

4000 Ponce serves as a landmark in Coral Gables' Southern Business District, ideally positioned at the prominent intersection of Bird Road and Ponce de Leon Boulevard.



THE MOST PRESTIGIOUS BUSINESS ADDRESS IN CORAL GABLES

Ground Floor Retail Opportunity for Lease | ± **3,535** RSF



UNIT DETAILS



LOCATION

4000 Ponce De Leon Blvd
Coral Gables, FL 33146



SPACE

± 3,535 RSF



TRAFFIC

Ponce de Leon Blvd: ± 12,400 AADT
Bird Road: ± 42,500 AADT
US-1: ± 73,500 AADT



TERMS

Negotiable



ADDITIONAL FEATURES

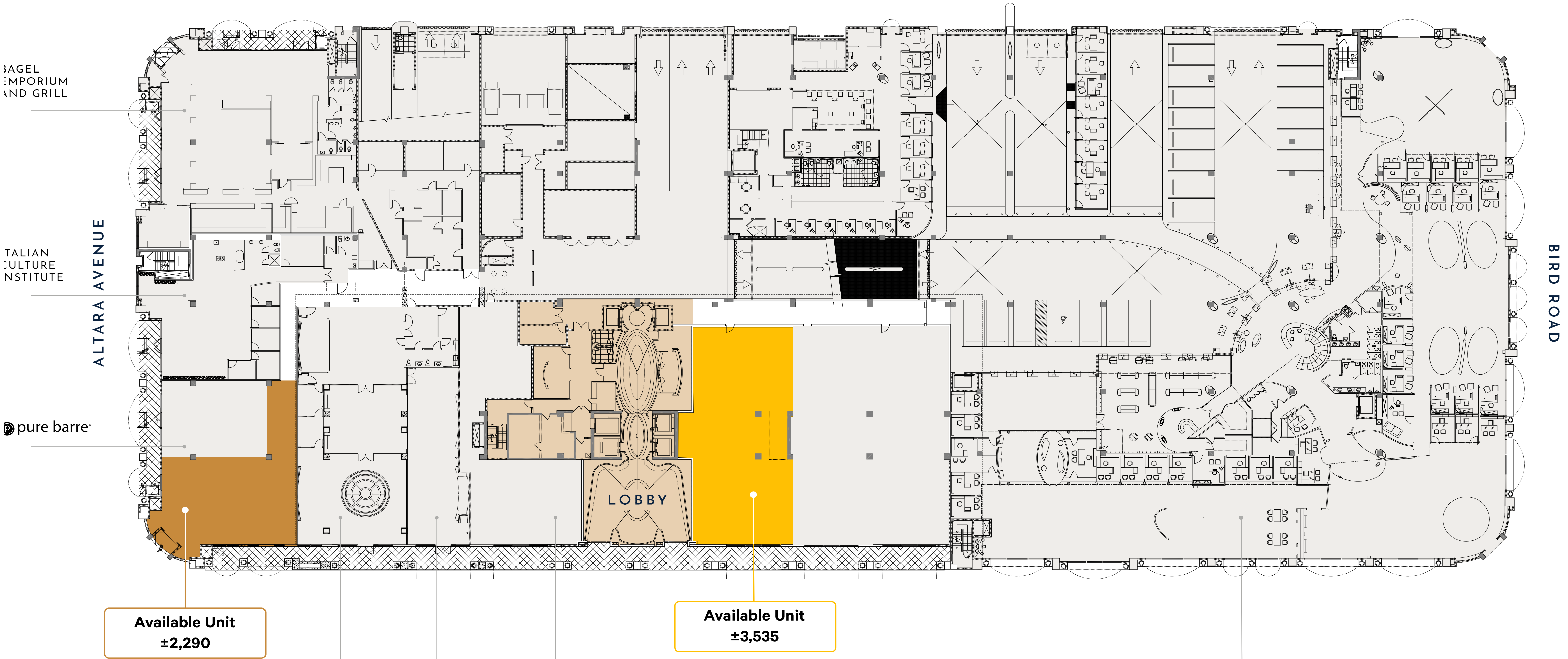
- Abundant on-site parking
- Second-generation space
- Fully built out and in mint condition
- Footsteps from The Shops at Merrick Park
- Close proximity to the University of Miami
- Adjacent to Metrorail

SPACE PHOTOS



FLOORPLAN

GROUND LEVEL



STEINWAY & SONS.

