

# 1701 PONCE DE LEON

1701 Ponce De Leon | Coral Gables, FL

OFFERING MEMORANDUM



**CORAL  
GABLES**  
THE CITY BEAUTIFUL

ONE | Sotheby's  
INTERNATIONAL REALTY

# HIGHLIGHTS

- Suite 306: 1,749 SFT  
Rate: \$34.80
- Suite 400: 1,753 SFT  
Rate: \$34.80
- Suite 401: 1,331 SFT  
Rate: \$34.80
- Suite 402: 1,415 SFT  
Rate: \$34.80
- Suite 403: 1,233 SFT  
Rate: \$34.80
- Shared Lunch Room: 482 SFT
- Shared Conference Room: 233 SFT
- Common Area Factor: 715 SFT
- Total Rentable Area (including common):  $\approx$  9,162 SFT
- Conveniently located on Ponce de Leon Blvd and Zamora Ave, half a mile of from Miracle Mile
- Covered parking garage. 1.5 per 1,000 parking ratio
- Well Located on Ponce De Leon & Pedestrian- friendly area
- Trolley stop outside main doors



## PROPERTY FEATURES

BUILDING SF	41,000
GLA (SF)	41,000
LAND SF	12,197
LAND ACRES	0.28
YEAR BUILT	1972
YEAR RENOVATED	2021
ZONING TYPE	OFFICE
LOCATION CLASS	B
NUMBER OF STORIES	4
NUMBER OF PARKING SPACES	42
PARKING RATIO	1.05



Suite	Floor	Square Feet	Annual \$/Sqft	Lease Type	Notes
306	3	1,749	\$34.80	Full Service	Corner space featuring 2 Private Offices, Open Workspace, and Executive Area.
400	4	1,753	\$34.80	Full Service	4 Private Offices, 1 Executive Office, 1 Reception, Open Workspace. Access to shared Lunch Room (482 SF) and shared Conference Room (233 SF). Bathrooms on floor; 2 Elevators.
401	4	1,331	\$34.80	Full Service	2 Private Offices, 1 Executive Office, 1 Reception, Open Workspace. Access to shared Lunch Room (482 SF) and shared Conference Room (233 SF). Bathrooms on floor; 2 Elevators.
402	4	1,415	\$34.80	Full Service	3 Private Offices, 1 Executive Office, 1 Reception, Open Workspace. Access to shared Lunch Room (482 SF) and shared Conference Room (233 SF). Bathrooms on floor; 2 Elevators.
403	4	1,233	\$34.80	Full Service	2 Private Offices, 1 Executive Office, 1 Reception, Open Workspace. Access to shared Lunch Room (482 SF) and shared Conference Room (233 SF). Bathrooms on floor; 2 Elevators.

## Location Summary

- ONE Sotheby's International Realty is pleased to present a premier leasing opportunity at 1701 Ponce De Leon Boulevard in the heart of Coral Gables, Miami-Dade County, Florida. This impressive property offers a highly visible 1,400-square-foot retail space on the ground floor, ideal for boutique retail or professional services. The upper floors feature turn-key, fully built-out office suites, including a 1,749-square-foot third-floor unit and four distinct suites on the fourth floor: Suite 400 (1,753 SF), Suite 401 (1,331 SF), Suite 402 (1,415 SF), and Suite 403 (1,233 SF). Each fourth-floor suite provides private offices, executive workspace, and shared access to a conference room and lunch area, creating an ideal environment for modern business operations in a prestigious location.

- This is a four-story Office building that just underwent a complete makeover in 2021. This 4 Story professional building with expansive balconies has upscale office suites to fit your needs along with a secure covered parking garage. The property is conveniently located directly on the east side of Ponce de Leon Blvd and Zamora Ave, one-half mile north of Miracle Mile in the Coral Gables.

