



Ground Floor Office Space Available For Lease

REMARKABLE OPPORTUNITY EXTERIOR SIGNAGE FRONTING PONCE DE LEON BLVD

Avison Young is pleased to present the opportunity to lease 8,353 - 12,353 SF of office space on the ground floor of Ponce Circle Tower. This Class A Trophy Office Tower is located in the Heart of Coral Gables. Fronting Ponce de Leon Boulevard and Sevilla Street, the new **main-and-main** intersection of Coral Gables. Just a few blocks away from the Village of Merrick Park and the Miracle Mile and Giralda Plaza Streetscape.

For more information, please contact:

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2020 Ponce de Leon Blvd
Suite 1200
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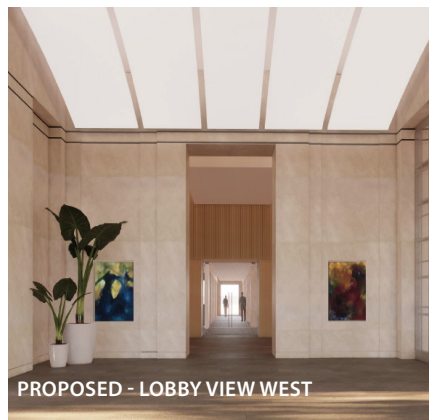
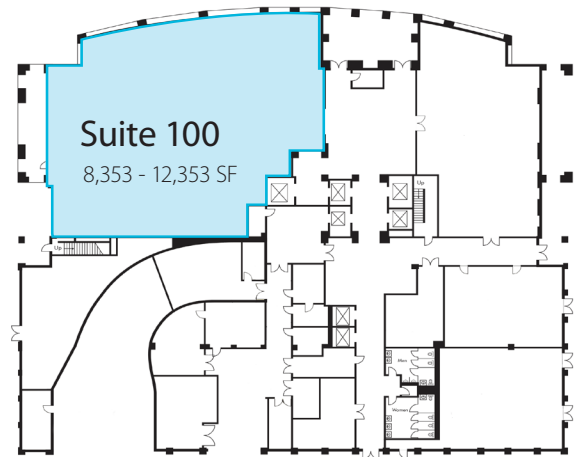
Suite 100

Terms

- Available SF: Ground Floor
8,353 - 12,353 SF
- Rate: \$48.00 - \$50.00 Full Service
- Occupancy: Immediate
- Parking Ratio: 2.70 / 1,000 SF

Highlights

- Fronting **Ponce de Leon Boulevard** and Sevilla Avenue, the new **main-and-main** intersection of Coral Gables
- Directly across from Ponce Circle Park
- Exterior Signage Available with Ponce Exposure
- Lobby and Exterior Entrances
- Unique Mezzanine Opportunity
- Wrap Around Windows with Ample Natural Lighting
- Exciting Capital Improvements **Coming Soon**
- On-site Security, Management and Engineering
- Surrounded by Restaurants, Entertainment Venues, Arts and Wellness & Lifestyle Amenities
- 6-story Parking Garage
- Trolley stop Directly in front of the Property
- Minutes away from Brickell, Coconut Grove, Downtown Miami, South Miami and Miami Beach
- Close Proximity to US-1, I-95, Metrorail and Miami International Airport



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