



BOUTIQUE OFFICE BUILDING

2701 Ponce de Leon
Coral Gables, FL

GATEWAY TO THE PLAZA

2701 Ponce is a distinctive landmark in Coral Gables. It is located at the corner of Ponce de Leon Boulevard and Almeria Avenue. This building serves as the gateway to "The Plaza" a 1M square-foot mixed-use development, and the under construction Ponce Circle Art Park.



EXIT



WELCOME.

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BOUTIQUE OFFICE BUILDING

2701 Ponce de Leon
Coral Gables, FL



A Curated Experience

2701 Ponce is a distinctive landmark in Coral Gables. It is located at the corner of Ponce de Leon Boulevard and Almeria Avenue. Its Classical Mediterranean Revival design has recently completed a multi-million-dollar renovation. This building serves as the gateway to “The Plaza” a 1M square-foot mixed-use development, and the under construction Ponce Circle Art Park.

Experience Coral Gables at Your Doorstep

Trolley stop right in front of the building; enjoy an easy walk to Miracle Mile and The Plaza with a variety of nearby restaurants, gyms, and spas, all located in the heart of downtown Coral Gables. Just minutes from major highways, transportation and business hubs, Miami International Airport, and Biscayne Bay. Surrounded by vibrant retail, historic homes, and trendy apartments.





PRIME LOCATION

This building serves as the gateway to “The Plaza” a 1M square-foot mixed-use development, the under construction Ponce Circle Art Park, and is walking distance to Miracle Mile



CORAL GABLES LANDMARK

2701 Ponce is a distinctive landmark in Coral Gables. It is located at the corner of Ponce de Leon Boulevard and Almeria Avenue.



AMENITIES

Featuring renovated, private offices. Each office has a conference room and kitchenette and an OpenPath access control system for privacy and security Also features a trolley stop.



