

OFFICE & MEDICAL SPACE FOR LEASE · CORAL GABLES, FLORIDA

Gables Plaza

4649 PONCE DE LEON BOULEVARD · CORAL GABLES, FL 33146

AVAILABLE NOW1,302 – 4,804 SF\$39.00 /SF + ELECTRIC3-10 YEAR TERMS

WITKO GROUP | EXCLUSIVE LISTING BROKER

27,000^{SF}
BUILDING SIZE

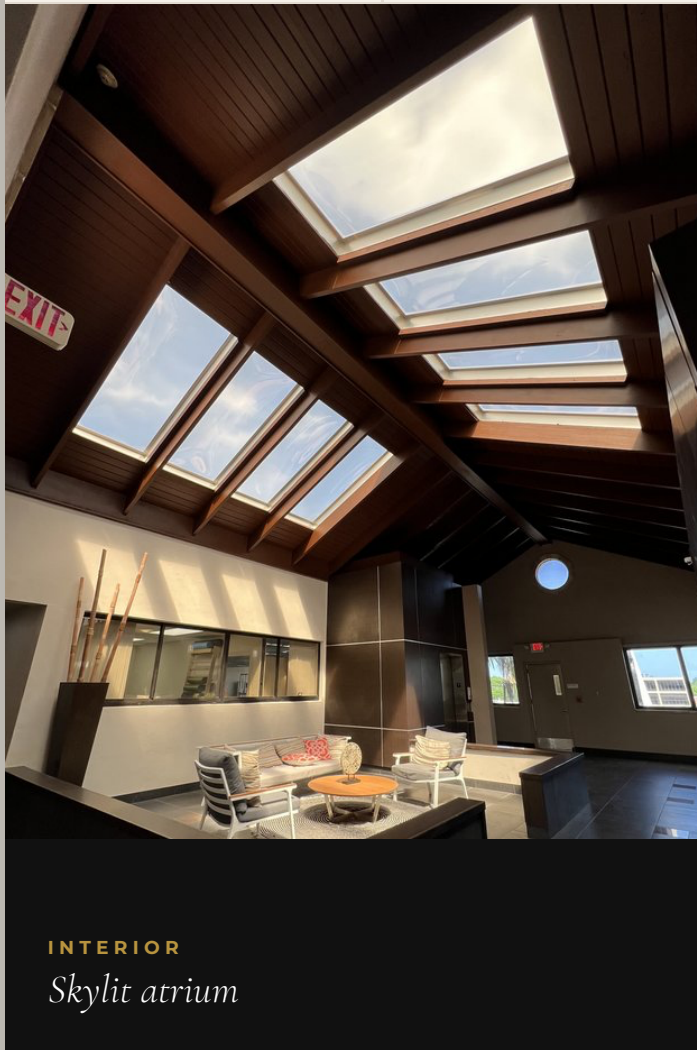
4
STORIES

Ample
COVERED PARKING

\$39^{/SF}
+ ELECTRIC

2025
RENOVATED

B
BUILDING CLASS



INTERIOR
Skylit atrium

PROPERTY OVERVIEW

Witko Group is pleased to offer premier office and medical space at Gables Plaza — a distinguished, recently renovated four-story building in the heart of Coral Gables. Ideally positioned with direct access to Le Jeune Road and US-1, the property delivers unmatched connectivity to Downtown Coral Gables, Coconut Grove, South Miami, and Miami International Airport.

The property offers a stunning skylit atrium, tenant-controlled HVAC, and ample covered parking — all within walking distance of premier dining, retail, and the University of Miami campus.

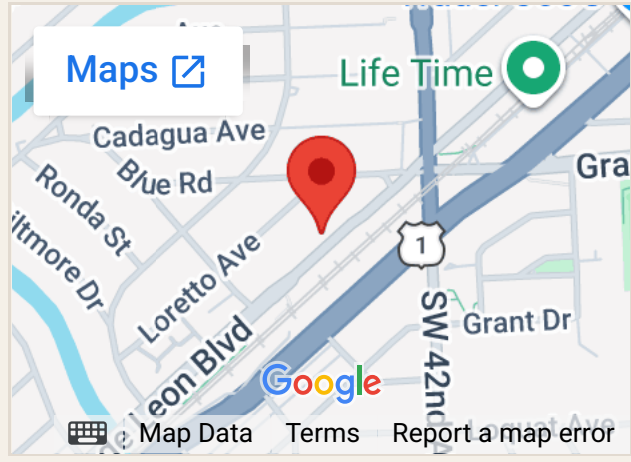
AVAILABLE SUITES

SUITE	SIZE (SF)	ANNUAL RATE	MONTHLY ESTIMATE	SPACE USE	AVAILABLE
Suite 307 3rd Floor	1,302 SF	\$39.00 /SF + Electric	\$4,232 / mo \$50,778 / yr	OFFICE	NOW
Suite 402 4th Floor	1,500–3,061 SF Divisible	\$39.00 /SF + Electric	\$4,875–\$9,948 / mo \$58,500–\$119,379 / yr	OFFICE MEDICAL	NOW
Suite 403 4th Floor - Corner Unit	1,743 SF	\$39.00 /SF + Electric	\$5,665 / mo \$67,977 / yr	OFFICE MEDICAL	NOW

PROPERTY FEATURES

Prime Coral Gables Location Blocks from Village of Merrick Park & University of Miami	Ample Covered Parking Generous covered parking available for tenants and visitors
Tenant-Controlled HVAC Independent climate control within each suite	Office & Medical Space Suitable for professional office, medical, and dental uses
Direct Access — US-1 & Le Jeune Rd Easiest ingress/egress in Coral Gables; minutes to MIA	Bus Line Access Public transit directly accessible from property
Flexible Lease Terms 3-10 year terms available; NNN + electric on all suites	Immediate Availability All three suites available for occupancy now

LOCATION



- Village of Merrick Park — 0.4 mi
- University of Miami — 0.6 mi
- Downtown Coral Gables — 1.2 mi
- Coconut Grove — 2.1 mi
- Brickell / Downtown Miami — 4.5 mi
- Miami Intl Airport — 5.0 mi
- South Miami — 2.8 mi

Building Facts

TYPE	Office / Medical
RENOVATED	2025
STORIES	4
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
WITKO GROUP · CORAL GABLES

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VIEW FULL LISTING ON
LOOPNET

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