



SIGNAGE

FOR LEASE

4225
PONCE

8,293 RSF Rooftop Restaurant
at the entrance to Merrick Park

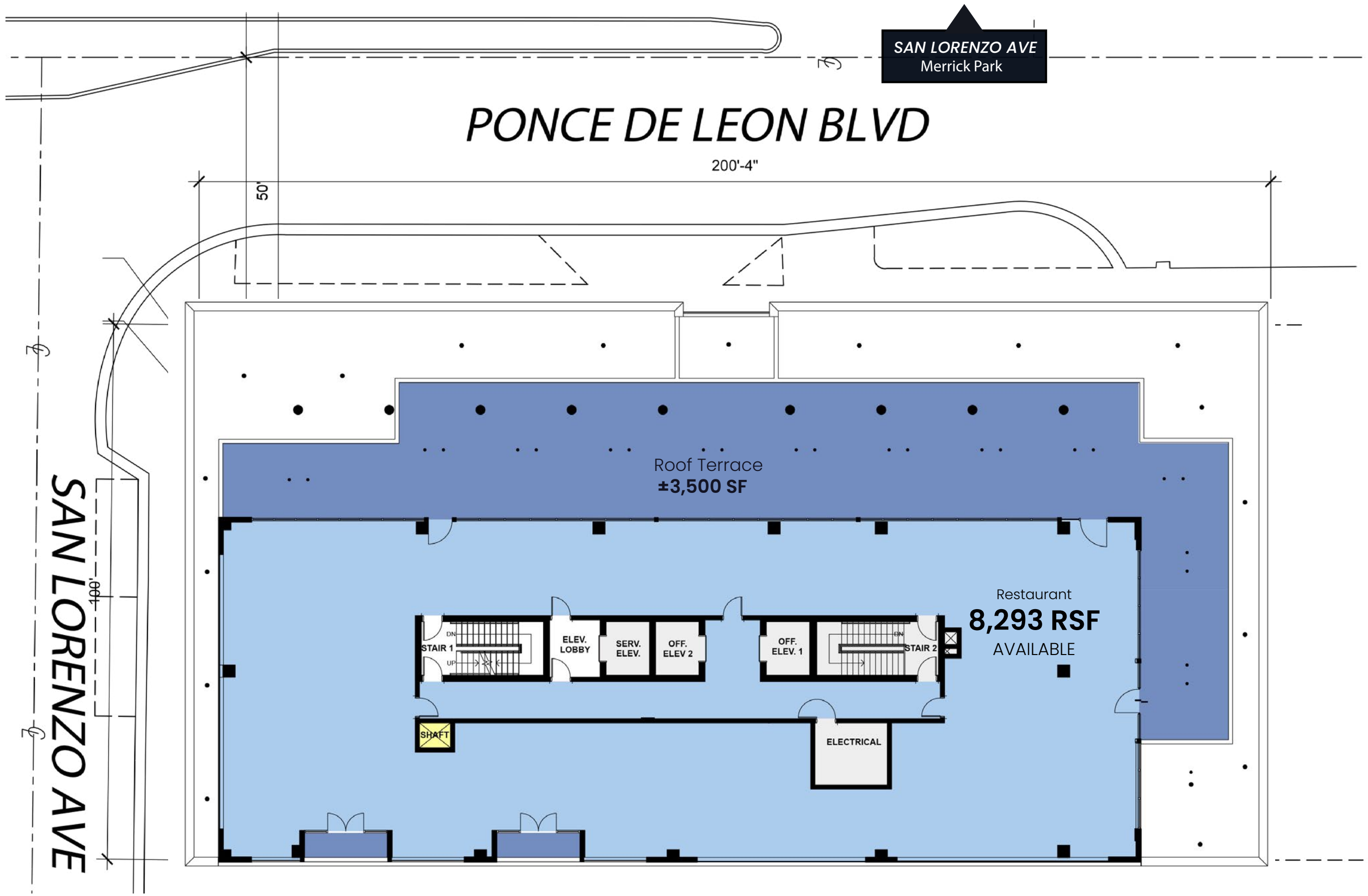


STYLE & SUBSTANCE IN THE HEART OF

Introducing 4225 PONCE, an ultra exclusive boutique office building located in the heart of the **premier entertainment district of Coral Gables**. Designed by award-winning **Arquitectonica**, this building offers a unique blend of luxury and functionality, including best-in-class amenities such as private terraces, covered paseo, **valet parking and a rooftop amenity space**.

