

Office Spaces Available in Coral Gables

Judiciary Square

354-362 Minorca Avenue |
Coral Gables, FL 33134

OFFERING MEMORANDUM



PROPERTY FEATURES

Location	354-362 Minorca Avenue Coral Gables, FL 33134
County	Miami Dade
BUILDING SF	3,595
LAND SF	11,326
LAND ACRES	0.26
YEAR BUILT	1961
YEAR RENOVATED	2021
ZONING TYPE	CB
STORIES	1
NUMBER OF BUILDINGS	1
PARKING RATIO	1.3



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
30,408	250,638	553,720



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$134,080	\$111,701	\$111,505



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
14,322	99,286	227,363

HIGHLIGHTS

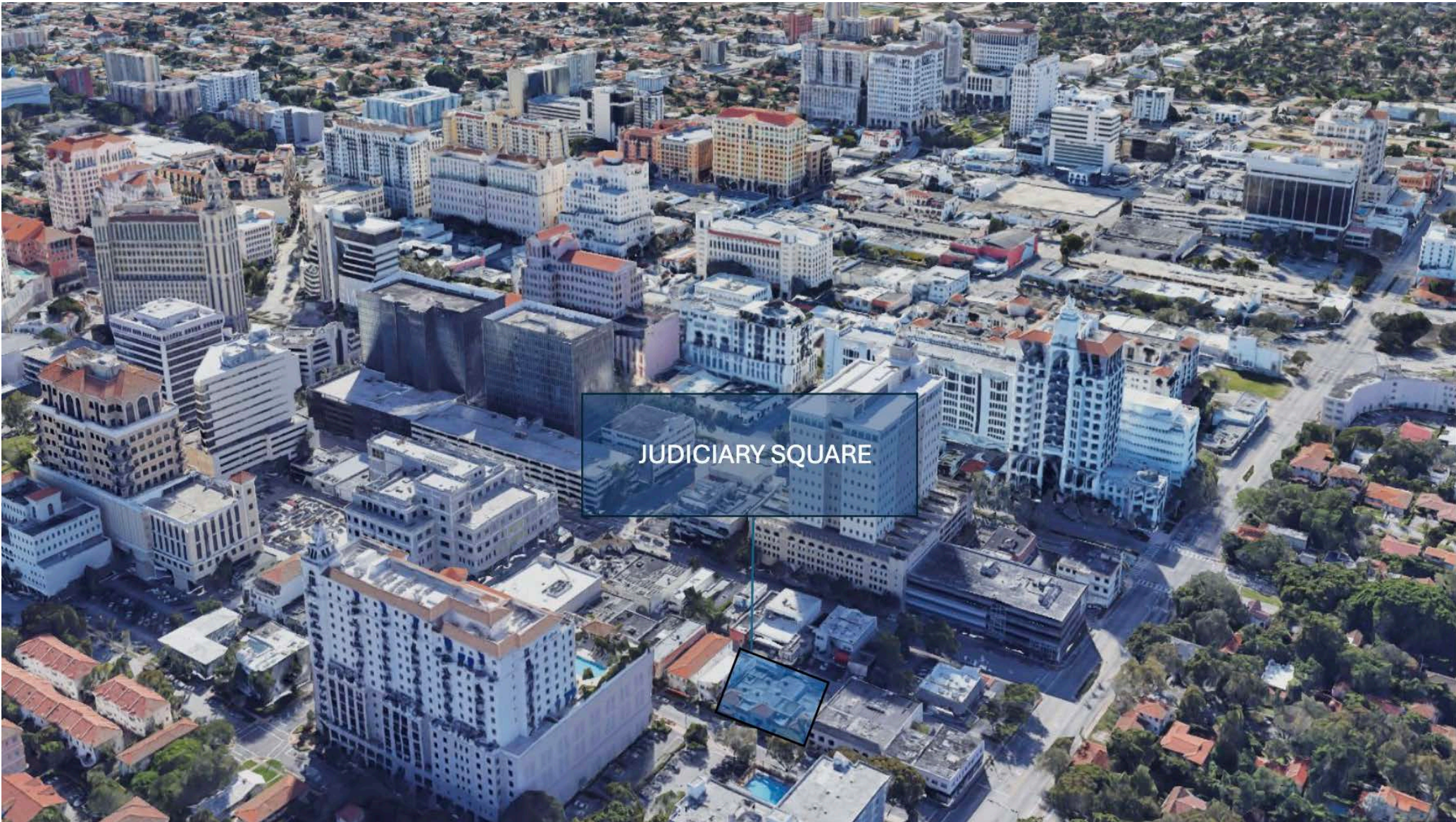
- Rental Rate: \$41 PSF
- 892- 1715 SF space available
- Nestled in the heart of Coral Gables, a captivating and beautiful city
- Surrounded by affluent businesses, fostering a prestigious business environment
- Proximity to upscale shops and a diverse array of restaurants for convenient access
- Elegantly designed and meticulously maintained professional building