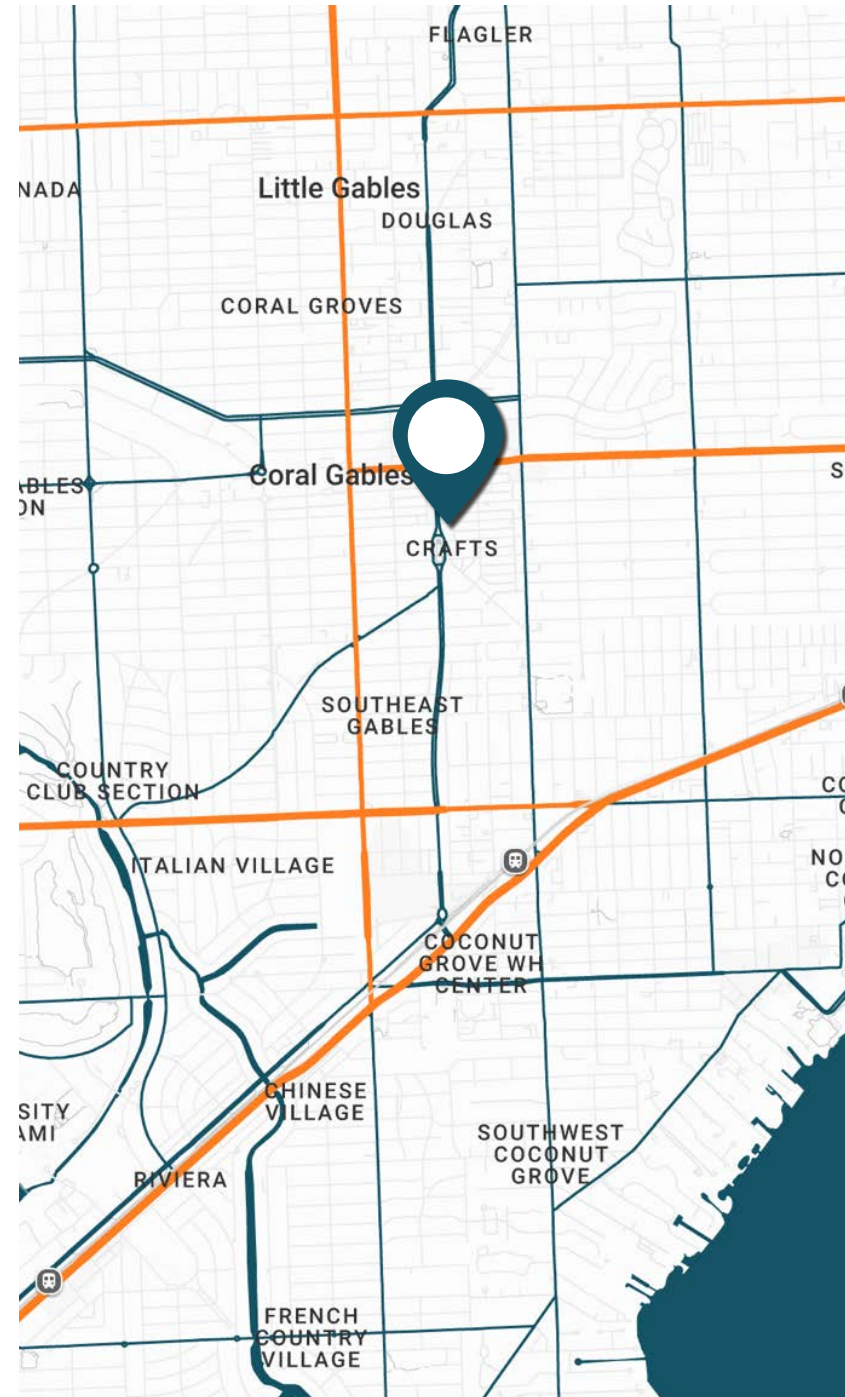
DYNAMIC BUSINESS HUB

Coral Gables is a thriving center for commerce, home to a wide range of industries such as finance, professional services, real estate, and international trade. The area attracts global corporations, boutique firms, and startups, creating a vibrant professional network and a dynamic business ecosystem.



UNMATCHED CONNECTIVITY

Strategically located near Miami International Airport, major highways, and public transit, 2701 Ponce de Leon offers seamless connectivity for local and international business operations. Tenants benefit from proximity to downtown Coral Gables’ corporate headquarters and access to top-tier talent.







THE PLAZA CORAL GABLES

- » **Mixed-Use Development:** Spanning approximately 2.25 million square feet over seven acres, The Plaza Coral Gables integrates luxury residences, Class A office spaces, high-end retail, dining, and entertainment venues.
- » **Luxury Accommodations:** Features a 4.5-star Loews hotel with 242 rooms, offering meeting spaces for business and social events.
- » **Retail and Dining:** Offers 161,000 square feet of street-level shopping and diverse dining options, enhancing the area's commercial appeal.
- » **Residences:** Includes 174 luxury rental apartments and 35 low-rise lofts/apartments, catering to diverse residential preferences.
- » **Public Spaces:** Features a 1-acre publicly accessible plaza facing Ponce de Leon Boulevard, designed to host cultural and outdoor activities.



A Transformative Destination

The Plaza Coral Gables is a landmark mixed-use development redefining the city's central business district. Blending modern design with timeless elegance, it offers a vibrant mix of Class A office spaces, street-level retail, luxury residences, and a 4.5-star Loews hotel with event spaces. At its heart is a publicly accessible 1-acre plaza, seamlessly integrated with the soon-to-be-enhanced Ponce Circle Park, creating a hub for dining, recreation, and cultural activities.

