

1701 PONCE DE LEON

1701 Ponce De Leon | Coral Gables, FL

OFFERING MEMORANDUM



**CORAL
GABLES**
THE CITY BEAUTIFUL

ONE | **Sotheby's**
INTERNATIONAL REALTY

HIGHLIGHTS

- Suite 100: 1,400 SFT
Rate: \$50 NNN
- Suite 203: 1,160 SFT
Rate: \$3800 Flat Rate
- Suite 302: 1,100 SFT
Rate: \$3800 Flat Rate
- Suite 306: 1,749 SFT
Rate: \$34.80
- Suite 400: 9,211 SFT
Rate: \$34.80
- Suite 401: 3,283 SFT
Rate: \$34.80
Common Area Factor: 1,196 SFT
- Suite 402: 3,336 SFT
Rate: \$34.80
Common Area Factor: 1,196 SFT
- Suite 400 entire 4th floor: 9,211 SFT
- Total Common Area Factor: 2,392 SFT
- Conveniently located on Ponce de Leon Blvd and Zamora Ave, half a mile of from Miracle Mile
- Covered parking garage. 1.5 per 1,000 parking ratio
- Well Located on Ponce De Leon & Pedestrian- friendly area
- Trolley stop outside main doors



PROPERTY FEATURES

BUILDING SF	41,000
GLA (SF)	41,000
LAND SF	12,197
LAND ACRES	0.28
YEAR BUILT	1972
YEAR RENOVATED	2021
ZONING TYPE	OFFICE
LOCATION CLASS	B
NUMBER OF STORIES	4
NUMBER OF PARKING SPACES	42
PARKING RATIO	1.05



Suite	Floor	Square Feet	Annual \$/SqFT	Lease Type	Notes
100	1st	1,400	\$50	NNN	Corner Space, 2 Executive Offices, 1 Conference room, Private Bathroom, Kitchenette
203	2	1,160	\$39.30	Full Service	
302	3	1,100	\$41.45	Full Service	
306	3	1,749	\$34.80	Full Service	Corner Space, 2 Private Offices, Open Workspace
400	4	9,211	\$34.80	Full Service	12 Perimeter Offices, 2 Executive Offices, Open Workspace, 1 Reception, 1 Conference Room, 2 Elevators, Private Bathrooms, Large Kitchen
401	4	3,283	\$34.80	Full Service	6 Perimeter Offices, 1 Executive Office, Open Workspace, 1 Reception, 1 Conference Room, 2 Elevators, Bathrooms, Large Kitchen
402	4	3,336	\$34.80	Full Service	6 Perimeter Offices, 1 Executive Office, Open Workspace, 1 Reception, 1 Conference Room, 2 Elevators, Private Bathrooms, Large Kitchen

Location Summary

- ONE Sotheby's International Realty is proud to present an exceptional leasing opportunity at 1701 Ponce De Leon Boulevard, located in the heart of Coral Gables, Miami-Dade County, Florida. This premier property offers a highly visible 1,400-square-foot retail space on the ground floor, featuring prominent frontage on Ponce De Leon Boulevard, ideal for boutique retail, professional services, or dining establishments.

The property also boasts fully built-out, turn-key offices ready for immediate occupancy. The third-floor suite encompasses 1,749 square feet, thoughtfully designed for modern business operations. The fourth floor totals 8,570 square feet and is now being offered as two separate suites: Unit 401 with 4,200 square feet, and Unit 402 with 4,370 square feet, providing flexibility for growing businesses. Unit 401 includes six perimeter offices, one executive office, a reception area, and open workspace. Unit 402 features six perimeter offices, one executive office, a kitchen, private bathrooms, and access to unique balcony views.

Located in a prestigious and accessible area with high pedestrian and vehicular traffic, this property is a standout choice for businesses seeking a premier location in Coral Gables.

This is a four-story Office building that just underwent a complete makeover in 2021. This 4 Story professional building with expansive balconies has upscale office suites to fit your needs along with a 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.

