

BOUTIQUE OFFICE BUILDING FOR SALE OR LEASE

**250 BIRD**

CORAL GABLES, FL







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BRIDGE

**250 BIRD** is available for sale or lease. This fully renovated, modern 3-story, 29,584-square-foot Class A office building has been completely gutted and renovated. It now boasts 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 further enhancing the building's prominence in the highly sought after Merrick Village District in Coral Gables. The building will have a Temporary Certificate of Occupancy ("TCO") and be ready for interior fit out in Q1 2024.

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, and is easily accessible from Aurora Street along the east side of the property. Additional ample parking is available in the adjacent Belmont Village Coral Gables project recently completed, on the same block as 250 BIRD.

Strategically located on the corner of Bird Road and Salzedo Street, less than two blocks north of the Shops at Merrick Park and one block west of Ponce de Leon Boulevard, 250 BIRD offers convenient access via US-1 and the Douglas Road Metrorail mass transit station, which is accessible via the Coral Gables Trolley.

250 BIRD provides a unique opportunity to own or lease a new and modern HQ boutique office building in the heart of Coral Gables, surrounded by top 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, 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.







SALZEDO ST





**BIRD ROAD**  
37,500 VPD

**SALZEDO ST**







#### OFFICE BUILDINGS

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

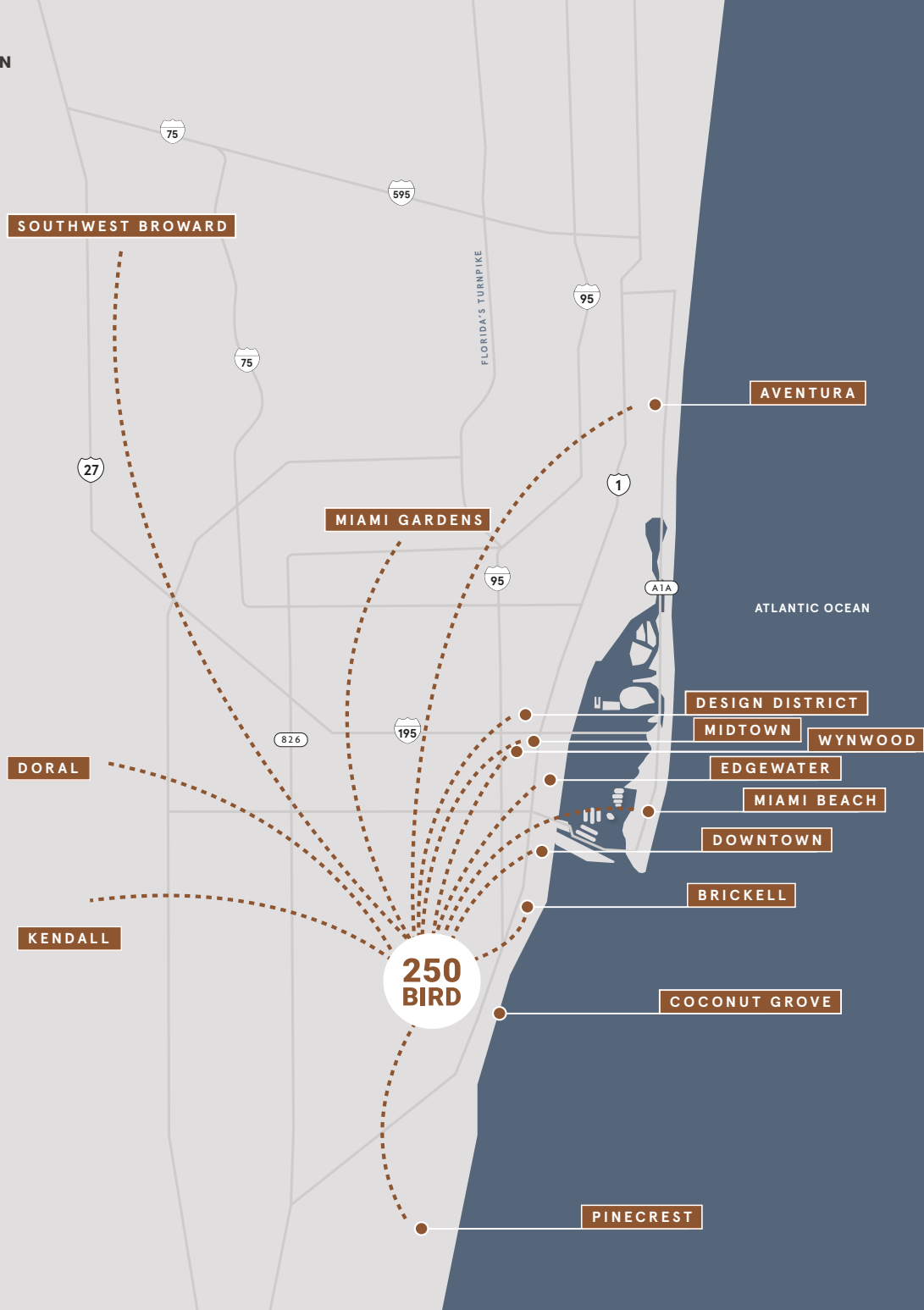
#### RESIDENCE COUNT 4,090 UNITS

Alta Residential	117 Units	Belmont Village	215 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
Merrick Pointe	35 Units	Lifetime Living	495 Units

#### MAJOR OFFICE TENANTS IN CORAL GABLES



LOCATION



COMMUTE TIMES FROM SOUTH  
FLORIDA'S TOP NEIGHBORHOODS

NEIGHBORHOOD	DRIVE TIME
Aventura	53 min.
Brickell	15 min.
Broward (Southwest)	50 min.
Coconut Grove	8 min.
Design District	25 min.
Doral	30 min.
Downtown	20 min.
Edgewater	28 min.
Kendall	20 min.
Miami Gardens	40 min.
Miami Beach	30 min.
Midtown	31 min.
Pinecrest	19 min.
Wynwood	27 min.





