



## ABOUT PLAZA CORAL GABLES

*The Plaza Coral Gables is a distinctive business district and gathering place set within the historic city of Coral Gables.*

*It will be a seamless blend of old-world charm and modern functionality, offering exciting retail, dining and entertainment venues, a luxury business hotel, Class A offices, as well as 174 residences.*

## ABOUT THE DEVELOPER

Miami-based Agave Ponce, LLC is the developer and owner of The Plaza Coral Gables. The Agave Group includes members of the family behind the Jose Cuervo Spirits business. Their real estate portfolio includes several Class A office buildings in Miami and Chicago as well as offices, a 5-star hotel and other real estate developments in Mexico.

## PLAZA CORAL GABLES PROJECT HIGHLIGHTS

### ESTIMATED DEVELOPMENT COST

**\$705 million**

### TOTAL DEVELOPMENT SIZE

**2.1 million sf**

### CLASS A OFFICE

**474,000 sf**

### RETAIL, DINING, ENTERTAINMENT

**161,000 sf**

### PARKING SPACES

**2,000**

### LUXURY RESIDENCES

**174  
APARTMENTS**

### 4.5 STAR HOTEL

**242  
KEYS**

### STATE OF THE ART BALLROOMS

**13,500 sf**

### ROOFTOP EVENT SPACE

**15,000 sf**



## Overview

Paying tribute to its Mediterranean style origins, The Plaza Coral Gables genuinely defines itself by being at the forefront of design, technology, and social trends. Setting out to create a new business district and community gathering place, The Plaza Coral Gables has prioritized offering a full range of services and opportunities to this vibrant neighborhood, including shops and dining venues, a luxury business hotel with meeting spaces for corporate and large social events, Class A offices, as well as 174 residences.

A portion of The Plaza Coral Gables project includes the restoration of almost 3 acres of public space, known as Ponce Circle Park, directly across the street from the development to be used for community and cultural events.

## ABOUT CORAL GABLES

Known as *The City Beautiful*, Coral Gables stands out as a planned community that blends color, details, and the Mediterranean Revival architectural style. It is a major employment center, with almost as many people working in the City as living there. The City is especially desirable to businesses because of its proximity to Miami International Airport, the Port of Miami, and downtown Miami, while also being convenient for executive housing and an abundance of boutique shopping.

But unlike other parts of Florida, it is not influenced by seasonal shifts.

It is home to the international headquarters for Bacardi and Del Monte Fresh Produce, and many other Multinational Companies. The University of Miami, also located in Coral Gables, is the City's largest employer.