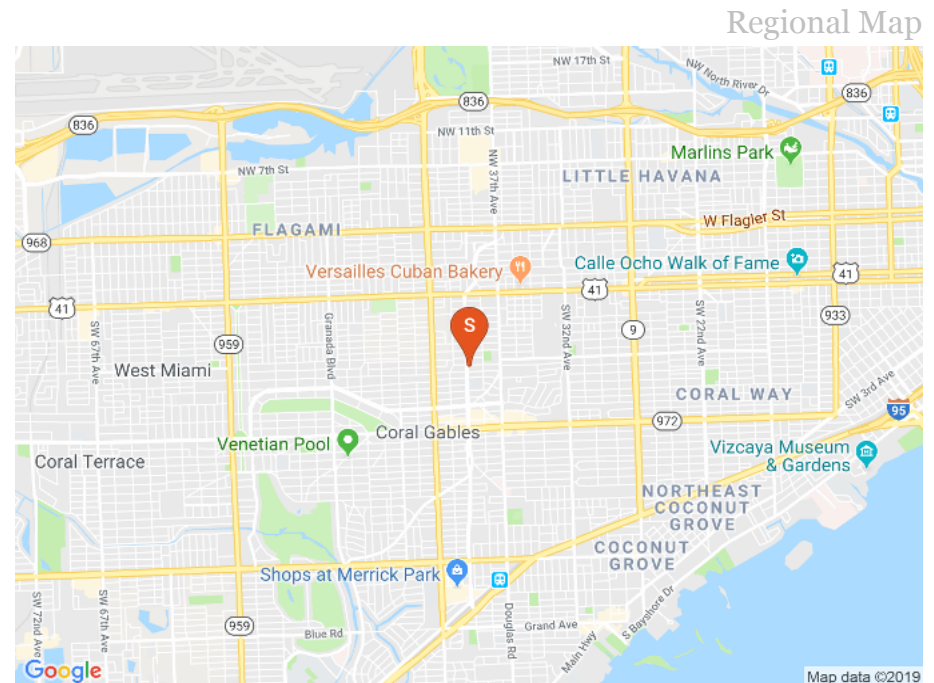
- **LOCATION FEATURES**

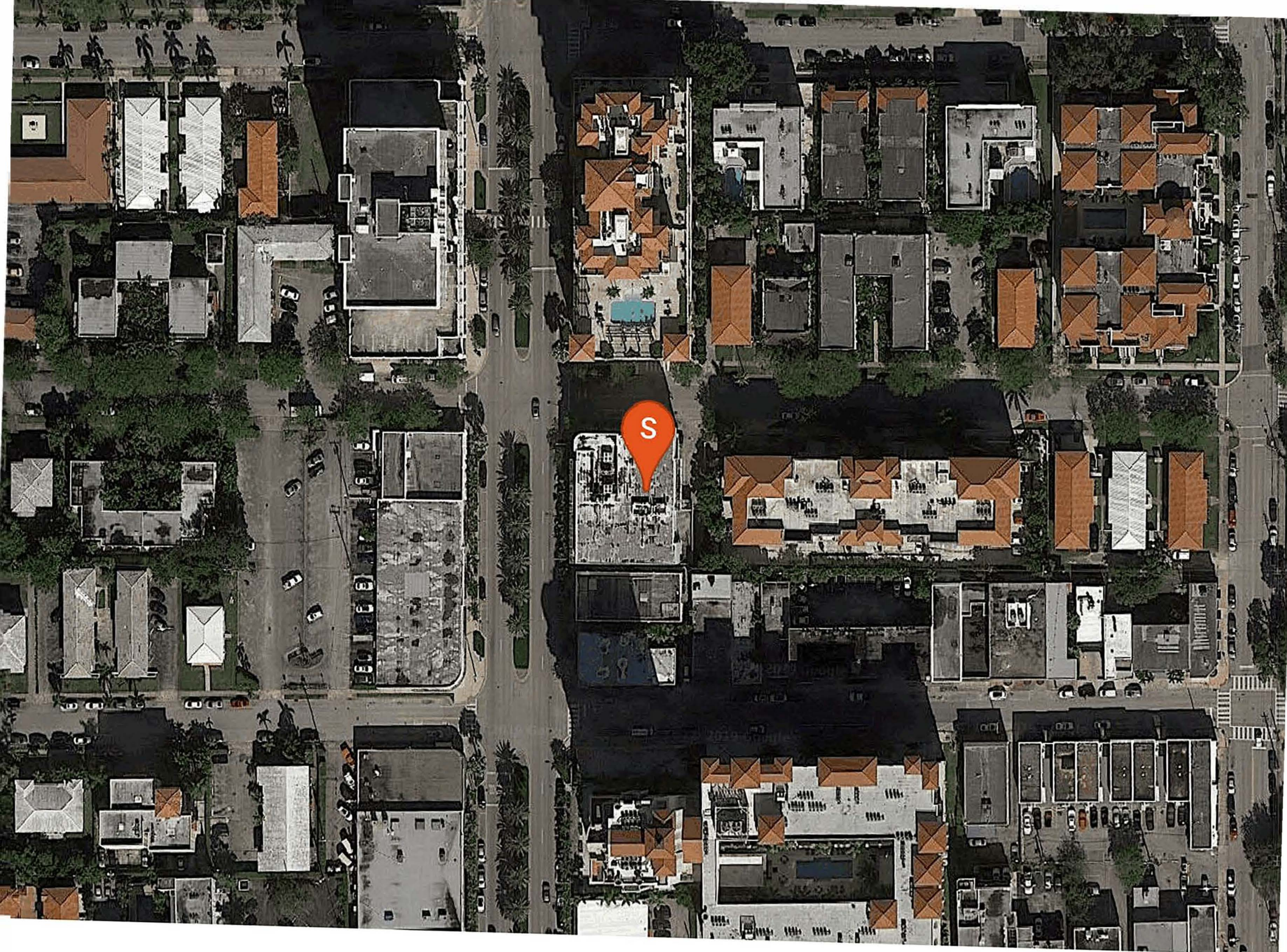
- On-site property management
- Walking distance to numerous restaurants and retail
- Access to public transportation with on-site Coral Gables trolley stop connecting to Miracle Mile and Metrorail
- Premier location at the entrance to the Coral Gables business district