JETSET
MODERN PILATES

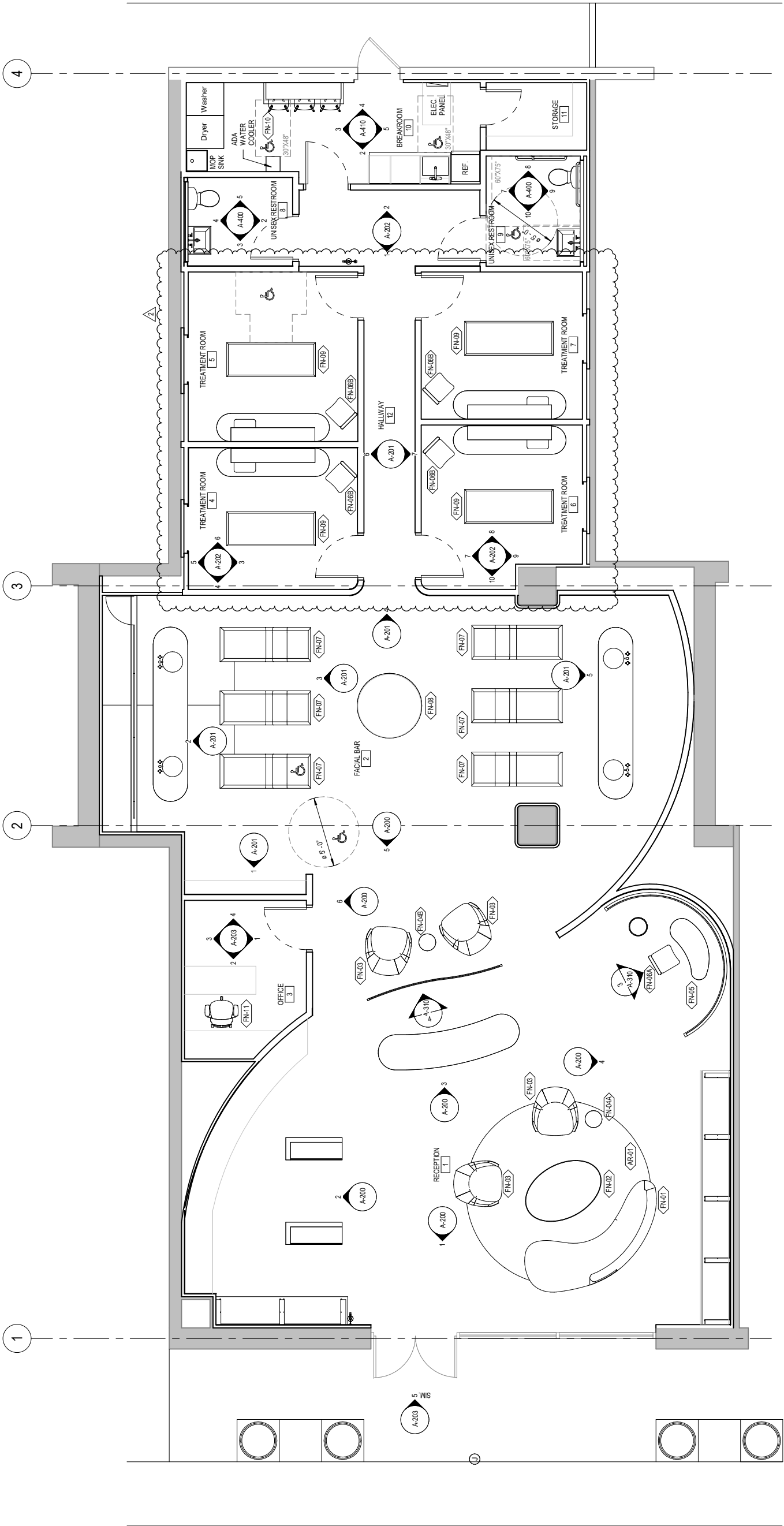
design it studio

PONCE DE LEON BLVD

THE COLLECTION



FLOORPLAN
THE UNIT



PONCE DE LEON BLVD

THE BUILDING

“ONE OF THE MOST STUNNING
AND WELL-CONSTRUCTED
OFFICE PROPERTIES IN MIAMI”

