

951 S LE JEUNE OFFICE/MEDICAL BUILDING

951 S LE JEUNE RD, MIAMI, FL 33134

FOR LEASE

Presented By,

BERT CHECA

Principal

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COMMERCIAL REAL ESTATE SERVICES

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[@leesouthflorida](https://www.instagram.com/leesouthflorida)

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents 951 S Le Jeune Road, a premier 10,674 SF office/medical office building opportunity in the heart of Coral Gables. Situated on a 15,100 SF site along highly trafficked Le Jeune Road with exposure to approximately 34,000 vehicles per day, the two-story property offers exceptional visibility and accessibility for owner-users, professional firms, or healthcare operators. The asset features a flexible floor plan primed for customization, 30 on-site surface parking spaces, and a strategic location within one of South Florida's most prestigious business corridors. Positioned within an established office and medical market, the property presents a rare opportunity to establish a flagship presence in a stable, high-demand submarket with strong long-term fundamentals.



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

MARKET ADVISORS

BERT CHECA

Principal
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OSCAR PEDRO MUSIBAY

Vice President
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PROPERTY HIGHLIGHTS



951 S LE JEUNE

Office/Medical Building
Frontage on highly trafficked S LeJeune Road
±34,000 vehicles per day exposure
30 on-site surface parking spaces
Flexible layout



LOCATION

The property offers exceptional connectivity to Miami-Dade County's major transportation corridors and is strategically located near Miami International Airport, Coral Gables, and Downtown Miami.



MAJOR HIGHWAY ACCESS:

SR 953 / Le Jeune Road

Immediate access

Dolphi

n Expressway (SR 836)

1 mile | 3-5 minutes

Palmetto Expressway (SR 826)

4 miles | 8-10 minutes

I-95

6 miles | 10-15 minutes

Florida's Turnpike

8 miles | 12-15 minutes

LEASE SPACES

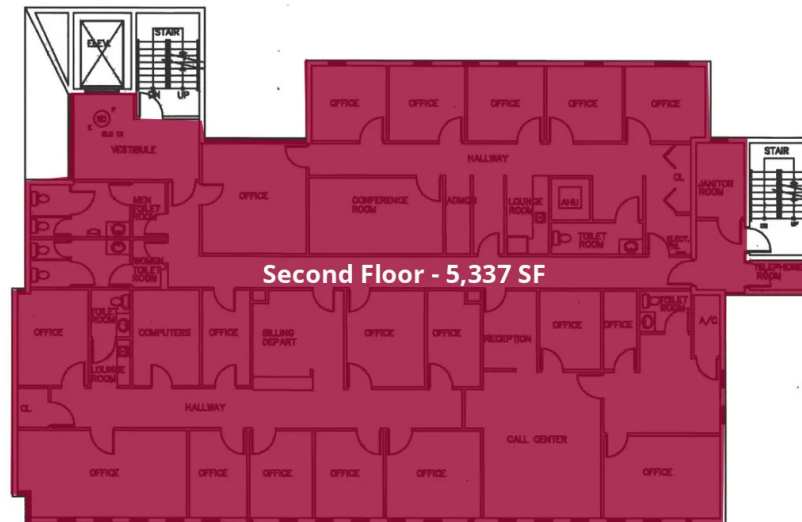


AVAILABLE SPACES

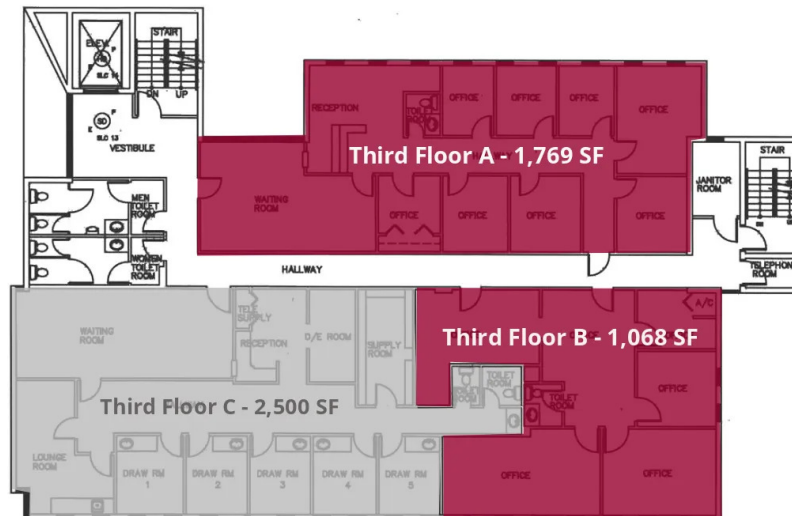
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Second Floor	Available	5,337 SF	NNN	\$40.00 SF/yr
Third Floor A	Available	1,769 SF	NNN	\$45.00 SF/yr
Third Floor B	Available	1,068 SF	NNN	\$45.00 SF/yr

