



# 2222 Ponce de Leon Boulevard

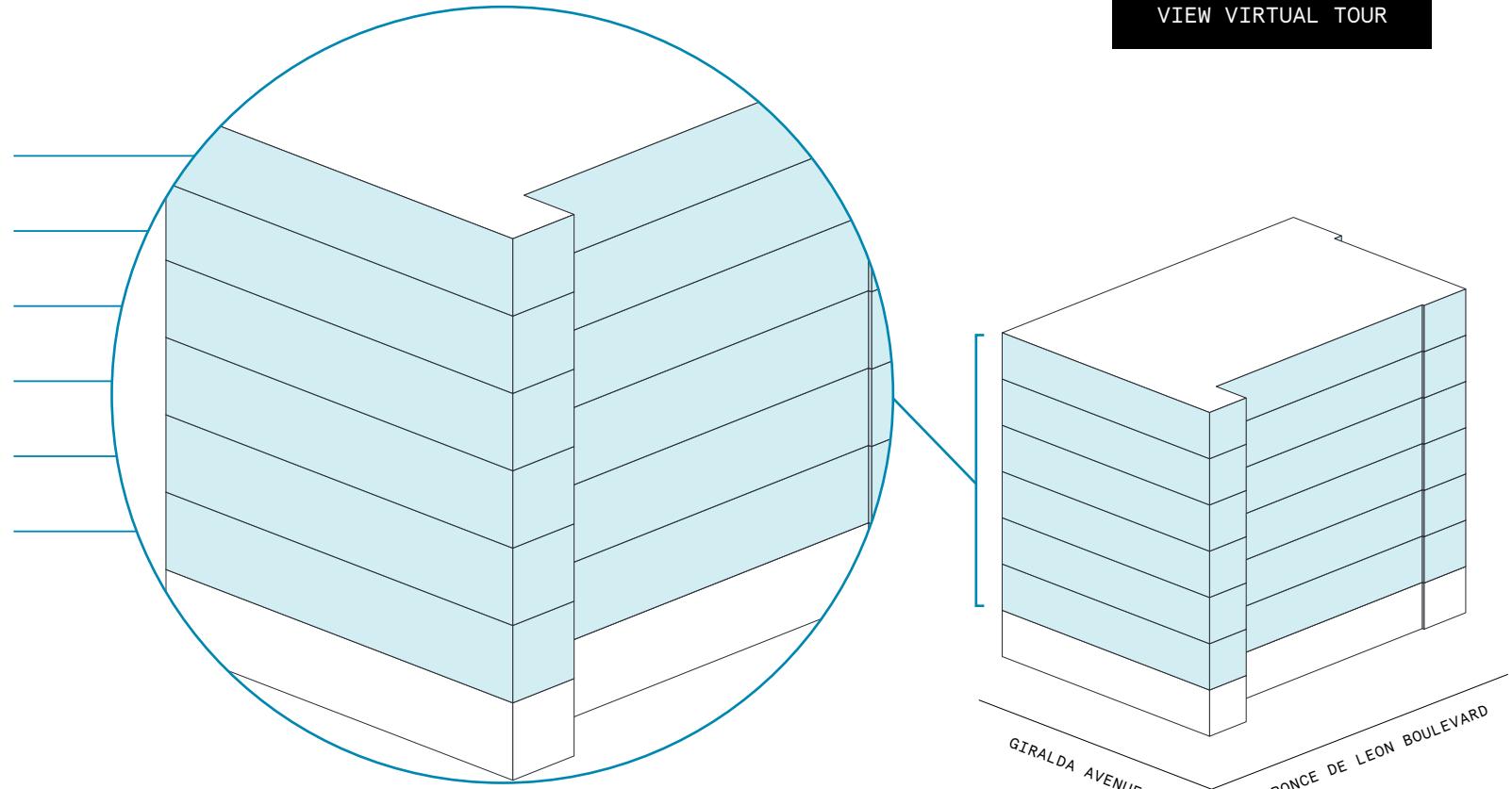
Space  
availability  
summary

WeWork @ 2222 Ponce de Leon Boulevard  
Miami, FL

**we**work

[VIEW VIRTUAL TOUR](#)

7th Floor 6,809 RSF  
6th Floor 6,787 RSF  
5th Floor 6,821 RSF  
4th Floor 6,833 RSF  
3rd Floor 4,953 RSF  
2nd Floor 3,791 RSF