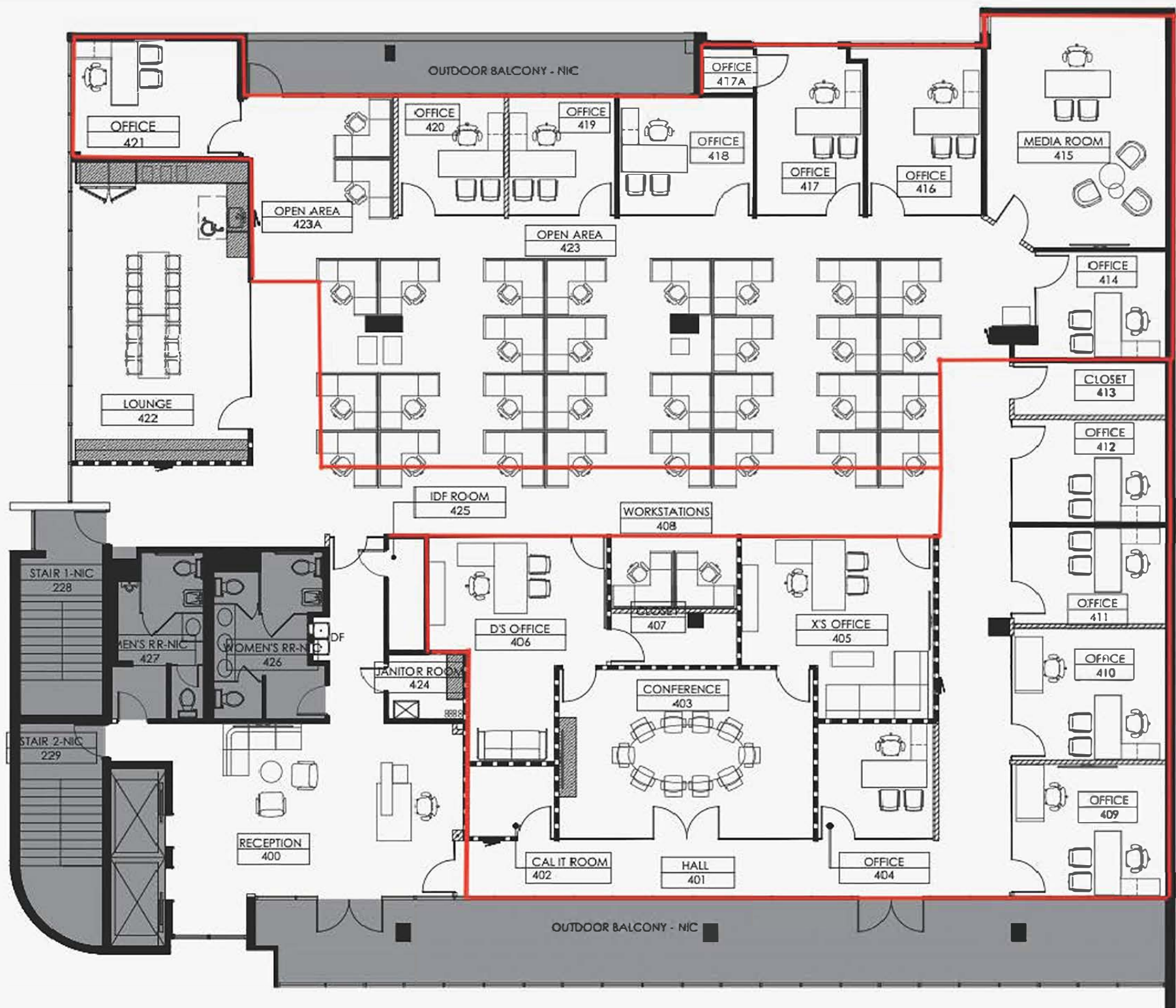
- Within 15 minutes from Miami International Airport and other key business districts such as Downtown, Brickell, Blue Lagoon, and Doral

