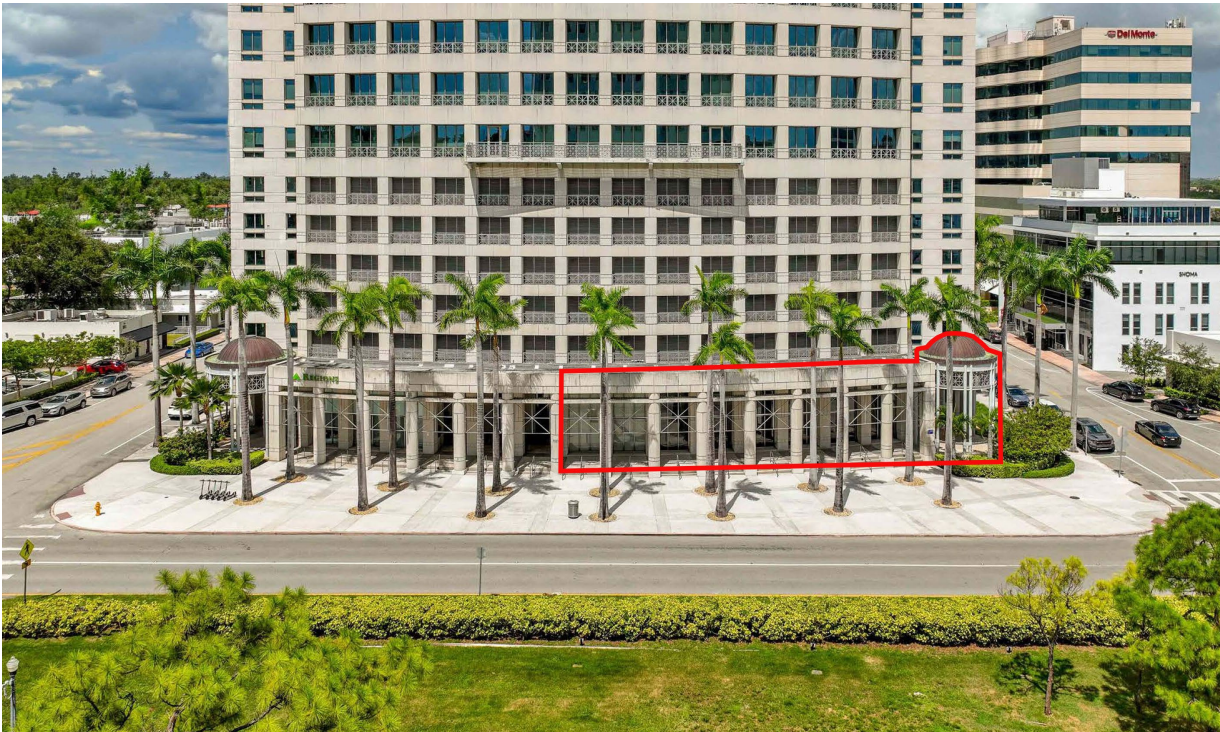


High-end creative ground floor medical office space

FOR LEASE

2800 Ponce de Leon Blvd, Coral Gables, FL | Suite 100



PROPERTY OVERVIEW

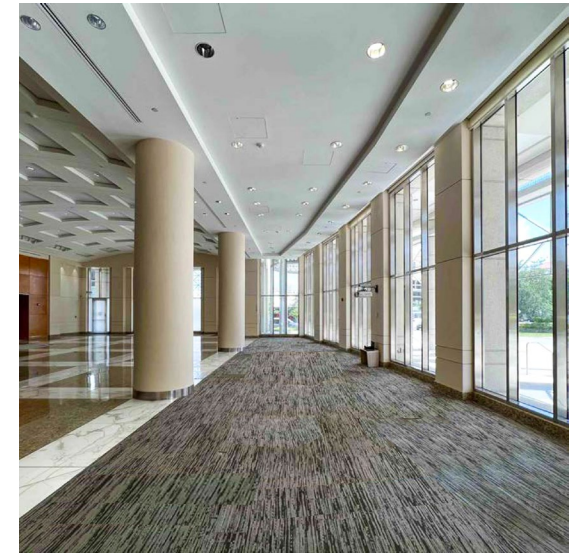
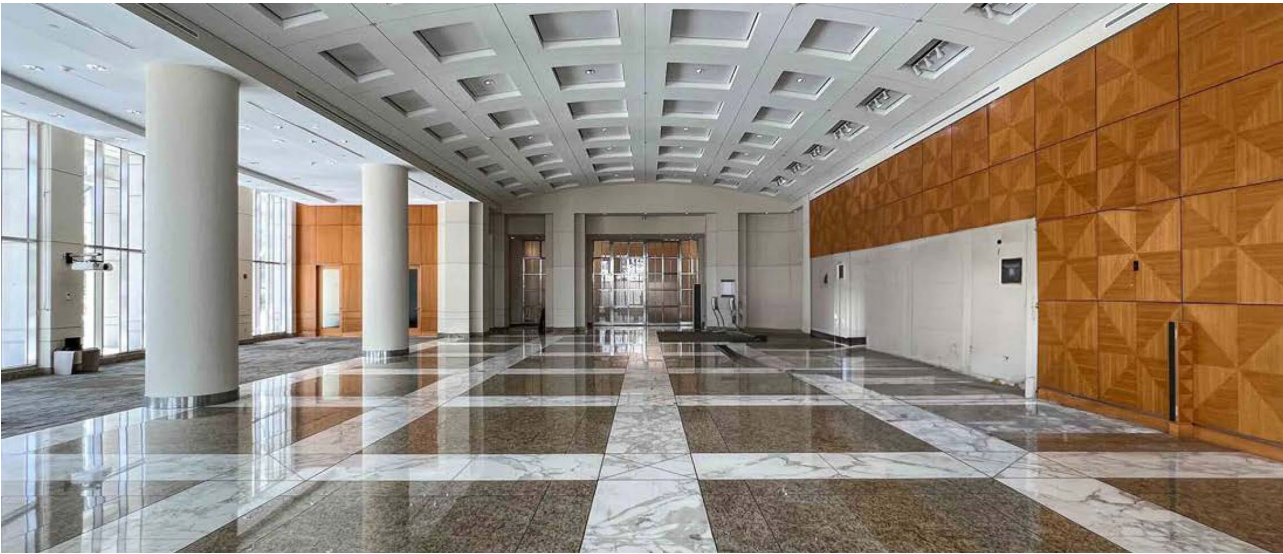
Unique office opportunity on the first floor with beautiful floor to ceiling windows fronting The Plaza and Ponce Circle Park-the City's premier outdoor venue for cultural and community events

Class-A modern office tower with a 6-story covered parking garage equipped with EV charging stations

Walking distance to numerous restaurants, retail, hotels and entertainment options such as Village of Merrick Park, Giralda Plaza and Miracle Mile

On-site trolley stop connecting to Miami Metrorail





Can be built-out to accommodate a multitude of medical professions

SPACE PROFILE

+/- 8,353 SF

Total SF

\$63.00 PSF FS

Rental Rate

Exterior Signage

Multiple options available

24/7

Security and controlled access

3/1000 PSF

Parking Ratio

98

Walk Score (Walker's Paradise)

