



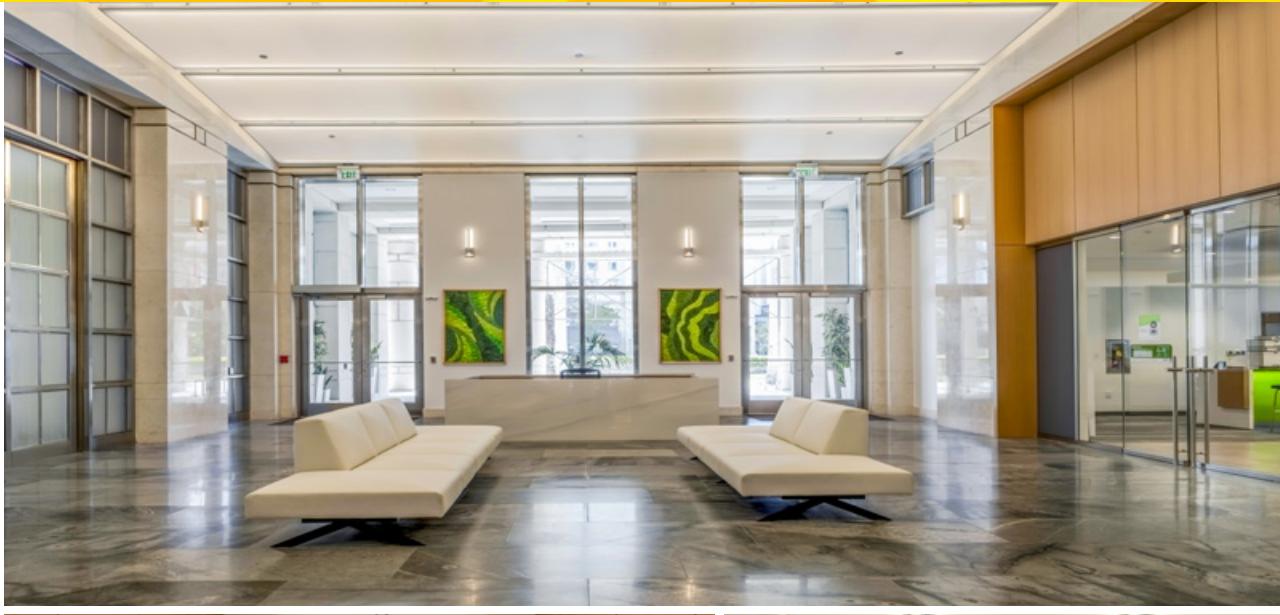
For lease

Class-A office tower
for the
modern professional

2800 PONCE DE LEON BLVD, CORAL GABLES, FL 33134

Trophy office in the *heart* of Coral Gables

Ponce Circle Tower is a Class-A office tower fronting Ponce de Leon Boulevard and Sevilla Avenue, the new main-and-main intersection of Coral Gables located at 2800 Ponce de Leon Boulevard.





