// EXCLUSIVE LEASING OFFERING

TERRANOVA



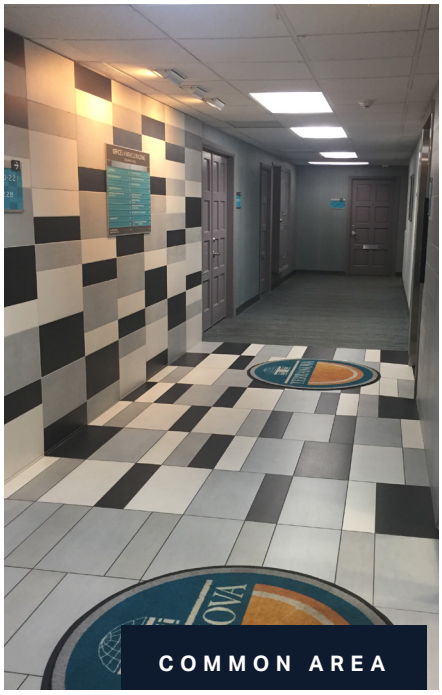
220 : UNIT B211 MIRACLE MILE

2ND FLOOR OFFICE SPACE // CORAL GABLES, FL 33134

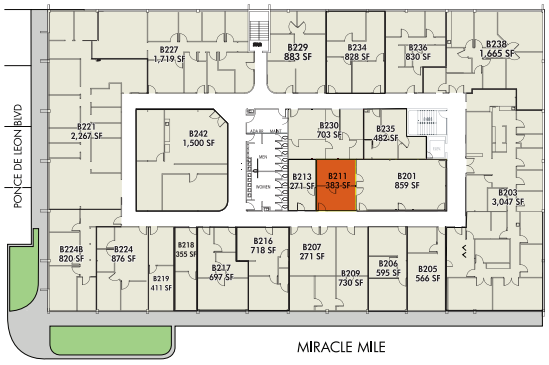
// SUBJECT PROPERTY OVERVIEW

220 MIRACLE MILE: B211









// PRIME LOCATION

383 SF, 2nd floor office space overlooking Miracle Mile. An elegant and sophisticated destination for diners & shoppers in Downtown Coral Gables.

// NEIGHBORS

Surrounded by 120+ restaurants and 115 top retailers - Hillstone, Moxies, Būccan, Motek, Pura Vida, Chewy, Scandy Candy, Laser Away, Club Pilates, Barnes & Noble.

// PARKING-A-PLENTY

More than 2,400 parking spaces & 6 centralized valet stations service Miracle Mile.

// 15-MINUTE CITY

Every daily essential within a 15-minute walk or bike ride. Live, work, and play in Coral Gables.

// CULTURAL HUB

Steps away from renowned arts, cultural, & educational institutions: Miracle Theater, Coral Gables Museum, & Coral Gables Cinema

FOR RETAIL LEASING INFORMATION, PLEASE CONTACT

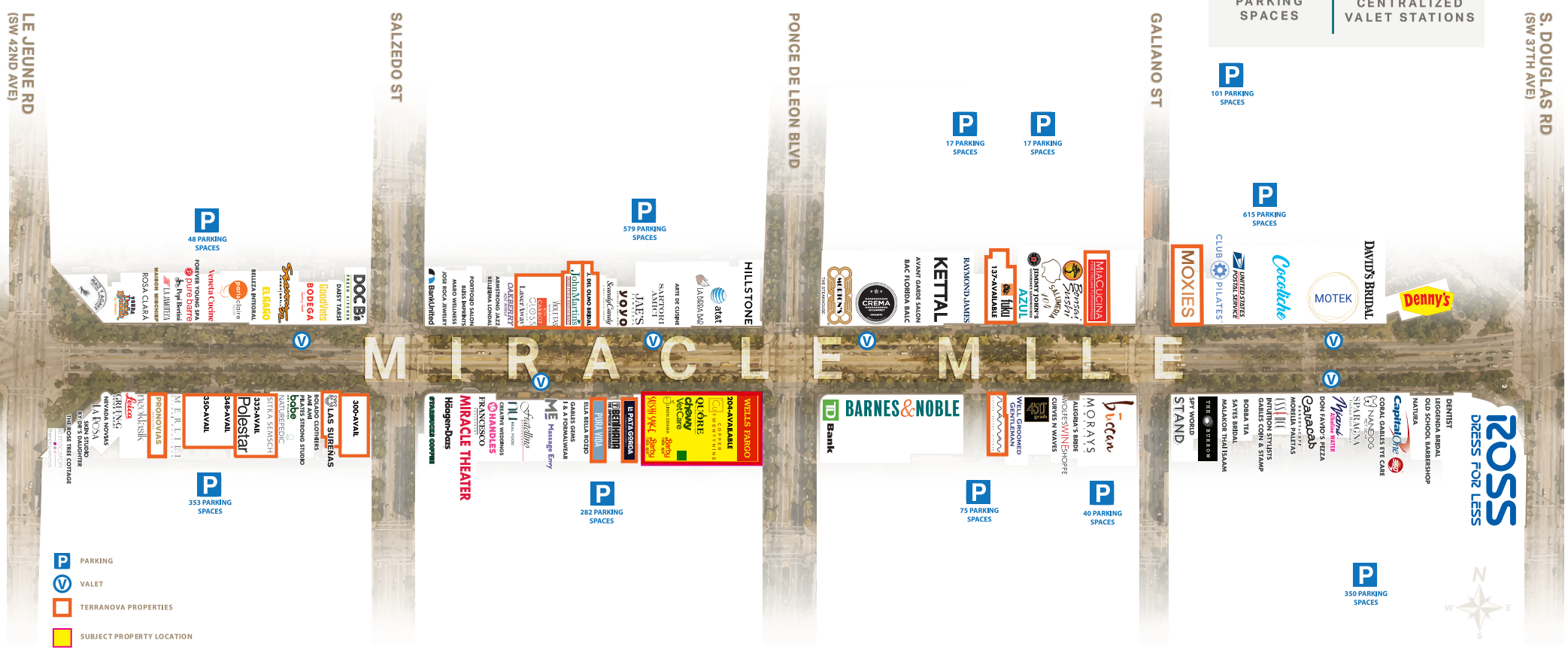
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// RETAILER MAP

