



florida commercial team

RE/MAX

COMMERCIAL





## PROPERTY INFORMATION

[Summary](#)

[Description](#)

[Photos](#)

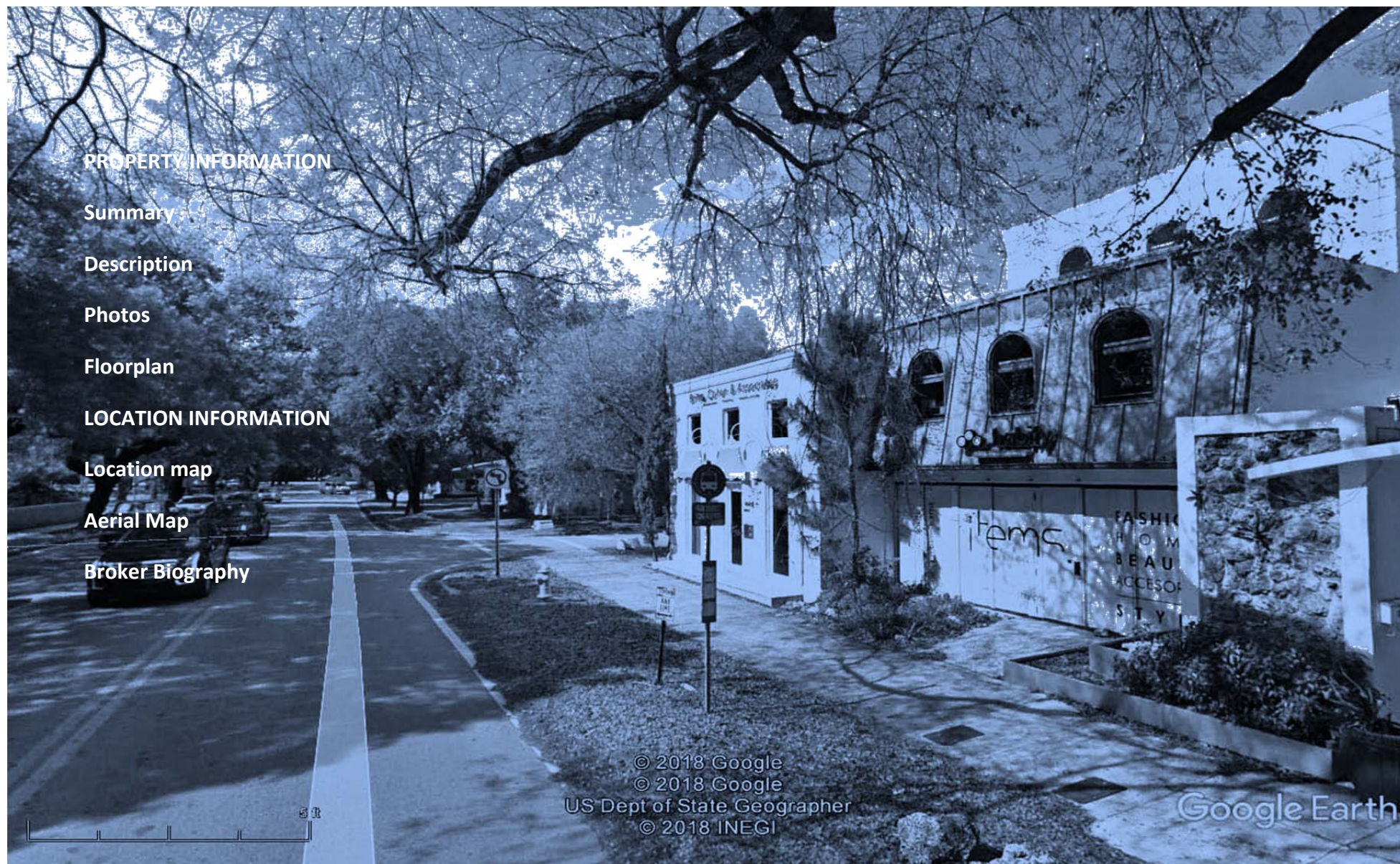
[Floorplan](#)