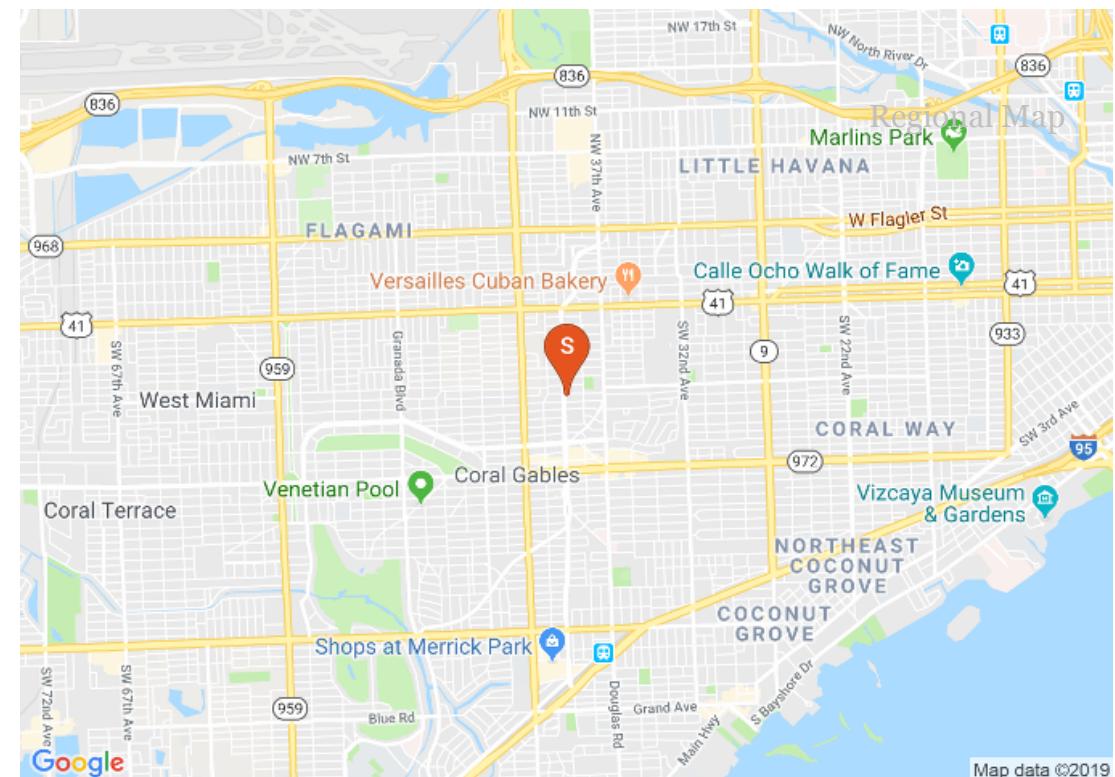
- LOCATION FEATURES**

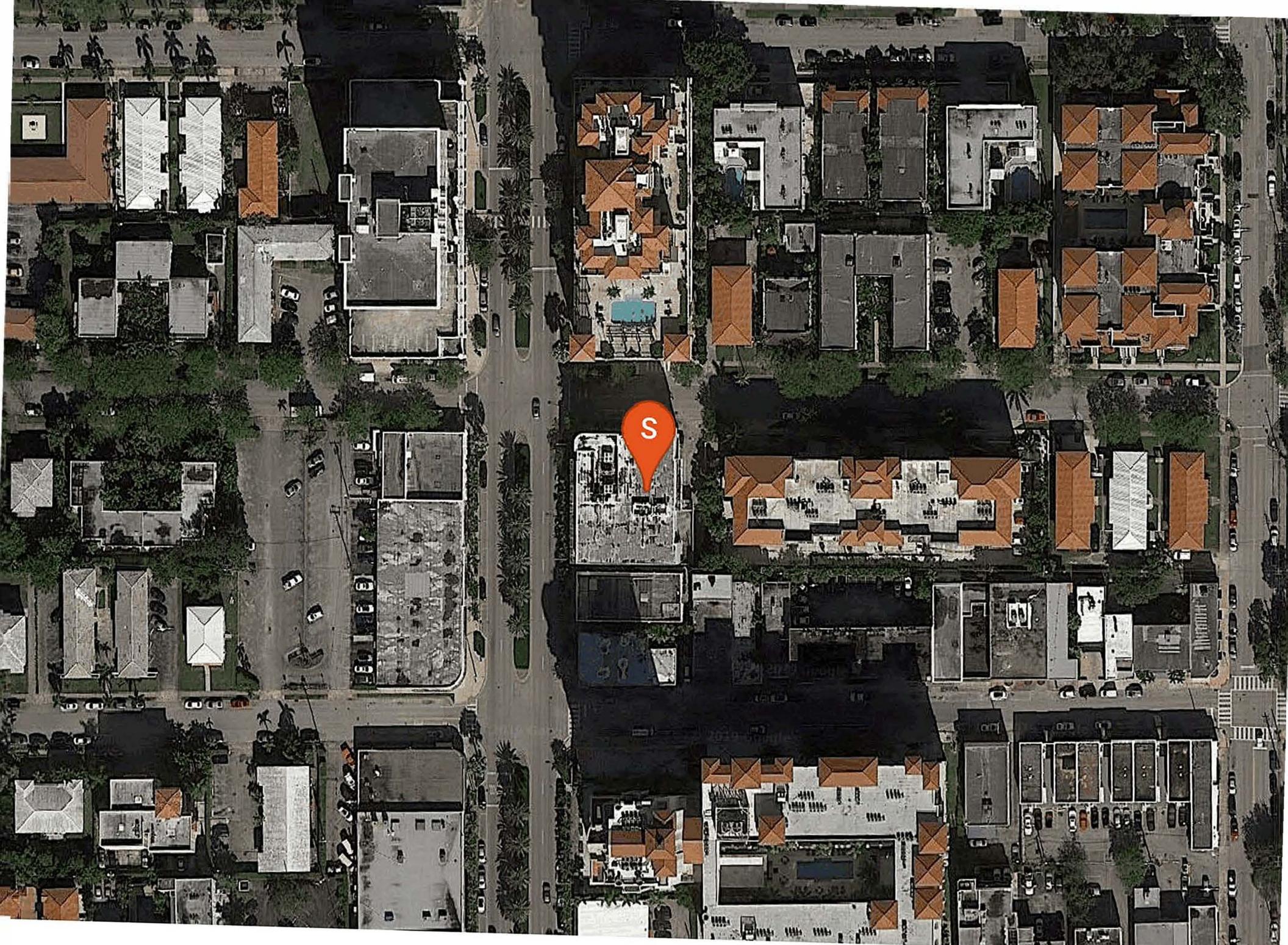
- On-site property management
- Walking distance to numerous restaurants and retail
- Access to public transportation with on-site Coral Gables trolley stop connecting to Miracle Mile and Metrorail
- Premier location at the entrance to the Coral Gables business district