The *ultimate* business address

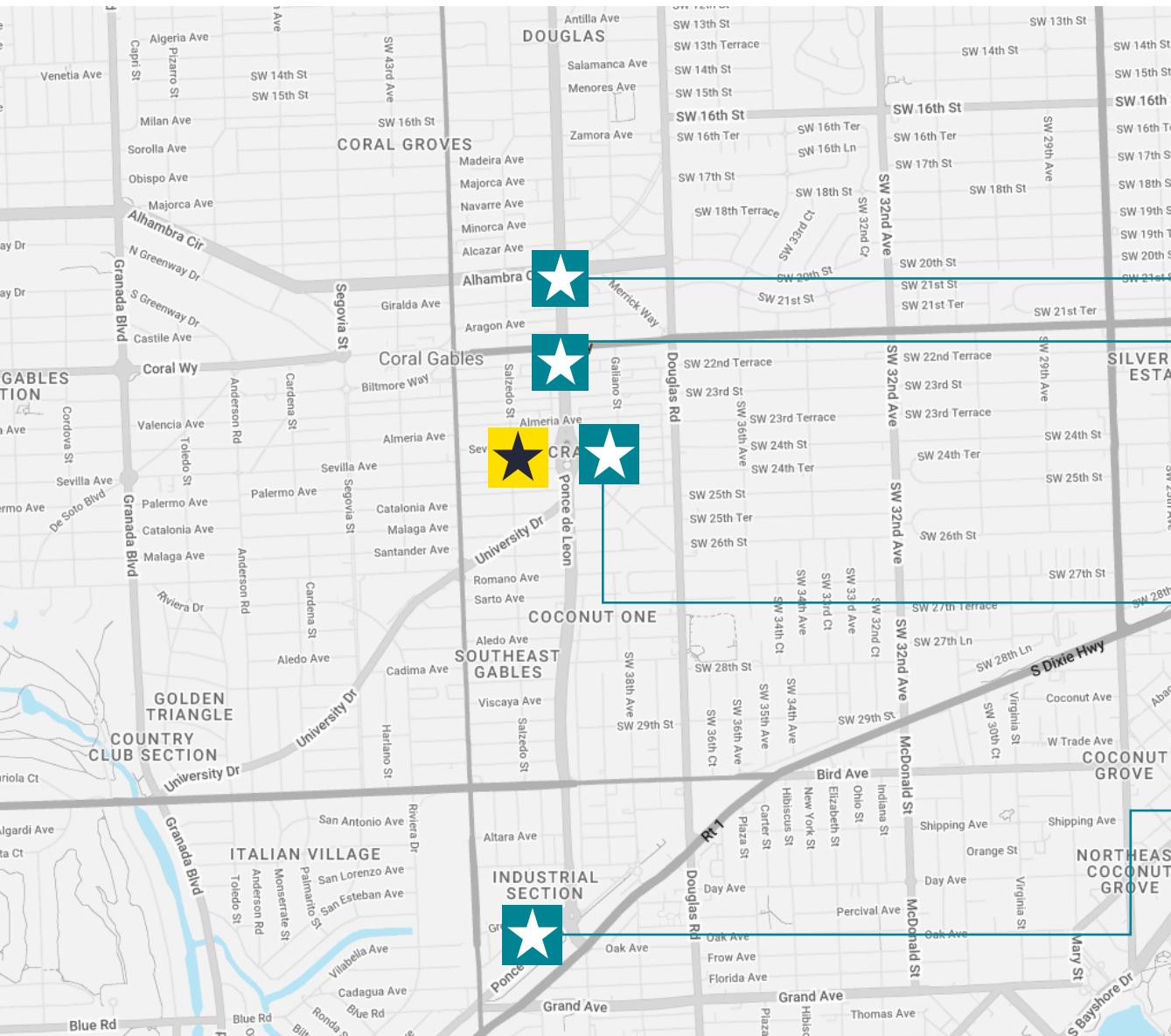
- Class-A modern office tower with expansive glass and precast curtain walls offering panoramic views of Biscayne Bay, Coconut Grove, Downtown Miami, and Coral Gables
- 6-story covered parking garage with electric vehicle charging stations
- On-site management, engineering, and security
- Located on Ponce de Leon Boulevard in Coral Gables' Central Business District directly across from Ponce Circle Park and The Plaza Coral Gables
- Excellent multi-directional ingress and egress
- Walking distance to numerous restaurants, retail, hotels, and entertainment options such as Village of Merrick Park, Miracle Mile, and Giralda Plaza
- On-site trolley stop

Dynamic, elegant, and connected *in Coral Gables*



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.

