

PRIME OFFICE SPACE OPPORTUNITY ON PONCE DE LEON

770 Ponce De Leon Blvd | Coral Gables, FL

OFFERING MEMORANDUM



ONE

Sotheby's
INTERNATIONAL REALTY

THE SPACE

Location	770 Ponce De Leon Blvd Coral Gables, FL 33134
County	Miami Dade
APN	03-4105-050-1150
Cross Street	8th Street
Square Feet	9,000
Annual Rent PSF	\$29.50
Lease Type	Full Service

HIGHLIGHTS

- Rate: \$29.50 P/SF
- Versatile Workspace: 9,000 Square Feet/Full Floor
- 22 perimeter offices, Two executive offices, Glass-enclosed conference room, Open bull-pen, Large training center, One full kitchen
- 40 parking spaces
- IT room has 2 dedicated T-1. A T-1 is an ultra high speed data transmission line. Used by businesses to provide reliable, dedicated T1 service for internet access as well as other applications including email, file sharing, web hosting and more.
- Building signage rights available
- The entire 2nd floor is available with or without furniture

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
36,557	260,381	596,158

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$98,523	\$98,767	\$107,308

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
15,361	105,314	245,227



PROPERTY FEATURES

BUILDING SF	60,939
GLA (SF)	9,000
LAND SF	21,361
LAND ACRES	0.49
YEAR BUILT	1996
YEAR RENOVATED	2018
ZONING TYPE	5003- Mixed Use/ Professional Office
BUILDING CLASS	B
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	40
PARKING RATIO	2.25
CORNER LOCATION	Yes



- ONE Sotheby's International Realty is proud to present an exceptional leasing opportunity at 770 Ponce De Leon Boulevard, ideally located in the heart of the Coral Gables submarket in Miami-Dade County, Florida.

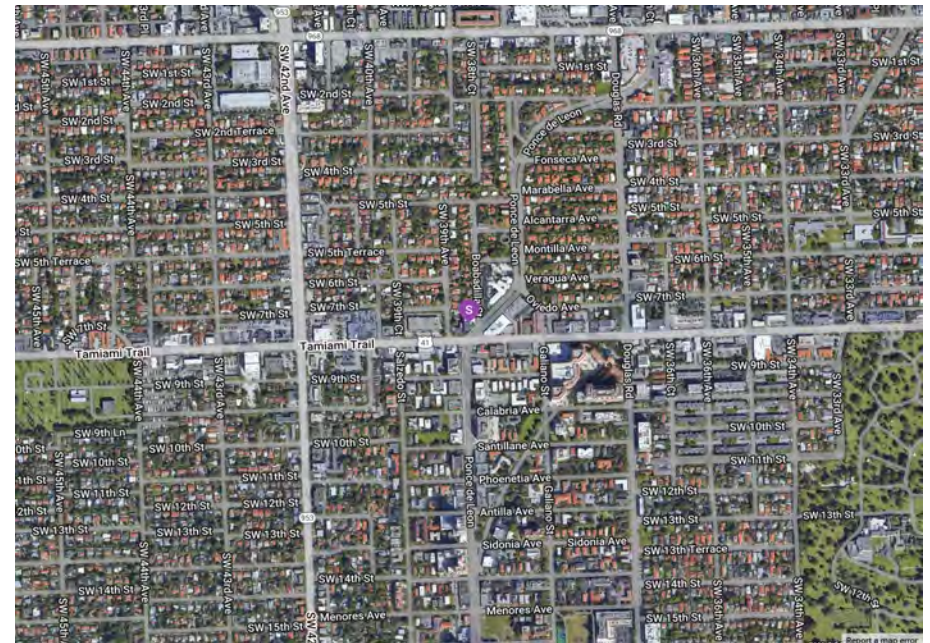
The second floor, comprising 9,000 square feet, is thoughtfully designed to accommodate modern business operations. Among its key features are 22 perimeter offices, two executive offices, a glass-enclosed conference room, and an open bull-pen area. Additionally, the space includes a large training center and a full kitchen, providing both functionality and convenience. Supporting advanced business needs, the building includes a dedicated IT room with two high-speed T-1 lines, ensuring reliable internet access, email, file sharing, and other essential applications.

Tenants will also benefit from 40 dedicated parking spaces additionally parking is available in the building and off-street, along with signage rights for enhanced visibility. This upscale, four-story office building spans 60,939 square feet and offers premium office spaces to suit a variety of professional needs.

770 Ponce De Leon presents a rare opportunity in the high barrier-to-entry, infill market of Downtown Coral Gables. Positioned strategically between Interstate 95 and the Palmetto Expressway, with close proximity to the 836 Expressway and Miracle Mile, the property provides seamless connectivity and accessibility for businesses and clients alike.

This exceptional location allows tenants to capitalize on the area's significant rental income growth and value appreciation, driven by Coral Gables' reputation as one of South Florida's most desirable commercial submarkets.

