

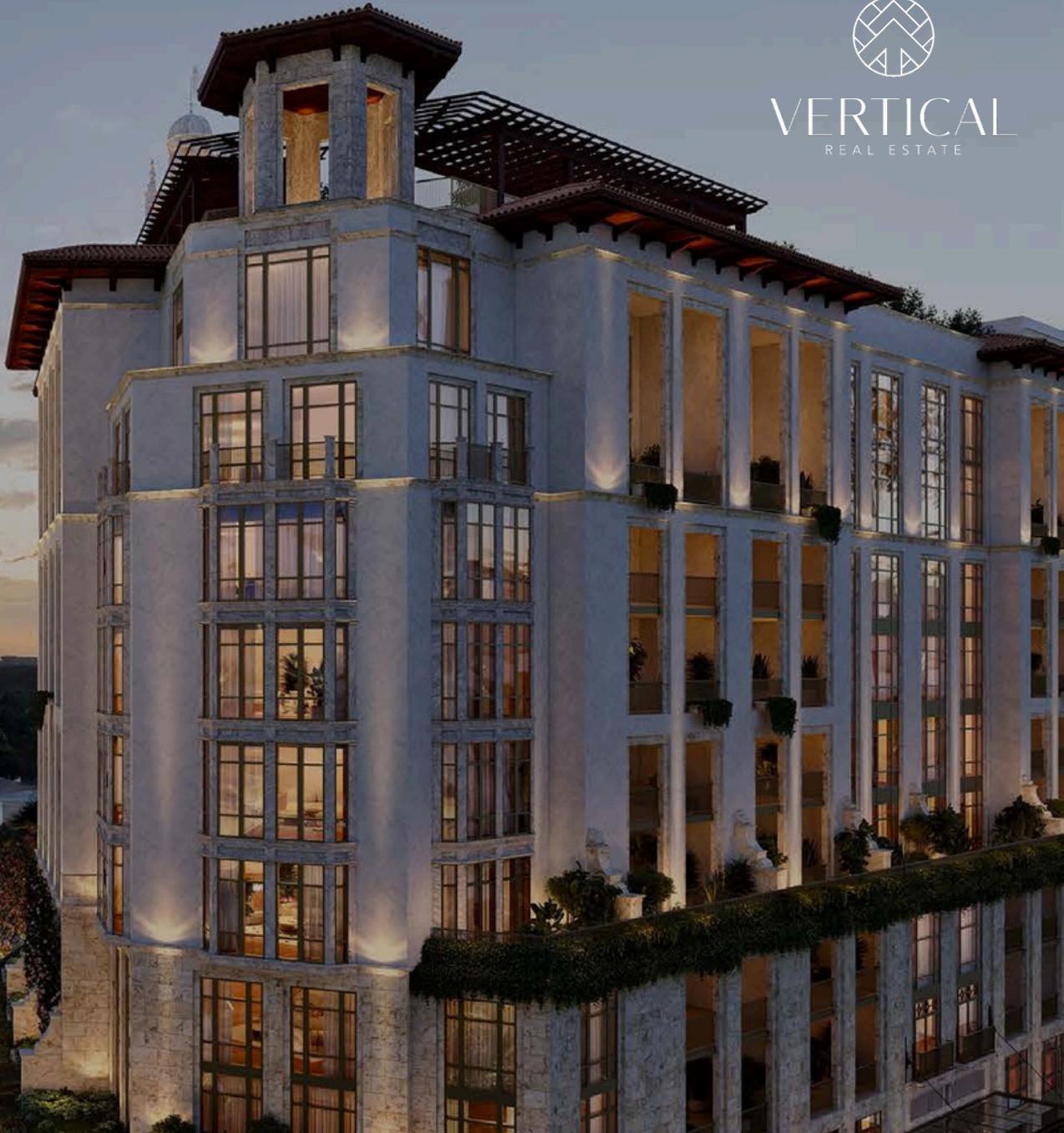


VERTICAL
REAL ESTATE

PONCE PARK

CORAL GABLES

RESTAURANT & RETAIL FOR LEASE





PROJECT OVERVIEW

Vertical Real Estate is thrilled to present an unparalleled opportunity to lease retail space located along Ponce De Leon Avenue in the bustling center of Coral Gables.

The residences at Ponce Park is a sophisticated 54-unit retreat offering the spacious comfort of a traditional home, re-imagined for modern living. Perfectly European, unexpectedly evocative, and flawlessly detailed with undivided attention.

Thoughtfully designed for those seeking both luxury and comfort, the residences blend timeless elegance with fresh, inviting living spaces. World-class amenities and seamless access to the city center provide key adjacency to high traffic areas.