Art and Culture in the Spotlight

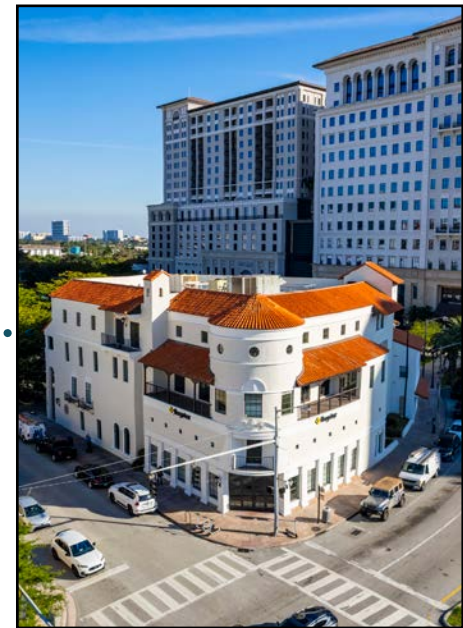
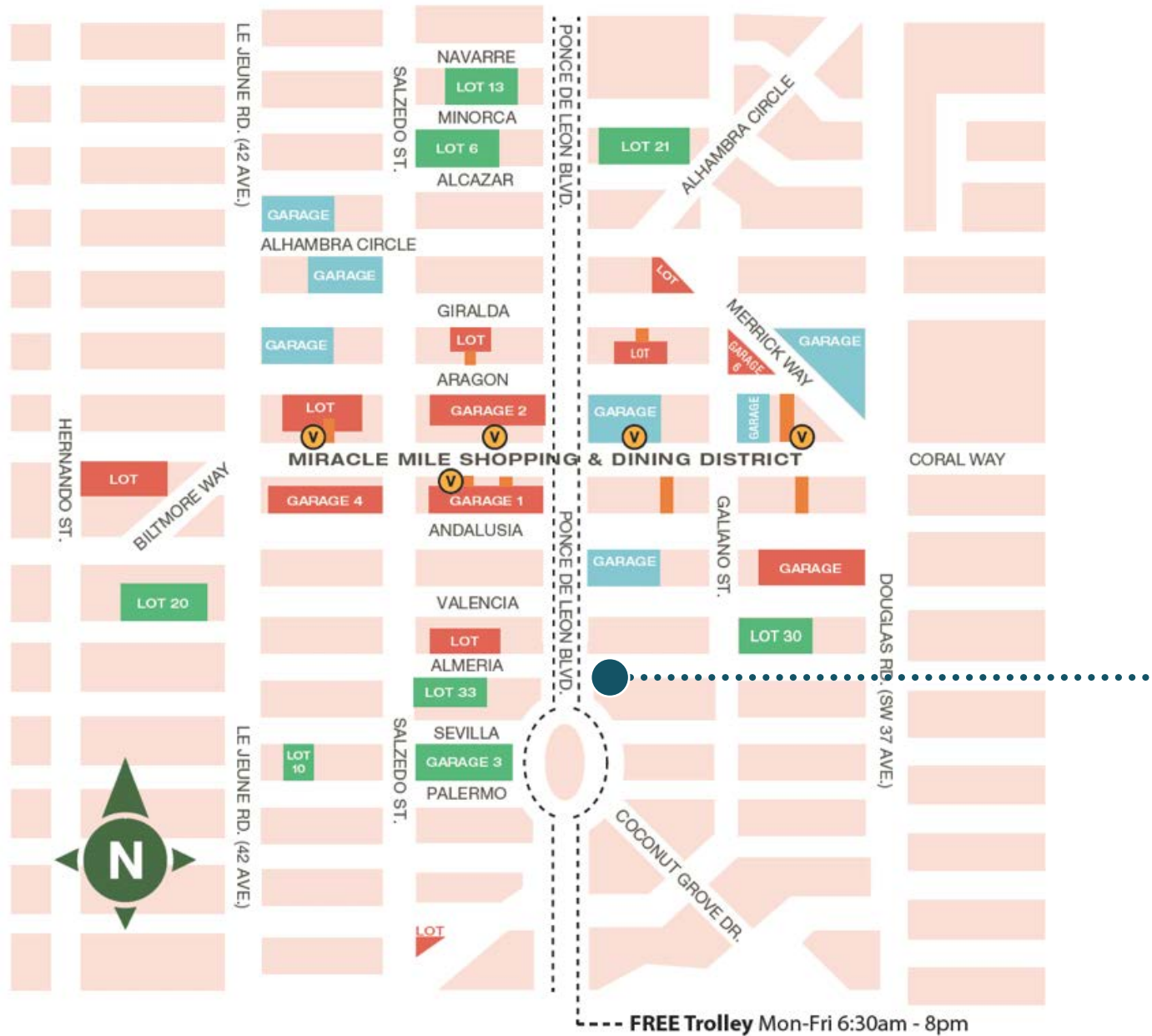
The Plaza is home to world-class public art, including iconic works like KAWS' "WAITING," Jean-Michel Othoniel's "Coral Fountains," and Tony Cragg's "Mean Average." With its unique combination of amenities, The Plaza enhances the quality of life for residents and visitors alike, offering opportunities for business, leisure, and cultural enrichment.

