



# GATEWAY TO THE PLAZA



# BOUTIQUE OFFICE BUILDING

2701 Ponce de Leon | Coral Gables, FL

## FOR MORE INFORMATION

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# EXECUTIVE SUMMARY

## A CURATED EXPERIENCE

2701 Ponce is a distinctive landmark in Coral Gables. It is located at the corner of Ponce de Leon Boulevard and Almeria Avenue. Its Classical Mediterranean Revival design has recently completed a multi-million-dollar renovation. This building serves as the gateway to “The Plaza” a 1M square-foot mixed-use development, and the under construction Ponce Circle Art Park.

## EXPERIENCE CORAL GABLES AT YOUR DOORSTEP

Trolley stop right in front of the building; enjoy an easy walk to Miracle Mile and The Plaza with a variety of nearby restaurants, gyms, and spas, all located in the heart of downtown Coral Gables. Just minutes from major highways, transportation and business hubs, Miami International Airport, and Biscayne Bay. Surrounded by vibrant retail, historic homes, and trendy apartments.









# PROPERTY HIGHLIGHTS

## PRIME LOCATION

This building serves as the gateway to “The Plaza” a 1M square-foot mixed-use development, the under construction Ponce Circle Art Park, and is walking distance to Miracle Mile

## CORAL GABLES LANDMARK

2701 Ponce is a distinctive landmark in Coral Gables. It is located at the corner of Ponce de Leon Boulevard and Almeria Avenue.

## AMENITIES

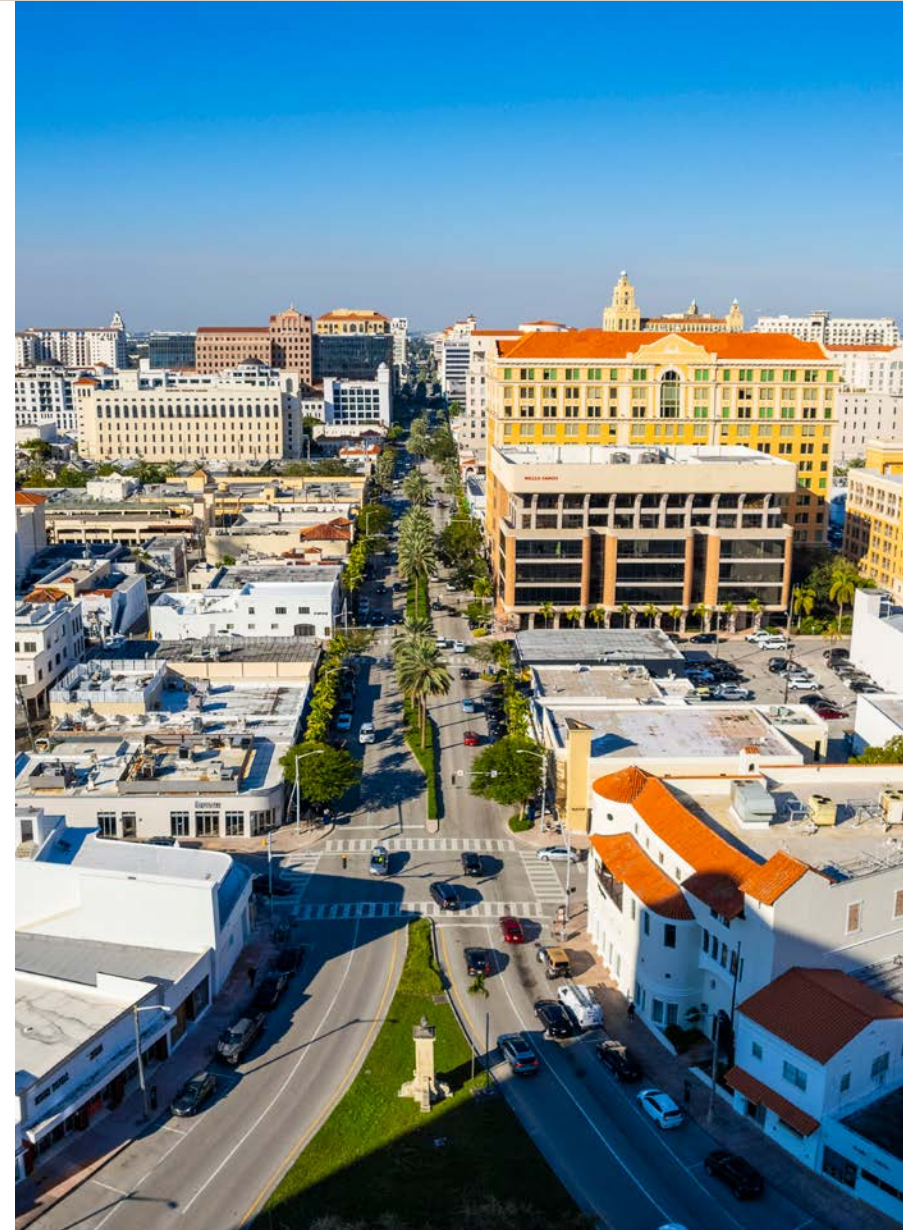
Featuring renovated, private offices. Each office has a conference room and kitchenette and an OpenPath access control system for privacy and security. Also features a trolley stop.