- **MARKET HIGHLIGHTS**

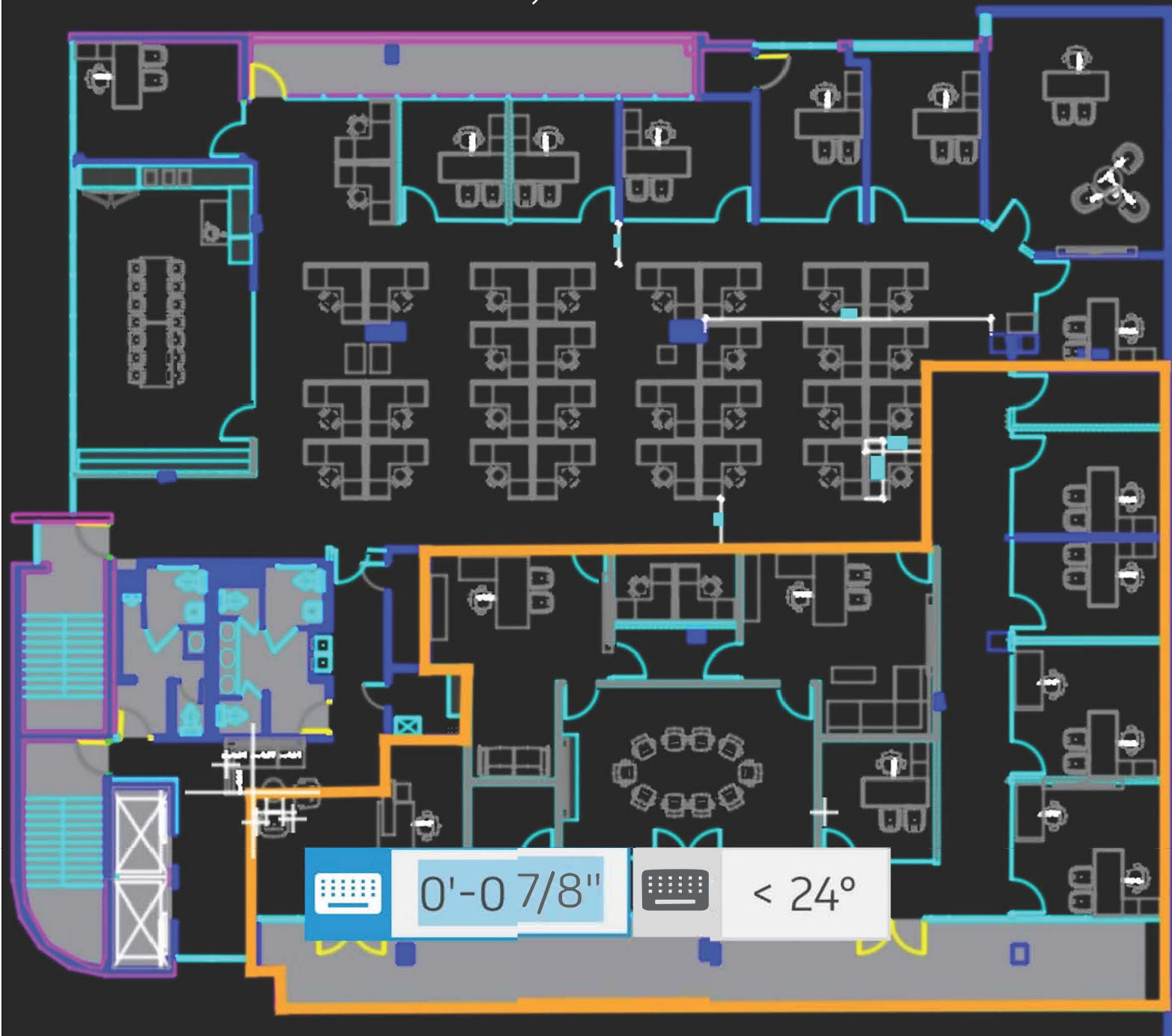
- 8,300 businesses in Coral Gables
- 150 Multinationals
- Home to many of South Florida's largest employers
- Top retail and restaurant amenities
- Metrorail access via Coral Gables Trolley