**35,995 RSF**

TOTAL WEWORK RSF

## 2222 Ponce de Leon Boulevard

At a glance

Brand new suites offering flexible size & term

Dedicated, private office suites available from 62 to 1,265 RSF

Move-in ready full floor of 3,791 RSF – furnished & wired

7

TOTAL BUILDING FLOORS

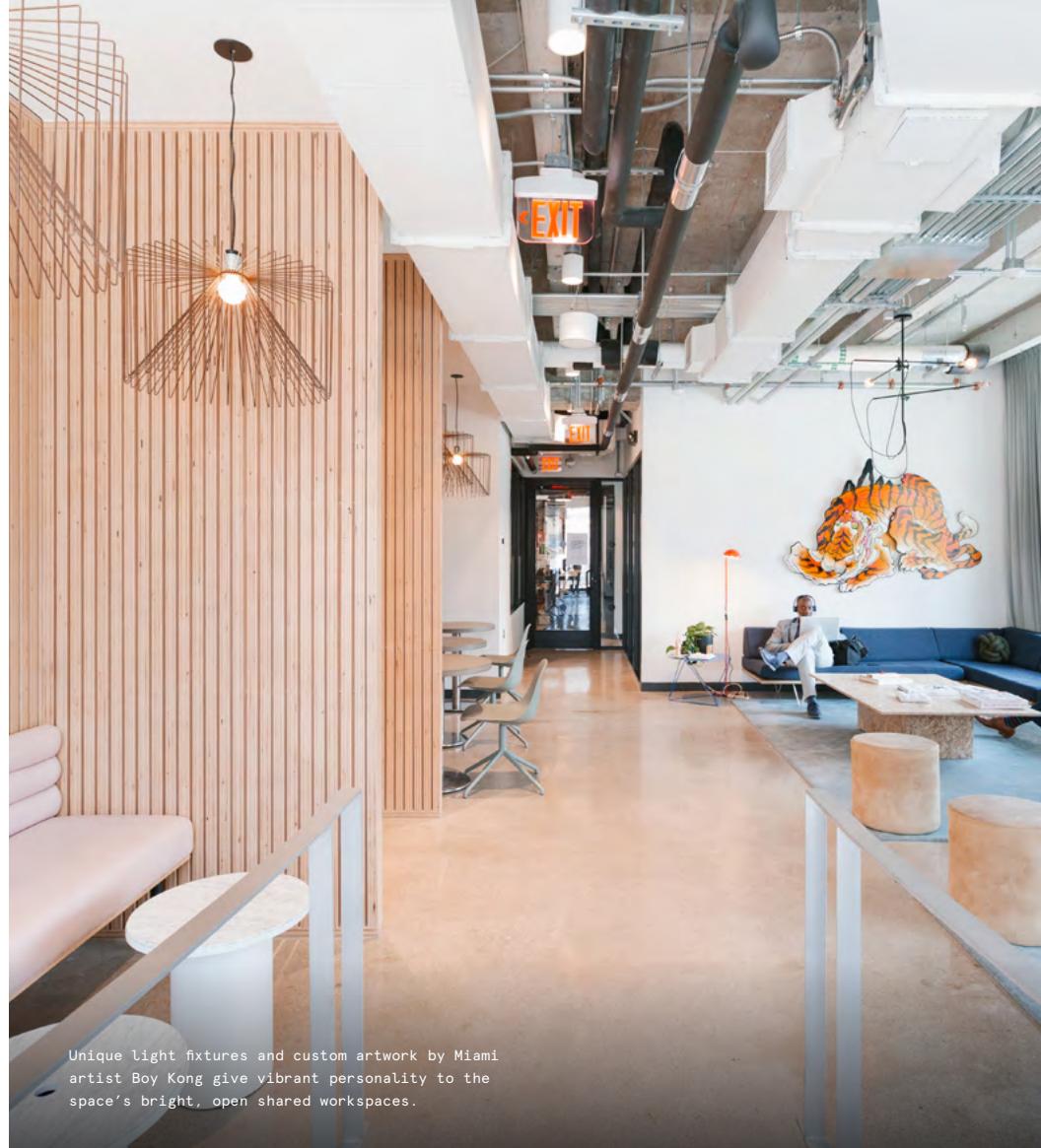
57,264

TOTAL BUILDING SQ FT

All dimensions are approximate and subject to variances. It is your obligation to independently verify the particulars of the property. WeWork reserves the right to make changes.



