

A new workplace by us for you

Directly across from **Ponce Circle Park**
and **The Plaza Coral Gables**



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Trophy office in the heart of Coral Gables

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



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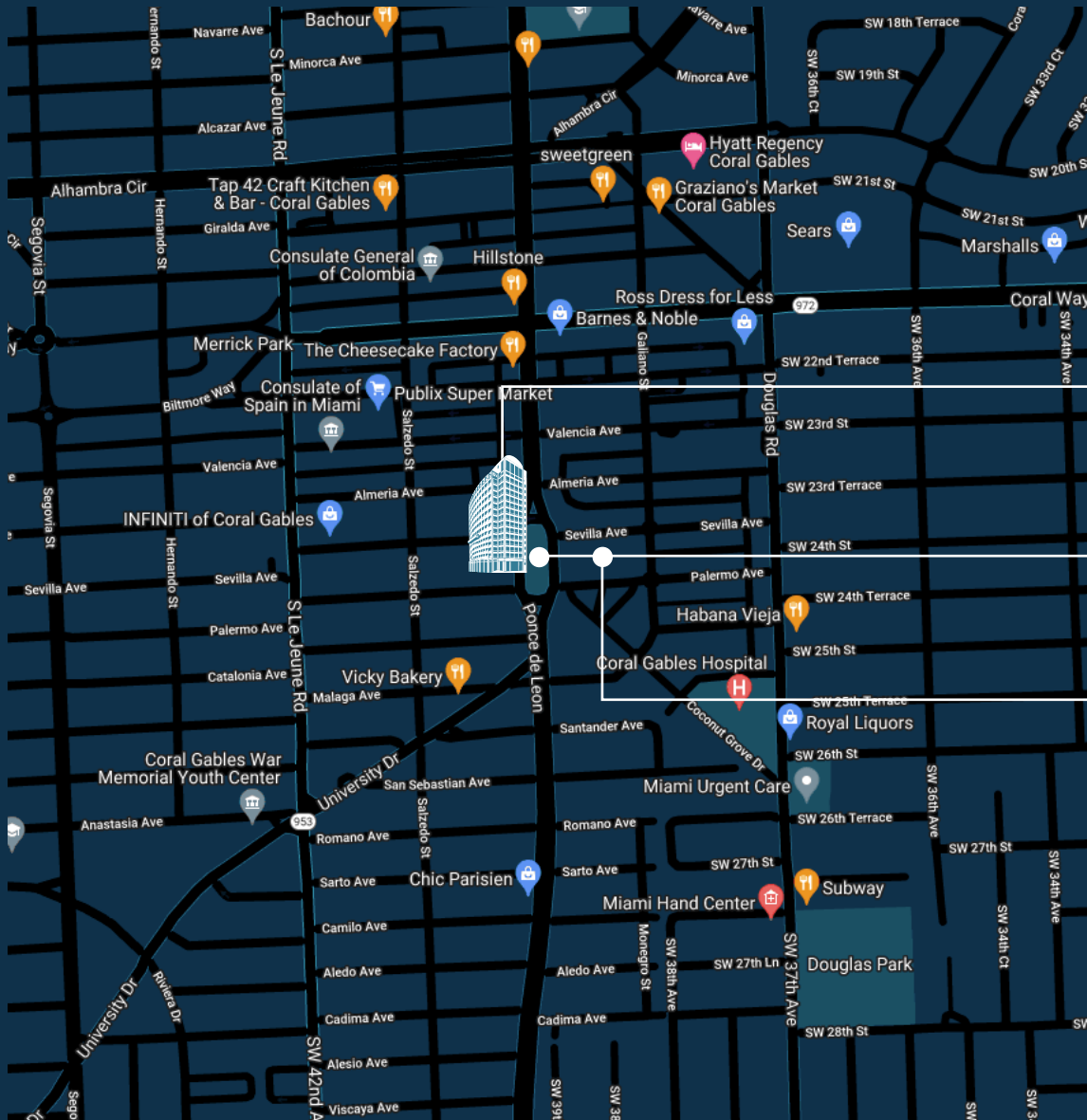