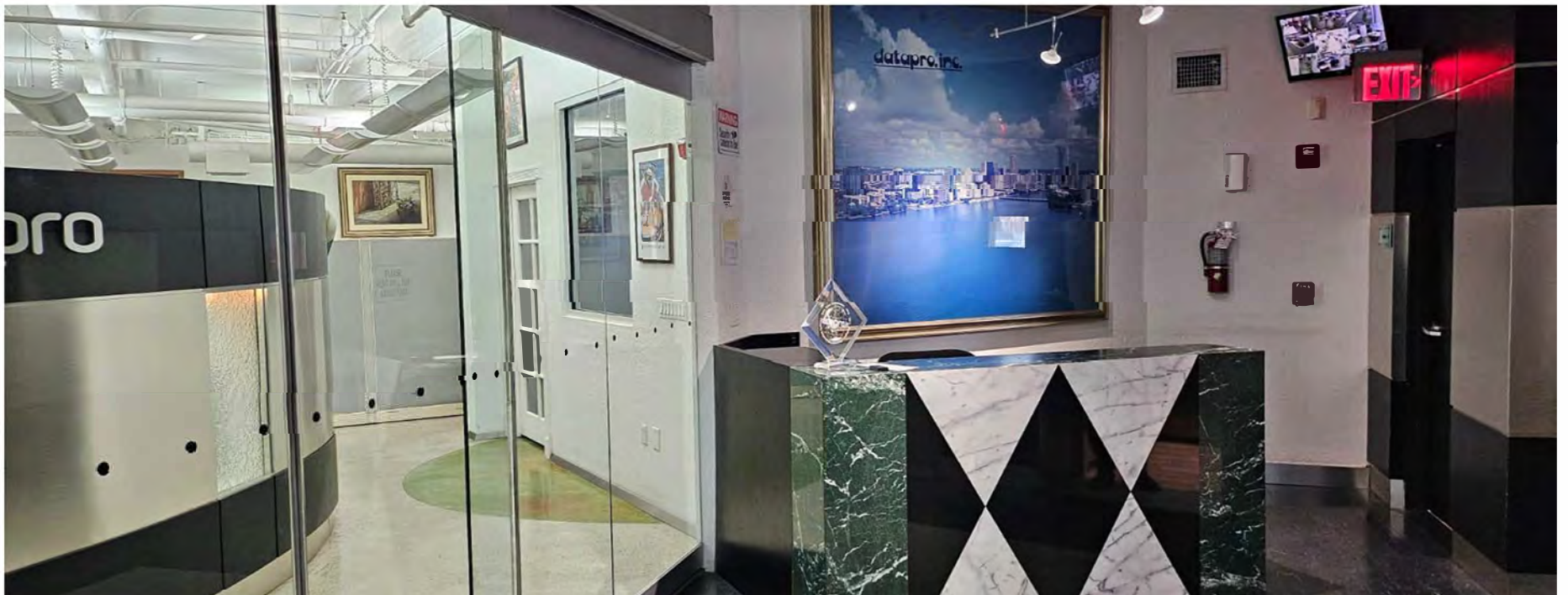
Locator Map



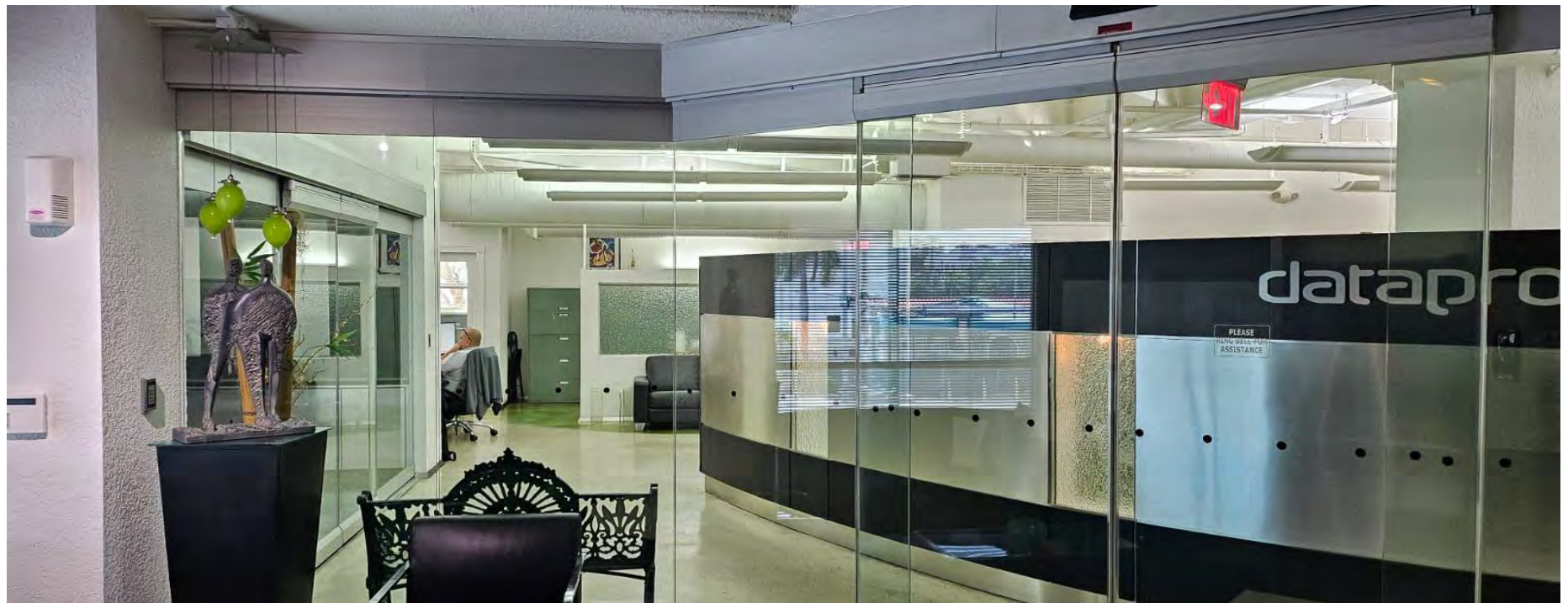
Front entrance to building



Lobby and Reception



Reception