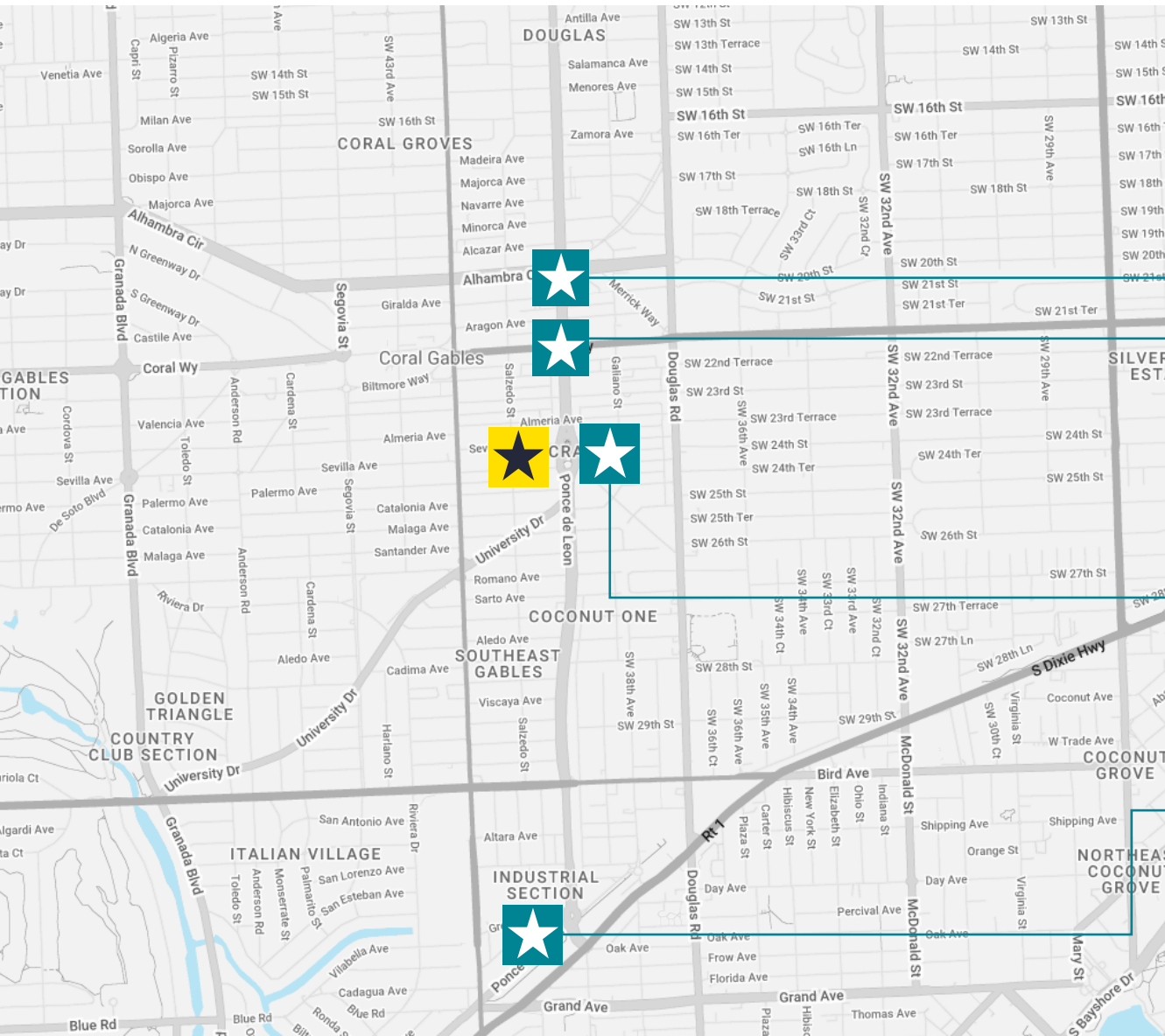


AREA MAP



Ponce Circle Tower

Over 50+ restaurants, lifestyle destinations, and retail are within walking distance of Ponce Circle Tower. Here's a few of the top:



GIRALDA PLAZA

Restaurants, bars, and coffee shops for all tastes line this pedestrian walkway.

<i>Talavera Cocina</i>	<i>Clutch Burger</i>
<i>Calista Seafood Taverna</i>	<i>Luca Osteria</i>
<i>Cebada Rooftop</i>	<i>Miam Cafe - Coral Gables</i>
<i>CRAFT Coral Gables</i>	<i>Naked Farmer</i>
<i>Eating House Miami</i>	<i>Threefold Cafe</i>

MIRACLE MILE

Ultimate destination for shopping and entertainment

<i>MOTEK Coral Gables</i>	<i>Maiz y Agave</i>
<i>Doc B's Restaurant</i>	<i>Season's 52</i>
<i>Capital Burger</i>	<i>Hillstone</i>
<i>John Martin's Restaurant</i>	<i>Pizco y Nazca</i>
<i>Morton's</i>	<i>Crema Gourmet</i>