**ALTA RESIDENTIAL**  
174 UNITS



**250 BIRD**

**AURORA ST**

**BIRD ROAD**  
37,500 VPD





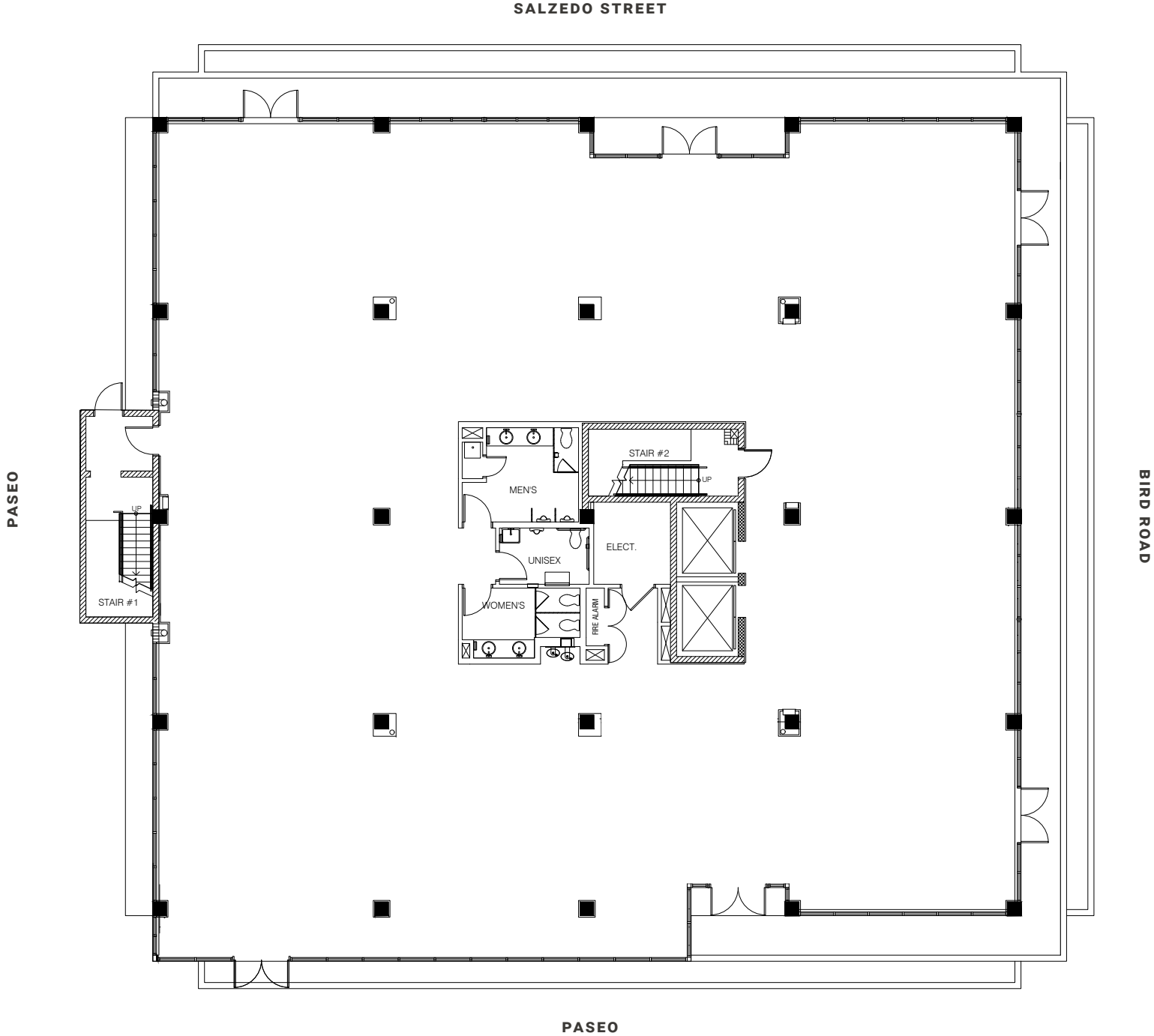
VIRTUAL TOUR

ADDRESS	250 Bird Road, Coral Gables, FL 33146
FOLIO NUMBER	03-4120-017-0790
EXPECTED DELIVERY	Q1 2024
BUILDING SF	29,521 SF
SITE AREA	10,000 SF
ASKING PRICE	\$18,100,000 (\$613.12 PSF)

