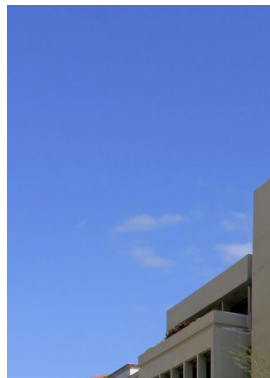


1701 Ponce De Leon Blvd

1701 Ponce De Leon Blvd, Coral Gables, FL 33134



ONE

Sotheby's

INTERNATIONAL REALTY



Manny Chamizo

One Sotheby's International

1430 Dixie Hwy S, Coral Gables, FL 331463176

FLACommercial@gmail.com

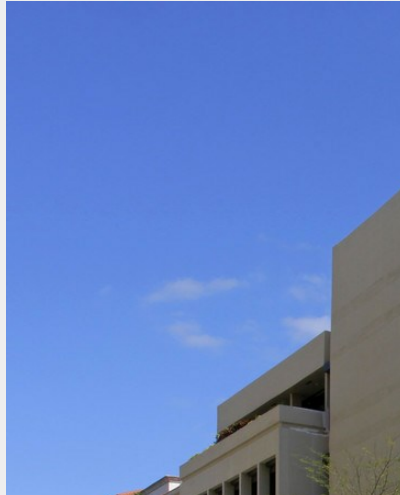
(786) 453-3171

1701 Ponce De Leon Blvd

\$35.00 - \$40.00 /SF/Yr

Fully built out Office on Ponce De Leon Blvd. These office are all Rent ready space in a professional building. The offices are completely built out and ready for all types of professional or medical uses, with reception areas well built out kitchens in each room. Professional Turn Key Offices that are turn key and can be leased today. This is a four-story Office building just under went a complete make over in 2017. This 4 Story professional building with expansive balconies has upscale office suites to fit your needs along with secure covered parking garage. The property is conveniently located directly on the east side of Ponce de Leon Blvd and Zamora Ave, one- half mile north of Miracle Mile in the Coral Gables.

- Conveniently located on Ponce de Leon Blvd and Zamora Ave, half a mile of from Miracle Mile
- Brand New Turn Key Office Suites
- Expansive balconies on the 4th Floor
- Covered parking garage. 1.5 per 1,000 parking ratio
- Well Located on Ponce De Leon & Pedestrian-friendly area
- Trolley stop outside main doors



Rental Rate: \$35.00 - \$40.00 /SF/Yr

Property Type: Office

Property Sub-type: Medical

Building Class: B

Rentable Building Area: 27,997 SF

Year Built: 1972

Rental Rate Mo: \$2.92 USD/SF/Mo



2nd Floor Ste 200

Space Available	1,360 SF
Rental Rate	\$35.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Built Out As	Professional Services
Space Type	New
Space Use	Office
Lease Term	3 Years

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1

2nd Floor Ste 202

Space Available	1,099 SF
Rental Rate	\$35.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Built Out As	Law Firm
Space Type	New
Space Use	Office
Lease Term	3 Years

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2

2nd Floor Ste 203

Space Available	1,160 SF
Rental Rate	\$35.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Built Out As	Professional Services
Space Type	New
Space Use	Office
Lease Term	3 Years

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3

2nd Floor Ste 204

Space Available	842 SF
Rental Rate	\$35.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Built Out As	Professional Services
Space Type	New
Space Use	Office
Lease Term	3 Years

Fully built out Office on Ponce De Leon Blvd. These office are all Rent ready space in a professional building. The offices are completely built out and ready for all types of professional or medical uses, with reception areas well built out kitchens in each room. Professional Turn Key Offices that are turn key and can be leased today. This is a four-story Office building just under went a complete make over in 2017. This 4 Story professional building with expansive balconies has upscale office suites to fit your needs along with secure covered parking garage. The property is conveniently located directly on the east side of Ponce de Leon Blvd and Zamora Ave, one- half mile north of Miracle Mile in the Coral Gables.

4

2nd Floor Ste 205

Space Available	1,327 SF
Rental Rate	\$35.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Built Out As	Professional Services
Space Type	New
Space Use	Office
Lease Term	3 Years

Fully built out Office on Ponce De Leon Blvd. These office are all Rent ready space in a professional building. The offices are completely built out and ready for all types of professional or medical uses, with reception areas well built out kitchens in each room. Professional Turn Key Offices that are turn key and can be leased today. This is a four-story Office building just under went a complete make over in 2017. This 4 Story professional building with expansive balconies has upscale office suites to fit your needs along with secure covered parking garage. The property is conveniently located directly on the east side of Ponce de Leon Blvd and Zamora Ave, one- half mile north of Miracle Mile in the Coral Gables.

