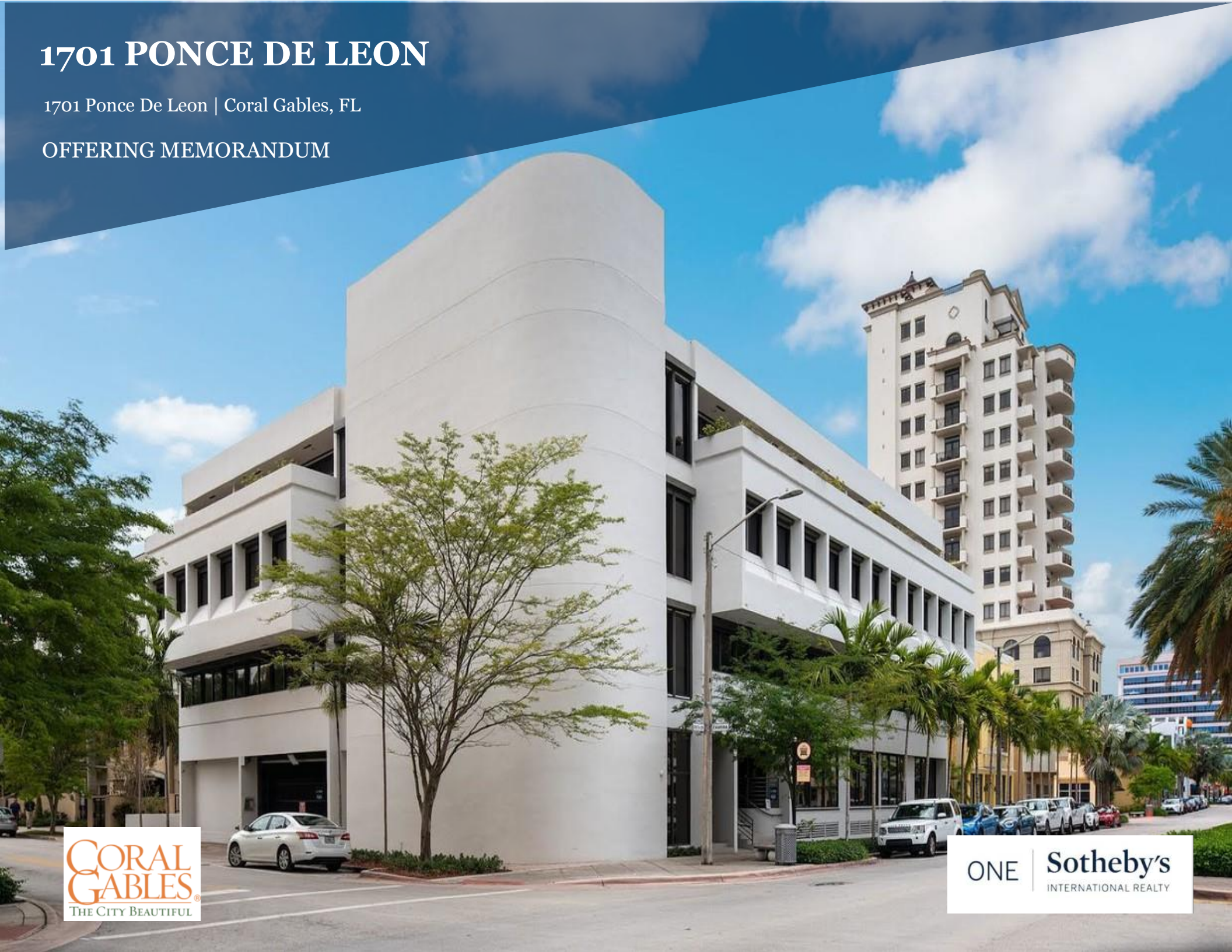


# 1701 PONCE DE LEON

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: 9,162 SFT (Entire 4th Floor with Common Area & Balcony)  
Rate: \$29.50
- Suite 401: 1,753 SFT (divisible option)  
Rate: \$48
- Suite 402: 1,331 SFT (divisible option)  
Rate: \$48
- Suite 403: 1,415 SFT (divisible option)  
Rate: \$48
- Suite 404: 1,233 SFT (divisible option)  
Rate: \$48
- Shared Lunch Room: 482 SFT
- Shared Conference Room: 233 SFT
- Common Area Factor: 715 SFT
- Total Rentable Area on 4th Floor (including common & balcony):  $\approx$  9162
- 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     | 9,162       | \$29.50        | Full Service | 4th Floor amenities: Access to shared Lunch Room (482 SF), shared Conference Room (233 SF), Bathrooms on floor, 2 Elevators.                                                   |
| 401 (divisible option) | 4     | 1,753       | \$48.00        | 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. |
| 402 (divisible option) | 4     | 1,331       | \$48.00        | 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. |