Ponce Park is history, legacy, and new tradition – the most exquisite expression of home, designed and curated (by Meyer Davis) with a vision to uphold and inspire.

Ponce de Leon Park
Multi million-dollar renovations planned to incorporate lush landscaping, a playground and dog-park.

SUBJECT PROPERTY



PONCE PARK
CORAL GABLES

Daniel A. Cardenas
Principal

Mobile: (305) 793-8982
Email: Daniel@Verticalremia.com

Michael Sullivan
Principal

Mobile: (305) 606-3070
Email: Michael@Verticalremia.com

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PROPERTY INFORMATION

Address:

3000 Ponce de Leon, Coral Gables FL, 33134

Total SF Available: +/- 20,250

Suggested Use: F&B | Wellness | Retail

Lease Rate: Upon Request

Availability:

Unit 101- 5,291 SF

Unit 103- 2,002 SF

Unit 112 - 2,943 SF

Unit 203- 4,945 SF

Location Description:

Ponce Park is nestled at the intersection of Ponce de Leon Boulevard and Malaga Avenue, directly across The Plaza Coral Gables, and a 264-key Loews Hotel. Situated in one of Miami's wealthiest neighborhoods, Ponce Park finds itself in distinguished company, surrounded by an elite collection of top-tier restaurants such as Hillstone, Motek, Bouchon by Thomas Keller, Zits Sum, Emmy Squared Pizza, Luca Osteria, Ceviche 105, Tap 42, Pura Vida, Vinya Table and MIKA.

Subject Property
9-Story Luxury Condo Building



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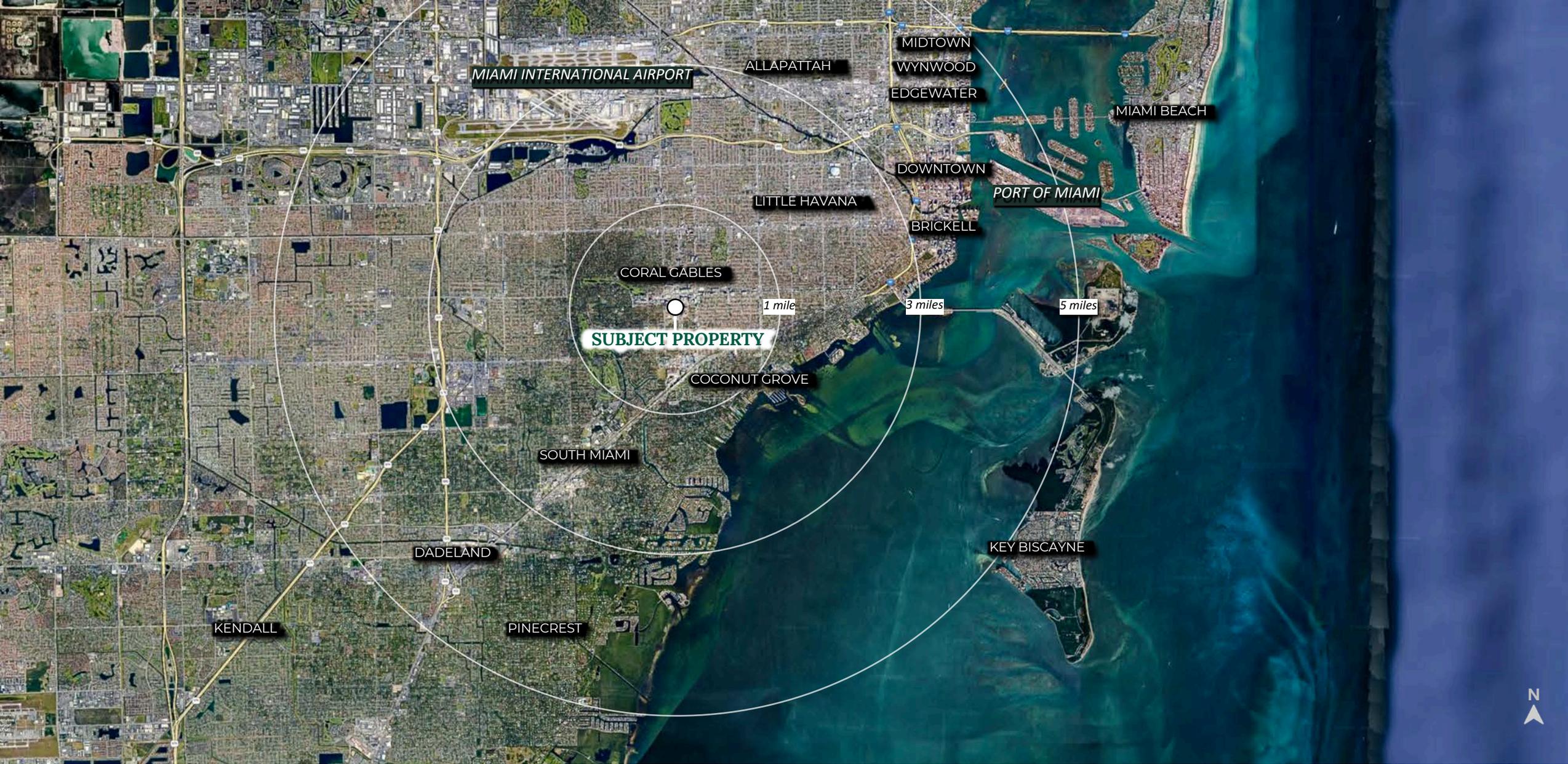
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PROPERTY RENDERINGS