5

2nd Floor Ste 100

Space Available	1,400 SF
Rental Rate	\$40.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Built Out As	Professional Services
Space Type	New
Space Use	Retail
Lease Term	Negotiable

Fully built out Office on Ponce De Leon Blvd. These office are all Rent ready space in a professional building. The offices are completely built out and ready for all types of professional or medical uses, with reception areas well built out kitchens in each room. Professional Turn Key Offices that are turn key and can be leased today. This is a four-story Office building just under went a complete make over in 2017. This 4 Story professional building with expansive balconies has upscale office suites to fit your needs along with secure covered parking garage. The property is conveniently located directly on the east side of Ponce de Leon Blvd and Zamora Ave, one- half mile north of Miracle Mile in the Coral Gables.

6

3rd Floor

7

Space Available	9,320 SF
Rental Rate	\$35.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Space Type	New
Space Use	Office
Lease Term	3 Years

4th Floor

8

Space Available	8,570 SF
Rental Rate	\$35.00 /SF/Yr
Date Available	Immediate
Service Type	Triple Net
Space Type	New
Space Use	Office
Lease Term	3 Years



1701 Ponce De Leon Blvd, Coral Gables, FL 33134

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo

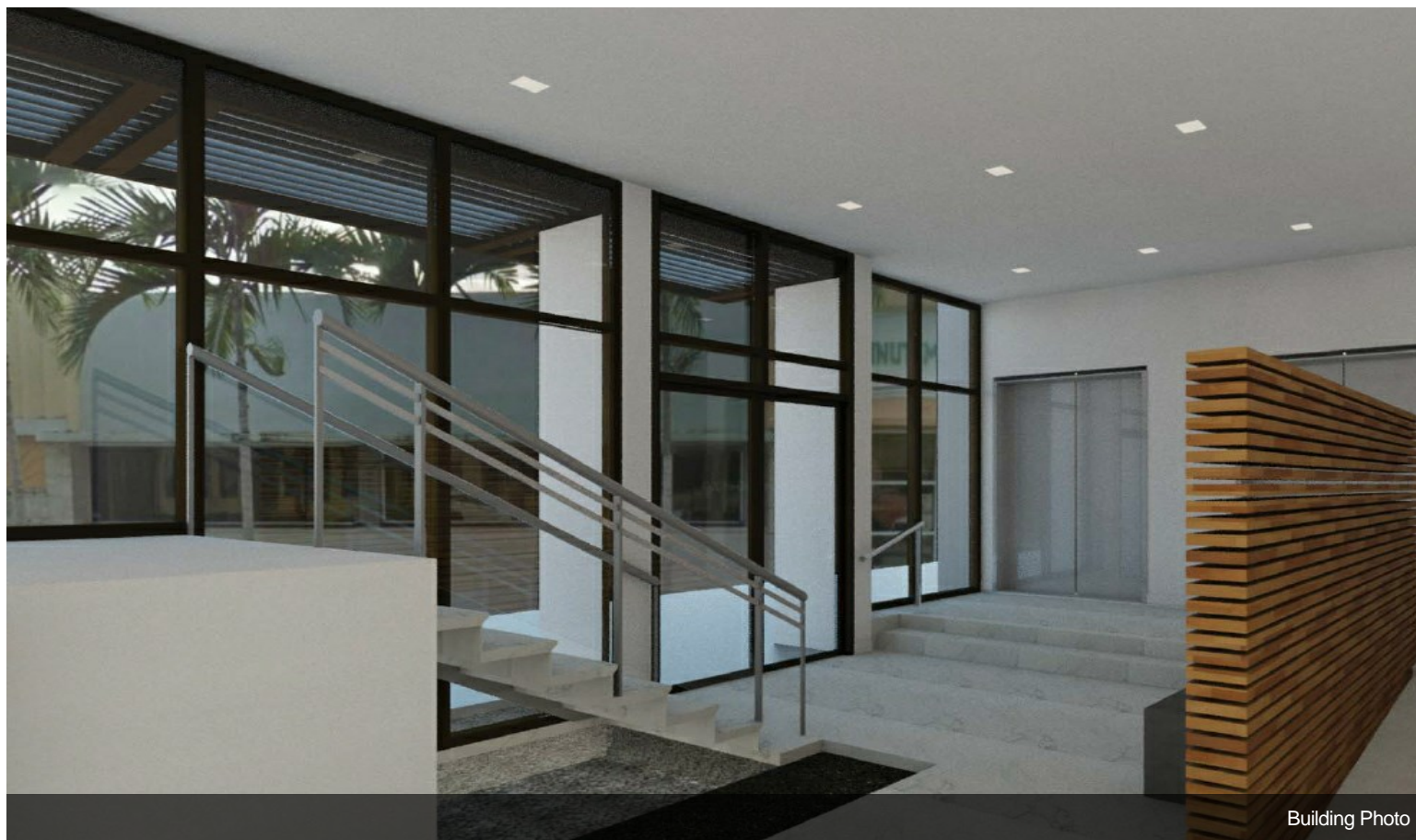


Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo

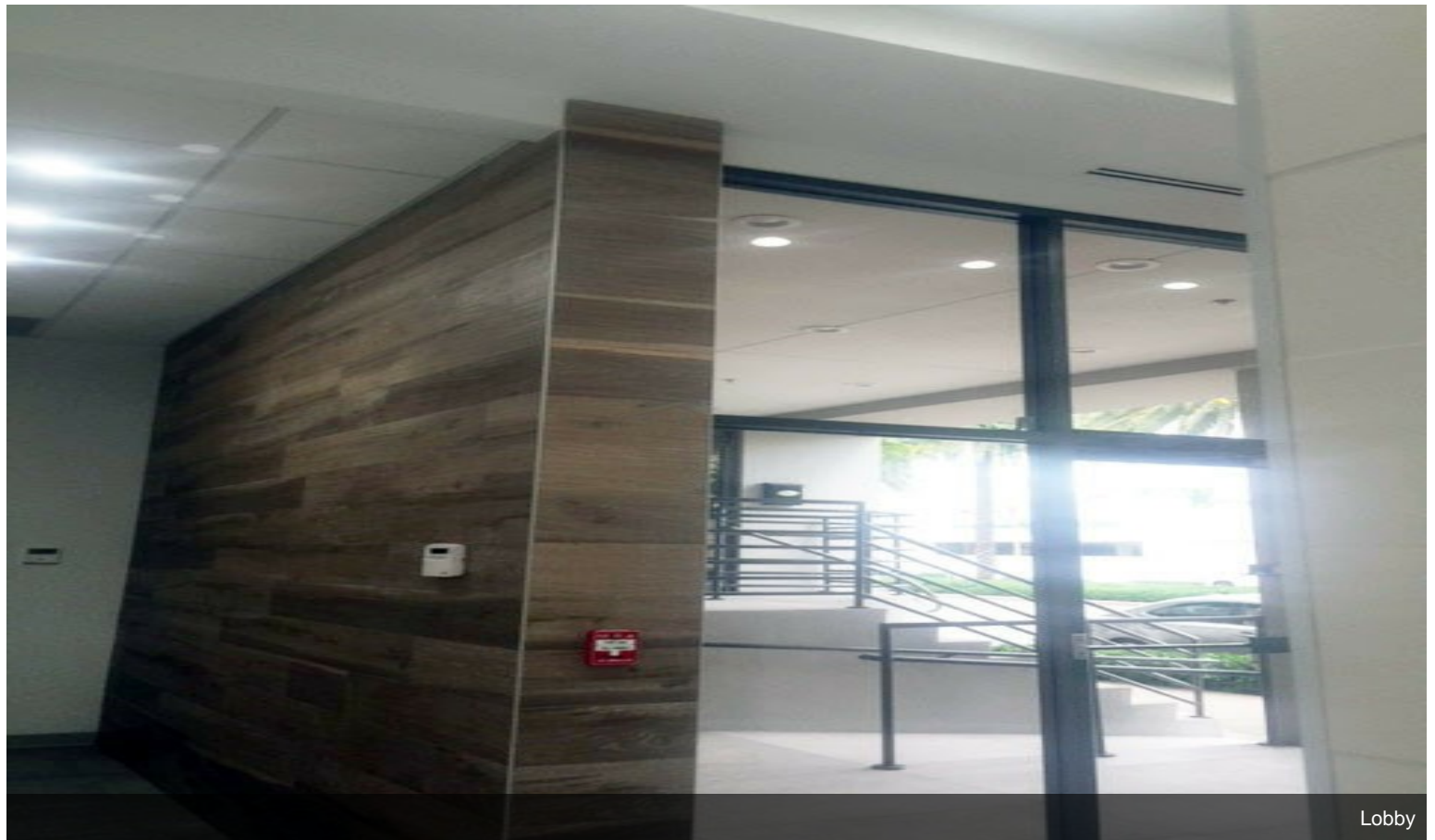


Other

Property Photos