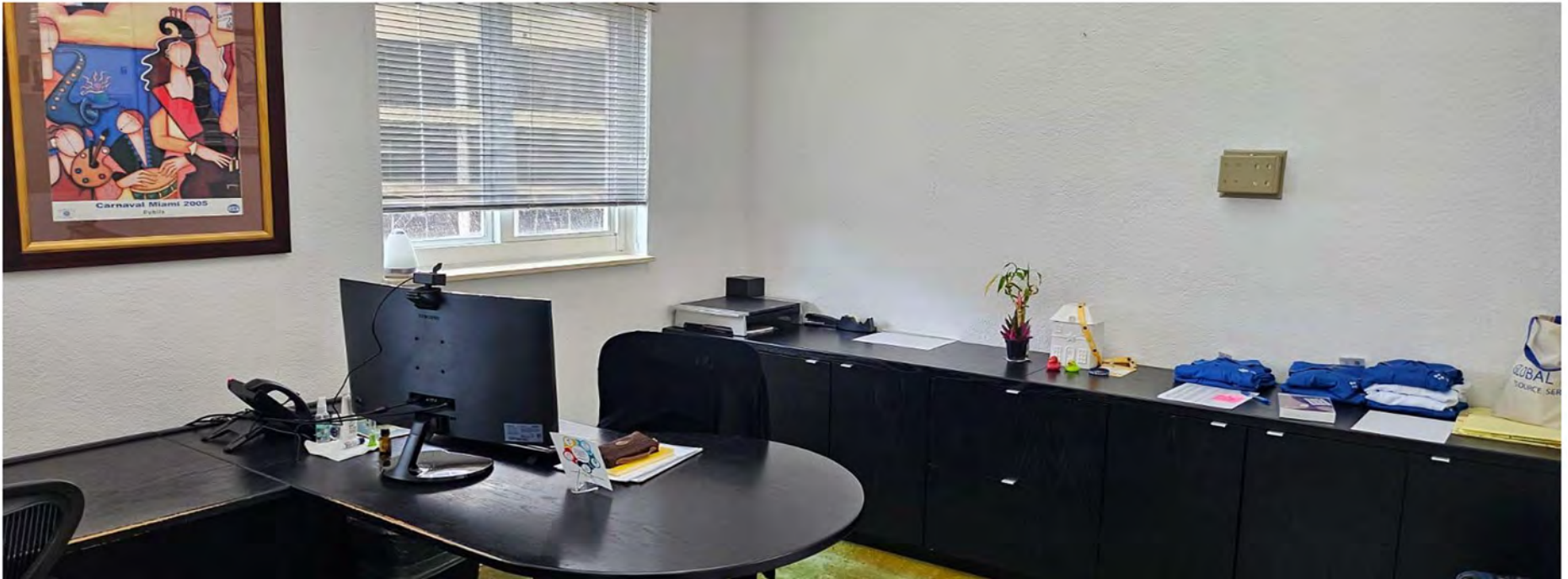
Glass Conference Room



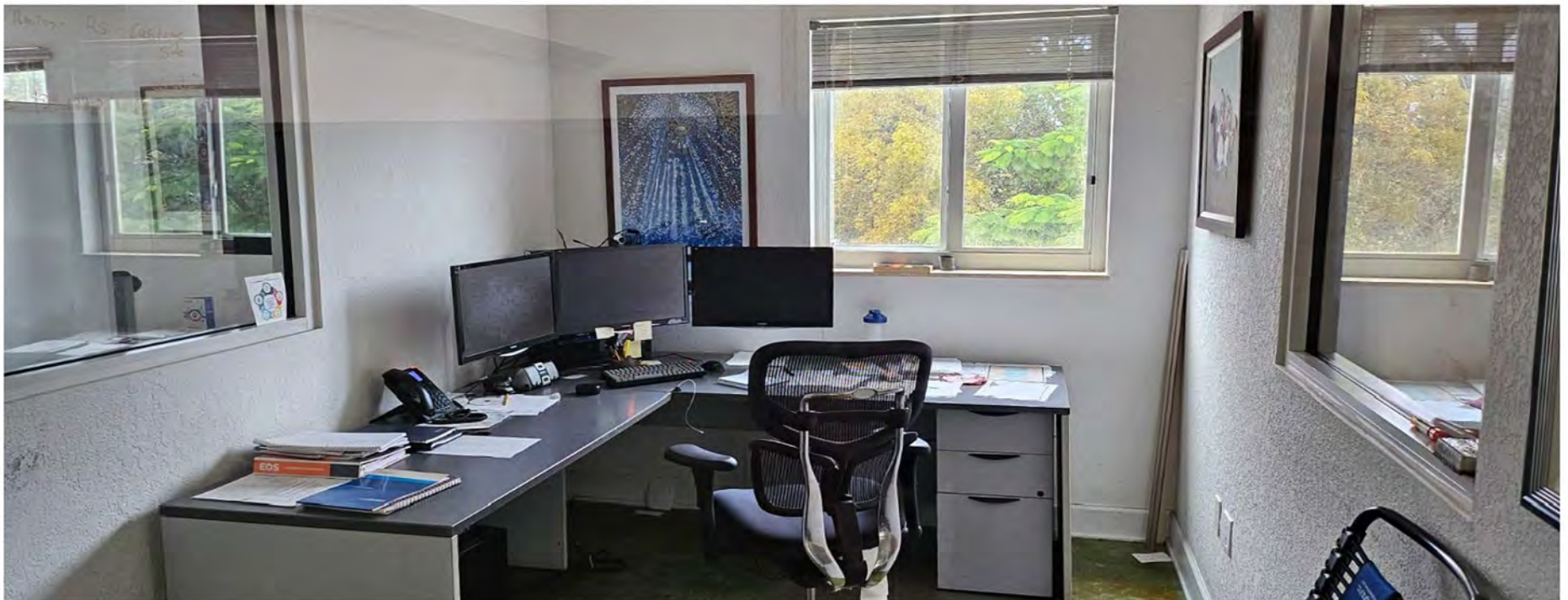
Executive Offices



Perimeter Offices



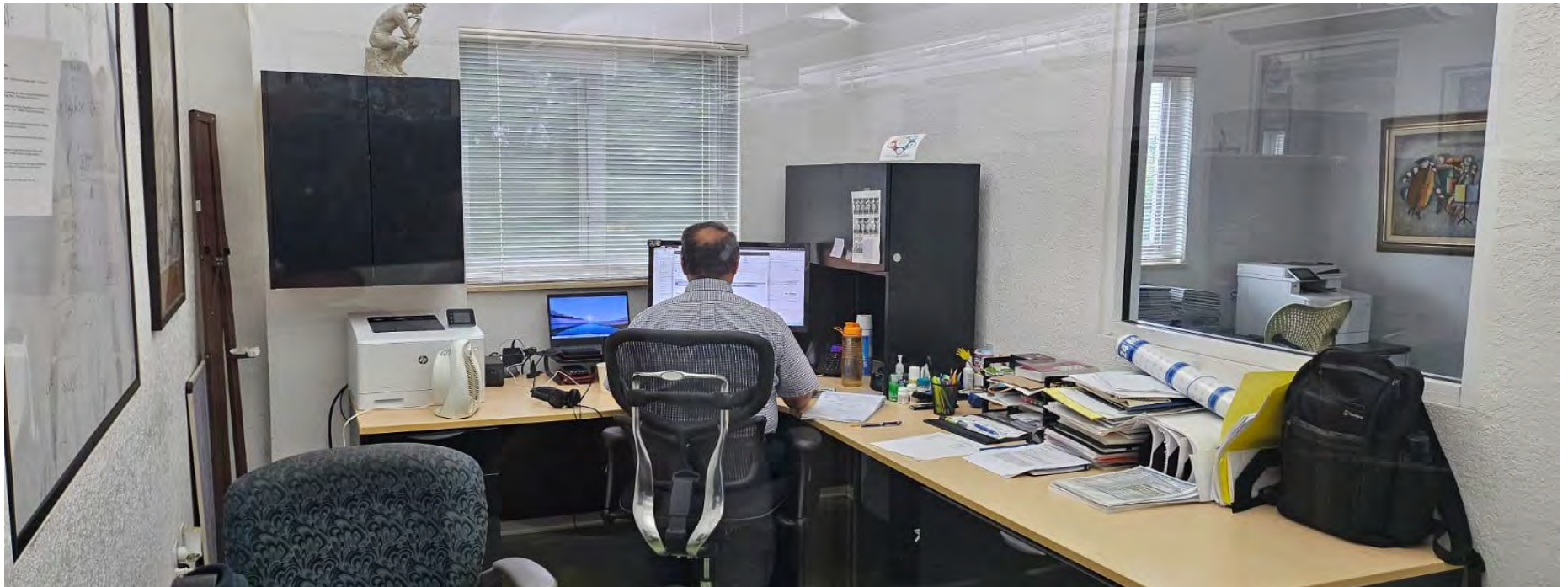
