



SUNSET OFFICE CENTER
1515 SUNSET DRIVE
CORAL GABLES



Coral Gables is called "The City Beautiful," and is known as the Rare Pearl of South Florida; a planned community built on a grand Mediterranean revival architectural style to create a European styled city. Early city planners and visionaries were influenced by the aesthetics of the City Beautiful Movement, which swept across America in the early 1900's. Inspired by the works of landscape architect, Frederick Law Olmsted, who designed New York's Central Park, the City Beautiful movement encouraged the use of wide tree lined avenues, monumental buildings, winding roadways, green spaces, ornate plazas, and fountains. All these elements of style have been and continue to be incorporated by Coral Gables planners.

George Merrick's plan was to create a new city called "Coral Gables" and he hired extraordinary designers which included artist Desmond Fink, architects George Fink and Phineas Paist, and landscape architect Frank Button. George Merrick did a lot of traveling throughout Europe, and he also had architects travel throughout Spain, Italy, and France to study classical architecture, document both the architecture and their cities, and to come back and produce beautiful architecture and beautiful urban plans in Coral Gables. The Village projects were aimed to showcase the architectural style of France, Italy, China, Spain, Mexico and Africa.

This brings us to the site of 1515 Sunset, designed in a classical French style, as requested by the owner, after many trips to Paris. This follows Merrick's formula of traveling to other countries, and bringing back landmark designs to the City of Coral Gables. This Parisian inspired design is located at the southern most point closest to the neighborhoods that have the highest net worth like Gables Estates, Cocoplum, Journeys End, Old Cutler Bay, and Hammock Oaks. This building was designed as a bank building that has drive through tellers, making it easy to bank. This building also had to go through the Design Review Board for Mediterranean bonus points which requires the building design to show the inspiration of Historic Buildings in the Gables and how these buildings influenced the design of 1515 Sunset. 1515 Sunset will be another landmark in the City of Coral Gables.

The local buildings that have influenced 1515 Sunset the most are The Biltmore Hotel and Coral Gables City Hall. The Parisian buildings that have influenced 1515 Sunset are the Musée du Louvre, Musée de Orsay, an impressive building on the banks of Seine, Arc de Triomphe, and Fabric buildings on the Champs-Élysées.

1515 Sunset has a copper roof, inspired by the Musée De Orsay, the entrance has a triangle arch engaged into a façade, and a lower loggia that is inspired by the Musée du Louvre.

Like Merrick who traveled Europe, this owner has traveled Europe and has demanded timeless excellence and a building that will be a landmark at the southern most commercial point in Coral Gables.

VISION



Designed to be the first LEED Platinum office building in Coral Gables, 1515 Sunset will feature class A office space and ground floor retail and restaurant space. The mixed use development will offer 50,000 square feet of office space along with 10,000 square feet of retail and restaurant space. The unique layout provides an over 250 space parking garage designed to allow easy access from garage to office on each level. This will be the premier office building in South Florida.

Located in southern Coral Gables, 1515 Sunset is just steps from South Miami's commercial business district, offers convenient access to major thoroughfares and numerous restaurants, and is minutes away from Miami's most exclusive residential communities. Eight miles from Miami International Airport, 7 miles from downtown Miami, and 3.5 miles from downtown Coral Gables.

ABOUT



The building is designed to be “LEED Platinum” certified by the United States Green Building Council’s Leadership in Energy and Environmental Designs (LEED) Green Building Rating System. The environmental friendly design includes many features not limited to:

- **Shower facilities**
- **Roof top Garden**
- **Low-E glass on windows and doors**
- **Preferred Parking for fuel efficient and low-emitting vehicles**
- **Storm water management/Storm water re-use for irrigation and toilets/urinals**
- **Recycling construction waste/construction waste management**
- **Use of recycled and regional materials**
- **Use of certified wood products**
- **Use of low-emitting materials**
- **Indoor Chemical and Pollutant source control**
- **Daylight views for 90% of offices**

The Platinum Certification extends South Florida’s premier office building to also being the most environmentally conscious development in Coral Gables.

LEED CONSULTANTS

The Spinnaker Group

With over 160 LEED projects The Spinnaker Group has extensive knowledge and experience in the application of the USGBC LEED Rating Systems.

LEED CERTIFICATION



Portuondo Perotti Architects is a vibrant architectural studio dedicated to the production of serious, lasting architecture. Their primary focus is to produce designs, which are intimately sensitive to the needs of the urban whole – therefore producing buildings that will make the city a better place to live.

