



EXCLUSIVE OFFICE ENVIRONMENT

OFFICE SPACE FOR LEASE IN OFIZZINA
1200 Ponce de Leon Blvd. Coral Gables

BUILDING FEATURES



OFIZZINA, located at 1200 Ponce de Leon Blvd., is an award-winning office building located in the heart of Coral Gables' business district. This Class A office building features impact glass, ample parking, a lavish lobby with concierge service and high-end amenities. Tenants enjoy access to the building's state-of-the-art fitness center equipped with Peloton bikes, locker rooms and showers. Two private rooftop terraces are well suited for outdoor gatherings. The location makes ideal for accessing Miami's top neighborhoods.

Addition amenities include:

- Valet + gated self parking
- Electric car charging stations
- Dry cleaning drop-off services
- State-of-the-art ultra high-speed internet capabilities

STATE-OF-THE-ART FITNESS CENTER



ROOFTOP TERRACE



CLASS-A FINISHES

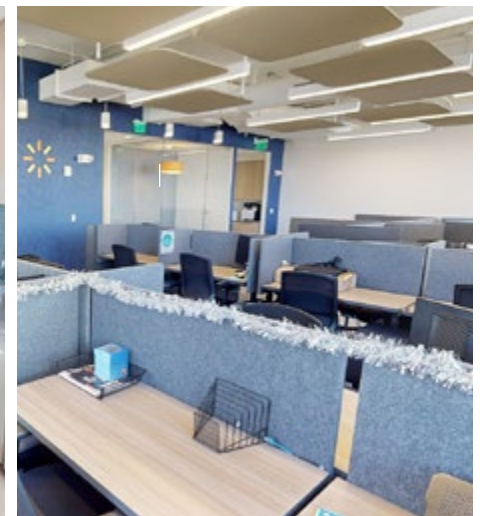


SUITE FEATURES

VIDEO TOUR

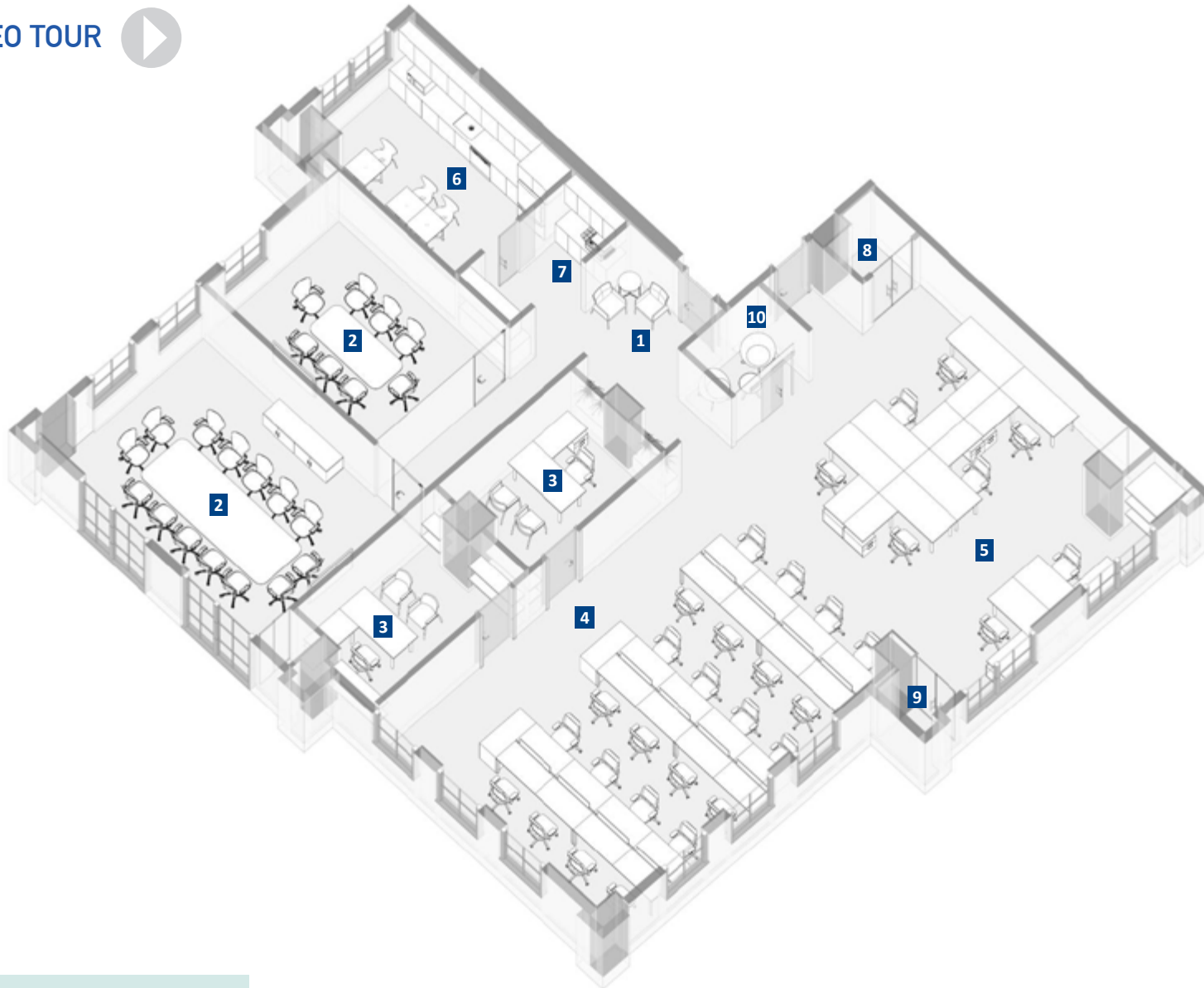


Suite For Lease:	Suite 1004
Lease Rate:	\$59.00 MG + Electric
Suite Size:	3,630 RSF
Parking Spaces:	9 Reserved Spaces \$120 PSPM plus applicable tax
Year Built:	2018
Layout:	2 Executive Offices 2 Conference Rooms Open Area for Workstations Kitchen/Break Room Copy/IT Phone Booth



