



# 4565 PONCE

WHERE YOU WANT YOUR BUSINESS TO BE



STRATEGIC  
LOCATION



EASY ACCESS  
TO MASS  
TRANSIT



HIGH-END  
NEIGHBORHOOD

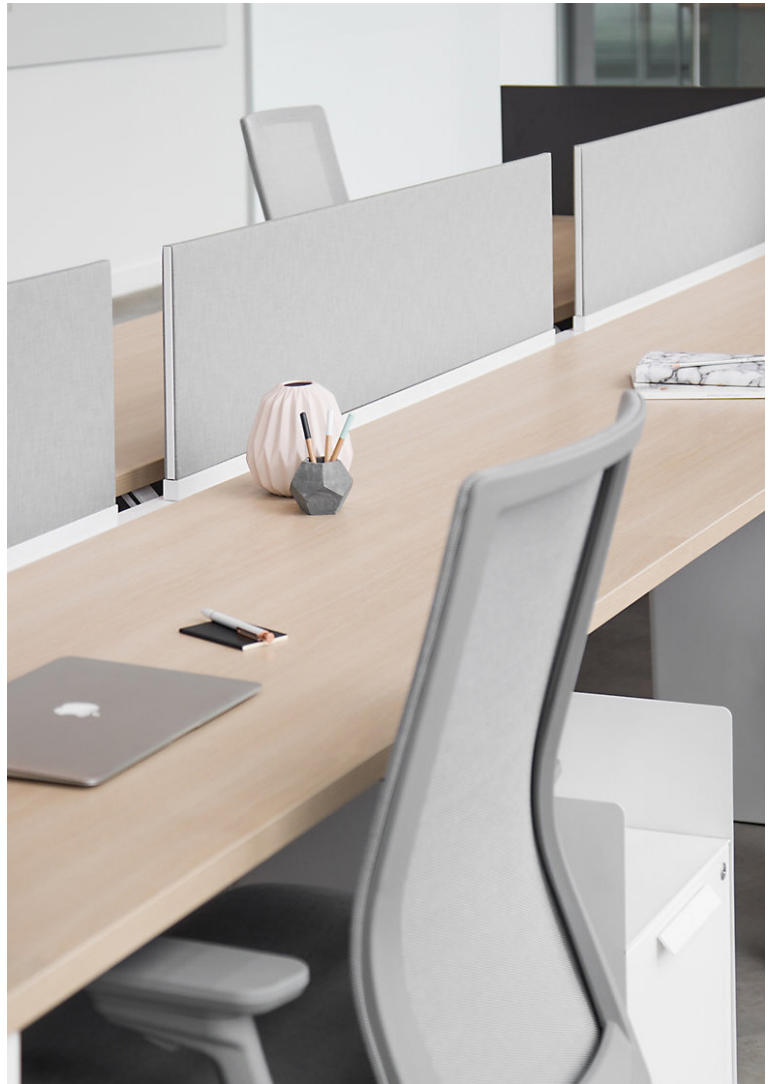




## FACTS

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- 2,500 rentable square feet on the 2nd floor
- \$45.00 per square foot, net of electric
- Exterior building signage available
- Conference Room, 3 Offices, Open area for 12 workstations, breakroom and private bathroom.
- Conference room and kitchen
- 10 parking spaces per 1,000 square feet leased, at \$110 plus sales tax



# 4565 PONCE

# NEIGHBORHOOD

The ultimate office location in Miami, 4565 Ponce de Leon Boulevard, offers a true urban experience in a high-end, Mediterranean neighborhood.



