

FOR SALE

**3,065 RSF**  
GROUND FLOOR RETAIL

# OFIZZINA

1200 PONCE DE LEON BLVD. CORAL GABLES



## EXECUTIVE SUMMARY

We are pleased to present a unique and lucrative commercial real estate investment opportunity – a 3,065 square foot retail condo located on the NW corner of the ground floor at the prestigious Ofizzina building at 1200 Ponce De Leon Boulevard in Coral Gables.

**Location:** The property is strategically positioned on Ponce De Leon Boulevard, offering unparalleled visibility and accessibility in the heart of Coral Gables. The property is nestled amidst a landscape of upscale establishments, including renowned restaurants, boutique shops, and over 2.5M square feet of offices within a half mile.

**High Foot Traffic:** Positioned in a prime location, the retail condo benefits from the high foot traffic along Ponce De Leon Boulevard, providing excellent exposure to potential customers.

**Upscale Amenities:** The Ofizzina building itself is a symbol of architectural excellence, contributing to the overall prestige of the location. The striking design and modern aesthetics of the building enhance the property's visibility and desirability. This combined with the property's upscale amenities, including valet parking, fitness center, and charging stations, contribute to its appeal and potential for attracting premium tenants.

This offering presents a rare opportunity to acquire a retail condo in a high-demand location with unmatched amenities and design. For further details and to discuss this lucrative investment opportunity, please contact us at your earliest convenience.



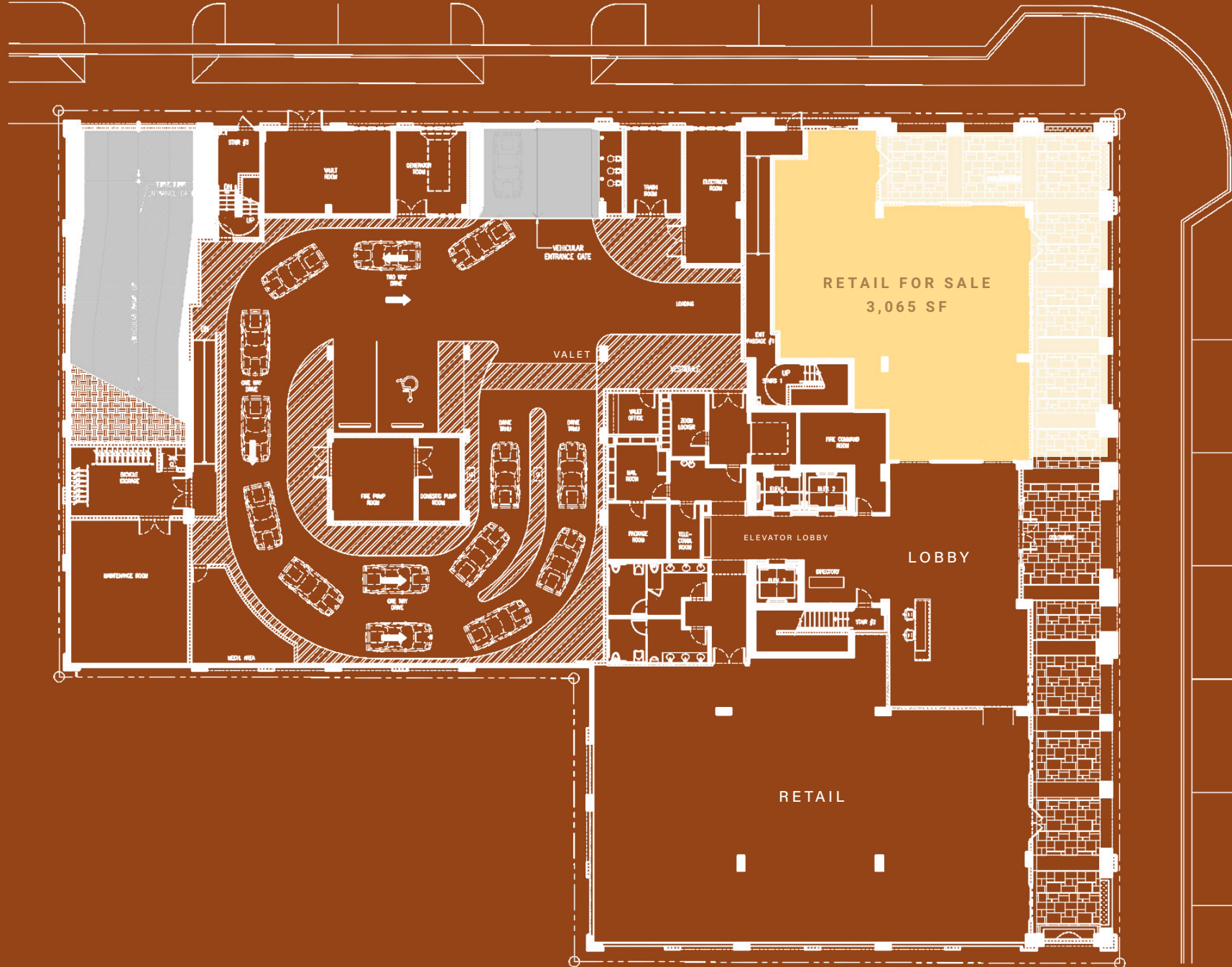
## BUILDING HIGHLIGHTS

- 16 Floors of Intelligently Designed Office + Retail Spaces
- Two Ground Floor Commercial Retail Condos
- Two Rooftop Sunset Terraces
- Valet & Gated, Secure Self-Parking with a total of 331 parking spaces
- Electric Vehicle Charging Stations
- 360° Panoramic Views of Brickell, Downtown & Surrounding areas
- On-site Fitness Center with Peloton Cycle, Cardio + Weight Training Machines and dedicated Men's & Women's Showers, Lockers + Changing Areas
- Common Area Interiors and Test Fit Floorplan Concepts by World Renown New York-based firm MKDA Interiors



