

FOR LEASE

999 Ponce de Leon, Coral Gables, FL 33134

Class A Boutique Office in Coral Gables | 1,604 - 4,745 SF



DEFINED BY ACCESS



Class A boutique office in Coral Gables with spaces available for lease from 1,604 - 4,745 SF



Property Highlights



Spaces Available for Immediate Occupancy



Manned Security Desk



New Conference Facility



Tenant Break Room



On-Site Cafe



On-Site Property Management



A/C Storage Spaces



Energy Star Rated



3/1,000 Parking Ratio



Electric charging stations



Visitor Parking Available



Bike Rack



Location



3.1 Miles to Miami International Airport



Coral Gables Trolley Stop in front of Building



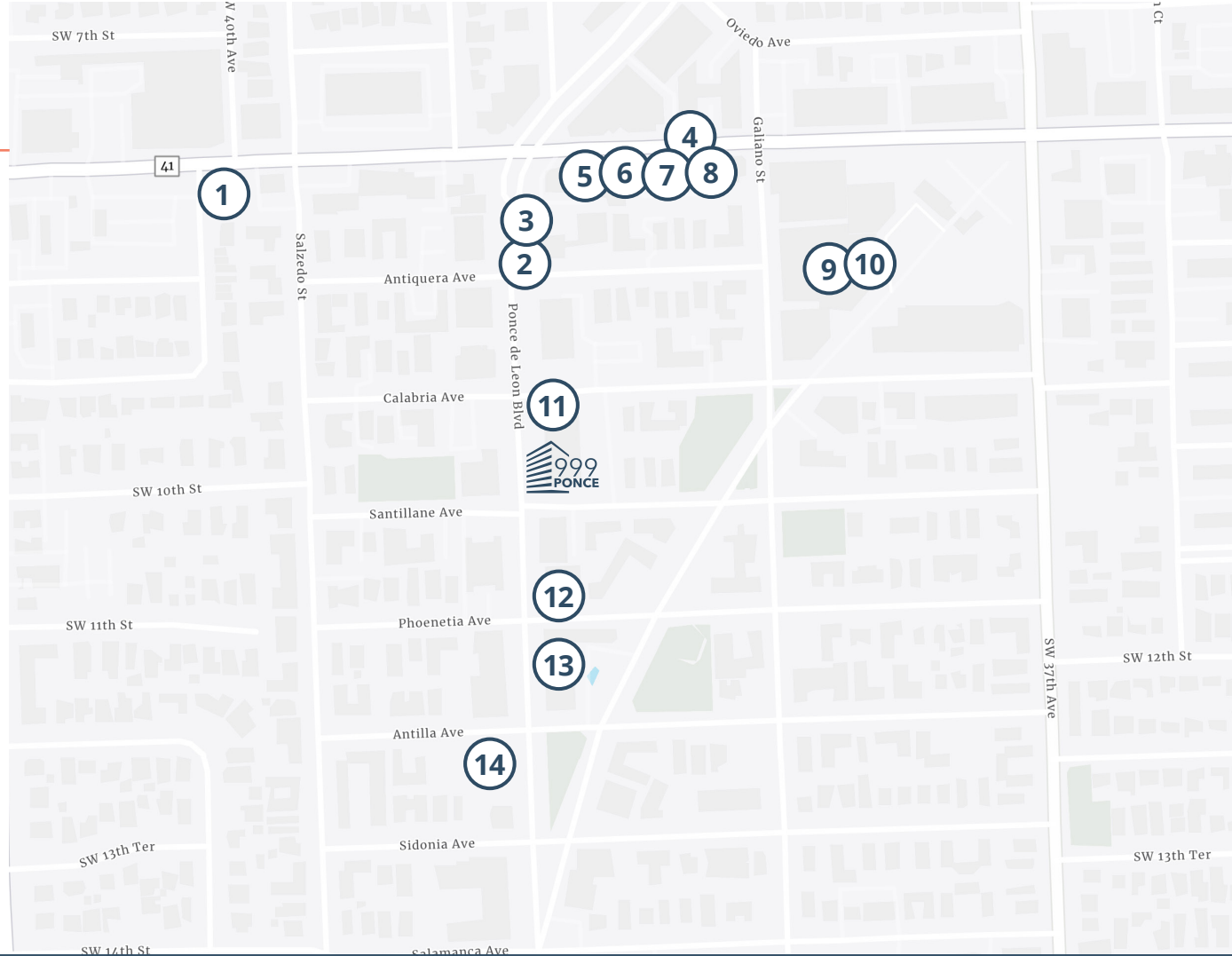
3 Minute drive from downtown Coral Gables



4.5 Miles to Brickell/Miami CBD



+14 Restaurants within 0.5 Miles



Nearby Restaurants within Walking Distance

- | | | | |
|----|--------------------------|-----|----------------------------|
| 1. | Original Uncle Tom's BBQ | 8. | Caffe Italia |
| 2. | Caja Caliente | 9. | Someone's Son |
| 3. | Lion & The Rambler | 10. | The Corner Coffee & Pantry |
| 4. | La Casita | 11. | Emily's Cafe & Deli |
| 5. | Cava Tablao Restaurant | 12. | Mylos Greek Restaurant |
| 6. | Pizza Hut | 13. | Tinta y Cafe |
| 7. | Little Italy | 14. | Domino's Pizza |