- Prime Professional Building offering an exceptional opportunity to establish your business in a prime location within the stunning city of Coral Gables, FL. This prestigious professional building stands amidst a landscape of affluence, surrounded by upscale businesses, boutiques, and top-tier restaurants. This is more than just a location; it's an address that exudes sophistication and success. Judiciary Square has a total of 2,607 SF available and can be divisible into two spaces- the first consisting of 892 SF, and the second of 1,715 SF. Whether you're seeking to establish your brand or expand your business presence, this building provides the ideal backdrop for your aspirations.

Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
Available Space 1	1	892	\$41	Modified Gross	Join the thriving community of professionals in our prestigious office building located in the heart of Coral Gables. This available renovated office space combines the best of both worlds, offering a versatile layout with both an open layout and private office space to suit your unique business needs. Elevate your business presence by securing this sought-after office space in one of the most beautiful and professionally diverse areas.

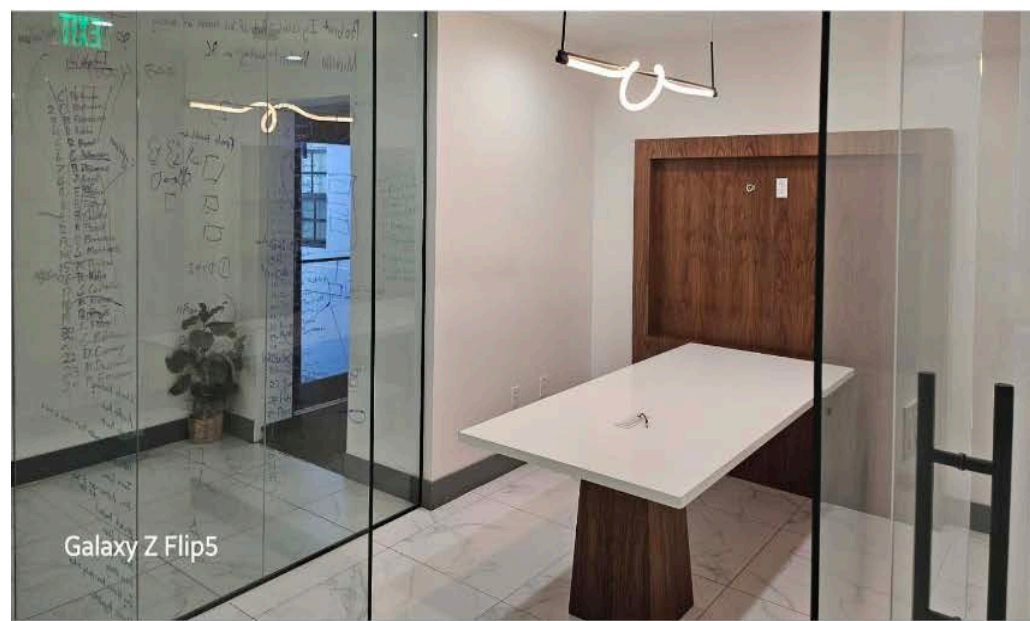
Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
Available Space 2	1	1715	\$41	Modified Gross	Join the thriving community of professionals in our prestigious office building located in the heart of Coral Gables. This available office space combines the best of both worlds, offering a versatile layout with both cubicles and private office spaces to suit your unique business needs. Elevate your business presence by securing this sought-after office space in one of the most beautiful and professionally diverse areas.



