

AVISON  
YOUNG



# 2151 Le Jeune Road

Coral Gables, Florida

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# 2151 Le Jeune Road • Coral Gables

## Investment Highlights

### Excellent Investment Opportunity

A high-quality office property positioned on a hard corner of Le Jeune Road (34,000 AADT) and Alcazar Avenue in the Coral Gables central business district ("CBD") with excellent visibility.

The Property has benefited from multiple upgrades in recent years:

- Updated lobby, common areas & bathrooms.
- New windows throughout the exterior.
- Three chillers installed in 2016 to service the entire building.
- Waterproofing of the parking garage.
- Updated office suites throughout the building.

### Superior Location in Coral Gables

Coral Gables is a highly desirable location for domestic and international investment, with exceptional municipal services, convenient access, responsible growth and a diversified economy.

A prime and highly desirable office market in Miami-Dade County with excellent metrics and over 90% occupancy over the last five years. Home to approximately 155 multinational corporations and 26 consulates.

### Desirable Walkability

The Coral Gables CBD is bustling with pedestrians who have easy access to a multitude of restaurants and shops, most within walking distance or a quick trolley ride, from their place of employment.

### Sale Leaseback with potential Owner-User Opportunity

The multi-tenant Property serves as the headquarters for its current owner, which occupies 3 contiguous suites of extremely well-built space on the third floor. This trio of suites, totaling  $\pm 8,454$  SF, have been completely updated. Current ownership intends to lease back their current suites on a short-term lease, providing the investor with no impact to current occupancy upon the sale of the Property. An overview of potential lease terms (subject to further negotiation) can be found on pg. 16 of the offering memorandum.

### Desirable Demographics

- The median home value within a one-mile is \$443k
- The average household income is an impressive \$98k

### Favorable Parking

The Property includes a self-contained 3-story parking garage, which sets the Property apart from similarly-sized competing buildings. The parking garage provides the Property a strong parking ratio of 2.82/1,000 sf in the Coral Gables CBD.



[Click for Video](#)

Property Name	2151 Le Jeune Road
Property Address	2151 Le Jeune Road, Coral Gables, Florida
Parcel Number	03-4108-006-2250
Year Built	1986
Building Area (SF)	36,440 SF (RBA)
Parking Garage	2.82 / 1,000 SF • 103 Spaces, Structured
Land Area (AC)	0.463 AC
Occupancy	79.4%*

\* (including owner-occupied space)



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Downtown Miami

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LE JEUNE ROAD • 34,000 AADT



Miami International Airport: 3.6 Miles

Downtown Miami: 5 Miles

Coconut Grove: 2.7 Miles

Miami Beach: 12 Miles

Wynwood: 9 Miles

I-95: 13 Miles

Dolphin Expressway: 6.5 Miles



American Airlines

999 Ponce

Puerta de Palmas

Sofia Coral Gables

Codina Partners

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