

FOR LEASE

HIGH VISIBILITY PREMIUM CORAL GABLES OFFICE SPACE

ACROSS FROM UM | 878 S DIXIE HWY



Sebastian Photo Credit: [User:B](#) via Wikimedia Commons



PRIME LOCATION

Right at the signalized, highly visible intersection of South Dixie Highway and Granada Boulevard.



UM ADVANTAGE

Be part of the UM community – walk to the campus for lunch, events, & more.



EASY ACCESS

Immediate access to US-1, the Metrorail, and South Miami's best dining & amenities.



LOW-DENSITY CAMPUS

Just four 2-story buildings with two units per building for quiet focus & security.

THE DETAILS & TERMS



RATE: \$44.00 per Square Foot (Modified Gross)



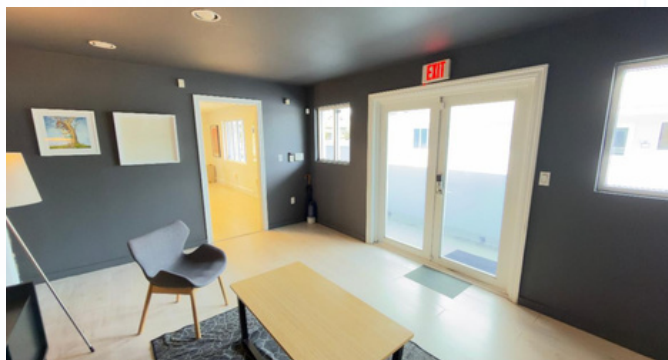
PLENTY OF PARKING: Four (4) dedicated spaces, plus ample street parking for guests.



LAYOUT: Private, self-contained suite with independent access.



EASY ACCESS: Signalized access at S Dixie Hwy & Granada Blvd (Directly opposite UM).



BALCONY ACCESS & OUTDOOR SPACE

Step right outside onto your private, shaded balcony overlooking lush tropical landscaping.



UPDATED PRIVATE AMENITIES

Enjoy the convenience of fully updated, private en-suite restroom facilities.



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**SCHEDULE YOUR
CAMPUS-EDGE TOUR**