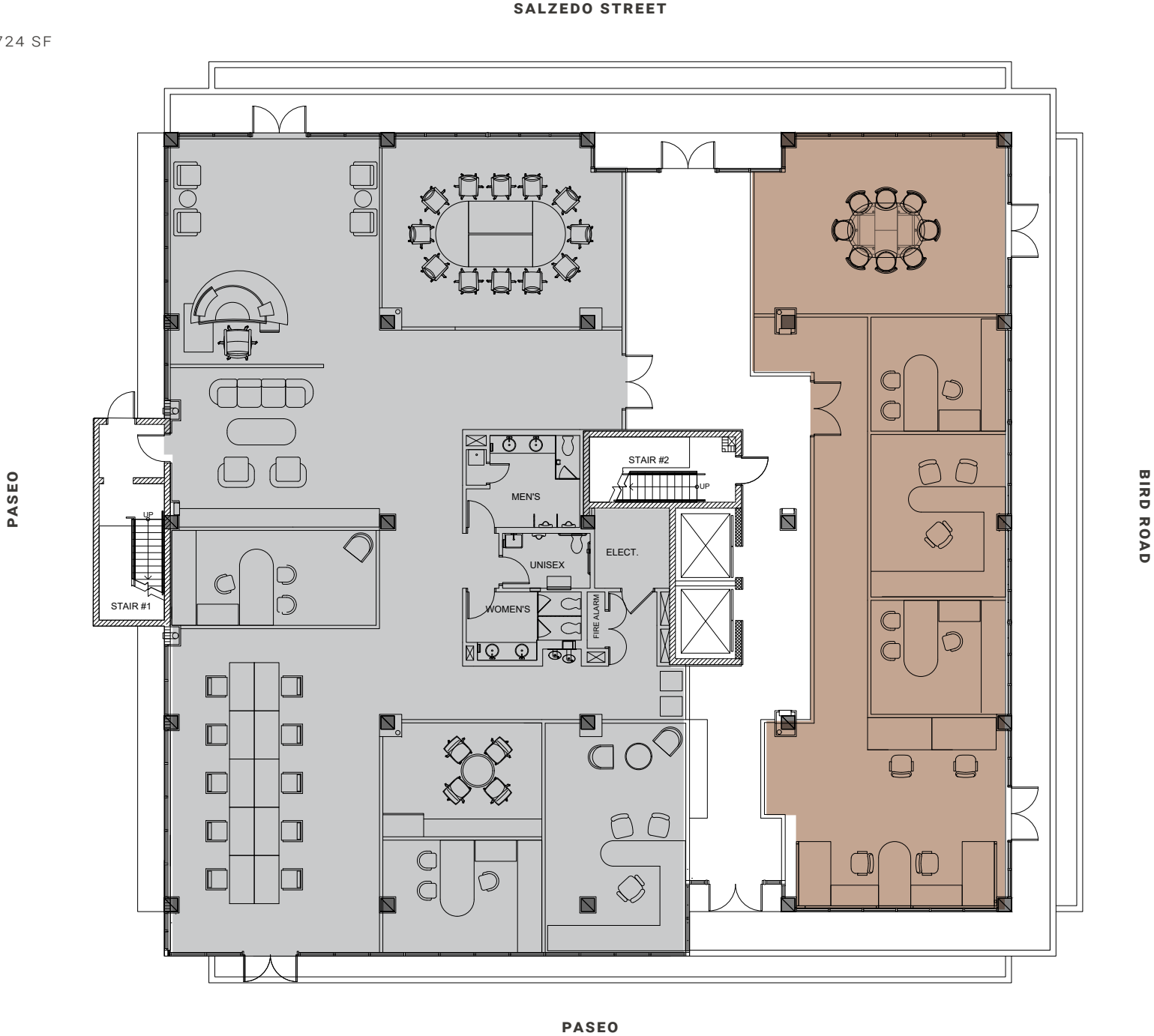
ASKING RENTAL RATES

GROUND	\$62.00 PSF NNN 7,349 SF
SECOND FLOOR	\$52.00 PSF NNN 11,086 SF