Perimeter Offices



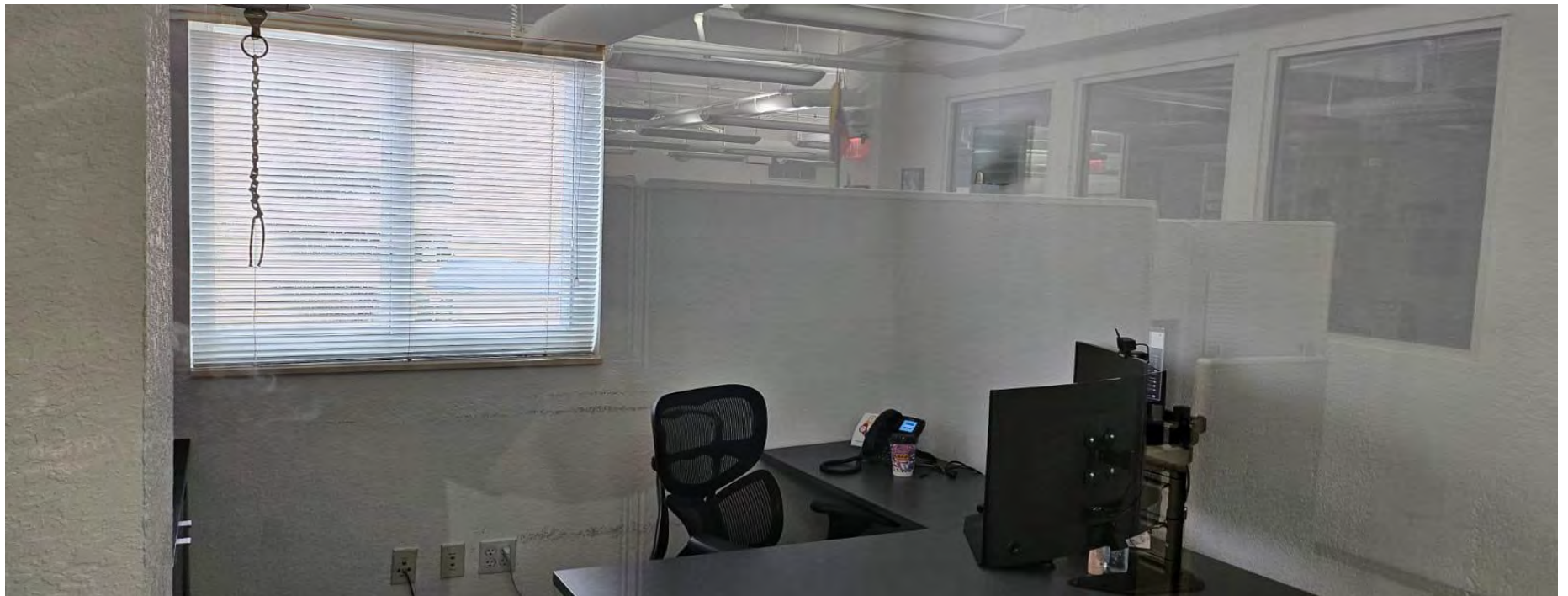
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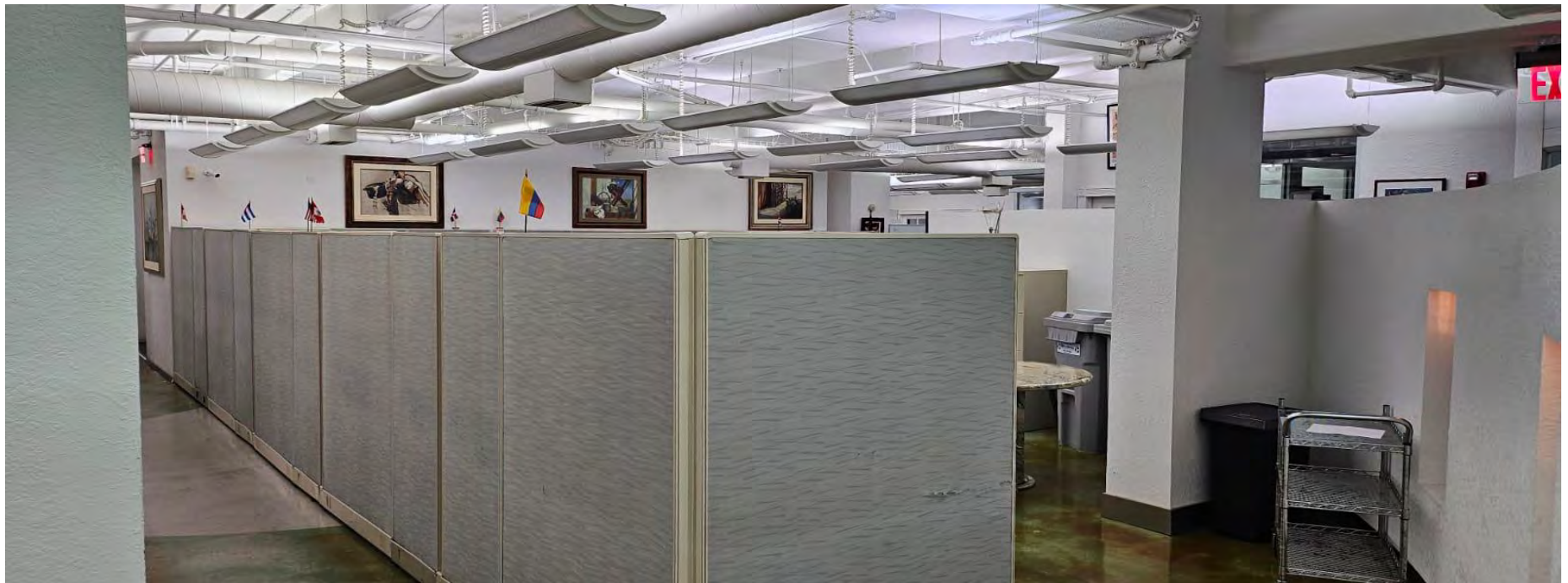
Perimeter Offices



