



## OFFICE SPACE FOR SALE

### PROPERTY HIGHLIGHTS

This building was fully renovated in 2012. It offers 21,736 Gross Building Area and 17,625 SF Rentable Building Area. This building is ideally suited for an owner user considering many of the leases are set to expire in the near future. The 2012 renovated distribution of the building was designed for owner use. For those potential owners looking to maximize on exposure and visibility, the subject property offers a traffic count of 42,000 vehicles per day according to the Florida Department of Transportation.



**Pricing:**  
**\$5,300,000**



**Parking:**  
**46 Parking Spaces**



**Gross Building Area:**  
**17,625 SF**



**Land Area:**  
**0.46 AC**



**Building Feature:**  
**4 person elevator**



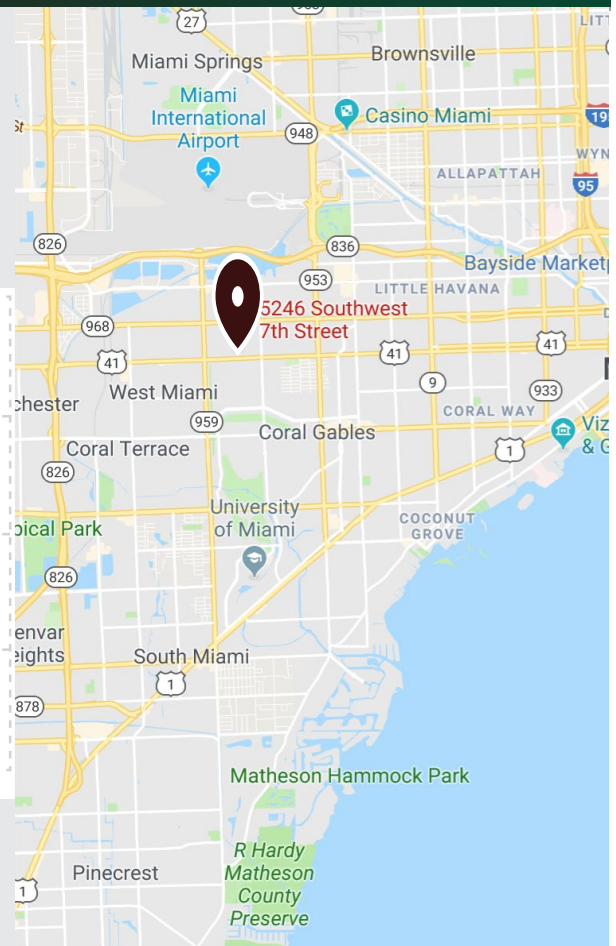
**Tenancy:**  
**Multiple Tenant**



**Zoning:**  
**Commercial**



**Amenities:**  
**24 Hour Access,  
 High Ceiling**



### EXCLUSIVELY LISTED BY

Real Capital Partners | Real Estate Services  
 Carlos Ruiz  
 Otto Travieso, CCIM

📞 | 305.216.4397  
 📞 | 305.785.7325  
 📧 | [cruiz@rcpfl.com](mailto:cruiz@rcpfl.com)  
 🌐 | [www.rcpfl.com](http://www.rcpfl.com)