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

MIRACLE MILE

Ultimate destination for shopping and entertainment

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

THE PLAZA

Coral Gables' newest mixed use development

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

VILLAGE OF MERRICK PARK

Coral Gables' most luxurious shopping destination

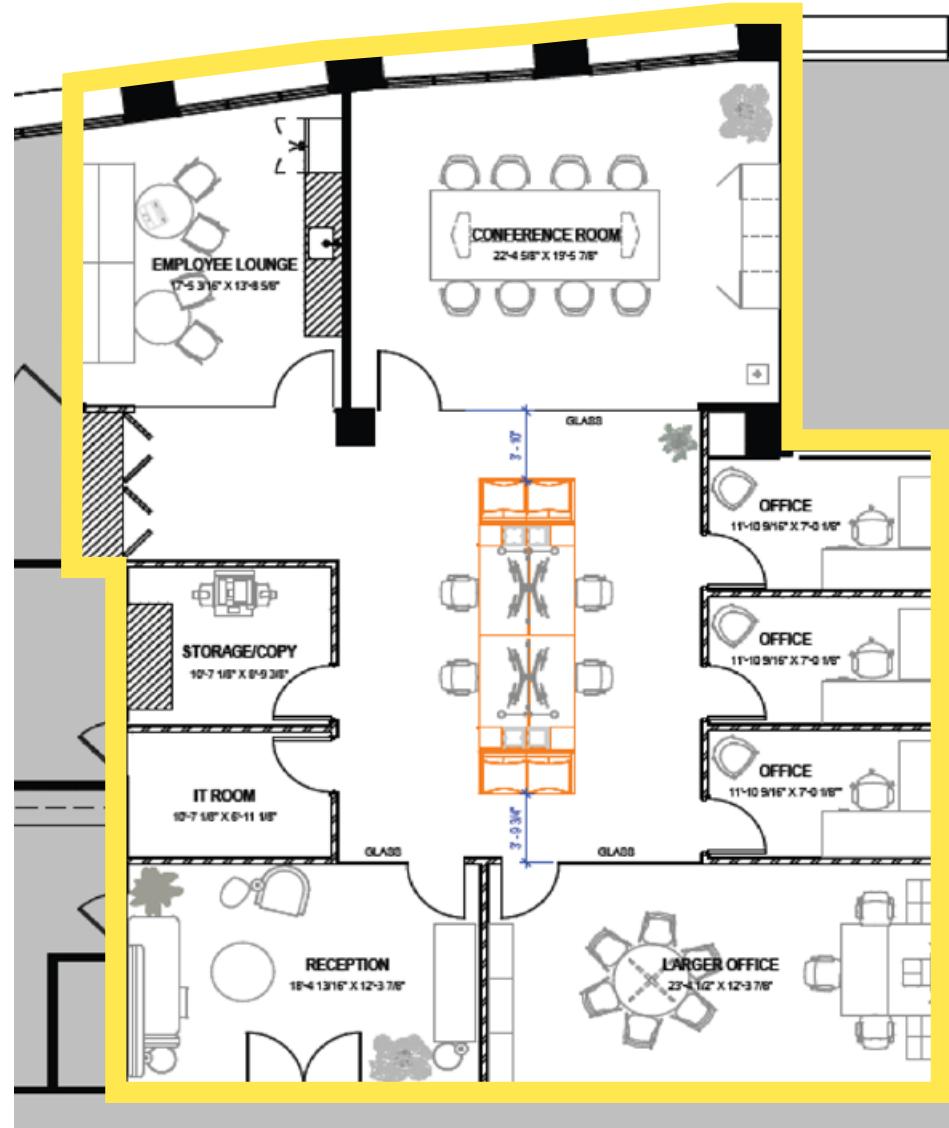
Perry's Steakhouse	Louis Vuitton
Yard House	Nordstrom
Sephora	Neiman Marcus
Gucci	Arhaus Furniture

Suite 1125

+/- 2,831 SF

Combinable with Suite 1110 for total of +/ - 4,961 SF

Please note this is a sample space plan of Suite 1125. This space is currently raw and will require a build-out.

