



2200: UNIT B234

# MIRACLE MILE

2ND FLOOR OFFICE SPACE

CORAL GABLES, FLORIDA 33134

# 220 MIRACLE MILE: B234

## // PROPERTY OVERVIEW



COMMON AREA



COMMON AREA



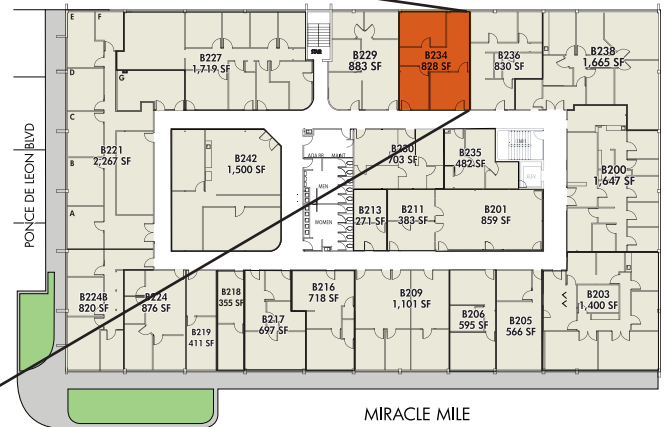
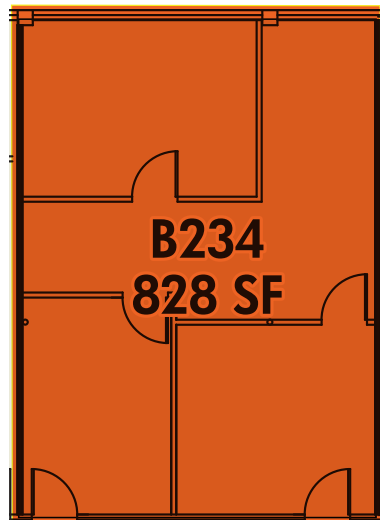
### PRIME LOCATION

828 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](mailto:mmcilroy@terranovacorp.com) • 305.970.6344  
 LAUREN ROBBINS • [lrobbins@terranovacorp.com](mailto: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

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

### CORAL GABLES SALES

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

### CORAL GABLES POPULATION

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

### VISITORS TO CORAL GABLES

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

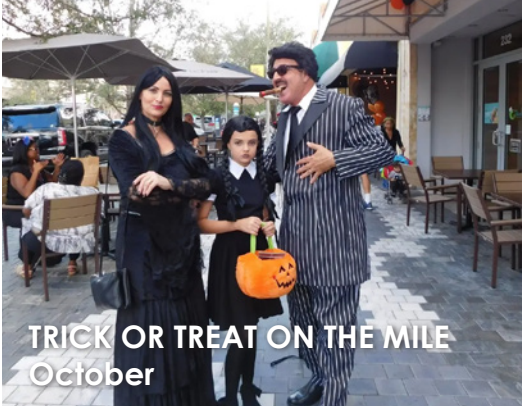


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# CORAL GABLES

## //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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