## DYNAMIC BUSINESS HUB

Coral Gables is a thriving center for commerce, home to a wide range of industries such as finance, professional services, real estate, and international trade. The area attracts global corporations, boutique firms, and startups, creating a vibrant professional network and a dynamic business ecosystem.

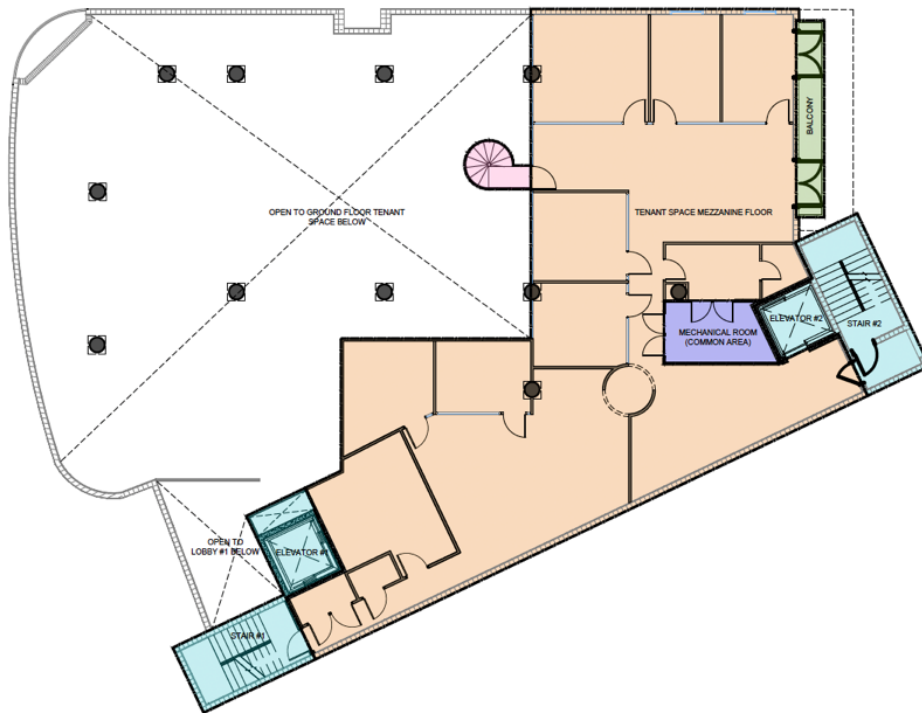
## UNMATCHED CONNECTIVITY

Strategically located near Miami International Airport, major highways, and public transit, 2701 Ponce de Leon offers seamless connectivity for local and international business operations. Tenants benefit from proximity to downtown Coral Gables’ corporate headquarters and access to top-tier talent.