2222 Ponce de Leon's private suites and meeting rooms are warm, inviting, and full of natural light.



Unique light fixtures and custom artwork by Miami artist Boy Kong give vibrant personality to the space's bright, open shared workspaces.

## Convenience and charm in historic Coral Gables

Located in the heart of historic and beautiful Coral Gables, 2222 Ponce de Leon Boulevard offers six floors of flexible workspace in a sunny and vibrant setting. Members of this custom-designed space can enjoy the bespoke terrazzo bar and expansive outdoor terrace or head downstairs to check out the local food and bar scene. The surrounding neighborhood, features lush foliage and can't miss landmarks, including the Biltmore Hotel and Venetian Pool. Exploration is a breeze with designated parking and on-site bike storage.



Multi-purpose common areas invite conversation, collaboration, and community events.



Members enjoy private meeting rooms for small brainstorming sessions and larger meetings alike.

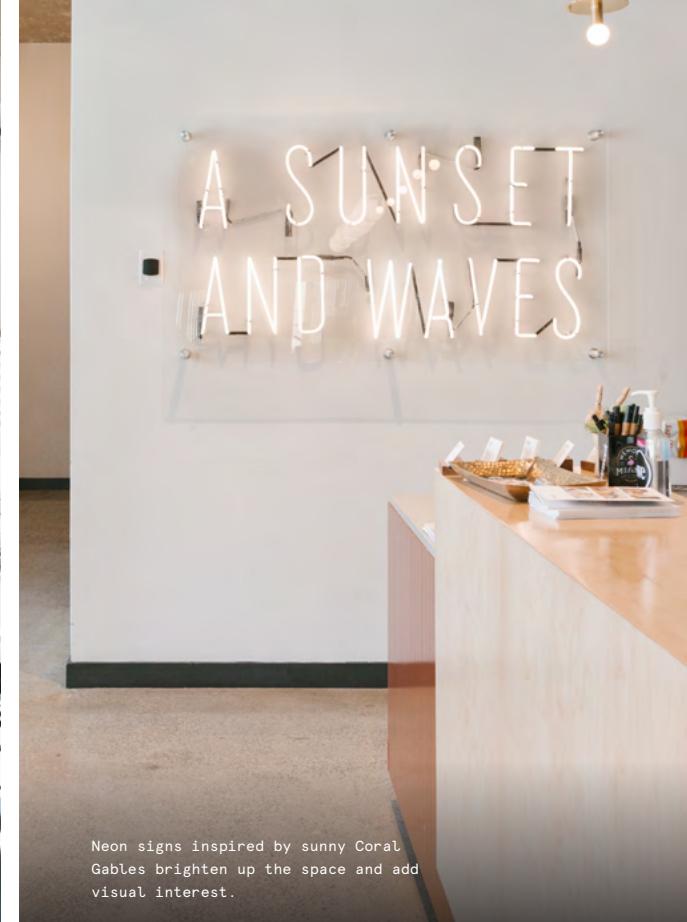
# Sunny, playful, and inviting

2222 Ponce de Leon Boulevard's interior palette plays off the blush tones of the surrounding buildings in Coral Gables, offering a sunny, playful and inviting open space.

- The third-floor main lounge is the heart of the space, members come together to hang out, chat over coffee or get to know each other during community socials
- The main lounge features a custom mural by Miami artist Boy Kong, this vibrant space opens up to an outdoor area with tables and lounge seating
- Beautiful exposed concrete floors, ceilings and columns give unexpected character and texture to the space's softer, more refined elements
- A custom-built terrazzo bar spanning twenty-six feet, is a dynamic centerpiece and seats over twenty people at a time



Warm tones and natural light soften the building's industrial elements.