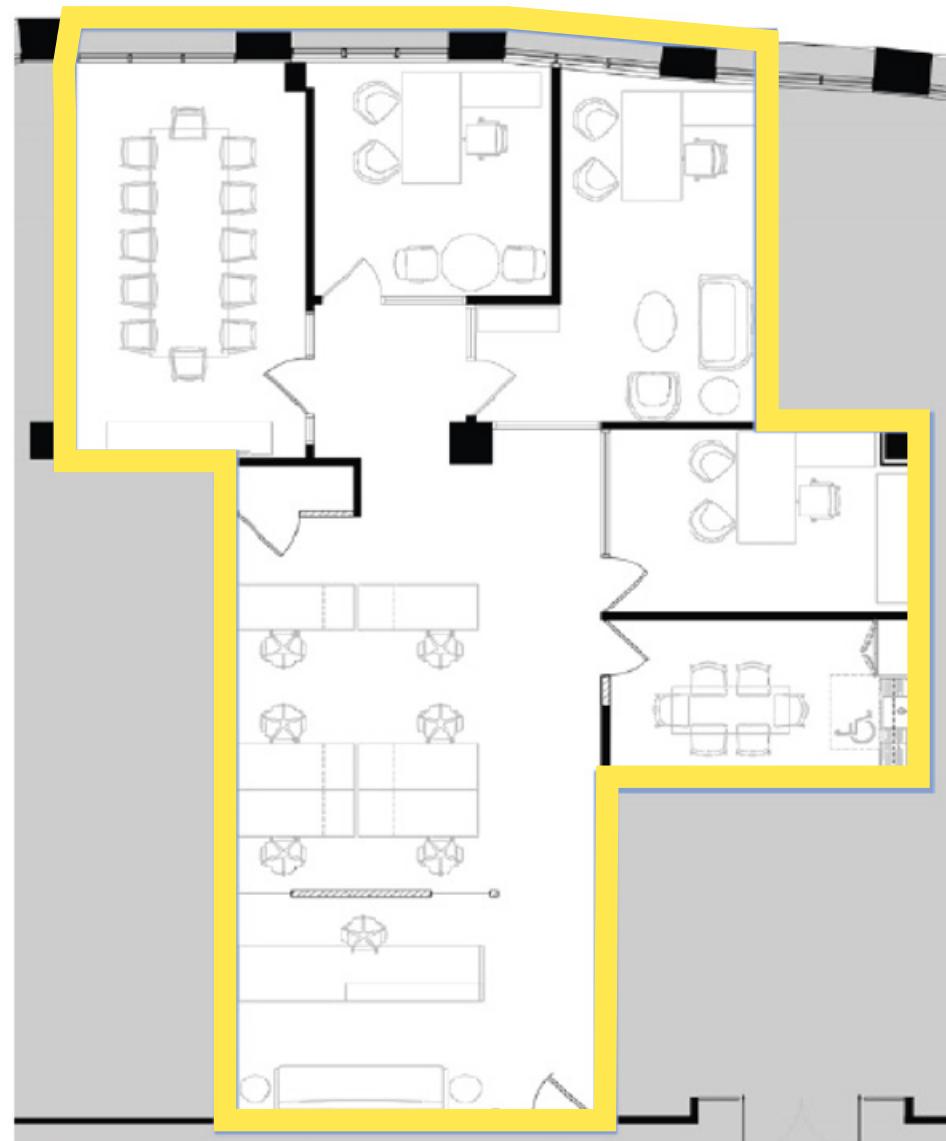


Suite 1110

+/- 2,130 SF

Combinable with Suite 1125 for total of +/- 4,961 SF