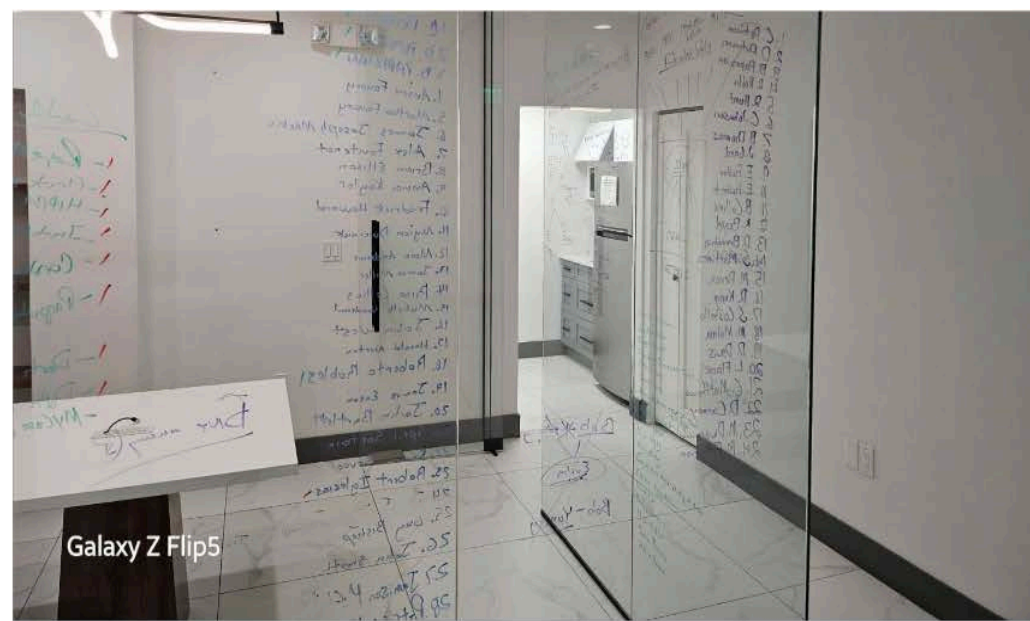


JUDICIARY SQUARE

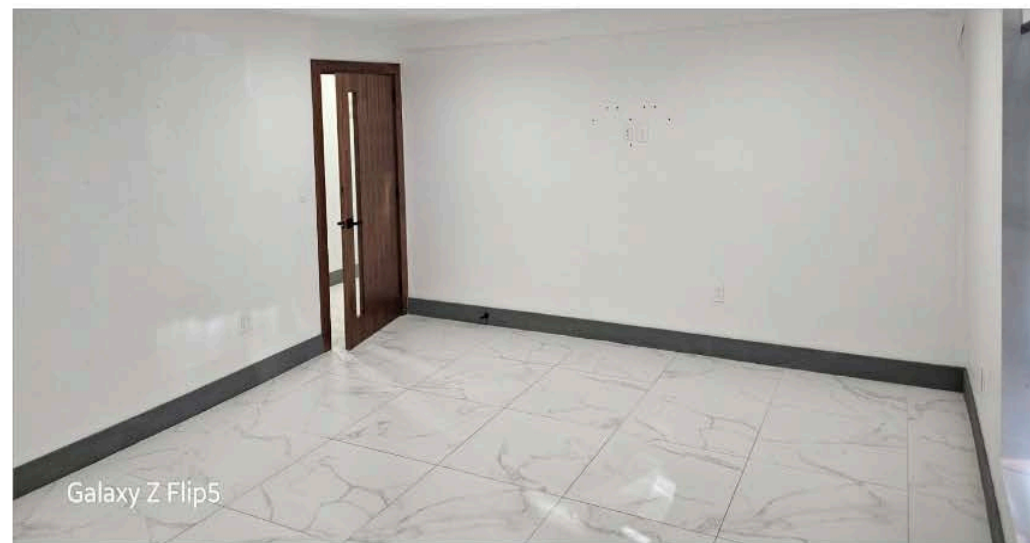
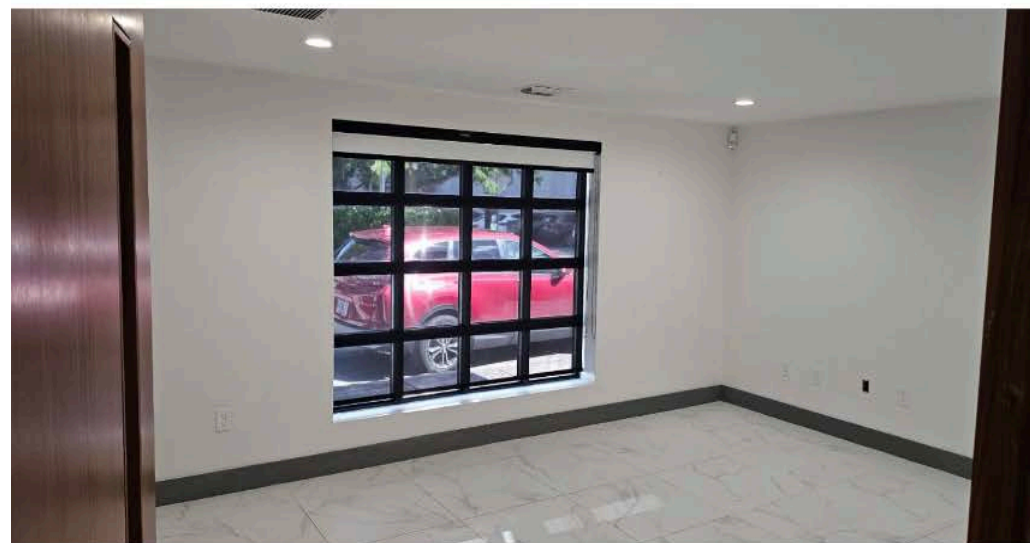
Space 1



Galaxy Z Flip5



Galaxy Z Flip5



Galaxy Z Flip5

Space 2



Space 2



**Total SFT
Available: 2,607**



**892 SFT
AVAILABLE**

**1,715 SFT
AVAILABLE**



02

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,444	226,774	458,072
2010 Population	28,280	241,764	502,467
2024 Population	30,408	250,638	553,720
2029 Population	30,900	253,407	579,674
2024 African American	371	7,094	32,468
2024 American Indian	62	785	2,250
2024 Asian	623	3,242	8,717
2024 Hispanic	22,672	203,164	425,891
2024 Other Race	2,923	31,941	73,455
2024 White	10,999	80,641	176,931
2024 Multiracial	15,422	126,859	259,750
2024-2029: Population: Growth Rate	1.60%	1.10%	4.60%
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,161	11,966	28,899
\$15,000-\$24,999	1,249	10,304	21,985
\$25,000-\$34,999	845	9,349	20,515
\$35,000-\$49,999	1,305	9,943	22,614
\$50,000-\$74,999	1,560	10,631	23,397
\$75,000-\$99,999	1,800	11,039	25,332
\$100,000-\$149,999	1,990	13,740	33,567
\$150,000-\$199,999	1,670	8,086	19,339
\$200,000 or greater	2,742	14,229	31,715
Median HH Income	\$87,802	\$67,523	\$69,924
Average HH Income	\$134,080	\$111,701	\$111,505