## CORAL GABLES HIGHLIGHTS

RESIDENT POPULATION

**50,533**

DAYTIME POPULATION

**100,000**

NO. OF TOURISTS ANNUALLY

**3,000,000**

MEDIAN HOME PRICE

**\$696,000**

MEDIAN RESIDENT AGE

**39**

MEDIAN HHI

**\$93,934**

CONSULATES

**50+**

MULTI-NATIONAL COMPANIES

**150**

MILES FROM AIRPORT

**5**

MINS FROM AIRPORT

**15**

## DEMOGRAPHICS

5 MILES

TOTAL POPULATION  
**532,972**

AVERAGE HHI  
**\$76,335**

DAYTIME EMPLOYEES  
**545,825**

MEDIAN AGE  
**41.2**

COLLEGE DEGREE  
**32.3%**

3 MILES

TOTAL POPULATION  
**251,301**

AVERAGE HHI  
**\$84,612**

DAYTIME EMPLOYEES  
**212,774**

MEDIAN AGE  
**43**

COLLEGE DEGREE  
**32.4%**

1 MILE

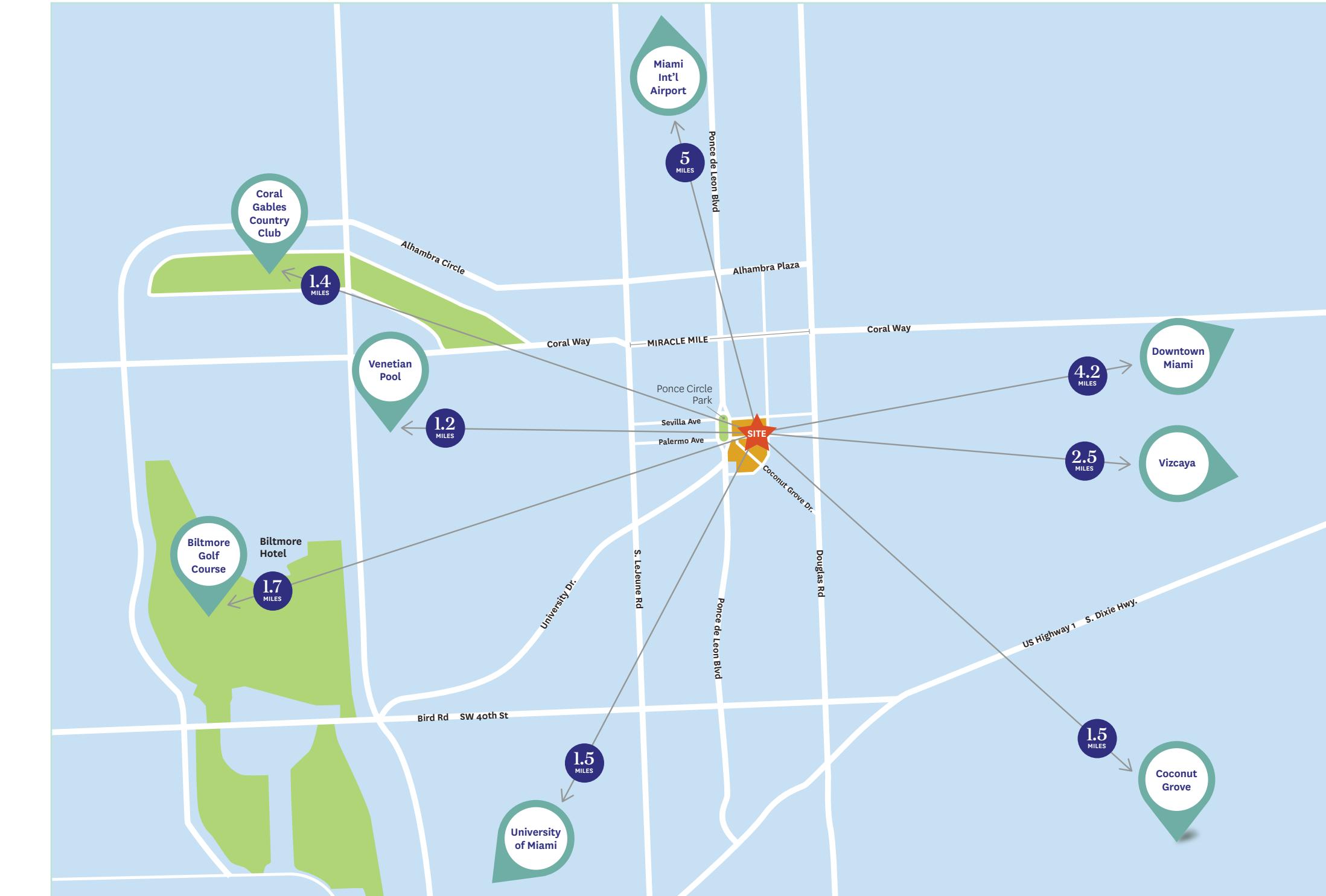
TOTAL POPULATION  
**35,770**

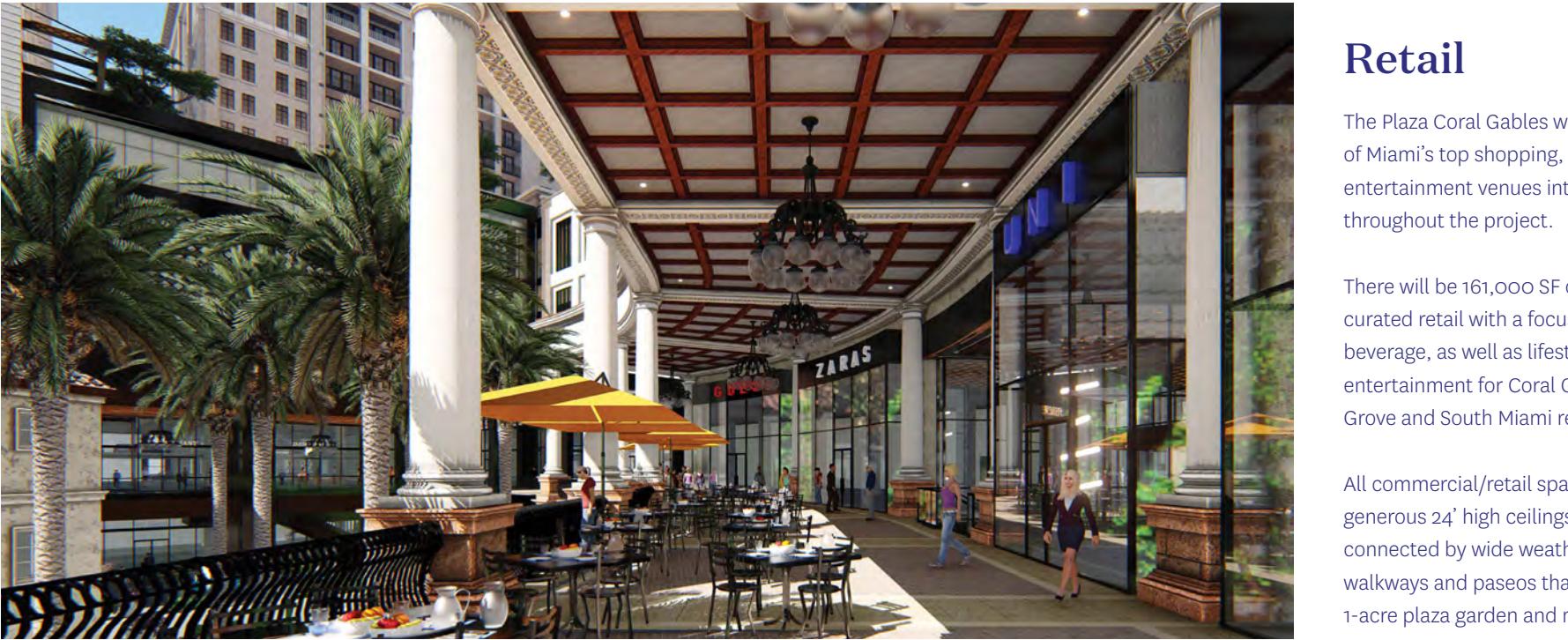
AVERAGE HHI  
**\$89,175**

DAYTIME EMPLOYEES  
**51,464**

MEDIAN AGE  
**39.6**

COLLEGE DEGREE  
**44.9%**





## Retail

The Plaza Coral Gables will house a variety of Miami's top shopping, dining and entertainment venues integrated all throughout the project.

There will be 161,000 SF of carefully curated retail with a focus on food and beverage, as well as lifestyle and entertainment for Coral Gables, Coconut Grove and South Miami residents to enjoy.

