

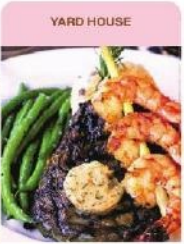


CASSIA  
THE RESIDENCES AT  
CORAL GABLES





250 BIRD is adjacent to the Shops at Merrick Park, a luxurious two-floor, outdoor shopping mall featuring restaurants, boutiques, department stores, a movie theater, Equinox and SoulCycle.







MAJOR OFFICE TENANTS IN CORAL GABLES







## RETAIL FACTS

- Indoor SqFt: 1,379
- Covered Outdoor SqFt: 580
- Grease Trap already in place
- Asking Price \$80.00 SqFt
- CAM Estimated to be around \$17-\$22

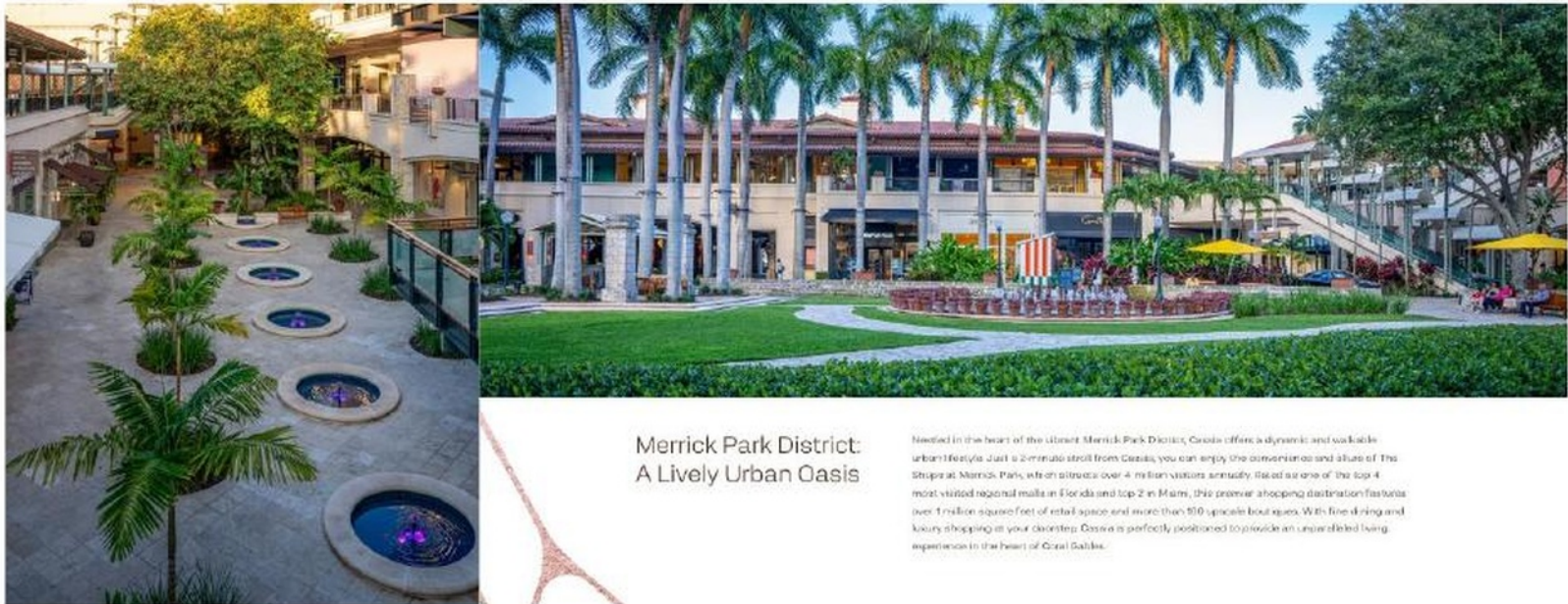


## Embrace *The City Beautiful*

### Historic Elegance, Cultural Vibrance, Educational Excellence, Exclusive Living

Welcome to Coral Gables, where history and culture come alive. Enjoy Mediterranean Revival architecture and landmarks like the Biltmore Hotel and Venetian Pool. Explore culture, unique outdoor adventures, and diverse culinary scenes. With top-rated schools and easy access to Downtown Miami, Coral Gables blends history, culture, and convenience.