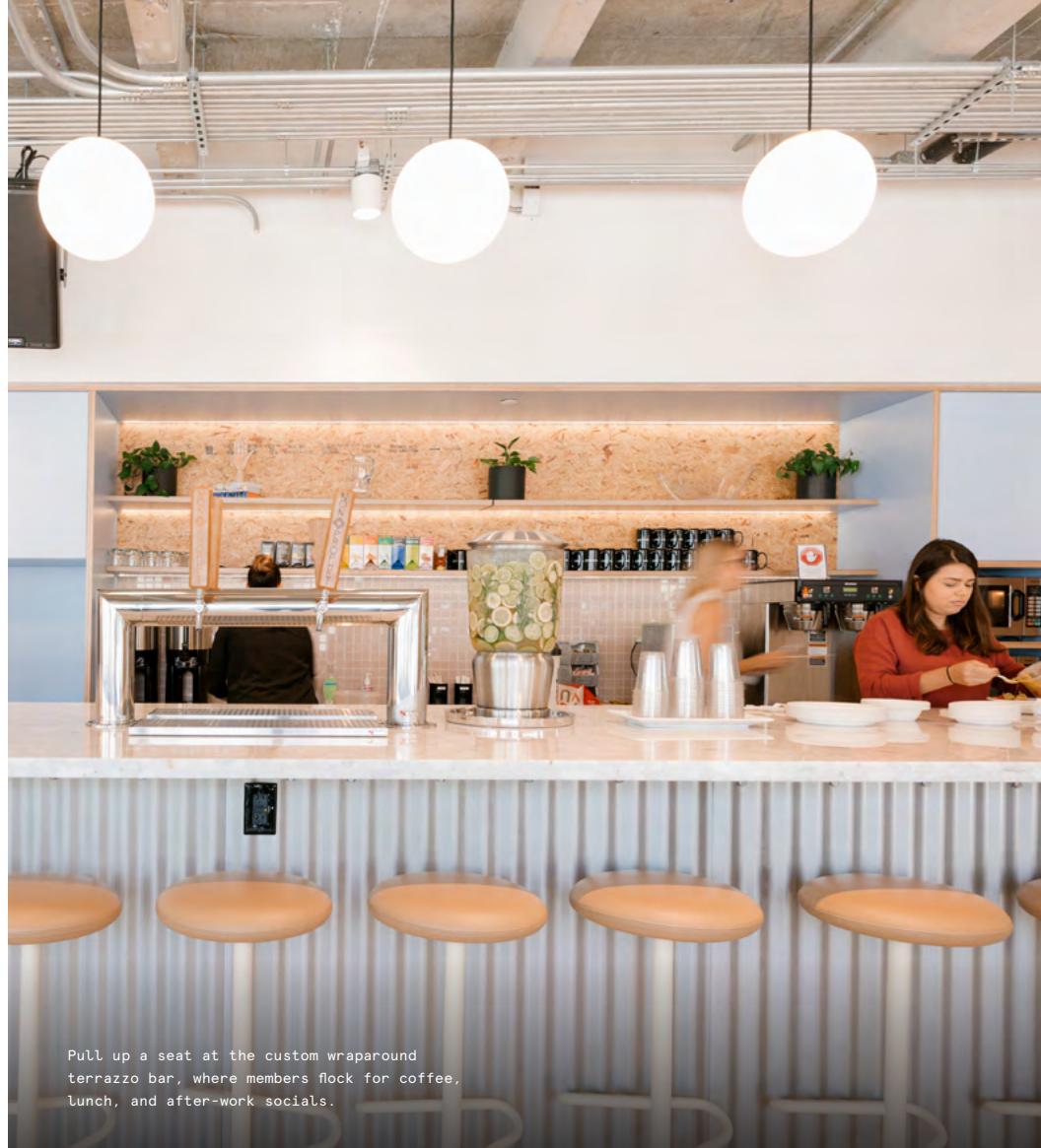
Neon signs inspired by sunny Coral Gables brighten up the space and add visual interest.



Read or lounge in a cozy nook of the library surrounded by lush botanical wallpaper.



2222 Ponce de Leon members enjoy electronic keycard access and a US mail drop.



Pull up a seat at the custom wraparound terrazzo bar, where members flock for coffee, lunch, and after-work socials.

## On-site amenities

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- Electronic keycard access
- Stocked pantry
- Private meeting rooms
- On-site staff
- Gender-neutral bathrooms
- US mail drop
- Phone booths
- Bicycle storage
- On-site parking
- Dog-friendly spaces
- Event space
- Accesss to car charging stations
- Outdoor space and terrazzo bar

# Building specifications

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## Hours of operation

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Monday - Friday: 8am-5pm



## Ceiling heights

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12 feet slab-to-slab



## Fire strategy

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Fully-sprinklered floors



## Building

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Built in 1976

Renovated in 2018

Designed by The Fullerton Group

Developed by Giralda PB, LLC.