## LOCATION INFORMATION

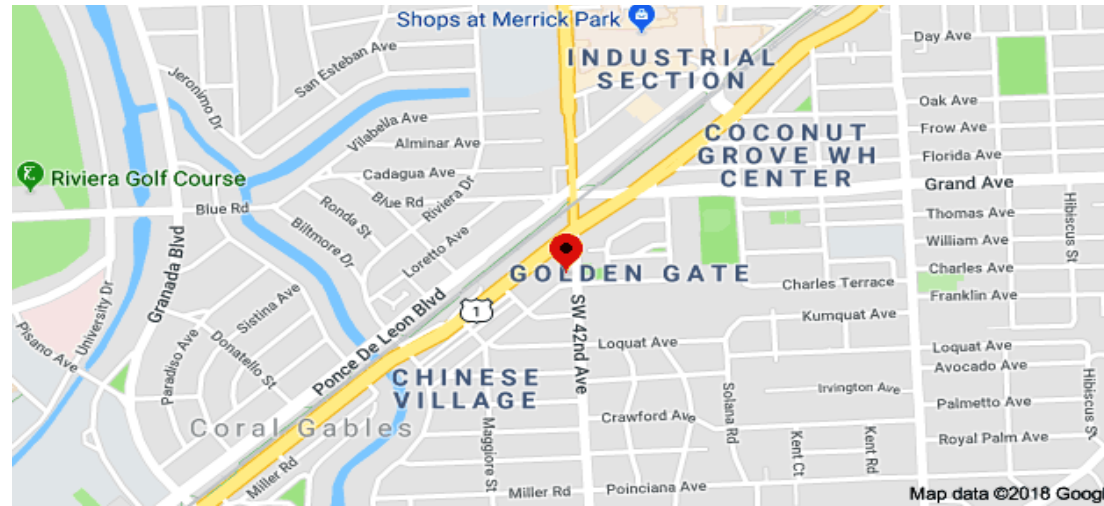
[Location map](#)

[Aerial Map](#)

[Broker Biography](#)







## Summary

Bldg. Size: 7,428

Lot Size: 5,000 SF

# Stories: 3

Year Built: 1964

Zoning: Office Bldg.

City: Coral Gables

Tenancy: multiple

## General Overview

The Florida Commercial Team LLC and RE/MAX Commercial are proud to present this this elegant & charming three story Coral Gables office building ideally located directly on Lejeune road, only one half block from South Dixie Highway. This attractive building is located adjacent to one of the best Coral Gables residential neighborhoods , is just steps to Merrick Park and yet only five minutes to the Downtown Financial District. The total building square footage measures 7,428 SF.

It is comprised of a three story main office building, currently used as an architectural office, and an adjacent single story structure currently used as a fitness studio.

It has been completely renovated, including hurricane impact windows and doors, and has been meticulously maintained.

There is 6 Car parking onsite, with additional free parking within a block of the Property.

The first floor consists of a lobby, seven offices, a large storage room, lunchroom and bathroom. The photography studio tenant occupies 720 SF of the first floor.

The second floor has a reception area, lobby, conference room, front desk office, three large open office spaces, three bathrooms and a lunchroom.

This space is occupied by the architectural firm. There is a handicap lift for access to the second floor.