FLOOR PLANS | AVAILABILITY

(Not to Scale)



(Not to Scale)



PROPERTY DETAILS

LOCATION INFORMATION		BUILDING INFORMATION	
BUILDING NAME	951 S Le Jeune Road,	BUILDING SIZE	10,674 SF
STREET ADDRESS	951 South Le Jeune Road	BUILDING CLASS	C
CITY, STATE, ZIP	Miami, FL 33134	TENANCY	Multiple
COUNTY	Miami-Dade	NUMBER OF FLOORS	3
MARKET	South Florida		
SUB-MARKET	Coral Gables		
PROPERTY INFORMATION			
PROPERTY TYPE	Office		
PROPERTY SUBTYPE	Office Building		



AREA OVERVIEW



REGIONAL MAP



LOCATION OVERVIEW

951 S Le Jeune Road is centrally positioned within Miami-Dade County, providing immediate connectivity to Coral Gables, Miami International Airport, Blue Lagoon, Downtown Miami, and Brickell. The property benefits from proximity to major commercial corridors, affluent residential communities, and a growing concentration of office, medical, retail, and entertainment developments.

CITY INFORMATION

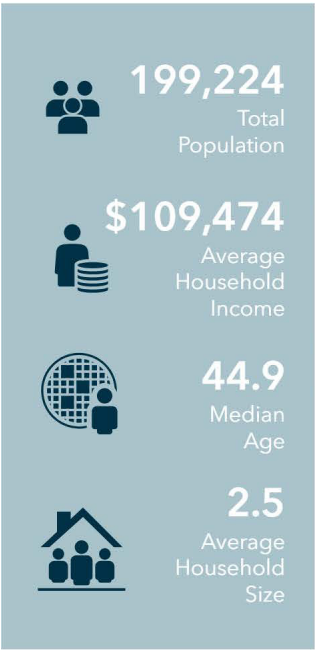
CITY:	Miami
MARKET:	South Florida
SUBMARKET:	Coral Gables