| 403 (divisible option) | 4     | 1,415       | \$48.00        | 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. |
| 404 (divisible option) | 4     | 1,233       | \$48.00        | 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, the upper floors feature turn-key, fully built-out office suites, including a 1,749-square-foot third-floor unit and a newly reconfigured fourth-floor layout offering Suite 400 as a full 9,162 square-foot floor with the option to subdivide into four suites: Suite 401 (1,753 SF), Suite 402 (1,331 SF), Suite 403 (1,415 SF), and Suite 404 (1,233 SF). Each fourth-floor suite provides private offices, executive workspace, and shared access to a 482-SF lunch room and 233-SF conference room, 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**

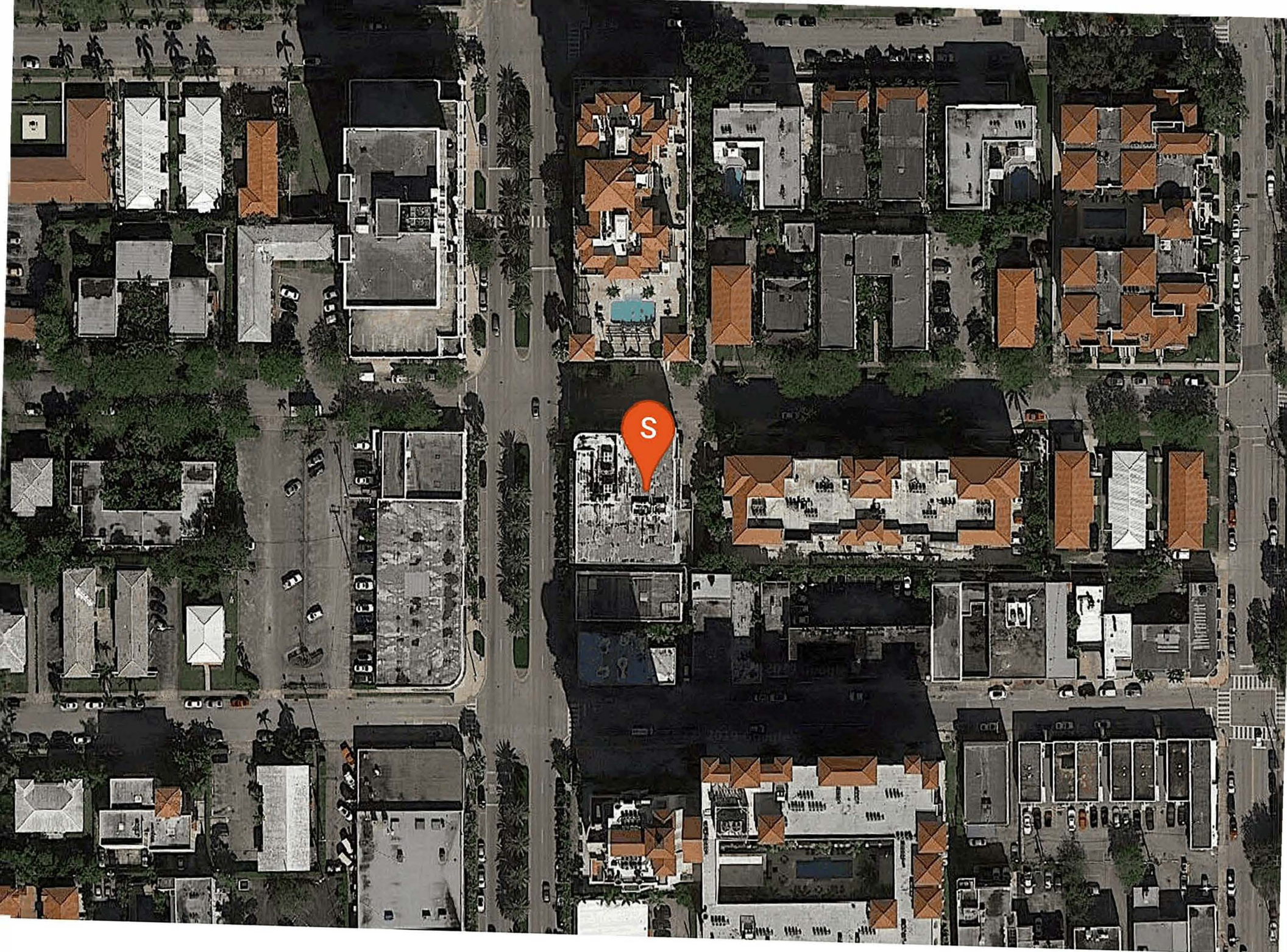
- On-site property management
- Walking distance to numerous restaurants and retail
- Access to public transportation with on-site Coral Gables trolley stop connecting to Miracle Mile and Metrorail
- Premier location at the entrance to the Coral Gables business district