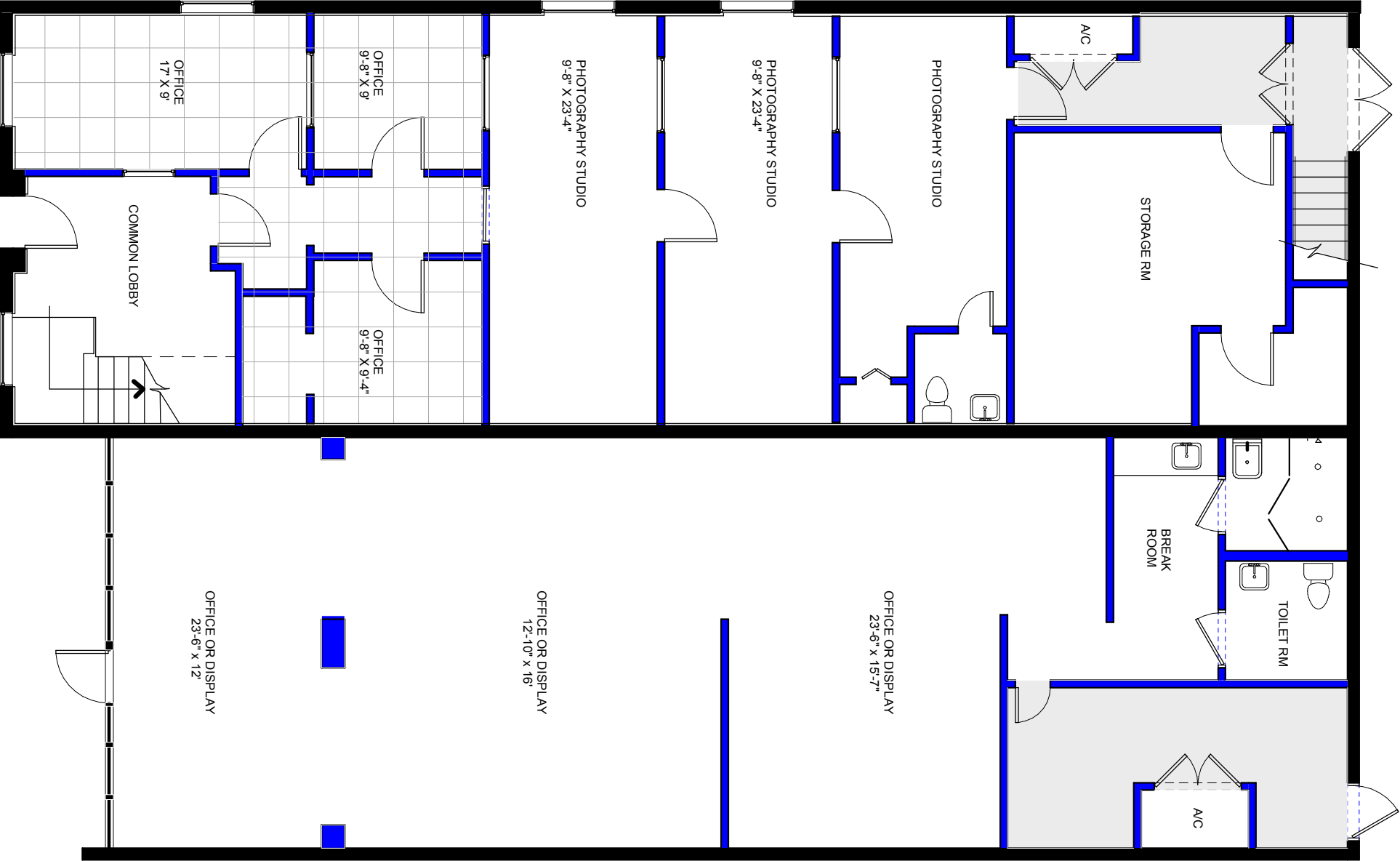
The third floor, which is accessed by two stairways, is comprised of a large open office area, breakroom and restroom.