**2012 RENOVATED OFFICE BUILDING**  
**5246 SW 8TH ST | CORAL GABLES, FL 33134**

  
**REAL CAPITAL PARTNERS**  
*Real Estate Services*

## PROPERTY PHOTOS



**Carlos Ruiz** | 305.216.4397 | [cruiz@rcpfl.com](mailto:cruiz@rcpfl.com)

**Otto Travieso, CCIM** | 305.477.9748 | Cell: 305.785.7325 | [otto@rcpfl.com](mailto:otto@rcpfl.com)



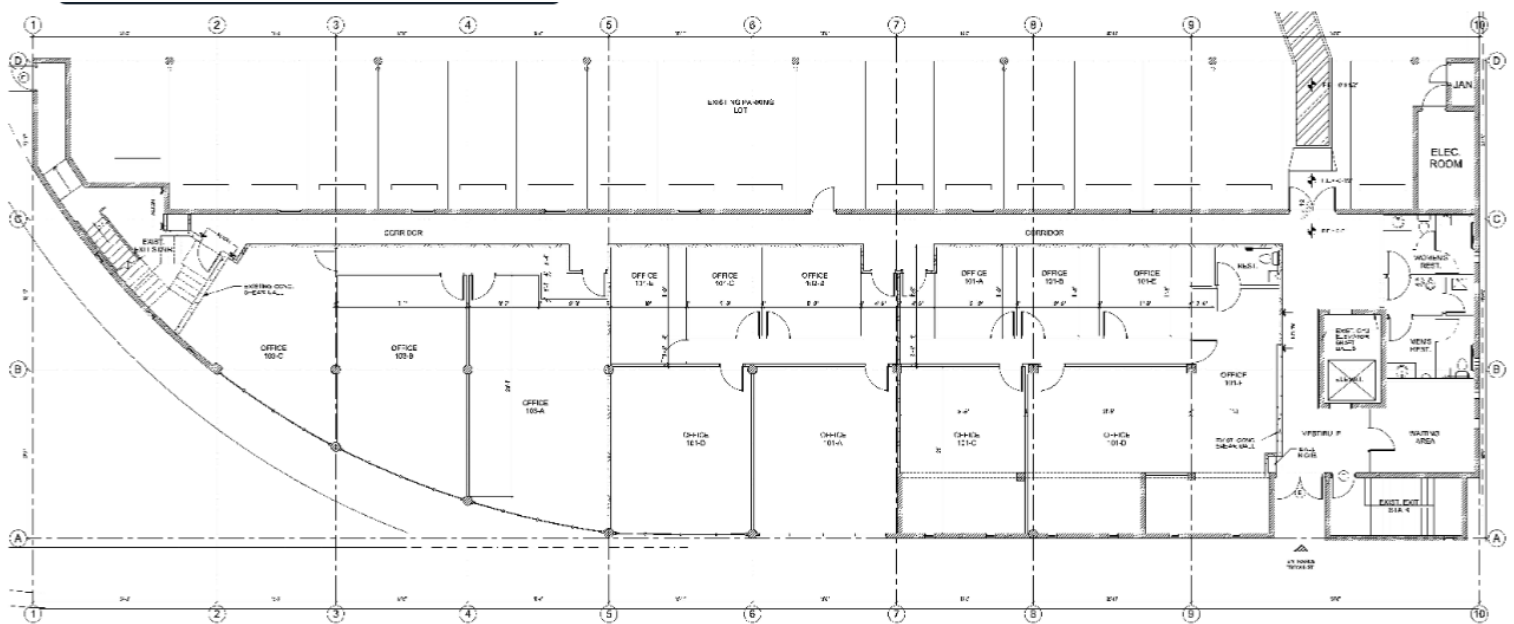
## PROPERTY PHOTOS



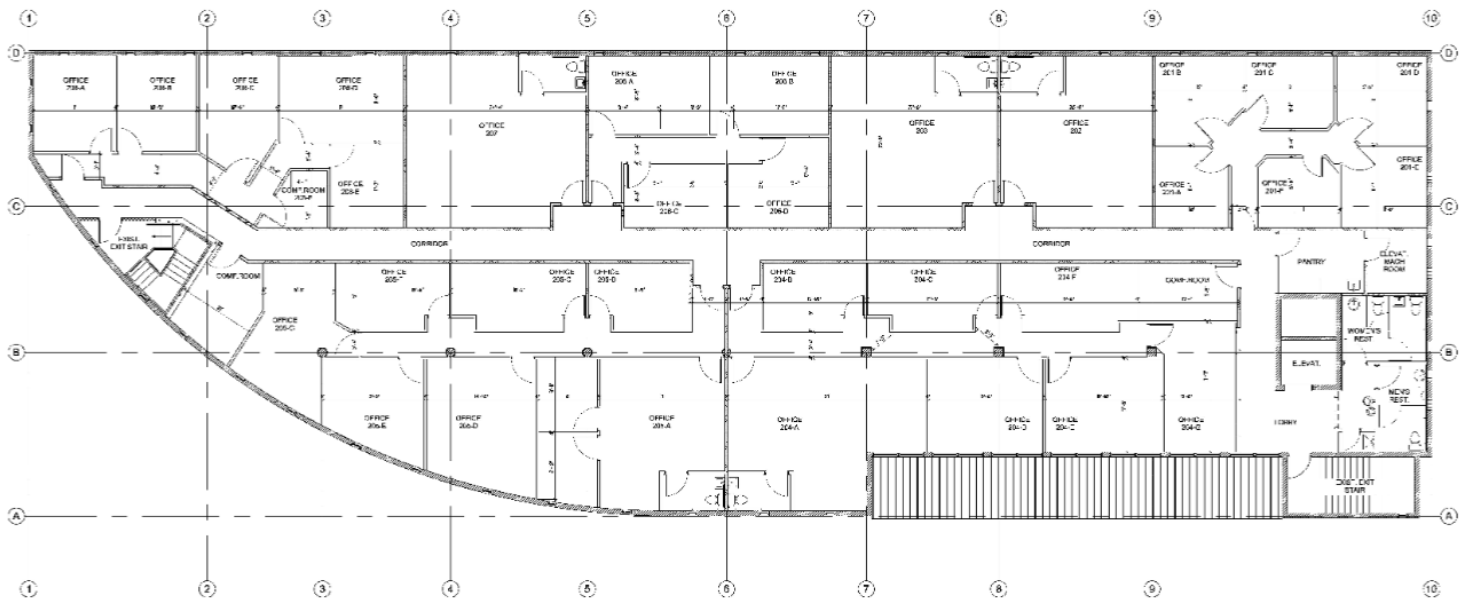
## PROPERTY PHOTOS



## 1ST FLOOR PLAN



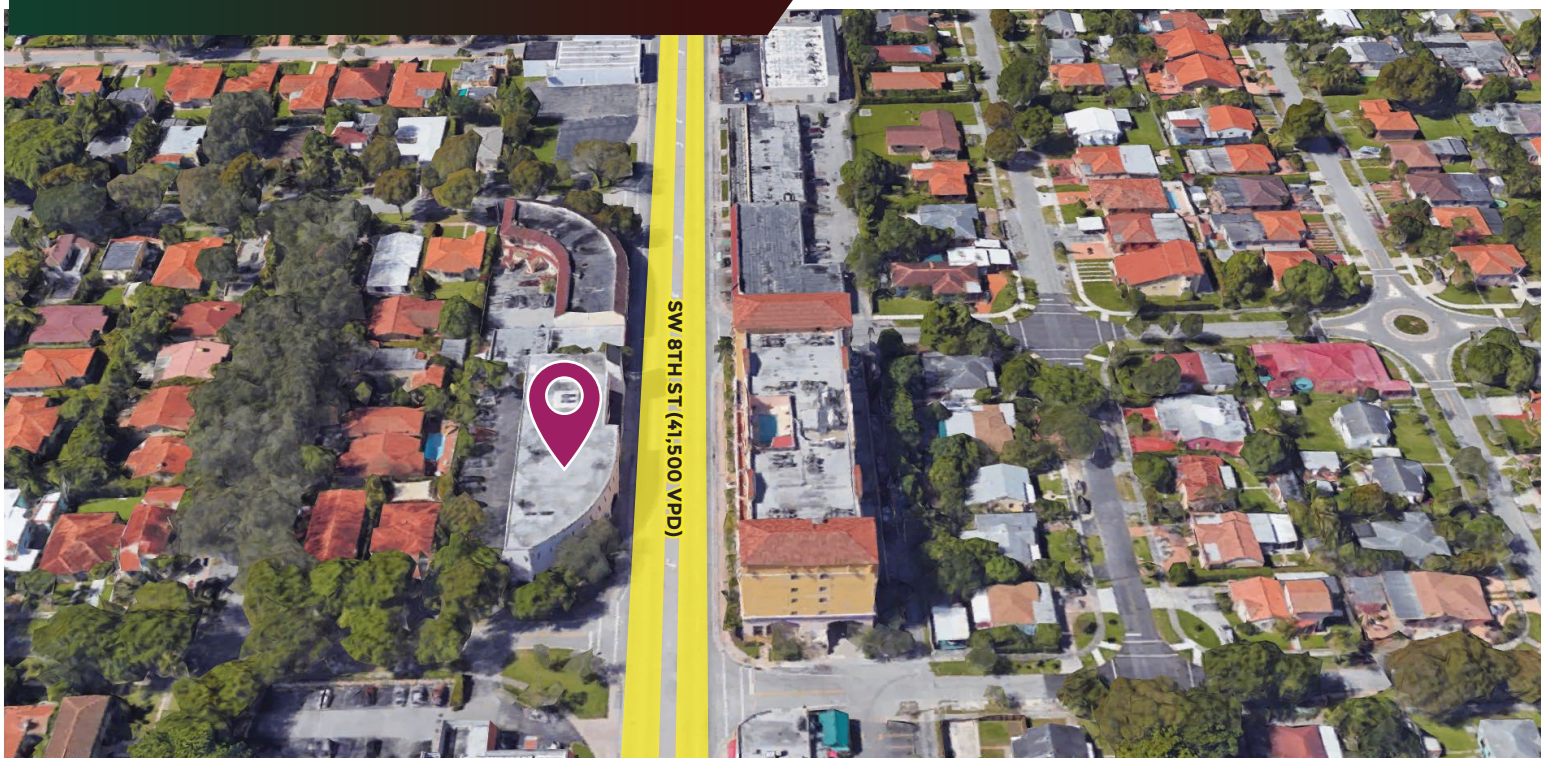
## 2ND FLOOR PLAN







## RETAIL AND LOCATOR MAP





## SALE COMPARABLES

**S**



**Recently Renovated Coral Gables Office**

**5246 Southwest 8th Street**

**Coral Gables, FL 33134**

|                      |                    |                    |                 |