Portuondo Perotti Architects believes that the essence of architecture lies, not in a superficial battle of the latest fashion or style, but in a patient search for the simple proven values of good design. Such values are expressed in their attention to scale and sensitivity to the street, a search for the ordering element as opposed to the fragment, and adherence to human values as they are represented in architecture as opposed to simplistic, egotistic to stand apart.


Operating as a traditional studio, the designers at Portuondo Perotti Architects carefully analyze the client's needs and program. Designs are executed according to the logic and economy of construction, and seek both the solution offered by tradition and those found in invention, creative transformation, and in the best of modern technology. Intimately concerned with the effect a single building has on its immediate surroundings and, by extension, on the general urban context, the studio strives for the essential and the profound, and avoids the arbitrary and frivolous.

The firm subscribes to the notion that these timeless values of architecture scale, proportions, function and durability can be achieved within the modern constraints of budget, schedules and contemporary construction methods. With the extensive experience in the execution of large and small-scale projects, Portuondo Perotti Architects delivers work in a timely and responsibly manner, demanding a standard of excellence from themselves and from the craftsmen who execute their designs, and relishes the opportunity to realize their idea in the market place.

ARCHITECT

Portuondo Perotti Architects

ARCHITECTURE



Arellano Construction Co. is a team of dedicated professionals with significant experience and expertise in the construction and renovation of higher education, healthcare, and commercial facilities. We have served the South Florida market since 1974.

Arellano offers a comprehensive list of construction and pre-construction services (estimating, scheduling, value engineering as well as selection of equipment and finishes). We work closely with architects, engineers and subcontractors to provide high-quality products and cost-effective options to its clients.

With over thirty five years in the construction industry, we have developed and perfected our capability for delivering the highest quality of products and services to clients in the healthcare industry. Along with this commitment to quality is a strong corporate focus on safety. Job site safety is a company-wide responsibility – from the workers, to the company's safety director – this is emphasized through a host of programs, including safety training for field employees, inspections and weekly safety reports. We utilize top construction managers and supervisors to ensure project quality, timeliness and value.

Arellano strives to develop long-term relationships with clients. A 95%+ level of repeat business demonstrates the company's ability to provide exemplary service.

Arellano Construction is a subsidiary of Obrascon Huarte Lain, S.A. ("OHL"), a publicly-traded company on the Spanish Stock Exchange.

GENERAL CONTRACTOR

Arellano Construction Company

GENERAL CONTRACTOR



LEASING AGENT

Carthage Real Estate, LLC
R. Cauley Dennis
Stephan Medina
305-858-3200

PLANNED

OCCUPANCY Available Now

OFFICE/RETAIL FLOOR SIZES

TOTAL SPACE

MIN. DIVISIBLE

GROUND FLOOR (EAST)	7,238 SQ FT	LEASED
GROUND FLOOR (WEST)	3,452 SQ FT	LEASED
SECOND FLOOR	13,085 SQ FT	2,600
THIRD FLOOR	11,201 SQ FT	2,800
FOURTH FLOOR	12,194 SQ FT	5,600
PENTHOUSE	3,761 SQ FT	LEASED
RETAIL GROUND FLOOR	7,665 SQ FT	LEASED

INITIAL LEASE TERMS

5 years to 15 years NNN

BASE RENTAL RATES

Contact Carthage Real Estate, LLC
R. Cauley Dennis/Stephan Medina
305-858-3200

PARKING/ACCESS

An attached four story parking garage will offer ample and convenient parking for tenants and guests. Parking entrance will be through secure access from San Ignacio. 2.0 spaces per 1,000 usable square feet.