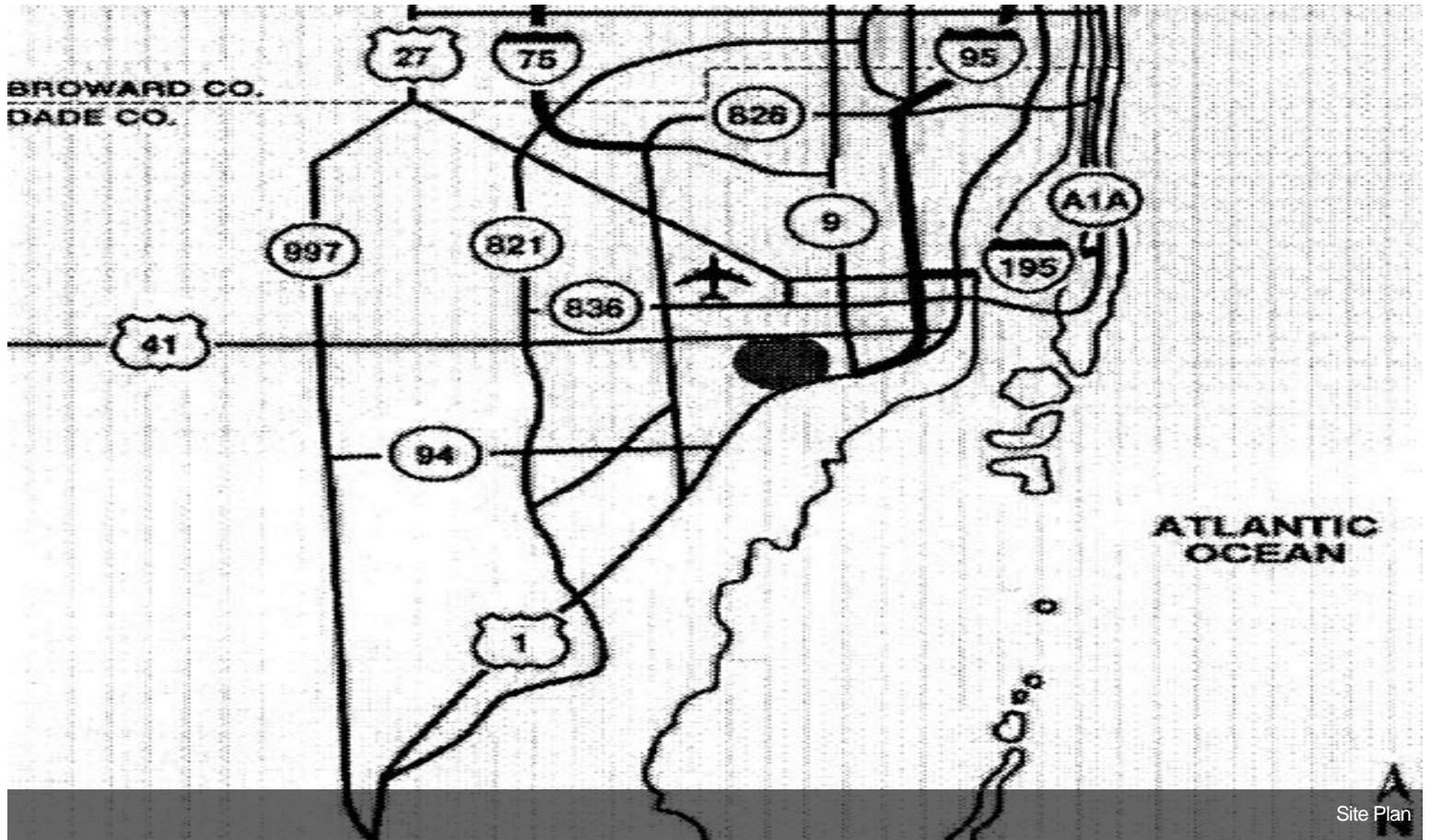


Other

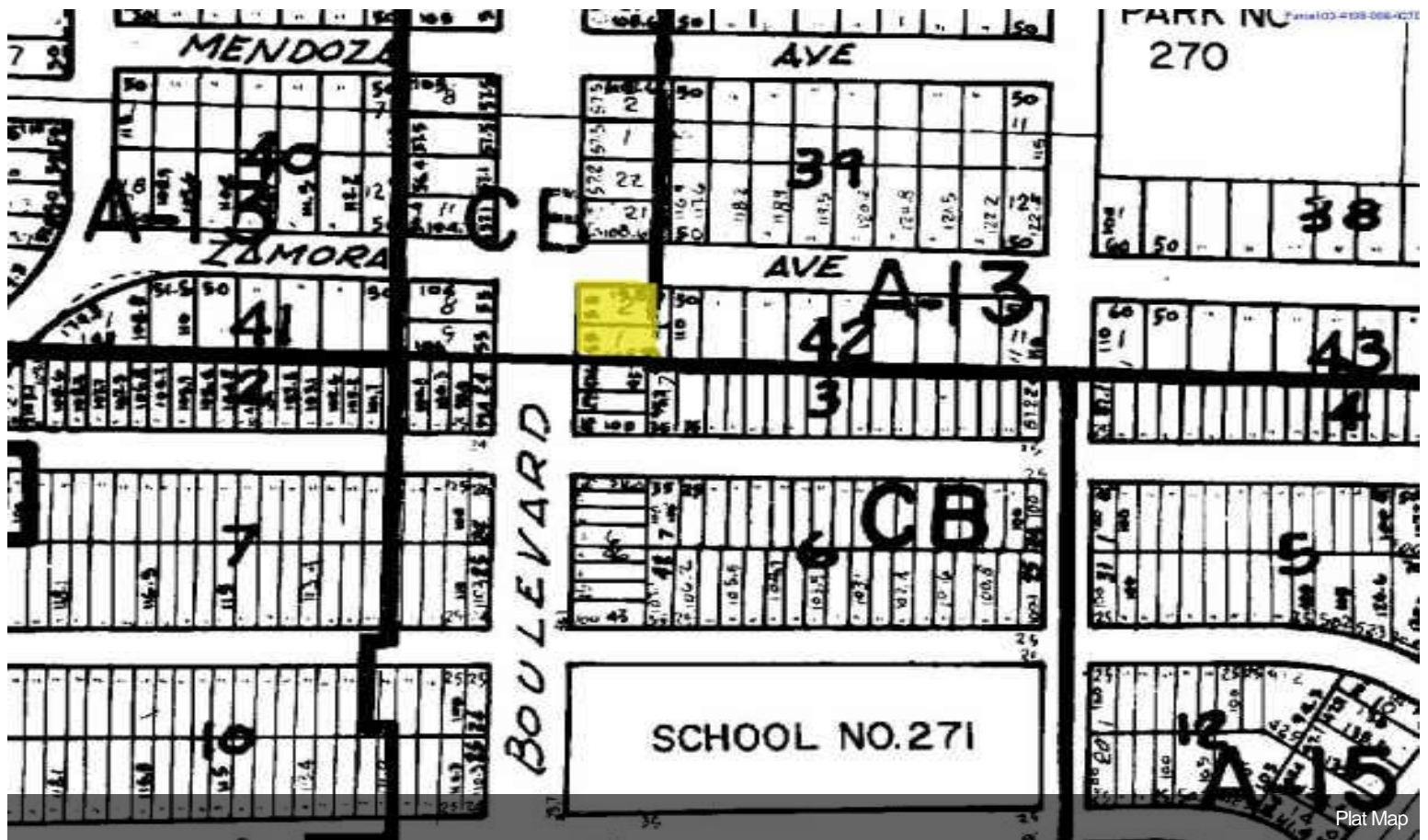


Lobby

Property Photos

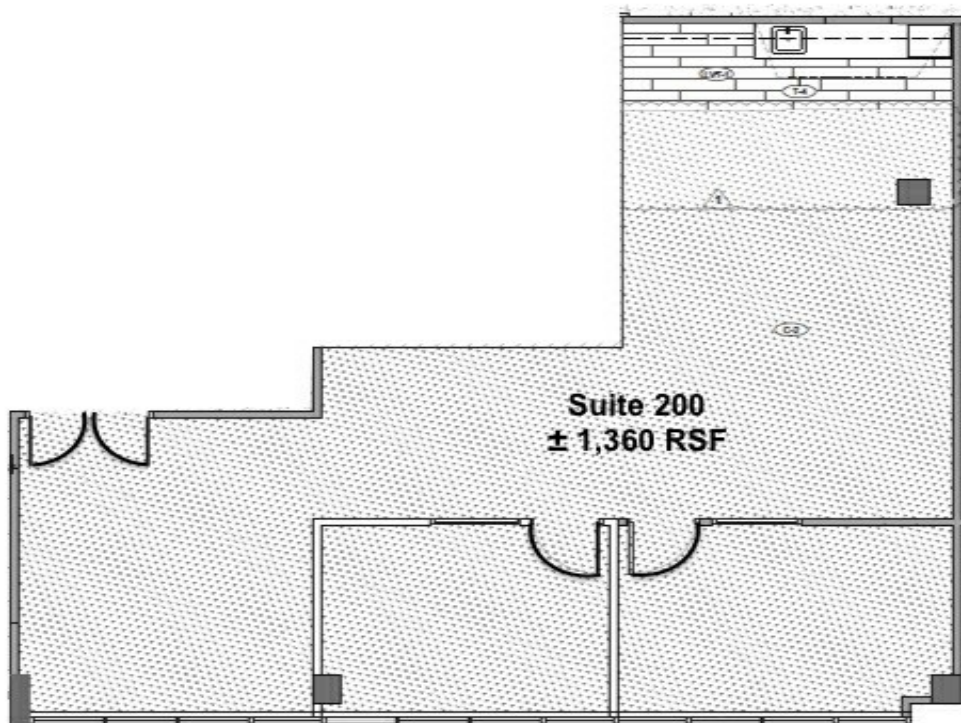


Site Plan

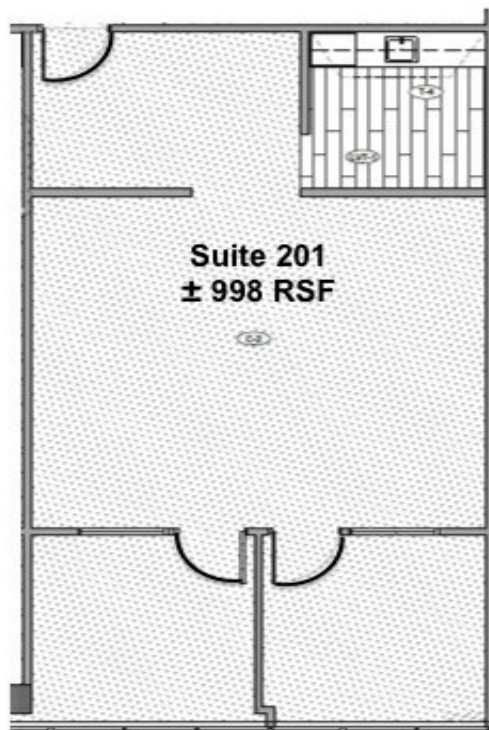


Plat Map

Property Photos

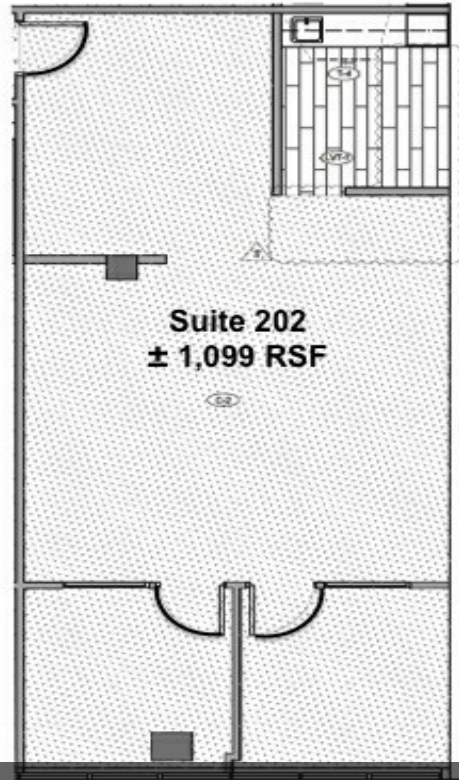


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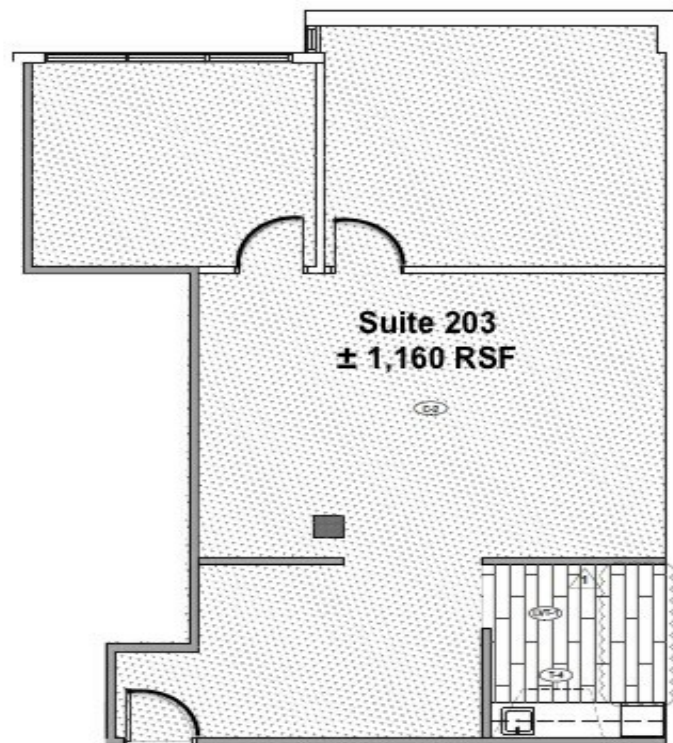


