

AVAILABLE FOR LEASE

1537 SAN REMO AVE
CORAL GABLES, FL 33146

Prestige &
Privacy

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Private Luxury
CONTROL YOUR OWN FLOOR AT
3-4K RSF OR LEASE BOTH FOR A
CONTIGUOUS BLOCK OF 7,674 RSF

A RARE OPPORTUNITY IN SOUTH GABLES

This brand new office opportunity at 1537 San Remo Avenue offers two separate full floors that can be leased independently or combined as a contiguous block of approximately 7,674 RSF (Suite 400 ±4,327 RSF & Suite 500 ±3,347 RSF). Both floors provide tenants with the rare ability to control their own floor, ensuring privacy, identity, and operational efficiency. Suite 500 (±3,347 RSF) includes a large private outdoor terrace and balcony, ideal for executives and teams seeking fresh air and outdoor meeting space.

Situated in the South Gables-South Miami area, the property combines a prestigious, private setting with excellent accessibility to US-1, the Metrorail, and the surrounding residential neighborhoods. This is the perfect option for a family office or business seeking a high-quality office environment closer to home, without sacrificing modern amenities or convenience.



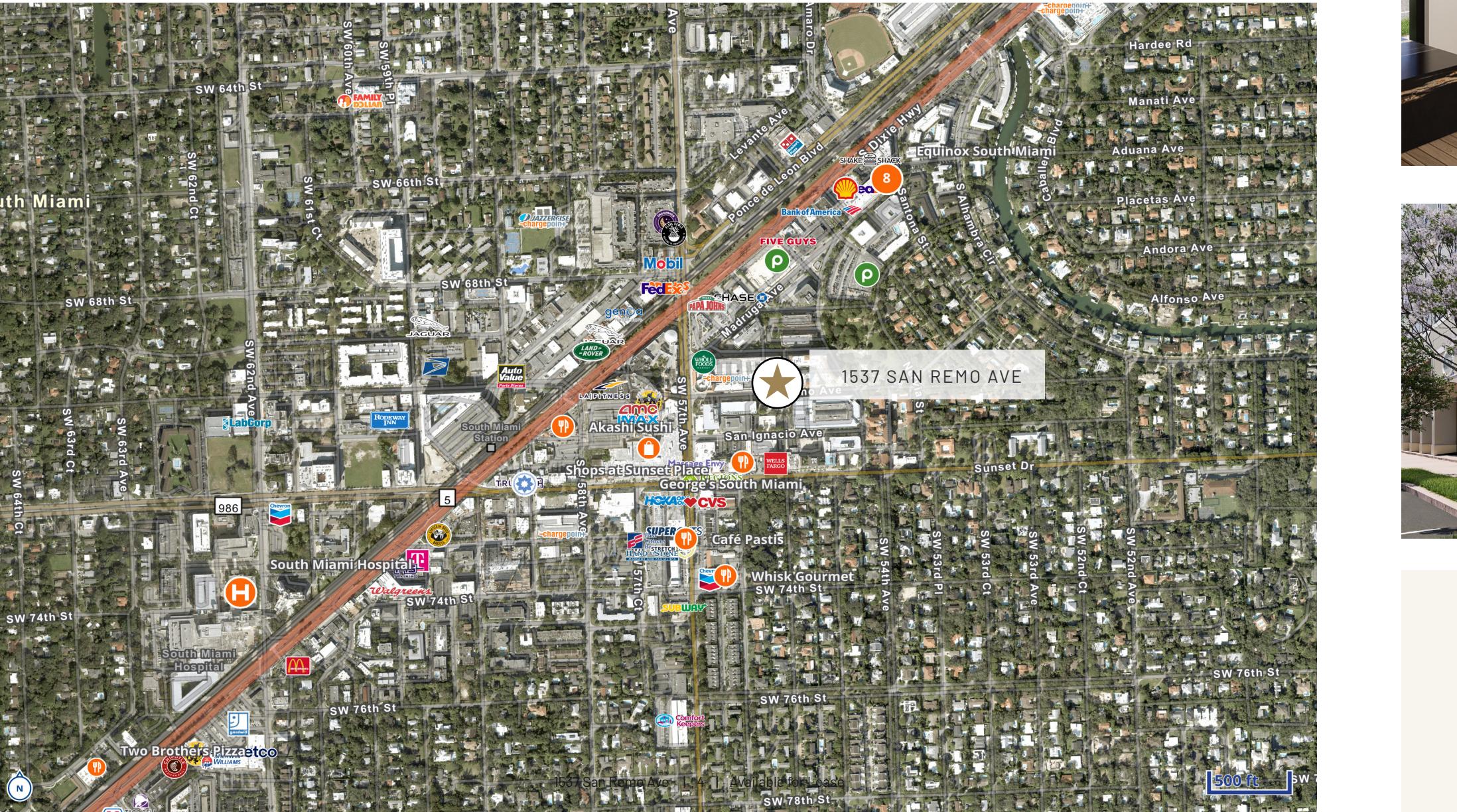
PROPERTY FEATURES

- New construction boutique office building offering a high-end modern design
- The building features a luxurious lobby, common areas, a doorman, and top-tier security
- Enjoy breathtaking views from the top two floors with floor-to-ceiling windows and 10-foot ceilings
- Opportunity to control your own floor at a SF not available at other buildings
- Private rooftop terrace for tenants with seating and Wi-Fi access
- 3/1,000 garage parking ratio
- Steps from multiple dining options
- LEED Certified



Prestige in the *Heart of South Gables/South Miami*

REMO AVENUE DELIVERS A PRESTIGIOUS
LIFESTYLE WITH EXCEPTIONAL CONVENIENCE.