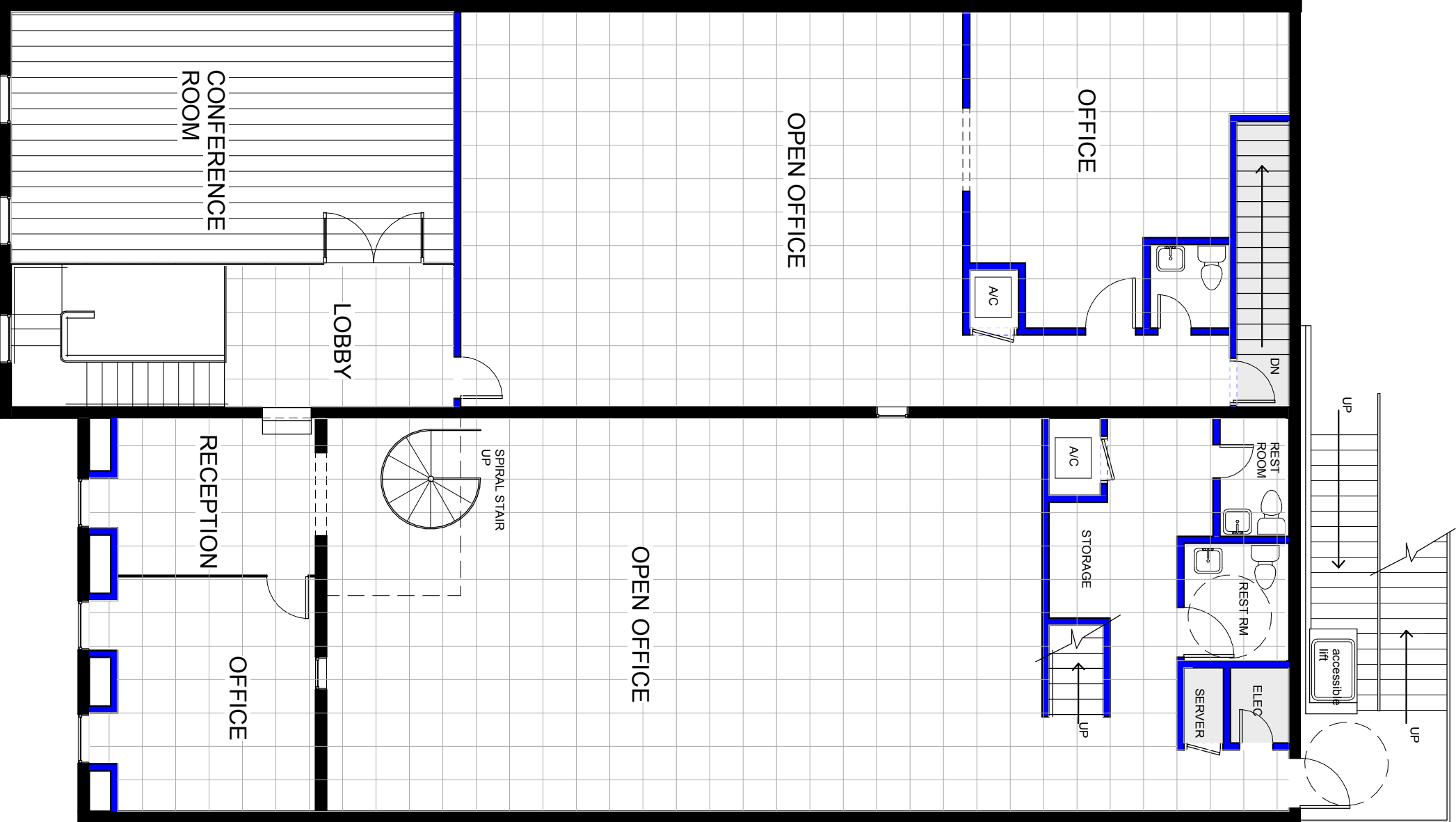
This property is ideal for an owner/user who also seeks additional income from existing tenants while occupying 5,000 square feet.

