



220 MIRACLE MILE : UNIT B224

2ND FLOOR OFFICE SPACE

CORAL GABLES, FLORIDA 33134

220 MIRACLE MILE: B224

// PROPERTY OVERVIEW

COMMON AREA



PRIME LOCATION

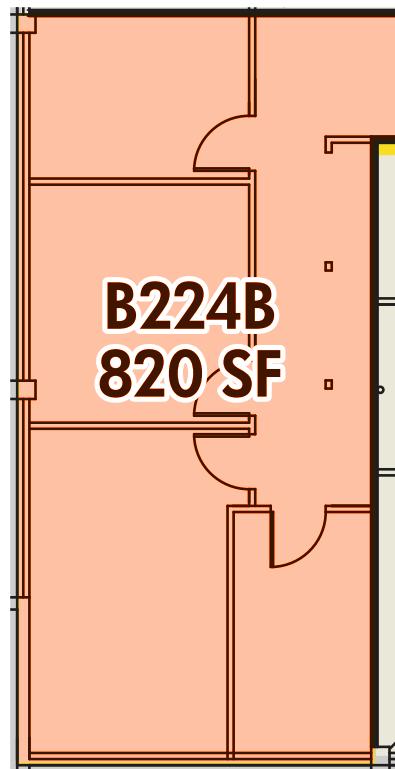
820 SF, 2nd floor office space overlooking Miracle Mile, now available on the best corner in Coral Gables.

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:

MINDY MCILROY • mmcilroy@terranovacorp.com • 305.970.6344

LAUREN ROBBINS • lrobbins@terranovacorp.com • 757.581.2766



// 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

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

CORAL GABLES SALES

\$1.5B Total Retail Sales
\$363M Total Hospitality Sales

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

CORAL GABLES POPULATION

50K Residents	//	39 Median Age
\$977K Median Home Price	//	\$114K Median HH Income

VISITORS TO CORAL GABLES

19% Florida Resident Visitors	//	3M Tourist Annually
11% FL Resident Overnight Visitors	//	9% International 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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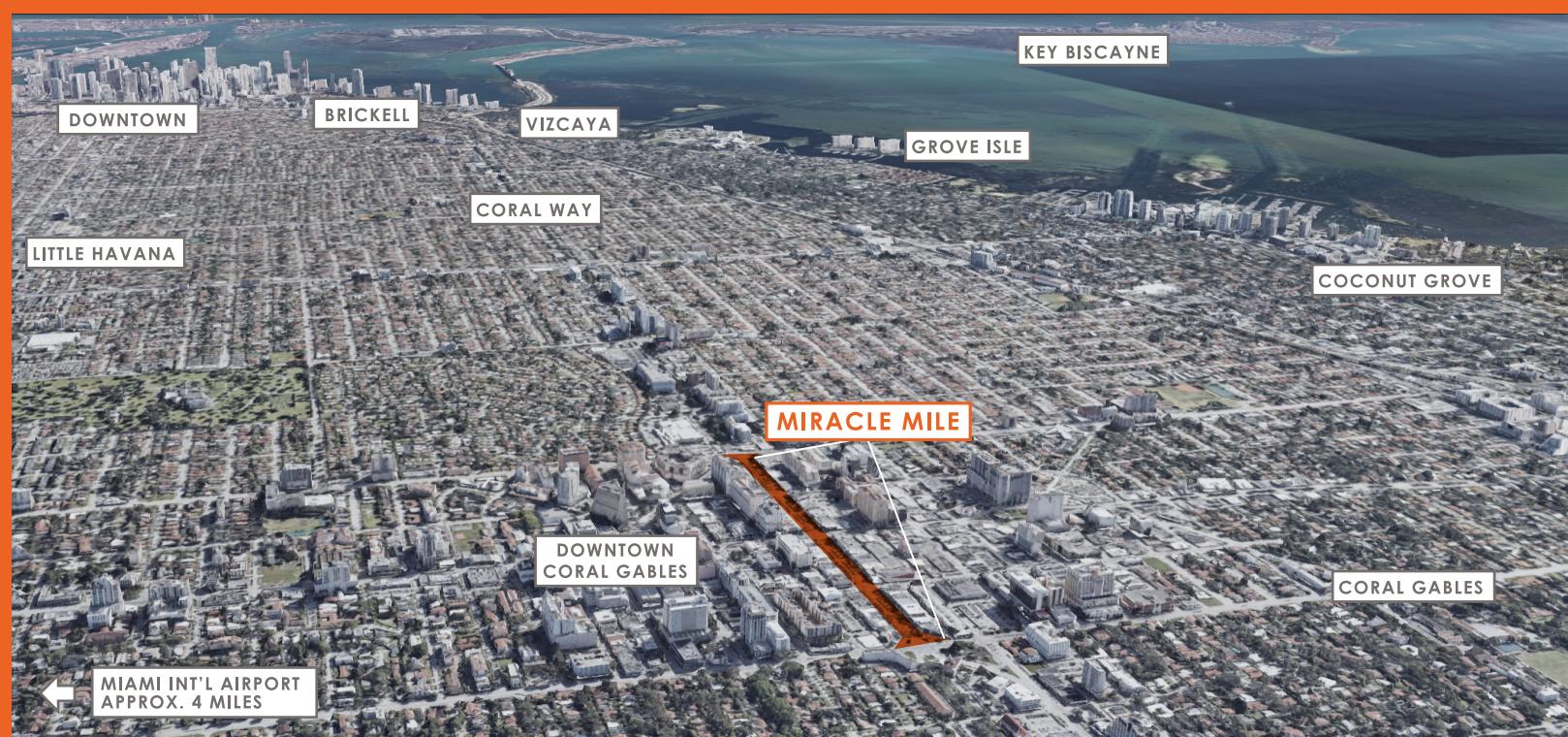
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MIRACLE MILE

// 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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