4225 PONCE will be at the epicenter of **Coral Gables' urban core**, within walking distance to arts, culture, entertainment venues, wellness and lifestyle amenities, and numerous restaurants.

ROOFTOP RESTAURANT





PROPERTY HIGHLIGHTS

- 4 stories of Class A Office space
- Covered paseo with valet service
- On-site parking
- Ground level retail
- Rooftop amenity and retail space
- Loading area with dedicated service elevator
- Proximity to public transit
- Steps to Shops at Merrick Park
- Dedicated office elevators
- Balconies/terraces on each floor
- Hurricane-impact glazing system
- State-of-the-art access control
- 13' clear ceiling heights
- Electric car charging stations
- Bike room

**DOWNTOWN
CORAL GABLES**

BRICKELL

Douglas Station
7-Acre Mixed-Use
1,500 residential units
25,000 SF of retail
250,000 SF office building

Shops at Merrick
Crate & Barrel
EQUINOX
NORDSTROM
GUCCI
Neiman Marcus
JIMMY CHOO

PONCE

Ponce de Leon Blvd

LAND-ROVER
JAGUAR

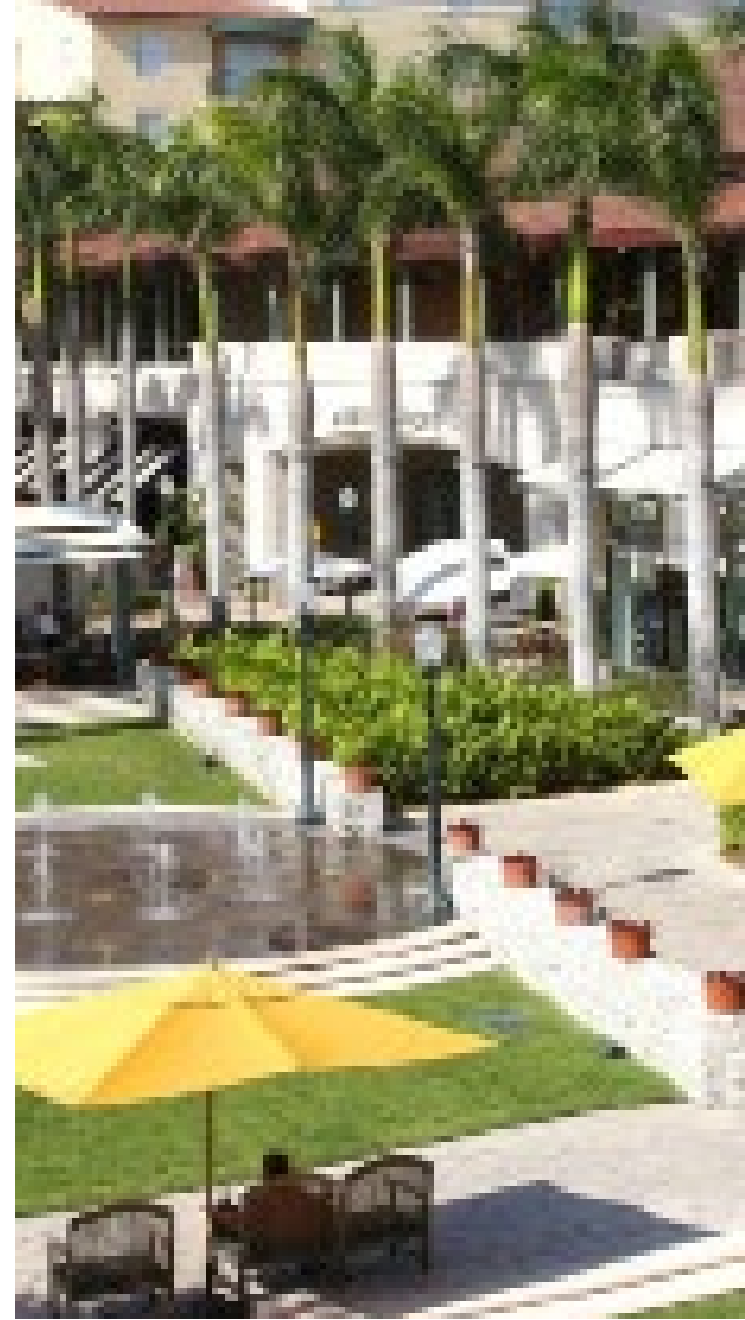
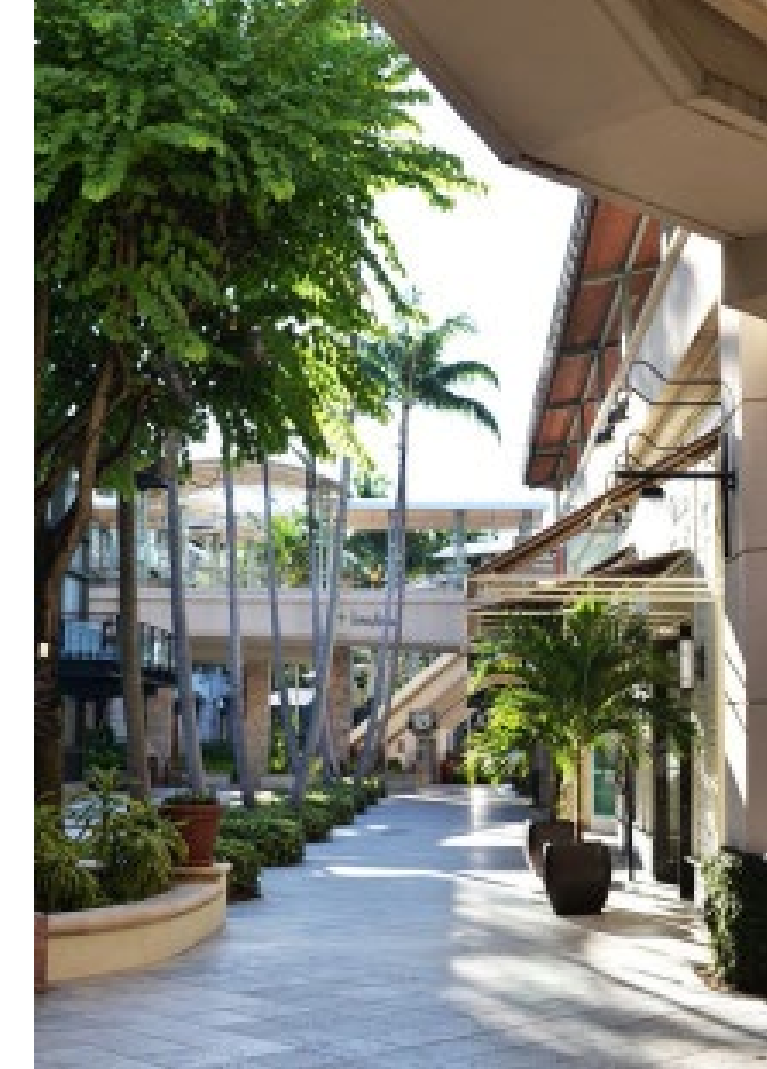
US-1/South Dixie Hwy
+80,000 VPD

