

1200 Ponce de Leon

1200 Ponce de Leon Blvd., Coral Gables, FL 33134

4,868 RSF

Suite 801

4,643 RSF

Suite 802

9,511 RSF

Suite 1201

4,611 RSF

Suite 1601



1200 Ponce de Leon

Known as The City Beautiful, Coral Gables stands out as a planned community that blends color, details, and the Mediterranean Revival.

In the heart of the business district, 1200 Ponce de Leon provides tenants a wide range of amenities, including front desk concierge service, a state-of-the-art fitness center, electric car charging stations in the garage, and two private rooftop sunset terraces perfect for social events.

The Class A office building is within a 30-minute drive to Coconut Grove, Brickell, Downtown Miami, Miami Beach, and more.

23,633 RSF is available across three floors, fully fitted out and managed by Knotel.

4,868 RSF

4,643 RSF

Suite 801

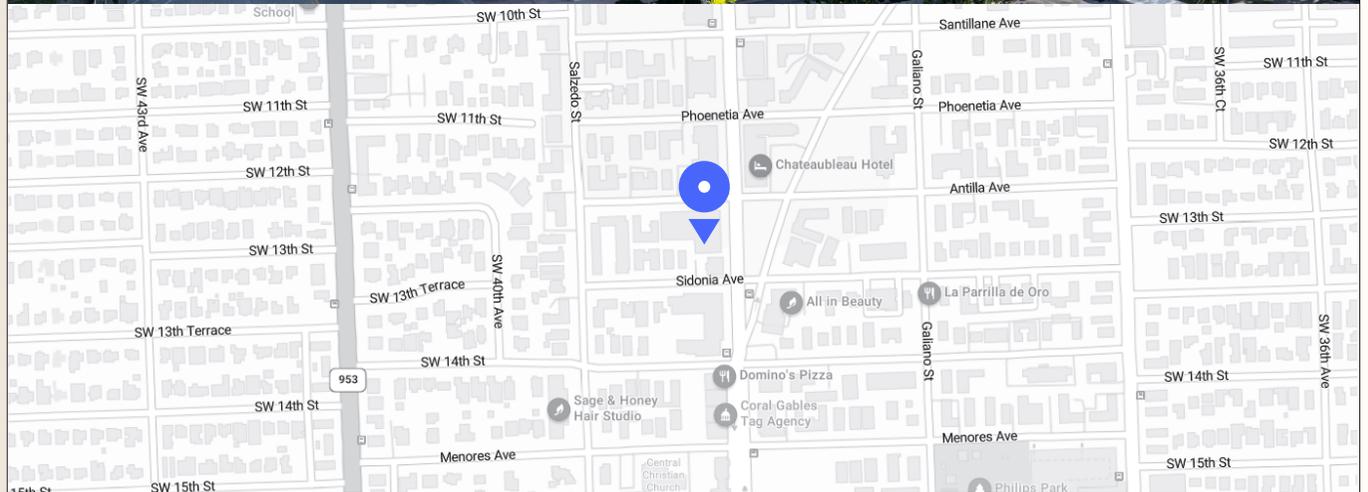
Suite 802

9,511 RSF

4,611 RSF

Suite 1201

Suite 1601



1200 Ponce de Leon

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1200 Ponce de Leon

Suite 801

4,868 RSF

32 Workstations

Square Footage

Rentable Square Feet 4,868

WPS Numbers

Dedicated Workstations 32
 Collaboration Seats 38
 Enclosed Meeting Seats 22

Room Counts

Meeting Spaces

Small Meeting Room (4p) 2
 Medium Meeting Room (6p) 1
 Medium Meeting Room (8p) 1
 Phonebooths (1p) 4