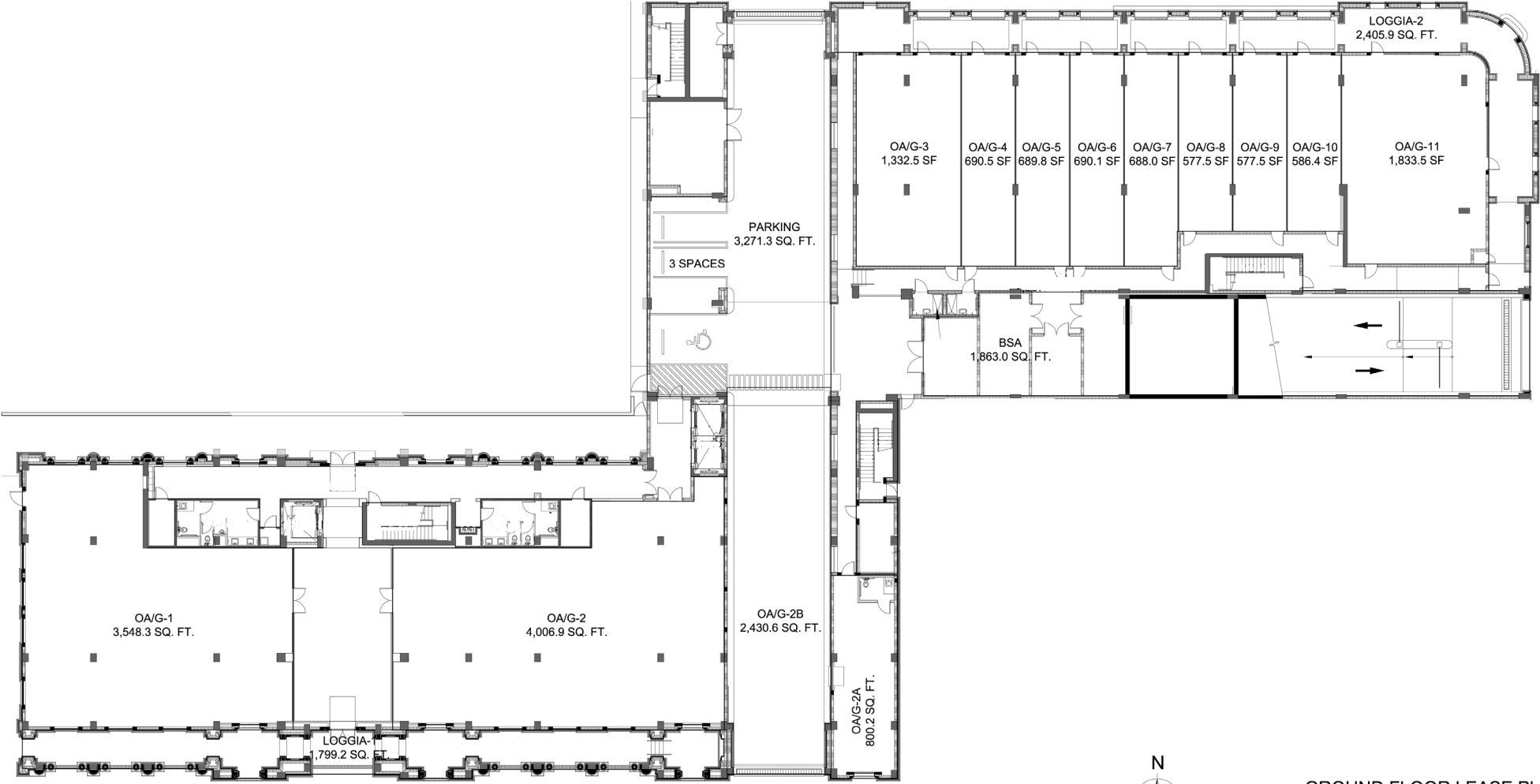
SECURITY

Building will offer state of the art security with card key access and security cameras.