NORTHEAST
COCONUT GROVE

SUBJECT PROPERTY

THE PLAZA

MUNICIPAL PARKING GARAGES

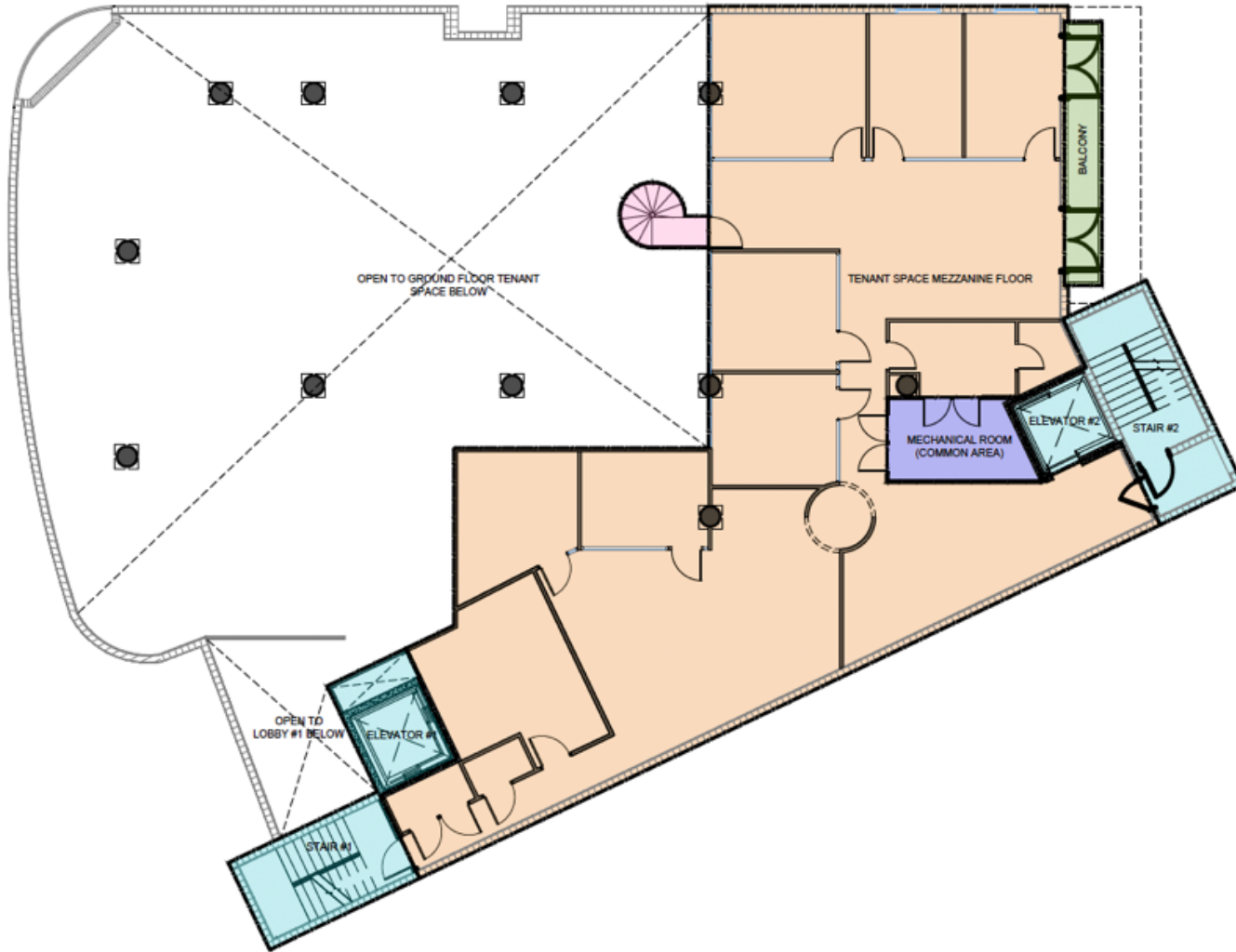