ANTILLA AVENUE

RETAIL CONDO  
FOR SALE  
3,065 RSF



PONCE DE LEON BLVD.



## LOCATION HIGHLIGHTS



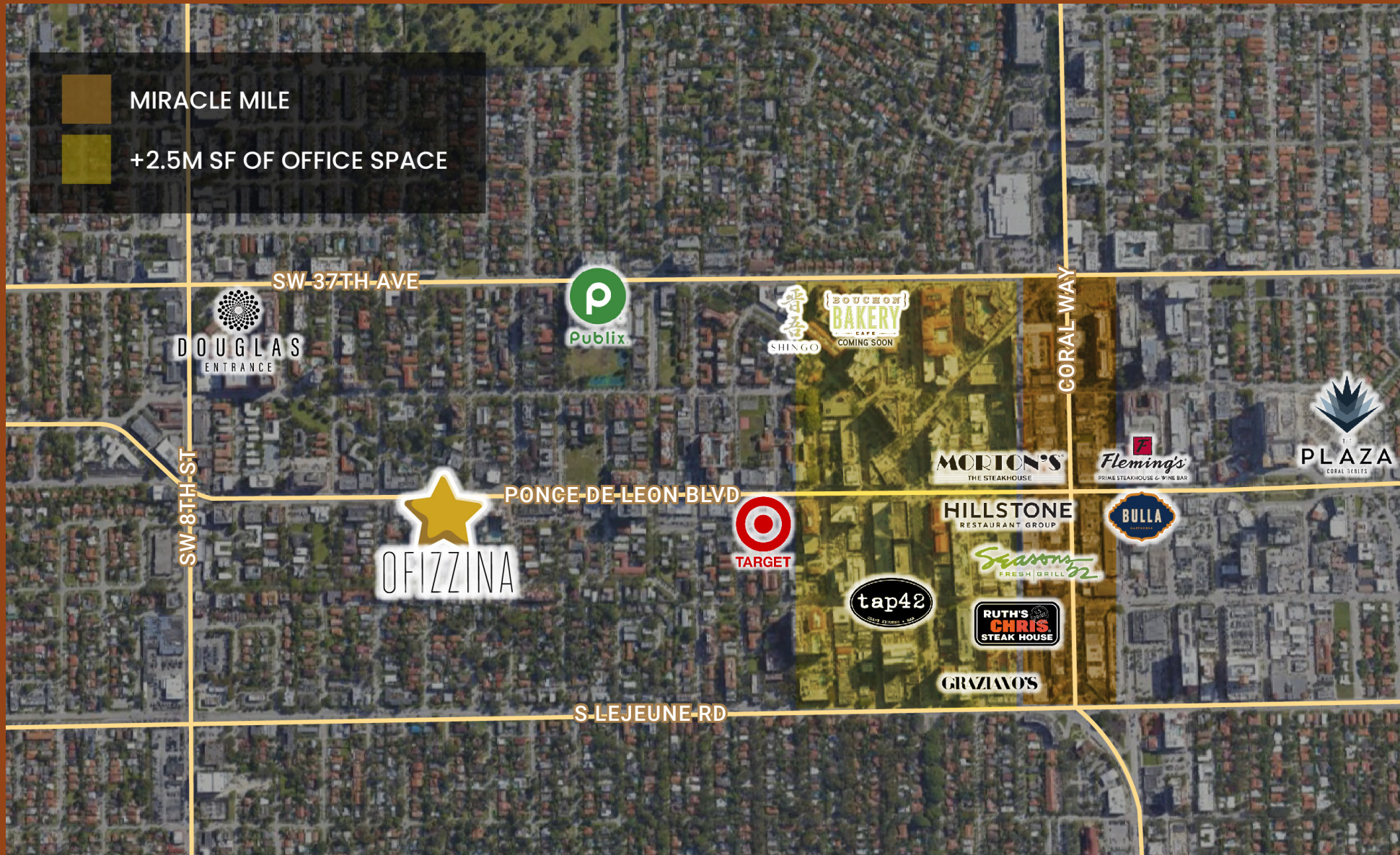
Current Population (2020)  
258,561



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Home to more than 150 multi-national corporations and 20 consulates, Coral Gables is recognized as one of the most desired locations throughout Miami-Dade County. Apple, Bacardi, ABC News, Del Monte, UBS, American Airlines, MetLife, Merrill Lynch, Yahoo – these are just a few of the major corporations with offices in Coral Gables.

Coral Gables offers unparalleled opportunities with access to great neighborhoods, top-tier schools and is located within close proximity to private and international airports, PortMiami, downtown Miami and the Brickell Financial District



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