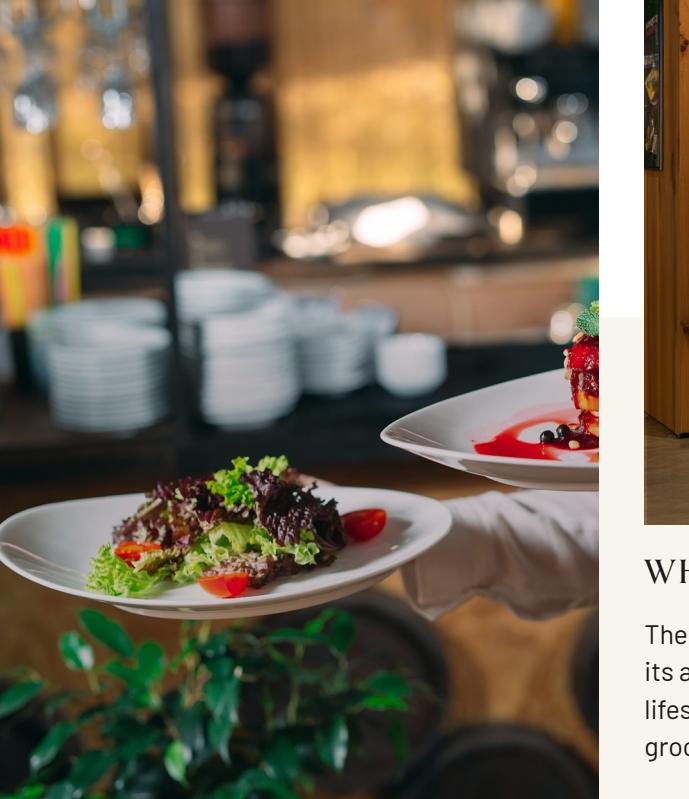


-end modern design

Location *Highlights*

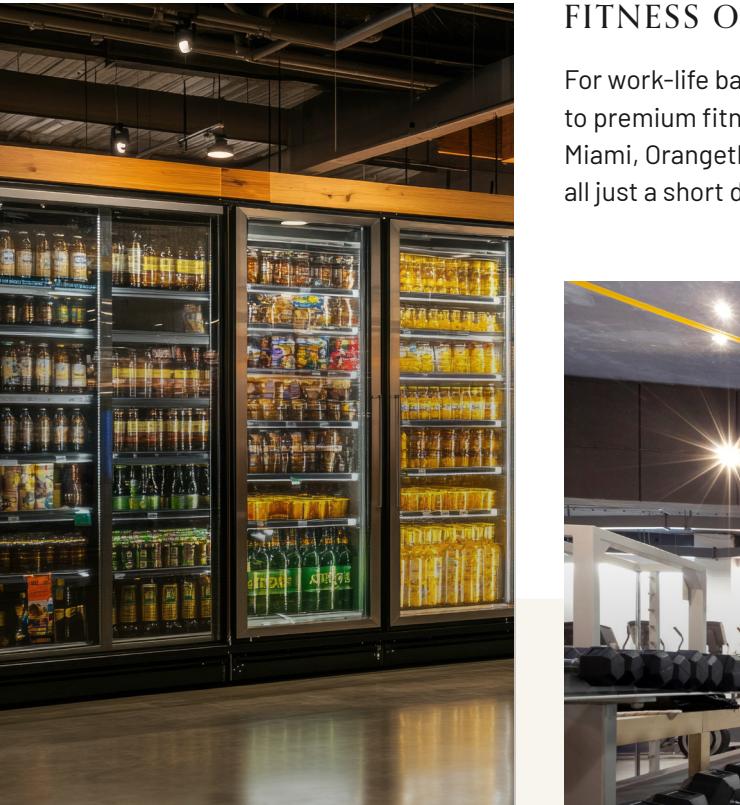
NEARBY RESTAURANTS

1537 San Remo is surrounded by a mix of dining options. From local favorites like Whisk Gourmet, Café Pastis, and Miami's Best Pizza to casual staples such as