Property highlights

- Capital improvements have begun as of May 2022, curated with the goal of productivity, inclusivity, and collaboration of employees in mind
- Contemporary Design with an expansive glass and precast curtain wall providing panoramic views of Biscayne Bay, Coconut Grove, Downtown Miami, and Coral Gables
- 6-Story Covered Parking Garage, with on-site electric vehicle charging stations
- On-Site Management, Engineering, and Security Personnel
- Directly across from Ponce Circle Park and The Plaza Coral Gables
- Ideally located along Ponce de Leon Boulevard in Coral Gables' Central Business District
- Outstanding multi-directional Ingress and Egress
- Within walking distance of an ample amount of restaurants, retail, and entertainment
- Just a few blocks away from Village of Merrick Park, Miracle Mile, and the Giralda Plaza Streetscape
- On-site trolley stop



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Reach greatness at Ponce Circle Tower

Ponce Circle Park

\$2 million dollar renovations

The Plaza Coral Gables

\$400 million dollar renovations
mixed-use property featuring
residential, retail
and office space



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Become the center of attention

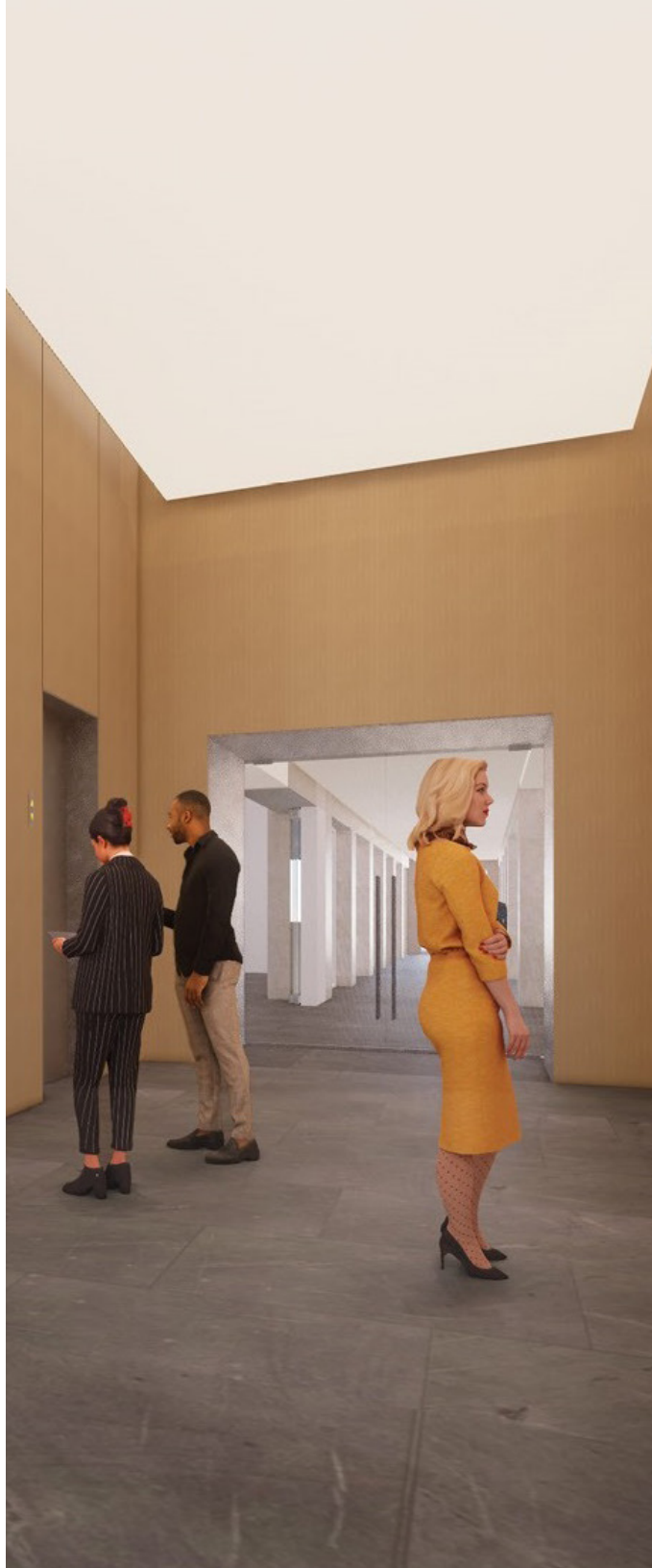
Capital improvements in progress curated with the goal of productivity, inclusivity and collaboration of employees in mind.