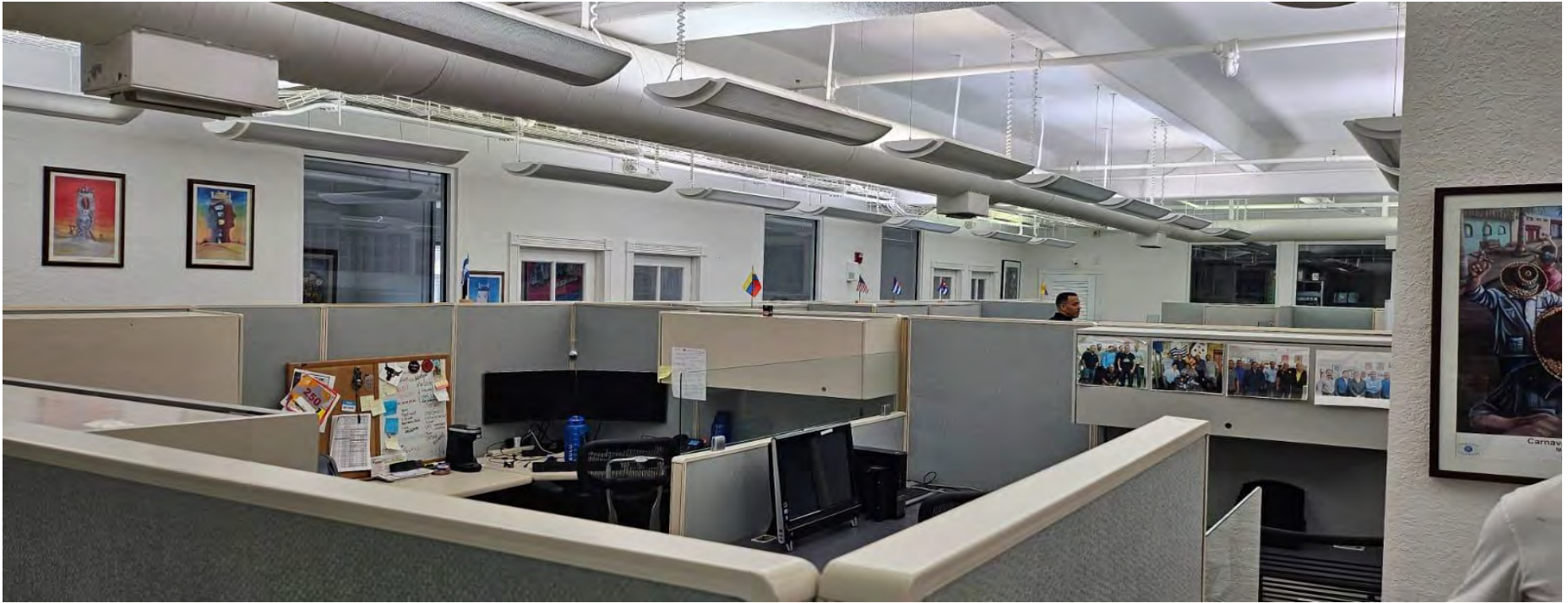
Perimeter Offices



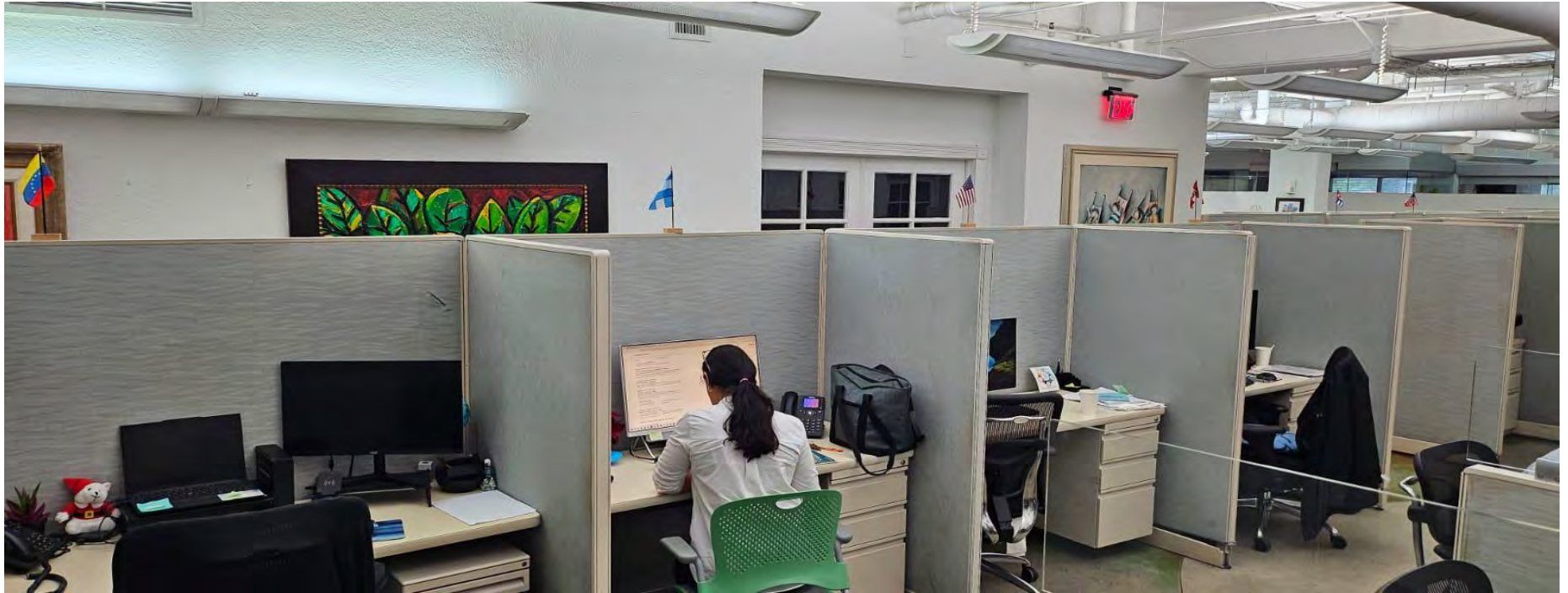
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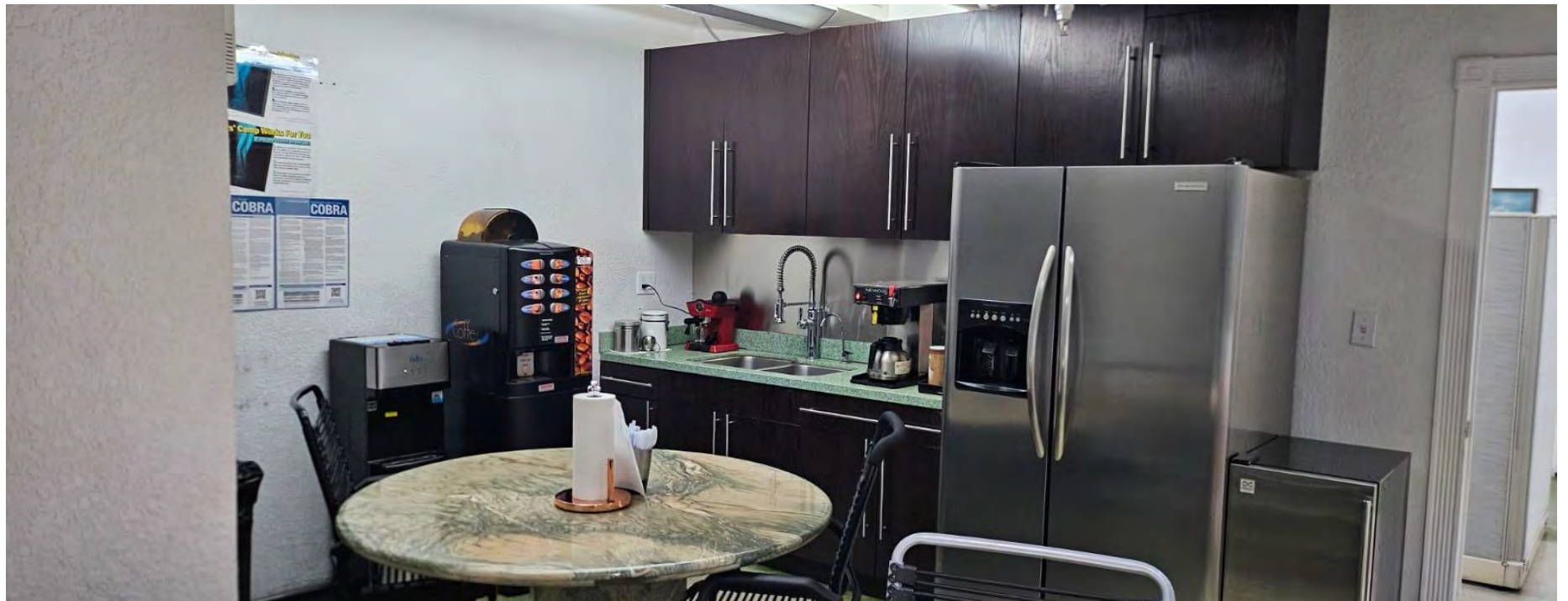
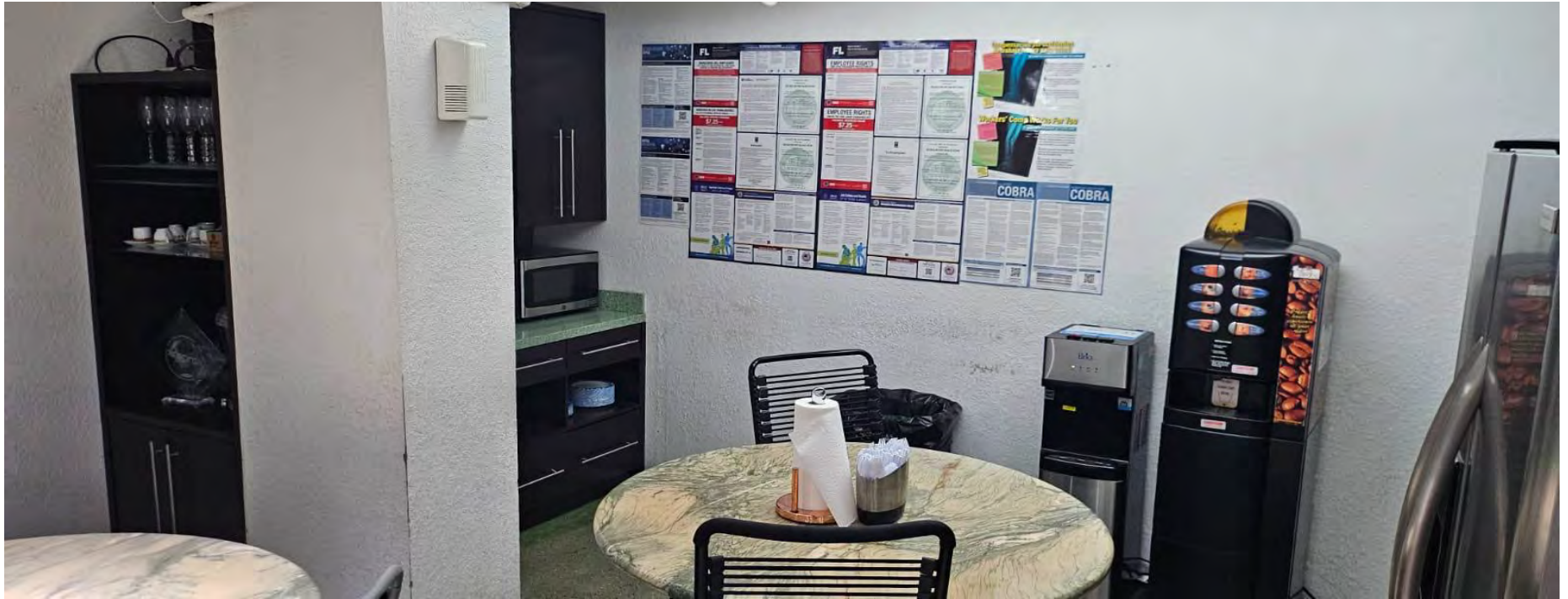
Perimeter Offices