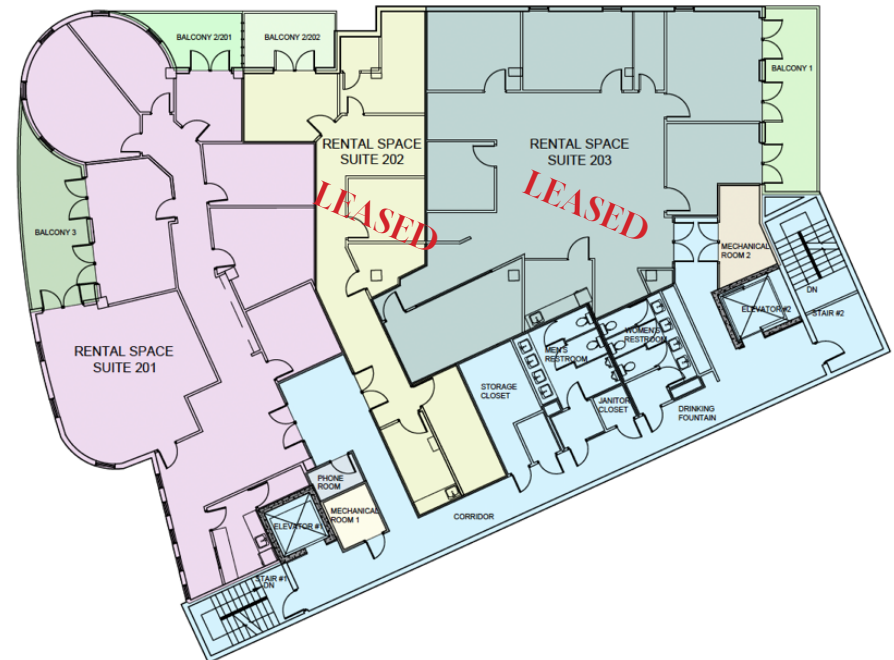
# FLOOR PLANS

**MEZZANINE SUITE | 4,899 SF**  
**PRICING | \$37/SQ FT (MODIFIED GROSS)**



MEZZANINE: 4,899

**SECOND FLOOR PLAN**  
**TOTAL RSF | 8,296 SF**  
**PRICING | \$40/SQ FT (MODIFIED GROSS)**

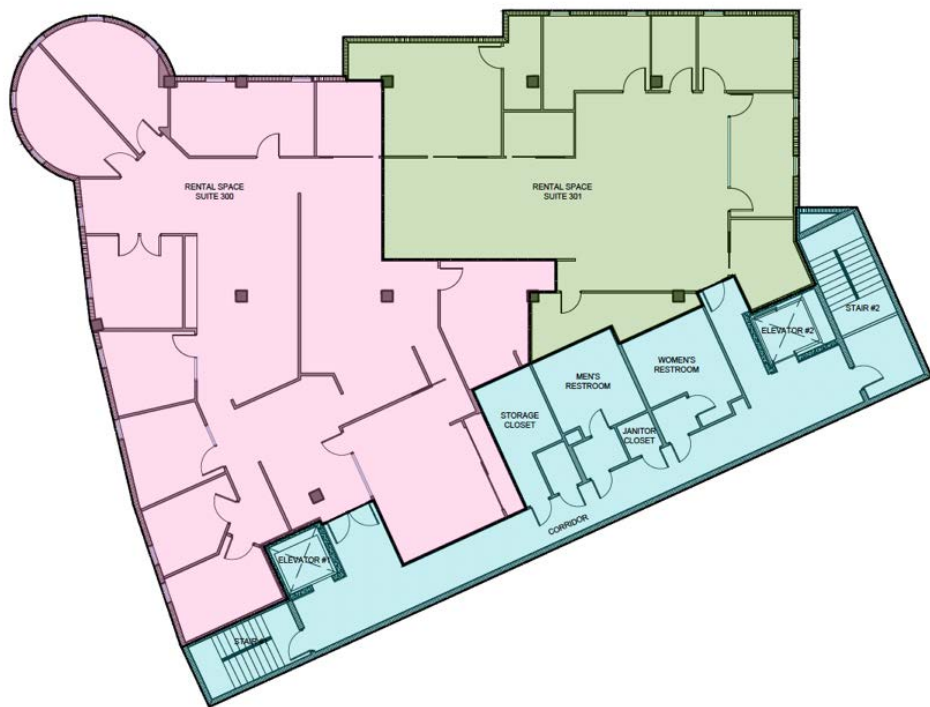


SUITE 201: 3,346  
SUITE 202: LEASED  
SUITE 203: LEASED

# FLOOR PLANS

## THIRD FLOOR PLAN

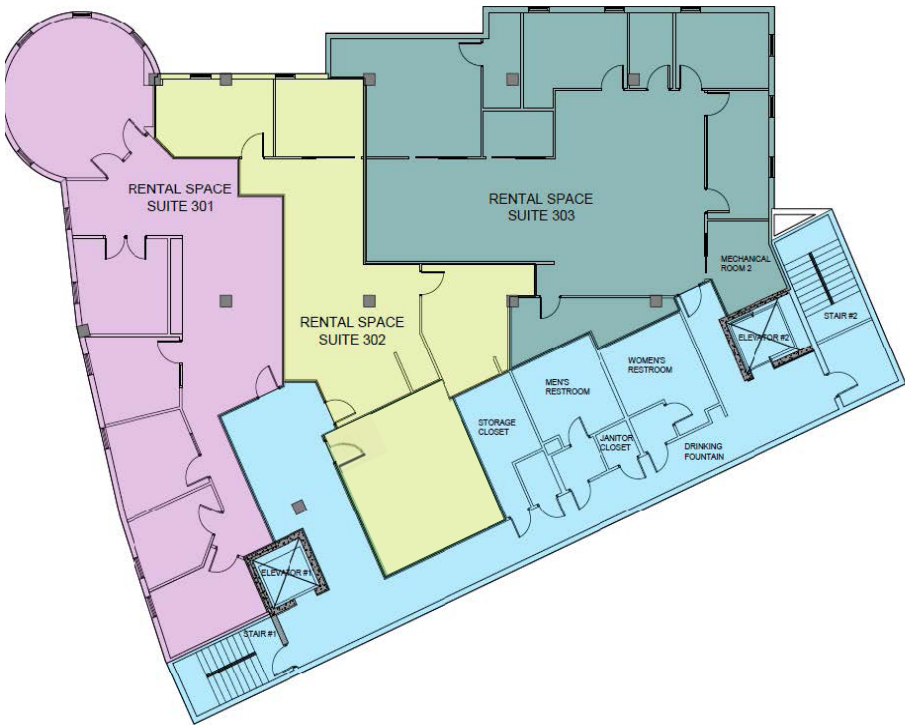
PRICING | \$38/SQ FT (MODIFIED GROSS)



SUITE 300: 4,314  
SUITE 301: 2,672

## THIRD FLOOR PLAN OPTION 2

PRICING | \$38/SQ FT (MODIFIED GROSS)



SUITE 300(a): 2,488  
SUITE 300(b): 1,956  
SUITE 301: 2,672









# THE PLAZA AT CORAL GABLES

## MIXED-USE DEVELOPMENT

Spanning approximately 2.25 million square feet over seven acres, The Plaza Coral Gables integrates luxury residences, Class A office spaces, high-end retail, dining, and entertainment venues.

## LUXURY ACCOMMODATIONS

Features a 4.5-star Loews hotel with 242 rooms, offering meeting spaces for business and social events.