Enjoy the best of both worlds – The historical charm and elegance of Coral Gables combined with the dynamic energy of urban living.

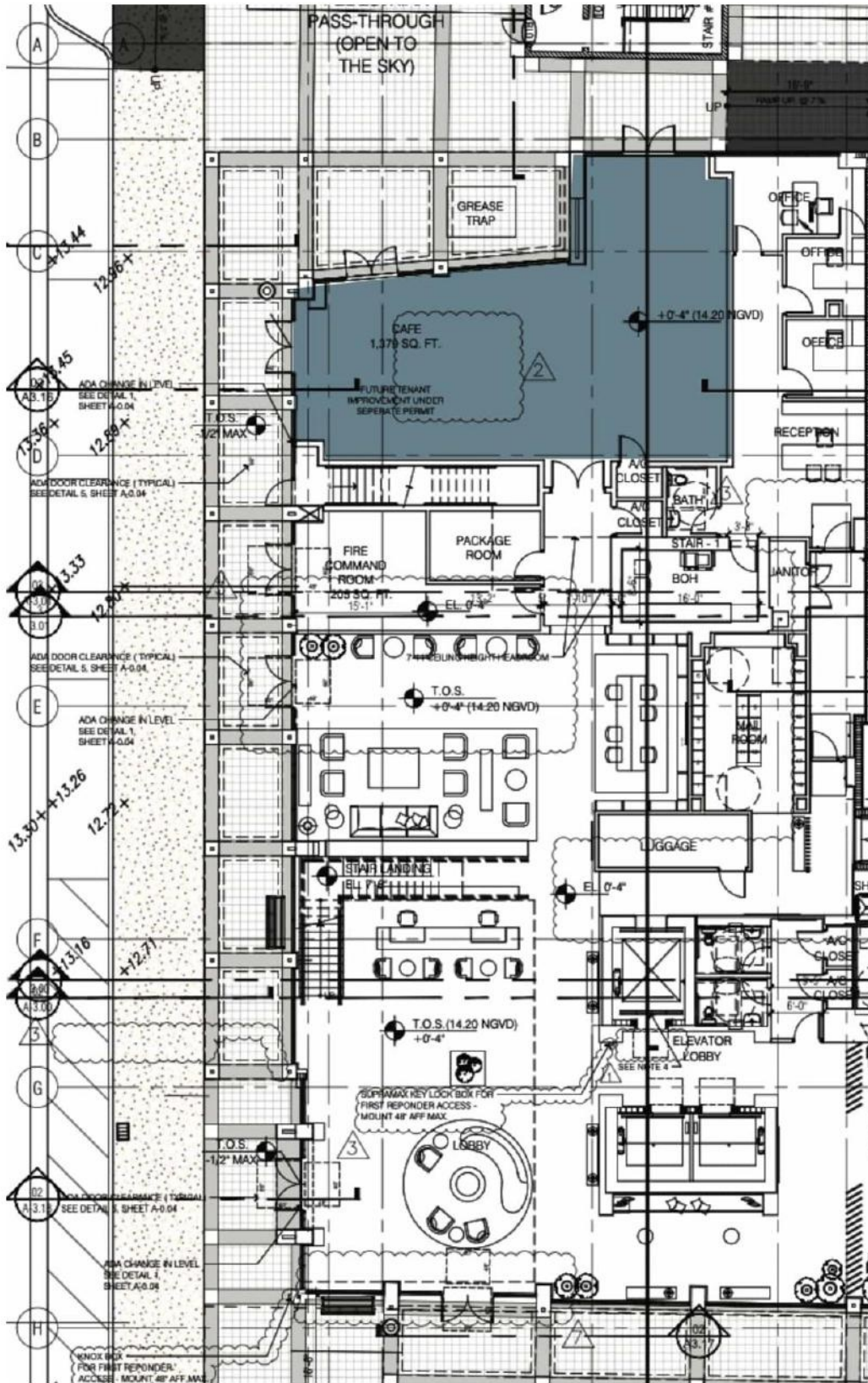


## Merrick Park District: A Lively Urban Oasis

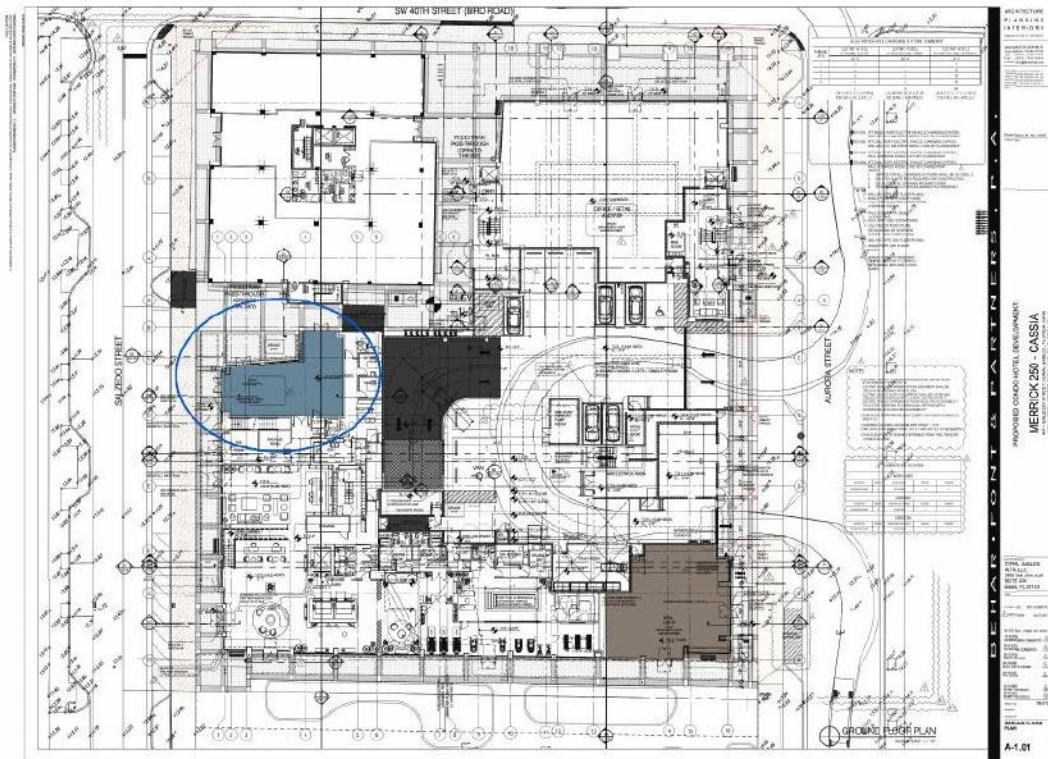
Nestled in the heart of the vibrant Merrick Park District, Cassia offers a dynamic and walkable urban lifestyle. Just a 2-minute stroll from Cassia, you can enjoy the convenience and allure of The Shops at Merrick Park, with over 4 million visitors annually. Rated as one of the top 4 most visited regional malls in Florida and top 2 in Miami, this premier shopping destination features over 1 million square feet of retail space and more than 100 specialty boutiques. With fine dining and luxury shopping at your doorstep, Cassia is perfectly positioned to provide an unparalleled living experience in the heart of Coral Gables.











Space A - On Salzedo Street - 1,379 sq.ft.