## Additional Pictures

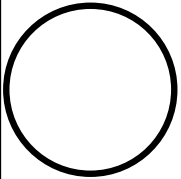


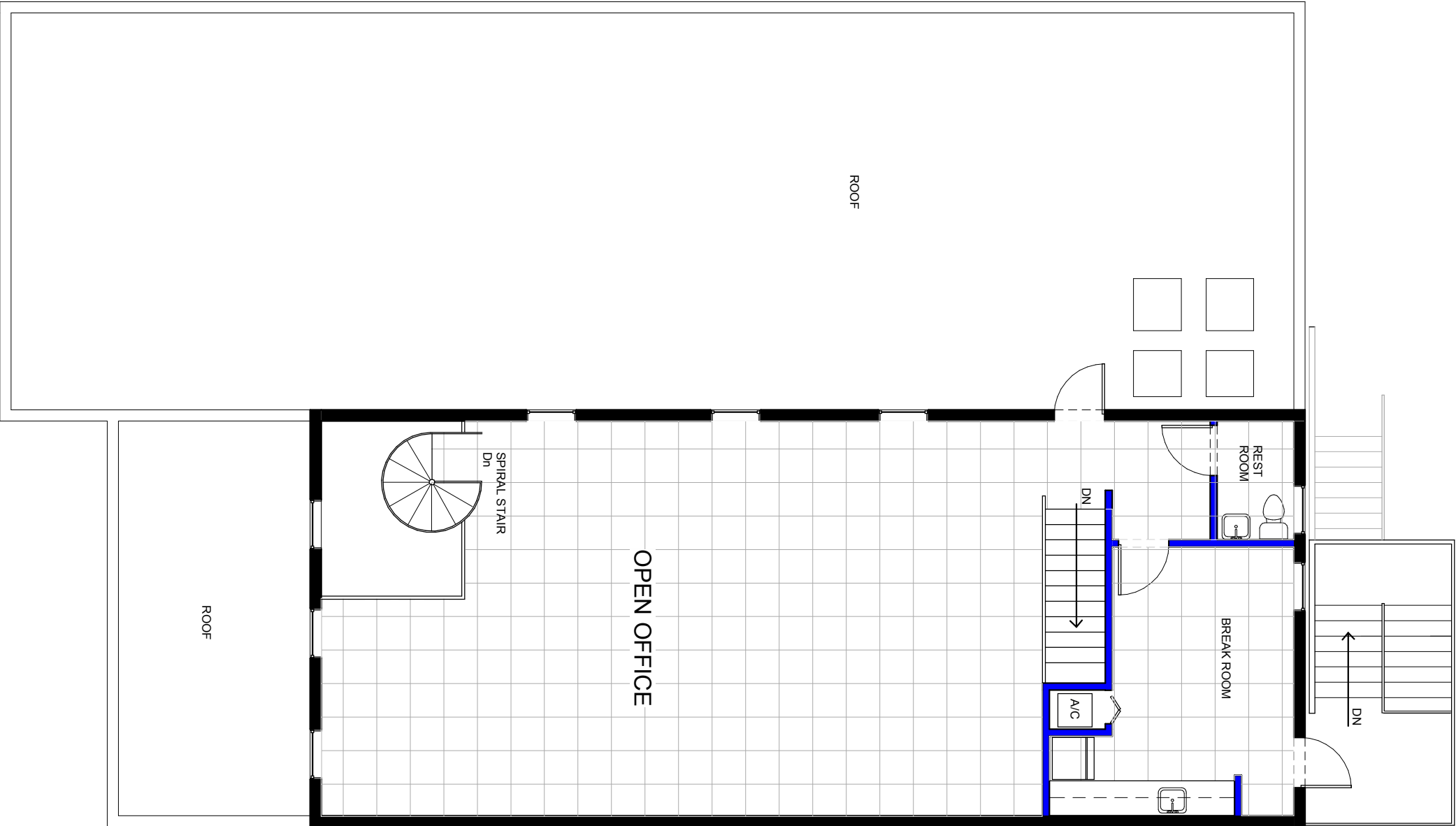




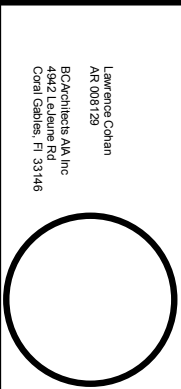


1 Second Floor  
1/8" = 1'-0"





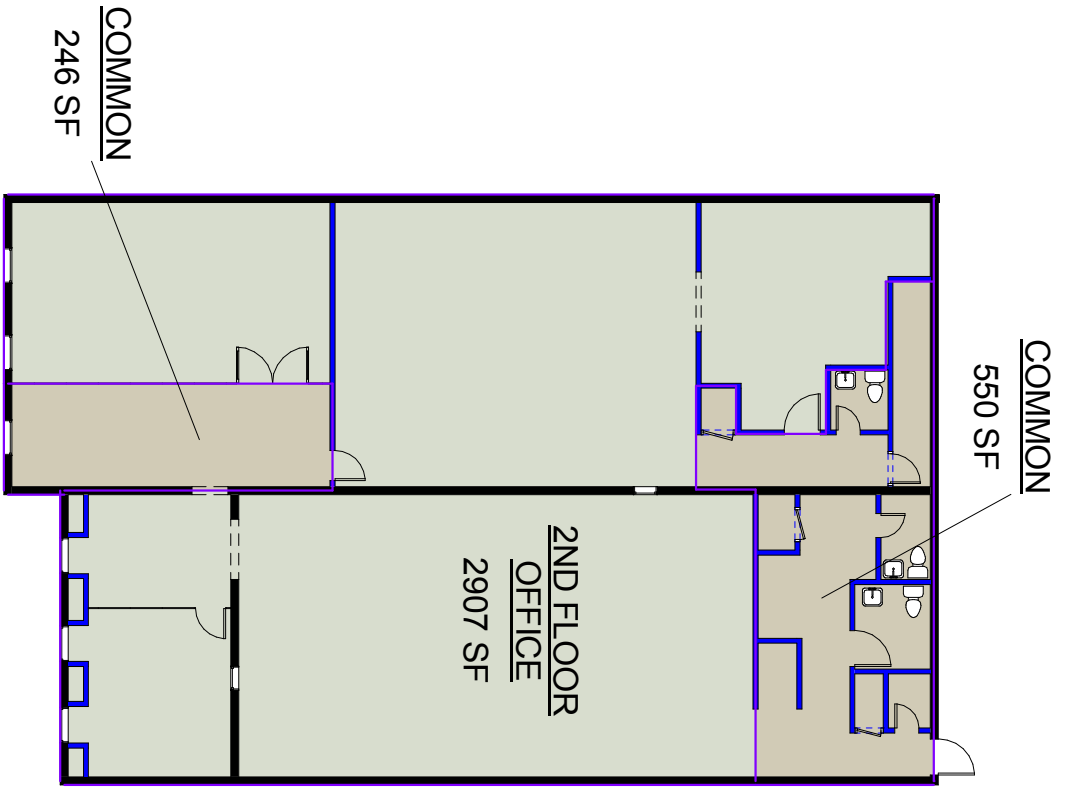
1 Third Floor  
1/8" = 1'-0"