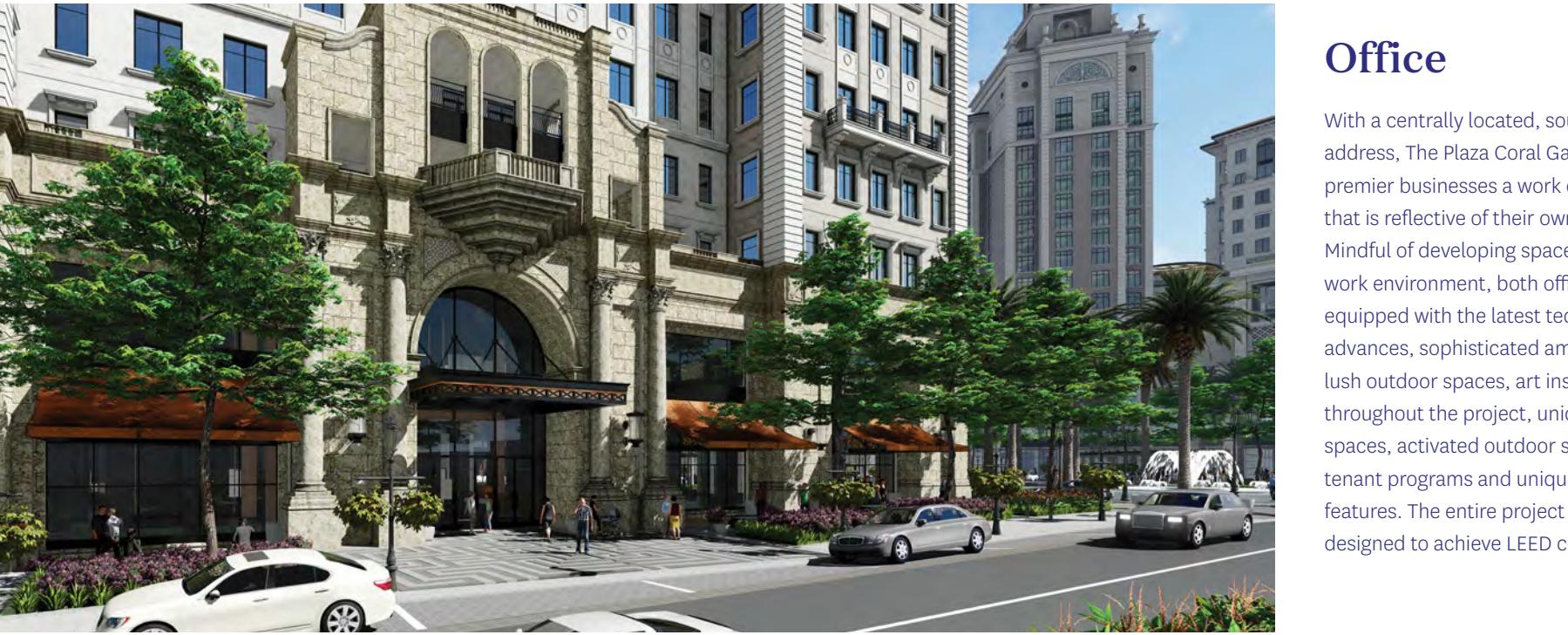
All commercial/retail spaces have generous 24' high ceilings and are connected by wide weather-protected walkways and paseos that surround the 1-acre plaza garden and main lawn.



## Hotel

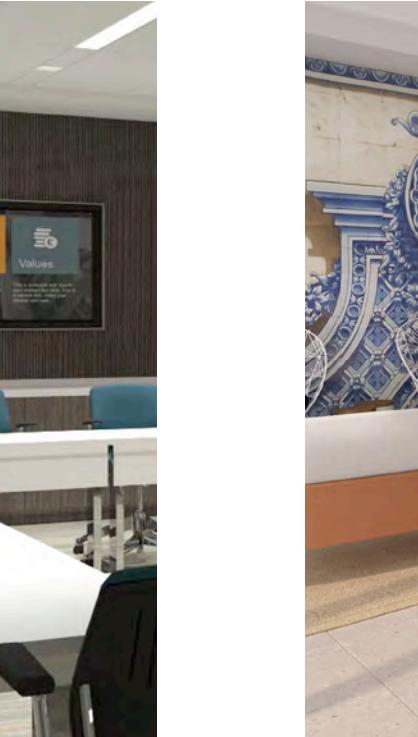
The Plaza Coral Gables presents a long-awaited 4.5 star luxury hotel experience. The 242 key hotel will have a fitness center, swimming pool, conference facilities and corporate meeting spaces, including two state of the art ballrooms (9,000 SF and 4,500 SF) as well as 15,000 SF of rooftop event space.





