



2200: UNIT B224

MIRACLE
MILE

2ND FLOOR OFFICE SPACE

CORAL GABLES, FLORIDA 33134

220 MIRACLE MILE: B224

// PROPERTY OVERVIEW



COMMON AREA



COMMON AREA



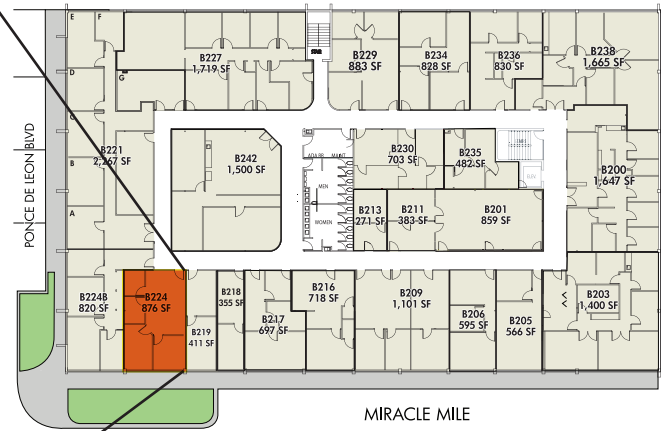
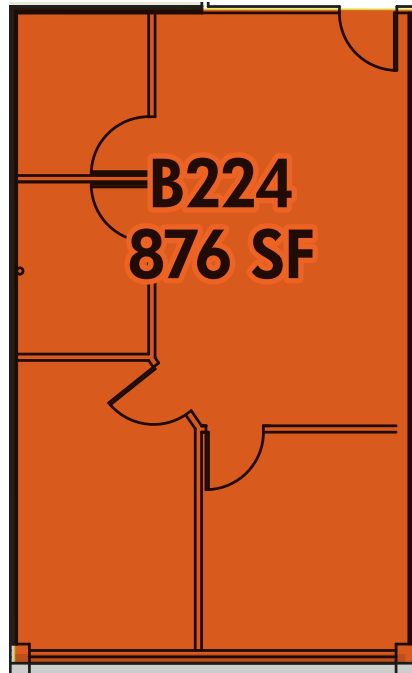
PRIME LOCATION

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



15 MINUTE CITY

All your daily essentials in a 15-minute walk or bike ride. Live, work, play in Coral Gables.



CULTURAL HUB

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



NEIGHBORS

Surrounded by 120 trendy restaurants and 115 top retailers including Hillstone, Moxies, Motek, Pura Vida, Chewy, Polestar, Laser Away, Club Pilates, Barnes & Noble.



PARKING-A-PLenty

The area boasts more than 2,400 parking spaces & 6 valet stations right on Miracle Mile.



For retail leasing information, please contact:

MINDY MCILROY • mmcilroy@terranozacorp.com • 305.970.6344
 LAUREN ROBBINS • lrobbins@terranozacorp.com • 757.581.2766



// SURROUNDING AREA

Known as the City Beautiful, Coral Gables flourishes as the garden city its founders envisioned. Lush, canopy trees line the avenues and Mediterranean architecture decorates the buildings. Coral Gables boasts a unique blend of residential allure, international influence, and a thriving business environment. It is home to a mix of commercial spaces, from modern office buildings to unique boutiques and a cosmopolitan restaurant scene. The city is very desirable to businesses as it is unaffected by seasonal shifts unlike other parts of Florida. It is also close in proximity to Miami International Airport and the Port of Miami to facilitate efficient logistics for business and personal travels.

DOWNTOWN CORAL GABLES

150 Multi-National Companies	//	100K Total Daytime Population
172 Businesses	//	11.5M SF of Office Space
1.7% Vacancy Rate	//	21 Consulates

CORAL GABLES SALES

\$1.5B Total Retail Sales		
\$363M Total Hospitality Sales	//	\$31,502 Total Retail Sales per Capita

CORAL GABLES POPULATION

50K Residents	//	39 Median Age
\$1M Median Home Price	//	\$131K Median HH Income

VISITORS TO CORAL GABLES

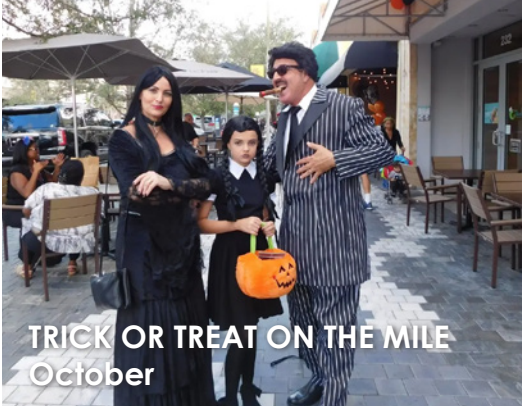
19% Florida Resident Visitors	//	3M Tourist Annually
11% FL Resident Overnight Visitors	//	9% International Overnight Visitors



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CORAL GABLES

//EVENTS & CELEBRATIONS



TRICK OR TREAT ON THE MILE
October



GIRALDA UNDER THE STARS
Nov thru April



CHRISTMAS TREE LIGHTING
December

NOTABLE EVENTS

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
- Gables Gallery Night
- Gables Bike Tours

OTHER EVENTS

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



CARNAVAL ON THE MILE
March



4TH AT THE BILTMORE
July



FESTIVAL OF THE ARTS
January



NIGHTGARDEN @ FAIRCHILD
November



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MIRACLE MILE

// LOCATION MAP OVERVIEW



DRIVE TIMES

// 00 to 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 to 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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