



5402 W Flagler St

5402 W Flagler St, Coral Gables, FL 33134



COURTELIS
COMPANY



James Zaydon

Courtelis Company

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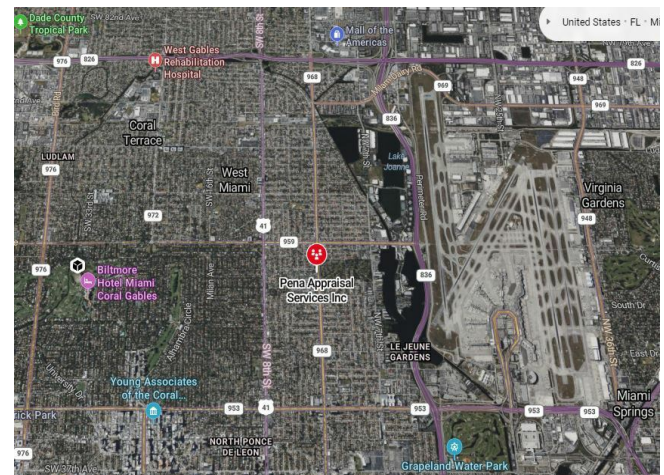
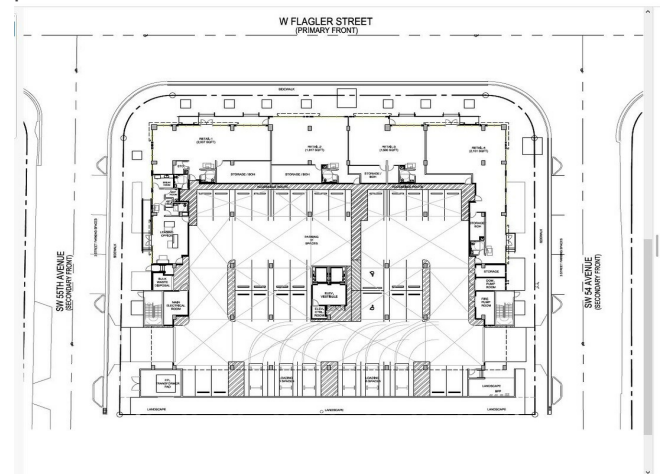


5402 W Flagler St

\$35.00 /SF/YR

Class A retail space, fronting Flagler Street, one of Miami's oldest and highest trafficked streets. Four prime retail spaces are available offering excellent exposure, visibility, and accessibility to Flagler Street. This Central Miami location is ideally suited for a banking center, medical and professional offices, furniture showrooms, salons, med spas, and other high-end retail uses. The project makes for a perfect addition to an already highly desirable neighborhood with its proximity to Coral Gables. Other points of nearby interest are the Miami International Airport, Magic City Casino, Coral Gables business district, Little Havana, Campus of University of Miami, Jackson Health center and Brickell/Downtown Miami financial districts....

- Excellent Street Front Exposure to Flagler Blvd.
- New Construction
- Adjacent sub-markets include Coral Gables, South Miami, Miami International Airport, Blue Lagoon
- Flagler Street traffic, high volume of vehicles per day pass site



Rental Rate:	\$35.00 /SF/YR
Property Type:	Retail
Gross Leasable Area:	7,311 SF
Year Built:	2024
Construction Status:	Under Construction
Walk Score ®:	74 (Very Walkable)
Transit Score ®:	45 (Some Transit)
Taxes:	\$0.38 USD/SF/MO
Operating Expenses:	\$0.54 USD/SF/MO
Rental Rate Mo:	\$2.92 /SF/MO

1st Floor Ste 1

Space Available	2,007 SF
Rental Rate	\$35.00 /SF/YR
Contiguous Area	7,355 SF
Date Available	December 01, 2024
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	New
Space Use	Office/Retail
Lease Term	1 - 5 Years

Suitable for: Retail, Medical, Restaurant, Office, Showroom, Warehouse

1st Floor Ste 2

Space Available	1,617 SF
Rental Rate	\$35.00 /SF/YR
Contiguous Area	7,355 SF
Date Available	December 01, 2024
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	New
Space Use	Office/Retail
Lease Term	1 - 5 Years

Suitable for: Retail, Medical, Restaurant, Office, Showroom, Warehouse

1st Floor Ste 3

Space Available	1,580 SF
Rental Rate	\$35.00 /SF/YR
Contiguous Area	7,355 SF
Date Available	December 01, 2024
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	New
Space Use	Office/Retail
Lease Term	1 - 5 Years

Suitable for: Retail, Medical, Restaurant, Office, Showroom, Warehouse

1st Floor Ste 4

Space Available	2,151 SF
Rental Rate	\$35.00 /SF/YR
Contiguous Area	7,355 SF
Date Available	December 01, 2024
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	New
Space Use	Office/Medical
Lease Term	1 - 5 Years

Suitable for: Retail, Medical, Restaurant, Office, Showroom, Warehouse



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Property Photos



01 AERIAL (NW) VIEW



02 AERIAL (NE) VIEW



Aerial