



250 BIRD

BOUTIQUE OFFICE FOR SALE OR LEASE



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Merrick Professional Center, located at 250 Bird Road in Coral Gables, is available for sale or lease. This fully renovated, modern 3-story, 29,584-square-foot Class A office building will be ready for occupancy in August 2023. The building underwent extensive renovations, including new mechanical, fire, security, electrical, and plumbing systems, as well as a new roof, restrooms, elevators, lobby, and modern exterior façade. The surrounding landscaping and lighting add to its appeal.

Parking spaces (70) will be available for purchase or lease on the first floor of the adjacent parking garage, currently being constructed by Alta DEVELOPERS. This parking garage will serve both 250 Bird and Alta's new retail and high-end boutique residential apartment project.

Strategically located on the corner of Bird Road and Salzedo Street, just two blocks north of the Shops at Merrick Park and one block west of Ponce de Leon Boulevard, the Merrick Professional Center offers easy access via US-1 and the Douglas Road Metrorail mass transit station, accessible through the Coral Gables Trolley.

This property provides a unique opportunity to own or lease a new and modern HQ boutique office building in the heart of Coral Gables, surrounded by shopping, restaurants, and various residential options. Its proximity to the upscale outdoor shopping mall, The Shops at Merrick Park, creates a highly walkable and vibrant village setting. Additionally, the upcoming Belmont Village Coral Gables, a residential complex for independent living, assisted living, and memory care, operated by Baptist Health South Florida and Belmont Village Senior Living, is adjacent to Alta's residential apartment project to the south, further enhancing the area's appeal.

This is an exceptional opportunity to purchase or lease a high-quality Class A corporate office headquarters located just two blocks away from the popular Shops of Merrick Park. Situated in close proximity to US-1 and Metrorail service, the location offers excellent connectivity and convenience.

With signage opportunity on Bird Road, which experiences an average of 37,000 vehicles passing by each day, your business will benefit from significant visibility and exposure. Additionally, the property is within walking distance of a Coral Gables Trolley stop, allowing for quick access to the Douglas Station MetroRail and the bustling Ponce de Leon commercial corridor.

The Metrorail system offers convenient transportation connections, granting easy access to vibrant areas such as Brickell and Downtown Miami. Furthermore, the Metrorail provides access to Brightline's MiamiCentral Station, offering passenger rail service to Fort Lauderdale, West Palm Beach, Aventura, and Boca Raton.

For your convenience, ample parking is available in the adjacent garage, with 70 dedicated spaces exclusively reserved for the 250 Bird building. These parking spaces can be leased on a long-term basis or purchased outright, ensuring convenient and accessible parking for your employees and clients.





Address:	250 Bird Road
Folio Number:	03-4120-017-0790
Year Built:	1962
Expected Delivery:	August 2023
Building SF:	29,584 SF
Site Area:	10,000 SF
For Sale Price:	\$19,229,600 (\$650 PSF)
For Lease Rate:	\$45.00 NNN PSF (Single Tenant User)

Coral Gables, known as “The City Beautiful,” combines stunning architecture, lush greenery, and a vibrant international community. With over 20 consulates, 140 multinational corporations, and a diverse economy, it serves as a major employment center. The city’s vintage trolley system connects commercial districts, including Ponce de Leon Boulevard and the Metrorail. Home to prestigious institutions like the University of Miami, Coral Gables thrives as a unique and dynamic destination.

