



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

THE AXIS ON CORAL WAY 4,609 SF OFFICE SUITE

2103 CORAL WAY STE 500
MIAMI, FL 33145



FOR SUBLEASE

Presented By,

BERT CHECA

Principal

786.473.9227

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OSCAR PEDRO MUSIBAY

Vice President

786.348.9257

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PROPERTY SUMMARY

THE AXIS ON CORAL WAY - SUITE 500

Lee & Associates presents a top-quality, move-in-ready office designed to impress and inspire. The open layout is flooded with natural light, striking a balance between areas for collaboration and spaces that offer privacy. Perfect for professional service firms or creative teams, this suite features exposed ceilings, modern lighting, expansive windows, a built-in kitchenette, and a private patio – at no additional cost.

Parking and elevator access are conveniently located right outside the suite. Step directly onto your exclusive patio, ideal for open-air meetings, client events, or simply enjoying a break outdoors. Occupying the entire 5th floor, Suite 500 offers unmatched privacy and a truly distinctive work environment.



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

Principal
786.473.9227
bcheca@lee-associates.com

OSCAR PEDRO MUSIBAY

Vice President
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omusibay@lee-associates.com

PROPERTY HIGHLIGHTS



The Axis on Coral Way:

- 4,609 SF office suite
- Open layout with mix of private offices and collaborative zones
- Exposed ceilings and modern lighting fixtures with built-in kitchenette and reception area
- On-site amenities: Top-rated Spanish restaurant Xixón and Bank of America located downstairs, additional food options, car charging station
- Exclusive 5th-floor terrace accessible only from the suite
- Parking and elevator access are conveniently located right outside the suite
- Home for teams of 12 to 37 people, with 9 offices available



Prime Location:

- Located in Coral Way
- It offers convenient access to Downtown Miami, Coral Gables, Brickell, and Little Havana.



Exceptional Freeway Access:

- 4 min (0.8 mile) to US-1
- 6 min (1.9 miles) to I-95
- 15 min (3.2 miles) to Dolphin Expy
- 30 min (6.0 miles) to Palmetto Expy

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	35 months
TOTAL SPACE:	4,609 SF	LEASE RATE:	\$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 500	Available	4,609 SF	Full Service	\$23.00 SF/yr	Open layout with a mix of private offices and collaborative zones

PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	The Axis on Coral Way
STREET ADDRESS	2103 Coral Way
CITY, STATE, ZIP	Miami, FL 33145
COUNTY	Miami-Dade
MARKET	South Florida

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	T5-O
LOT SIZE	0.46 Acres
APN #	01-4110-053-0010
CORNER PROPERTY	Yes

AMENITIES

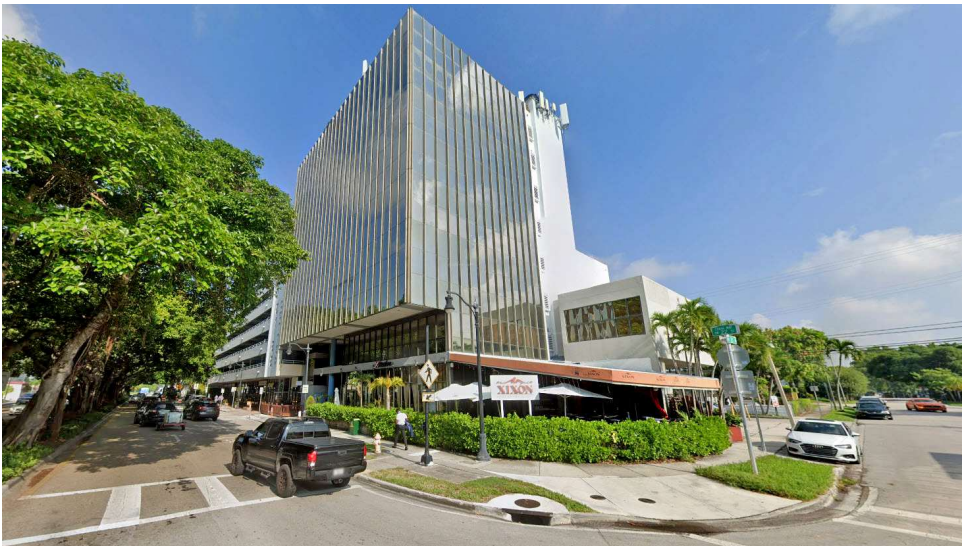
- Atrium
- Food Service
- Restaurant
- Reception
- Car Charging Station
- Atrium
- Balcony