- Within 15 minutes from Miami International Airport and other key business districts such as Downtown, Brickell, Blue Lagoon, and Doral

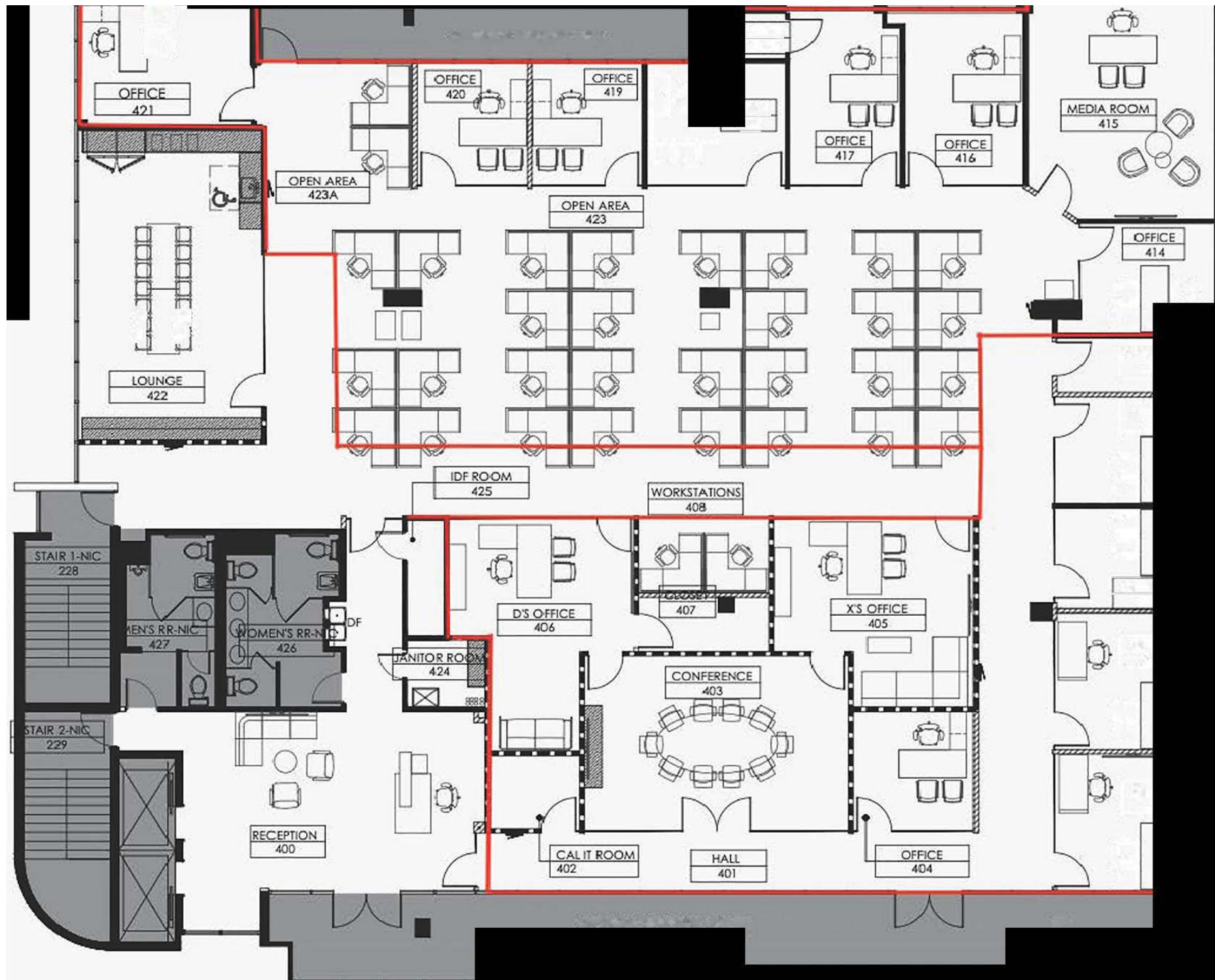
### MARKET HIGHLIGHTS

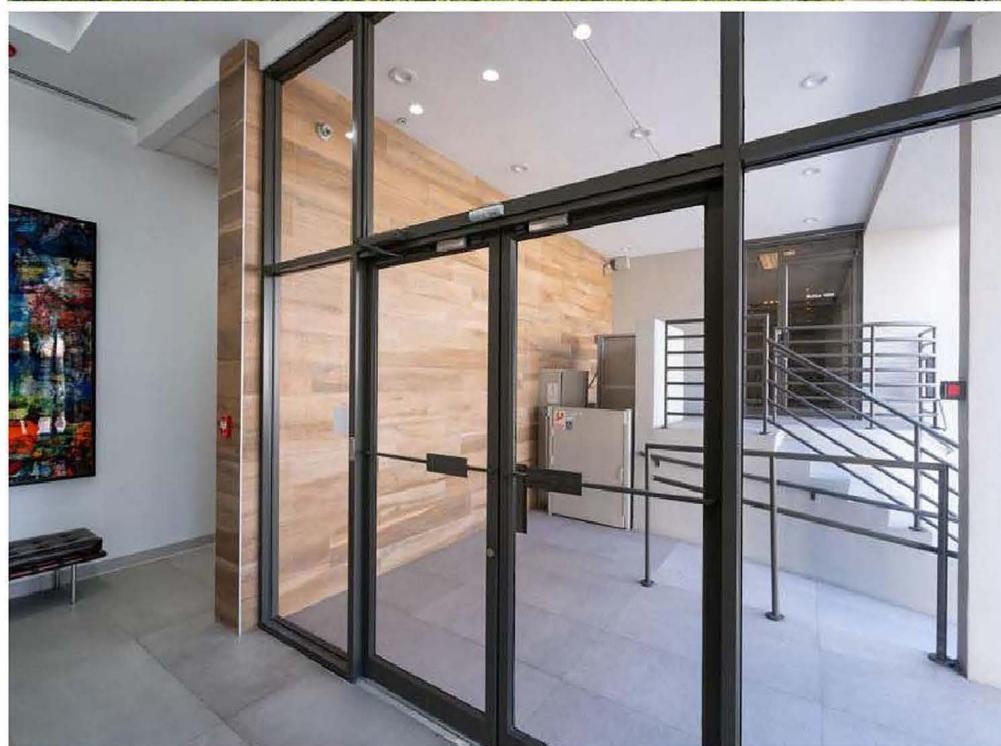
- 8,300 businesses in Coral Gables
- 150 Multinationals
- Home to many of South Florida's largest employers
- Top retail and restaurant amenities
- Metrorail access via Coral Gables Trolley