BUILDING DETAILS

San Ignacio Avenue

Yumuri Street



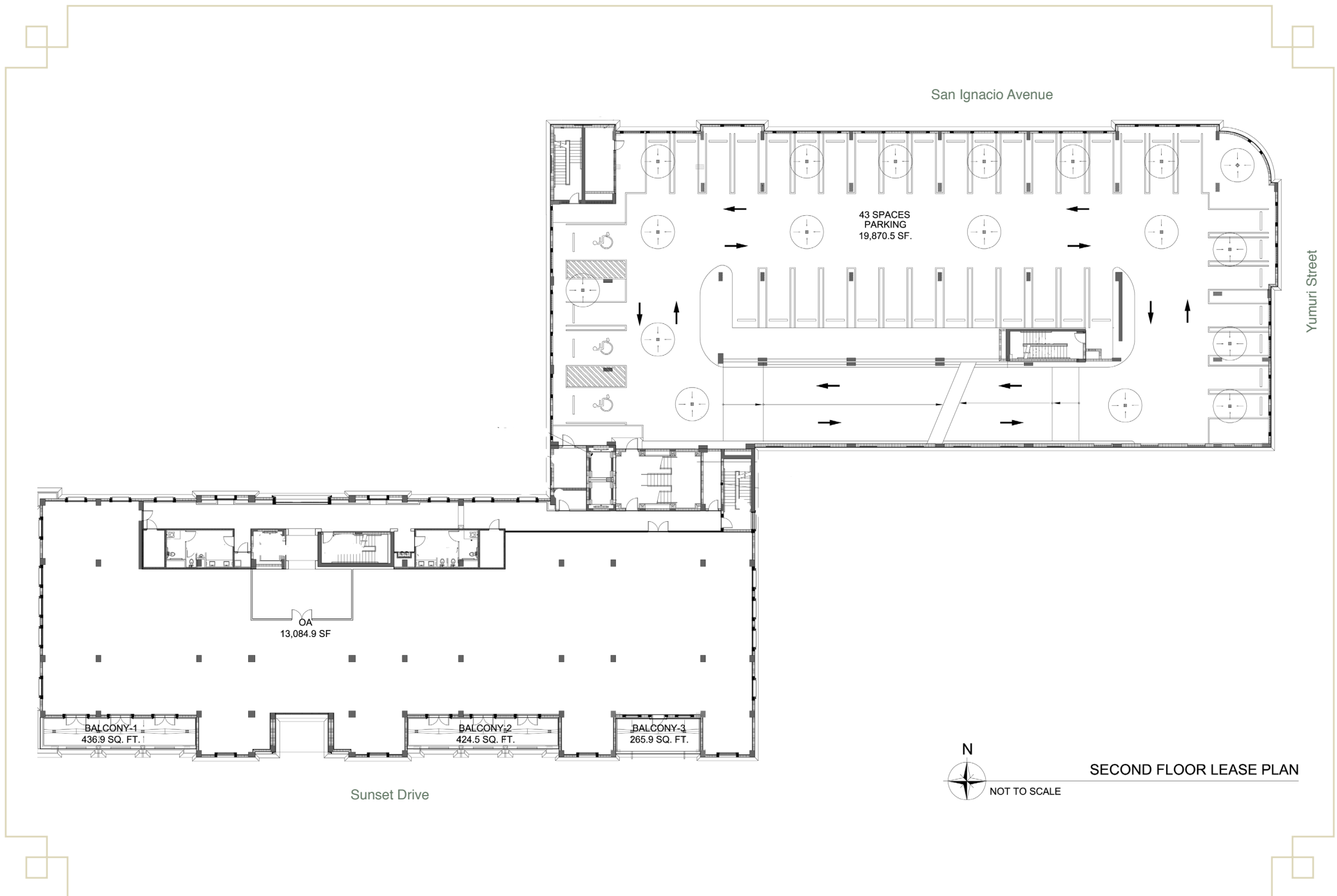
Sunset Drive



NOT TO SCALE

GROUND FLOOR LEASE PLAN

GROUND FLOOR



San Ignacio Avenue

Yumuri Street

43 SPACES
PARKING
19,870.5 SF.

OA
13,084.9 SF

BALCONY-1
436.9 SQ. FT.

BALCONY-2
424.5 SQ. FT.

BALCONY-3
265.9 SQ. FT.

