



# MERRICK VIEW

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OFFICES AVAILABLE FOR SALE OR LEASE



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## BUILDING

The Merrick View Office Condo Building is a market leader in the redevelopment of the South-Ponce/Bird Road sub-market for new office, retail, and residential developments. Its Contemporary Mediterranean architecture, efficient design and amenities package offer lasting value for all business professionals. Merrick view features four stories of office space totaling approximately 92,000 square feet, ranging from 1,500 to 20,000 square feet of contiguous available space and a four level covered parking garage.

## FLOOR PLATE

- 8-Story Mediterranean architecture style office building with aprox 92,000 RSF
- Office size ranges from 995 RSF to 15,566 RSF
- Minimum 10' below finished ceiling
- Flexible layout opportunities

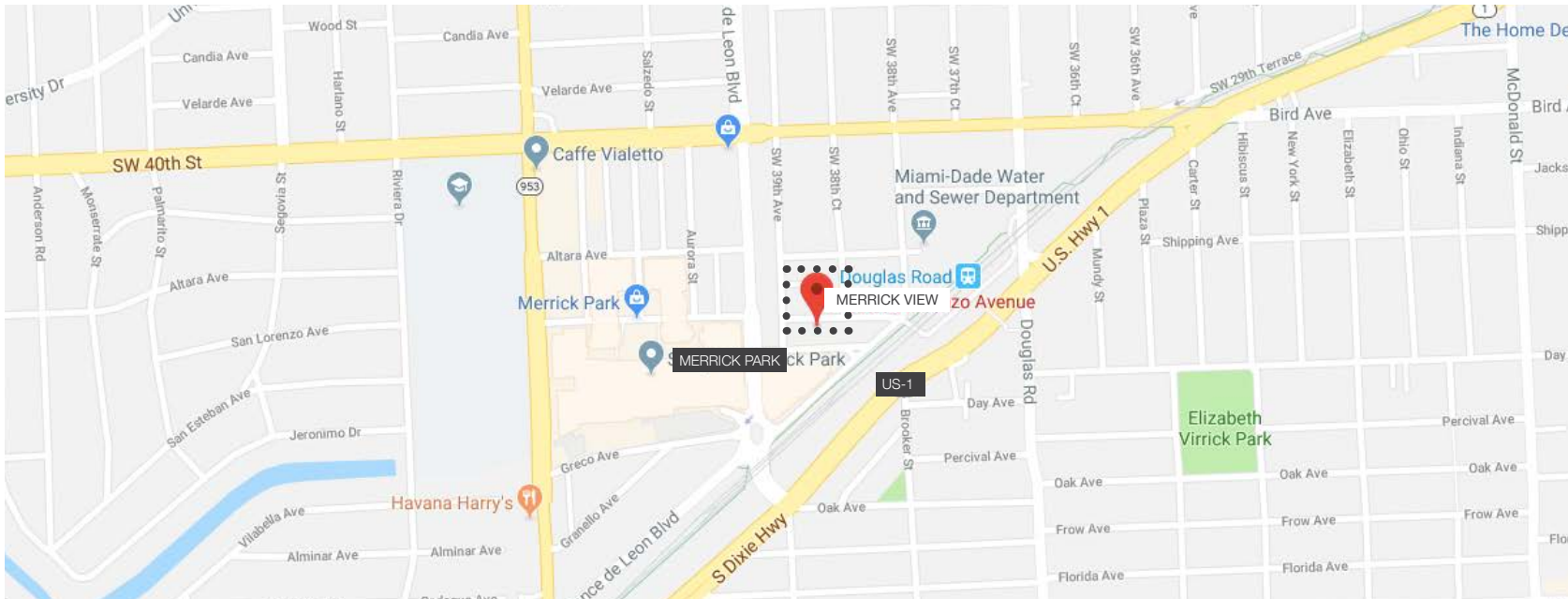
## AMENITIES

- Grand lobby with elegant marble, granite, and wood accent finishes
- 11.5 windows, abundant natural light and sweeping vistas
- Three high speed elevators directly connect the covered parking garage to the office tower floors
- Ample on-site parking with surplus parking available adjacent to site
- Individually controlled HVAC systems
- 24/7 electronic card access to building
- Monitored closed-circuit television system
- Hurricane impact-resistant construction and windows
- 600 KVA back up emergency generator capable of powering emergency lighting, elevators, and life safety systems
- On-site parking garage
- 3 passenger elevators
- On-site Management



# LOCATION

- Prestigious Coral Gables Address - Coral Gables is a leading international business destination and upscale residential community
- Conveniently located across from the prestigious Village of Merrick Park, a world class outdoor mall anchored by Neiman Marcus and Nordstrom with a variety of restaurants, cafes, personal services and upscale boutique stores
- Direct access to US-1, Bird Road, Ponce de Leon Boulevard, Coral Gables main commercial boulevard, and Le Jeune Road, a major north-south artery
- Steps from the Metrorail and the Coral Gables trolley, servicing main business districts, shopping venues and central city neighborhoods
- Close proximity to University of Miami, South Florida's premier research institution





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