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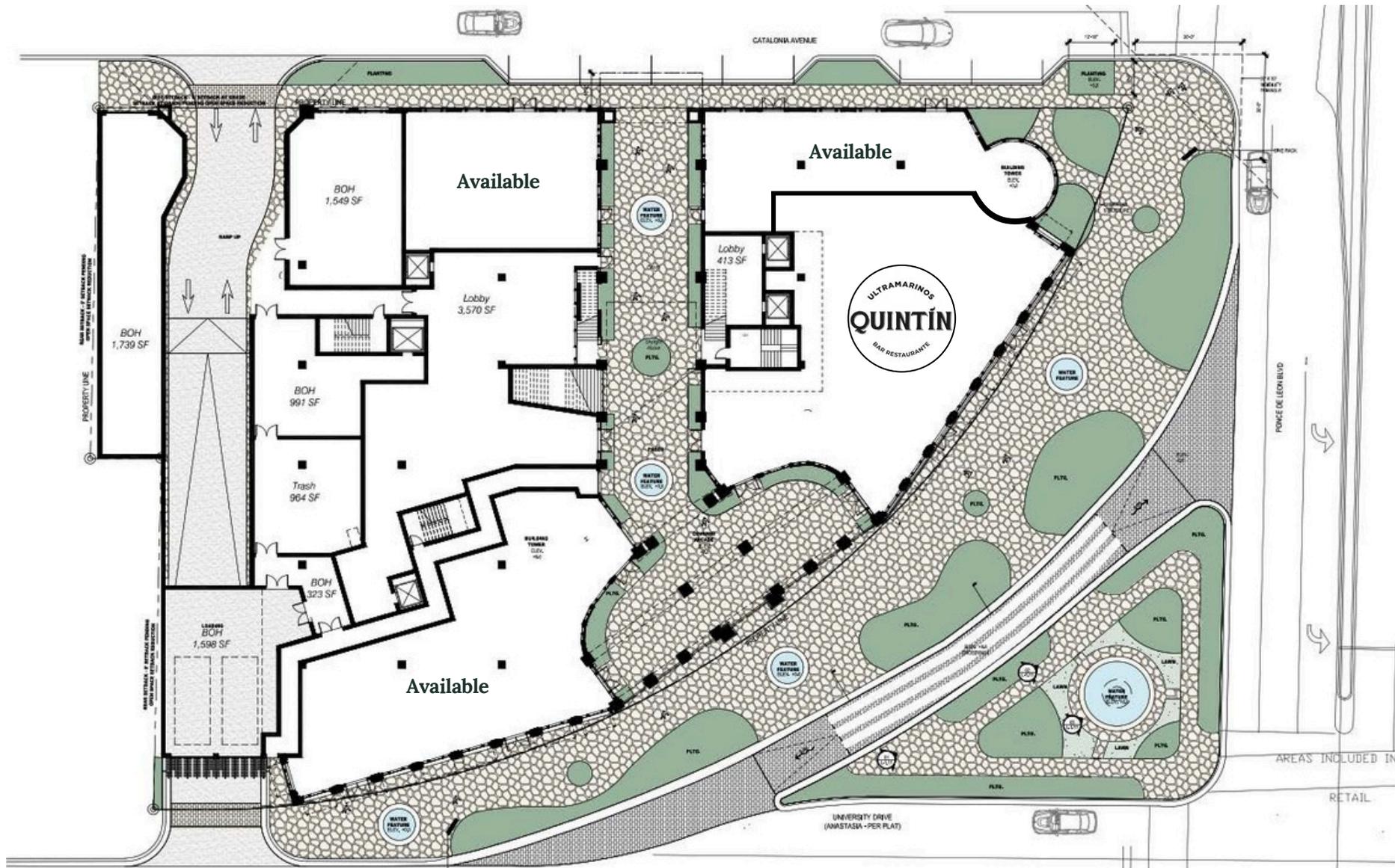
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Site Plan