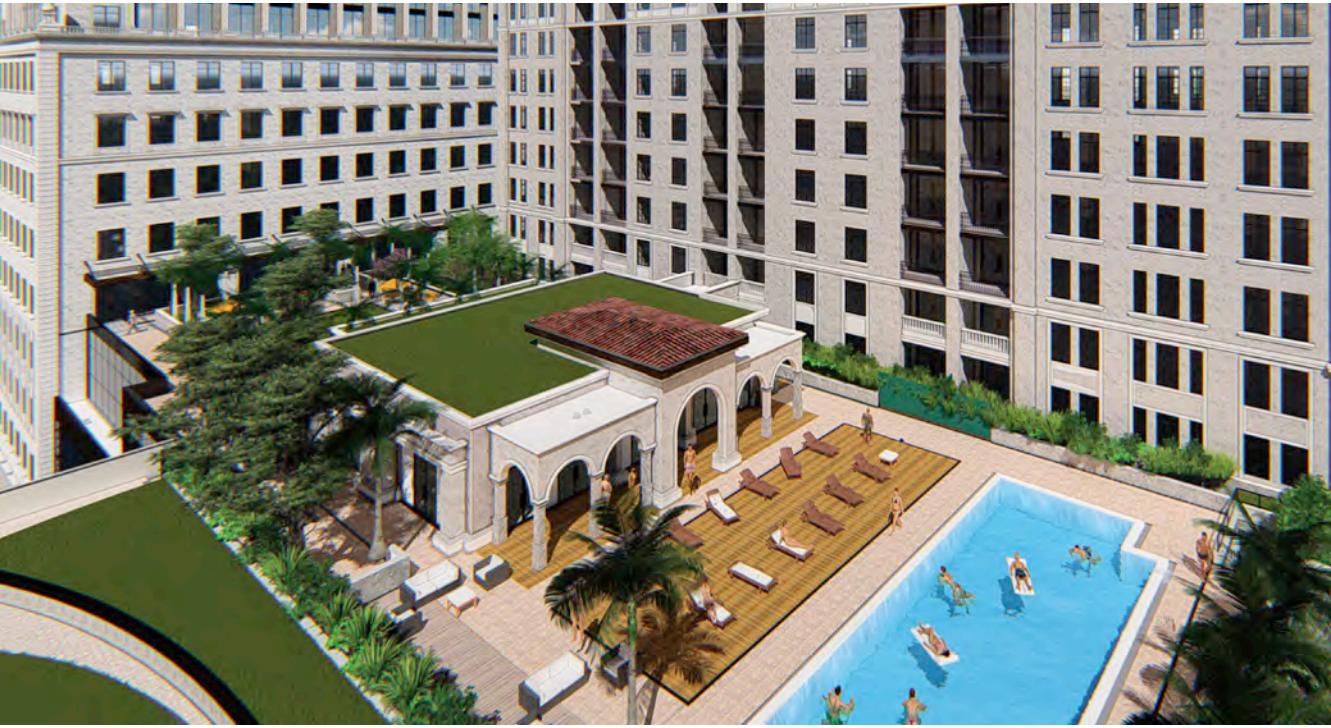
## Office

With a centrally located, sought-after address, The Plaza Coral Gables offers premier businesses a work environment that is reflective of their own standards. Mindful of developing spaces for today's work environment, both office towers are equipped with the latest technological advances, sophisticated amenities areas, lush outdoor spaces, art installations throughout the project, unique green spaces, activated outdoor spaces for tenant programs and unique architectural features. The entire project has been designed to achieve LEED certification.

