

FOR LEASE

999 Ponce de Leon, Coral Gables, FL 33134

Class A Boutique Office in Coral Gables | 1,336 - 4,745 SF



DEFINED BY ACCESS

Colliers

Class A boutique office in Coral Gables with spaces available for lease from 1,336 - 4,745 SF



Property Highlights



Spaces Available for Immediate Occupancy



Manned Security Desk



New Conference Facility



Tenant Break Room



On-Site Cafe



On-Site Property Management



A/C Storage Spaces



Energy Star Rated



3/1,000 Parking Ratio



Electric charging stations



Visitor Parking Available



Bike Rack

Location



3.1 Miles to Miami International Airport



Coral Gables Trolley Stop in front of Building



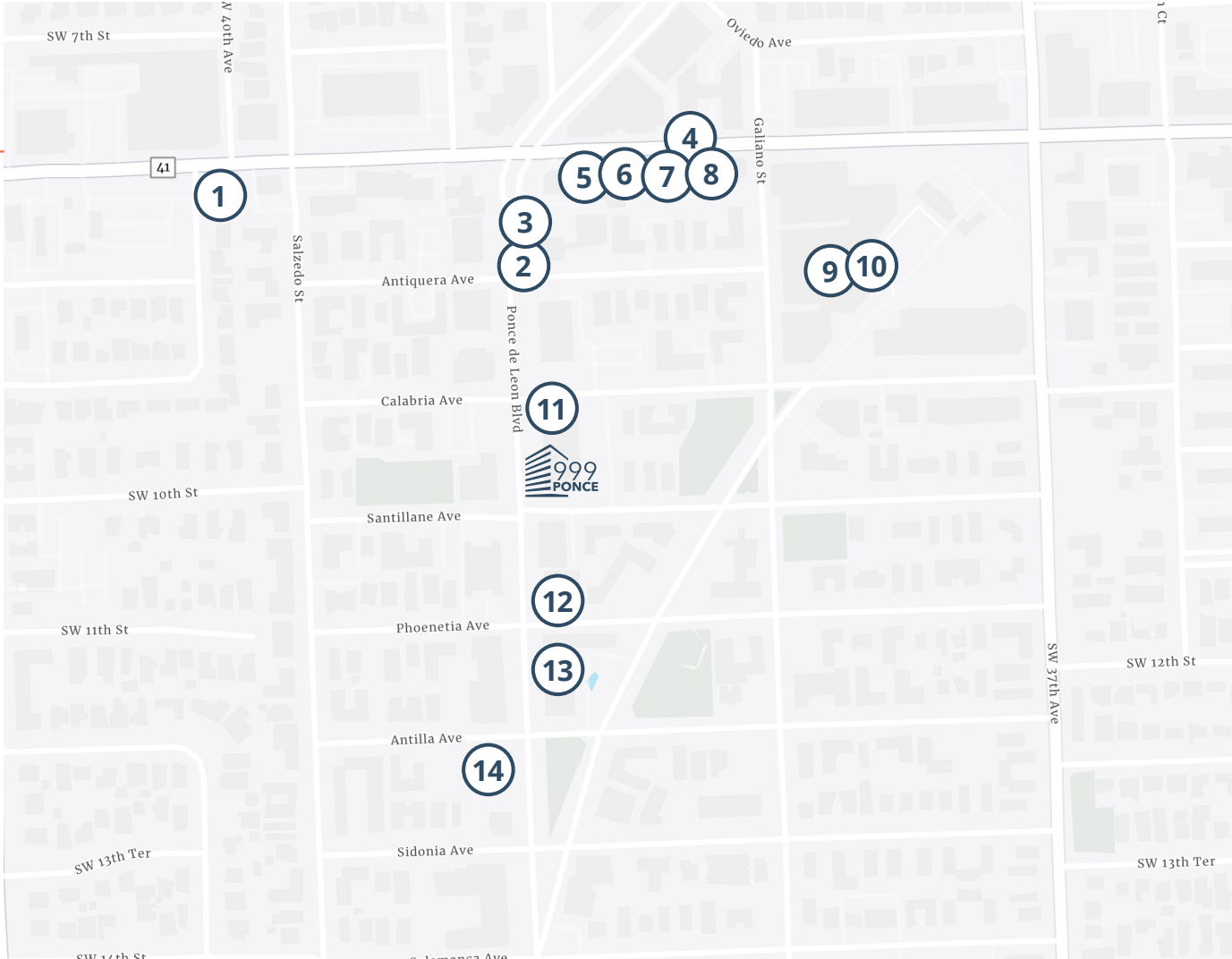
3 Minute drive from downtown Coral Gables



4.5 Miles to Brickell/ Miami CBD



+14 Restaurants within 0.5 Miles



Nearby Restaurants within Walking Distance

- | | |
|-----------------------------|--------------------------------|
| 1. Original Uncle Tom's BBQ | 8. Caffe Italia |
| 2. Caja Caliente | 9. Someone's Son |
| 3. Lion & The Rambler | 10. The Corner Coffee & Pantry |
| 4. La Casita | 11. Emily's Cafe & Deli |
| 5. Cava Tablao Restaurant | 12. Mylos Greek Restaurant |
| 6. Pizza Hut | 13. Tinta y Cafe |
| 7. Little Italy | 14. Domino's Pizza |



Coral Gables Northwest Aerial

Coral Gables -
Corporate Capital
of the Americas

- +50,000 Residents
- +100 Restaurants
- Top 5 Most Beautiful Small Cities in America (Rand McNally / USA Today)
- Top 10 City to Live Well in America (Forbes)

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