Aerial Map | 1701 Ponce De Leon

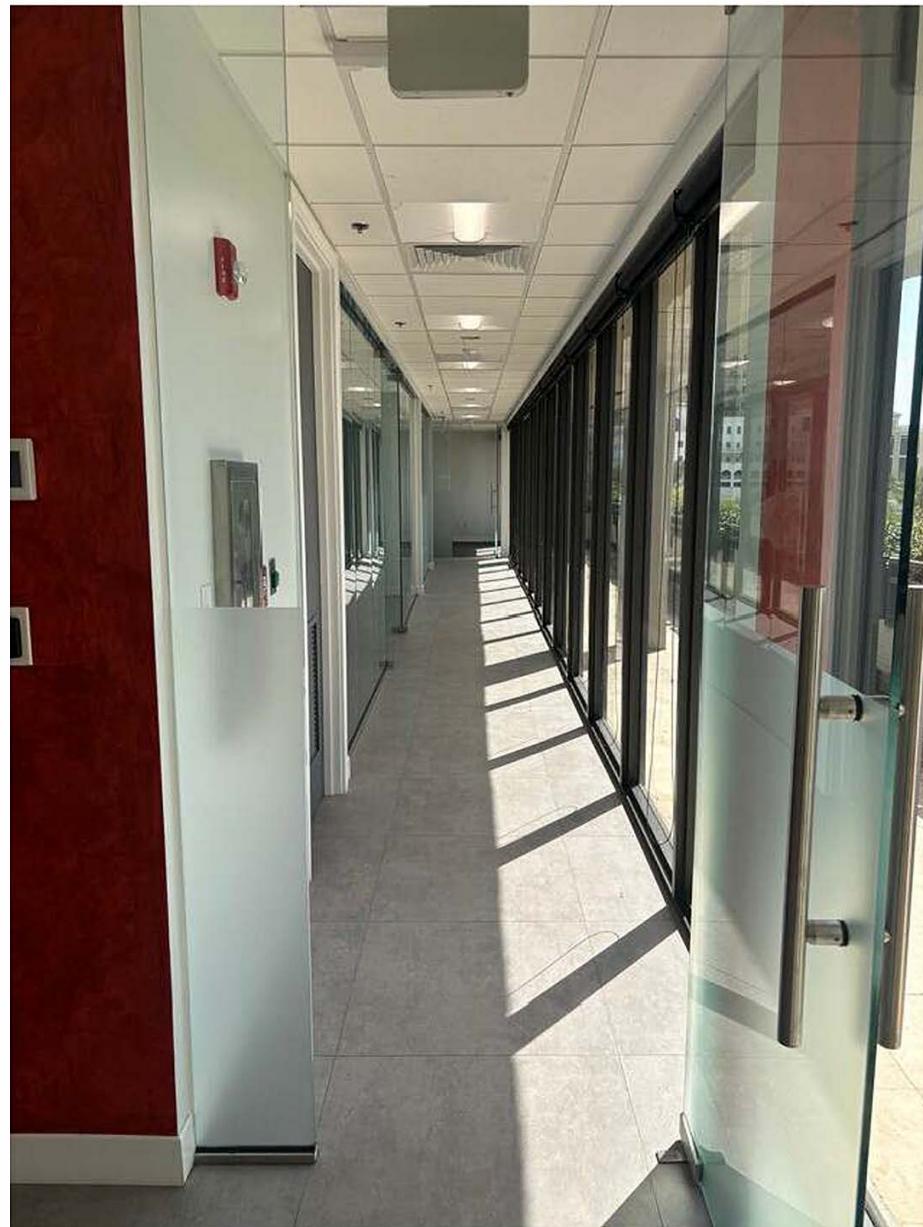




## Reception and Elevators



## Primary Hallway and IT room



## Conference room



## Perimeter Offices