Sunset Drive



NOT TO SCALE

SECOND FLOOR LEASE PLAN

SECOND FLOOR

San Ignacio Avenue

Yumuri Street

43 SPACES
PARKING
19,870.5 SF

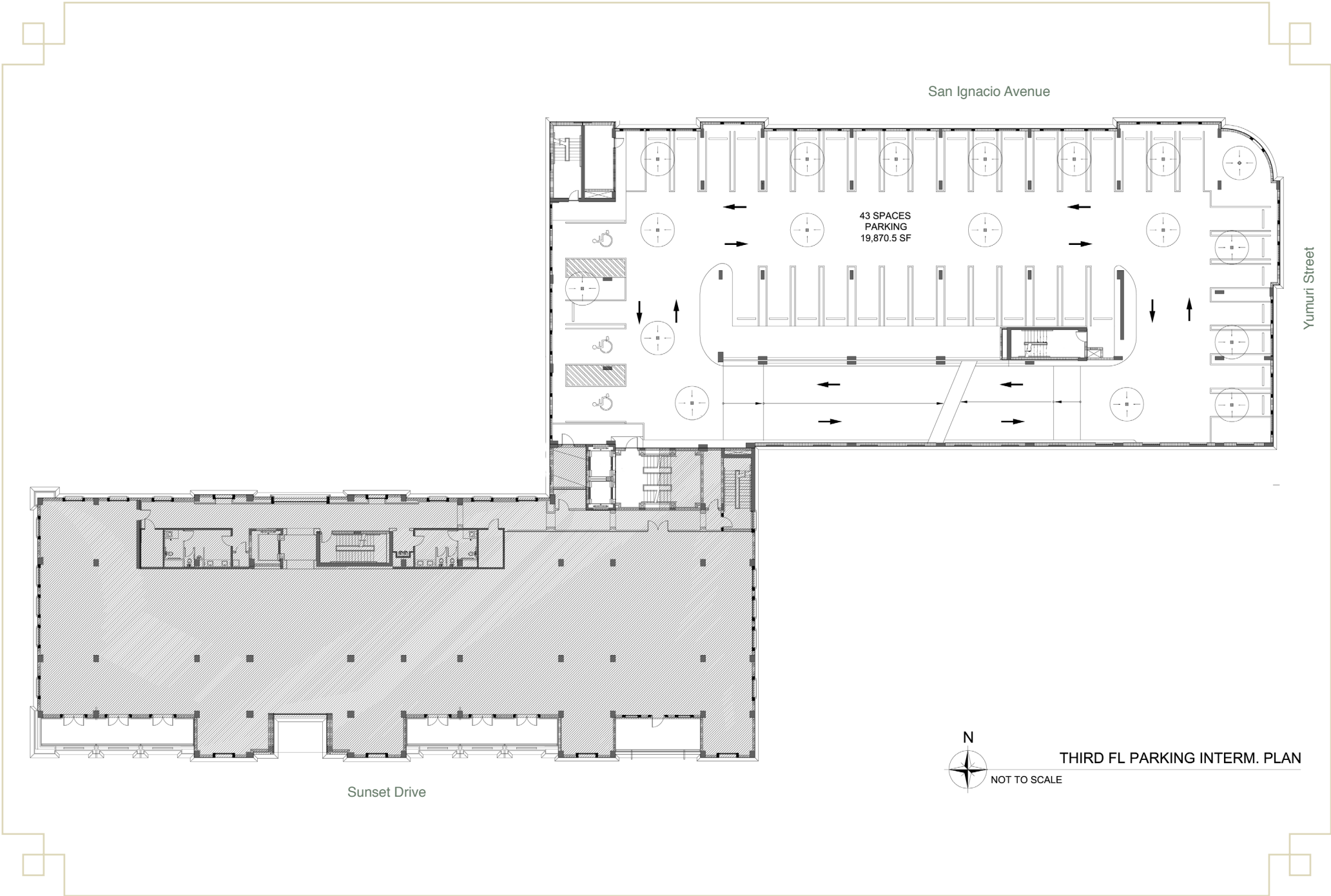
Sunset Drive

