



220: UNIT B224
MIRACLE
MILE

2ND FLOOR OFFICE SPACE

CORAL GABLES, FLORIDA 33134

220 MIRACLE MILE: B224

// PROPERTY OVERVIEW



COMMON AREA



COMMON AREA



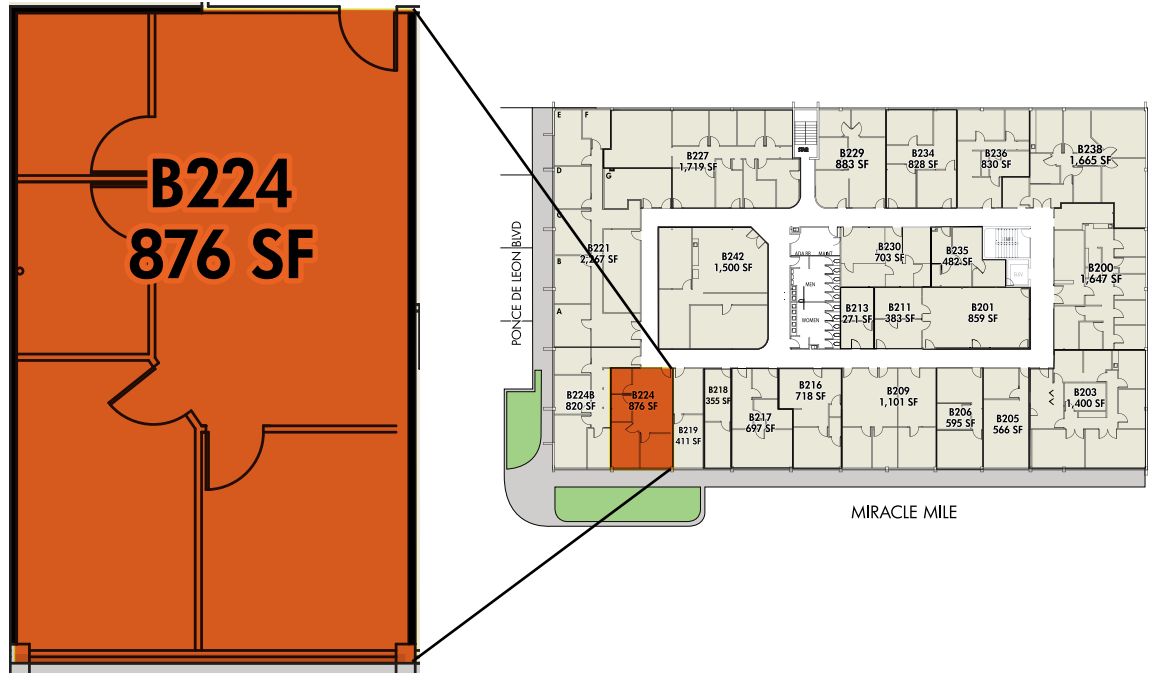
PRIME LOCATION

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@terranovacorp.com • 305.970.6344

LAUREN ROBBINS • lrobbins@terranovacorp.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



CARNAVAL ON THE MILE
March



4TH AT THE BILTMORE
July



FESTIVAL OF THE ARTS
January

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



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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