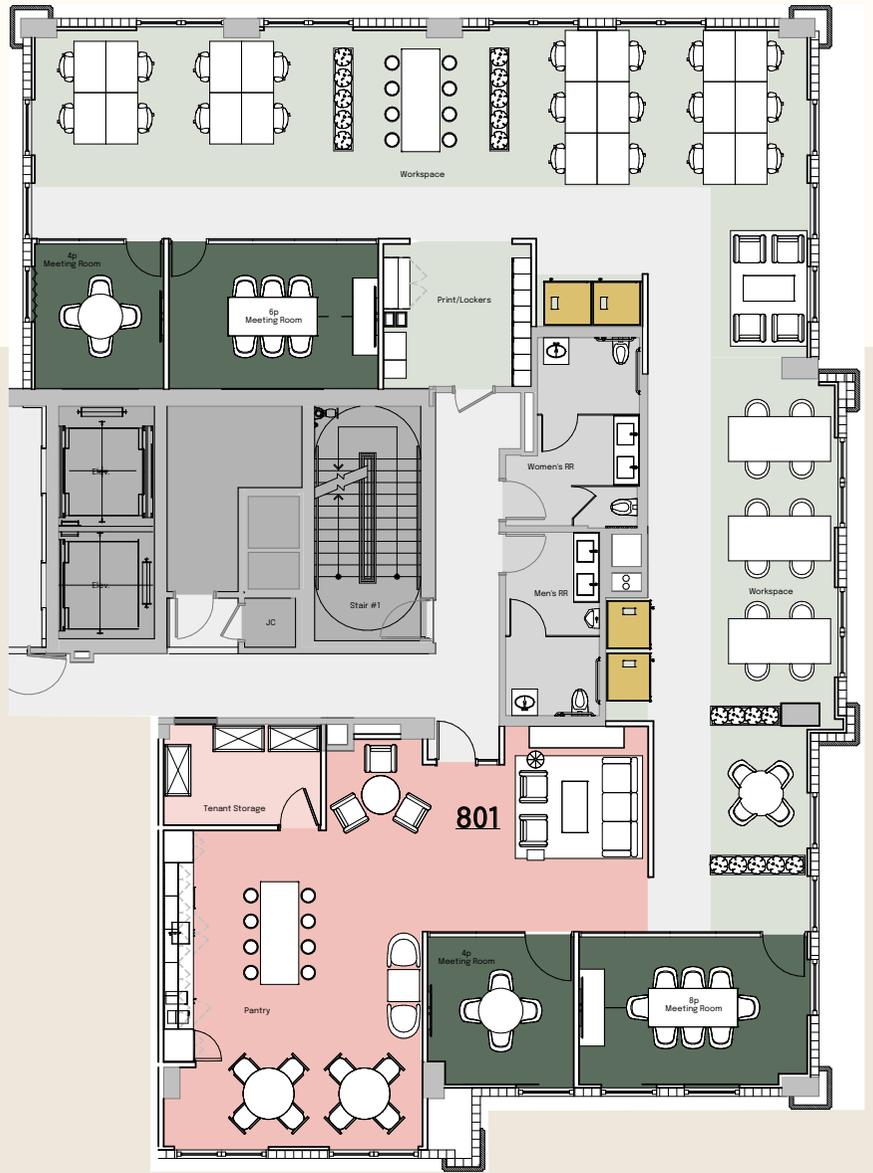
Room Counts

Collaborative Spaces

Reception 1
 Lounge 1
 Pantry 1
 Print Station 1

Support Spaces

Customer Storage 1
 Restroom Shared
 IT Room Shared



Workstations Meeting Rooms Ancillary Phone Booths Core Areas Circulation

Suite 802

4,643 RSF

24 Workstations

Square Footage

Rentable Square Feet 4,643

WPS Numbers

Dedicated Workstations 24
 Collaboration Seats 42
 Enclosed Meeting Seats 22

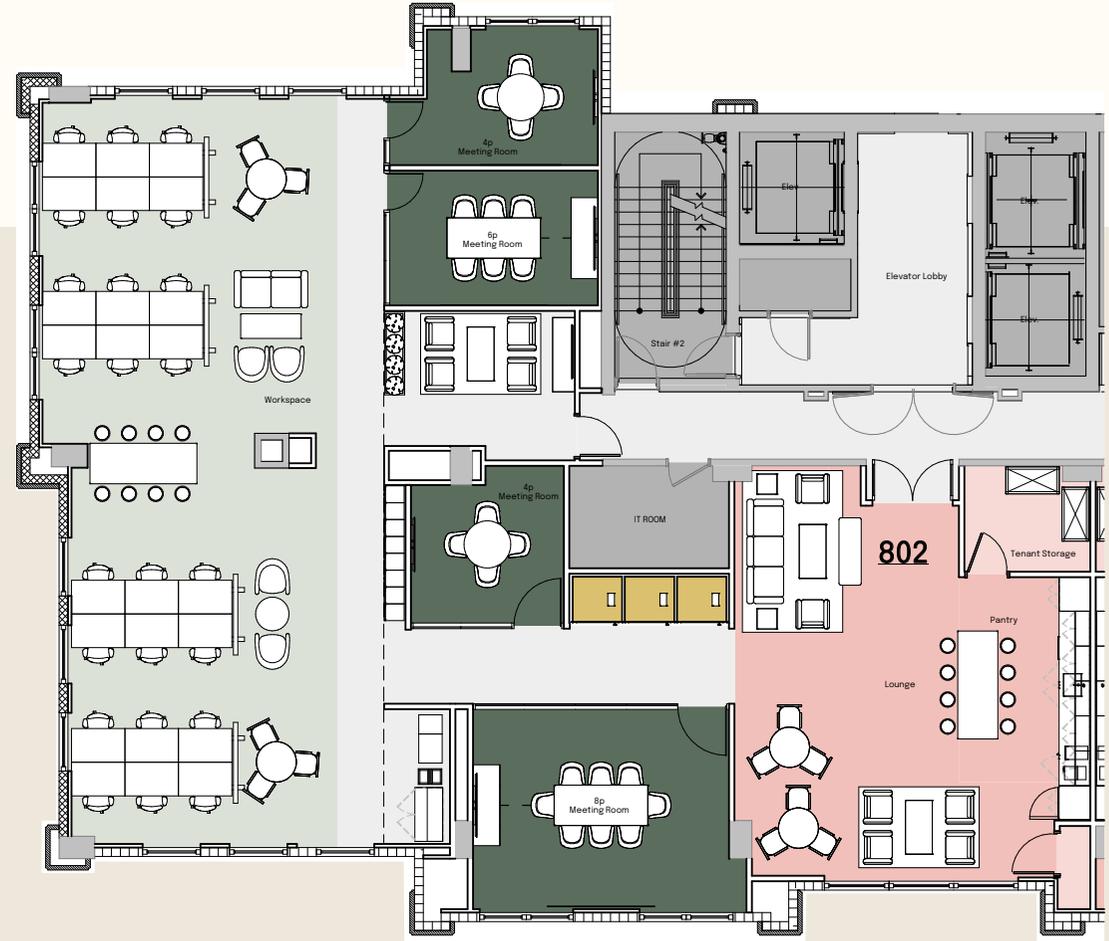
Room Counts

Meeting Spaces
 Small Meeting Room (4p) 2
 Medium Meeting Room (6p) 1
 Medium Meeting Room (8p) 1
 Phonebooths (1p) 3

Room Counts

Collaborative Spaces
 Reception 1
 Lounge 1
 Pantry 1
 Print Station 1

Support Spaces
 Customer Storage 1
 Restroom Shared
 IT Room Shared



Workstations Meeting Rooms Ancillary Phone Booths Core Areas Circulation

Suite 1201

9,511 RSF

52 Workstations

Square Footage

Rentable Square Feet 9,511

WPS Numbers

Dedicated Workstations 52
 Collaboration Seats 71
 Enclosed Meeting Seats 40

Room Counts

Meeting Spaces

Small Meeting Room (4p) 5
 Medium Meeting Room (8p) 1
 Large Meeting Room (12p) 1
 Phonebooths (1p) 10