|----------------------|--------------------|--------------------|-----------------|
| <b>SALE PRICE:</b>   | <b>\$5,300,000</b> | <b>PRICE/SQFT:</b> | <b>\$300.28</b> |
| <b>TENANTS:</b>      | <b>1</b>           | <b>CAP RATE:</b>   | <b>N/A</b>      |
| <b>PRICE/TENANT:</b> | <b>\$5,300,000</b> | <b>YEAR BUILT:</b> | <b>1980</b>     |

**1**



**801 Monterey St**

**Coral Gables, FL 33134**

|                      |                    |                    |                 |
|----------------------|--------------------|--------------------|-----------------|
| <b>SALE PRICE:</b>   | <b>\$1,917,500</b> | <b>PRICE/SQFT:</b> | <b>\$287.01</b> |
| <b>TENANTS:</b>      | <b>0</b>           | <b>CAP RATE:</b>   | <b>N/A</b>      |
| <b>PRICE/TENANT:</b> | <b>N/A</b>         | <b>YEAR BUILT:</b> | <b>1974</b>     |

**NOTES**

Property was purchased by an owner user looking to occupy the majority of the space in the building.

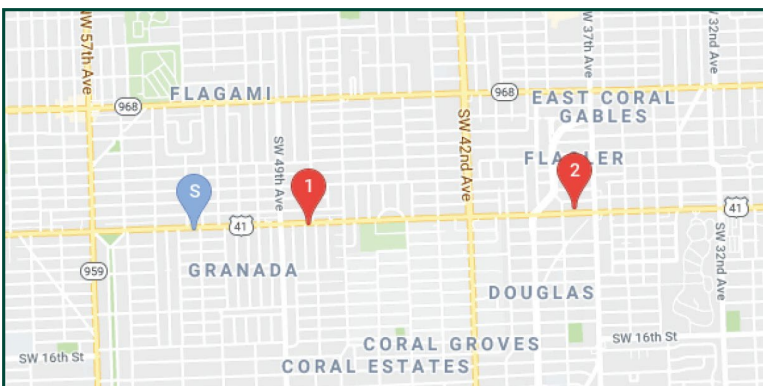
**2**



**3737 SW 8th St**

**Coral Gables, FL 33134**

|                      |                    |                    |                 |
|----------------------|--------------------|--------------------|-----------------|
| <b>SALE PRICE:</b>   | <b>\$8,000,000</b> | <b>PRICE/SQFT:</b> | <b>\$296.30</b> |
| <b>TENANTS:</b>      | <b>0</b>           | <b>CAP RATE:</b>   | <b>N/A</b>      |
| <b>PRICE/TENANT:</b> | <b>N/A</b>         | <b>YEAR BUILT:</b> | <b>1971</b>     |