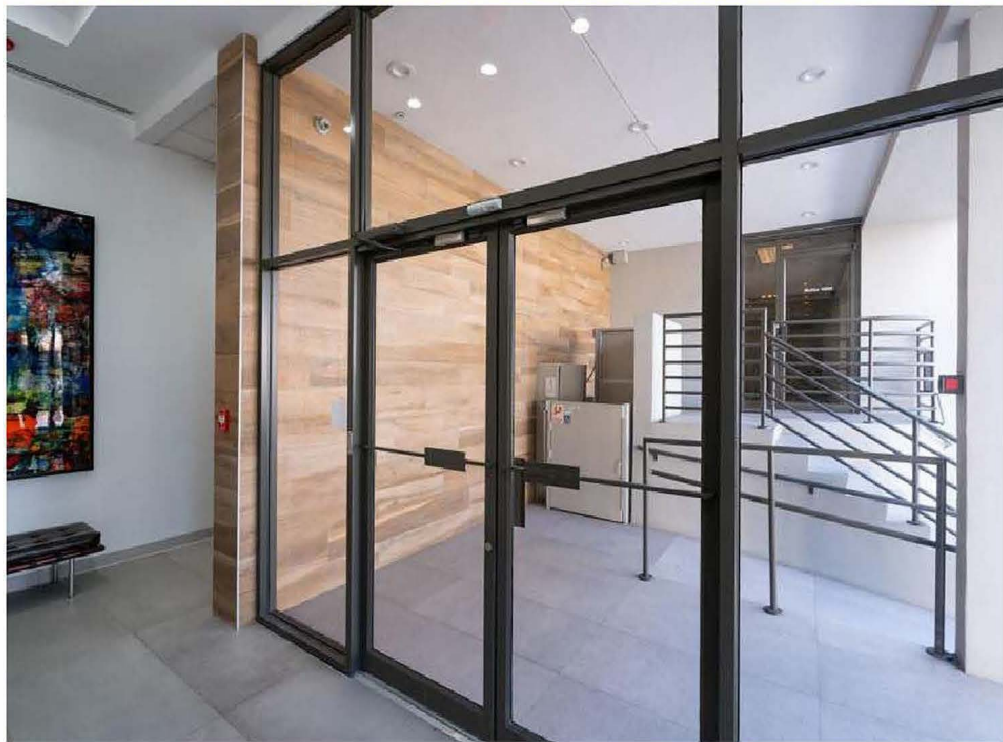
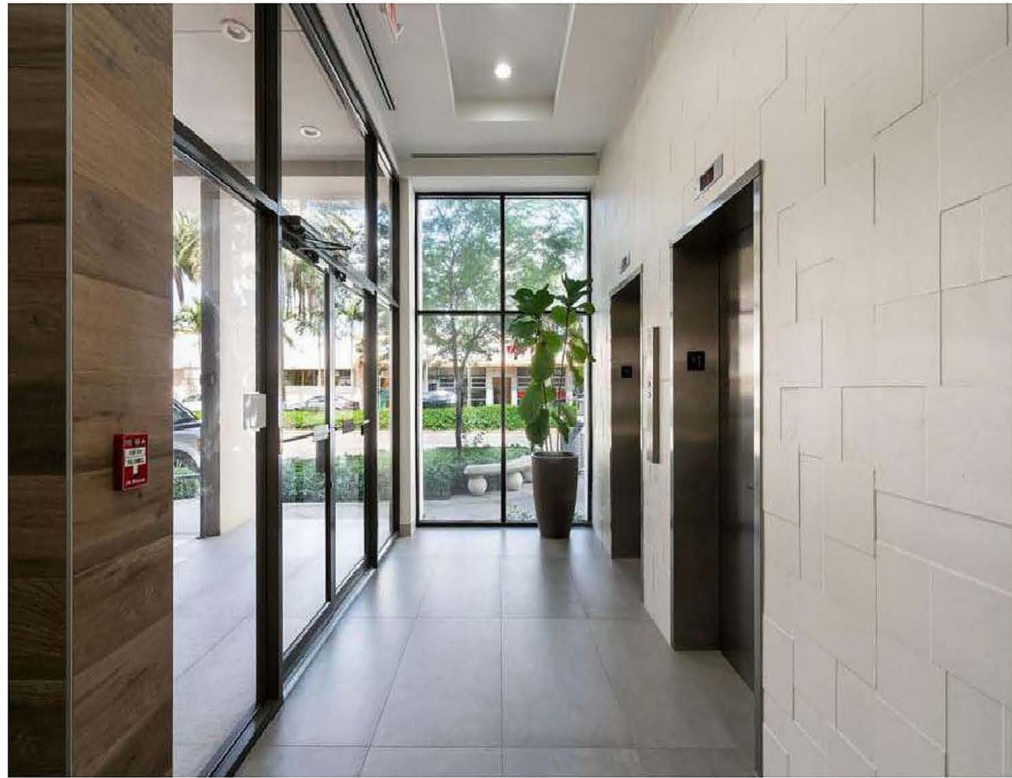
- Within 15 minutes from Miami International Airport and other key business districts such as Downtown, Brickell, Blue Lagoon, and Doral