## Elevators

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2 passenger elevators  
with a capacity of 2500



## Building size

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7 stories

57,264 SF



## HVAC

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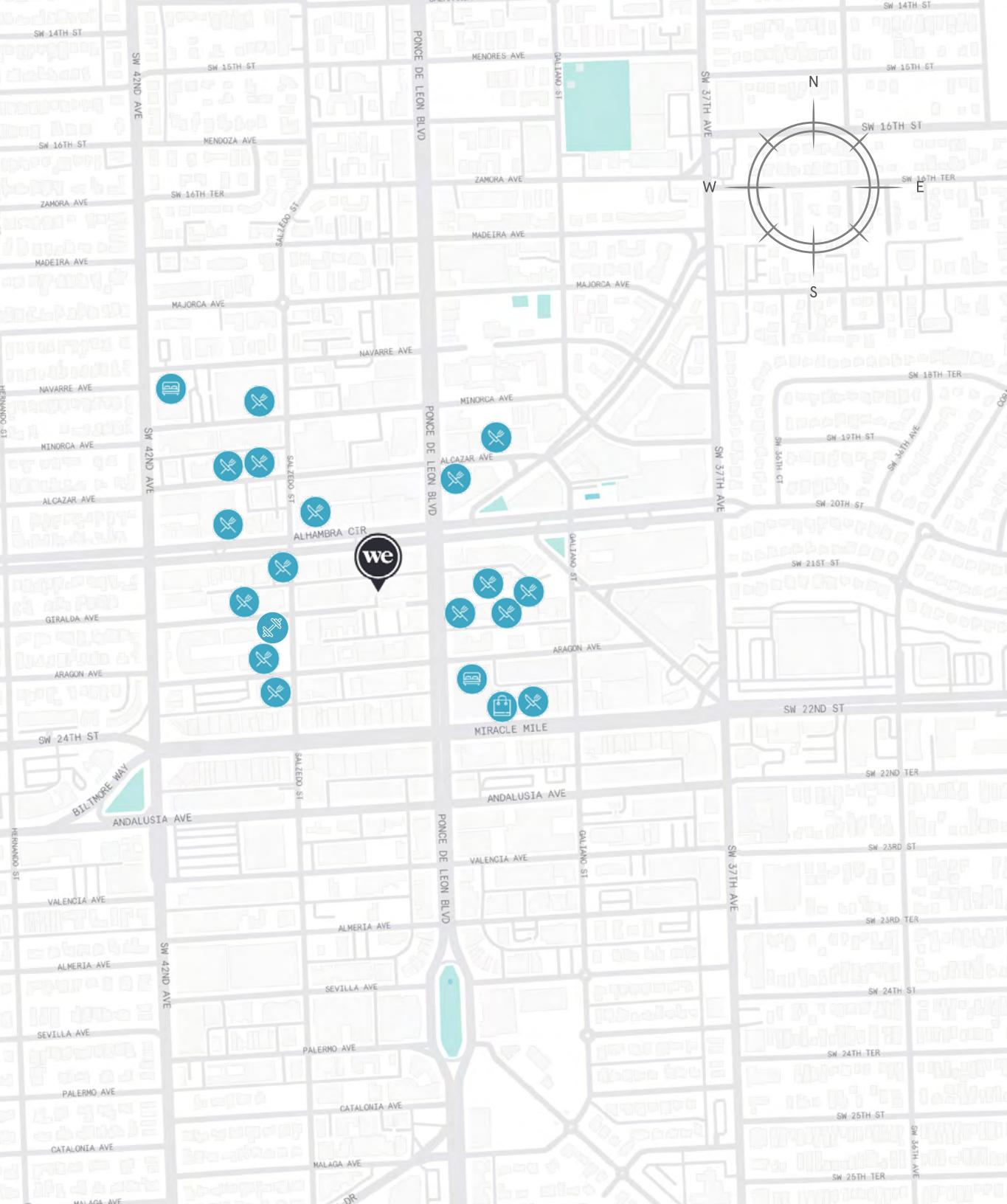
Monday - Friday: 8am-6pm

# Work and play in the heart of Coral Gables

Originally conceived as a Spanish garden city by developer George Merrick in the 1920s, Coral Gables is home to historic design landmarks and lush foliage, with a flourishing business scene to match. Local restaurants like Cafe Demetrio, Shu Shin Izakaya, and the Green Gables Cafe are perfect for an afterwork bite, while the Miracle Mile offers even more shopping and dining options.