Shake Shack, Five Guys, and Raw Jūce, the area offers something for every taste.



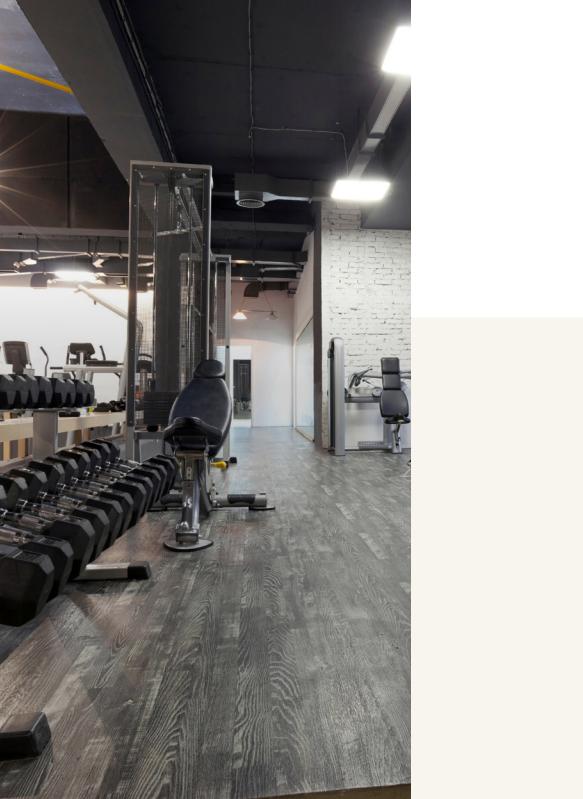
WHOLE FOODS MARKET

The building's location by Whole Foods enhances its appeal as a workplace that blends prestige with lifestyle convenience, quick access to fresh dining, groceries.



