

# Restaurant/Retail Space For Lease

2614 Ponce de Leon, Coral Gables, FL 33134

BAKERY CAFÉ

RETAIL



VERTICAL  
REAL ESTATE

Proposed Rendering





## 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.

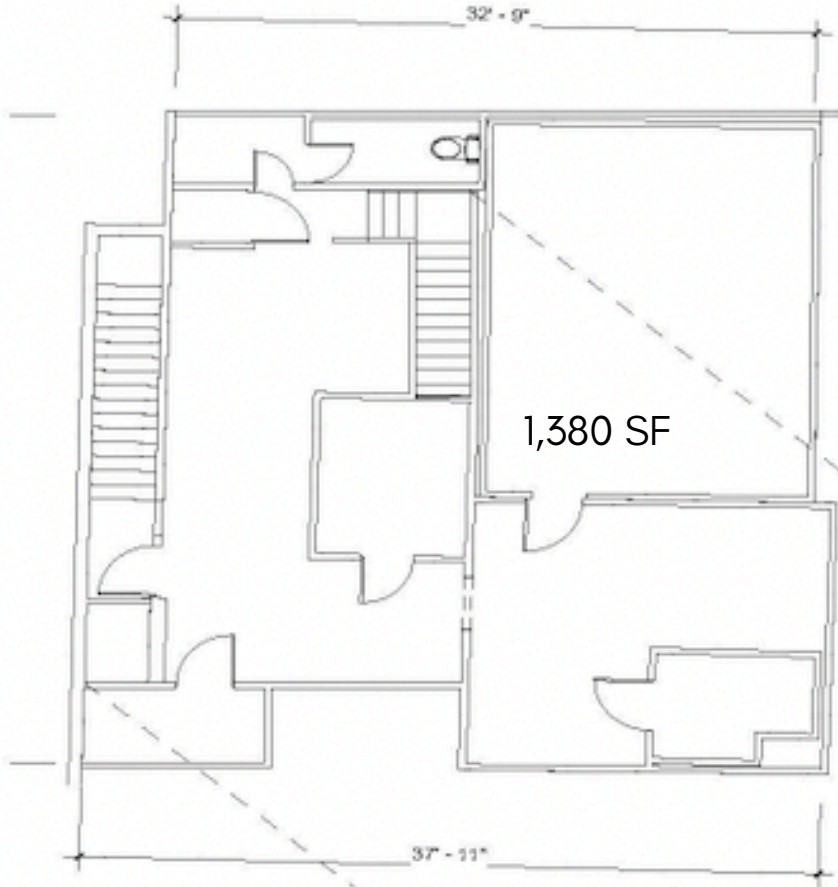
Situated in one of Miami's wealthiest neighborhoods, Ponce de Leon finds itself in distinguished company, surrounded by an elite collection of top-tier restaurants such as Mika, Hillstone, Motek, Bouchon by Thomas Keller, Zits Sum, Emmy Squared Pizza, Luca Osteria, Ceviche 105, Tap 42, Pura Vida, and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