- **MARKET HIGHLIGHTS**

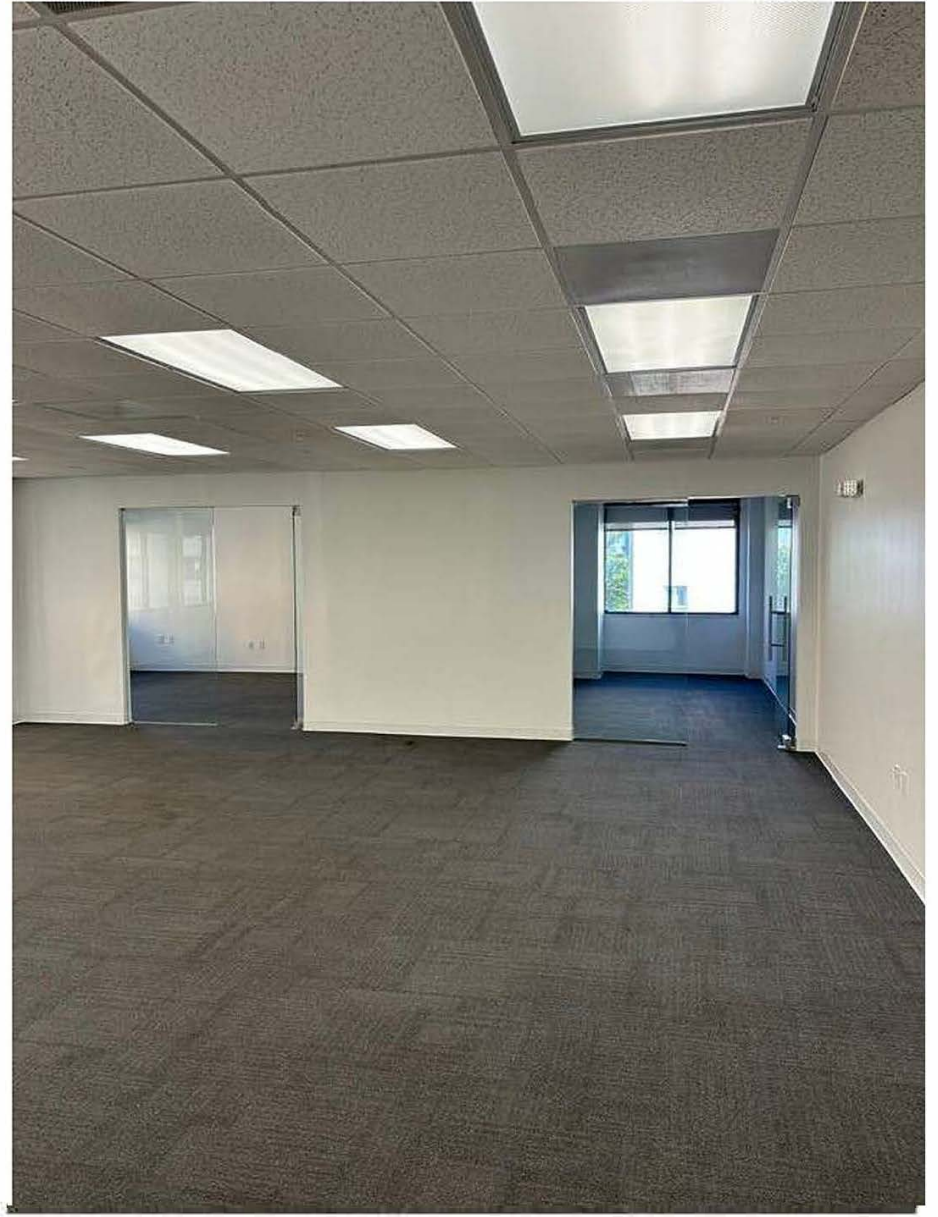
- 8,300 businesses in Coral Gables
- 150 Multinationals
- Home to many of South Florida's largest employers
- Top retail and restaurant amenities
- Metrorail access via Coral Gables Trolley