Coral Gables Northwest Aerial

Doral

Miami International Airport

Southwest 8th Street

Southwest 8th Street

Ponce de Leon



Coral Gables -
Corporate Capital
of the Americas

- +50,000 Residents
- +100 Restaurants
- Top 5 Most Beautiful Small Cities in America (Rand McNally / USA Today)
- Top 10 City to Live Well in America (Forbes)

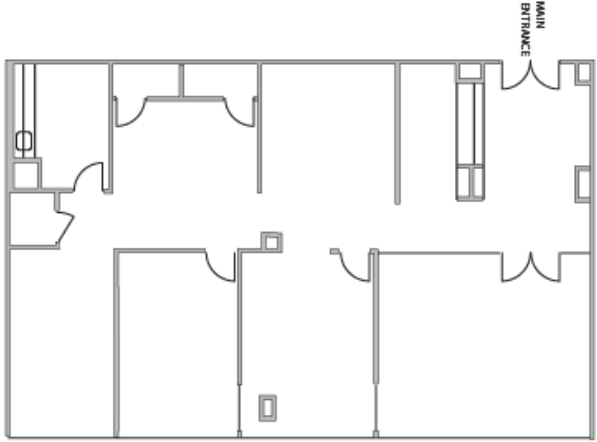
Availability

FLOOR	SUITE	SQUARE FOOTAGE	FLOOR PLAN
1	10	3,595	<u>Suite 10</u>
1	50	1,336	<u>Suite 50</u>
6	600	2,450	<u>Suite 600</u>
6	630	1,724	<u>Suite 630</u>
6	650	4,745	<u>Suite 650</u>
7	710	4,206	<u>Suite 710</u>
10	1045	3,278	<u>Suite 1045</u>

Move-In Ready Suites

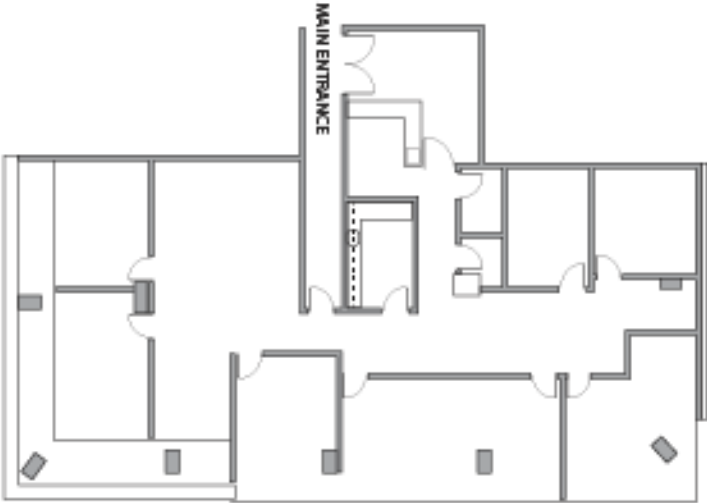
Suite 600

2,450 RSF



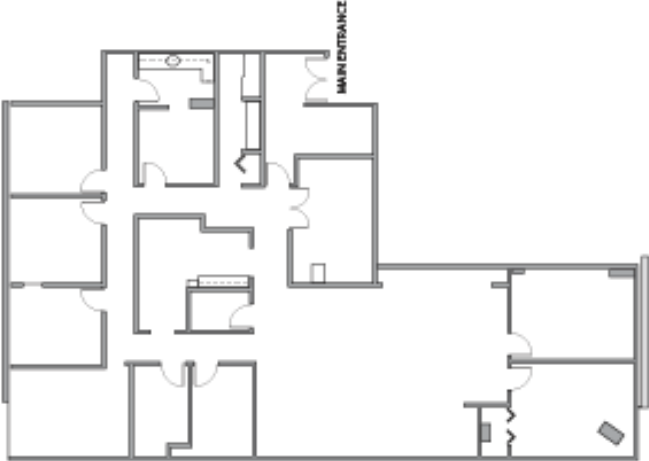
Suite 710

4,206 RSF



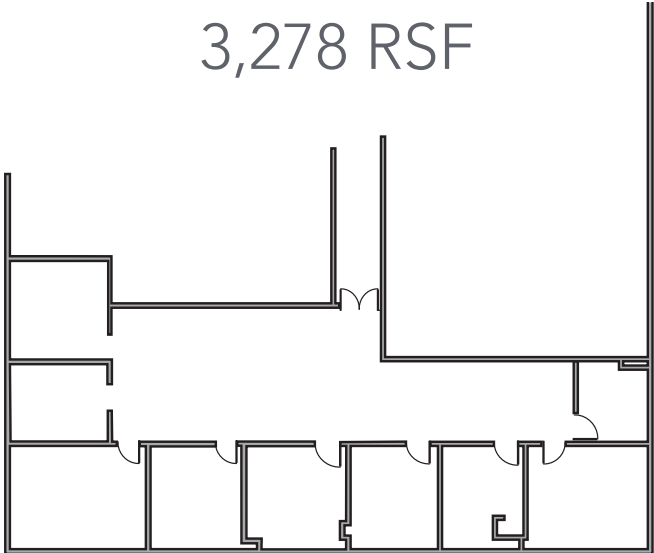
Suite 650

4,745 RSF



Suite 1045

3,278 RSF



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