## Distance to WeWork

Douglas Road Station	 Drive	6 min
Coconut Grove Station	 Drive	9 min
Miami International Airport	 Drive	13 min



# 2nd Floor

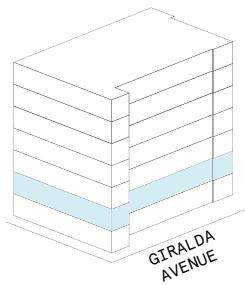
3,791 RSF

2  
MEETING ROOM(S)

3  
SHARED WORKSPACE(S)

## LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE

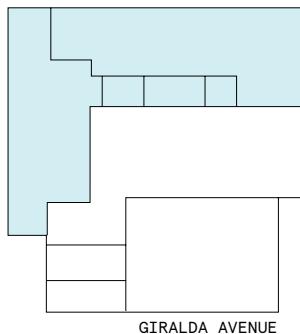


GIRALDA AVENUE

# 2nd Floor

3,791 RSF

3,791 RSF Suite 02W101



PONCE DE LEON

GIRALDA AVENUE



GIRALDA AVENUE

PONCE DE LEON



# 3rd Floor

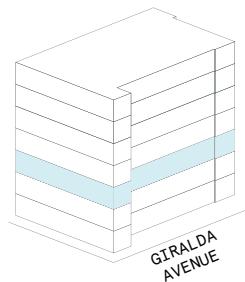
4,953 RSF

2  
MEETING ROOM(S)

2  
SHARED WORKSPACE(S)

## LEGEND

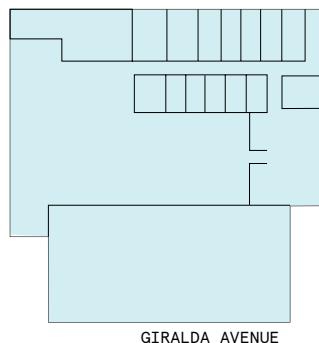
- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



# 3rd Floor

4,953 RSF

4,953 RSF Suite 03-100



# 4th Floor

6,833 RSF

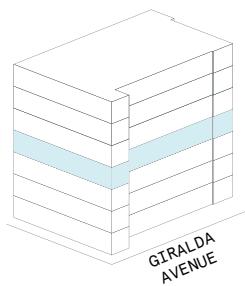


2  
MEETING ROOM(S)

1  
SHARED WORKSPACE(S)

## LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE

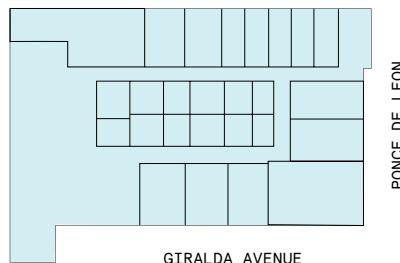


# 4th Floor



6,833 RSF

6,833 RSF Suite 04-100



PONCE DE LEON

GIRALDA AVENUE

# 5th Floor

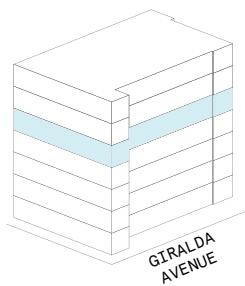
6,821 RSF

2  
MEETING ROOM(S)

2  
SHARED WORKSPACE(S)

## LEGEND

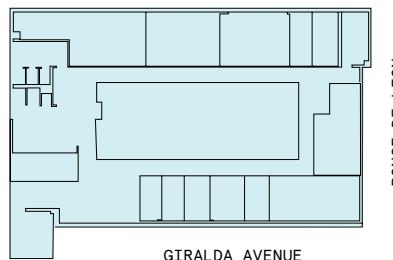
- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