## RETAIL AND DINING

Offers 161,000 square feet of street-level shopping and diverse dining options, enhancing the area's commercial appeal.

Residences: Includes 174 luxury rental apartments and 35 low-rise lofts/apartments, catering to diverse residential preferences.

## PUBLIC SPACES

Features a 1-acre publicly accessible plaza facing Ponce de Leon Boulevard, designed to host cultural and outdoor activities.

## A TRANSFORMATIVE DESTINATION

The Plaza Coral Gables is a landmark mixed-use development redefining the city's central business district. Blending modern design with timeless elegance, it offers a vibrant mix of Class A office spaces, street-level retail, luxury residences, and a 4.5-star Loews hotel with event spaces. At its heart is a publicly accessible 1-acre plaza, seamlessly integrated with the soon-to-be-enhanced Ponce Circle Park, creating a hub for dining, recreation, and cultural activities.

## ART AND CULTURE IN THE SPOTLIGHT

The Plaza is home to world-class public art, including iconic works like KAWS' "WAITING," Jean-Michel Othoniel's "Coral Fountains," and Tony Cragg's "Mean Average." With its unique combination of amenities, The Plaza enhances the quality of life for residents and visitors alike, offering opportunities for business, leisure, and cultural enrichment.







NORTHEAST  
COCONUT GROVE

**SUBJECT  
PROPERTY**

ALMERIA AVE

PONCE DE LEON

S LE JEUNE RD

UNIVERSITY DR

**TARGET**  
Seasons 52  
FRESH GRILL

**TAP 42**  
CRAFT KITCHEN & BAR  
Cafe Abbracci

**DOC B's**  
RESTAURANT + BAR  
MAIZ Y AGAVE  
COCINA MEXICANA

**ROSA CLARÁ**

**BURGER KING**  
**CVS pharmacy**  
**STARBUCKS COFFEE**

**Publix**

**DAVID'S**  
BRIDAL  
**Denny's**  
**Two Steps**  
**LUCA**  
**ZUCCA**  
**CALIMIA**  
**BOUCHEON**  
BISTRO

**Sears**  
**Winn-Dixie**  
**BURGER KING**  
**Burlington**  
**KFC**  
**DOLLAR TREE**  
**Marshalls**  
**Navarro**  
SPECIALTY PHARMACY  
**THE VITAMIN SHOPPE**

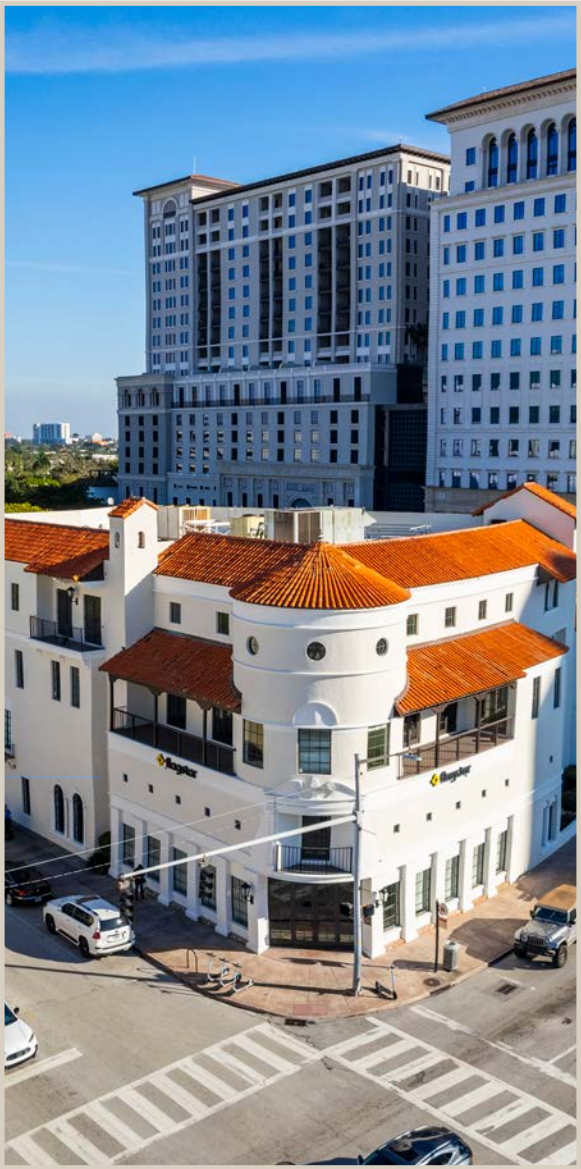
**Publix**  
**CHIPOTLE**  
**TACO BELL**  
**Magglio**  
**McDonald's**  
**Pizza Hut**  
**GHOST**  
**Toasted**  
Bakery & Deli