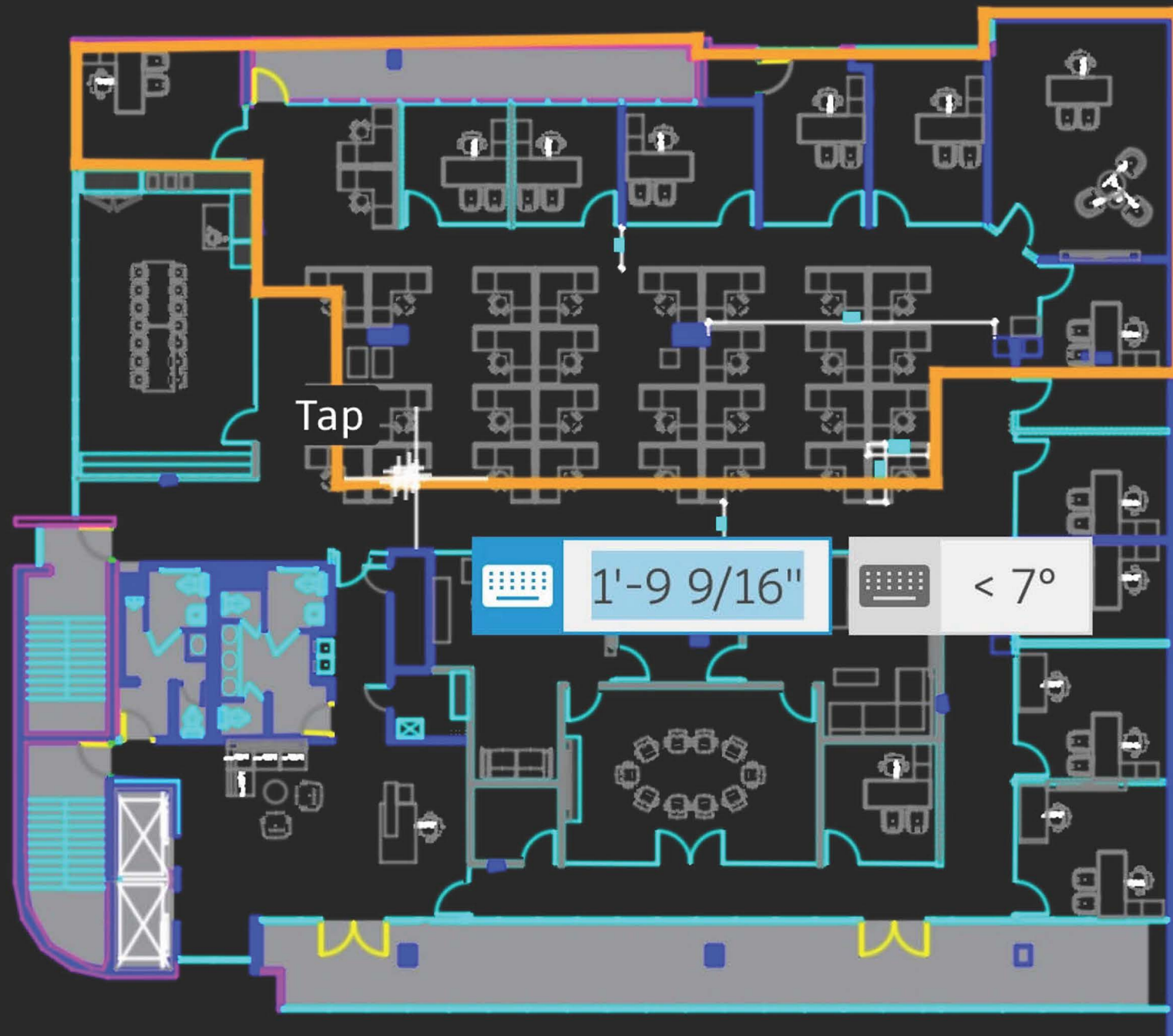




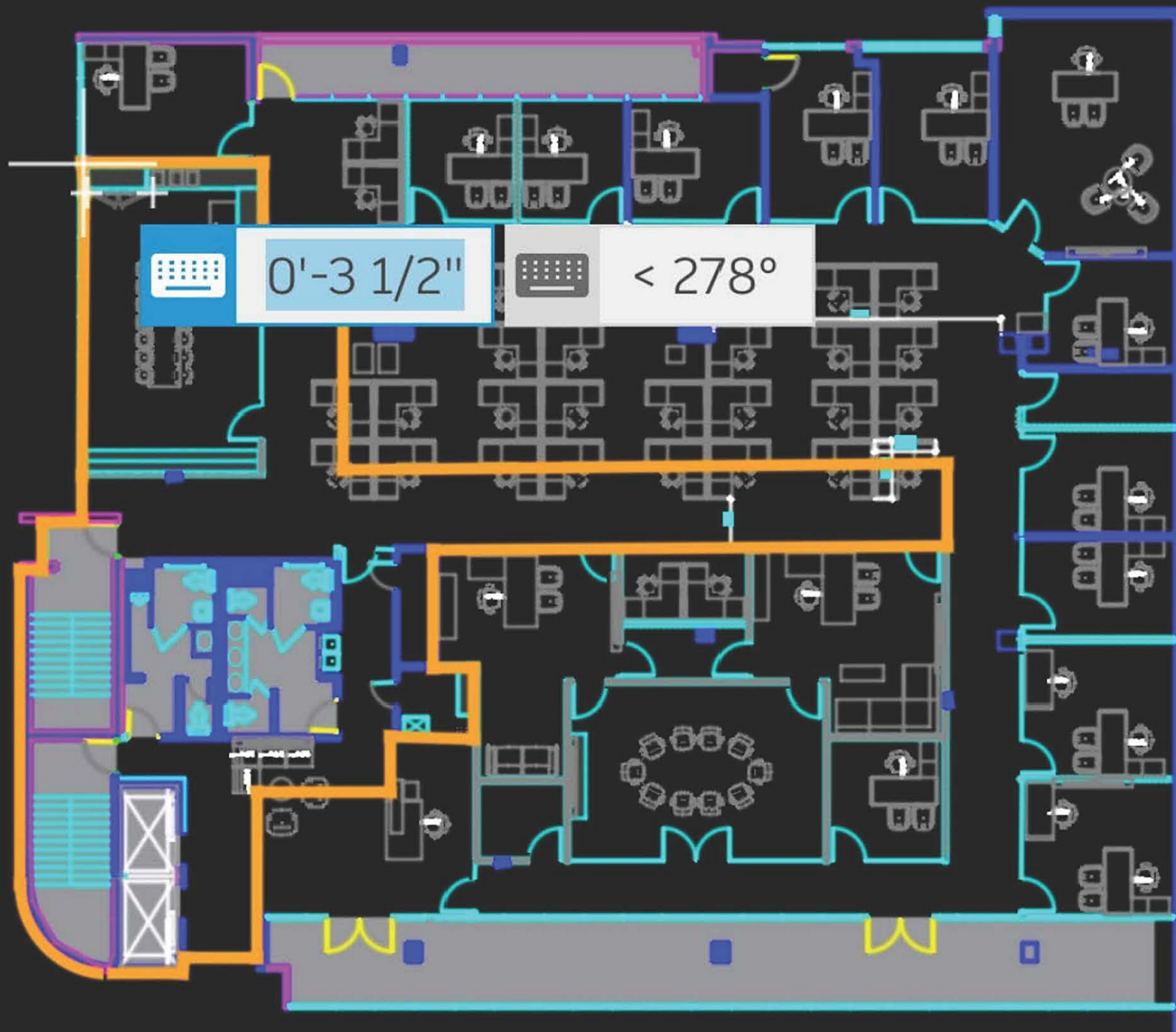