# 5th Floor

6,821 RSF

6,821 RSF Suite 05-100



# 6th Floor

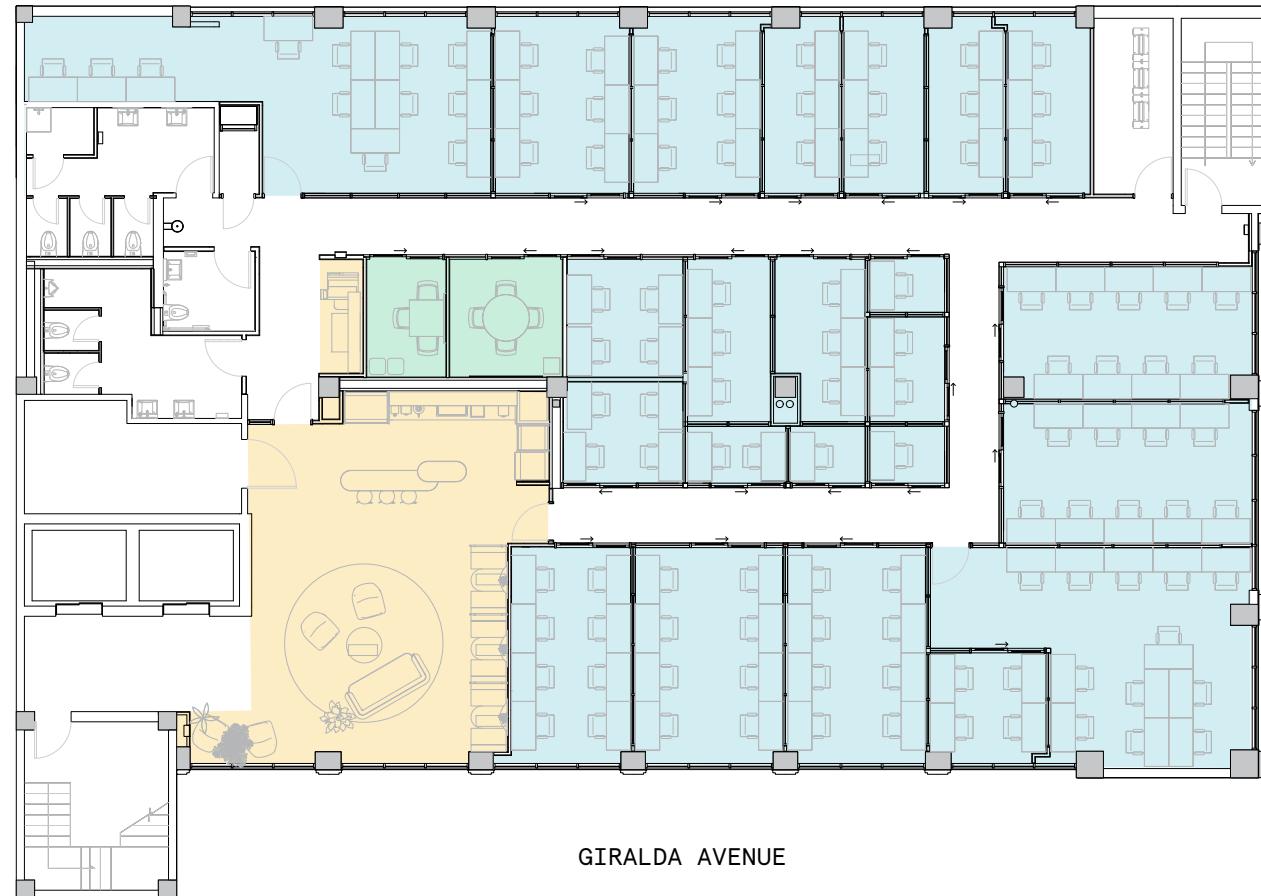
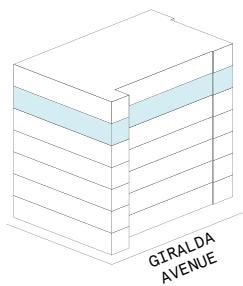
6,787 RSF

