



For lease

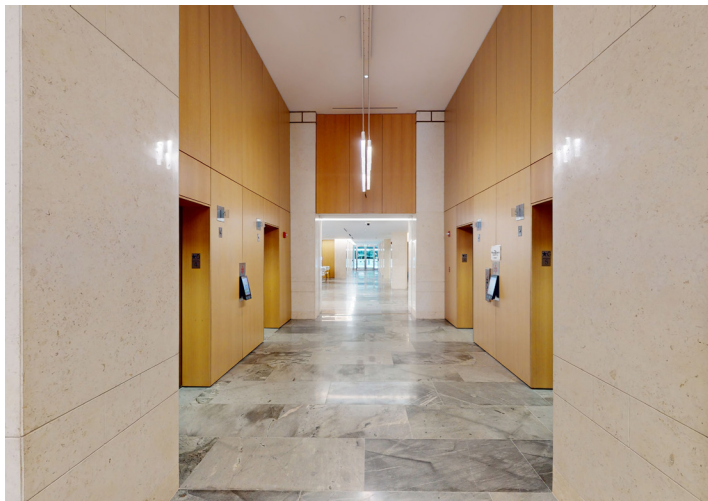
Class-A office tower  
for the  
*modern professional*

2800 PONCE DE LEON BLVD, CORAL GABLES, FL 33134



# Trophy office in the *heart* of Coral Gables

Ponce Circle Tower is a Class-A office tower fronting Ponce de Leon Boulevard and Sevilla Avenue, the new main-and-main intersection of Coral Gables located at 2800 Ponce de Leon Boulevard.







# The *ultimate* business address

- Class-A modern office tower with expansive glass and precast curtain walls offering panoramic views of Biscayne Bay, Coconut Grove, Downtown Miami, and Coral Gables
- 6-story covered parking garage with electric vehicle charging stations
- On-site management, engineering, and security
- Located on Ponce de Leon Boulevard in Coral Gables' Central Business District directly across from Ponce Circle Park and The Plaza Coral Gables
- Excellent multi-directional ingress and egress
- Walking distance to numerous restaurants, retail, and entertainment options such as Village of Merrick Park, Miracle Mile, and Giralda Plaza
- On-site trolley stop



