

901 PONCE

IDEAL FOR BUSINESS

NEWLY RENOVATED

901 PONCE is located at the entrance of the Coral Gables business district and within walking distance to numerous restaurants and residential offerings.

Its access to public transportation via the Coral Gables Trolley, major expressways and close proximity to Miami International Airport make it an ideal location for companies in any industry.



FOR MORE INFORMATION
PLEASE CONTACT:

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BLANCA
LICENSED REAL ESTATE BROKER

newly renovated common areas



PROPERTY FEATURES

- 107,000 RSF newly renovated office building
- Available spaces ranging from 1,530 RSF to 11,396 RSF full floor available with unobstructed 360 degree views
- Above average 3/1,000 parking ratio
- Complimentary visitor parking
- 24/7 security and controlled access
- On-site property management



LOCATION FEATURES

- Walking distance to numerous restaurants and retail
- Access to public transportation with on-site Coral Gables trolley stop connecting to Miracle Mile and Metrorail
- Premier location at the entrance to the Coral Gables business district
- Within 15 minutes from Miami International Airport and other key business districts such as Downtown, Brickell, Blue Lagoon and Doral



current availabilities

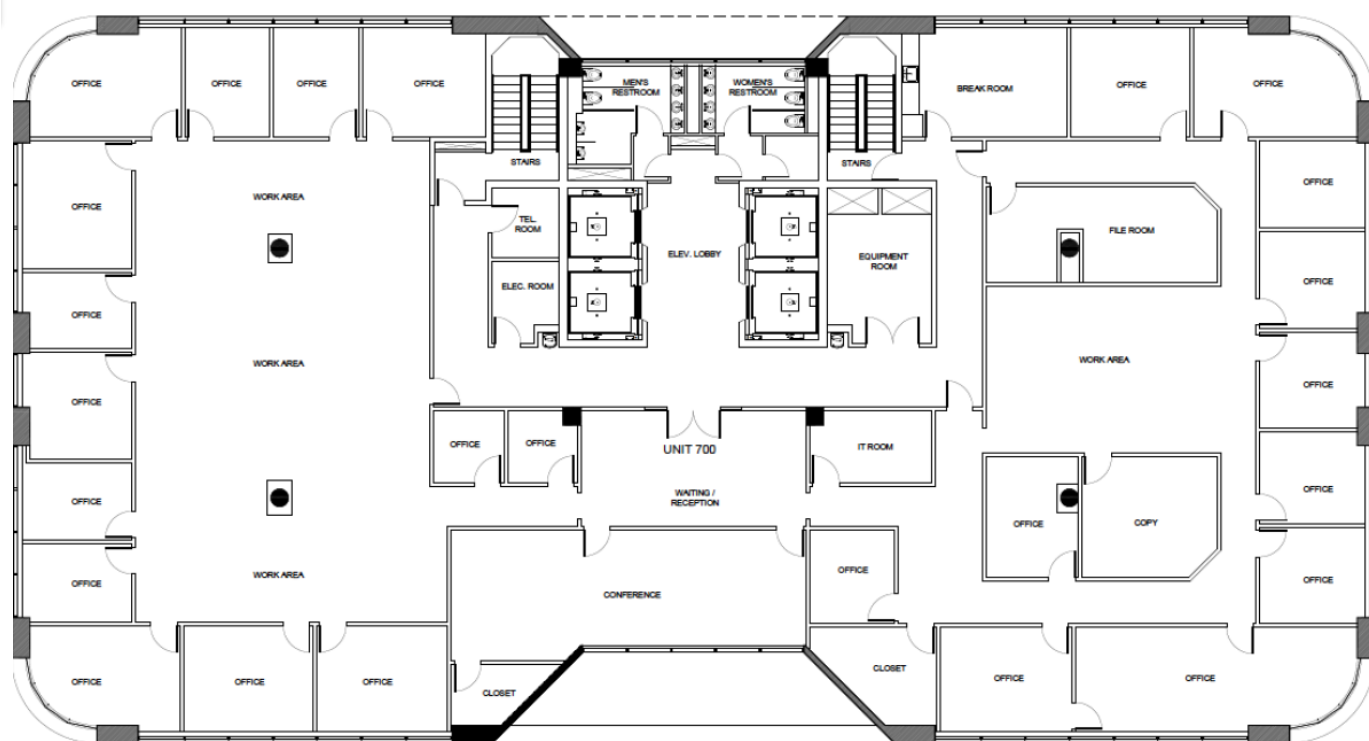
| Suite | Square Feet Available |
|-------------|-------------------------|
| Suite 700* | 11,396 RSF (Full Floor) |
| Suite 505** | 2,201 RSF |
| Suite 501** | 1,530 RSF |

**Suite 700 can be subdivided to 6,500 RSF*

***Maximum contiguous (combining suites 505+501) is 3,731 RSF*

full 7th floor available with 360° views

east view



**Suite 700 can be subdivided to 6,500 RSF*

west view





market area highlights

- 8,300 businesses in Coral Gables
- 150 Multinationals
- Home to many of South Florida's largest employers
- Top retail and restaurant amenities
- Metrorail access via Coral Gables Trolley

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