



**AVAILABLE** ± 8,132 RSF - Divisible

**ASKING RENT** \$45.00 PSF/YR, FSG

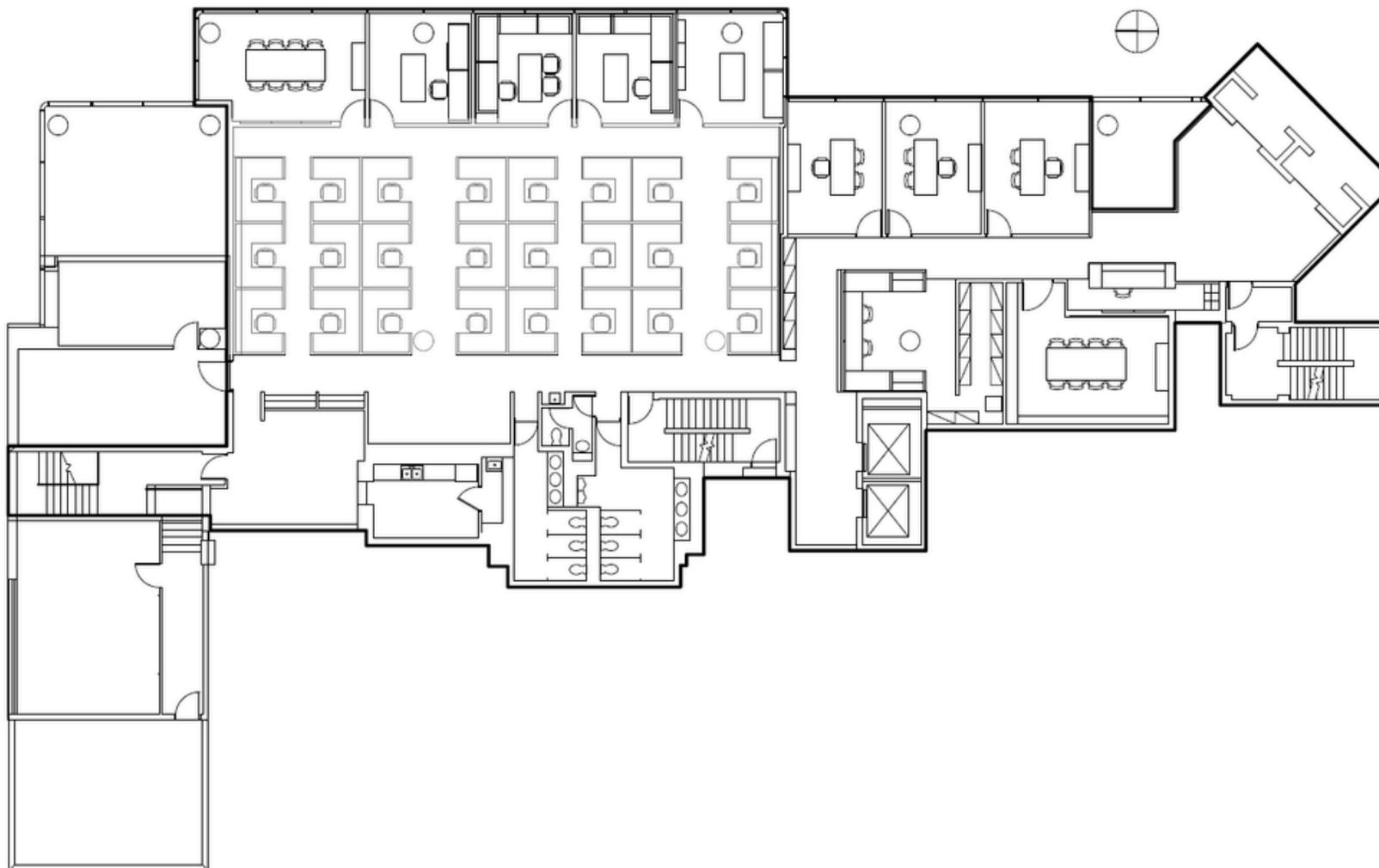
**TERM** Negotiable  
3-Year Minimum

### Building Features

- Located in Coral Gables' premier business district, along Ponce de Leon Boulevard.
- Immediate access to I-95, US-1, Dolphin Expressway, Palmetto Expressway, and SR-112, nearby Miami International Airport — 15 minutes
- Coral Gables Trolley stop directly adjacent (complimentary service)
- Walking distance to hundreds of restaurants and retailers
- Controlled access entry system & 24/7 attended security concierge
- Amenities: Full-service bank with ATM, On-site café and dining options, FedEx, UPS, and DHL drop services.

### Space Features

- Seven (7) private offices
- Two (2) conference rooms
- Open workspace with 24 workstations
- Exclusive elevator private lobby entrance
- Reception and waiting area
- Kitchenette / staff break area
- Floor-to-ceiling glass lines
- Abundant natural light throughout
- Direct access to the suite from parking floors via exclusive two rear elevator access
- Private in-suite restrooms
- Offered partially furnished



OFFICE FOR LEASE  
GABLES CORPORATE PLAZA

2100 Ponce de Leon Blvd  
Coral Gables, FL 33134  
Mezzanine

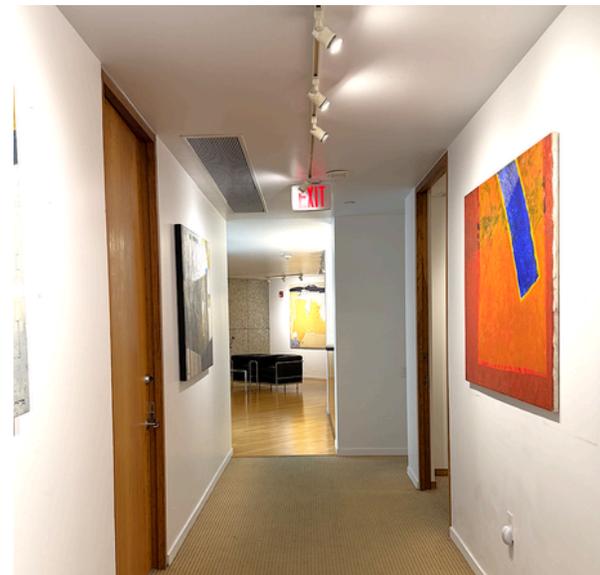


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