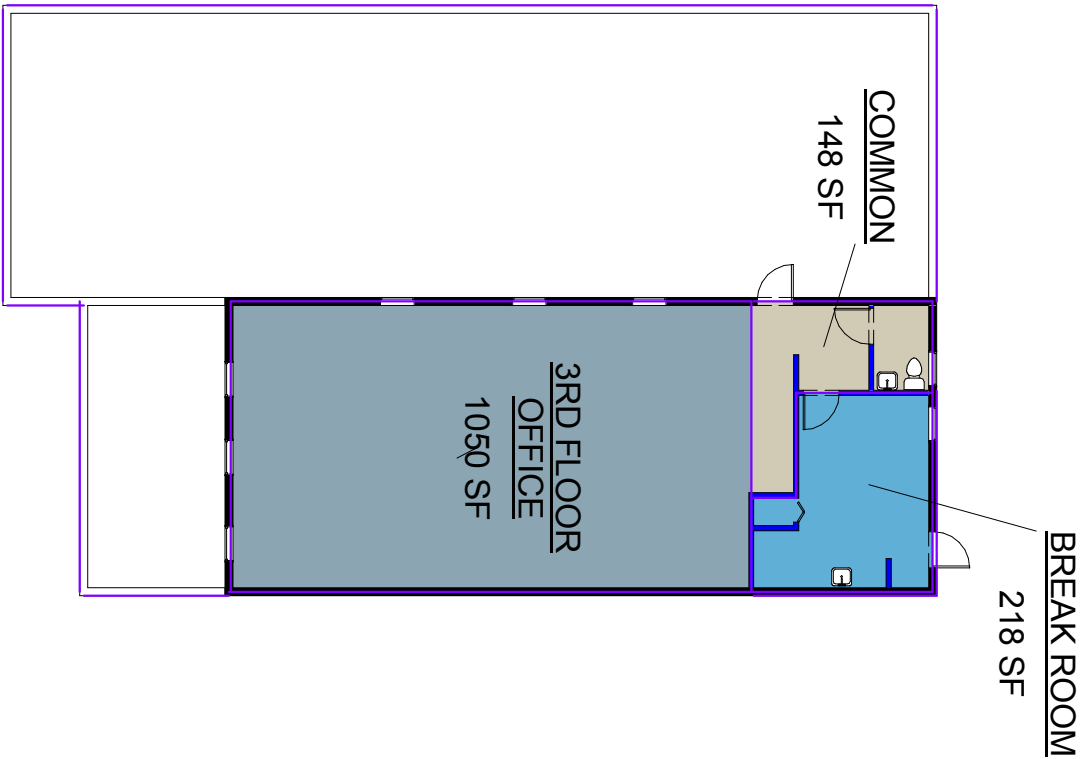
Lawrence Caham  
AIA No. 008129  
BC Architects AA Inc  
4940 LeJeune Rd  
Coral Gables, FL 33146