CENTRAL BUSINESS DISTRICT PARKING

2400 PARKING SPACES | **6** CENTRALIZED VALET STATIONS



300 BLOCK

TENANT HIGHLIGHTS

- Leica Camera
- GoodVets
- Doc B's
- Sitka Semsch
- Las Surenas
- Babes Hot Pilates

200 BLOCK

TENANT HIGHLIGHTS

- Hillstone
- Pura Vida
- Chewy
- Laser Away
- Wells Fargo
- Scandy Candy

100 BLOCK

TENANT HIGHLIGHTS

- Buccan
- Fuku
- MiaCucina
- Maman
- Barnes & Noble
- Crema

00 BLOCK

TENANT HIGHLIGHTS

- Motek
- Moxies
- Club Pilates
- Caracas Bakey
- Stand by Shingo

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// SURROUNDING AREA

THE CITY BEAUTIFUL

Coral Gables is known for its canopy trees and Mediterranean architecture. Coral Gables boasts a unique blend of residential allure, international influence, and a thriving business environment. Its proximity to Miami International Airport and the Port of Miami facilitates efficient logistics for business and personal travel. The city acts as the commercial center for four other affluent communities: Key Biscayne, Coconut Grove, Pinecrest & South Miami.

CORAL GABLES — PEOPLE & VISITORS

53K Residents	39 Median age	$1.5M Average home price	$232K Average HH Income
91K Daytime Population	5M Visitors annually	4M Domestic visitors	1M International visitors

200
Multi-National Companies

Inlcuding:

FIFA

BACARDÍ

$53K
Total Retail Sales per Capita

120
Restaurants

12M
SF of Office Space

6000
Businesses

$1.5B
Total Retail Sales

200
Retailers

1.7%
Retail Vacancy Rate

21
Consulates

CORAL GABLES CENTRAL BUSINESS DISTRICT
(density growth)

8K
Multi-family units (Existing)

3K
Multi-family units (Under construction/proposed)

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TERRANOVA

// EVENTS & CELEBRATIONS

CORAL GABLES COMES ALIVE



FESTIVAL OF THE ARTS January



CARNAVAL ON THE MILE March



4TH AT THE BILTMORE July



TRICK OR TREAT ON THE MILE October



NIGHTGARDEN · FAIRCHILD November



CHRISTMAS TREE LIGHTING December

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 (Nov-Apr)
Gables Gallery Night
Gables Bike Tours

ONGOING

Book Signings & Readings –at Books & Books
Artistic and cultural activations

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// LOCATION MAP OVERVIEW

MINUTES FROM EVERYTHING



DRIVE TIMES

00–15 MIN

University of Miami	// 09 min
Coconut Grove	// 12 min
Little Havana	// 12 min
Vizcaya Museum	// 14 min
South Miami	// 14 min
MIA (Airport)	// 15 min
Brickell	// 15 min

16–29 MIN

Downtown Miami	// 16 min
Kendall	// 20 min
Design District	// 22 min
Doral	// 22 min
Pinecrest	// 22 min
Port of Miami	// 24 min
Wynwood	// 24 min
Key Biscayne	// 25 min
South Beach	// 27 min

30 MIN +

Miami Beach Conv Cntr	// 30 min
Hard Rock Stadium	// 30 min
Miami Lakes	// 30 min
Aventura	// 40 min

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