THE PLAZA

Coral Gables' newest mixed use development

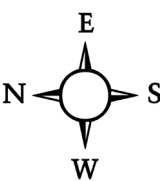
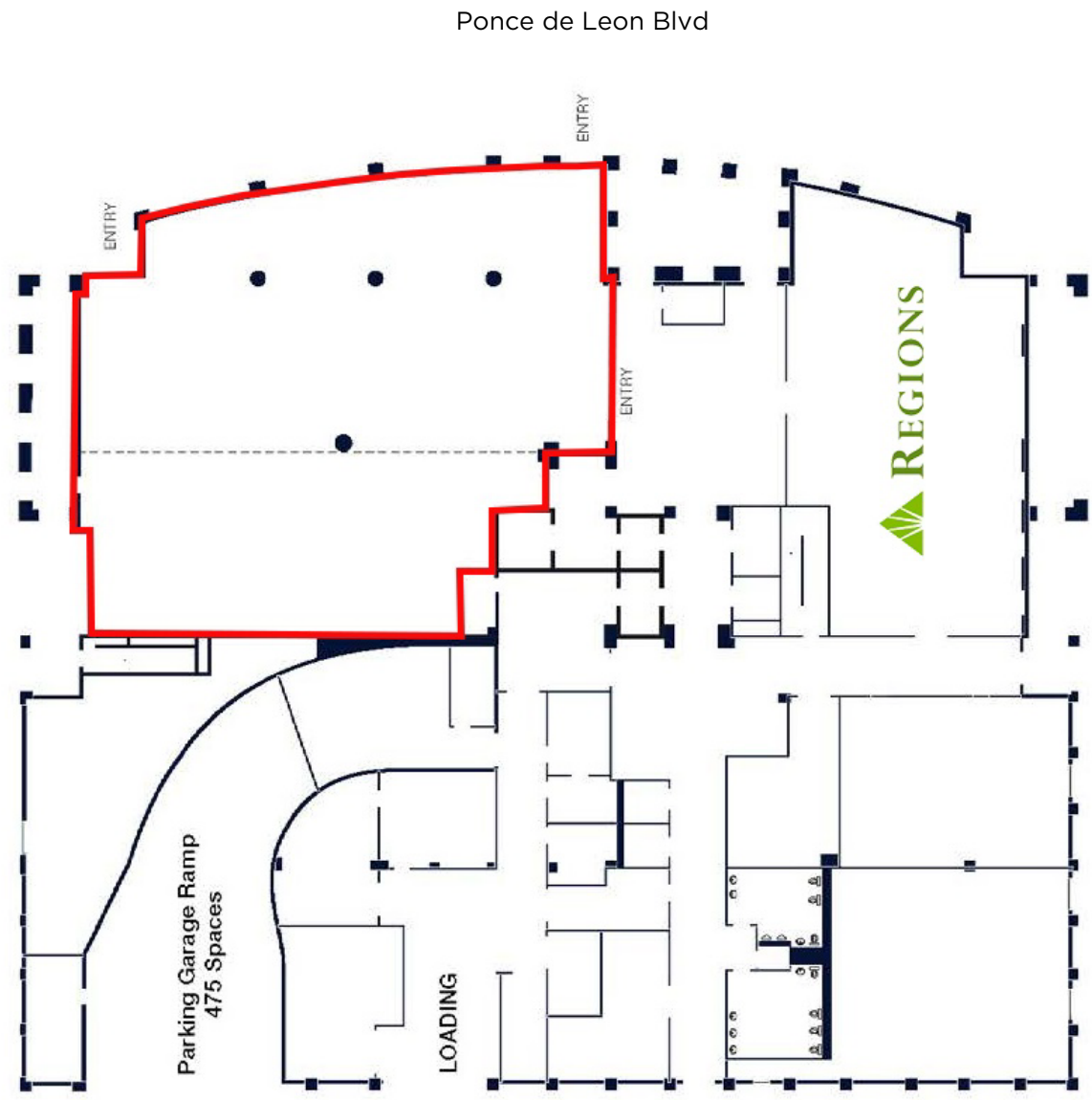
<i>Fogo de Chao</i>	<i>Loews Hotel and Bar</i>
<i>Sanguich</i>	<i>Sweet Paris</i>
<i>Joe & the Juice</i>	<i>Ceviche 105</i>

VILLAGE OF MERRICK PARK

Coral Gables' most luxurious shopping destination

<i>Perry's Steakhouse</i>	<i>Louis Vuitton</i>
<i>Yard House</i>	<i>Nordstrom</i>
<i>Sephora</i>	<i>Neiman Marcus</i>
<i>Gucci</i>	<i>Arhaus Furniture</i>