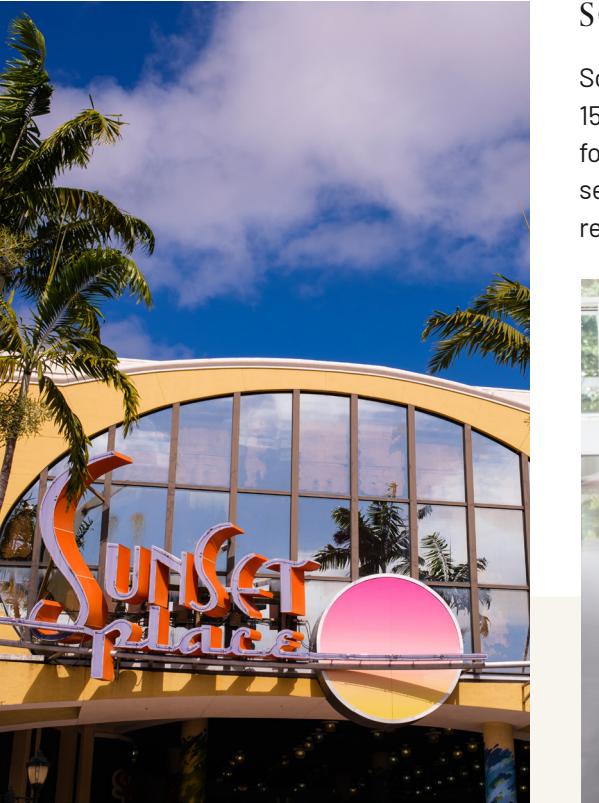
FITNESS OPTIONS

For work-life balance, tenants benefit from proximity to premium fitness options such as Equinox South Miami, Orangetheory Fitness, and boutique studios, all just a short drive away.



SUNSET PLACE REDEVELOPMENT

Located just half a mile from the Shops at Sunset Place, now undergoing a major redevelopment into a vibrant mixed-use destination, tenants will enjoy immediate access to retail, dining, entertainment, and lifestyle amenities.



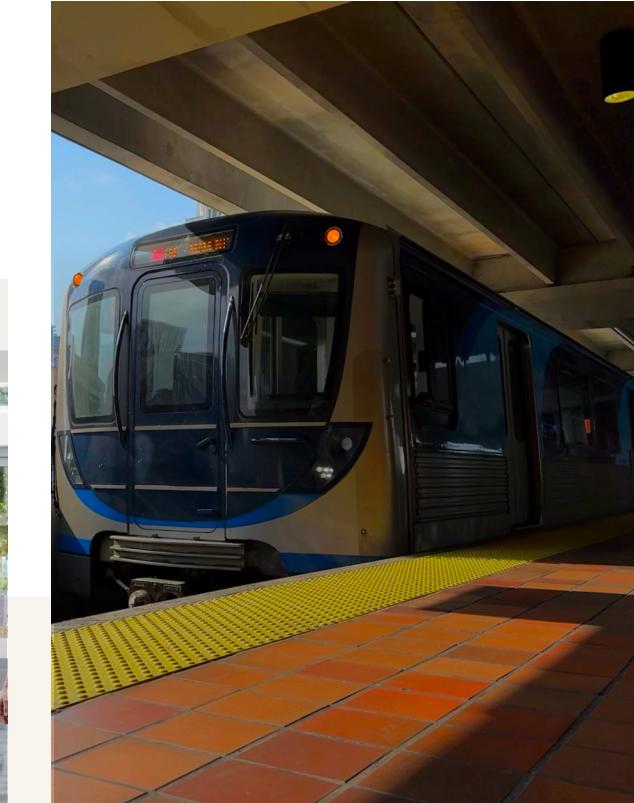
SOUTH MIAMI HOSPITAL

South Miami Hospital is less than half a mile from 1537 San Remo Avenue, making it an ideal location for medical users, specialists, and businesses seeking close access to one of Miami-Dade's most respected healthcare institutions.



