

FOR LEASE MEDICAL & PROFESSIONAL OFFICE

370 Minorca Avenue

Coral Gables, Florida 33134 | Coral Gables Medical Center



2,739 SF

SECOND FLOOR

386 SF

FIRST FLOOR

\$50.00

PSF / YR, FULL SERVICE

2 / 1,000

PARKING RATIO

AVAILABILITY

SUITE	FLOOR	SIZE	ASKING RATE	AVAILABLE
Suite 2A	Second	2,739 SF	\$50 PSF	Immediate
Suite 1B	First	386 SF	\$50 PSF	Immediate
Total Available		3,125 SF	—	—

Rates quoted are Full Service

THE OPPORTUNITY

A two-story, 10,306 SF multi-tenant office property in downtown Coral Gables, operating as the Coral Gables Medical Center; covered parking, elevator service and walkability to Miracle Mile.

Suite 2A (2,739 SF) most recently operated as a clinical research site and delivers with medical improvements already in place: private offices, exam rooms and a dedicated lab. A practice, specialty group or diagnostic user can occupy with minimal build-out. Conference room available.

Suite 1B (386 SF) is three adjoining ground-floor rooms, suited to a single practitioner or satellite office.

PROPERTY FACTS

Building Size	10,306 SF / 2 stories
Lot Size	8,500 SF
Year Built	1976
Zoning	MX-1 (Coral Gables)
Use / Class	Medical / Office — B
Parking	2 / 1,000 SF
Elevator / ADA	Yes
Ownership	JASK Holdings Inc.

LEASING CONTACT — LISTED BY OWNER

Scott Rosen

Building Manager | JASK Holdings Inc. · 305.979.0559 · scott.r.rosen@gmail.com

All information herein is from sources deemed reliable but is not guaranteed and is subject to change, prior lease or withdrawal. Prospective tenants should verify square footage, zoning and permitted use independently. Rate estimates derive from a third-party market rent study and do not constitute an appraisal.

DOWNTOWN CORAL GABLES · STEPS TO MIRACLE MILE**LOCATION**

The property sits in the core of downtown Coral Gables, within walking distance of Miracle Mile, Giralda Avenue and the Douglas Road corridor. The location earns a Walk Score of 96 — a “Walker’s Paradise”, with restaurants, banking, retail and hotels at the doorstep. There are also a number of residential buildings going up in the immediate area.

US-1 runs along the southern boundary of the submarket, with I-95 and the Palmetto Expressway a short drive east and west. Metrorail and trolley service put the building within reach of patients and employees across Miami-Dade.

**WHY CORAL GABLES**

- Established medical office node with strong patient draw
- Value alternative to Brickell and Coconut Grove
- Submarket average asking rent approx. \$52.00 PSF

BUILDING FEATURES

- Covered parking — 2 spaces per 1,000 SF leased
- Elevator-served, full ADA access
- Exterior building and interior directory signage
- Suite 2A: existing exam rooms and lab build-out
- Leasable together or separately
- Additional Conference Room available

COMPARABLE MEDICAL OFFICE RENTS

PROPERTY	RATE PSF
2601 SW 37 Avenue	\$47.00
475 Biltmore Way	\$47.50
2030 S Douglas Road	\$52.00
2401 Douglas Road	\$45.00
2800 Ponce de Leon Blvd	\$58.00
Average	\$49.90

Comparable rates as reported on a full-service basis. Source: third-party market rent study. Shown for market context; the subject rate is likewise quoted full service.

SUITE 2A — 2,739 SF · SUITE 1B — 386 SF · COMMON AREAS



SUITE 2A — RECEPTION



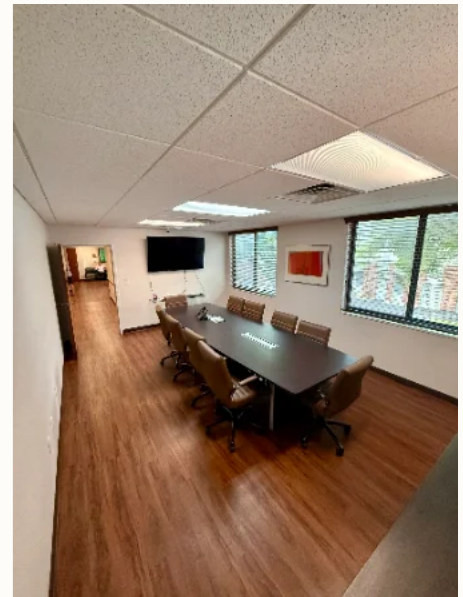
ELEVATOR AND ENTRY



EXAM ROOM



EXAM ROOM



CONFERENCE ROOM