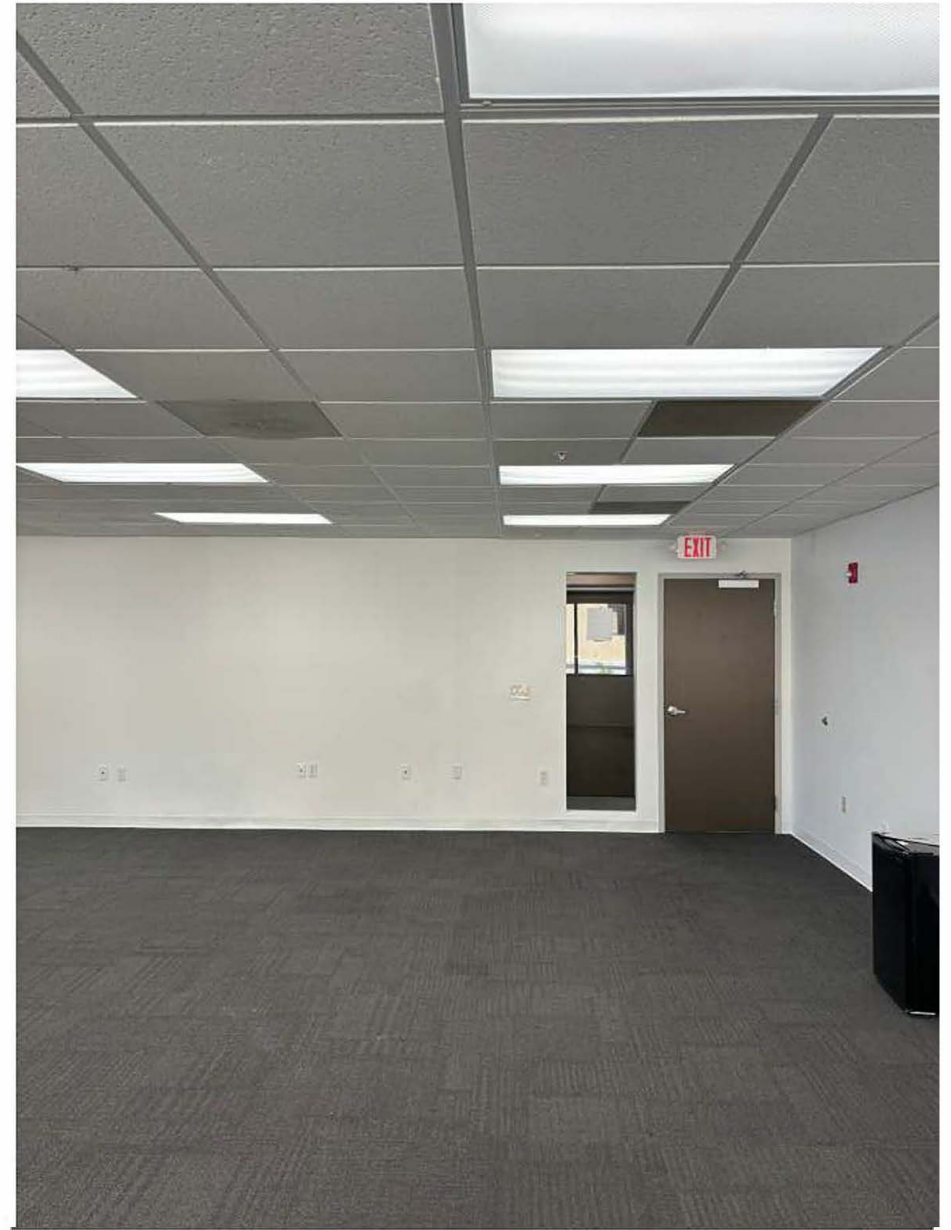
## Suite 306 Entrance and Open Work Area