9,000+ BUSINESS



150 MULTINATIONAL COMPANIES



TOP RETAIL, DINING + ENTERTAINMENT



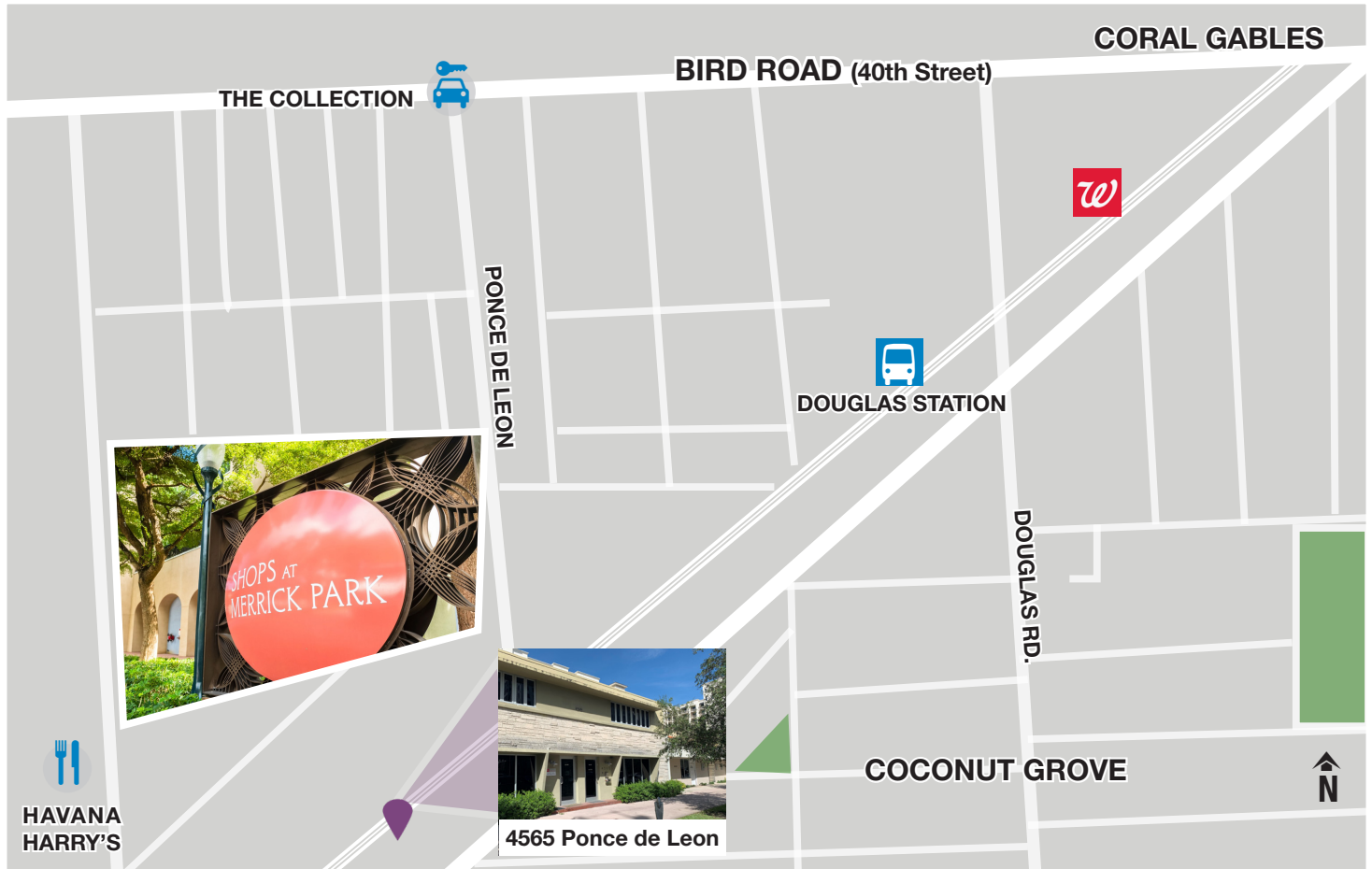
TOP EDUCATIONAL INSTITUTIONS



# NEARBY AMENITIES

Booming development area one block from luxury shopping at Merrick Park, 1/2 block to Gables Trolley stop, two blocks from MetroMover Station, and adjacent to over 500 new luxury apartments.

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## SELECT SHOPS AT MERRICK PARK

### Select Restaurants and Shops:

- |                             |               |
|-----------------------------|---------------|
| Brasserie Central           | Ann Taylor    |
| C'est Bon                   | Anthropologie |
| Godiva Chocolatier          | Athleta       |
| Mariposa                    | Cole Haan     |
| Nordstrom Ebar              | Hugo Boss     |
| Perry's Steakhouse & Grille | Gucci         |
| Sawa                        | Louis Vuitton |
| Sea Grill                   | Neiman Marcus |
| Villagio                    | Nordstrom     |
| Yogurberry                  | Vince         |

## LOCATION HIGHLIGHTS

- Steps away from World Class Retail Options at Merrick Park Gables Station
- Ease of Access via all methods of transportation with immediate access to US-1, Douglas Metrorail Station, and Coral Gables Trolley
- Fronting the Underline Project, this location will have a direct view of 200 feet of green space at the footstep of Coral Gables newest mixed-use project
- LIFETIME development is n across the street from 4565 Ponce. The mixed-used project features 86,000 square feet of retail, 450 apartments, a 66 room hotel, and much more

## FOR LEASING INFORMATION

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