BUILDING INFORMATION

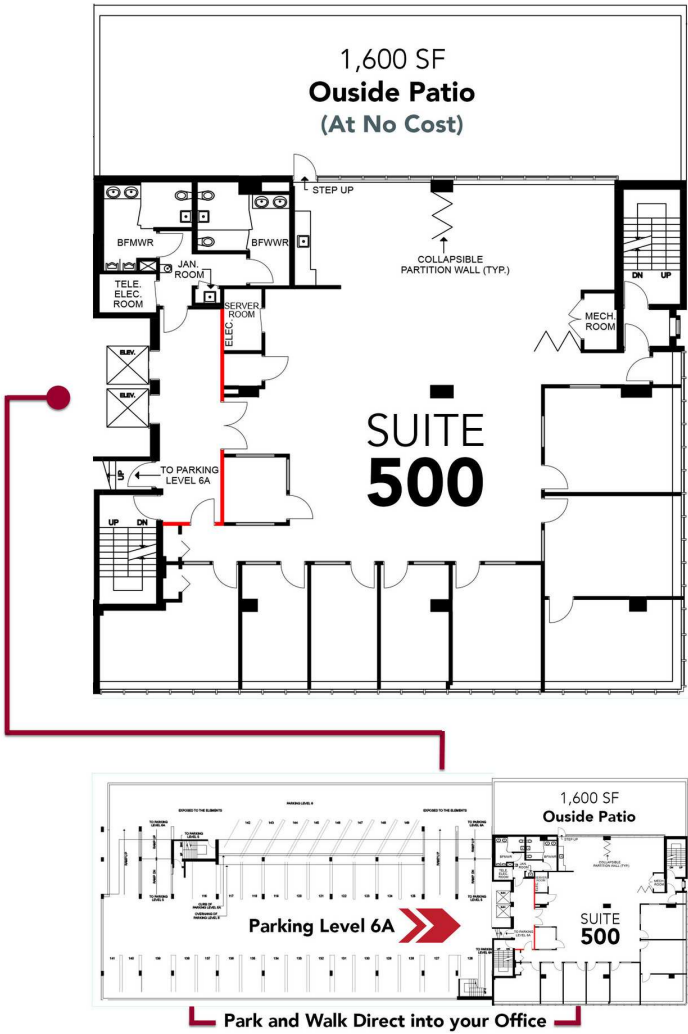
BUILDING SIZE	136,941 SF
BUILDING CLASS	A
TENANCY	Multiple
NUMBER OF FLOORS	8
AVERAGE FLOOR SIZE	9,201 SF
YEAR BUILT	1983
YEAR LAST RENOVATED	2007

PARKING & TRANSPORTATION

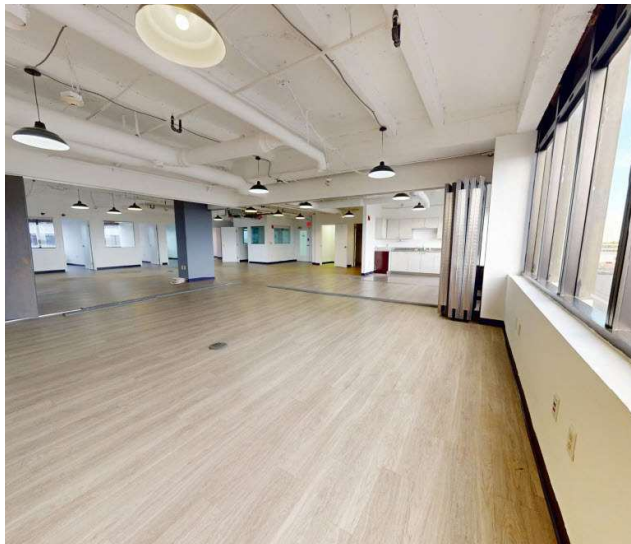
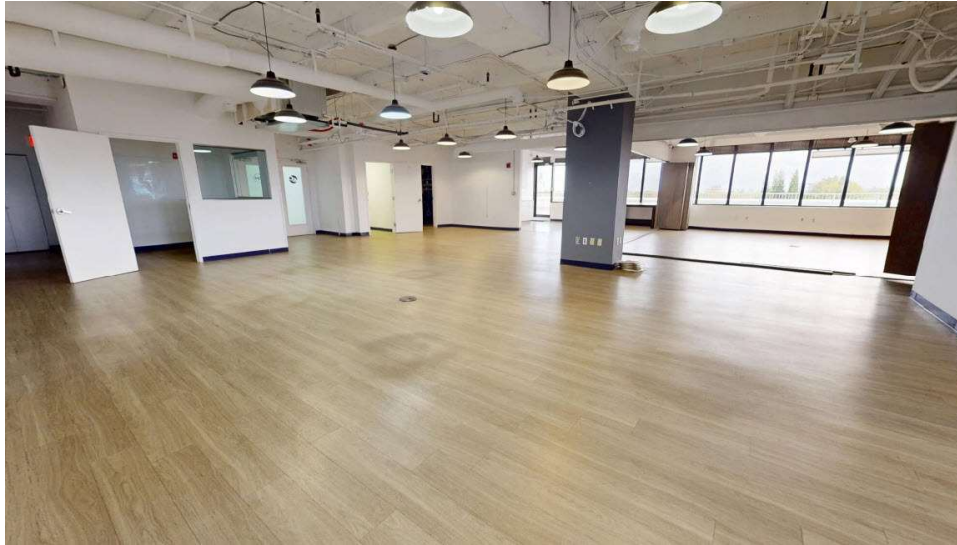
PARKING TYPE	Surface
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FLOOR PLAN