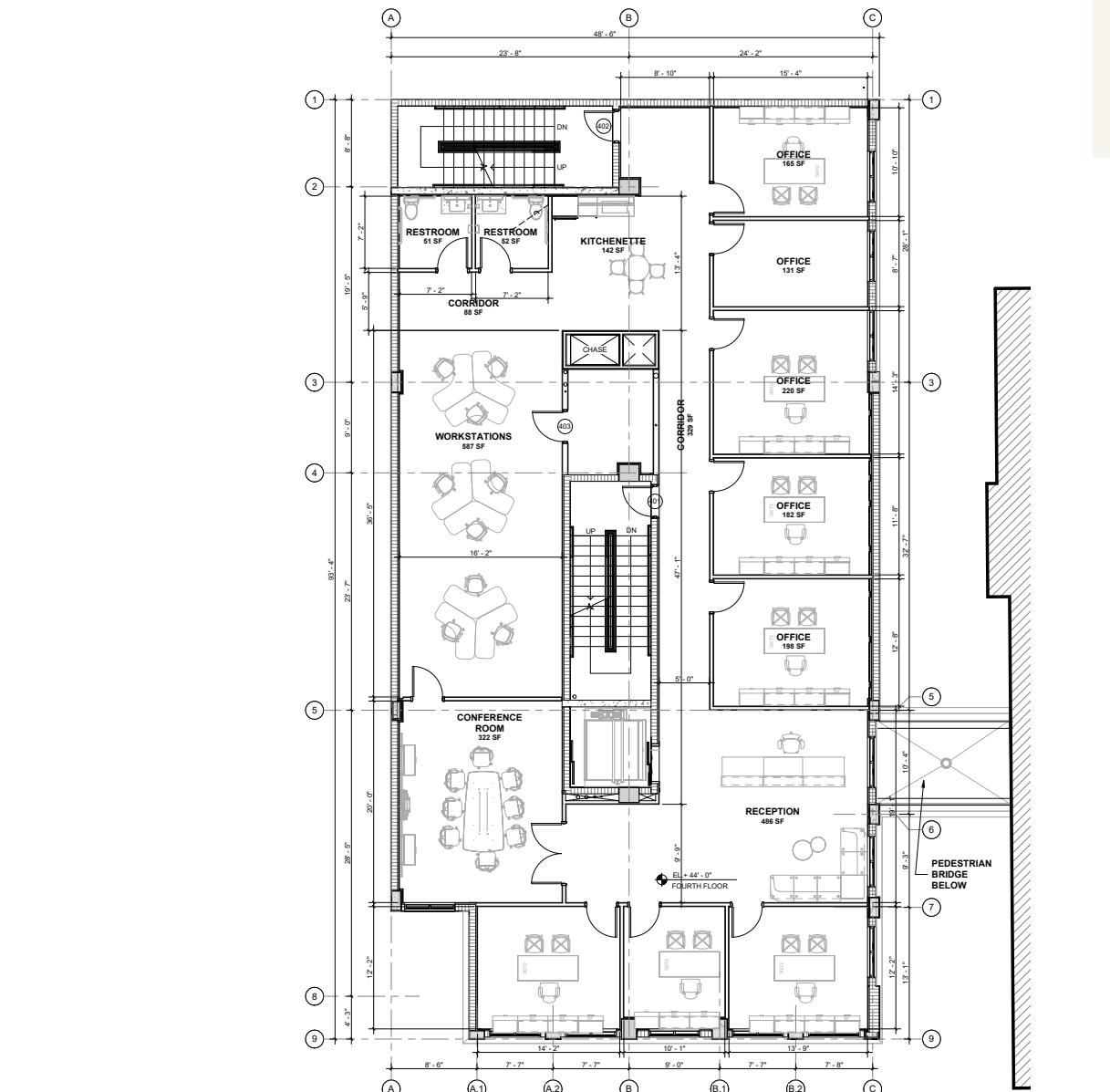
SOUTH MIAMI METRORAIL STATION

South Miami Metrorail Station provides tenants and visitors with seamless access to Miami's public transit system. The station is only a 2-minute drive or a 10-12 minute walk from the property, making it an ideal commuting option for employees and clients.



