

BOUTIQUE CORAL GABLES OFFICE BUILDING

+ DEVELOPEMNT OPPORTUNITY

365 Palermo Ave | Coral Gables, FL

OFFERING MEMORANDUM



ONE

Sotheby's
INTERNATIONAL REALTY

365 Palermo Ave

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Exclusively Marketed by:



Manny Chamizo III

ONE Sotheby's International Realty
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OFFERING SUMMARY

ADDRESS	365 Palermo Ave Coral Gables FL 33134
COUNTY	Miami-Dade
MARKET	Coral Gables
BUILDING SF	6,883 SF
LAND ACRES	0.11
LAND SF	5,000 SF
YEAR BUILT	1970
APN	03-4117-005-5020
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$5,495,000
PRICE PSF	\$798

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	30,783	238,999	516,070
2025 Median HH Income	\$106,466	\$78,179	\$74,217
2025 Average HH Income	\$161,573	\$131,413	\$124,474

Property Summary

- One Sotheby's International Realty is proud to present 365 Palermo Avenue, Coral Gables. Ideally positioned in the heart of Coral Gables, this distinguished two-story commercial property offers approximately 6,883 square feet of interior space on a 5,000 square-foot lot. Built in 1970 and updated to current standards recently. Zoned Mixed-Use 3 (MX3), the property is currently configured for office use and represents a rare opportunity to acquire a boutique building in one of South Florida's most prestigious business districts. 365 Palermo Avenue provides an exceptional value-add or redevelopment opportunity, offering investors the flexibility to reposition the asset as a high-end professional office, boutique retail destination, or creative mixed-use space. Its size and layout make it ideal for owner-users or boutique firms seeking a prominent address in Coral Gables without the scale or management demands of a larger asset. This unique proposition offers a possibility to purchase an adjacent parking lot for a mixed-use redevelopment.

Currently Leased Ends: December 31, 2026

Current Annual Rent: \$320,100

Current Rent per Sq. Ft.: \$50.00 Net of Utilities



INSURANCE

Location

Location Summary

365 PALERMO AVE

Aerial View



Subject Property

This property allows for the potential to acquire the adjacent municipal parking lot from the City Of Coral Gables under an RFP Program. Buyer could potentially develop up to 30,000 sq ft of Mixed use. (Retail, Office or Multifamily) under the MX3 Zoning.



Property Description

Property Features

365 PALERMO AVE

PROPERTY FEATURES	
BUILDING SF	6,883
LAND SF	5,000
LAND ACRES	0.11
YEAR BUILT	1970
# OF PARCELS	1
ZONING TYPE	5005 MIXED-USE 3
LOCATION CLASS	A
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	14



Exterior of Building and Parking Lot



Executive Offices



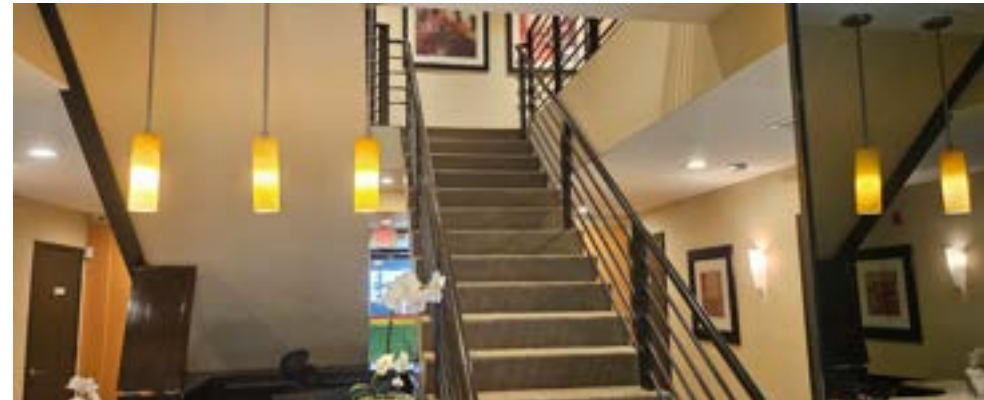
Open Office Space



Lobby and Common Areas



Common Areas and Restrooms





Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a distinguished commercial real estate executive with more than four decades of leadership and brokerage experience across investment sales, development, and asset strategy.

Throughout his career, he has consistently overseen complex transactions and advisory engagements, guiding private capital clients through acquisition, disposition, and value-creation opportunities across Florida and major Latin American markets.

As the **Global Commercial Director** for ONE Sotheby's International Realty, Manny built a highly regarded practice representing private investors, family offices, and institutional groups.

Known for his command of capital markets and deep access to private capital networks, he has successfully underwritten, structured, and executed transactions totaling over **\$1 billion** in career sales volume.

His experience spans retail, multi-family, land development, industrial properties, and commercial redevelopment initiatives.

Respected for his strategic insight and deal execution capabilities, Manny is widely recognized as a leading expert in South Florida **investment properties**.

His philosophy, "**Connect With the Well Connected**," reflects his ability to enhance value and mitigate risk by aligning clients with the right capital, partners, and opportunities.

In addition to advising clients, Manny is himself an active investor in retail and multi-family assets, further reinforcing his practical understanding of property operations, insurance structuring, and investment performance.

Manny is a **Platinum-Level Top Producer** and has been honored with numerous industry awards, including the CoStar **Power Broker Award** for Retail Transactions and the RCA National **Commercial Realtor of the Year**.

He has also been named **#1 Commercial Agent Company-Wide** at ONE Sotheby's International Realty for 2022 and 2023. His expertise has been featured in the Miami Business Review, South Florida Business Journal, and other leading industry publications.

TWO STORY OFFICE BUILDING FOR SALE IN CORAL GABLES



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