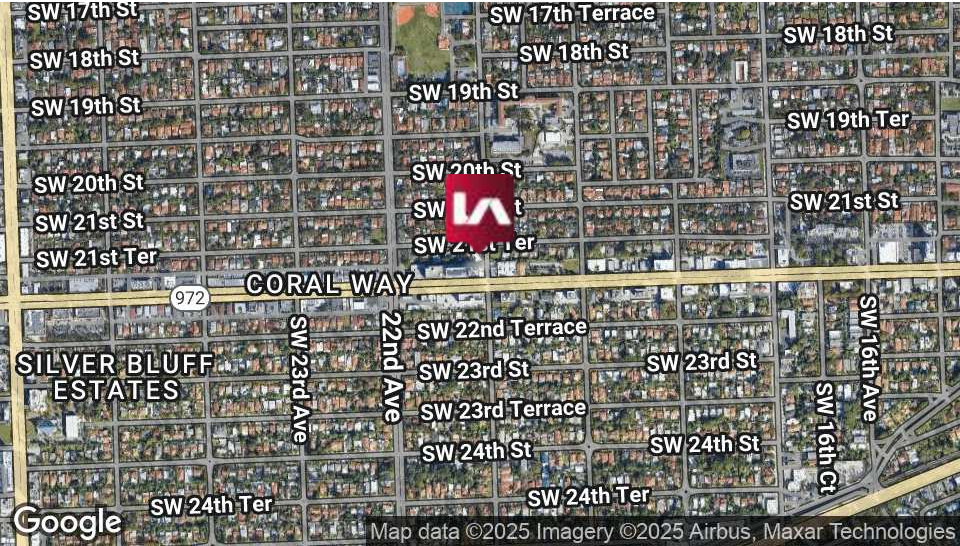
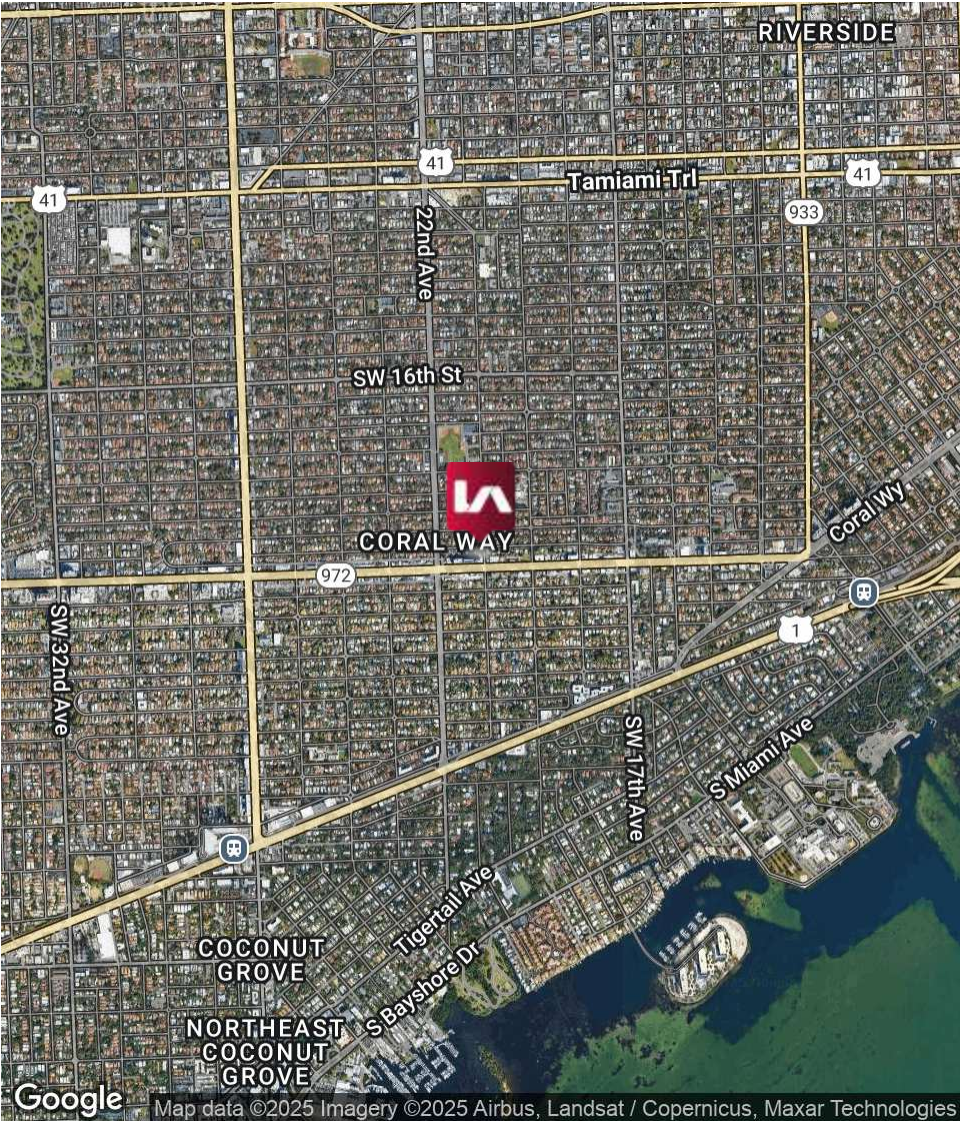
SUITE 500