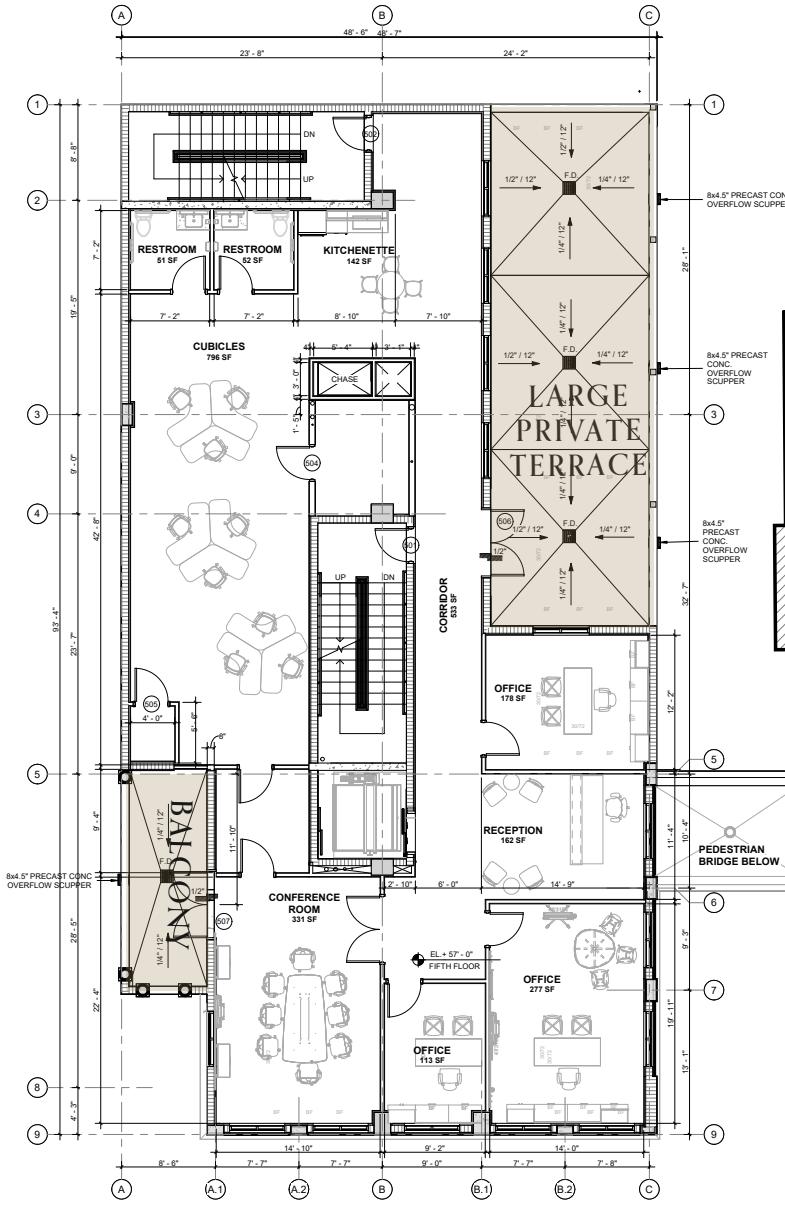
Floorplans

CONTROL YOUR OWN FLOOR



*CONCEPTUAL PLAN - SUBJECT TO CHANGE

FOURTH FLOOR
±4,327 RSF



*CONCEPTUAL PLAN - SUBJECT TO CHANGE

FIFTH FLOOR
±3,347 RSF



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