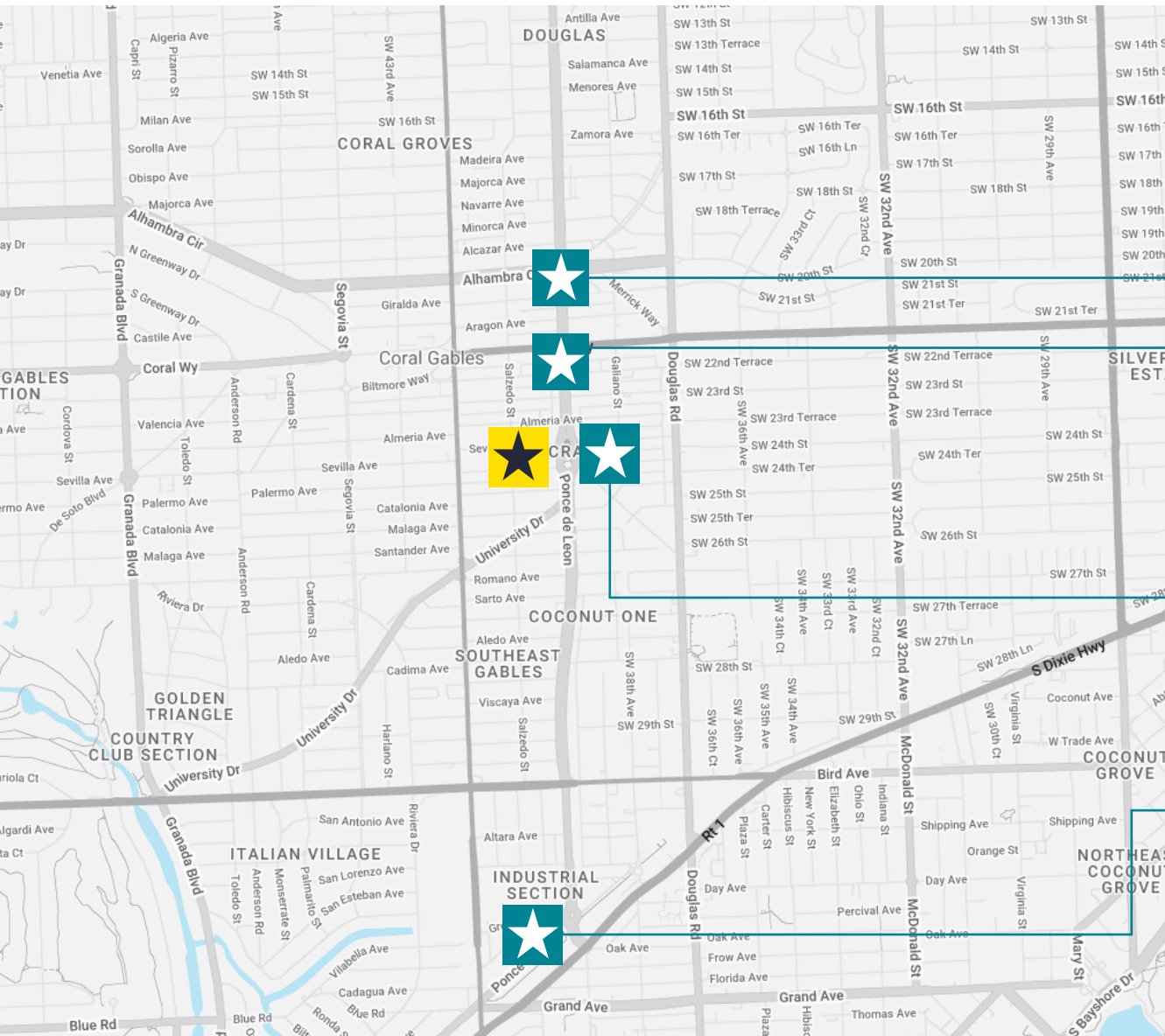


# Dynamic, elegant, and connected *in Coral Gables*



**Ponce Circle Tower**

Over 50+ restaurants, lifestyle destinations, and retail are within walking distance of Ponce Circle Tower. Here's a few of the top:



## GIRALDA PLAZA

**Restaurants, bars, and coffee shops for all tastes line this pedestrian walkway.**

- |                                |                                 |
|--------------------------------|---------------------------------|
| <i>Talavera Cocina</i>         | <i>Clutch Burger</i>            |
| <i>Calista Seafood Taverna</i> | <i>Luca Osteria</i>             |
| <i>Cebada Rooftop</i>          | <i>Miam Cafe - Coral Gables</i> |
| <i>CRAFT Coral Gables</i>      | <i>Naked Farmer</i>             |
| <i>Eating House Miami</i>      | <i>Threefold Cafe</i>           |

## MIRACLE MILE

**Ultimate destination for shopping and entertainment**

- |                                 |                      |
|---------------------------------|----------------------|
| <i>MOTEK Coral Gables</i>       | <i>Maiz y Agave</i>  |
| <i>Doc B's Restaurant</i>       | <i>Bodega</i>        |
| <i>Capital Burger</i>           | <i>Crema Gourmet</i> |
| <i>John Martin's Restaurant</i> | <i>Pizco y Nazca</i> |

## THE PLAZA

**Coral Gables' newest mixed use development**

- |                            |                            |
|----------------------------|----------------------------|
| <i>Fogo de Chao</i>        | <i>Loews Hotel and Bar</i> |
| <i>Sanguich</i>            | <i>Sweet Paris</i>         |
| <i>Joe &amp; the Juice</i> | <i>Ceviche 105</i>         |

