

Restaurant/Retail Space For Lease

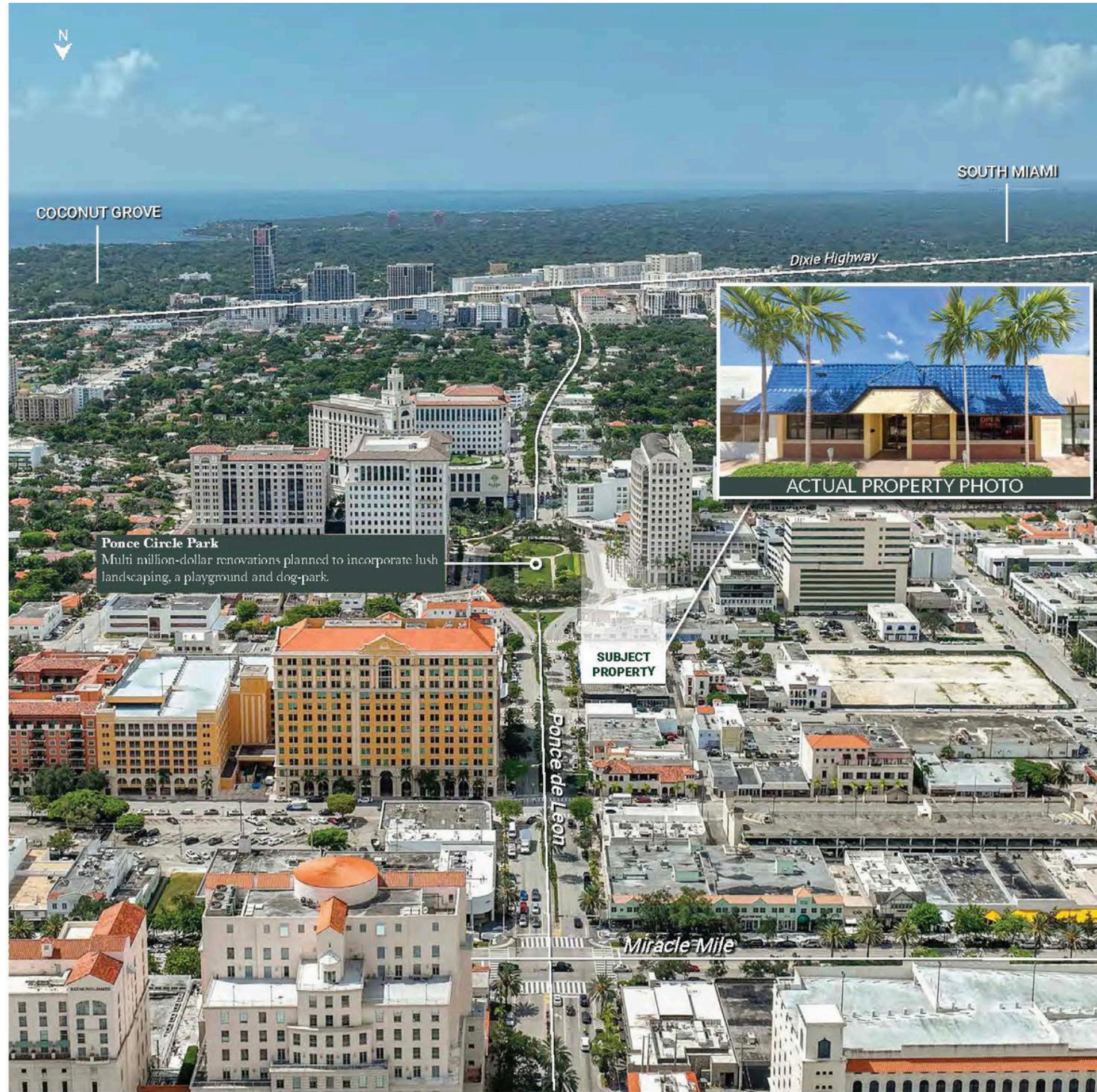
2614 Ponce de Leon, Coral Gables, FL 33134



Proposed Rendering



VERTICAL
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PROPERTY OVERVIEW

Vertical Real Estate is thrilled to present an unparalleled opportunity to lease restaurant/retail space superbly located along Ponce De Leon Avenue in the lively core of Coral Gables.