LIFETIME
1.2M SF Mixed-Use
Residential, retail, and coworking uses

VIBRANT, COSMOPOLITAN & CENTRAL

Coral Gables is now home to over 20 consulates and foreign government offices and more than 140 multinational corporations. The city offers a bustling economy, thriving academic institutions, a walkable downtown, and an exceptional quality of life.

4225 PONCE provides easy access to major South Florida highways and is across the street from the luxury Shops at Merrick Park.



SHOPS AT MERRICK PARK

4225 Ponce sits directly across from Shops at Merrick Park, a Brookfield owned lifestyle center consisting of a three-story, 750,000 SF open-air shopping center and five-story, 100,000 SF office building.

Anchored by flagship locations of Neiman Marcus and Nordstrom and featuring over 100 stores, eateries, entertainment, fitness, offices and residences the center attracts over 100,000 visitors a month, catering to a clientele that appreciates style and substance.

The center offers a variety of dining options, including Yard House, Mariposa at Neiman Marcus, Bazille at Nordstrom, Sawa, Villagio Restaurant, SeaGrill, and Perry's Steakhouse & Grille.



Featured Tenants

MAYORS

LANDMARK THEATERS

BOSS

SOULCYCLE

CAROLINA HERRERA

GUCCI

NEIMAN MARCUS

EQUINOX

CRATE & BARREL

PANDORA

BO CONCEPT

LOUIS VUITTON

NORDSTOM

TIFFANY & CO.

JIMMY CHOO

LULULEMON

MADEWELL

Downtown
Coral Gables

4225
PONCE

Merrick Park



The Biltmore

Merrick Manor

The Henry

Belmont Village

Merrick Park

The Collection

4225
PONCE



4225 PONCE DE LEON

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4225

PONCE

Colliers