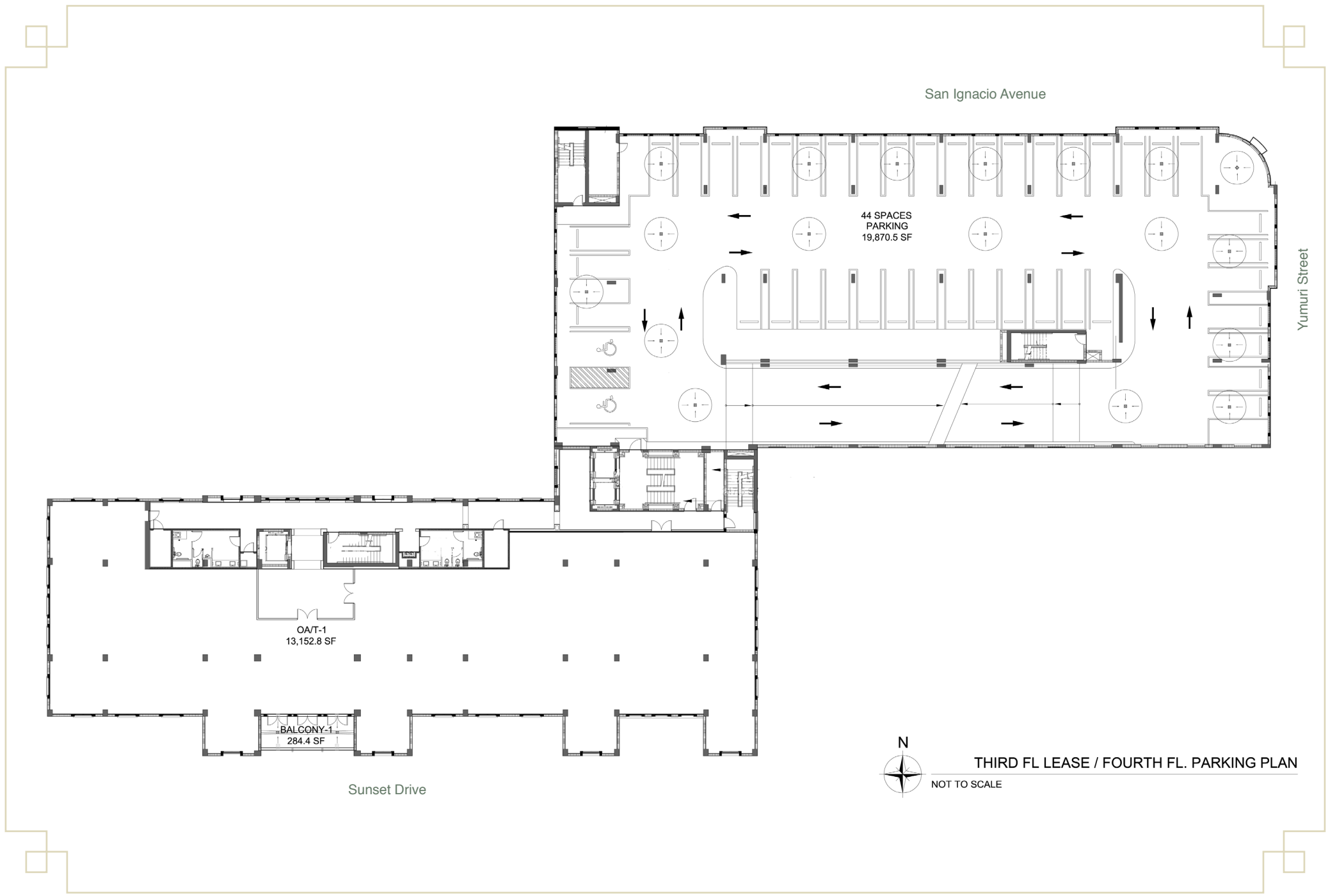


THIRD FL PARKING INTERM. PLAN

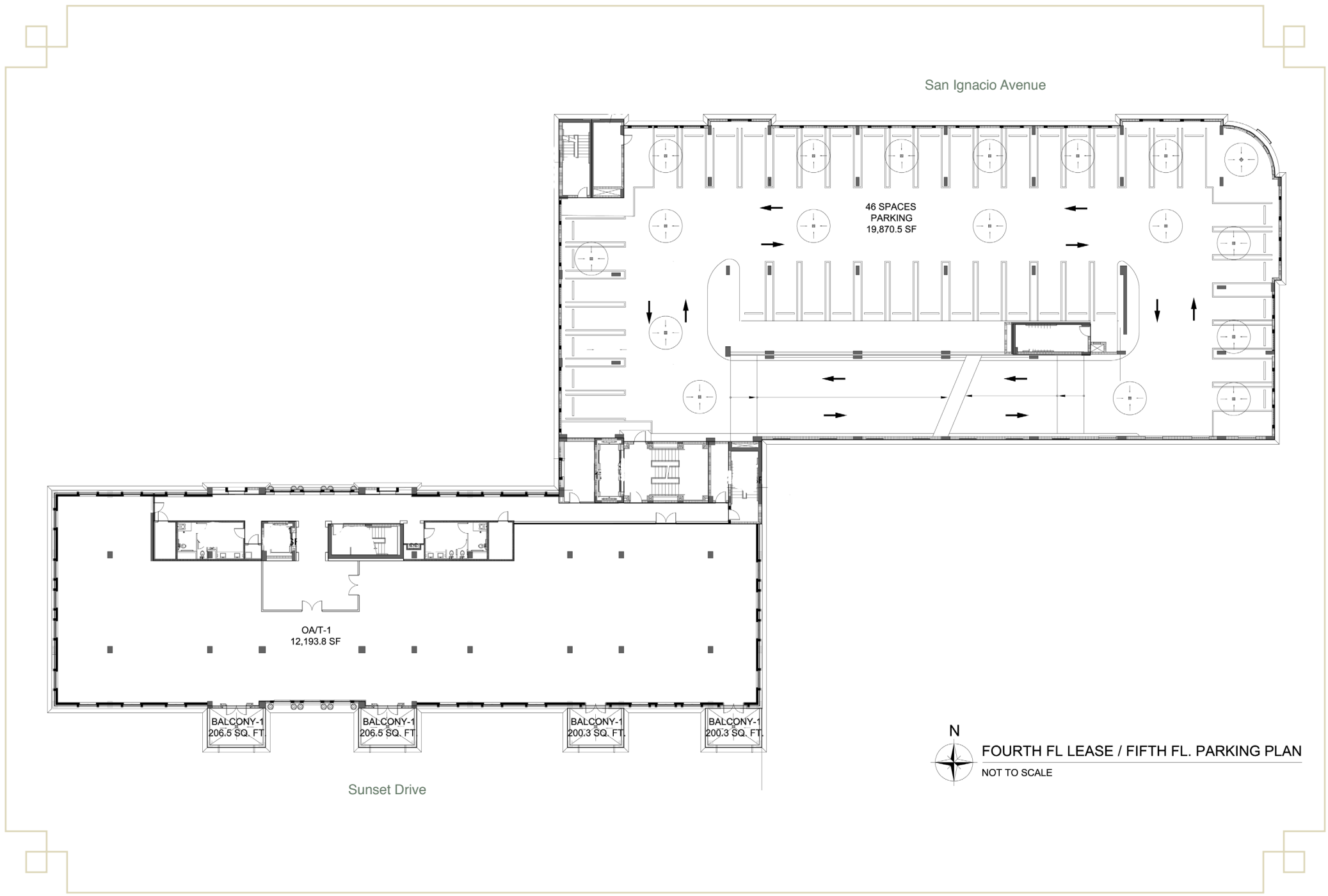
NOT TO SCALE

THIRD FLOOR PARKING





THIRD FLOOR



San Ignacio Avenue