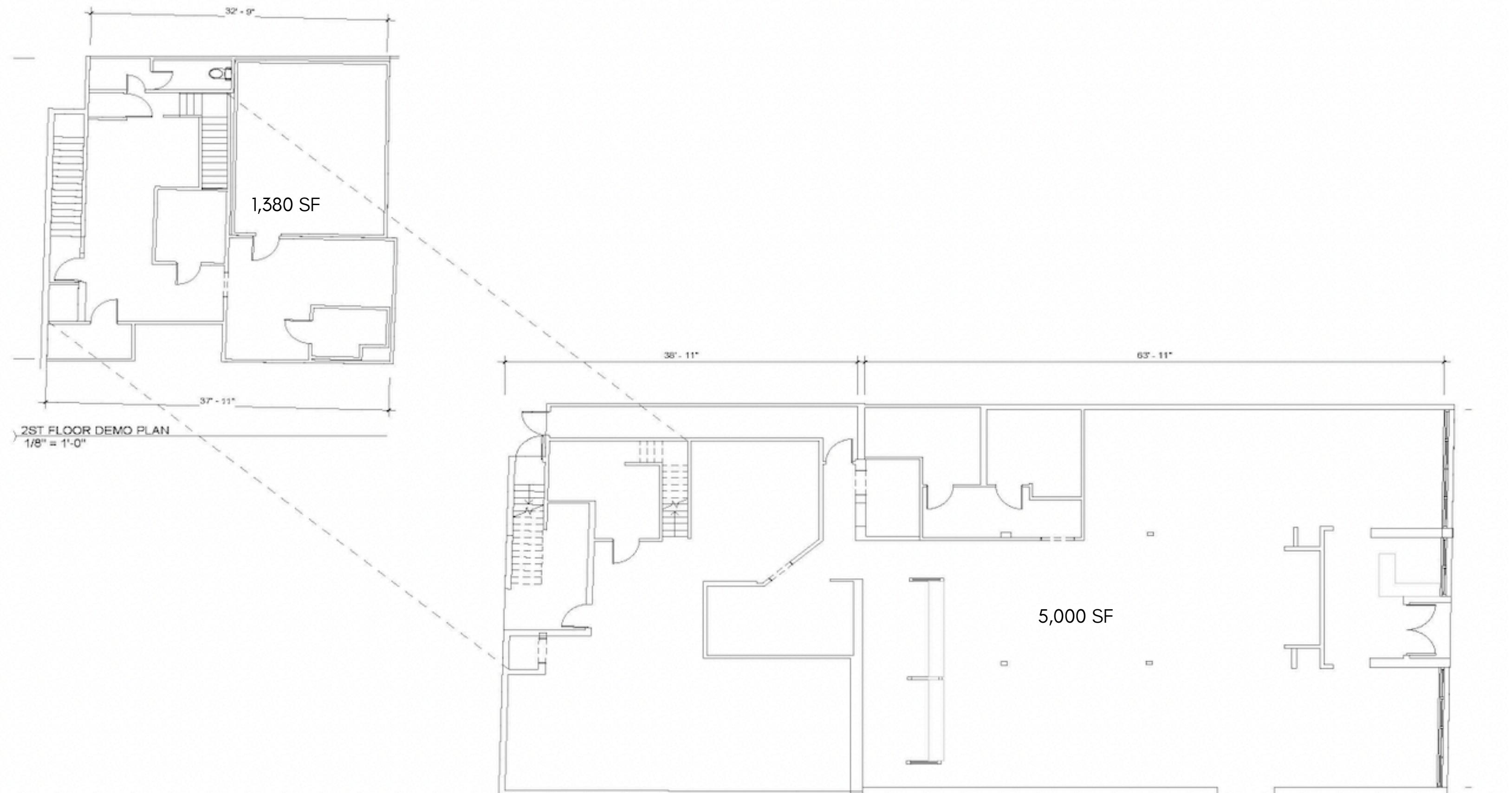
This premium property attracts substantial daytime foot traffic, primarily due to its immediate proximity to a dense hub of office buildings, all comfortably within walking distance.

Situated in one of Miami's wealthiest neighborhoods, Ponce de Leon finds itself in distinguished company, surrounded by an elite collection of top-tier restaurants such as Mika, Hillstone, Motek, Bouchon by Thomas Keller, Zits Sum, Emmy Squared Pizza, Luca Osteria, Ceviche 105, Tap 42, Pura Vida, and Vinya Table. This site benefits further from its location directly across the street from the prestigious Loews Hotel.