SITE PLAN



GROUND FLOOR

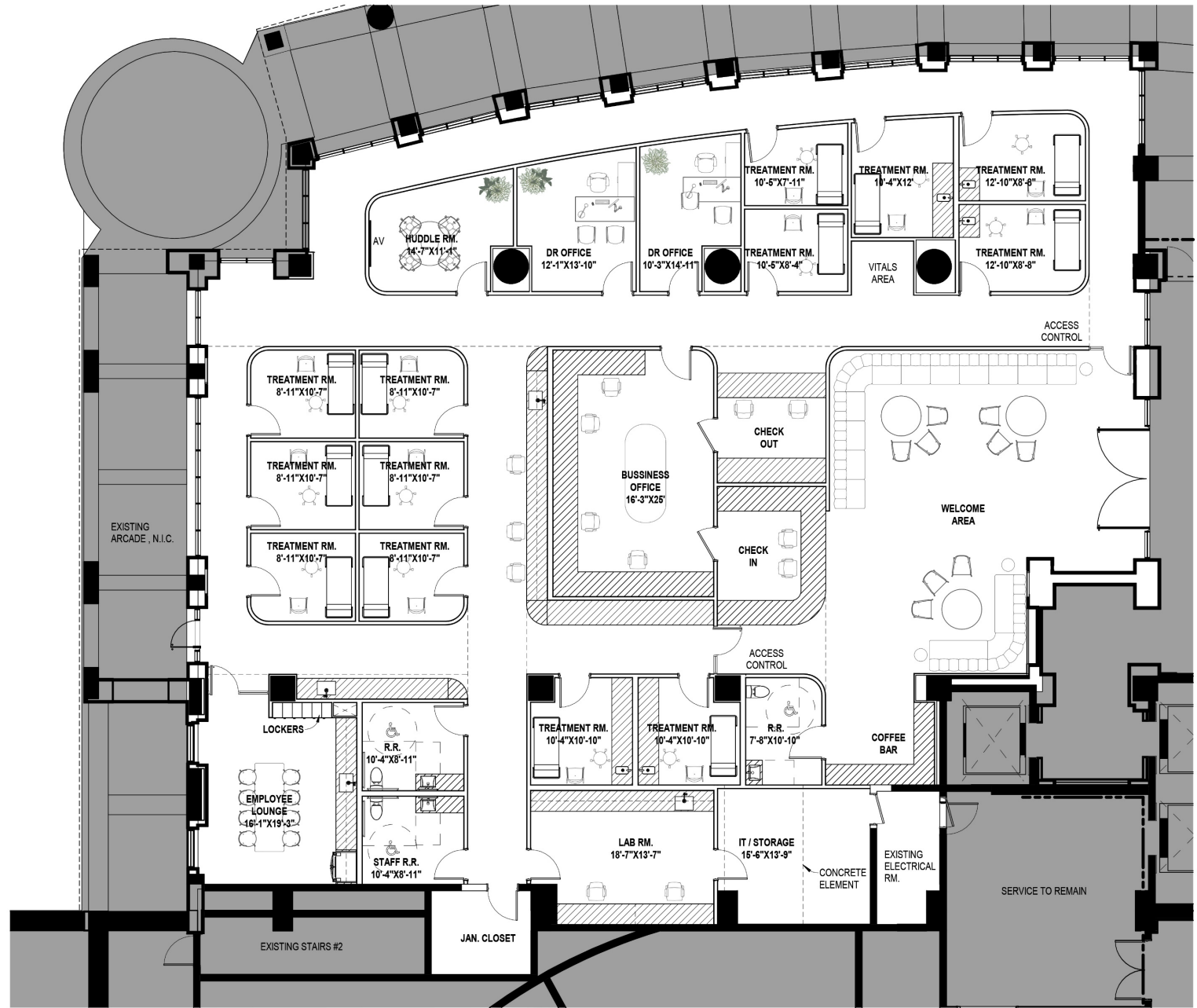
+/-8,353 SF

SPACE PLAN

GROUND FLOOR

+/-8,353 SF

Please note this is a sample space plan of Suite 100. This space is currently raw and will require a build-out.



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