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# SUBLEASE AVAILABLE

550 Biltmore Way  
Coral Gables, FL 33134

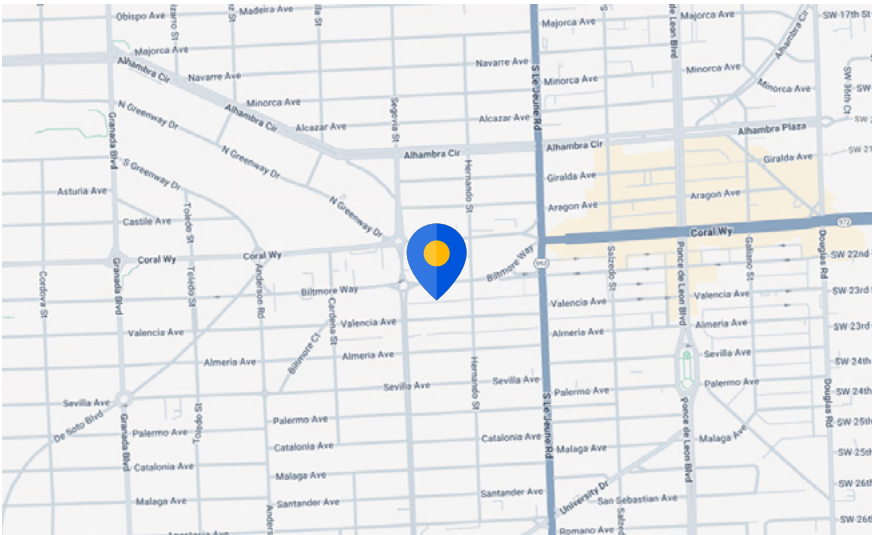
### SUBLEASE OVERVIEW

Building Name:	550 Biltmore
Year Built/Reno:	1986/2025
Premises:	Suite 730
Size:	5,021 RSF
Base Rent:	\$60.00/SF Full Service
OpEx:	Included
Lease Term:	Through 8/31/2030
Parking:	Per Master Lease
FF&E:	Fully furnished, Negotiable

### NOTES

- High-end custom finishes (exposed ceilings, LED lighting throughout, modern kitchenette)
- Class A building
- Below market rate
- Furnished Plug and Play
- Natural light throughout
- Newly built, great condition

ADJACENT SUITE NEXT DOOR (SUITE 740 – 2,813 SF) IS AVAILABLE AND CAN BE COMBINED TO OFFER 7,834 SF



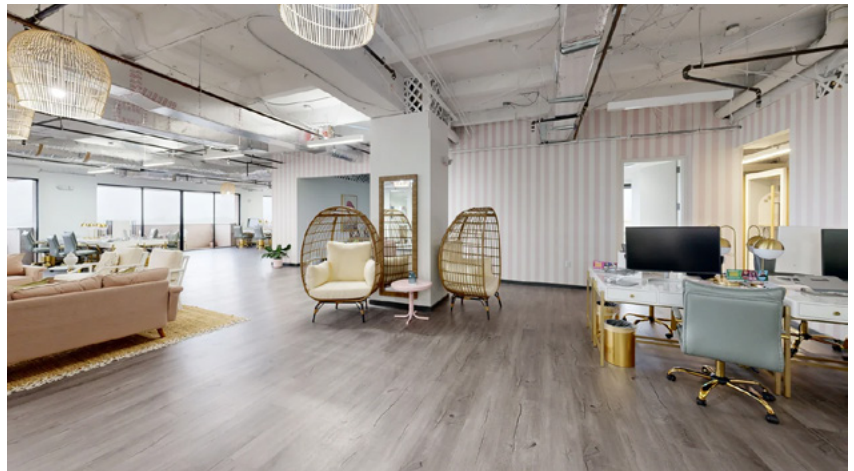
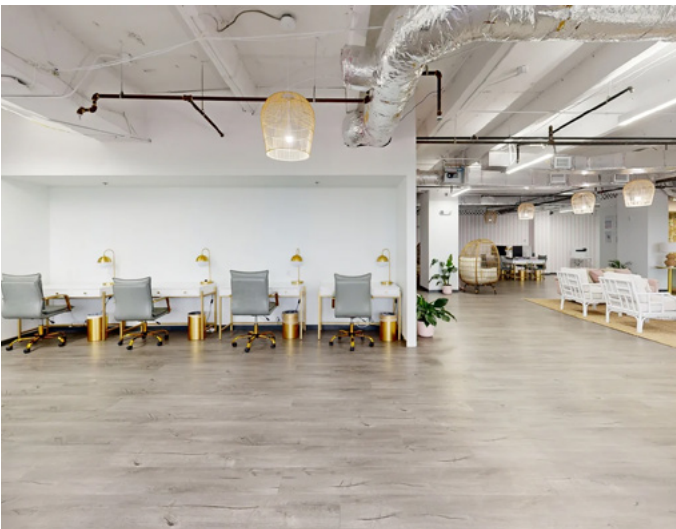
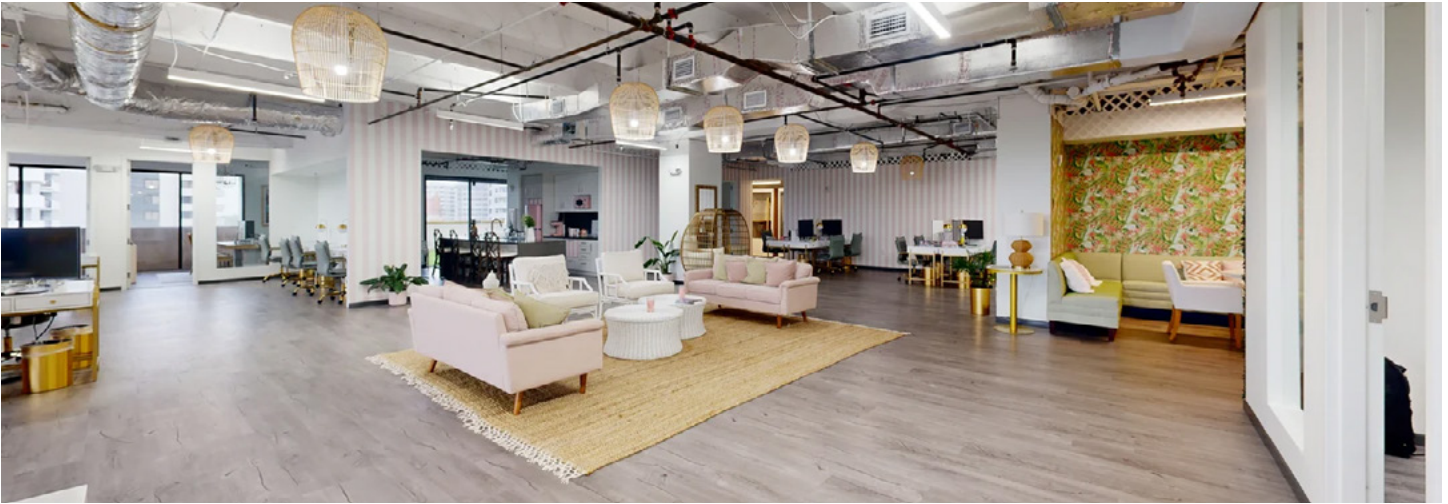
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