RETAIL TENANT MAP – CORAL GABLES & SURROUNDING MIAMI AREA



REGIONAL MAP



LOCATION OVERVIEW

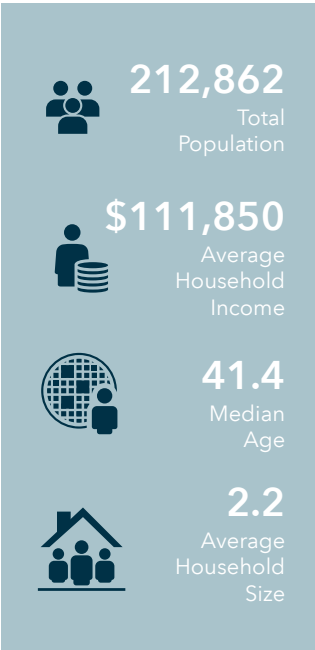
Strategically situated in the heart of Miami, the property provides immediate access to key highways and transit options. Its central location supports seamless connectivity to downtown, Brickell, and surrounding neighborhoods, ensuring convenience for both staff and clients.

CITY INFORMATION

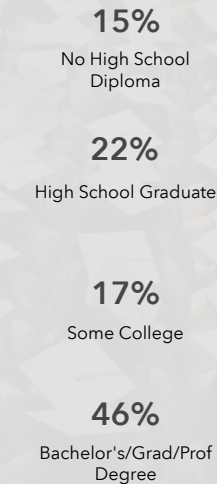
CITY: Miami
MARKET: South Florida

DEMOGRAPHIC PROFILE

KEY FACTS



EDUCATION



Drive time of 10 minutes

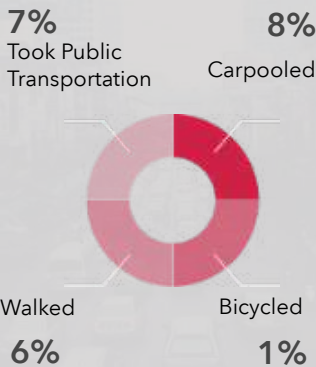


EMPLOYMENT TRENDS



Unemployment Rate

COMMUTING TRENDS



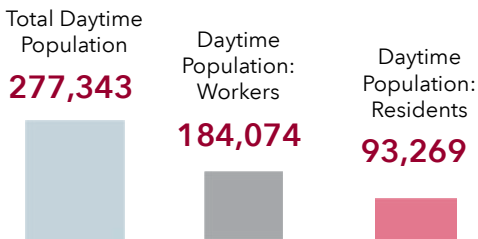
NEARBY AMENITIES



1,040

Number of Restaurants

DAYTIME POPULATION



BUSINESSES



3,093

Retail Businesses



DEMOGRAPHIC PROFILE

KEY FACTS

428,841
Total Population

\$112,761
Average Household Income

40.4
Median Age

2.3
Average Household Size

EDUCATION

16%