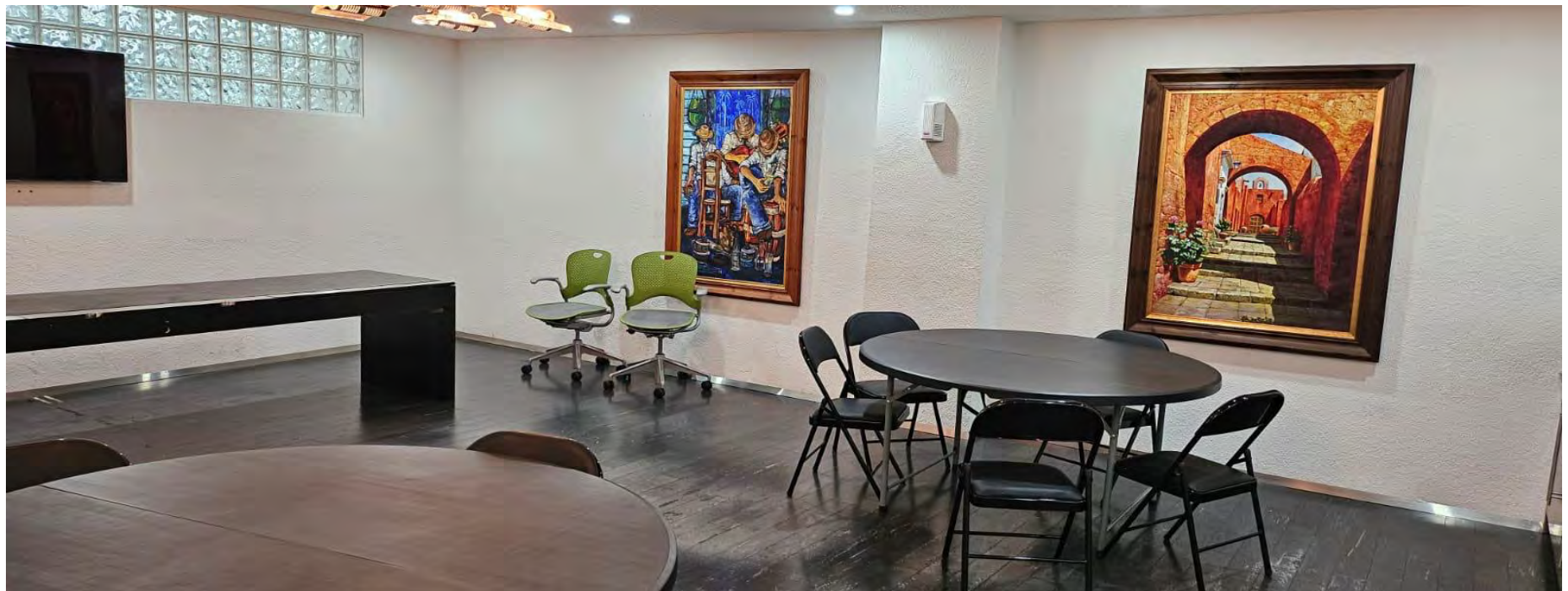
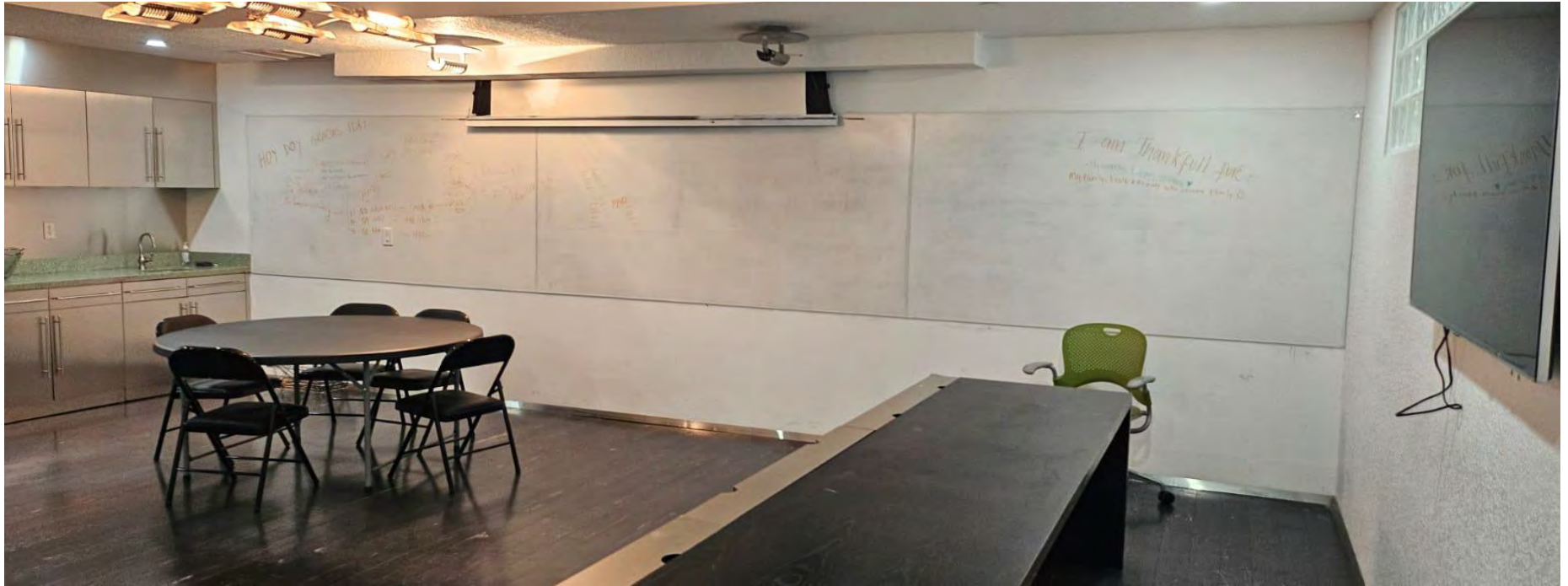
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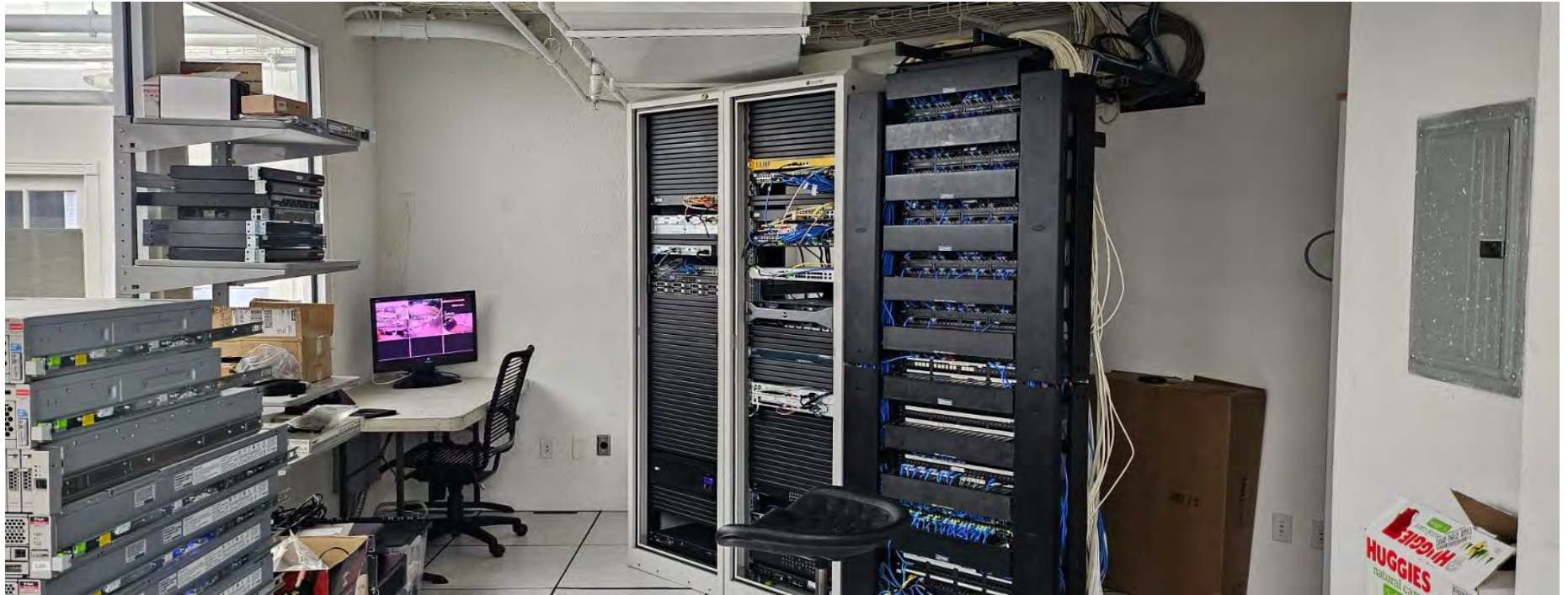
Perimeter Offices



