

OFFICE SPACE FOR LEASE · CORAL GABLES, FLORIDA

# Ponce *Plaza*

4601 PONCE DE LEON BOULEVARD · CORAL GABLES, FL 33146

AVAILABLE NOW

1,264 - 2,783 SF

\$39.00 /SF + ELECTRIC

3-10 YEAR TERMS

WITKO GROUP | EXCLUSIVE LISTING BROKER

21,738<sup>SF</sup>  
BUILDING SIZE

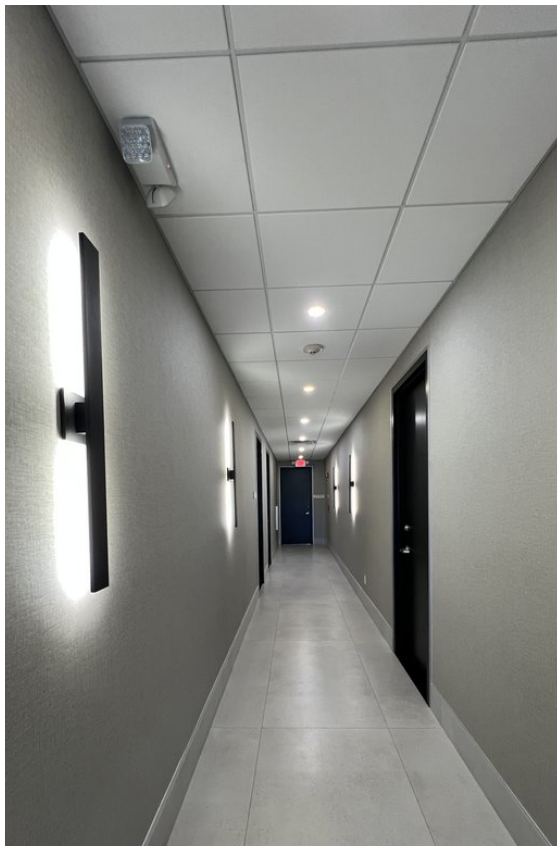
3  
STORIES

Ample  
COVERED PARKING

\$39<sup>/SF</sup>  
+ ELECTRIC

2025  
RENOVATED

B  
BUILDING CLASS



PROPERTY OVERVIEW

Witko Group is pleased to offer premier office space at Ponce Plaza — a fully renovated three-story building ideally located on Ponce de Leon Boulevard in the heart of Coral Gables. The building underwent a comprehensive renovation in 2025, delivering upgraded common areas, modern finishes, and a refreshed professional environment.

Centrally positioned with direct access to US-1 and Le Jeune Road, tenants enjoy unmatched connectivity to Downtown Coral Gables, Coconut Grove, South Miami, and Miami International Airport — all within walking distance of premier dining, retail, and the University of Miami campus.

INTERIOR











Fully renovated building

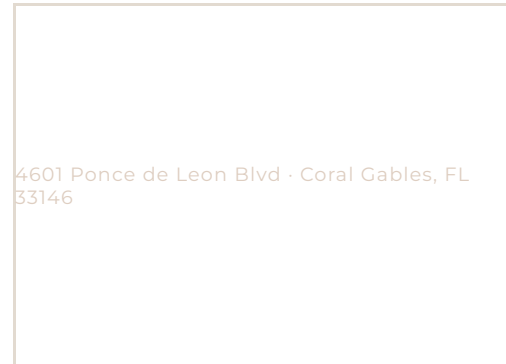
AVAILABLE SUITES

SUITE	SIZE (SF)	ANNUAL RATE	MONTHLY ESTIMATE	SPACE USE	AVAILABLE
<p><b>Suite 330</b>                      3rd Floor · Full Build-Out                      2 private offices, conference room, reception &amp; open bullpen. Fully built out &amp; move-in ready.</p>	<p><b>1,264 SF</b></p>	<p><b>\$39.00 /SF</b>                      + Electric</p>	<p><b>\$4,108 / mo</b>                      \$49,296 / yr</p>	<p>OFFICE</p>	<p>NOW</p>
<p><b>Suite 350</b>                      3rd Floor · Corner Unit                      5 private offices, break room, open bullpen &amp; reception. Abundant natural light and windows.</p>	<p><b>1,519 SF</b></p>	<p><b>\$39.00 /SF</b>                      + Electric</p>	<p><b>\$4,937 / mo</b>                      \$59,241 / yr</p>	<p>OFFICE</p>	<p>NOW</p>

PROPERTY FEATURES

LOCATION

 <p><b>Prime Coral Gables Location</b> Blocks from Village of Merrick Park &amp; University of Miami</p>	 <p><b>Fully Renovated 2025</b> Comprehensive building renovation with modern finishes throughout</p>
 <p><b>Ample Covered Parking</b> 37 surface + covered spaces available for tenants and visitors</p>	 <p><b>Central Air Conditioning</b> Building-wide central AC with security system throughout</p>
 <p><b>Move-In Ready — Available Now</b> Both suites immediately available for occupancy</p>	 <p><b>Direct Access — US-1 &amp; Le Jeune Rd</b> Easiest ingress/egress in Coral Gables; minutes to MIA</p>
 <p><b>Natural Light &amp; Corner Windows</b> Windowline offices with exterior views; corner suite floods with light</p>	 <p><b>Bus Line Access</b> Public transit directly accessible from property</p>
 <p><b>Conference &amp; Reception Areas</b> Suite 330 includes dedicated conference room &amp; professional reception</p>	 <p><b>Security System</b> Building-wide security and smoke detection throughout all floors</p>



- Village of Merrick Park — 0.4 mi

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- University of Miami — 0.6 mi

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- Downtown Coral Gables — 1.2 mi

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- Coconut Grove — 2.1 mi

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- Brickell / Downtown Miami — 4.5 mi

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- Miami Intl Airport — 5.0 mi

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- South Miami — 2.8 mi

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## Building Facts

BUILDING TYPE	Office
RENOVATED	2025
STORIES	3
BUILDING CLASS	Class B
PARKING	Ample Covered
LEASE TERM	3–10 Years

## Connectivity

Walkability	80
Drivability	80
Transit	70
Bike Score	50

Source: Local Logic®

EXCLUSIVE LISTING BROKER

Ericka Witkowski

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VIEW FULL LISTING ON  
LOOPNET

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