GROUND LEVEL FLOOR PLAN

TOTAL RSF | 7,795 SF

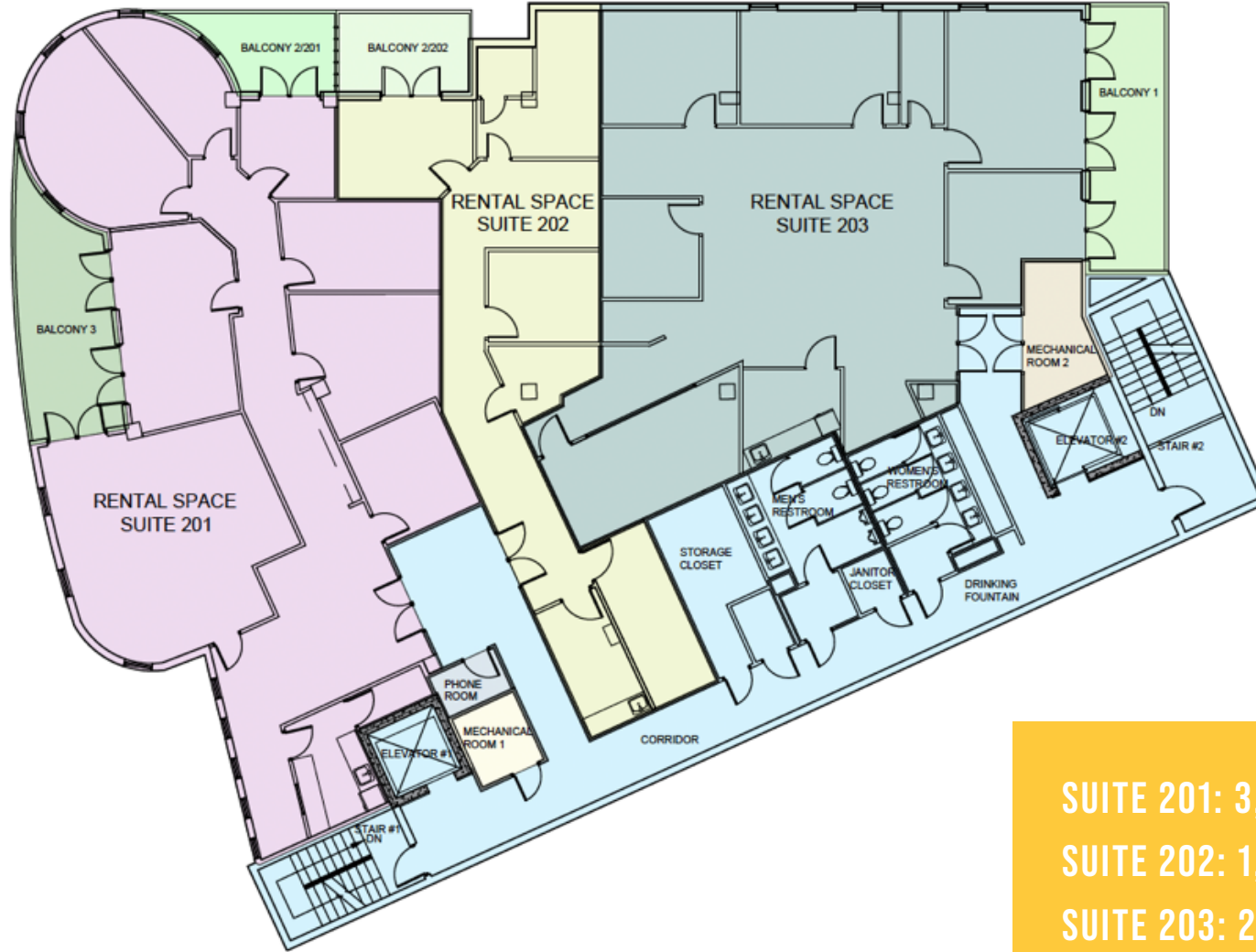


MEZZANINE SUITE | 3,969 SF
PRICING | \$40/SQ FT (MODIFIED GROSS)



