

2990 PONCE

Colliers



BUILDING HIGHLIGHTS

THE NEW CENTER OF CORAL GABLES

2990 Ponce is a modern Class A office building nestled in the heart of the Coral Gables business district. 2990 Ponce is a six story office building offering approximately 60,000 SF of office space with ground floor retail.

2990 Ponce features a striking architectural design, including floor-to-ceiling curved glass curtain wall on the southeast corner for abundant natural light, and a 6,000 SF rooftop terrace.

With its unique and cutting edge design, 2990 Ponce offers companies an environment that elevates their brand and cultivates creativity. The abundant natural light and outdoor spaces are ideal to increase employee productivity and drive collaboration.



Approximately $\pm 60,000$ SF boutique office building with contemporary design, private balconies, hurricane-impact windows & premium finishes



Ample covered parking (3 spaces per 1,000 square feet leased)



Rooftop lounge area & outdoor terrace offer panoramic views of Coral Gables with lush landscaping, outdoor furniture & a glass gazebo perfect for casual or professional meetings



On-site ground floor bank with ATM and drive-thru teller



Easily accessible location on Ponce de Leon Boulevard at Ponce Circle and Catalonia Avenue away from the traffic congestion



Access to mass transit via Coral Gables Trolley



Close proximity to high-end retail shops, restaurants and hotels



Adjacent to The Plaza, Coral Gables' largest mixed-use development including the Loews Hotel (242) rooms, 170 residential units, and 161,000 SF of retail space

THE LOCATION

2990 Ponce is located in one of Miami’s most desirable urban neighborhoods. 2990 Ponce is minutes away from Miami International Airport, Downtown Miami, and Brickell’s Financial District, making its location perfect for business synergy and efficiency.

Coral Gables offers a true downtown environment with services within walking distance and is home to over 150 multi-national corporations.

2990 Ponce provides a convenient location away from the Coral Gables traffic congestion and offers easy access to Ponce de Leon Boulevard, Le Jeune Road, US1 and Sw 37th Ave as well as the Coral Gables trolley.



SOUTH-FACING VIEW







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