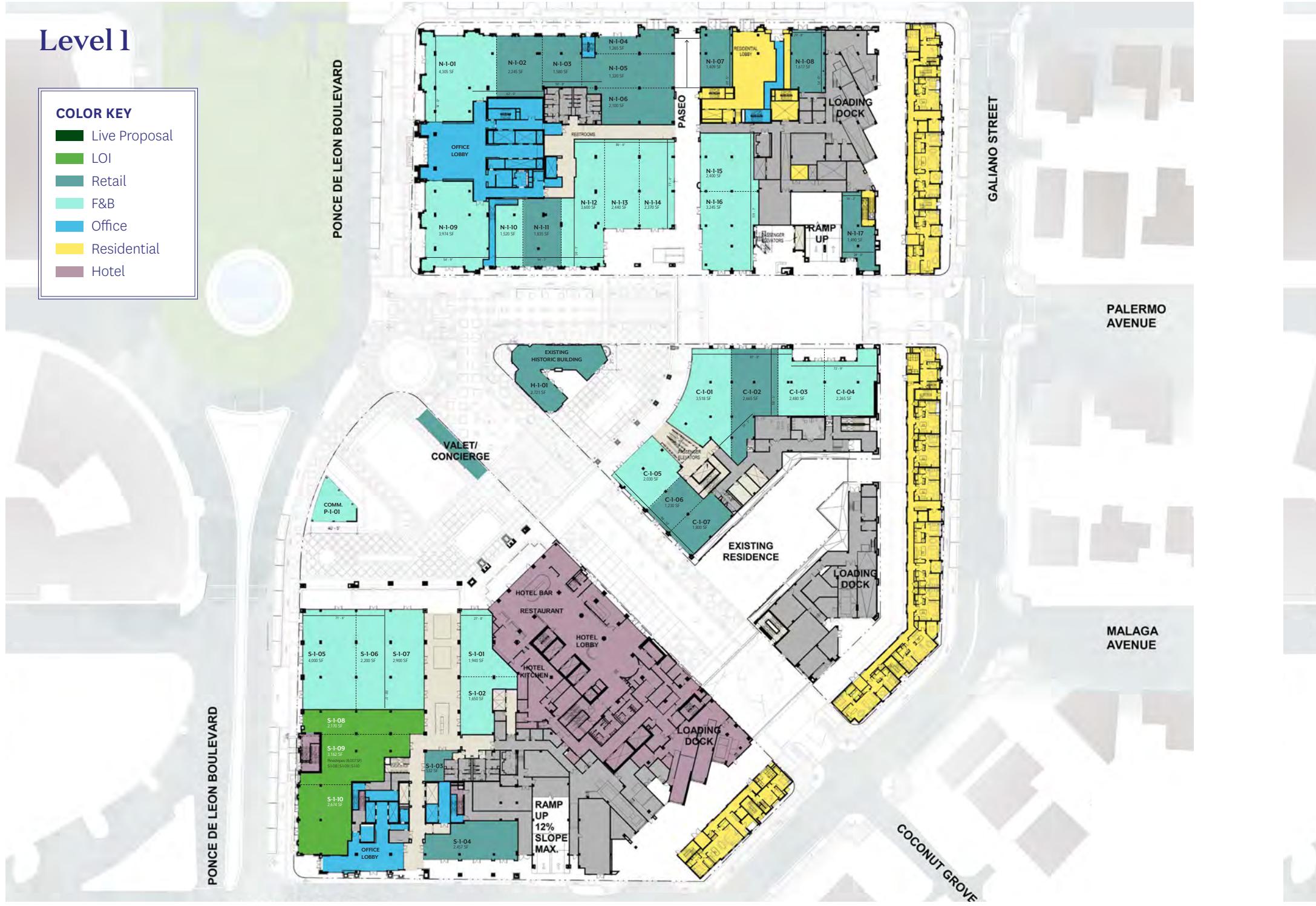
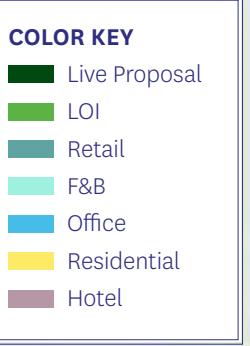