SECOND FLOOR PLAN

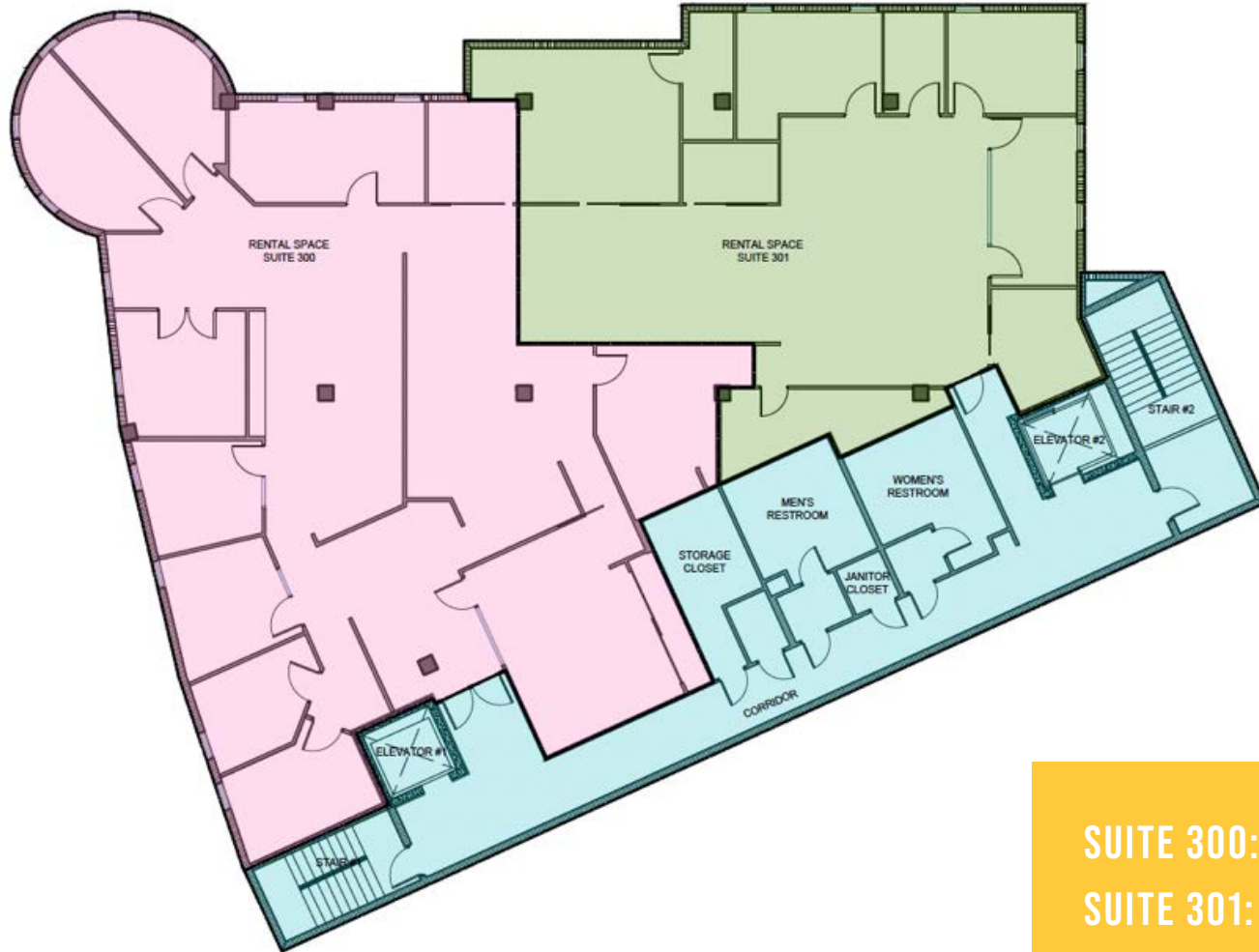
TOTAL RSF | 8,296 SF
PRICING | \$45/SQ FT (MODIFIED GROSS)