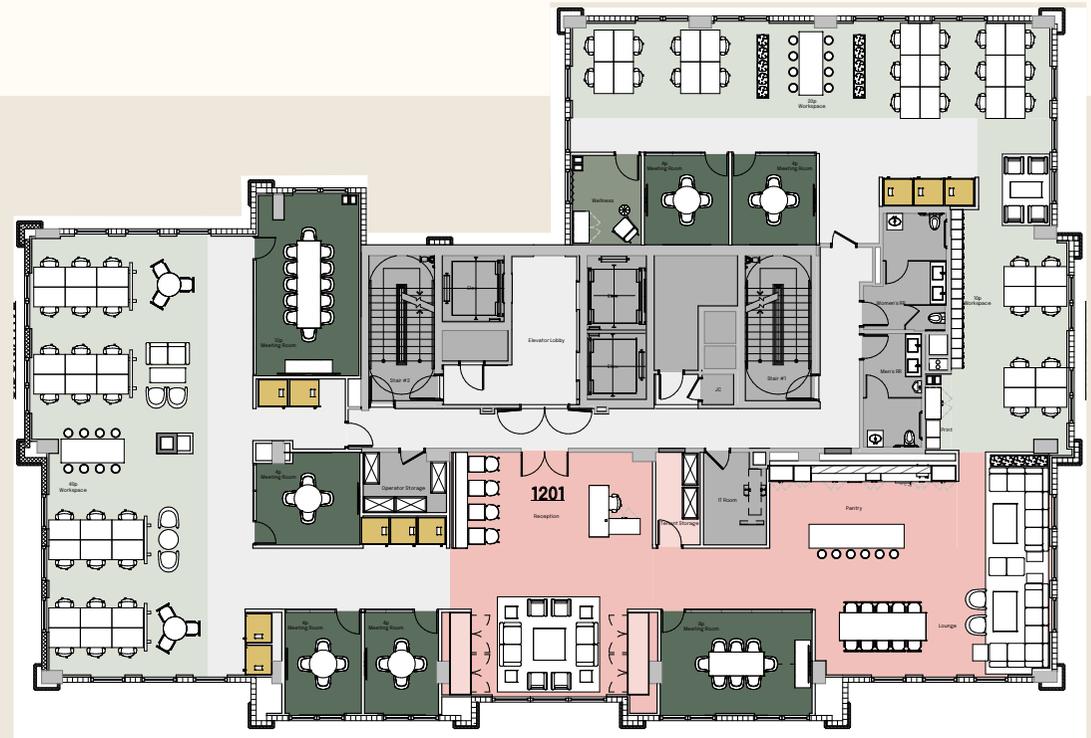
Room Counts

Collaborative Spaces

Reception 1
 Lounge 1
 Pantry 1
 Print Station 1

Support Spaces

Customer Storage 1
 Wellness Room 1
 Restroom 2

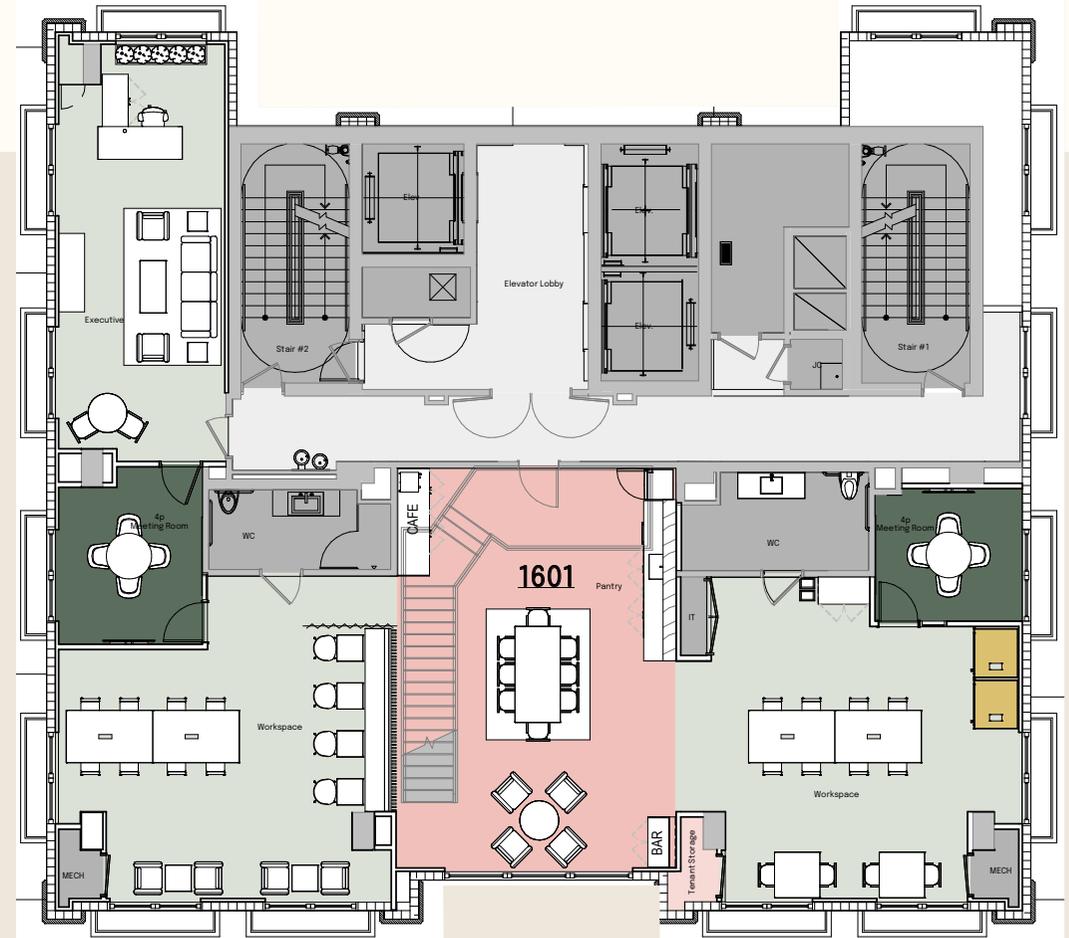


Suite 1601

4,611 RSF

21 Workstations

| Square Footage | | Room Counts | |
|--------------------------|-------|-----------------------------|---|
| Rentable Square Feet | 4,611 | Collaborative Spaces | |
| | | Reception | 1 |
| | | Lounge | 1 |
| | | Pantry | 1 |
| | | Print Station | 1 |
| | | Support Spaces | |
| | | Customer Storage | 1 |
| | | Restroom | 2 |
| WPS Numbers | | | |
| Dedicated Workstations | 21 | | |
| Collaboration Seats | 26 | | |
| Enclosed Meeting Seats | 8 | | |
| Room Counts | | | |
| Meeting Spaces | | | |
| Small Meeting Room (4p) | 2 | | |
| Phonebooths (1p) | 2 | | |
| Executive Office / Suite | 1 | | |



Workstations Meeting Rooms Ancillary Phone Booths Core Areas Circulation



Entrance



Pantry



Work Studio



Workspace



Specification Summary



Access

24/7



Ceiling Height

9'



Showers / Lockers

Fitness center



Cycle Spaces

Ground floor storage room



Air-Conditioning Spec

M-F
9AM-6PM



Pet Friendly

Service Animals



ADA / DDA Compliant

Yes



Location

Tri-County Commuter Rail:
Miami Airport - 7 minutes / 2.7 miles
Hialeah Market - 10 minutes / 4.2 miles

Airports:
Miami - 20 minutes / 7.7 miles
Ft. Lauderdale-Hollywood - 41 minutes / 27.1 miles