## VILLAGE OF MERRICK PARK

**Coral Gables' most luxurious shopping destination**

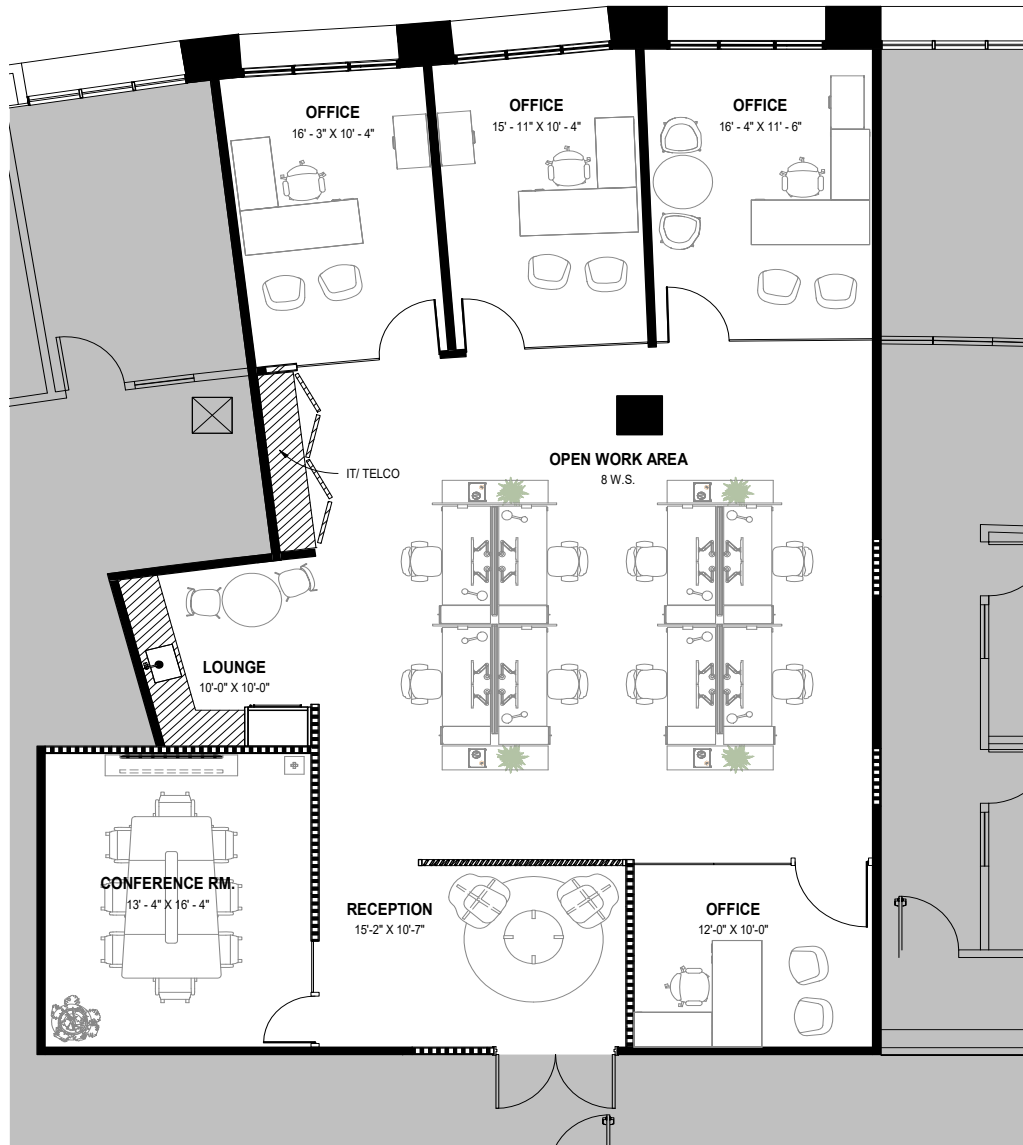
- |                           |                         |
|---------------------------|-------------------------|
| <i>Perry's Steakhouse</i> | <i>Louis Vuitton</i>    |
| <i>Yard House</i>         | <i>Nordstrom</i>        |
| <i>Sephora</i>            | <i>Neiman Marcus</i>    |
| <i>Gucci</i>              | <i>Arhaus Furniture</i> |