SUITE 201: 3,508
 SUITE 202: 1,807
 SUITE 203: 2,982

THIRD FLOOR PLAN

TOTAL RSF | 7,423 SF
PRICING | \$40/SQ FT (MODIFIED GROSS)



SUITE 300: 4,588
SUITE 301: 2,835

CORAL GABLES



CORAL GABLES: A PRESTIGIOUS, VIBRANT COMMUNITY WITH BOUNDLESS OPPORTUNITIES

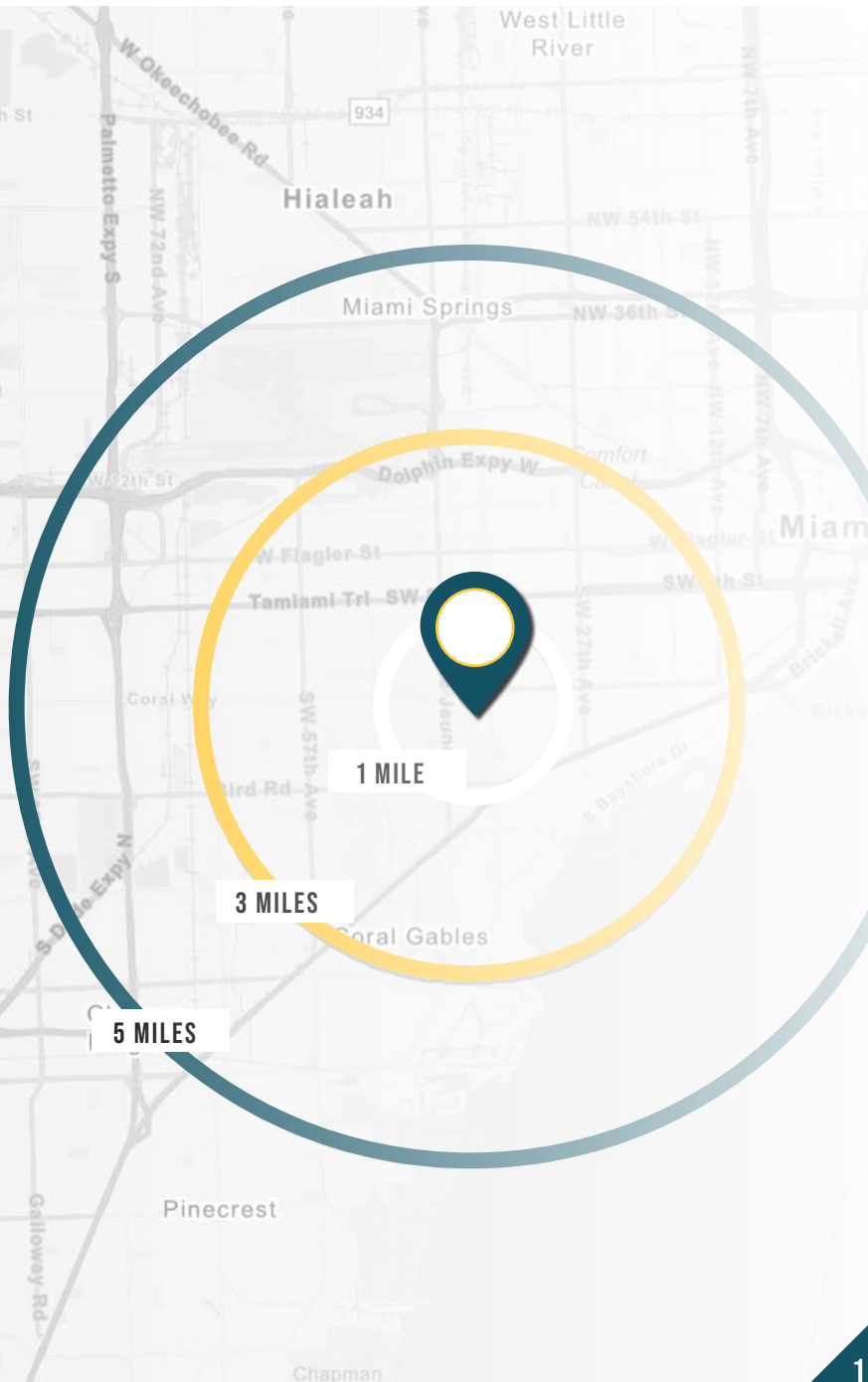
Coral Gables, known as “The City Beautiful,” is a dynamic area in Miami-Dade County celebrated for its Mediterranean architecture, cultural attractions, and thriving business environment. Located near downtown Miami, it offers a harmonious blend of residential charm and commercial vitality.

Home to landmarks like the University of Miami, the historic Biltmore Hotel, and Miracle Mile, Coral Gables provides diverse shopping, dining, and cultural experiences. The community is highly walkable, with tree-lined streets and easy access to parks, restaurants, and retail outlets.

Recent developments like The Plaza Coral Gables and enhancements to Ponce Circle Park add to the area’s appeal, creating new opportunities for recreation and business. With excellent connectivity to Miami International Airport, major highways, and public transit, Coral Gables serves as a gateway to Miami’s business hubs and global markets.

With its rich history and ongoing growth, Coral Gables continues to thrive as a forward-thinking community with significant potential for residents and businesses alike.

DEMOGRAPHIC DATA



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	34,836	241,276	523,593
Households	16,009	95,959	217,309
Families	8,593	59,271	124,459
Average Household Size	2.17	2.45	2.36
Owner Occupied Housing Units	5,740	41,754	80,450
Renter Occupied Housing Units	10,269	54,205	136,859
Median Age	42.6	44.1	41.8
Median Household Income	\$88,855	\$71,512	\$71,032
Average Household Income	\$132,239	\$116,834	\$113,216
2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	36,804	242,357	549,460
Households	17,648	98,992	235,826
Families	9,474	61,455	133,849
Average Household Size	2.08	2.39	2.28
Owner Occupied Housing Units	6,186	44,421	86,669
Renter Occupied Housing Units	11,462	54,571	149,157
Median Age	43.3	44.9	42.5
Median Household Income	\$104,919	\$89,743	\$88,058
Average Household Income	\$154,132	\$138,493	\$132,903



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