4940 LeJeune Road Ground Floor  
Coral Gables, 33146

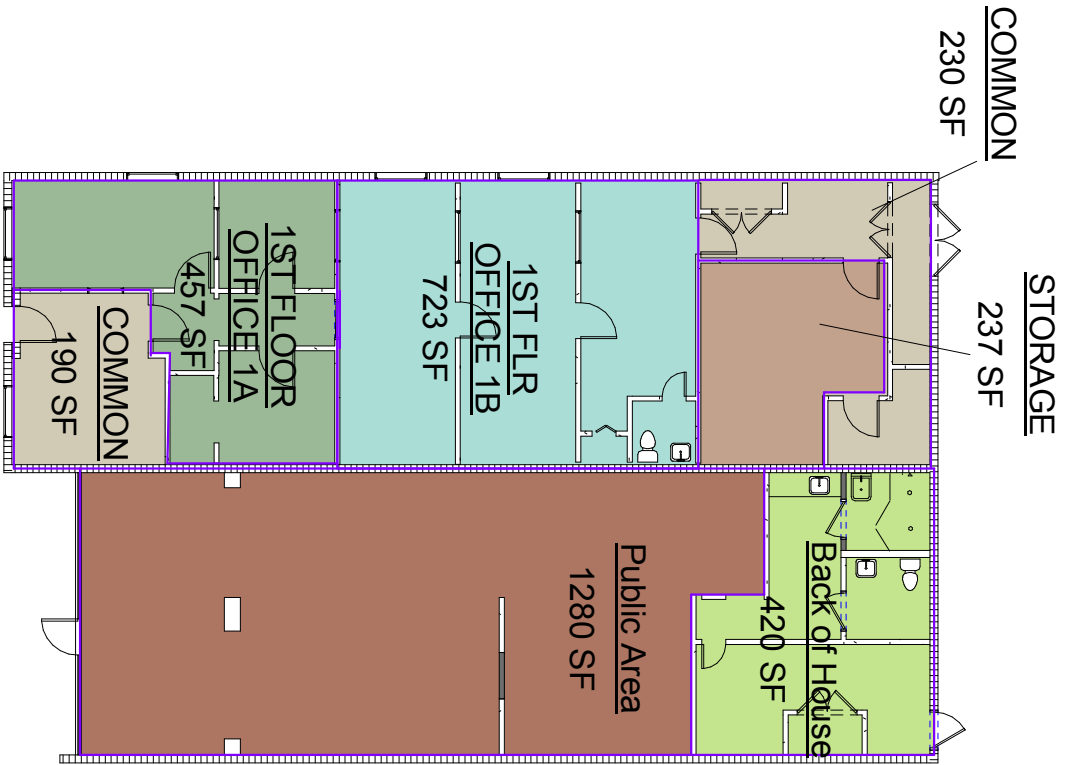
Dwg 3  
THIRD FLOOR PLAN  
1/8" = 1'-0"



2 Second Floor  
1/16" = 1'-0"



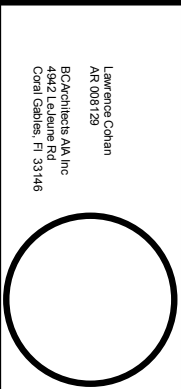
3 Third Floor  
1/16" = 1'-0"



1 First Floor  
1/16" = 1'-0"

Area Schedule (Gross Building)			
Name	Area	Leasable	
1ST FLOOR OFFICE 1A	457 SF	Yes	
1ST FLR OFFICE 1B	723 SF	Yes	
2ND FLOOR OFFICE	2,907 SF	Yes	
3RD FLOOR OFFICE	1,050 SF	Yes	
BREAK ROOM	218 SF	Yes	
Public Area	1,280 SF	Yes	
STORAGE	237 SF	Yes	
Back of House	420 SF		
COMMON	148 SF		
COMMON	190 SF		
COMMON	230 SF		
COMMON	246 SF		
COMMON	550 SF		

