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FOR
SALE

WELLS FARGO | 1541 SUNSET DRIVE, CORAL GABLES, FL

Coral Gables Office Building

Colliers International is pleased to exclusively offer the sale of 1541 Sunset Drive, a four-story, 23,172 SF office building that features a mezzanine as the fourth floor.

- Wells Fargo leases 21% of the building
- Value-add opportunity - lease up of office space at market rates
- Ideal owner-user property
- Great location with excellent exposure
- ±71 parking spaces in attached garage
- Parking garage provides ability to generate parking revenue
- Nearby: The Shops at Sunset Place, Whole Foods, University of Miami, South Miami Hospital, restaurants and shopping
- Wealthy trade area

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Accelerating success.

Well-located on Sunset Drive, a major retail corridor and is just one-block east of the Shops of Sunset Place, an outdoor shopping mall currently under redevelopment that offers 408,000 square feet of retail, 107,000 square feet of offices and a 1,700-space parking garage. The average household income within a three-mile radius is estimated at over **\$134,000**.

DEMOGRAPHIC SNAPSHOT

3-MILE RADIUS



88,426
2019
Population



\$134,416
2019 Average
Income



34,026
2019 Total
Households

SHOPS AT SUNSET PLACE PROPOSED REDEVELOPMENT



NORTH VIEW



WELLS FARGO SPACE



ATTACHED PARKING GARAGE



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