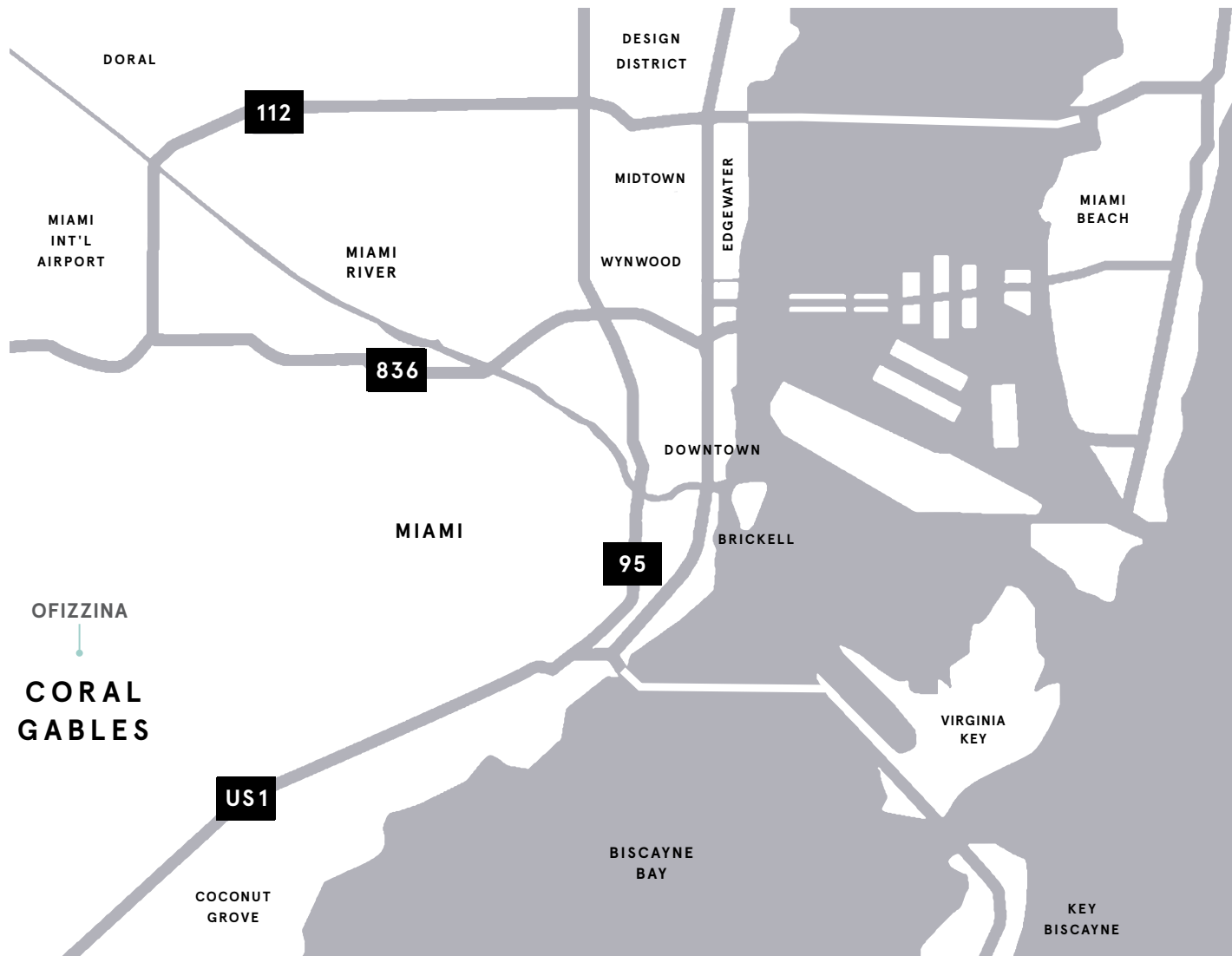
FLOOR PLAN

VIDEO TOUR 



- 1 ENTRY
- 2 MEETING ROOM
- 3 OFFICE
- 4 OPEN OFFICE
- 5 SEMI-ENCLOSED CUBICLES
- 6 BREAKROOM
- 7 COPY
- 8 IT - A/C ROOM
- 9 STORAGE
- 10 PHONEBOOTH

ACCESS MAP



DRIVE TIMES:

Coconut Grove	10 Minutes
Miami Int'l Airport	14 Minutes
Brickell	15 Minutes
Downtown Miami	16 Minutes
Midtown	19 Minutes
Design District	20 Minutes
Wynwood	21 Minutes
Miami Beach	24 Minutes

OFFICE LEASING

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