



2600 DOUGLAS

For Lease



Welcome to 2600 DOUGLAS



2600 Douglas has been thoughtfully re-envisioned with today's workforce in mind. The project recently completed the first phase of extensive renovations resulting in a functional and efficient building with attractive amenities. Completed renovations include updated lobby, common areas, elevator landings, restrooms and elevator modernization. Additionally, 2600 Douglas has a new entrance with a welcoming terrace and porte-cochère and a recently built Tenant Hub and Conference Center.

2600 Douglas is within walking distance to Miracle Mile and the Central Business District of Coral Gables making it the ideal location for quality tenants.

Coral Gables is home to over 150 multinational companies and located just 10-minutes from Miami International Airport.

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BUILDING FEATURES

195,000-square-foot renovated office building with office and retail space for lease

On-site bank with drive-thru and ATM

On-site deli

On-site leasing and management office

Newly completed Tenant Hub with conference room, audiovisual equipment, collaboration areas, complimentary WiFi and tenant services including notary and photocopies

Final phase of renovations in progress with exterior upgrades including new lit metal cladding on building end caps

Furnished units available

Security personnel, 24-hour surveillance cameras and after-hour card key access

2:1,000 SF parking ratio in covered garage plus abundant street parking

On-site car wash services, vehicle charging stations and bicycle racks



PREMIUM TENANT



- Private Conference Room
- Video Conferencing
- Collaboration Area
- Event Space



- Douglas Cafe On-site
- Complimentary Coffee in Tenant Hub
- Vending Machines



- Bank of American On-site
- ATM
- Drive-Thru Bank Lanes



- Security Personnel
- 24-Hour Surveillance Cameras
- After Hour Card Key Access



- Car-Wash On-site



- Dry Cleaning Preferred Rate
- Free Pick-up and Delivery to Building



- Electric Car Charging Stations On-site



- Notary Services
- FedEx/UPS Drop Box
- USPS Mailbox



- 3-minute drive to MetroRail Station
- 5-Minute Walk to Free Coral Gables Trolley
- Free Freebee Car Pick-up and Drop-off Within Downtown Coral Gables



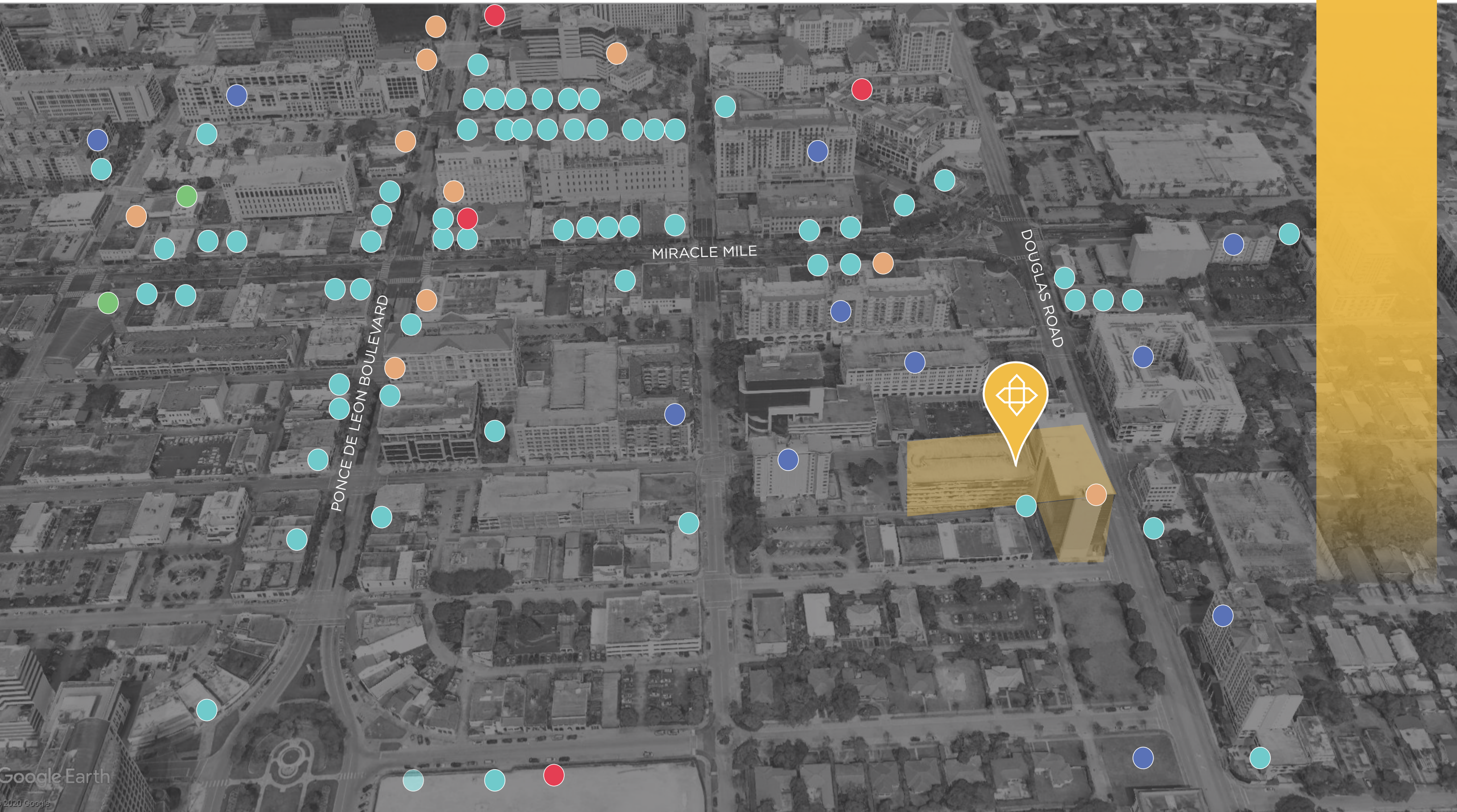
- Complimentary WiFi areas



LOCATION Highlights

- Restaurants
- Banks
- Entertainment
- Hotels
- Residential

2600 DOUGLAS is situated in Downtown Coral Gables, one of the most vibrant dining, shopping and cultural destinations in South Florida. Countless restaurants and cafés, banks, hotels, retailers, art galleries and entertainment destinations are within walking distance or easily accessible via the complimentary Coral Gables Trolley or Freebie electric shuttle service which provides free, door-to-door, on-demand rides to Downtown Coral Gables locations.







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LEASING INFORMATION:

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GLOBAL

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