THIRD FLOOR	\$52.00 PSF NNN 11,086 SF





- SPACE A — 2,624 SF
- SPACE B — 4,724 SF

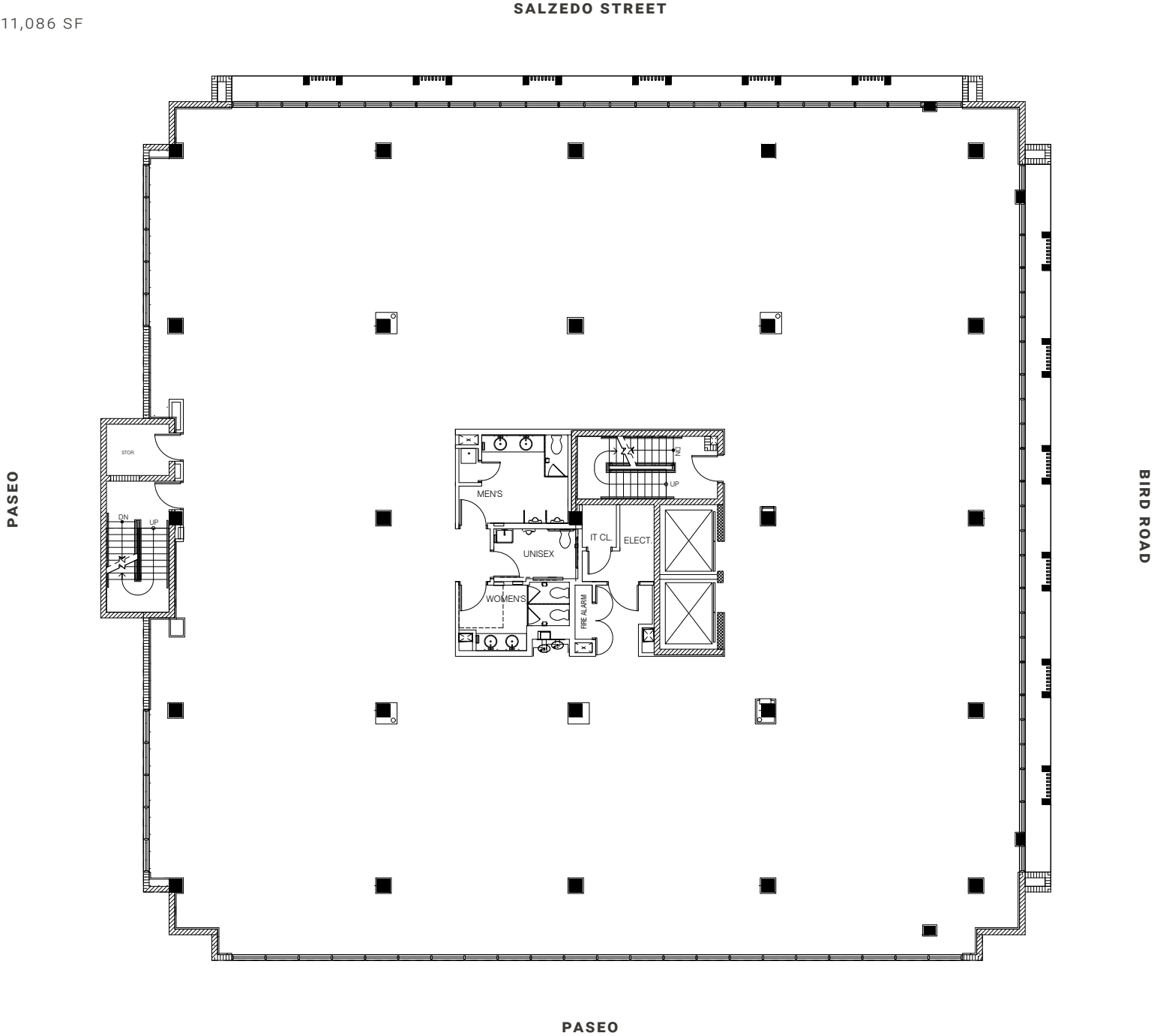






