



Charles Schwab Building

110 Merrick Way, Coral Gables, FL 33134

Lauren Coll

Lauren Coll Broker

110 Merrick Way, Coral Gables, FL 33134

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Charles Schwab Building

\$34.00 /SF/YR

110 Merrick Way is an award winning boutique building in the heart of the Coral Gables Business District. This beautiful, traditional, Coral Gables building has been completely renovated. Only one suite remains available. Home to Charles Schwab & Co Inc., the anchor ground-floor tenant, 110 Merrick Way fronts Pittman Park and is adjacent to Giralda Plaza, one of the most heavily trafficked and popular pedestrian areas in Coral Gables.

Every convenience is nearby. Hotels, banks, restaurants, cafes, dry cleaners, retailers, parks, and art galleries are all within walking distance. For those who would rather ride, there is easy access via the complimentary...

- Award Winning Building in the Heart of the CBD of Coral Gables in a High Traffic Area
- Individual A/C Systems for Every Suite
- An Eligible Credit-Worthy Tenant May Be Able to Place an Exterior Sign on the Building
- Each Suite Has a Separate Electric Meter to Control Power Costs
- Fronted by Pittman Park and Adjacent to Giralda Plaza, one of Coral Gables' Most Popular Destinations



Rental Rate:	\$34.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	14,510 SF
Year Built:	1989
Walk Score ®:	98 (Walker's Paradise)
Transit Score ®:	43 (Some Transit)
Rental Rate Mo:	\$2.83 /SF/MO

3rd Floor Ste 3A

Space Available	2,575 SF
Rental Rate	\$34.00 /SF/YR
Date Available	Now
Service Type	Plus Electric
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 Years

Suite 3A is the perfect combination of open areas and private offices. Open areas exist that can house workstations, in addition to 5 existing offices, 1 conference room, and 1 kitchen. The large kitchen area can also be used for storage. The space has large multiple windows with city views, which provide abundant natural light. High ceilings give the space an airy and ample feel. Each office suite has its own electric meter. Parking is located in City of Coral Gables Garage #6 across from the building. An eligible, creditworthy tenant signing a long-term lease may be able to place an exterior sign on the building. Suite 3A is a spectacular space in the heart of downtown Coral Gables. The prices quoted are net of electricity and parking.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Charles Schwab & Co. Inc	-	



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Every convenience is nearby. Hotels, banks, restaurants, cafes, dry cleaners, retailers, parks, and art galleries are all within walking distance. For those who would rather ride, there is easy access via the complimentary Coral Gables Trolley or Freebie shuttle service that provides on-demand, free, door-to-door, rides to downtown Coral Gables locations. With an abundance of off-street parking and a proximate city garage, 110 Merrick Way is surrounded by plenty of parking facilities for clients and staff.

Enjoy nature any time by crossing the street to Pittman Park. Sit and admire the beautiful palm and oak trees and relax to the sound of water bubbling up from a charming city fountain. With benches for contemplation and relaxation, Pittman Park is a sanctuary in the center of the city that fronts 110 Merrick Way. Minutes from MIA, Downtown Miami, Coconut Grove, South Miami, and the Beaches, 110 Merrick Way is ideally placed. No location is more solicited.

An eligible creditworthy tenant signing a long-term lease may be able to place a sign on the exterior of the building's front elevation. More information is available upon request.

110 Merrick Way is a unique and beautiful building in the CBD of Coral Gables. Call today for more information or a showing. Updated photographs coming soon!