## PROPERTY INFORMATION

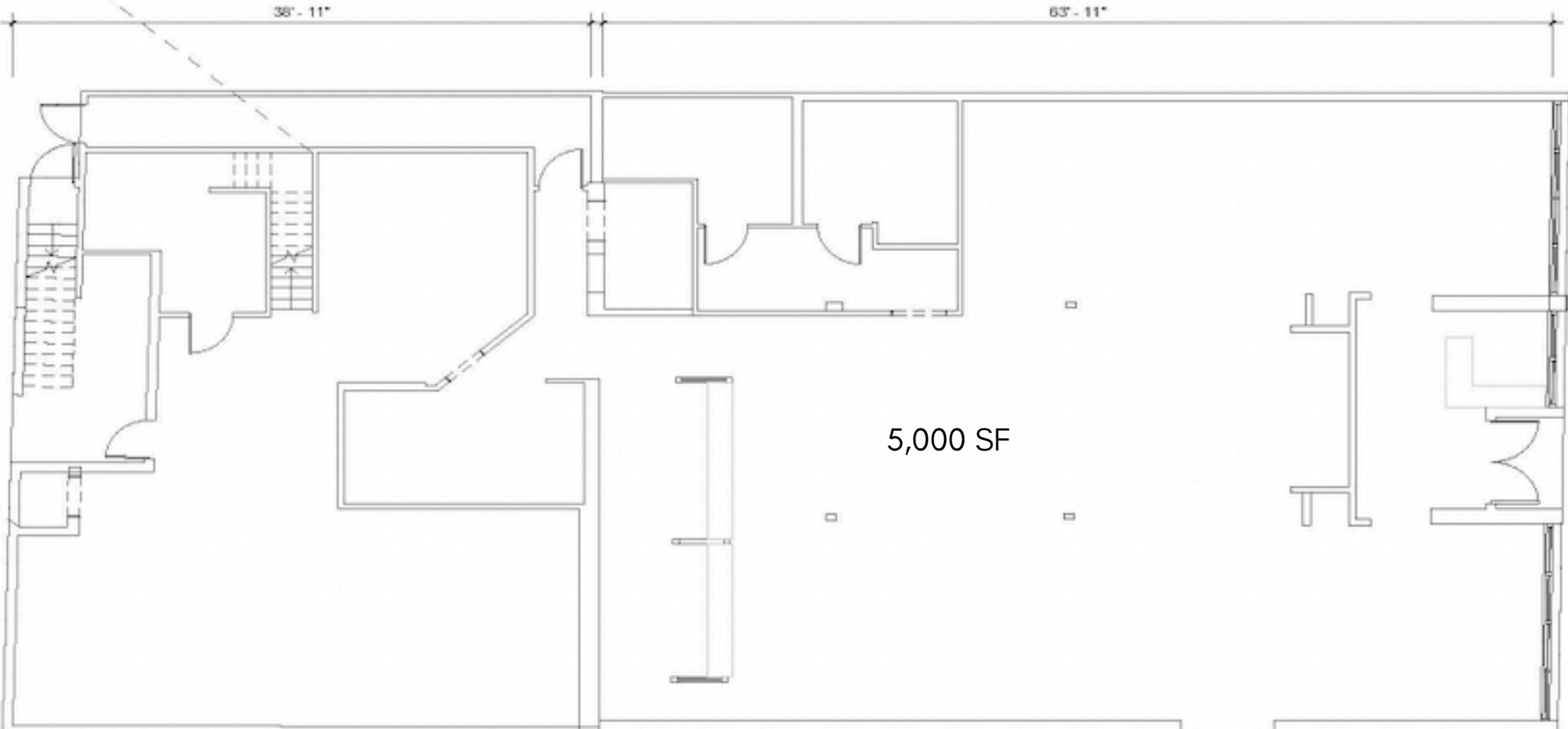
Address:	2614 Ponce de Leon
Neighborhood:	Coral Gables, FL
Property Type:	Full Space: 2nd-Gen F&B   Divisible: 2nd-Gen F&B + Vanilla Box
Full Space:	5,000 SF Ground + 1,380 SF Mezz
Proposed Split Space A:	2,900 SF Ground + 1,380 SF Mezz
Proposed Split Space B:	2,100 SF
Suggested Use:	Space A: F&B, Space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