VIBRANT RETAIL & RESTAURANT ENVIRONMENT



DEMOGRAPHIC PROFILE

KEY FACTS



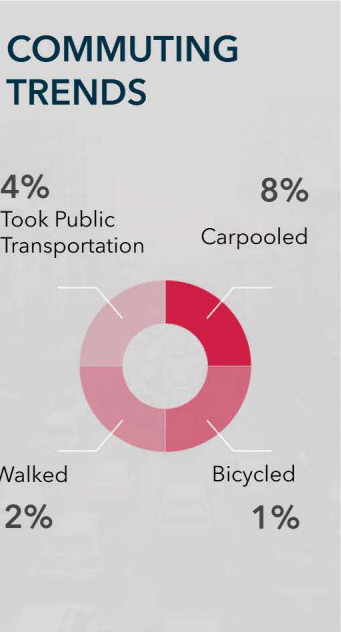
EMPLOYMENT TRENDS



60%
White Collar

22%
Blue Collar

17%
Services



NEARBY AMENITIES

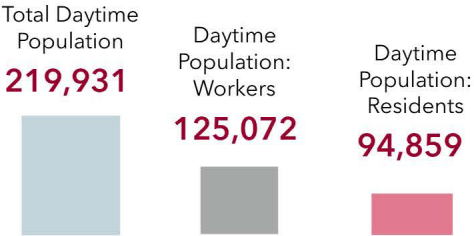


672
Number of Restaurants



2,290
Retail Businesses

DAYTIME POPULATION



BUSINESSES



DEMOGRAPHIC PROFILE

KEY FACTS

459,748
Total Population

\$107,186
Average Household Income

43.1
Median Age

2.5
Average Household Size

EDUCATION

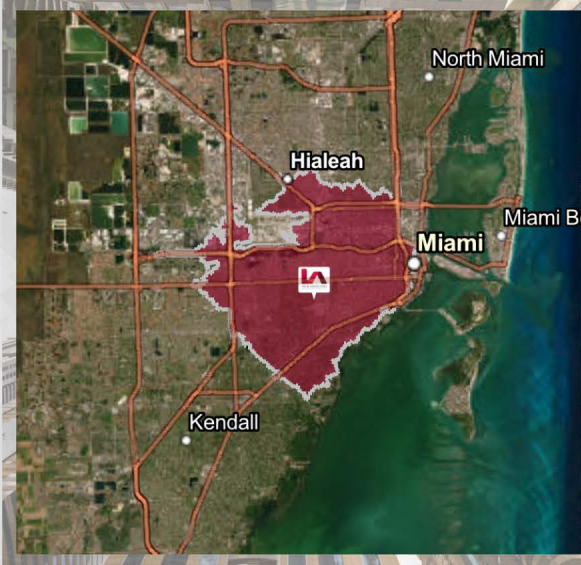
18%
No High School Diploma

26%
High School Graduate

19%
Some College

37%
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



EMPLOYMENT TRENDS



60%
White Collar

23%
Blue Collar

17%
Services

2.2%

Unemployment Rate

COMMUTING TRENDS

6%
Took Public Transportation

8%
Carpooled

3%
Walked

1%
Bicycled

NEARBY AMENITIES



1,616
Number of Restaurants

5,753
Retail Businesses



DAYTIME POPULATION

Total Daytime Population

559,154

Daytime Population: Workers

334,433

Daytime Population: Residents

224,721

BUSINESSES



35,430

Total Businesses



294,932

Total Employees



47,965,627,939

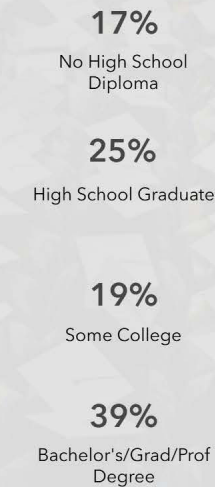
Total Sales

DEMOGRAPHIC PROFILE

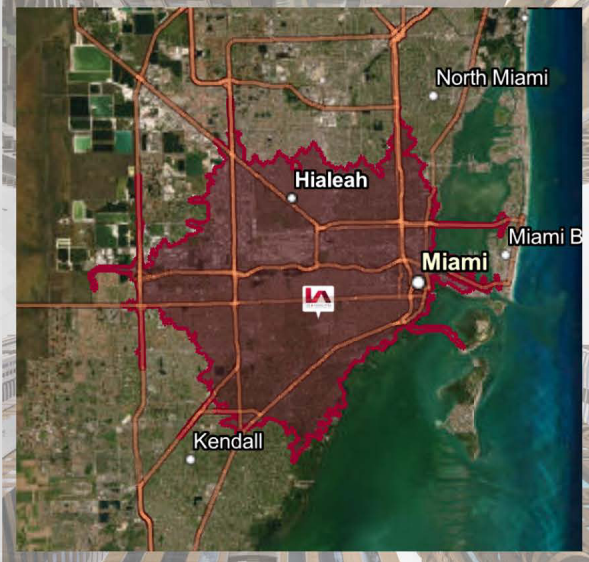
KEY FACTS



EDUCATION



Drive time of 20 minutes



EMPLOYMENT TRENDS



Unemployment Rate

COMMUTING TRENDS



NEARBY AMENITIES



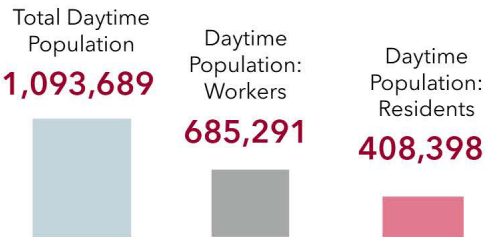
3,559

Number of Restaurants



13,353
Retail Businesses

DAYTIME POPULATION



BUSINESSES