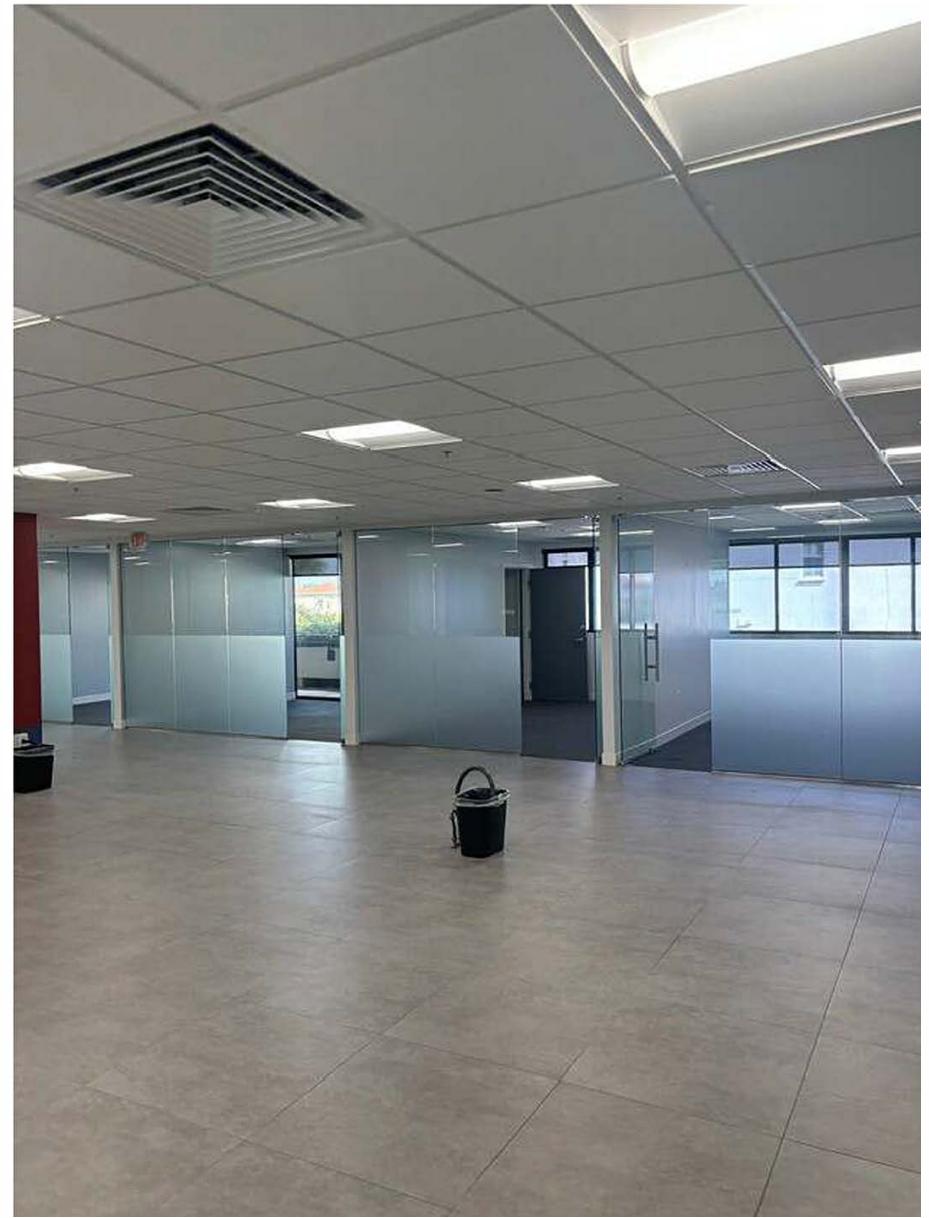
## Perimeter Offices



## Executive Office



## Perimeter Offices



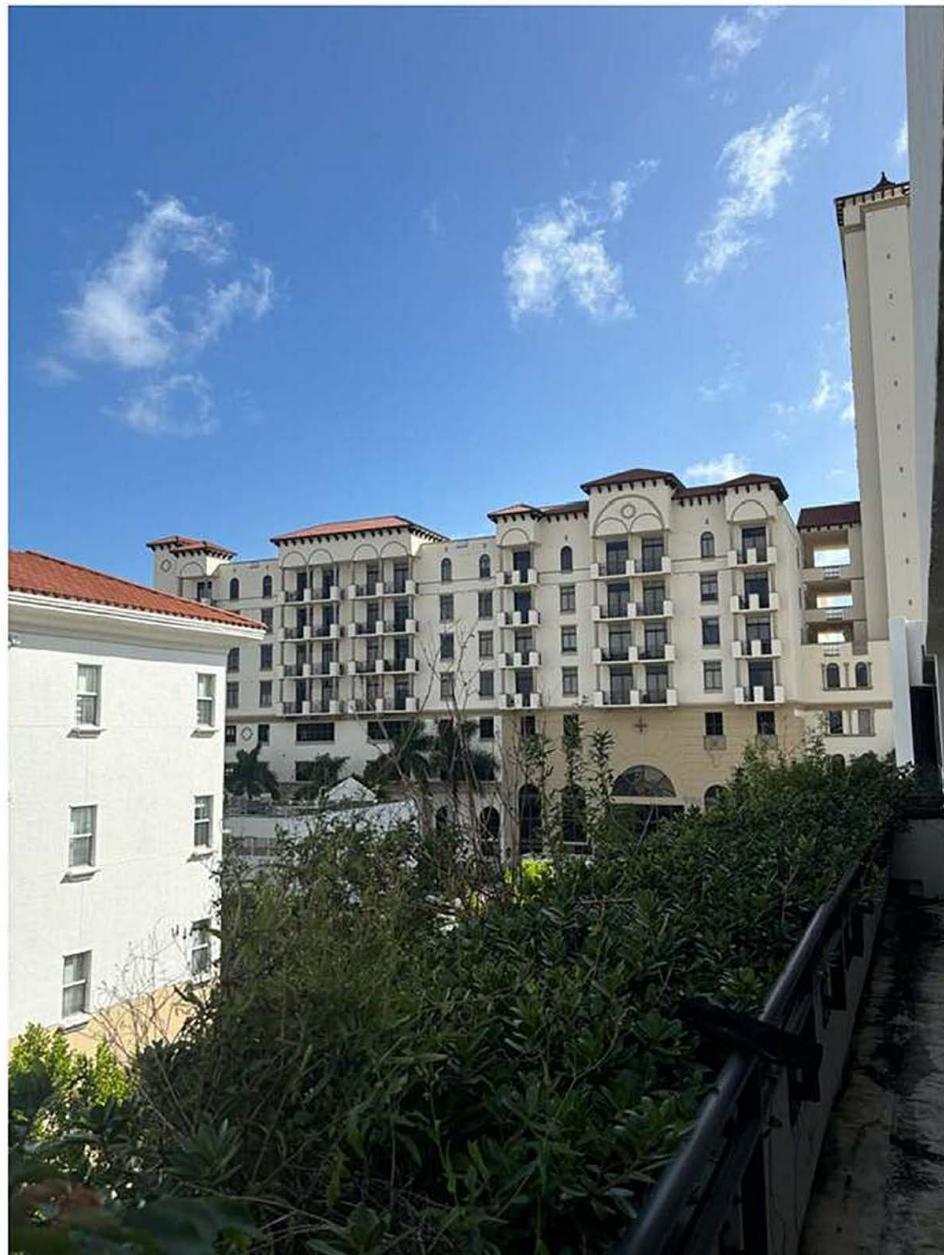
## Perimeter Offices and Storage room