# Suite 1470

+/- 2,478 SF

Recently built-out move-in ready spec suite



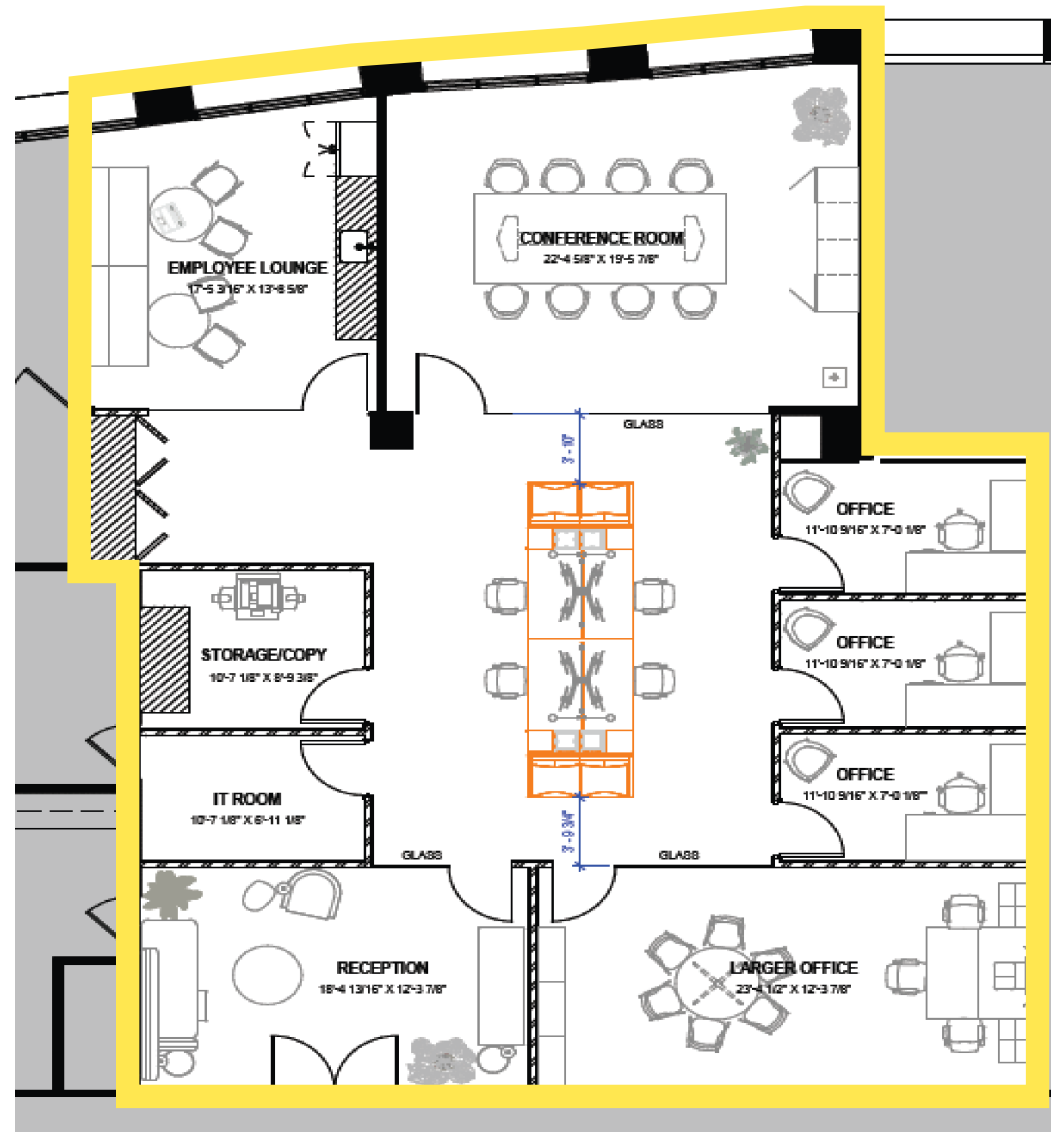


# Suite 1125

+/- 2,831 SF

Combinable with Suite 1110 for total of +/- 4,961 SF

*Please note this is a sample space plan of Suite 1125. This space is currently raw and will require a build-out.*



