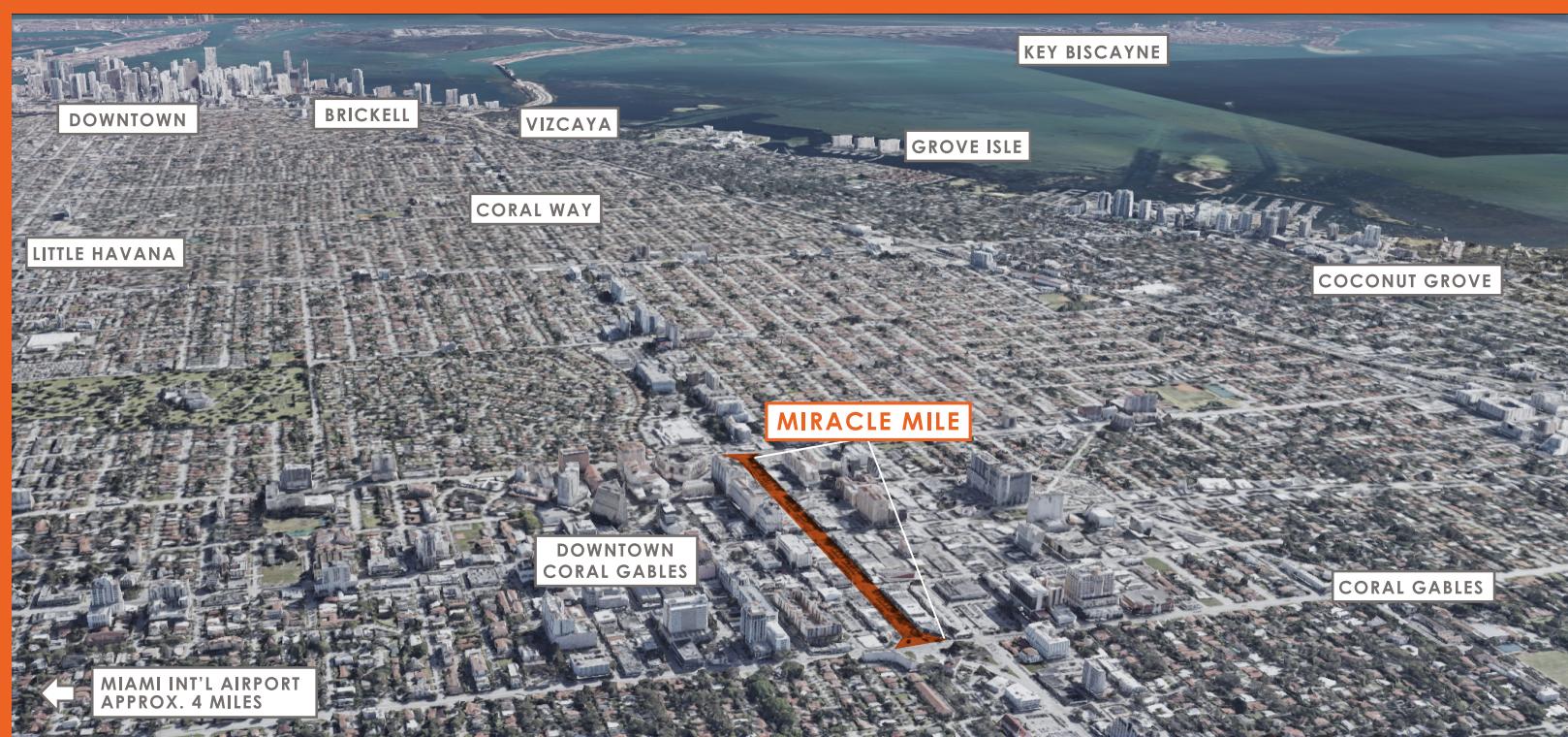
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# MIRACLE MILE

## // LOCATION MAP OVERVIEW



### DRIVE TIMES

| // 00 to 15 min               | // 16 to 29 min           | // 30+ min                      |
|-------------------------------|---------------------------|---------------------------------|
| University of Miami // 09 min | Downtown Miami // 16 min  | Miami Beach Conv Cntr // 30 min |
| Coconut Grove // 12 min       | Kendall // 20 min         | Hard Rock Stadium // 30 min     |
| Little Havana // 12 min       | Design District // 22 min | Miami Lakes // 30 min           |
| Vizcaya Museum // 14 min      | Doral // 22 min           | Aventura // 40 min              |
| South Miami // 14 min         | Pinecrest // 22 min       |                                 |
| MIA (Airport) // 15 min       | Port of Miami // 24 min   |                                 |
| Brickell // 15 min            | Wynwood // 24 min         |                                 |
|                               | Key Biscayne // 25 min    |                                 |
|                               | South Beach // 27 min     |                                 |



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