## Kitchen



## 4th Floor Balcony views



## 4th Floor Balcony views



## Stairs within Suite 400



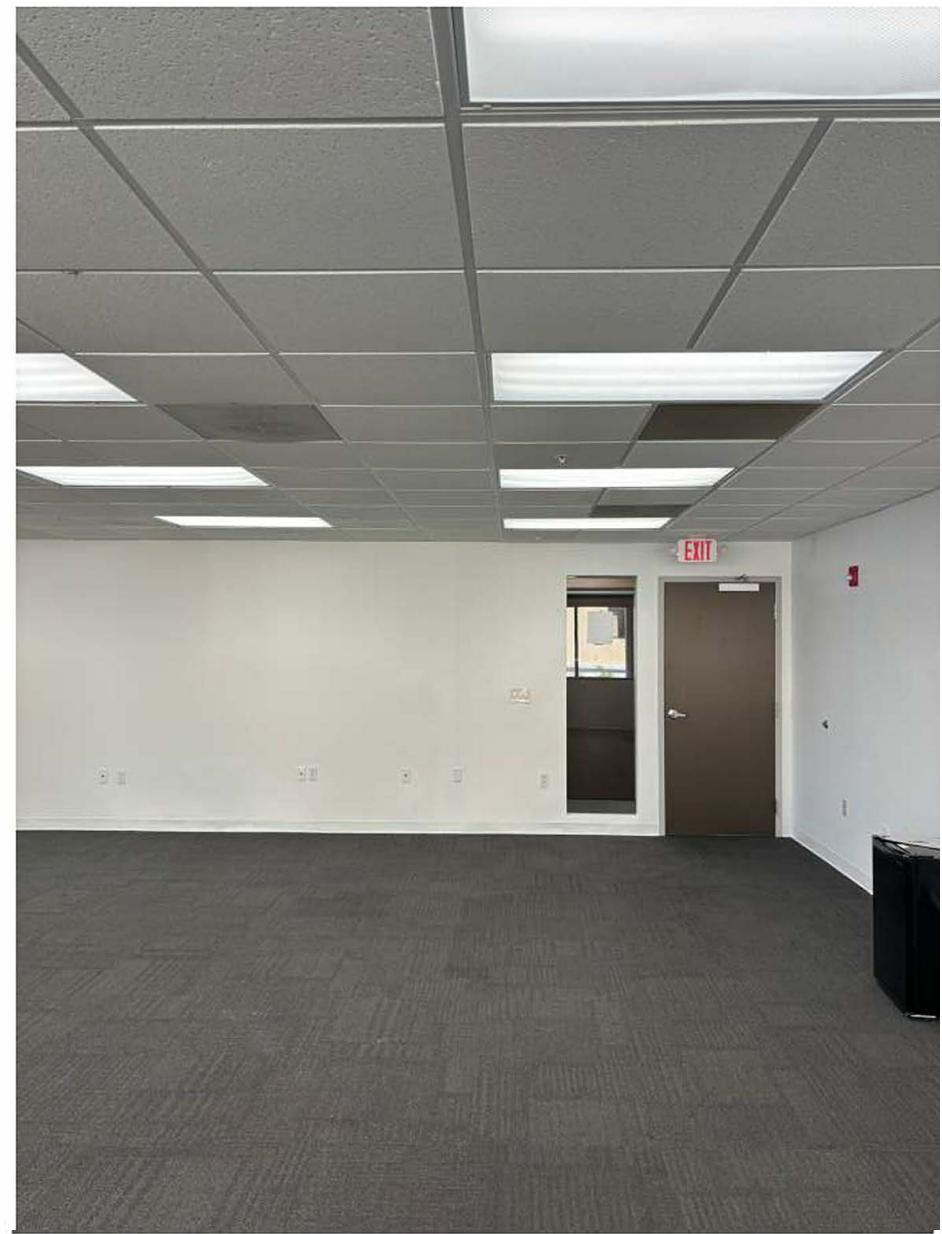
## Suite 306 Entrance and Open Work Area