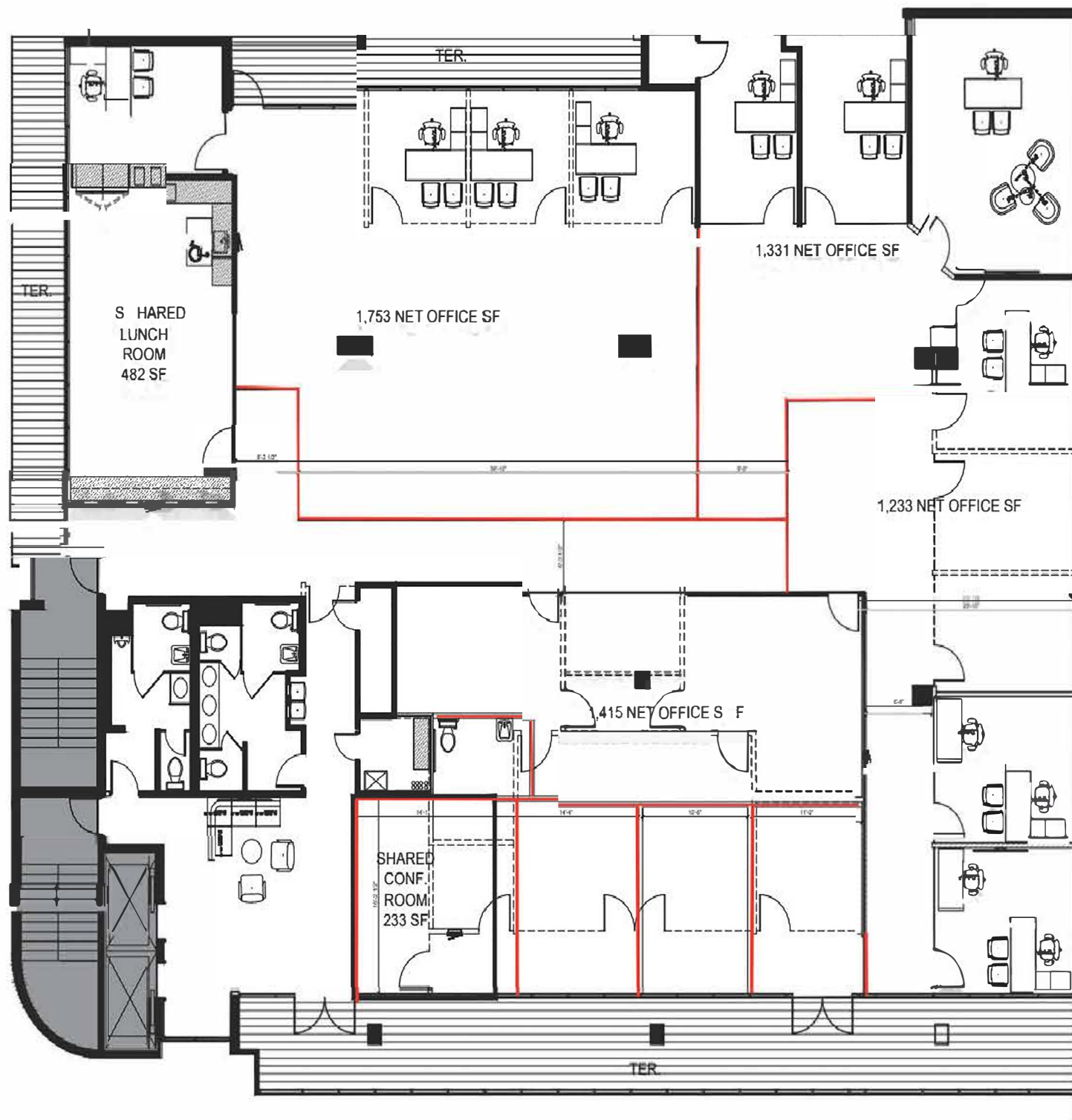


## Suite 306 Executive Offices

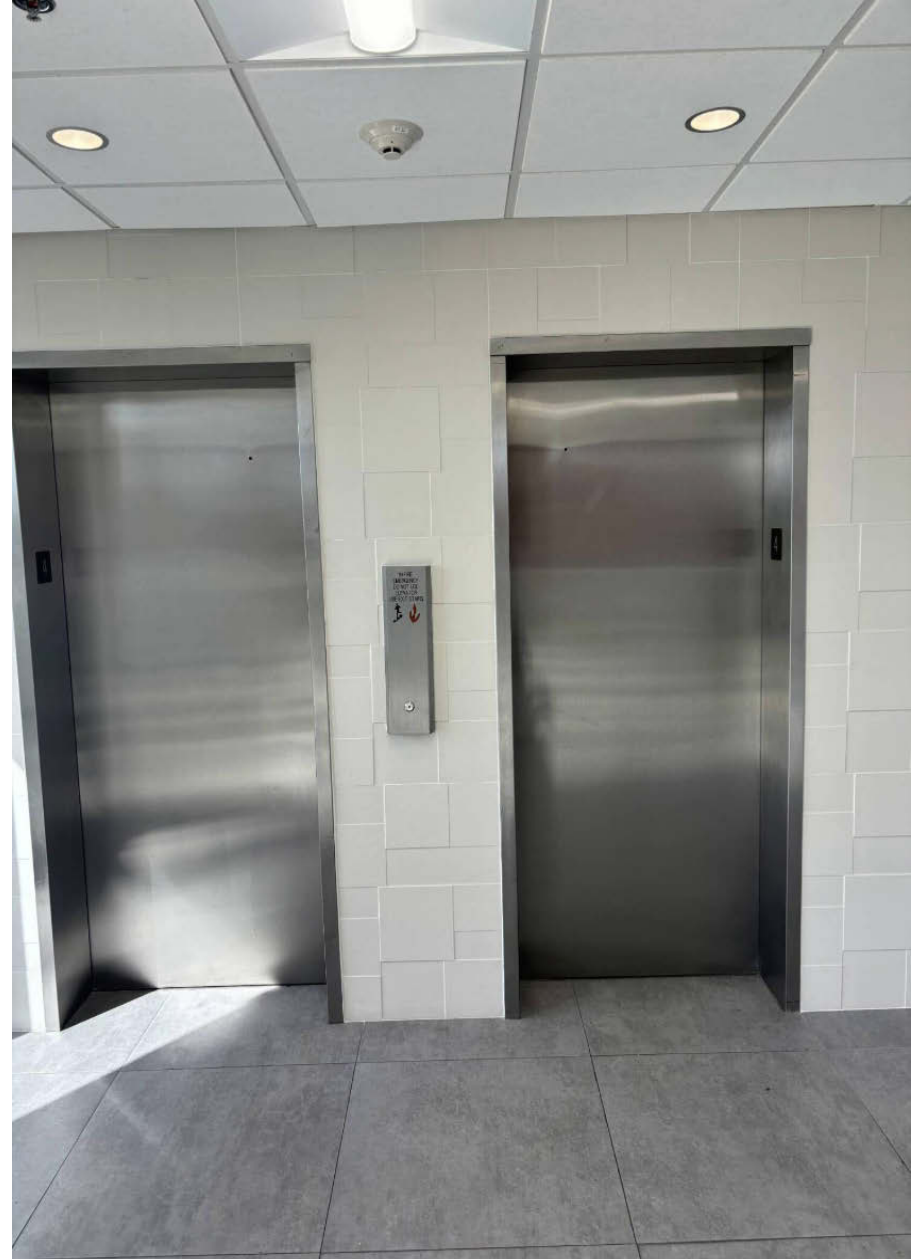


## Suite 306 Open Work Space





## 4 Floor Reception and Elevators



## 4th Floor Primary Hallway and IT Room



## 4th Floor Conference Room



## 4th Floor Perimeter Offices



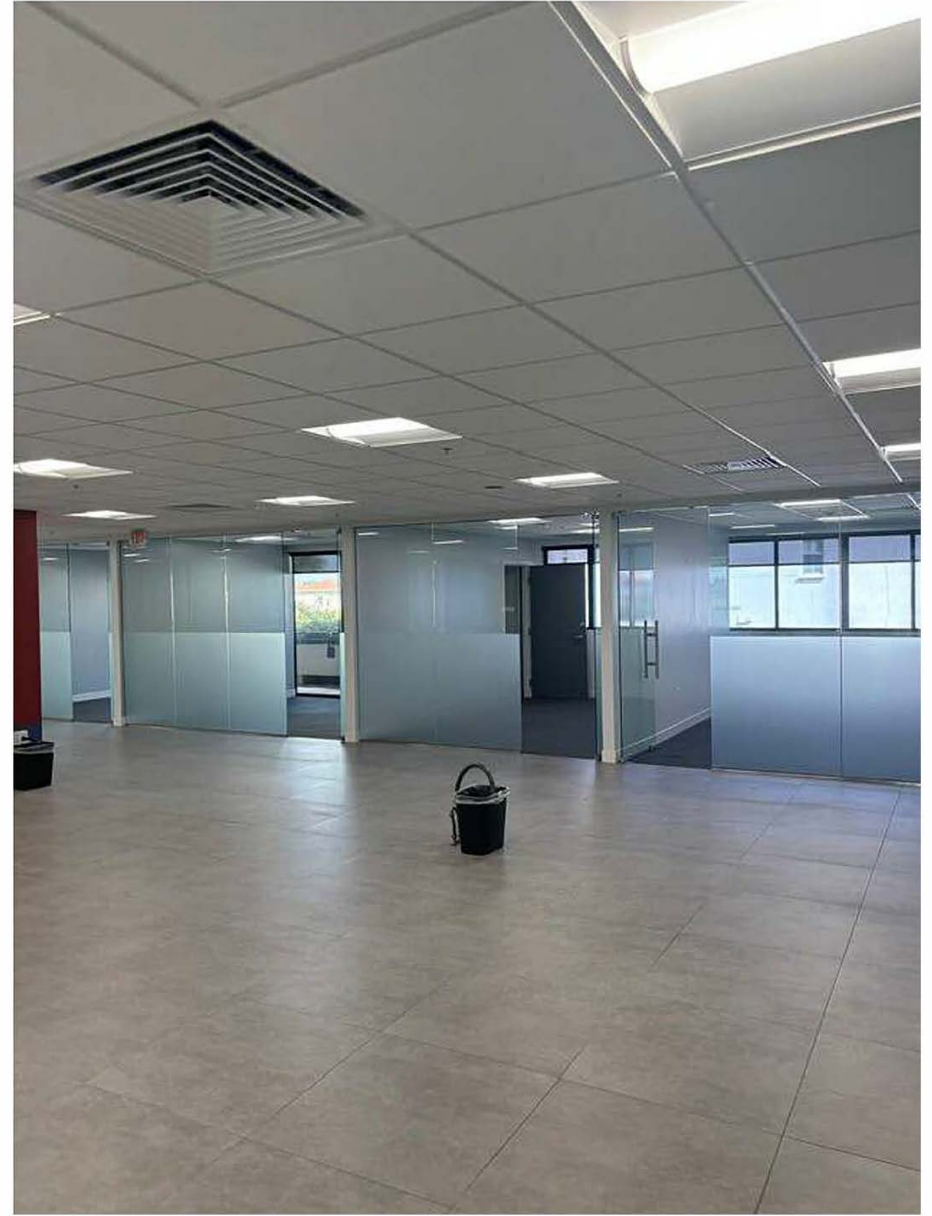
## 4th Floor Perimeter Offices



## 4th Floor Executive Office



## 4th Floor Perimeter Offices



## 4th Floor Perimeter Offices and Storage Room



## 4th Floor Kitchen



## 4th Floor Balcony Views



## 4th Floor Balcony Views



## 4th Floor Stairs





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Company Profile

Advisor Profile



**Manny Chamizo III**  
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 40 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.

1701 Ponce De Leon



***"Connect with the well connected."***

## CONFIDENTIALITY and DISCLAIMER

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The information contained herein is not a substitute for a thorough due diligence investigation. ONE Sotheby's International Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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*Exclusively Marketed by:*



**MANUEL CHAMIZO III**

Global Commercial Director

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