



SIGNAGE

FOR LEASE

4225  
PONCE

*6,966 SF Rooftop Restaurant*  
at the entrance to Merrick Park





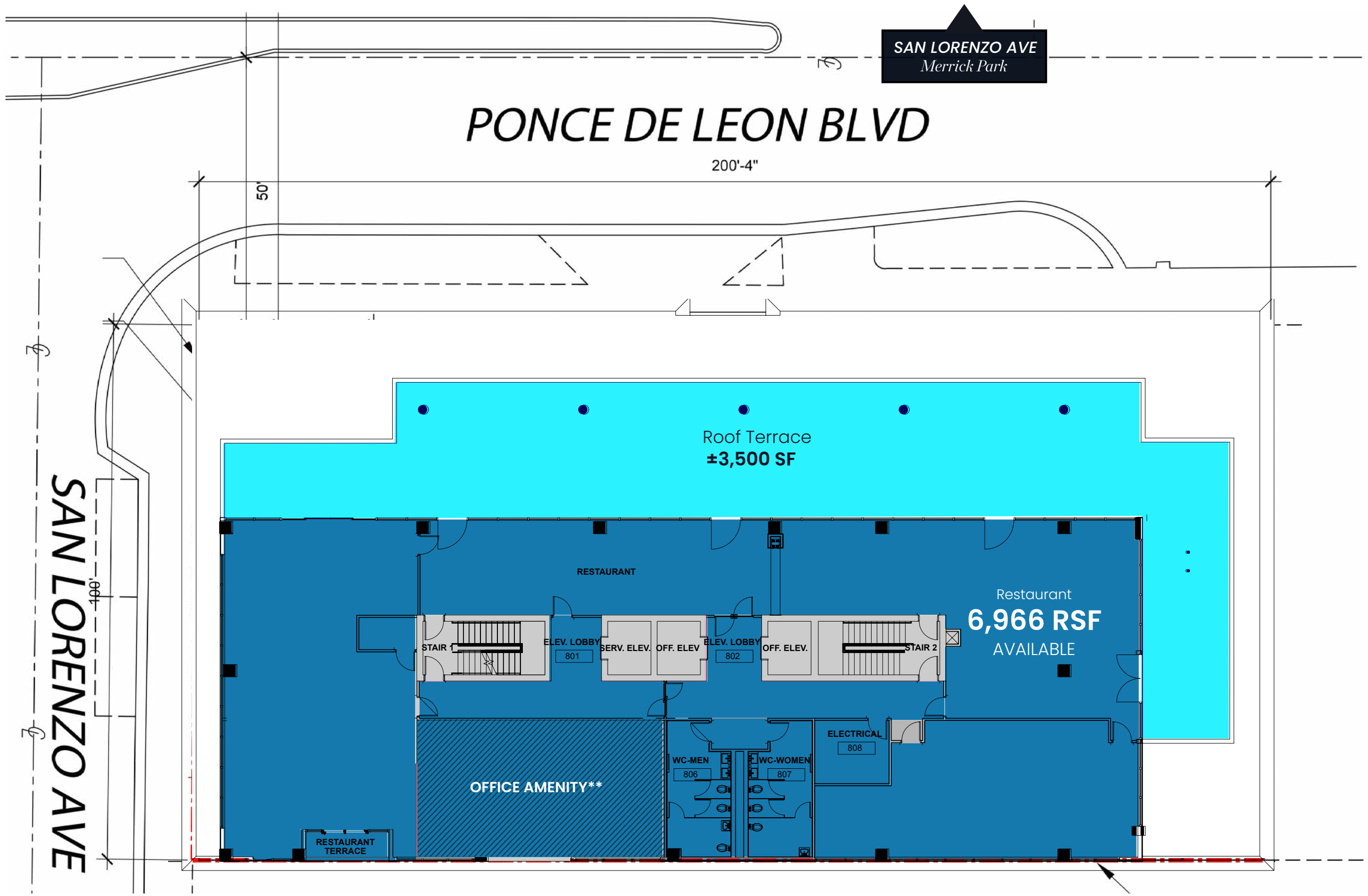
# *STYLE & SUBSTANCE IN THE HEART OF IT ALL*

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



\*\*Office occupants and their employees must always be granted access to this space as customers.





# GROUND FLOOR RETAIL





## *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 GUCCI  
EQUINOX Neiman Marcus  
NORDSTROM JIMMY CHOO

**PONCE**

Ponce de Leon Blvd

LAND-ROVER

JAGUAR

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

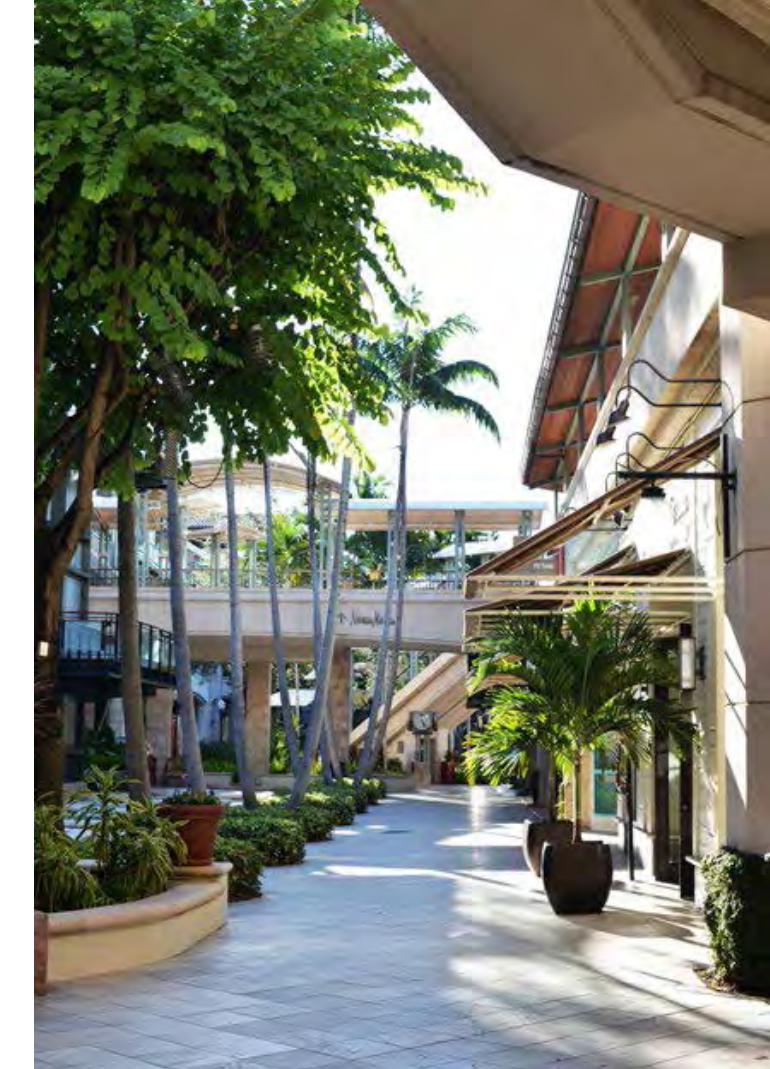
**LIFETIME**  
1.2M SF Mixed-Use  
Residential, retail, and coworking uses

*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**

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MAYORS

---

LANDMARK THEATERS

---

BOSS

---

SOULCYCLE

---

CAROLINA HERRERA

---

GUCCI

---

NEIMAN MARCUS

---

EQUINOX

---

CRATE & BARREL

---

PANDORA

---

BO CONCEPT

---

LOUIS VUITTON

---

NORDSTROM

---

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