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,140	88,890	180,434
2010 Total Households	12,871	90,913	191,395
2024 Total Households	14,322	99,286	227,363
2029 Total Households	14,962	102,976	246,052
2024 Average Household Size	2.12	2.47	2.38
2000 Owner Occupied Housing	4,954	41,187	75,855
2000 Renter Occupied Housing	6,462	43,160	92,096
2024 Owner Occupied Housing	5,928	42,296	85,613
2024 Renter Occupied Housing	8,394	56,990	141,750
2024 Vacant Housing	1,603	9,224	24,882
2024 Total Housing	15,925	108,510	252,245
2029 Owner Occupied Housing	6,323	45,125	92,252
2029 Renter Occupied Housing	8,638	57,852	153,800
2029 Vacant Housing	1,645	9,708	24,880
2029 Total Housing	16,607	112,684	270,932
2024-2029: Households: Growth Rate	4.40%	3.65%	7.95%

Source: esri

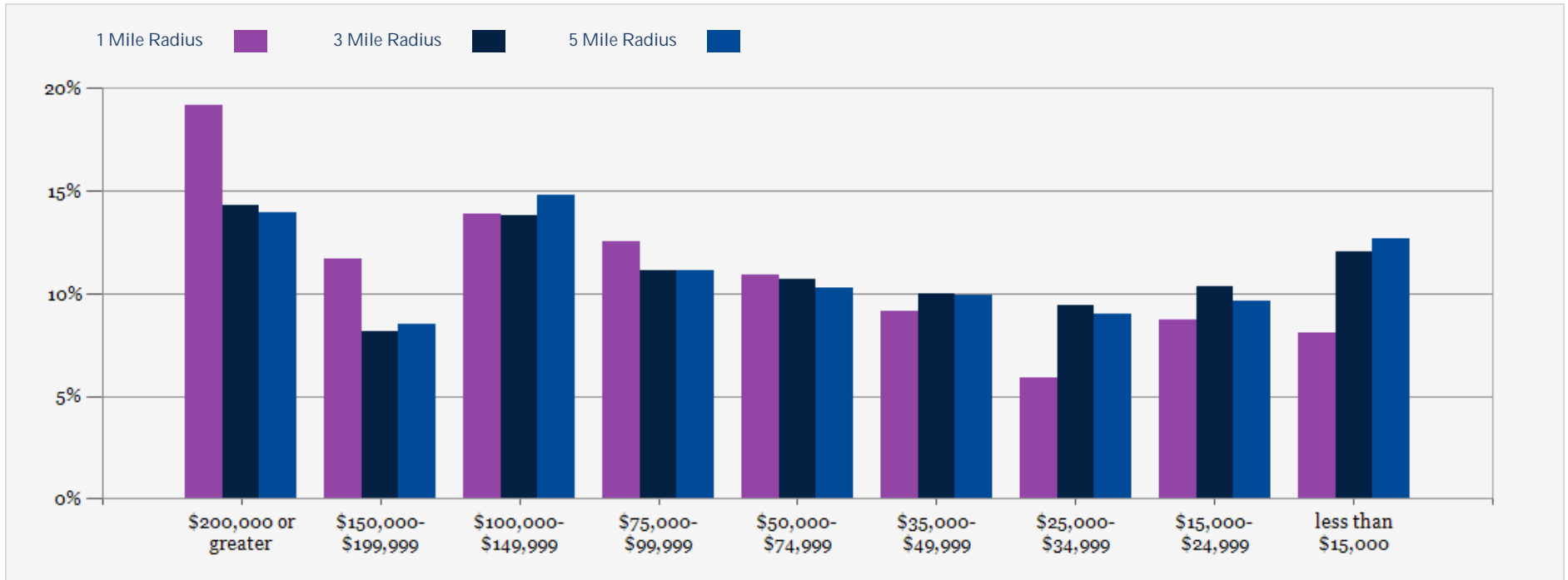
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,282	17,182	44,932
2024 Population Age 35-39	2,247	17,414	41,228
2024 Population Age 40-44	2,236	17,483	39,089
2024 Population Age 45-49	2,201	16,664	36,044
2024 Population Age 50-54	2,303	18,614	38,823
2024 Population Age 55-59	2,180	17,865	37,015
2024 Population Age 60-64	2,130	17,479	36,129
2024 Population Age 65-69	1,685	13,720	28,889
2024 Population Age 70-74	1,520	11,912	24,582
2024 Population Age 75-79	1,272	9,808	20,029
2024 Population Age 80-84	886	7,358	14,580
2024 Population Age 85+	1,125	9,384	17,424
2024 Population Age 18+	26,104	211,963	467,166
2024 Median Age	45	44	42