SECOND & THIRD FLOOR

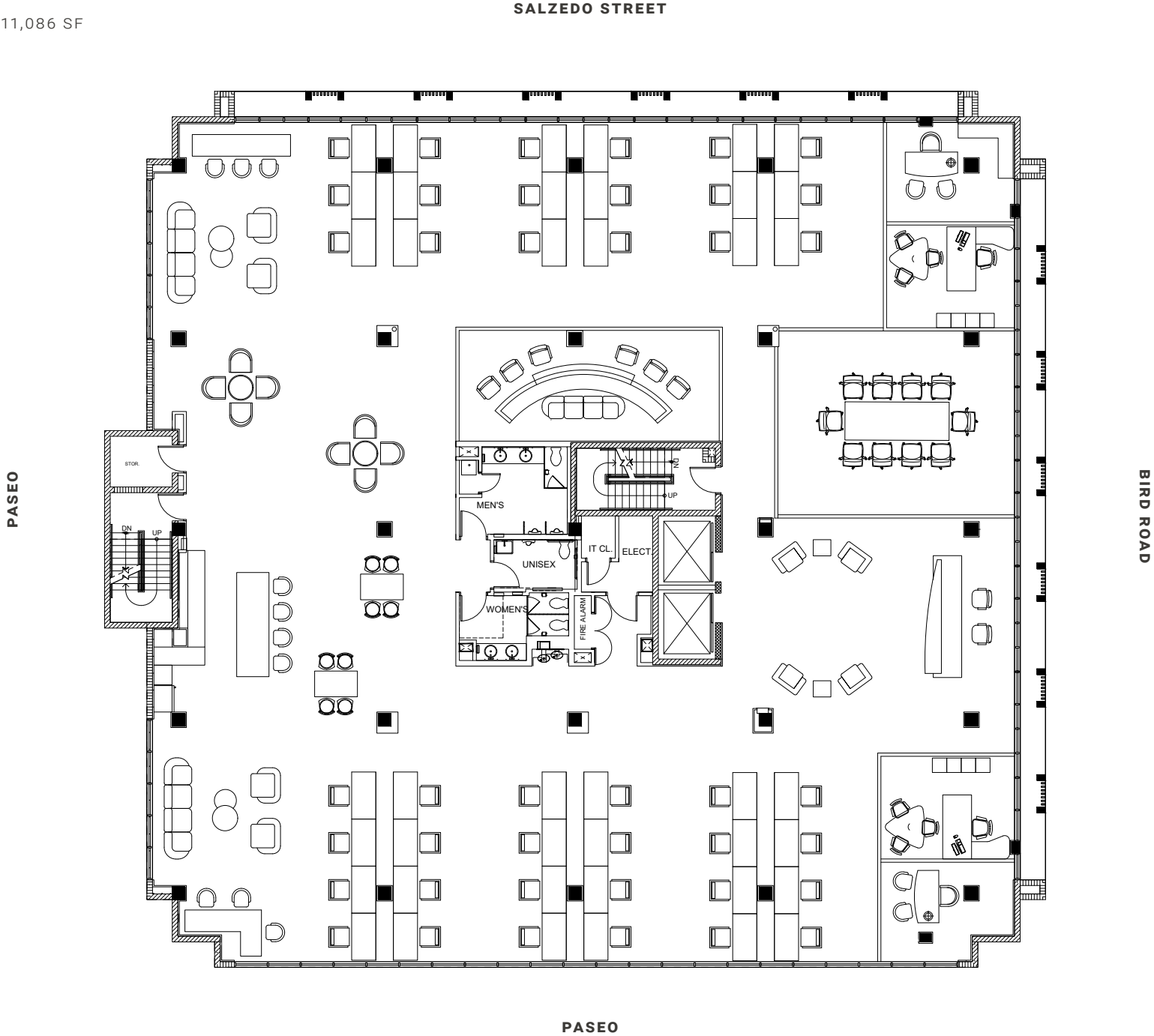
SECOND FLOOR | 11,086 SF  
THIRD FLOOR | 11,086 SF