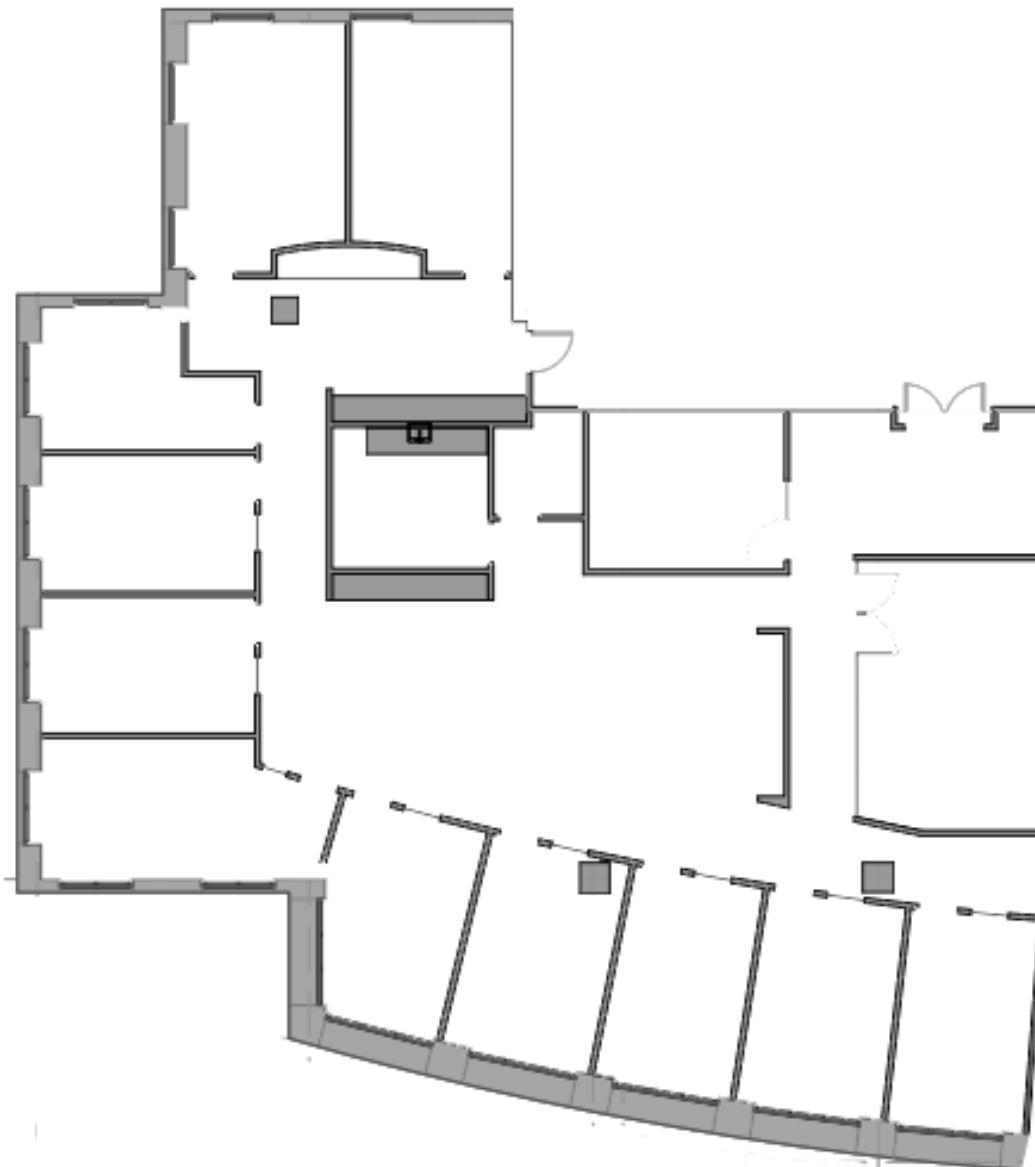
Please note this is a sample space plan of Suite 1110. This space is currently raw and will require a build-out.