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$85,188	\$77,549	\$83,896
Average Household Income 25-34	\$121,927	\$110,495	\$117,666
Median Household Income 35-44	\$100,997	\$86,557	\$89,047
Average Household Income 35-44	\$148,437	\$132,965	\$132,723
Median Household Income 45-54	\$111,231	\$89,743	\$91,302
Average Household Income 45-54	\$158,884	\$135,625	\$134,750
Median Household Income 55-64	\$102,025	\$75,005	\$73,796
Average Household Income 55-64	\$148,668	\$118,450	\$116,259
Median Household Income 65-74	\$77,922	\$50,583	\$46,164
Average Household Income 65-74	\$126,326	\$100,294	\$93,668
Average Household Income 75+	\$102,100	\$71,568	\$67,248

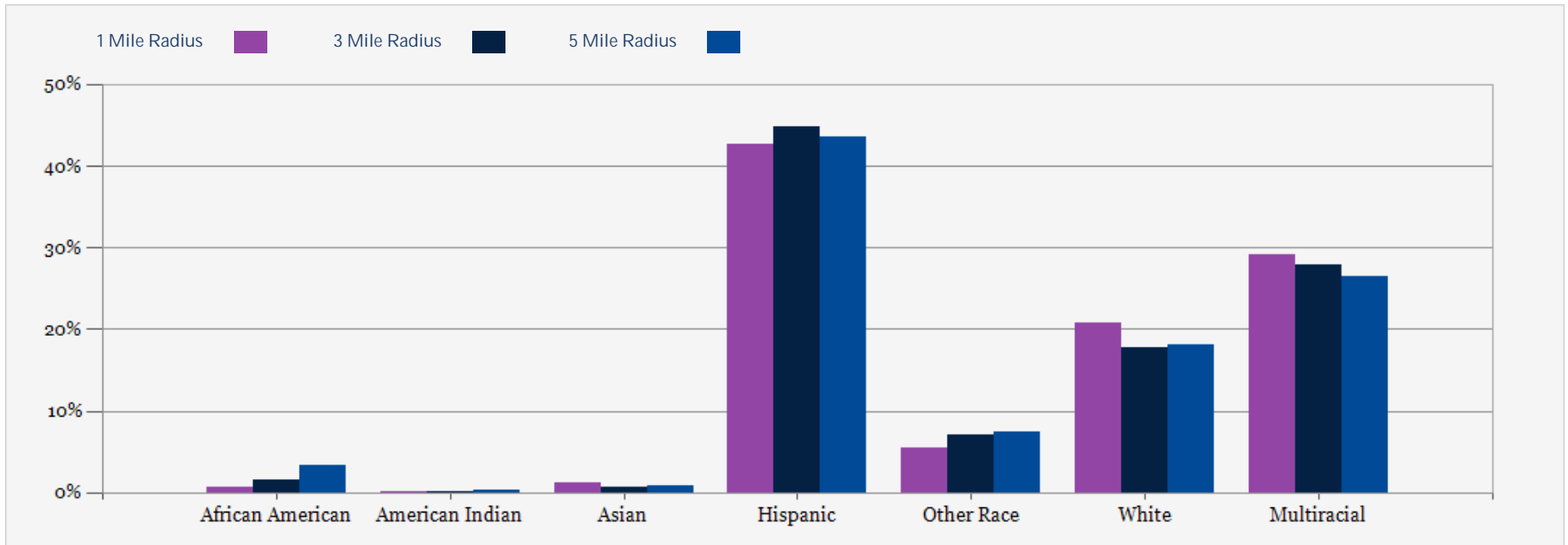
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	2,167	16,444	44,606
2029 Population Age 35-39	2,214	17,295	44,413
2029 Population Age 40-44	2,231	17,649	41,498
2029 Population Age 45-49	2,333	17,657	39,959
2029 Population Age 50-54	2,117	16,431	36,129
2029 Population Age 55-59	2,249	17,662	37,592
2029 Population Age 60-64	1,991	16,625	35,204
2029 Population Age 65-69	1,993	16,405	34,519
2029 Population Age 70-74	1,702	13,078	28,074
2029 Population Age 75-79	1,442	10,832	23,246
2029 Population Age 80-84	1,156	8,337	17,516
2029 Population Age 85+	1,218	9,496	18,508
2029 Population Age 18+	26,570	214,540	491,414
2029 Median Age	47	45	43