Extras

Two roof-top sunset terraces
Front desk concierge
State-of-the-art fitness center
Electric car charging station
Dry cleaning drop-off services
Assigned parking available



Next level workspace for the next level in your business. From space to services, we give companies the flexibility to grow and adapt.

We'll take care of managed services, leaving you with the freedom to focus on the important business of growing your potential.

Our Approach



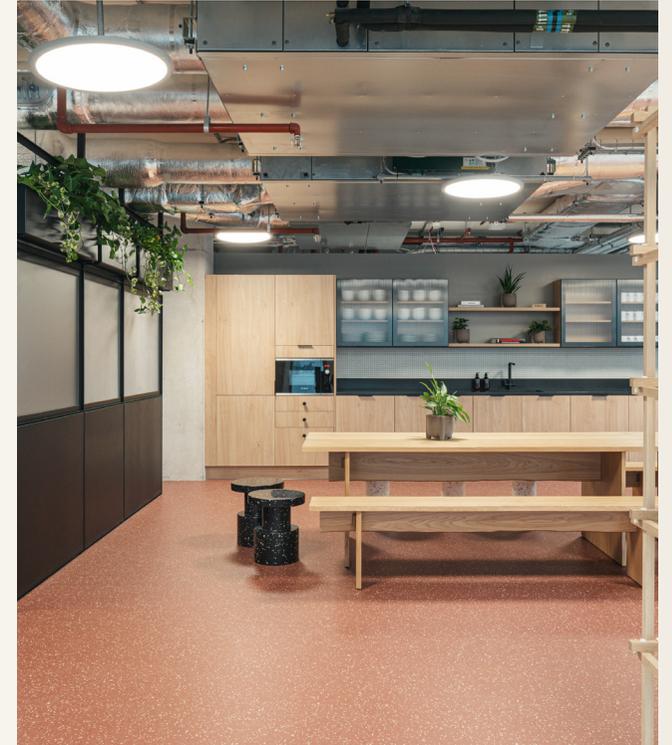
Discover

We'll meet with your team to understand your business, review our available portfolio of spaces and match based on your workspace needs.



Tailor

We partner with you to adapt the critical aspects of the workspace to make it feel like your own. Our expert team is on hand to help with your IT requirements, flexible layout options, and branding solutions.



Manage

We provide ongoing workspace management to help optimise and make your workplace experience better and more productive.

Managed Services

Services include:

- Office equipment (printer, paper supplies)
- Daily cleaning
- Local coffee
- Plants and plant maintenance
- IT Support services
- Repairs & preventative maintenance
- Maintenance ticket system going directly to your Workspace Associate



Branding Services





KNOTEL

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Image Courtesy of CoStar

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