**BARNES & NOBLE**  
**ROSS**  
DRESS FOR LESS  
**PLAZA**  
**Gables Cafe**  
**FOGO DE CHÃO**  
**R ZONE**  
FITNESS  
**SWEET PARIS**  
Bakery & Deli  
**PINSTripes**  
**CVI.CHE 105**  
RESTAURANT OWNED BY JUAN CRISTOBAL

**BENIHANA**  
**PURAVIDA**  
**BUGATTI**  
BISTRO  
**PORTOFINO**  
**ANTHONY'S**  
COAL FIRED PIZZA  
**THE CAPITAL**  
BURGER  
**EZE**  
**Leica**  
**STORE MIAMI**  
**NEVADA NOVIAS**  
**PRONOVIAS**  
**MERLILI**  
BOUTIQUE  
**COPPER SWEETENING CO.**  
**Publix**



# MUNICIPAL PARKING GARAGES





# CORAL GABLES

## A PRESTIGIOUS, VIBRANT COMMUNITY WITH BOUNDLESS OPPORTUNITIES

Coral Gables, known as “The City Beautiful,” is a dynamic area in Miami-Dade County celebrated for its Mediterranean architecture, cultural attractions, and thriving business environment. Located near downtown Miami, it offers a harmonious blend of residential charm and commercial vitality.

Home to landmarks like the University of Miami, the historic Biltmore Hotel, and Miracle Mile, Coral Gables provides diverse shopping, dining, and cultural experiences. The community is highly walkable, with tree-lined streets and easy access to parks, restaurants, and retail outlets.

Recent developments like The Plaza Coral Gables and enhancements to Ponce Circle Park add to the area’s appeal, creating new opportunities for recreation and business. With excellent connectivity to Miami International Airport, major highways, and public transit, Coral Gables serves as a gateway to Miami’s business hubs and global markets.

With its rich history and ongoing growth, Coral Gables continues to thrive as a forward-thinking community with significant potential for residents and businesses alike.



# DEMOGRAPHIC DATA



2025 SUMMARY	1 MILE	3 MILES	5 MILES	2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	35,362	242,857	528,795	Population	37,384	245,563	554,354
Households	16,447	97,455	221,500	Households	17,880	100,054	236,986
Families	8,958	60,963	128,446	Families	9,779	63,066	136,889
Average Household Size	2.14	2.43	2.34	Average Household Size	2.08	2.40	2.29
Owner Occupied Housing Units	6,014	43,608	85,734	Owner Occupied Housing Units	6,501	46,753	92,654
Renter Occupied Housing Units	10,433	53,847	135,766	Renter Occupied Housing Units	11,379	53,300	144,332
Median Age	42.8	43.9	41.8	Median Age	43.8	44.8	42.6
Median Household Income	\$97,219	\$76,208	\$75,627	Median Household Income	\$110,606	\$89,784	\$88,796
Average Household Income	\$146,870	\$129,375	\$125,559	Average Household Income	\$160,607	\$144,561	\$138,752





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