**S: 5246 Southwest 8th St**  
**Coral Gables, FL 33134**

**\$5,300,000**

**1: 801 Monterey St**  
**Coral Gables, FL 33134**

**\$1,917,500**

**2: 3737 SW 8th St**  
**Coral Gables, FL 33134**

**\$8,000,000**

## AREA OVERVIEW



### CENTRAL

Near Major Attractions, Markets, Passenger And Cargo Hubs:

- 3.7 Miles From Miami International Airport
- 10 Miles From Portmiami
- 15 Minutes From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport, Ports & Stadiums



## AREA DEMOGRAPHICS

### KEY FACTS

**565,302**  
Population

**42.3**  
Median Age

**2.7**  
Average Household Size

**\$66,635**  
Average Household Income

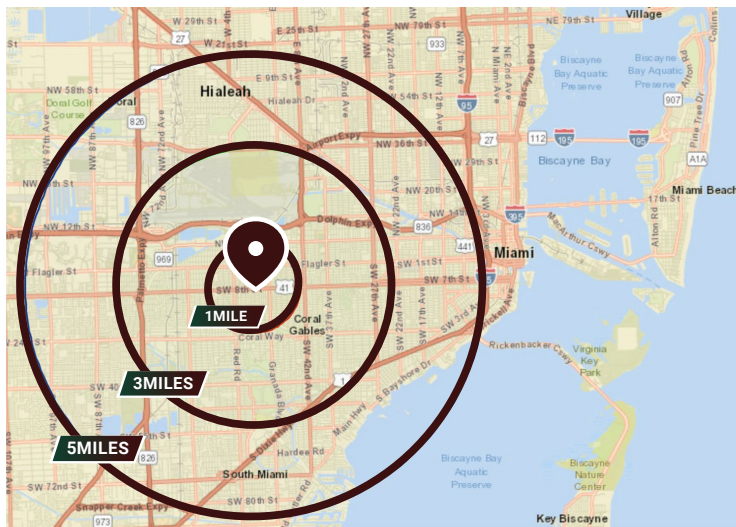
### STATISTICS RADIUS

**5 Miles**

### BUSINESS

**34,192**  
Total Businesses

**359,751**  
Total Employees



### 2018 Summary

|                               | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------------------|----------|----------|----------|
| Population                    | 33,237   | 209,172  | 565,302  |
| Households                    | 11,829   | 76,605   | 204,533  |
| Families                      | 8,291    | 51,292   | 133,772  |
| Average Household Size        | 2.81     | 2.71     | 2.70     |
| Owner Occupied Housing Units  | 5,248    | 30,724   | 76,166   |
| Renter Occupied Housing Units | 6,581    | 45,882   | 126,367  |
| Median Age                    | 46.5     | 44.4     | 42.3     |
| Median Household Income       | \$42,210 | \$42,322 | \$39,573 |
| Average Household Income      | \$74,632 | \$68,307 | \$66,635 |

### 2023 Summary

|                               | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------------------|----------|----------|----------|
| Population                    | 34,249   | 218,923  | 591,400  |
| Households                    | 12,113   | 79,895   | 213,281  |
| Families                      | 8,500    | 53,452   | 139,368  |
| Average Household Size        | 2.82     | 2.72     | 2.72     |
| Owner Occupied Housing Units  | 5,599    | 33,104   | 82,084   |
| Renter Occupied Housing Units | 6,514    | 46,792   | 131,197  |
| Median Age                    | 47.8     | 45.2     | 43.3     |
| Median Household Income       | \$49,656 | \$50,641 | \$46,354 |
| Average Household Income      | \$86,112 | \$80,376 | \$77,823 |