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,510	\$91,898	\$96,295
Average Household Income 25-34	\$142,411	\$130,893	\$134,453
Median Household Income 35-44	\$118,421	\$105,105	\$105,877
Average Household Income 35-44	\$169,471	\$154,598	\$153,670
Median Household Income 45-54	\$135,591	\$112,054	\$110,546
Average Household Income 45-54	\$184,397	\$162,087	\$158,767
Median Household Income 55-64	\$122,090	\$95,042	\$94,611
Average Household Income 55-64	\$171,555	\$141,208	\$139,517
Median Household Income 65-74	\$94,534	\$73,082	\$66,634
Average Household Income 65-74	\$149,549	\$121,315	\$114,140
Average Household Income 75+	\$128,070	\$92,900	\$87,386

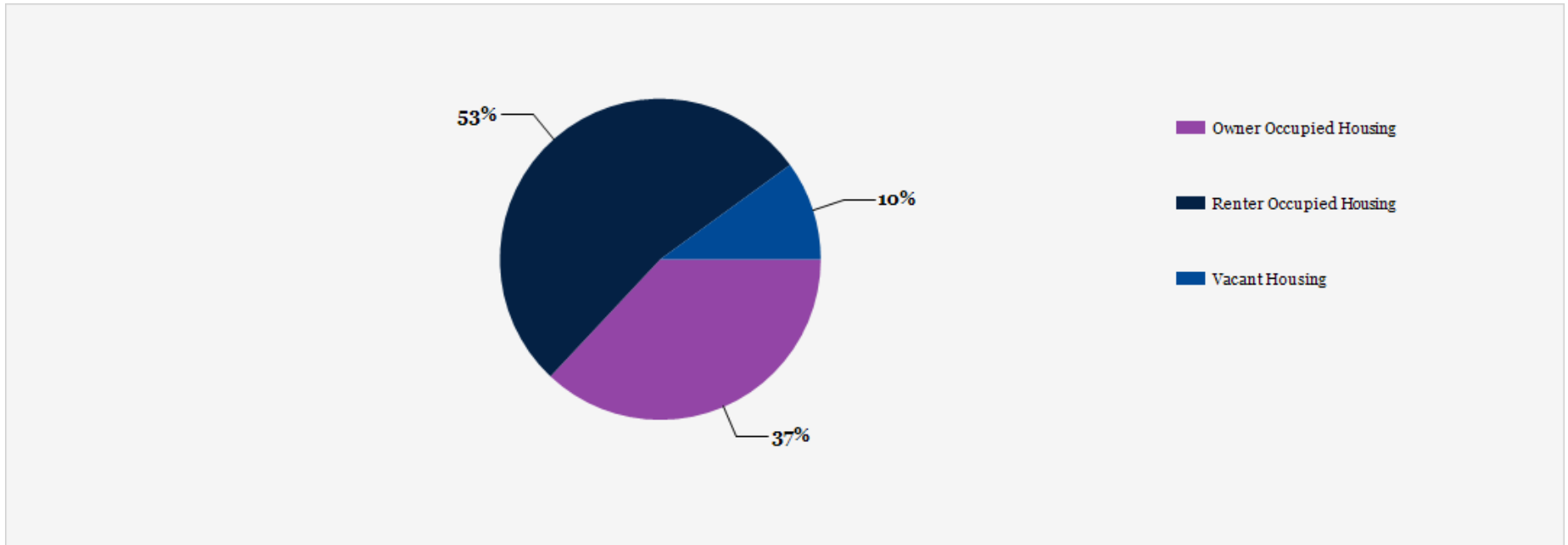
2024 Household Income



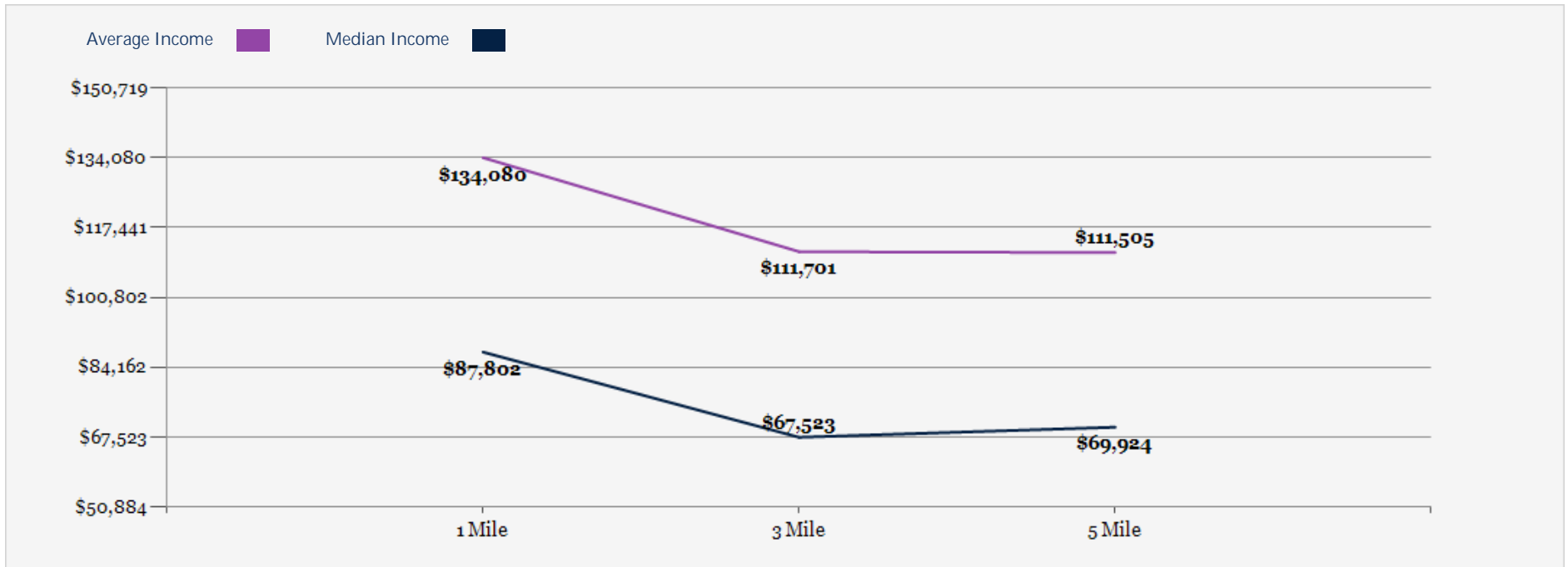
2024 Population by Race



2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median





Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 39 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

Judiciary Office



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“Connect with the well connected.”

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