46 SPACES
PARKING
19,870.5 SF

OAV-1
12,193.8 SF

BALCONY-1
206.5 SQ. FT.

BALCONY-1
206.5 SQ. FT.

BALCONY-1
200.3 SQ. FT.

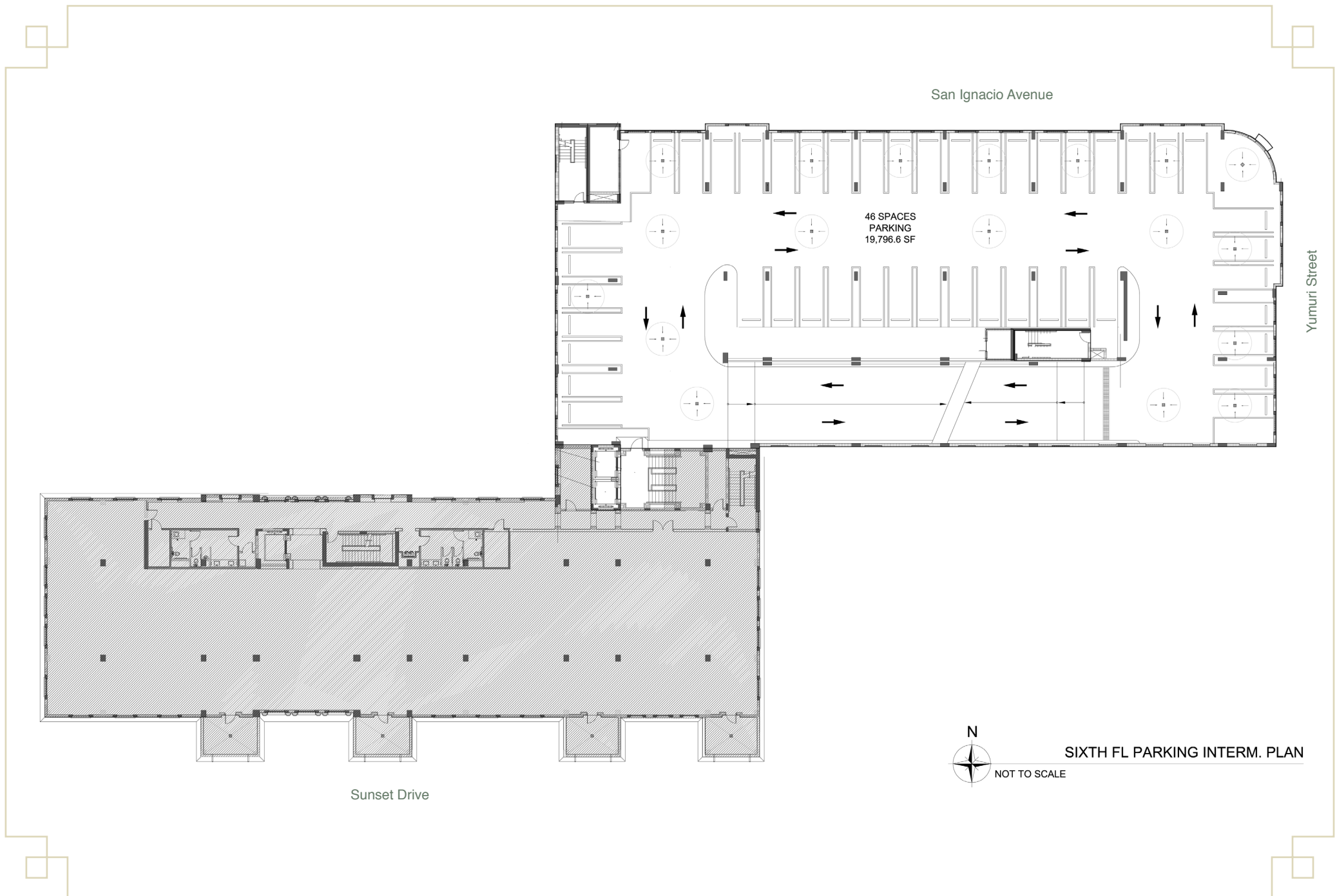
BALCONY-1
200.3 SQ. FT.