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Property Photos

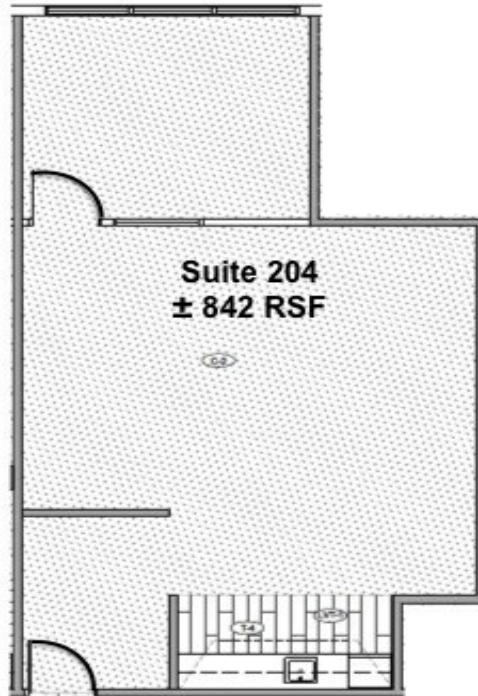


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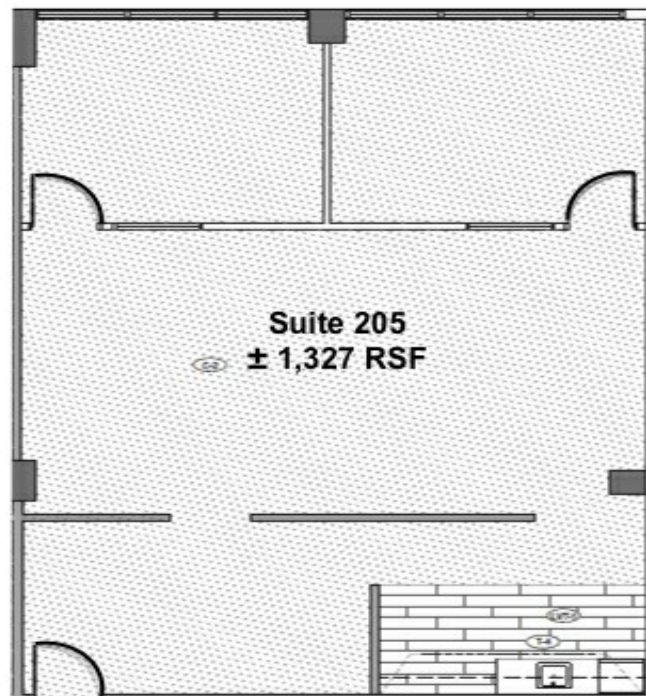