Suite 1400

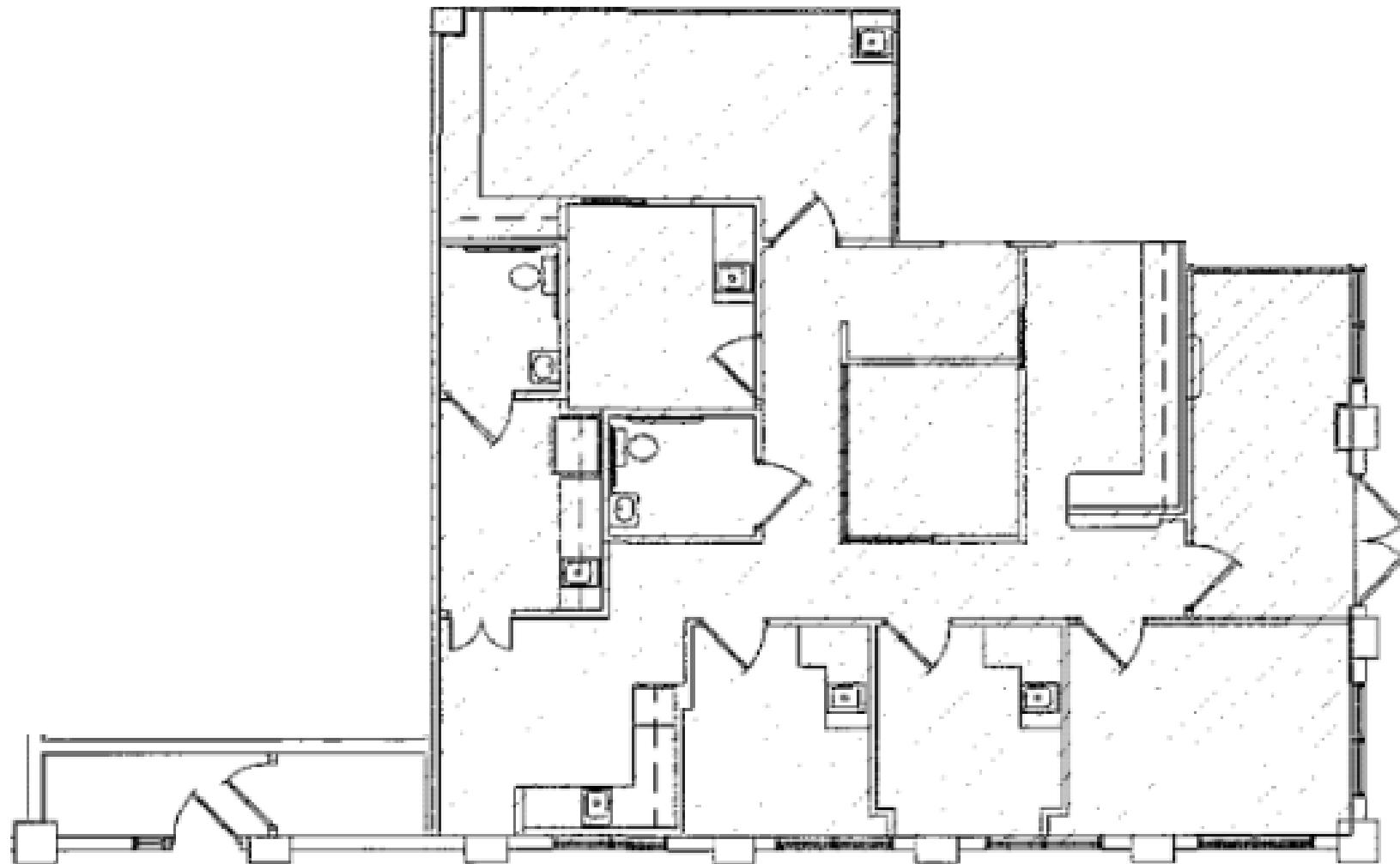
+/- 5,206 SF

Fully built-out office space available for occupancy in November 2025



Suite 140

+/- 1,975 SF





For leasing information:



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