SECOND & THIRD FLOOR

SECOND FLOOR | 11,086 SF  
THIRD FLOOR | 11,086 SF







← BRICKELL



SOUTH MIAMI & PINECREST →

COCONUT GROVE

DOUGLAS  
METRORAIL STATION

US-1  
73,000 VPD

LIFETIME LIVING

THE SHOPS AT MERRICK PARK

BELMONT VILLAGE

AURORA ST

ONE VILLAGE PLACE

— THE —  
HENRY

M  
MERRICK MANOR

BIRD ROAD  
37,500 VPD

250 BIRD

SALZEDO ST





**250 BIRD** is adjacent to the Shops at Merrick Park, a luxurious two-floor, outdoor shopping mall featuring restaurants, boutiques, department stores, a movie theater, Equinox and SoulCycle.

- NORDSTROM

Neiman Marcus

JIMMY CHOO

Madewell

COLE HAAN
- JCREW

ATHLETA

ANTHROPOLOGIE

SEPHORA

EQUINOX
- BOSS

PANDORA

MAYORS

L'OCCITANE EN PROVENCE

WILLIAMS SONOMA CALIFORNIA
- LOUIS VUITTON

GUCCI

Crate&Barrel

ALTAR'S STATE

TIFFANY & CO.


- Tommy Bahama

BANANA REPUBLIC

vineyard vines

Edward Beiner EVER FORWARD

SOULCYCLE

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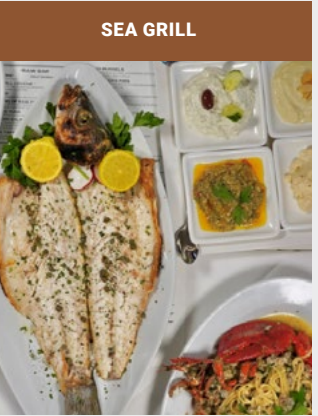
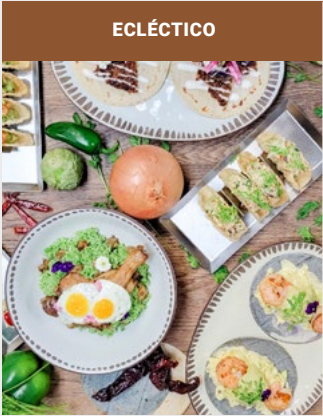
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