Ugo Colombo, Founder & CEO of CMC Group



A nine-story Class A mixed-use property featuring premium office and retail space



BUILDING DETAILS



FLOOR

Each floor of office space contains approximately 30,000 rentable square feet. The floor plans are extremely efficient, both for full floor users and multi-tenant use.



TECHNOLOGY

4000 Ponce is a smart building with the very latest systems in place for fully-integrated broadband communications service, high-speed internet and data network service.



COMMON AREAS

The lobby and elevators are enhanced by the use of marble, Venetian stucco, cherry millwork, and bronze. On the exterior, there is a generous use of rich materials.



PARKING

The parking ratio is a generous 3 spaces per 1000 square feet of rentable space. A special parking area is provided for visitors on the mezzanine.



ELEVATORS

There are three gearless passenger elevators and one dedicated service elevator for the office tower. Additionally, two separate elevators serve the garage.



BUILDING DETAILS



SECURITY

The entrances, elevators and parking garage are access-controlled via a card key system. Monitored security cameras are located in the elevators and garage.



FIRE PROTECTION

The building and garage are fully-sprinklered with fire extinguishers. Public areas and offices include smoke detectors and pull stations through a zoned fire alarm panel.



POWER

Two FPL power feeds with “throw over” capability, if one fails it will automatically switch to the other. Emergency generator for the life safety systems.



HVAC

The system employs the latest technologies and is geared to assure complete tenant comfort, efficiency and reliability.

THE LOCATION

CORAL GABLES, “THE CITY BEAUTIFUL”

Located in Coral Gables—a refined, historic enclave just southwest of downtown Miami—this area is celebrated for its Mediterranean Revival architecture, tree-lined streets, and cultural richness. Renowned as “The City Beautiful,” Coral Gables was one of the first American cities envisioned under the ideals of the early 20th-century City Beautiful Movement, which emphasized harmony, grandeur, and aesthetic excellence in urban design. Anchored by landmarks like Miracle Mile, it offers a sophisticated lifestyle and a thriving environment for business and professional life—where timeless elegance meets modern South Florida living.





DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	35,118	240,953	523,877
Daytime Population	64,804	267,791	422,372
Median Age	42	43	41
Avg. Household Income	\$150,153	\$130,230	\$125,604

POINTS OF INTEREST

Known for its rich history as one of Miami's most affluent neighborhoods and a long standing destination for luxury retail, Coral Gables blends legacy and lifestyle like nowhere else. With a well educated, high income population, strong year round foot traffic, and over \$2.5 billion in annual retail sales, it offers the ideal setting for premium brands to thrive.

MAJOR POINTS OF INTEREST



Miracle Mile


SHOPS AT MERRICK PARK





A refined destination offering an inviting mix of upscale boutiques and exceptional dining





Home to lush parks and tropical gardens, Coral Gables offers a serene escape amid the city's vibrant energy

THE DEVELOPER

CMC GROUP, OVER 40 YEARS OF
EXPERIENCE IN TRANSFORMING
THE MIAMI SKYLINE



Four Seasons Private Residences | Coconut Grove



Brickell Flatiron | Brickell



Onda Residences | Bay Harbor



Vita at Grove Isle | Coconut Grove



CMC Group is a fully integrated real estate development company focused on luxury residential, commercial, and retail properties. Founded in 1986 by visionary developer, Ugo Colombo, CMC has redefined luxury residential development in South Florida through its use of fine materials and quality construction. Over the past 35 years, CMC Group's properties have played a significant role in the rejuvenation of Downtown Miami, Brickell, South Beach, and set a new standard of excellence in Coconut Grove, and introduced the ultimate country club living experience in Aventura. Market-leading luxury residential properties by CMC Group include Grovenor House, Beach House 8, Brickell Flatiron, Epic Residences and Hotel, and Porto Vita.



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