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Ground Floor 

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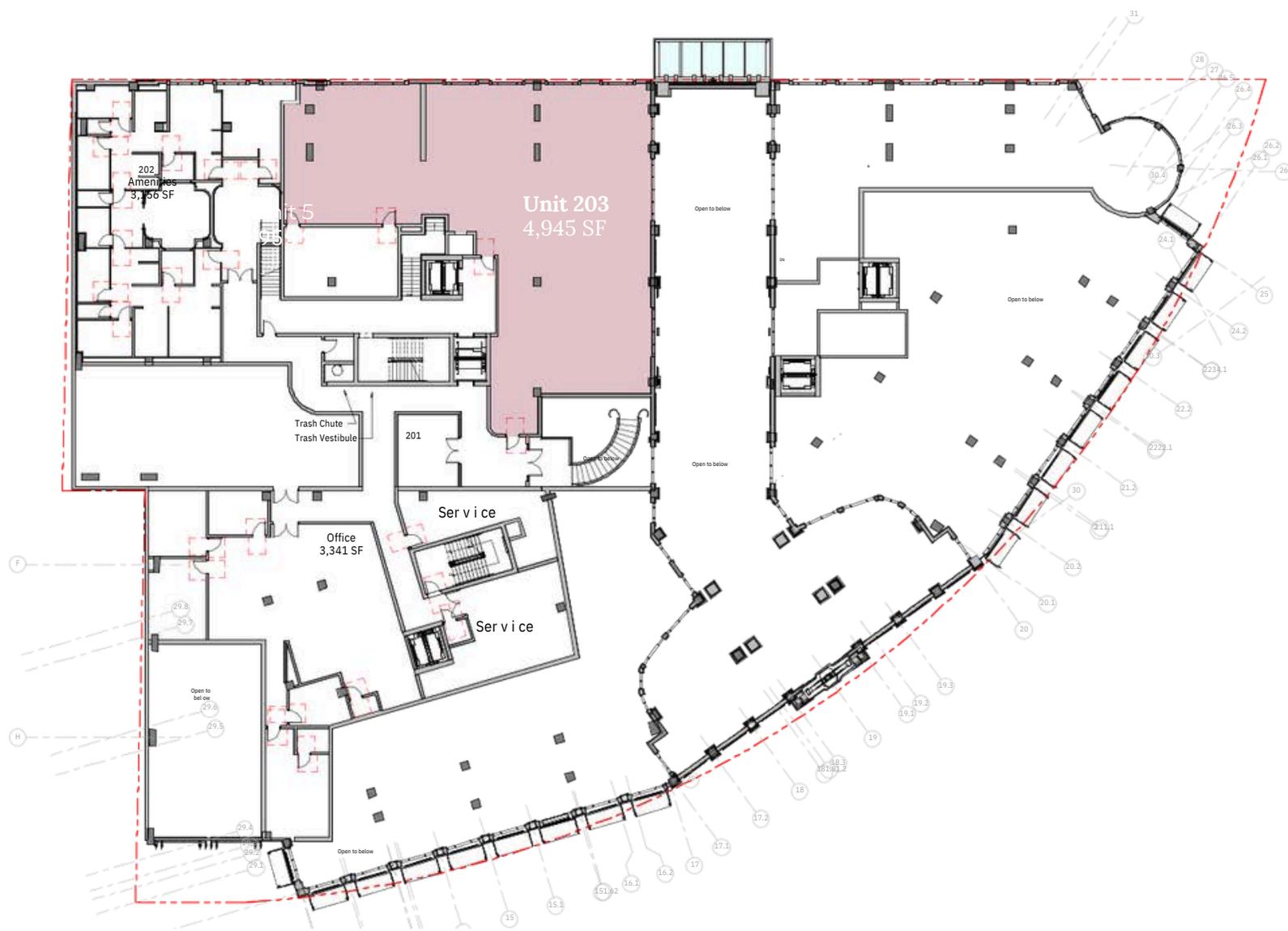
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Second Floor 

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CORAL GABLES THE NEIGHBORHOOD

Coral Gables stands out as an international hub, welcoming over 3 million tourists every year and is the chosen base for close to 200 global corporations.