Building Photo

Property Photos

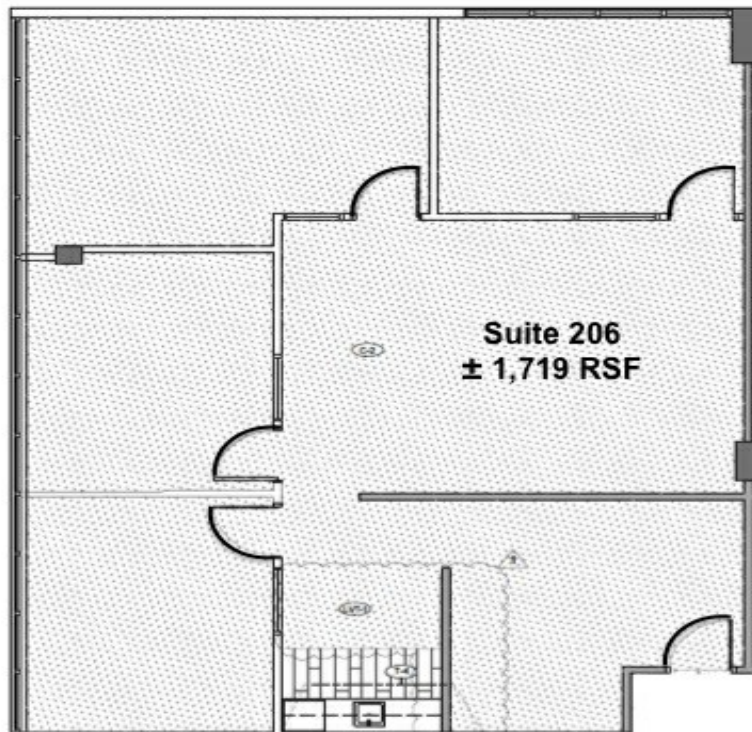


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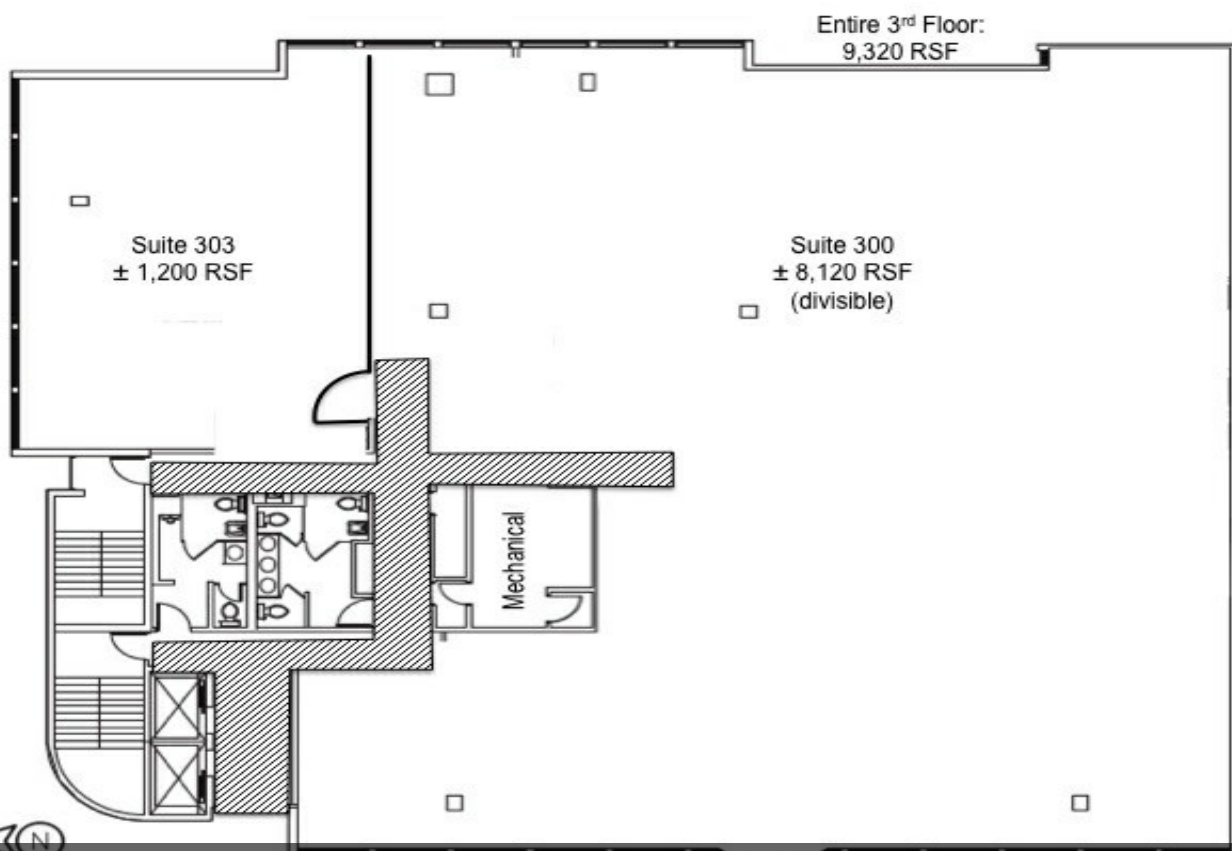


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Property Photos



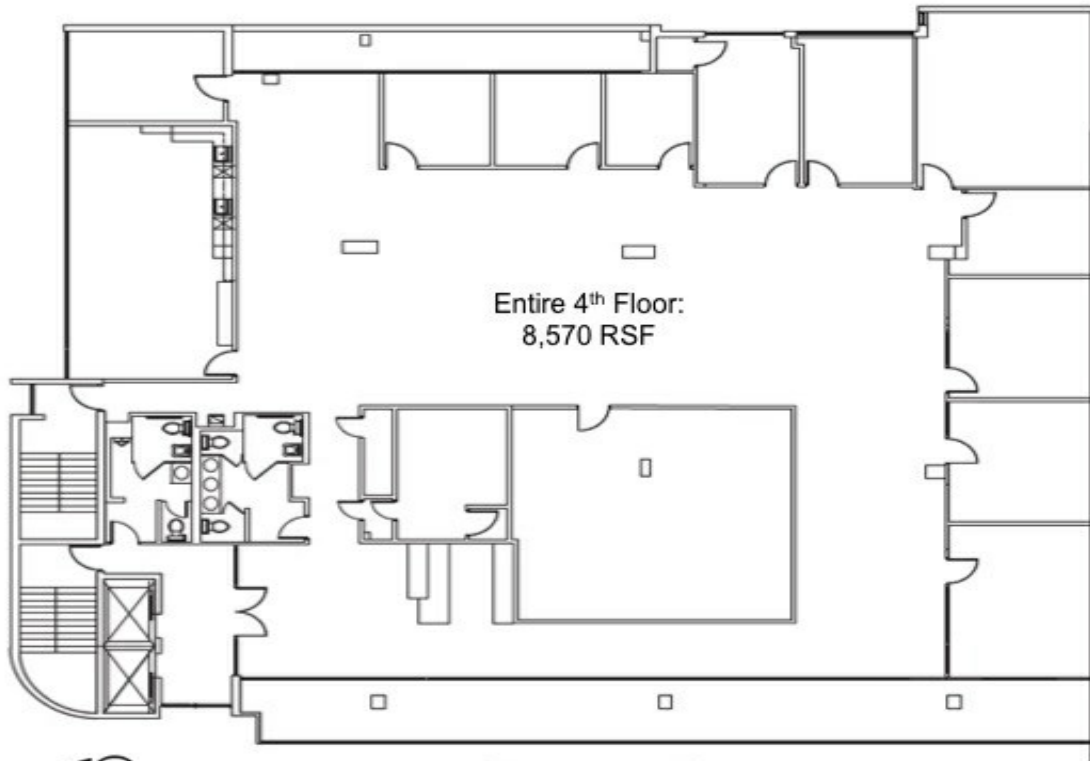
Building Photo



(Not exactly as built)

Building Photo

Property Photos



(Not exactly as built)

Building Photo