



### Building Features

- Located in Coral Gables' premier business district, along Ponce de Leon Boulevard.
- Immediate access to I-95, US-1, Dolphin Expressway, Palmetto Expressway, and SR-112, nearby Miami International Airport — 15 minutes
- Coral Gables Trolley stop directly adjacent (complimentary service)
- Walking distance to hundreds of restaurants and retailers
- Controlled access entry system & 24/7 attended security concierge
- Amenities: Full-service bank with ATM, On-site café and dining options, FedEx, UPS, and DHL drop services.

### Space Features

- Seven (7) private offices
- Two (2) conference rooms
- Open workspace with 24 workstations
- Exclusive elevator private lobby entrance
- Reception and waiting area
- Kitchenette / staff break area
- Floor-to-ceiling glass lines
- Abundant natural light throughout
- Direct access to the suite from parking floors via exclusive two rear elevator access
- Private in-suite restrooms
- Offered partially furnished

#### AVAILABLE

± 8,132 RSF - Divisible

#### ASKING RENT

\$40.00 RSF/YR, MG  
(net of utilities)

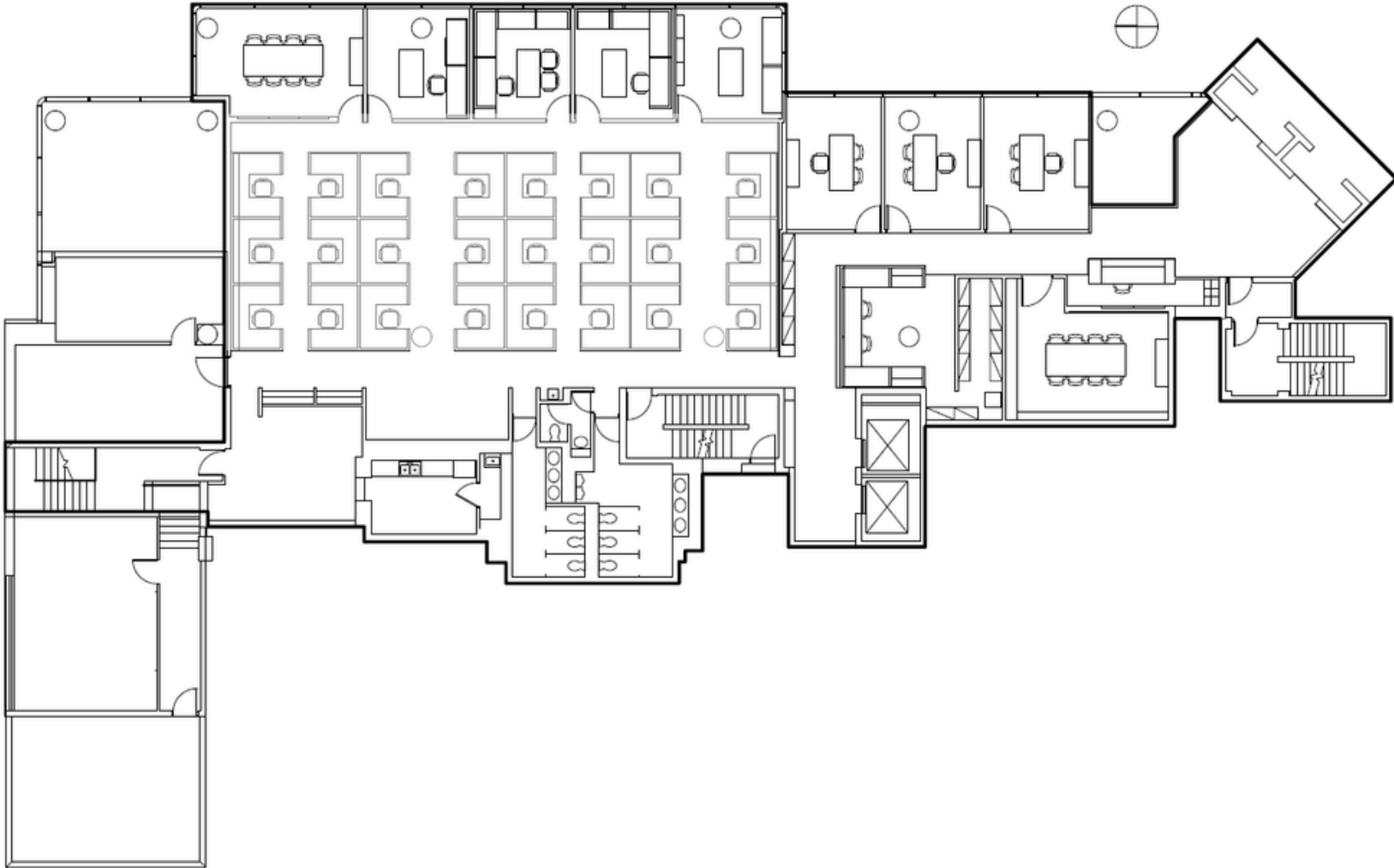
#### TERM

Negotiable  
3-Year Minimum



**Gonzalo Rioja**  
305.262.0246  
[grioja@wilshireag.com](mailto:grioja@wilshireag.com)

5201 Waterford District Dr  
Suite 530  
Miami, FL 33126  
305.262.0246



**Gonzalo Rioja**  
305.262.0246  
[grioja@wilshireag.com](mailto:grioja@wilshireag.com)

5201 Waterford District Dr  
Suite 530  
Miami, FL 33126  
305.262.0246

OFFICE FOR LEASE  
GABLES CORPORATE PLAZA

2100 Ponce de Leon Blvd  
Coral Gables, FL 33134  
Mezzanine

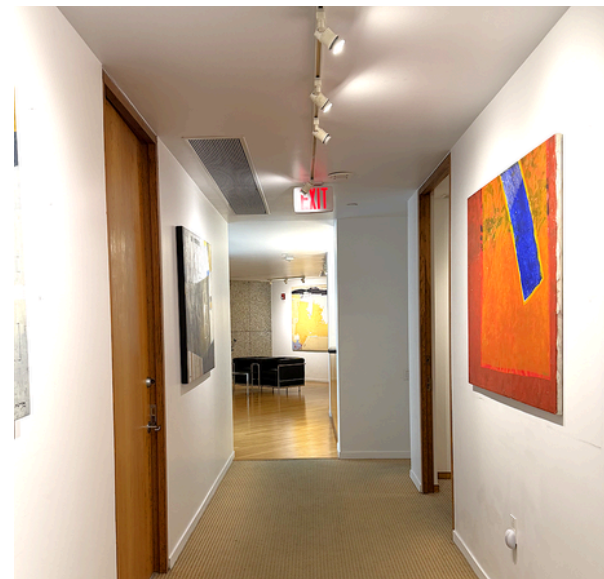


**Gonzalo Rioja**  
305.262.0246  
[grioja@wilshireag.com](mailto:grioja@wilshireag.com)

5201 Waterford District Dr  
Suite 530  
Miami, FL 33126  
305.262.0246

OFFICE FOR LEASE  
GABLES CORPORATE PLAZA

2100 Ponce de Leon Blvd  
Coral Gables, FL 33134  
Mezzanine



**Gonzalo Rioja**  
305.262.0246  
[grija@wilshireag.com](mailto:grija@wilshireag.com)

5201 Waterford District Dr  
Suite 530  
Miami, FL 33126  
305.262.0246