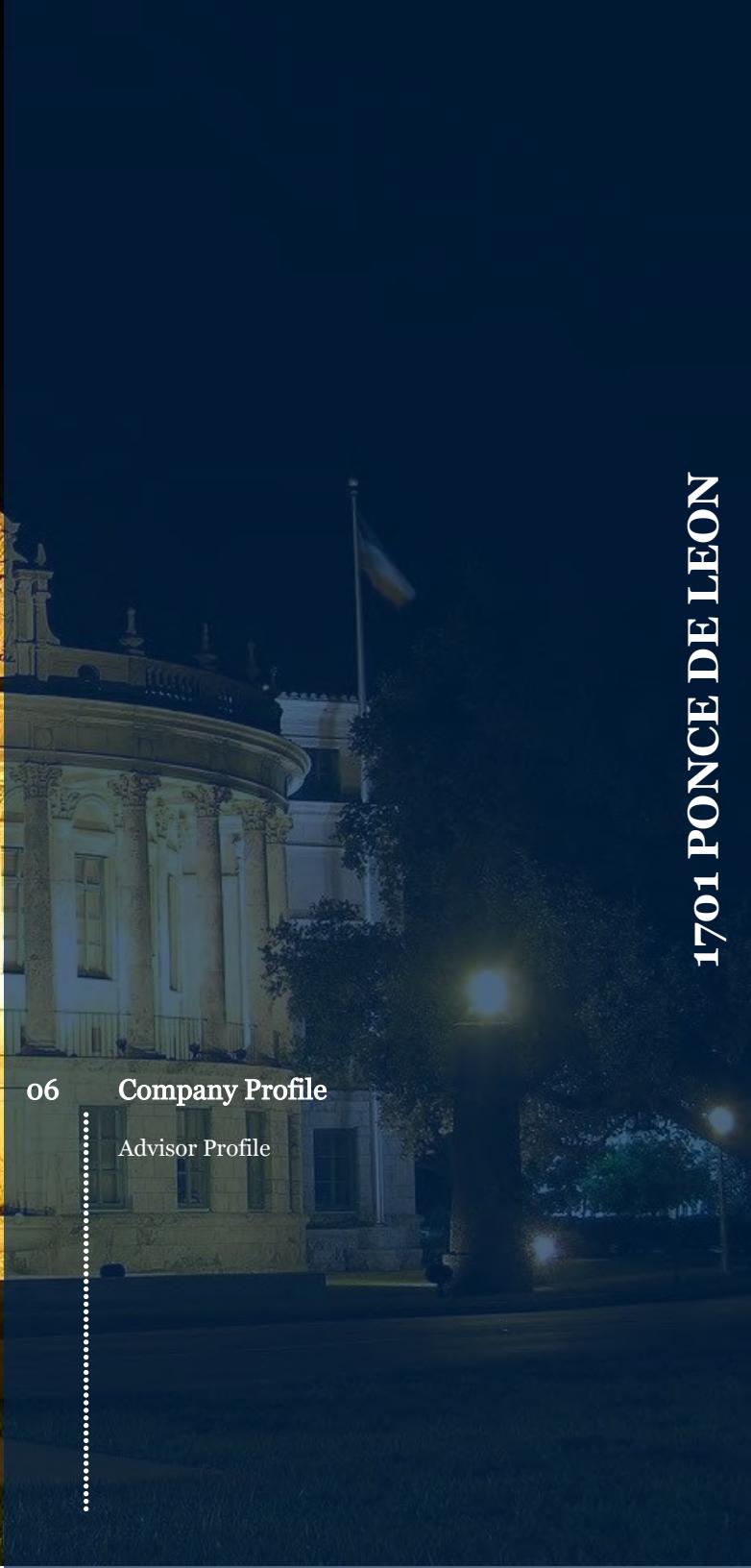


## Suite 306 Executive Offices



## Suite 306 Open Work Space





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## Company Profile

Advisor Profile



**Manny Chamizo III**  
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 39 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.



**MANNY CHAMIZO, III**  
COMMERCIAL REAL ESTATE

ONE | Sotheby's  
INTERNATIONAL REALTY

***“Connect with the well connected.”***

*Exclusively Marketed by:*



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