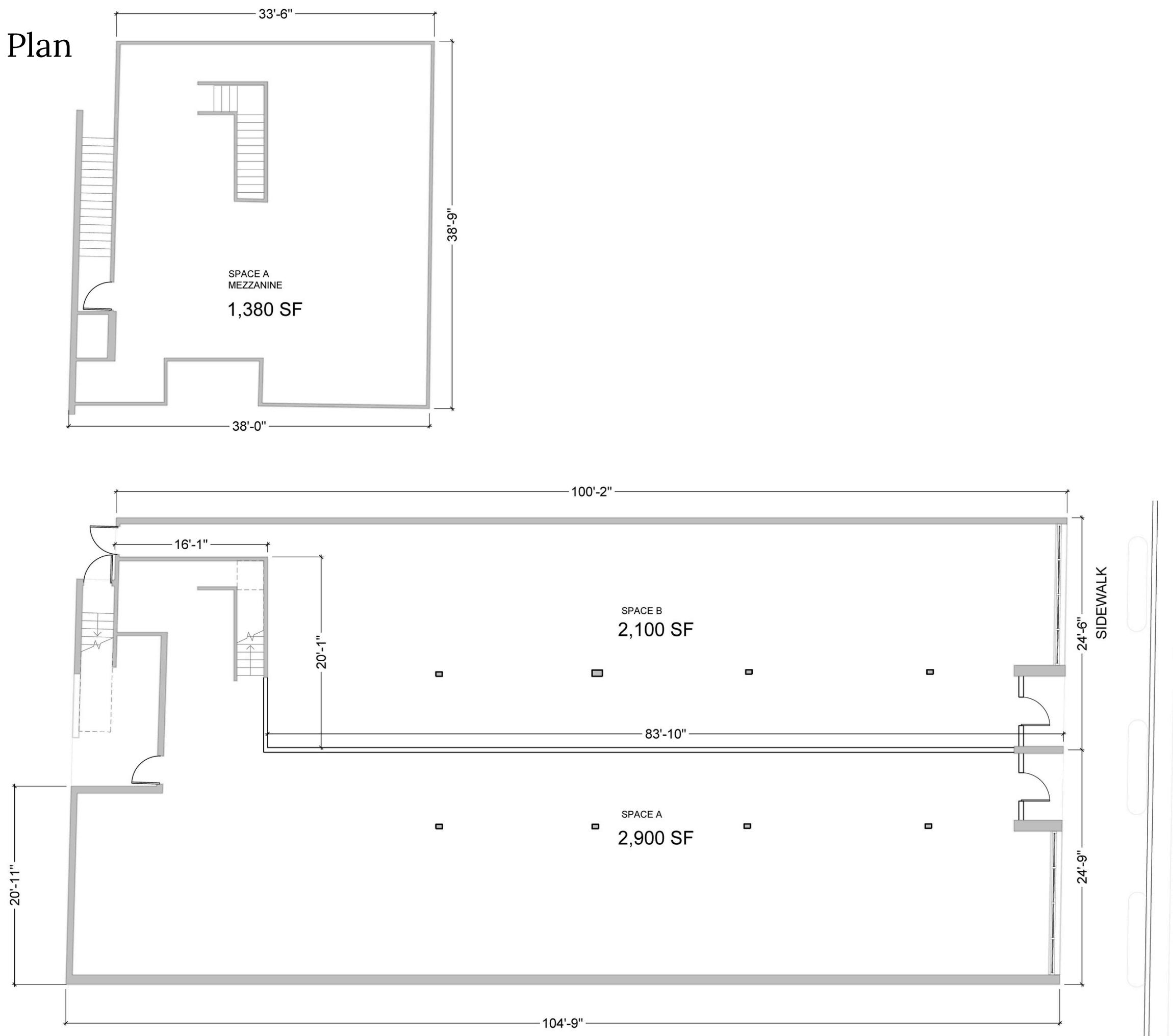
PROPERTY INFORMATION

Address:	2614 Ponce de Leon
Neighborhood:	Coral Gables, FL
Property Type:	Full Space: 2nd-Gen F&B Divisible: 2nd-Gen F&B + Vanilla Box
Full Space:	5,000 SF Ground + 1,380 SF Mezz
Proposed Split Space A:	2,900 SF Ground + 1,380 SF Mezz
Proposed Split Space B:	2,100 SF
Suggested Use:	Space A: F&B, Space B: Service Retail
Rate:	Upon Request

Existing Floor Plan



Proposed Split Floor Plan





CORAL GABLES



VERTICAL REAL ESTATE

DANIEL A. CARDENAS
Principal
305-793-8982
Daniel@verticalremia.com

MICHAEL SULLIVAN
Principal
305-606-3070
Michael@verticalremia.com

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