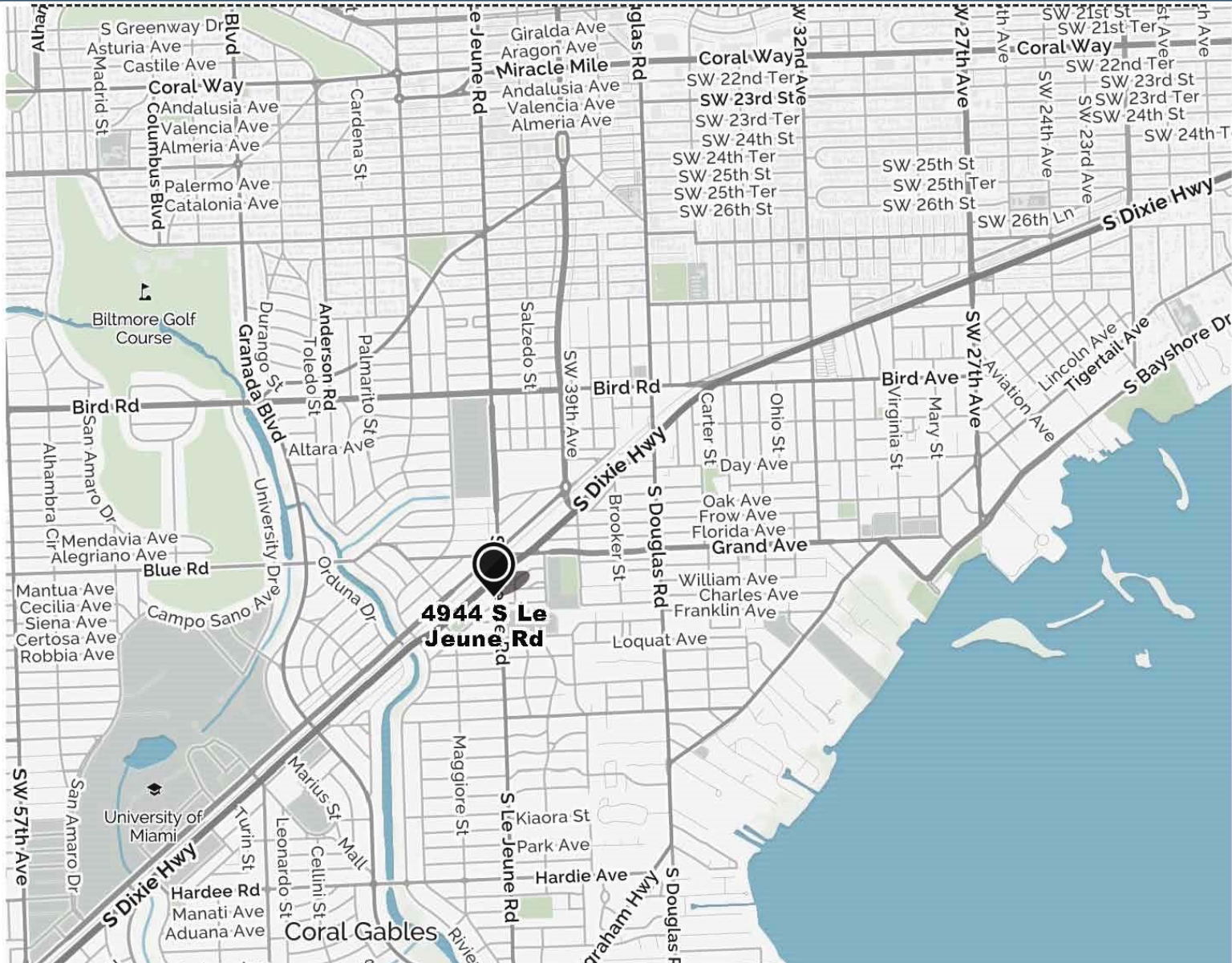
LEASABLE AREA: 8,657 SF  
7,292 SF



4940 LeJeune Road Ground Floor  
Coral Gables, 33146



## Location Map







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## Aerial Map








He is certified as an accredited member of the U.S. GREEN Building Council (USBC), and is an accredited Certified Distressed Property (CDPE) Expert.

In 2016 he was named the Number 2 Top Selling Commercial Associate in Florida for RE/MAX International.



 Issabella is fluent in Spanish, Italian and French. She is a recipient of RE/MAX International's prestigious Executive Award.



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## Contacts



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