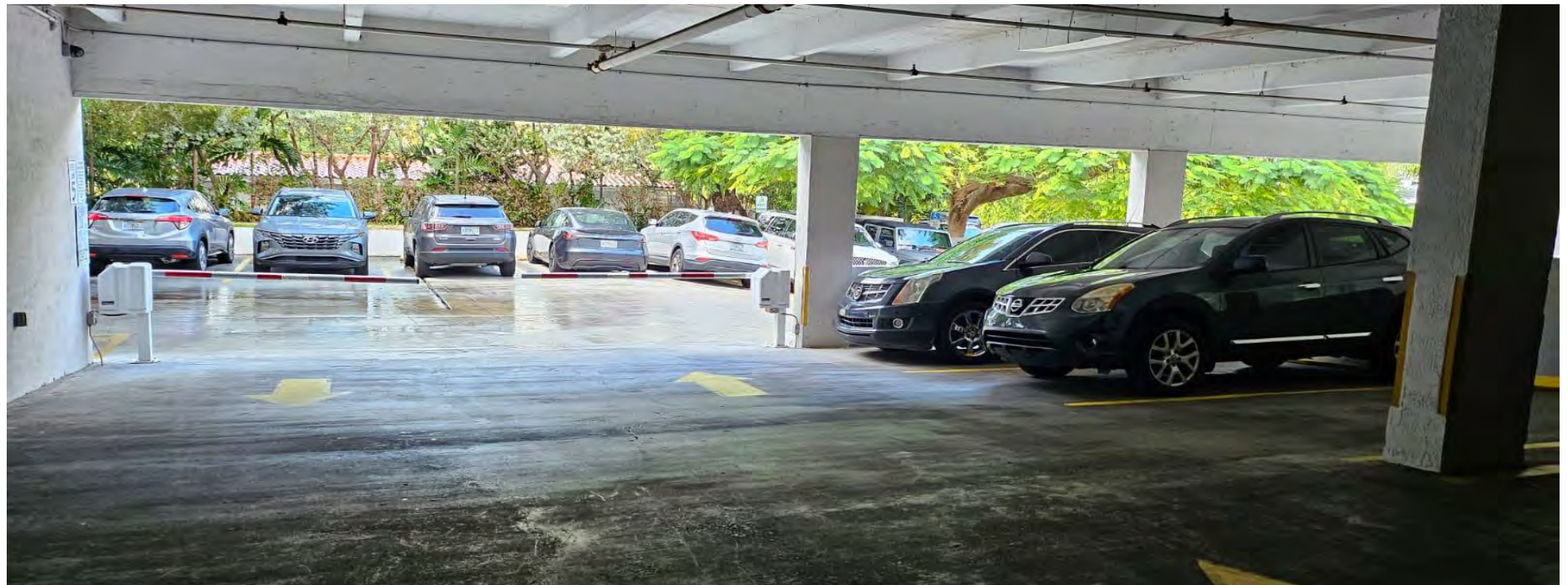
Large Training Center



IT Room



Covered Parking Garage



Covered Parking Garage



Private Bathroom



8th Street and Ponce De Leon view





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Demographics

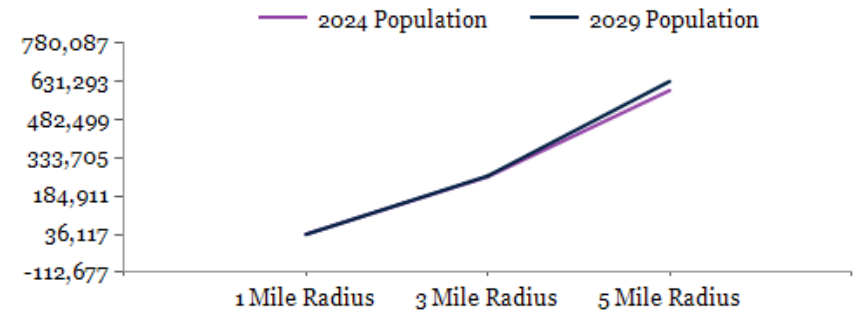
Demographics

Demographic Charts

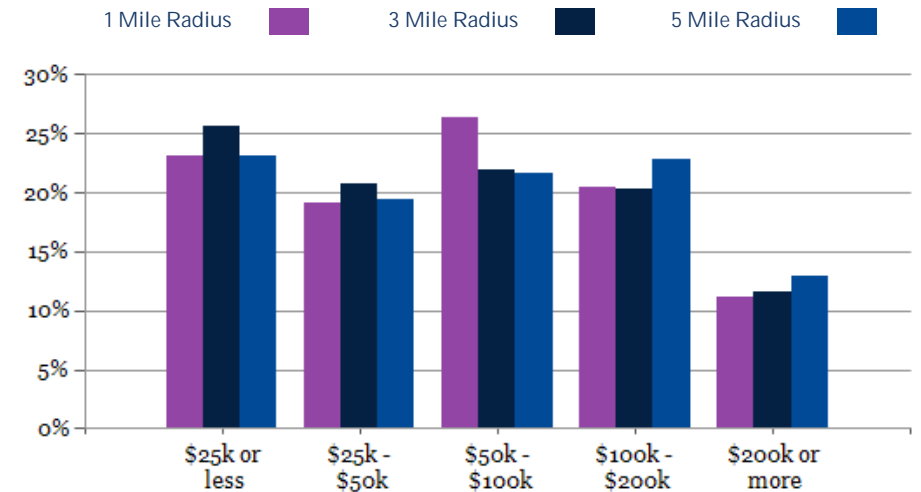
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,630	235,610	493,664
2010 Population	36,129	250,760	541,790
2024 Population	36,557	260,381	596,158
2029 Population	36,117	263,579	631,293
2024-2029: Population: Growth Rate	-1.20%	1.20%	5.75%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,629	14,859	32,366
\$15,000-\$24,999	1,923	12,048	24,420
\$25,000-\$34,999	1,424	10,574	22,722
\$35,000-\$49,999	1,504	11,233	24,989
\$50,000-\$74,999	1,977	11,441	25,697
\$75,000-\$99,999	2,063	11,631	27,246
\$100,000-\$149,999	1,991	13,793	35,960
\$150,000-\$199,999	1,143	7,594	20,004
\$200,000 or greater	1,707	12,141	31,822
Median HH Income	\$63,172	\$56,922	\$65,966
Average HH Income	\$98,523	\$98,767	\$107,308

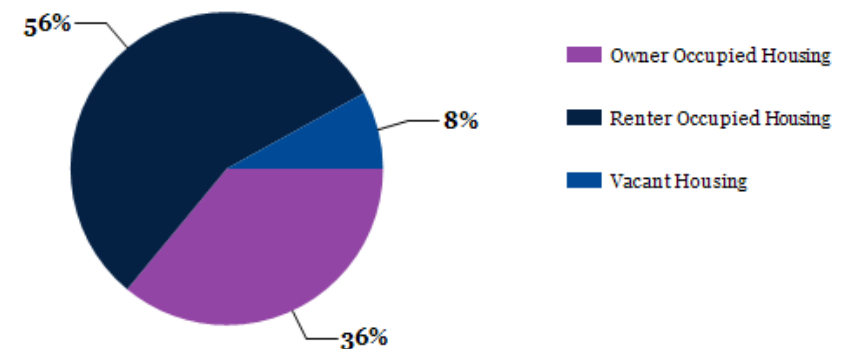
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,945	93,154	193,965
2010 Total Households	14,561	95,467	206,306
2024 Total Households	15,361	105,314	245,227
2029 Total Households	15,518	109,468	269,992
2024 Average Household Size	2.37	2.45	2.38
2024-2029: Households: Growth Rate	1.00%	3.90%	9.70%



2024 Household Income



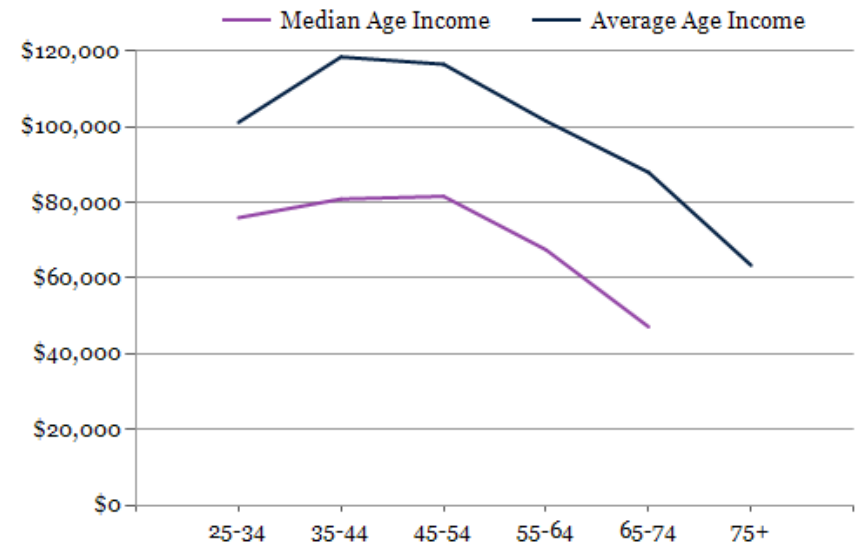
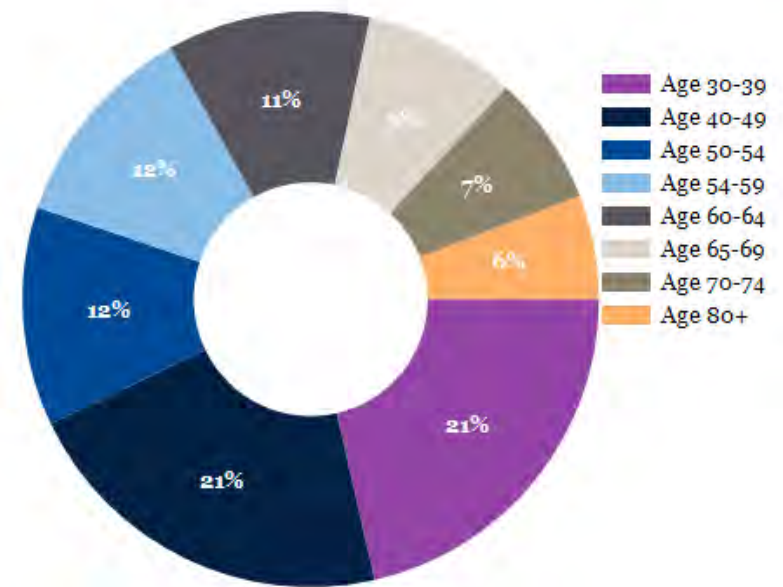
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,582	18,657	49,005
2024 Population Age 35-39	2,578	18,665	44,915