## Residences

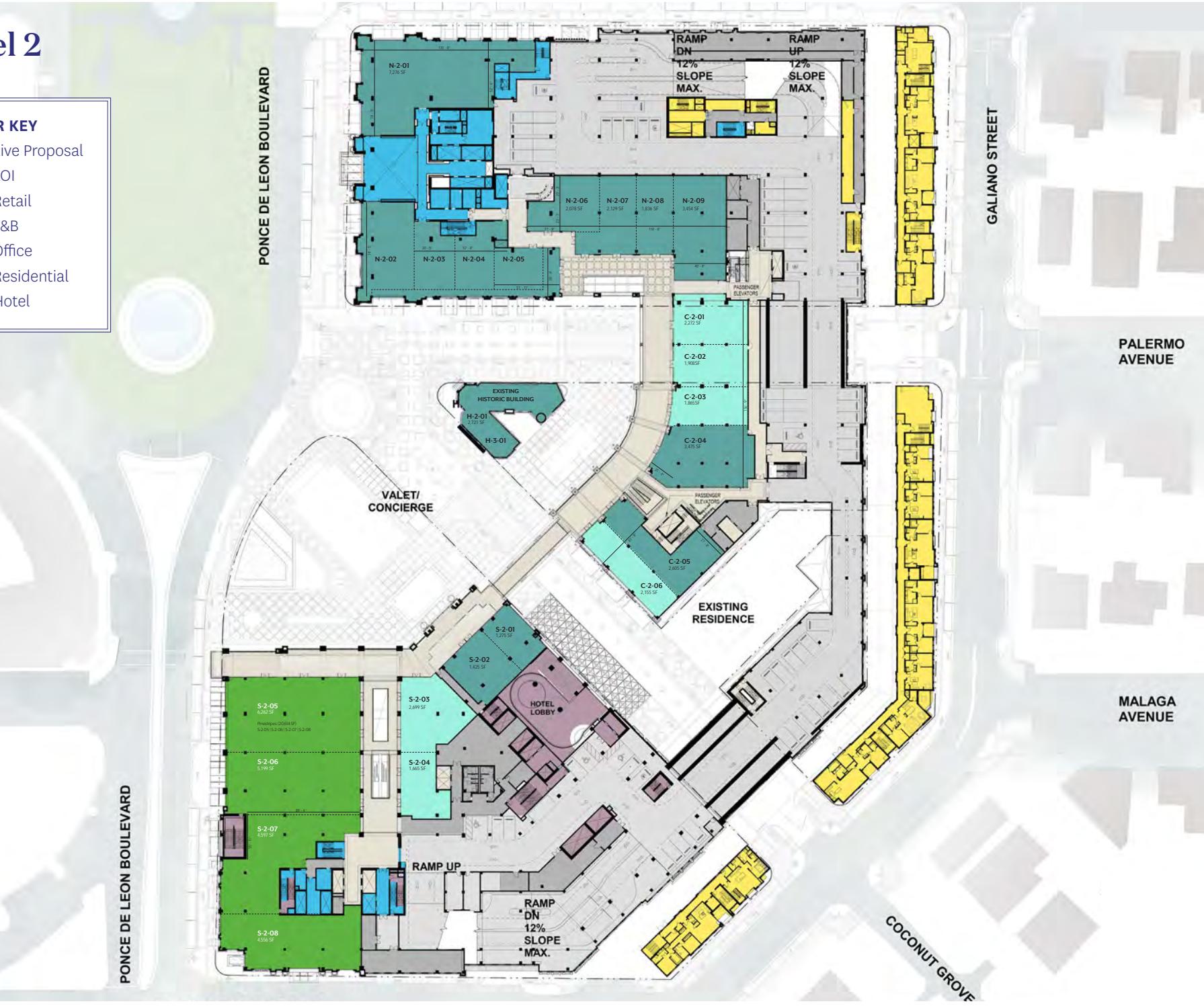
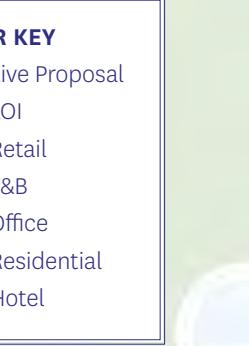
From studios to 3- bedroom residences and lofts, these 174 apartments will have the convenience of enjoying all that The Plaza Coral Gables has to offer by simply taking an elevator ride. With easy access to cultural events at Ponce Circle Park across the street, to dining with friends at one of the restaurants within the 7-acre project, residents have Coral Gables' best at their fingertips. Besides gorgeous views, the residents at The Plaza Coral Gables will also enjoy independent amenities exclusive to them such as a rooftop pool and a state of the art fitness center.



## Level 1



## Level 2





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