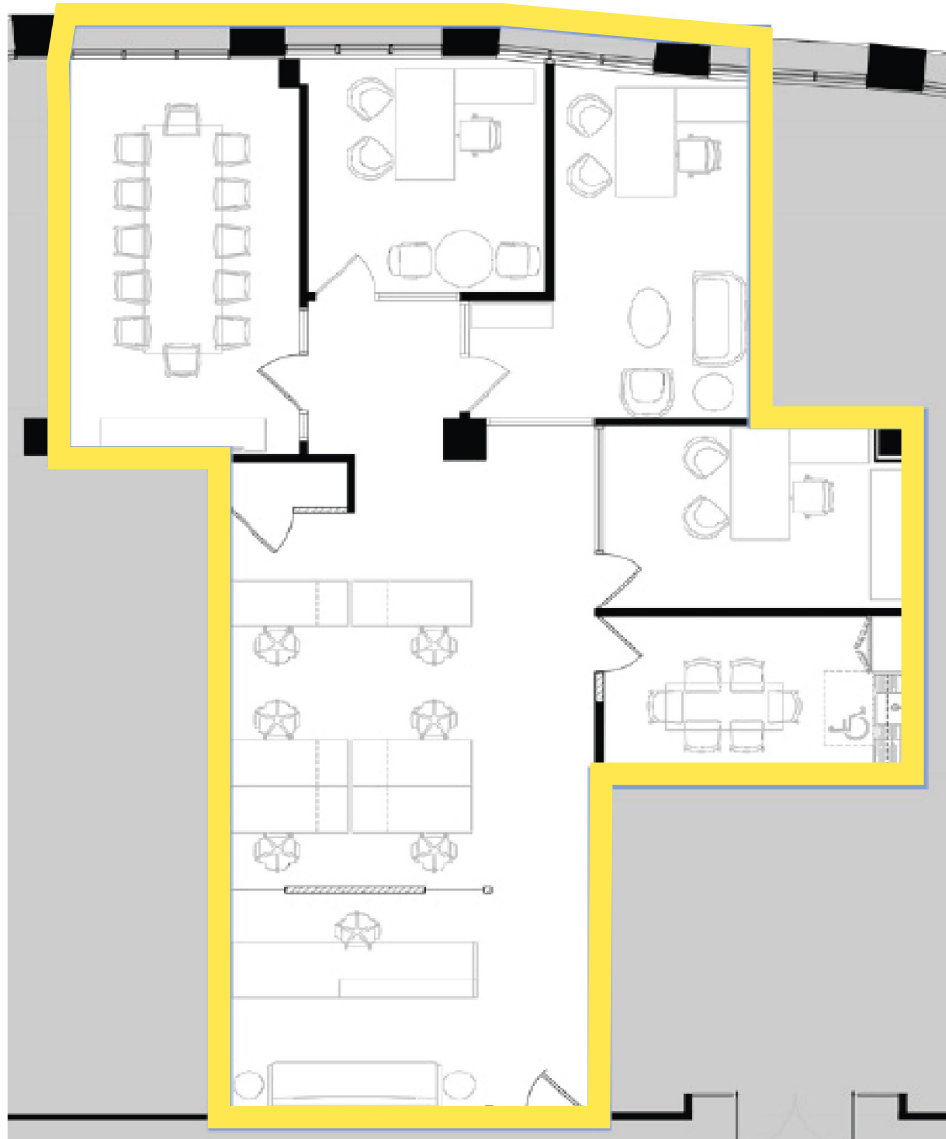


# Suite 1110

+/- 2,130 SF

Combinable with Suite 1125 for total of +/- 4,961 SF

*Please note this is a sample space plan of Suite 1110. This space is currently raw and will require a build-out.*







**PONCE CIRCLE  
TOWER**

*For leasing information:*

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