No High School Diploma

22%
High School Graduate

18%
Some College

44%
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



EMPLOYMENT TRENDS



64%
White Collar

19%
Blue Collar

17%
Services

1.5%

Unemployment Rate

COMMUTING TRENDS

7%
Took Public Transportation

8%
Carpooled

6%
Walked

1%
Bicycled

NEARBY AMENITIES



1,895
Number of Restaurants

DAYTIME POPULATION

Total Daytime Population

544,410

Daytime Population: Workers

349,350

Daytime Population: Residents

195,060

BUSINESSES



40,089

Total Businesses



300,491

Total Employees



51,702,180,665

Total Sales

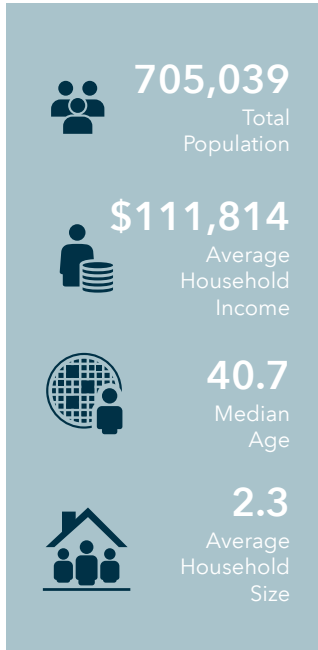
5,930

Retail Businesses

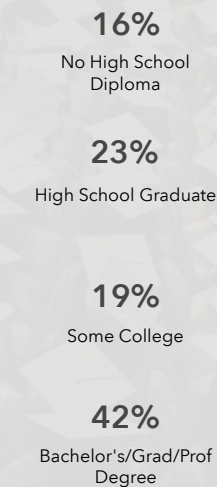


DEMOGRAPHIC PROFILE

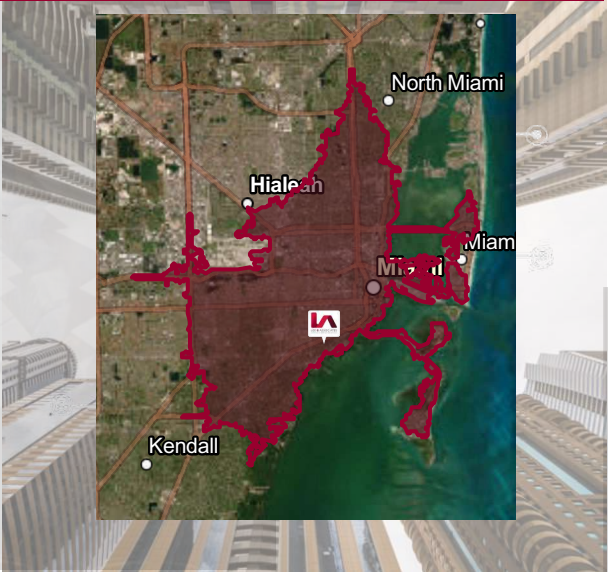
KEY FACTS



EDUCATION



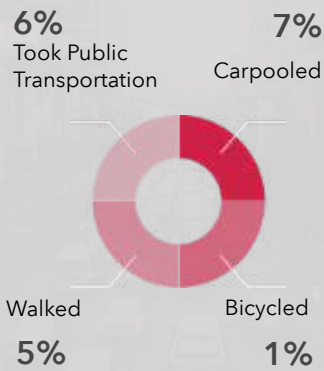
Drive time of 20 minutes



EMPLOYMENT TRENDS



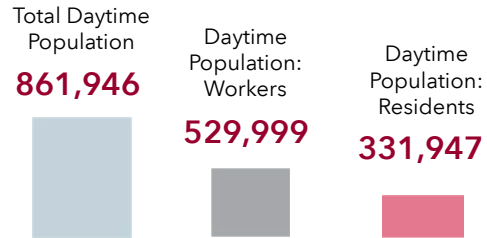
COMMUTING TRENDS



NEARBY AMENITIES



DAYTIME POPULATION



BUSINESSES