Sunset Drive



FOURTH FL. LEASE / FIFTH FL. PARKING PLAN
NOT TO SCALE

FOURTH FLOOR



SIXTH FLOOR PARKING

San Ignacio Avenue

Yumuri Street

44 SPACES
PARKING
18,968.2 Sq Ft

ROOF
TERRACE
2,197.8 SF

OA/PH-1
3,760.5 SF

ROOF
TERRACE
5,879.7 SQ. FT.

Sunset Drive



PENTHOUSE FL. LEASE PLAN / ROOF PARKING PLAN

NOT TO SCALE

PENTHOUSE

Gables due first LEED Platinum commercial site

BY PATRICIA HOYOS

Coral Gables' first LEED Platinum certified commercial building is expected to break ground this year and be ready for occupancy during spring 2013.

"Everything is based in motivating people and lowering the energy load that a building like this would actually draw," said Raul Lima, project manager for Portuondo Perotti Architects Inc.

Right now, the undisclosed developer is in the final steps of obtaining city permits and should begin demolition of buildings currently at the 1515 Sunset Drive site within two months, said broker Shawn Crews, of Carthage Real Estate.

The development, to rise about a block behind The Shops at Sunset Place, will have close to 60,000 square feet of rentable class A office space and 10,000 square feet of retail and restaurant space, Mr. Crews said. Running from San Ignacio Avenue to Sunset Drive, the development will also have space for a drive-through bank.

In addition, the commercial building will have an attached garage with about 200 parking spaces, he added.

Architect Rafael Portuondo said that in order for the building to meet the LEED platinum requirements, his team has had to design features not found in many South Florida buildings.

The development will have a storm water management system that will collect storm water through irrigation to be used in the four-story building's plumbing, he said.

It will also encourage those who work in the building to be green by offering shower facilities for those who ride bicycles to work and providing preferred parking spots to individuals with fuel-efficient and low-emitting vehicles.

In order to meet the LEED requirements, the commercial building will also provide daylight to 90% of the offices, use certified wood products, use recycled and regional materials, and feature a rooftop garden meant to be used for functions.

Mr. Crews, who along with Carthage's R. Cauley Dennis is handling the development's leasing efforts, said that a couple of tenant leases are now being negotiated.

He said, "Speaking with people of Coral Gables, they are excited about it."

MIAMI TODAY

NEWSWORTHY

SUNSET OFFICE CENTER



FOR MORE INFORMATION CONTACT CARTHAGE REAL ESTATE
R. CAULEY DENNIS / SEAWN D. CREWS / STEPHAN MEDINA ■ 305-858-3200 ■ 1515@CARTHAGERE.COM