2  
MEETING ROOM(S)

2  
SHARED WORKSPACE(S)

## LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE

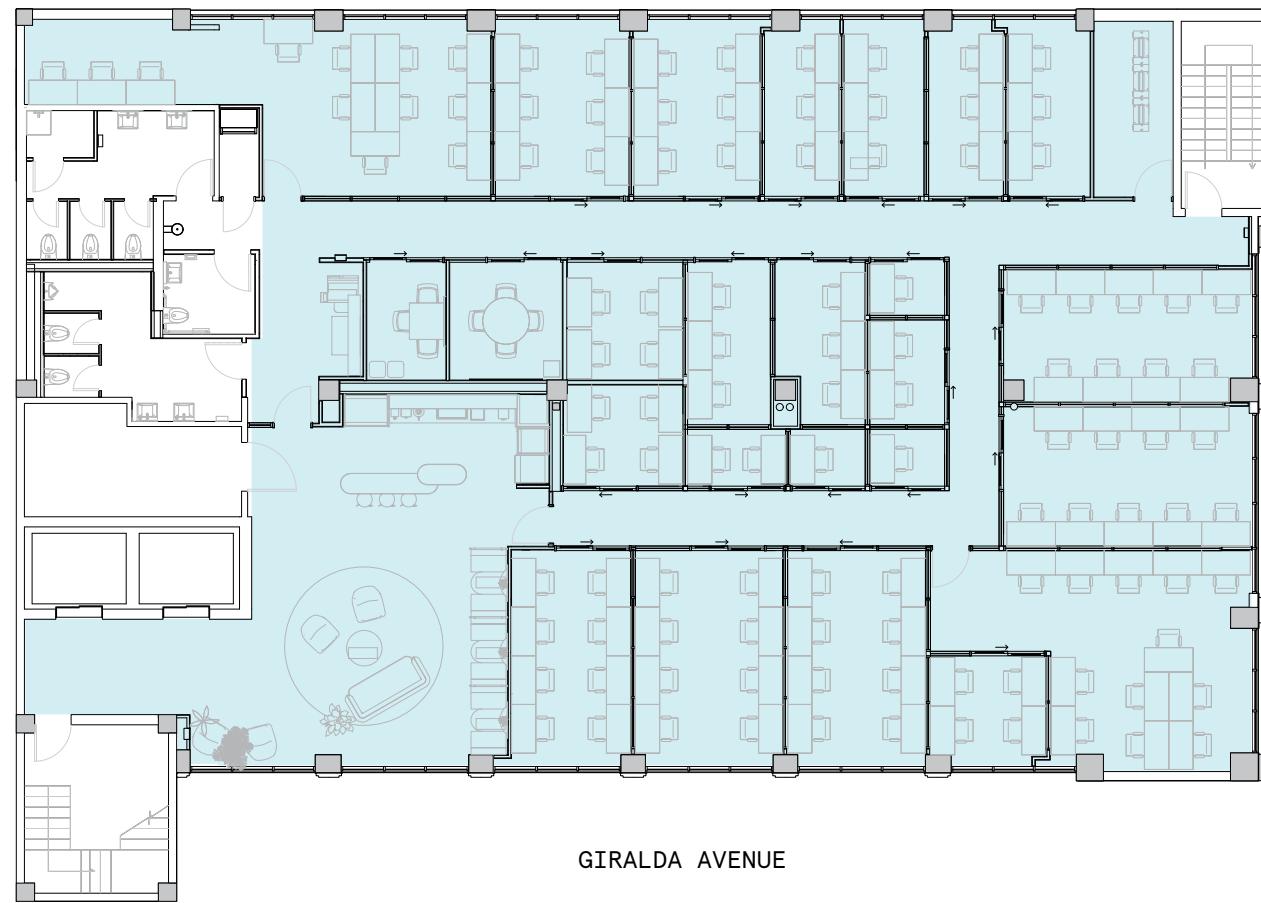
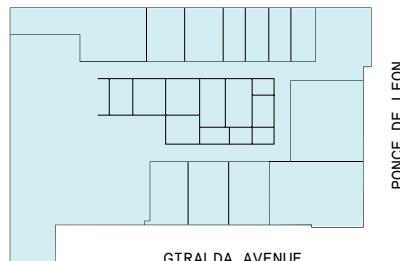


# 6th Floor



6,787 RSF

6,787 RSF Suite 06-100



# 7th Floor

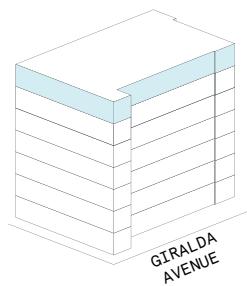
6,809 RSF

2  
MEETING ROOM(S)

2  
SHARED WORKSPACE(S)

## LEGEND

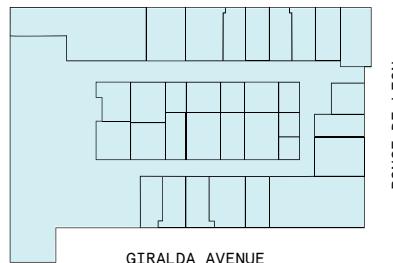
- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



# 7th Floor

6,809 RSF

6,809 RSF Suite 07-100



# Contact

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For leasing inquiries please  
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