3,536 SFT

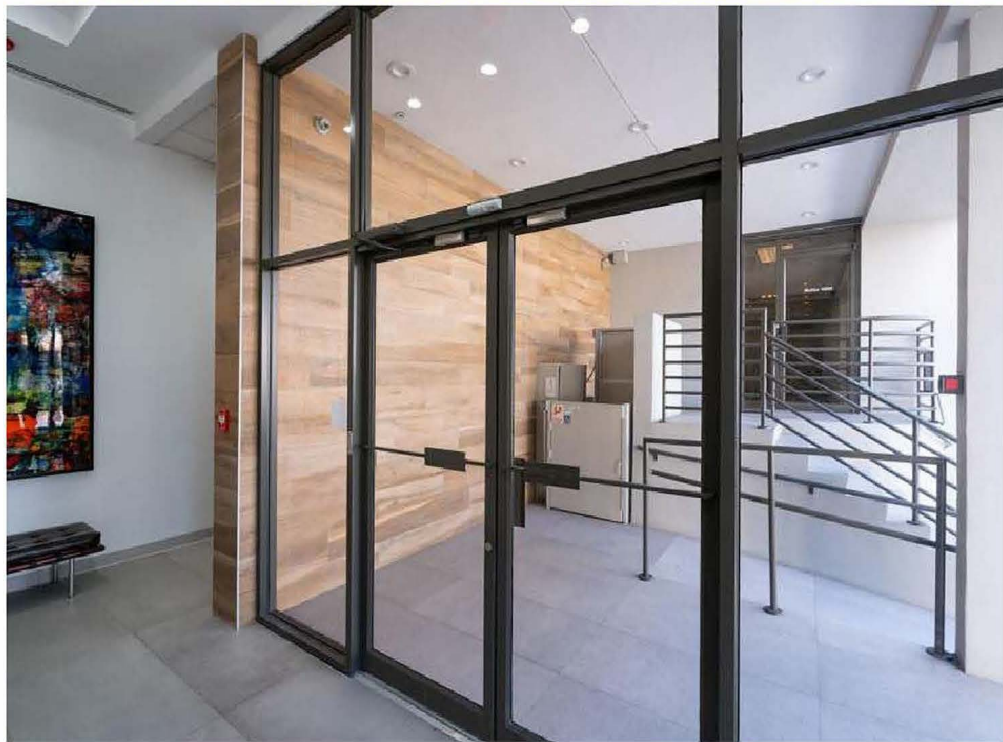
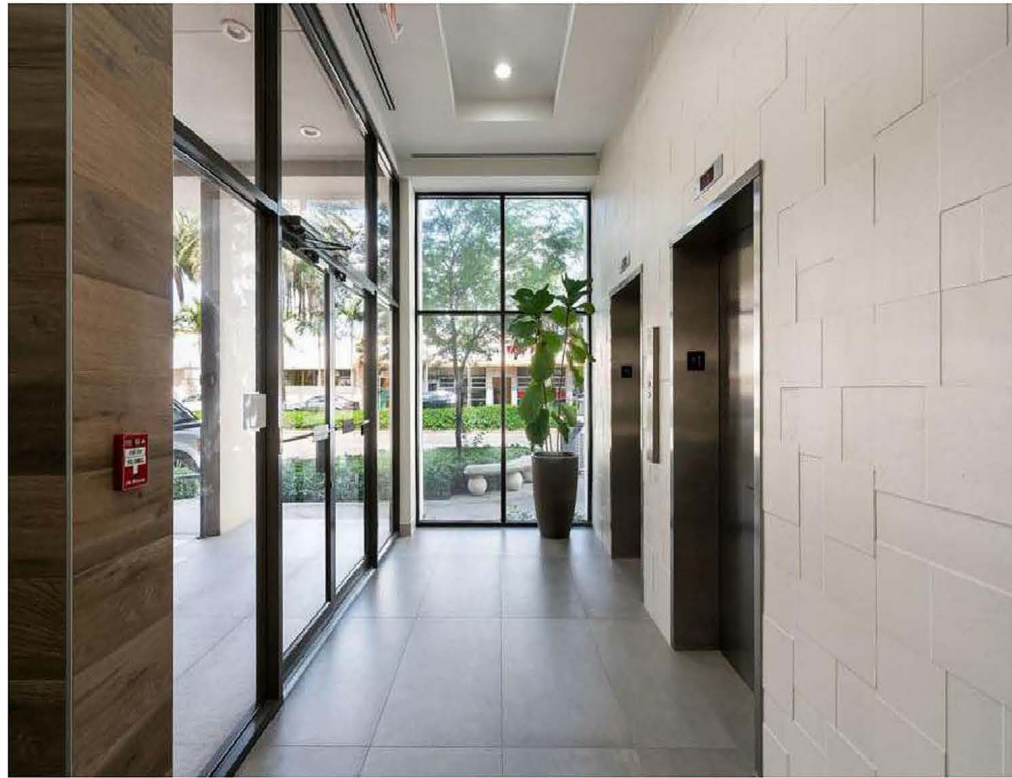


