



**2150 SW 22ND ST  
MIAMI, FL 33145**

**8 SPACES MOVE-IN READY OFFICES IN CORAL WAY**

Offering a welcoming and flexible office environment within a seven-story office building, ideal for businesses looking to establish or expand their presence in a central Miami location. With eight available suites ranging from approximately 300 SF to nearly 3,000 SF, tenants can select the space that best fits their needs while allowing room to grow.

Located less than 2 miles from Coral Gables and just 2.5 miles from Brickell and Downtown Miami, the property provides convenient access to Coconut Grove, the Health District, and Miami International Airport, making it easy for employees and clients alike.

Tenants enjoy a beautifully maintained building with shared common areas, elevator access, and ample on-site parking, creating a professional and comfortable environment. The building is move-in ready, offering an excellent opportunity for businesses seeking visibility, accessibility, and a polished place to operate.

**LEASE PRICE: \$35 PSF**

**Lot Size:** 14,600 SF

**Building Size:** 8,003 SF

**Zoning:** T5-O

**Year Built:** 1,981

UNIT	TENANT	LEASEABLE AREA
1A	Occupied	1,400
2	Occupied	2,300
3A	Available	315
3B	Occupied	685
3C	Available	1,300
4	Occupied	2,300
5A	Occupied	450
5B	Available	750
5C	Available	950
6A	Available	800
6B	Available	1,500
7A	Available	1,150
7B	Occupied	1,150
8A	Available	2,350

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