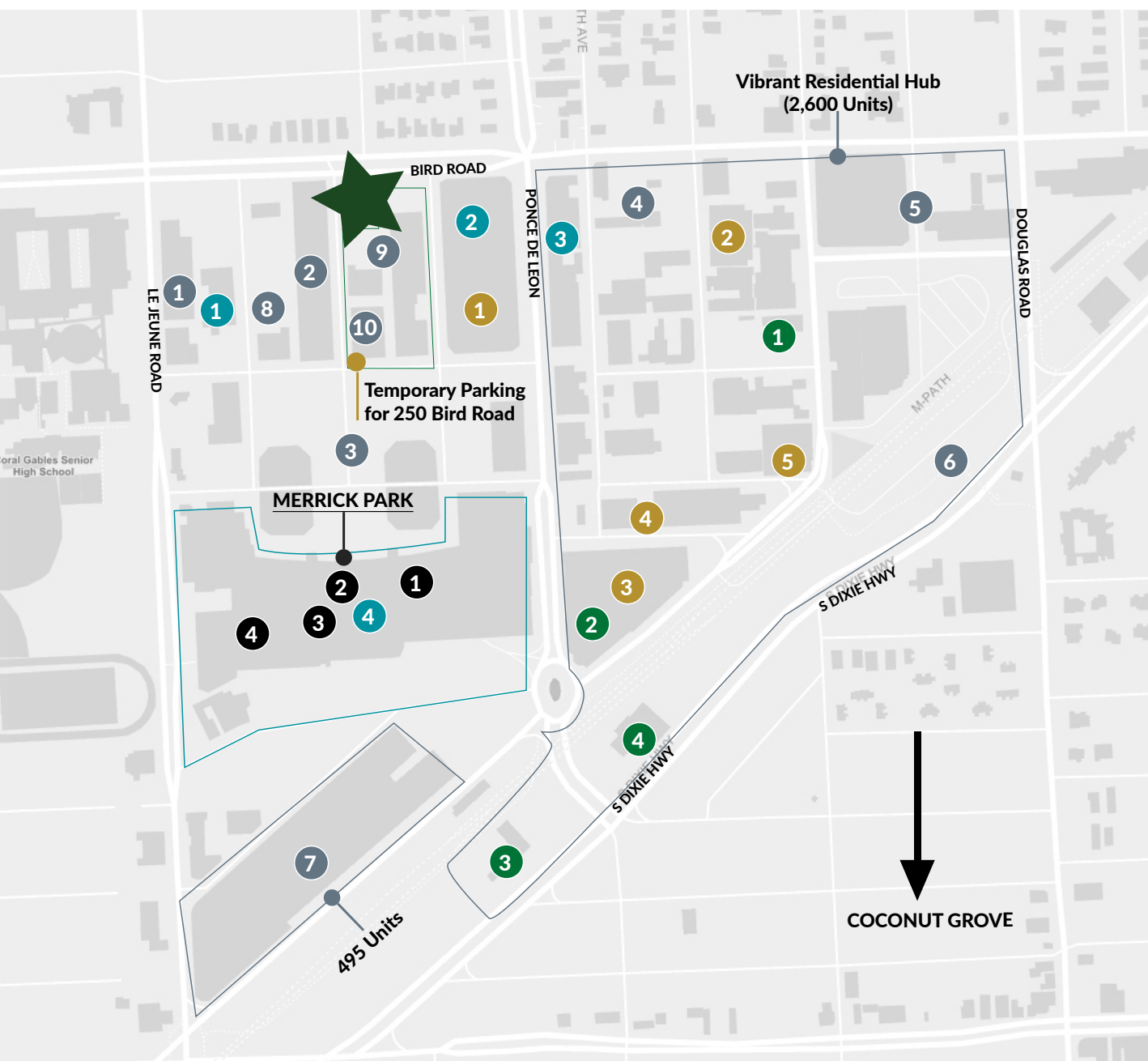


THE SHOPS AT MERRICK PARK



With convenient access to Miami International Airport and the Port of Miami, this location offers excellent connectivity for businesses with global operations. It also provides easy access to popular Miami neighborhoods such as Brickell, Downtown Miami, Wynwood, Design District, Coconut Grove, and Miami Beach.

Multiple mass transit options and major roadways like SR-826, SR-836, I-95, and the Florida Turnpike ensure seamless transportation throughout the city. In just a short 10-minute ride, the nearby Metrorail Douglas Station connects passengers to Brickell and Downtown Miami, granting access to the high-speed Brightline passenger rail service with stops in Aventura, Fort Lauderdale, Boca Raton, West Palm Beach Downtown, and soon Orlando.



UNDER DEVELOPMENT

1. Avalon Merrick Park
2. The Watermark at Coral Gables
3. Gables Station (Mixed-Use)
4. The Collection Jaguar & Land Rover

RETAIL

1. Shops at Merrick Manor
2. The Collection Luxury Dealership
3. Ponce de Leon Street Retail
4. Shops at Merrick Park

RESTAURANTS

1. YardHouse
2. Perry's Steakhouse & Grille
3. Sawa
4. Mariposa

HOUSING

1. Merrick Manor
2. One Village Place
3. Merrick Residences
4. Berkshire Coral Gables (Aviva)
5. Modera Douglas Station
6. Link @ Douglas
7. Gables Ponce
8. The Henry (Multi-family)
9. Alta Residential
10. Belmont Village Senior Living Facility

OFFICE

1. 4000 Ponce
2. Merrick Pointe
3. Offices at Merrick
4. Merrick View Office
5. Miami Green

Coral Gables Trolley Stop



OFFICE BUILDINGS

4000 Ponce	183,696 SF
Miami Green Building	132,171 SF
Shops at Merrick Park Office	100,000 SF
Merrick View	90,383 SF

RESIDENCE COUNT
[3,443 UNITS]

Link @ Douglas	1,400 Units	One Village Place	147 Units
Modera	443 Units	Gables Ponce	495 Units
Aviva	276 Units	Merrick Residences	120 Units
The Henry	120 Units	Merrick Manor	227 Units
Belmont Village	215 Units		

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property. This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner, Blanca Commercial Real Estate, Inc. or . Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner, Blanca Commercial Real Estate, Inc. nor , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase and sale of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived. By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, Blanca Commercial Real Estate, Inc. or . Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner, Blanca Commercial Real Estate, Inc. or . In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

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