3,283 SFT



2,392 SFT





Reception and Elevators



Primary Hallway and IT room



Conference room



Perimeter Offices



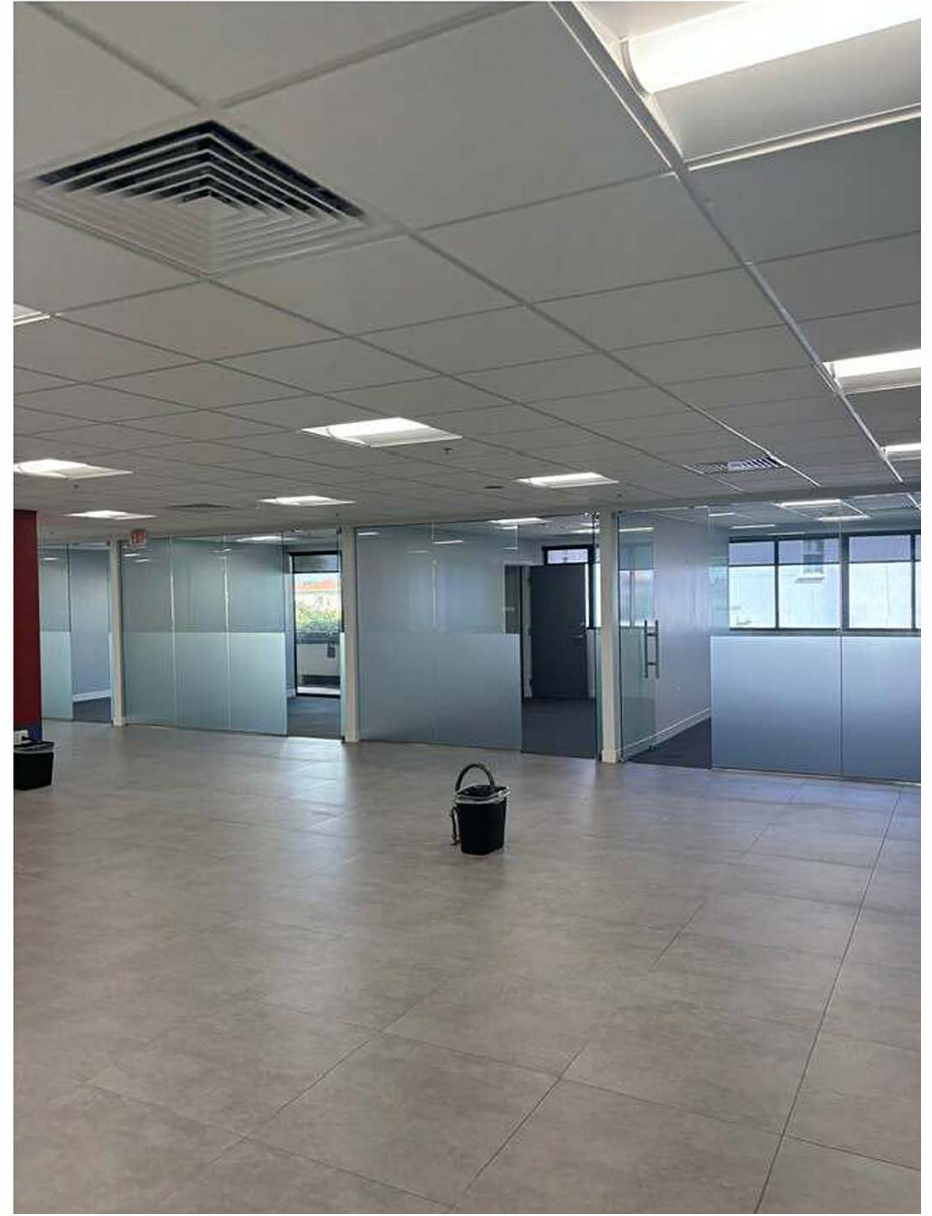
Perimeter Offices



Executive Office



Perimeter Offices



Perimeter Offices and Storage room



Kitchen



4th Floor Balcony views



4th Floor Balcony views



Stairs within Suite 400



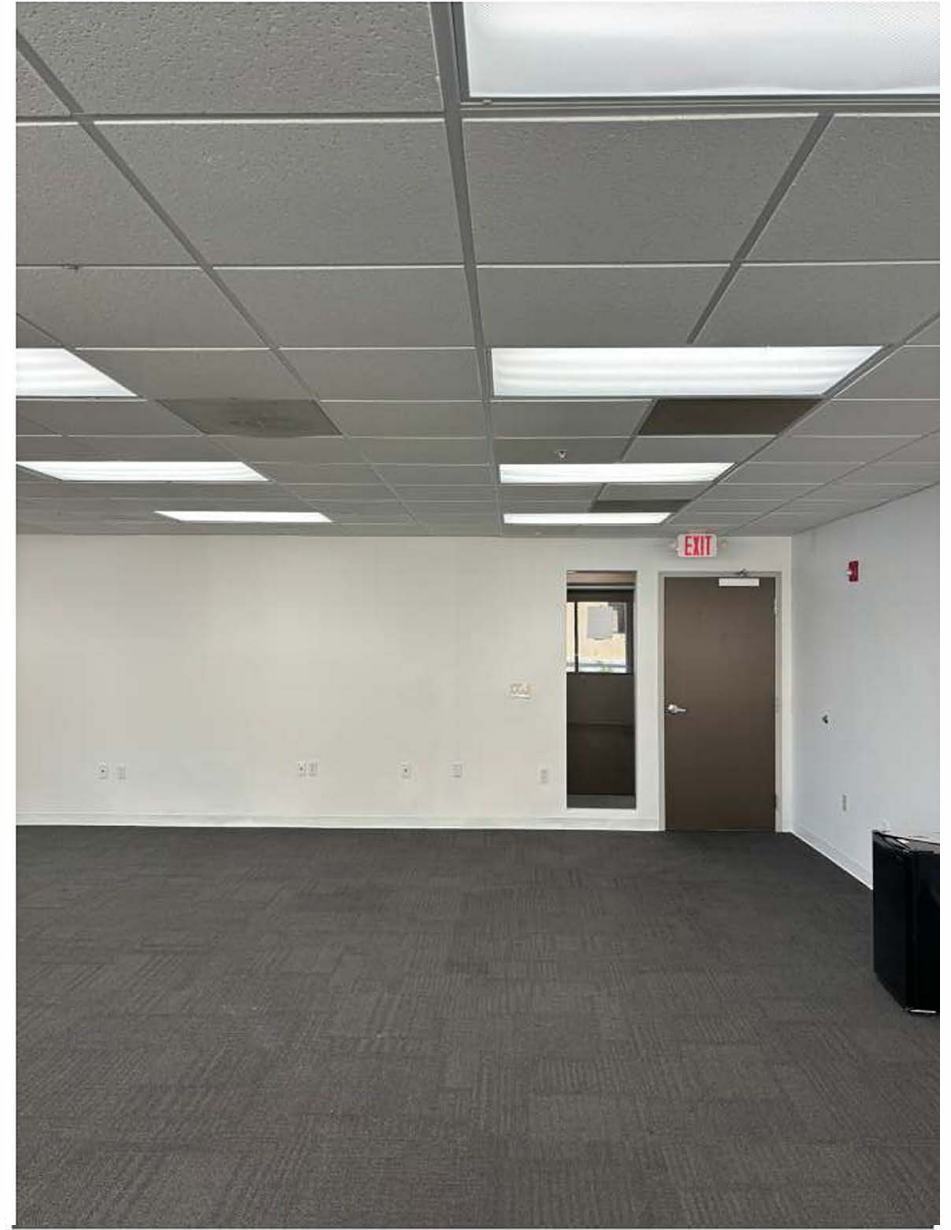
Suite 306 Entrance and Open Work Area



Suite 306 Executive Offices



Suite 306 Open Work Space





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Company Profile

Advisor Profile



Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 39 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

1701 Ponce De Leon



"Connect with the well connected."

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Exclusively Marketed by:



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