Impressive Local Infrastructure:

Office Space: 5+ million SF

Hotel Capacity: 2,500+ rooms

Commercial Retail Space: 2+ million SF

Outstanding Demographics:

The area boasts a community of over 539,000 people within a 5-mile radius. Notably, it's a prosperous community with an average household income exceeding \$113,623 and average home value of \$1,289,401.

Prime Location:

Located minutes from Miami International Airport, Coconut Grove, University of Miami, Downtown Miami, and Brickell Avenue as well as at the confluence of major arteries – US-1, I-95, SR-836, and the Metro-Rail. Coral Gables' accessibility has made it one of the premier and most livable communities in the United States.

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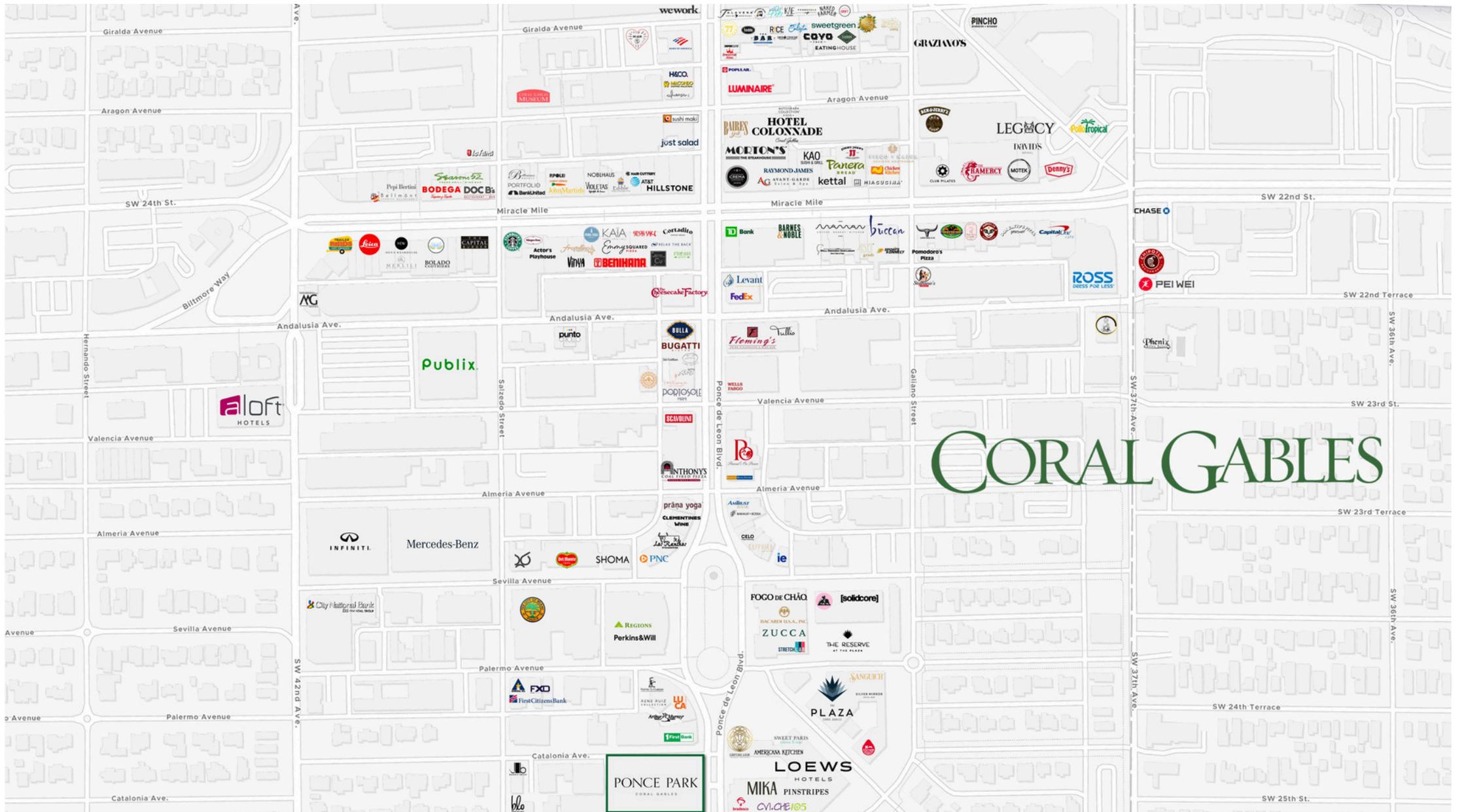
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