Common area renovations such as:

- Newly designed front desk to house concierge services centrally located in the lobby
- Fresh and sleek lobby furniture, hard surface flooring and banquette area designed for coworking and collaboration
- Stainless-steel finishes throughout complimenting the new modern and sleek look of Ponce Circle Tower
- Refinished restrooms on the first and eleventh floors
- Arched ceiling finish
- LED fixtures to replace existing wall scones
- Elevators to be refinished in oak veneer with new millwork panels



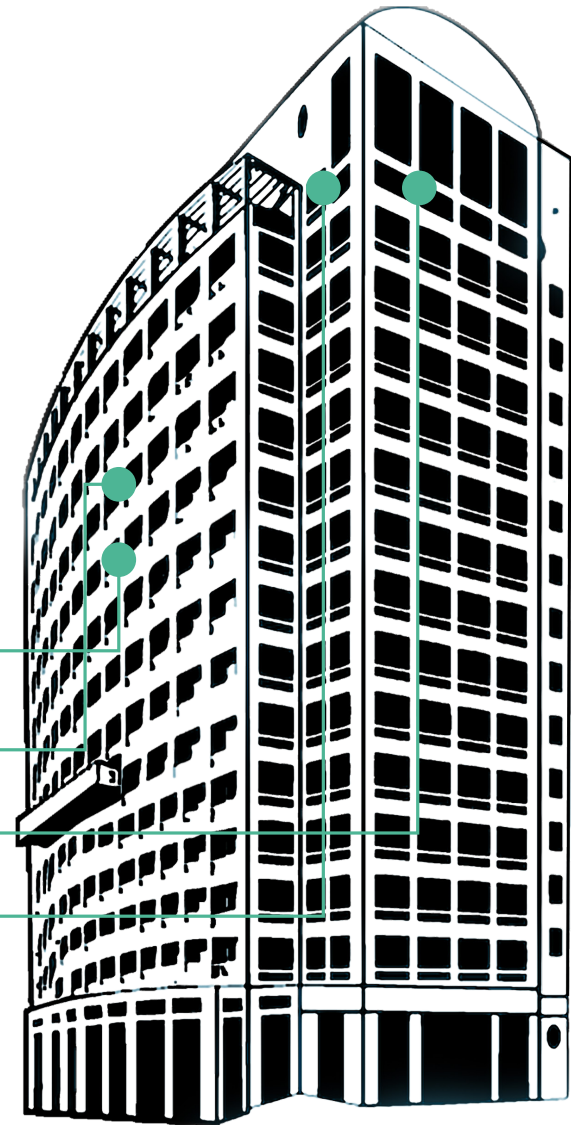
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Availabilities

Units for lease

SPACE	SIZE	Space use
10th Fl - Suite 1020	+/- 6,848 SF	Office - Click to View Tour
11th Fl, Suite 1110	+/- 2,130 - 4,961 SF	Office - Click to View Tour
14th Fl, Suite 1470	+/- 2,478 - 6,856 SF	Office - Click for more info
14th Fl, Suite 1480	+/- 4,378 SF - 6,856 SF	Office - Click for more info



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