

For Lease

Portfolio "Loft" Office / Retail Studio

281 MIRACLE MILE, 2ND FLOOR, CORAL GABLES, FL 33134



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Executive Summary



Offering Summary

Available SF:	1,150 SF
Lease Rate:	N/A
Lot Size:	0.06 Acres
Building Size:	3,770 SF
Zoning:	C Liberal Commercial
Market:	South Florida
Submarket:	Coral Gables

Property overview

The Portfolio 2nd floor "Loft" space is accented with a soft, warm red brick wall. The entryway wall is painted mustard gold with an antique chandelier welcoming guests up the staircase to the landing area. Soft white tone walls rise from engineered wood flooring to open wood ceilings throughout the space. Radiant natural light flows from large pane windows and double doors that open to a rooftop deck.

The space is ideal for artists, architects, creatives, designers, shared collaborative work space, business offices, etc.

Destination retailers for custom couture, jewelry and art can benefit from the high end clientele that Portfolio has developed as a highly recognized premier hair salon/spa for the past 33 years.

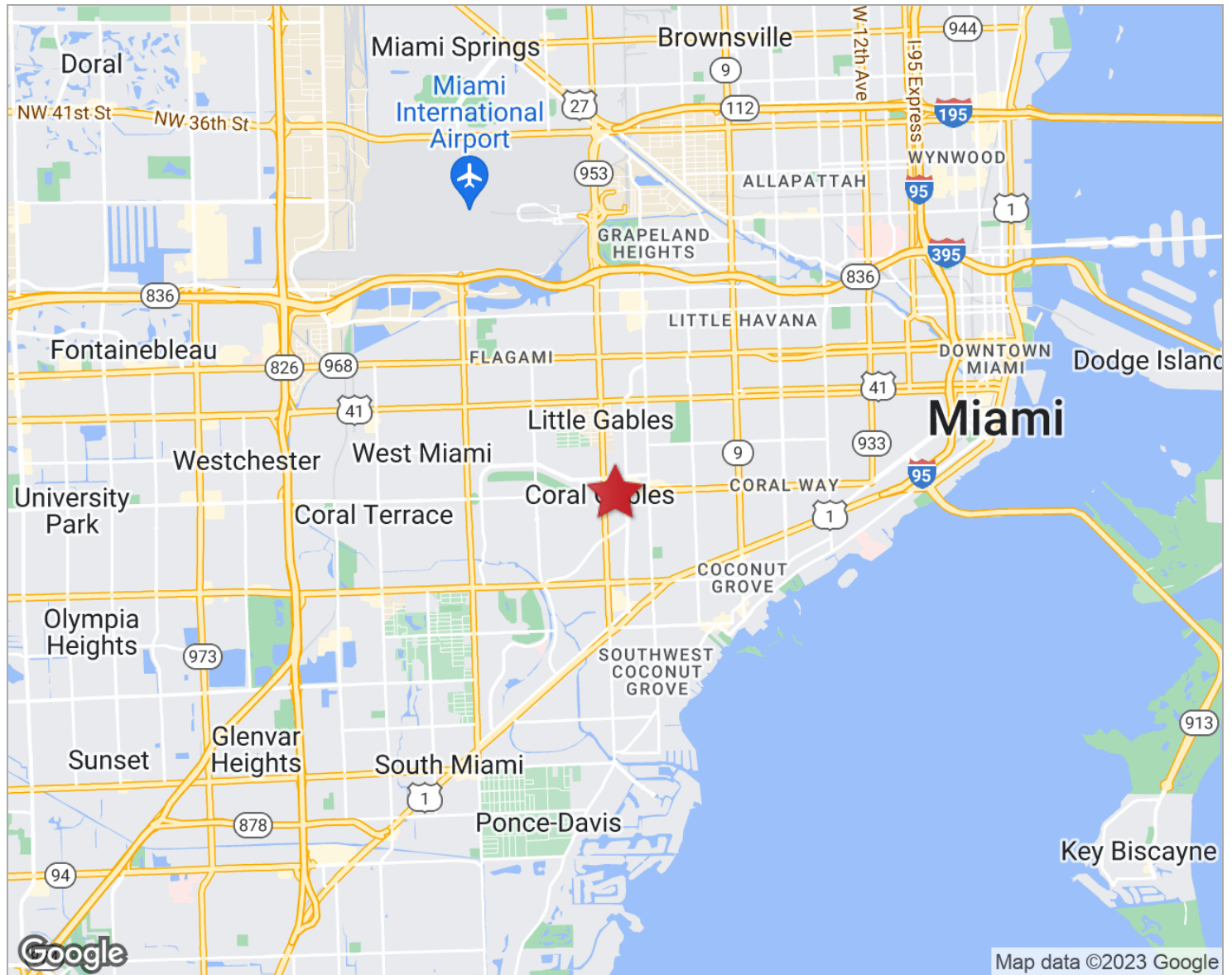
Property Highlights

- 1,150 sq. ft. designer style loft office space or private studio with a rooftop deck. Private rear entrance with Audio/Video I.D. security system
- One private office, full bathroom and shower, open kitchenette in the collaborative space. Tenant directory sign in showroom window.
- Private dedicated rear entrance and Miracle Mile entry.
- Convenient Access from the "Museum" garage, Salzedo St. & Aragon Ave.

Photos



Location Maps



Location Description

Coral Gables' "Miracle Mile" is the four block long primary retail District in the Downtown Coral Gables Central Business District set between primary arteries LeJeune Rd., Ponce de Leon Blvd and Douglas Rd. The Miracle Mile features fine dining restaurants, cafes, salons and spas, specialty shops, boutiques, home furnishings, art galleries and a live theater. The \$21.6 million streetscape project was recently completed. The project aimed to transform the City's main commercial streets, Miracle Mile and Giralda Avenue and enhance vitality of the Downtown Coral Gables district. The improvements provide a cohesive pedestrian-friendly experience with garden areas, outdoor dining improved lighting, way finding, public art and more. The Coral Gables "CBD" contains 5 Million Sq. Ft. of Office space and 2 Million Sq.Ft. of retail. It is 15 minutes to the Miami International Airport and centrally located to Miami, Coconut Grove, Key Biscayne, South Miami, and Pinecrest affluent communities.

Demographics Map



HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	11,424	43,516	86,389
# OF PERSONS PER HH	2.3	2.5	2.7
AVERAGE HH INCOME	\$69,204	\$66,855	\$61,976
AVERAGE HOUSE VALUE	\$468,405	\$458,086	\$453,137

POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	25,911	109,937	231,744
MEDIAN AGE	40.2	41.9	41.7
MEDIAN AGE (MALE)	38.1	39.9	40.1
MEDIAN AGE (FEMALE)	42.4	43.5	43.2

* Demographic data derived from 2020 ACS - US Census