2024 Population Age 40-44	2,627	18,508	42,182
2024 Population Age 45-49	2,530	17,393	38,655
2024 Population Age 50-54	2,959	19,399	41,556
2024 Population Age 55-59	2,825	18,729	39,782
2024 Population Age 60-64	2,745	18,325	38,826
2024 Population Age 65-69	2,061	14,371	30,831
2024 Population Age 70-74	1,753	12,326	26,099
2024 Population Age 75-79	1,406	10,084	21,176
2024 Population Age 80-84	1,056	7,626	15,398
2024 Population Age 85+	1,356	9,578	18,221
2024 Population Age 18+	31,330	219,368	502,560
2024 Median Age	46	44	42
2029 Median Age	47	45	42

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,971	\$71,180	\$82,643
Average Household Income 25-34	\$101,164	\$101,607	\$114,974
Median Household Income 35-44	\$80,907	\$76,927	\$86,322
Average Household Income 35-44	\$118,457	\$117,495	\$128,314
Median Household Income 45-54	\$81,626	\$78,772	\$87,034
Average Household Income 45-54	\$116,533	\$119,172	\$129,386
Median Household Income 55-64	\$67,495	\$61,607	\$67,288
Average Household Income 55-64	\$101,504	\$104,101	\$110,638
Median Household Income 65-74	\$47,132	\$42,453	\$43,450
Average Household Income 65-74	\$87,981	\$86,837	\$88,757
Average Household Income 75+	\$63,415	\$63,115	\$63,907





04

Company Profile

Advisor Profile



Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 39 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

Prime Office space opportunity on Ponce De Leon



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"Connect with the well connected."

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Exclusively Marketed by:



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