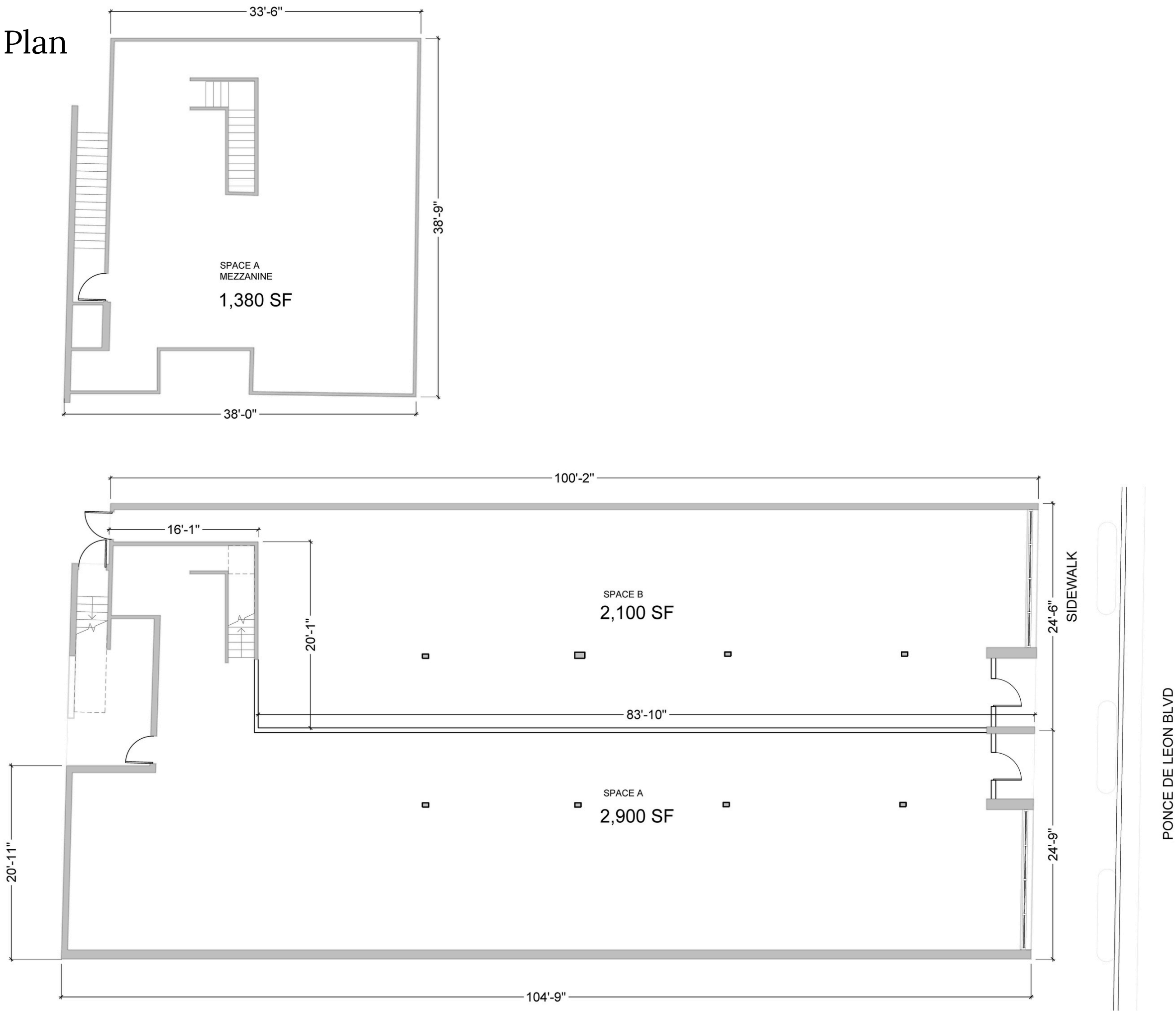
Existing Floor Plan



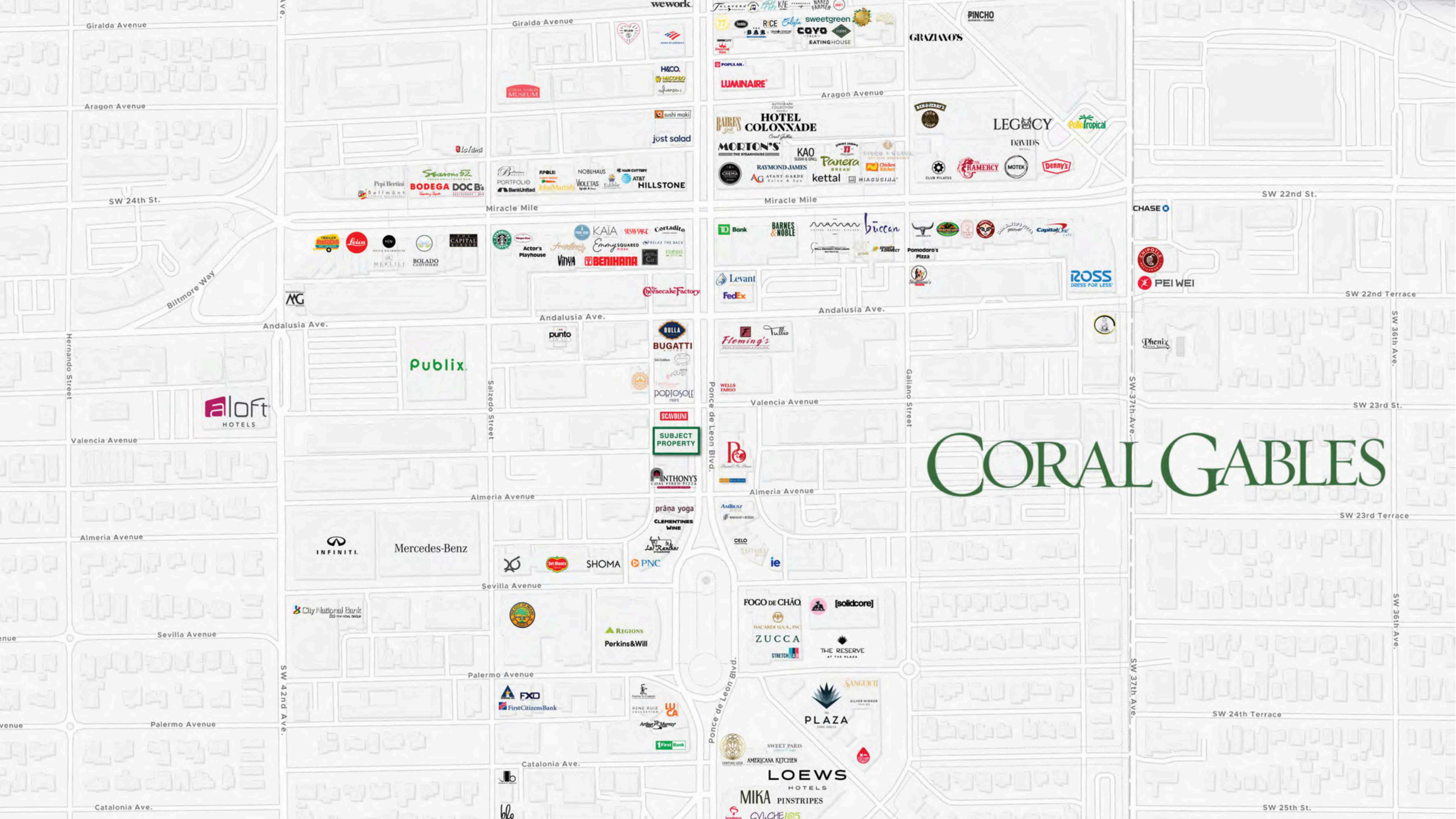
2ST FLOOR DEMO PLAN  
1/8" = 1'-0"



Proposed Split Floor Plan







# CORAL GABLES





# VERTICAL

## REAL ESTATE

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