

**Single-Tenant Lease  
Opportunity**

4685 Ponce de Leon Blvd  
Coral Gables, FL 33146

**CREC**

## **4685 Ponce de Leon Blvd**



# Property Overview

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This two-story professional office building provides a turn-key opportunity in the Coral Gables/South Miami market. This well-maintained building features 75 feet of frontage on Ponce De Leon Boulevard, 8 covered parking spaces with 11 additional permitted across the street with the City of Coral Gables, wood laminate floors, balcony, large windows providing for natural light, an elevator, sliding-door and marble entrance and a recently-replaced roof.

## LOCATION

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## FEATURES

- 12,792 rsf office building
- Single-tenant opportunity, currently medical facility
- Building signage available
- Dedicated parking and abundant street parking
- Available July 2018



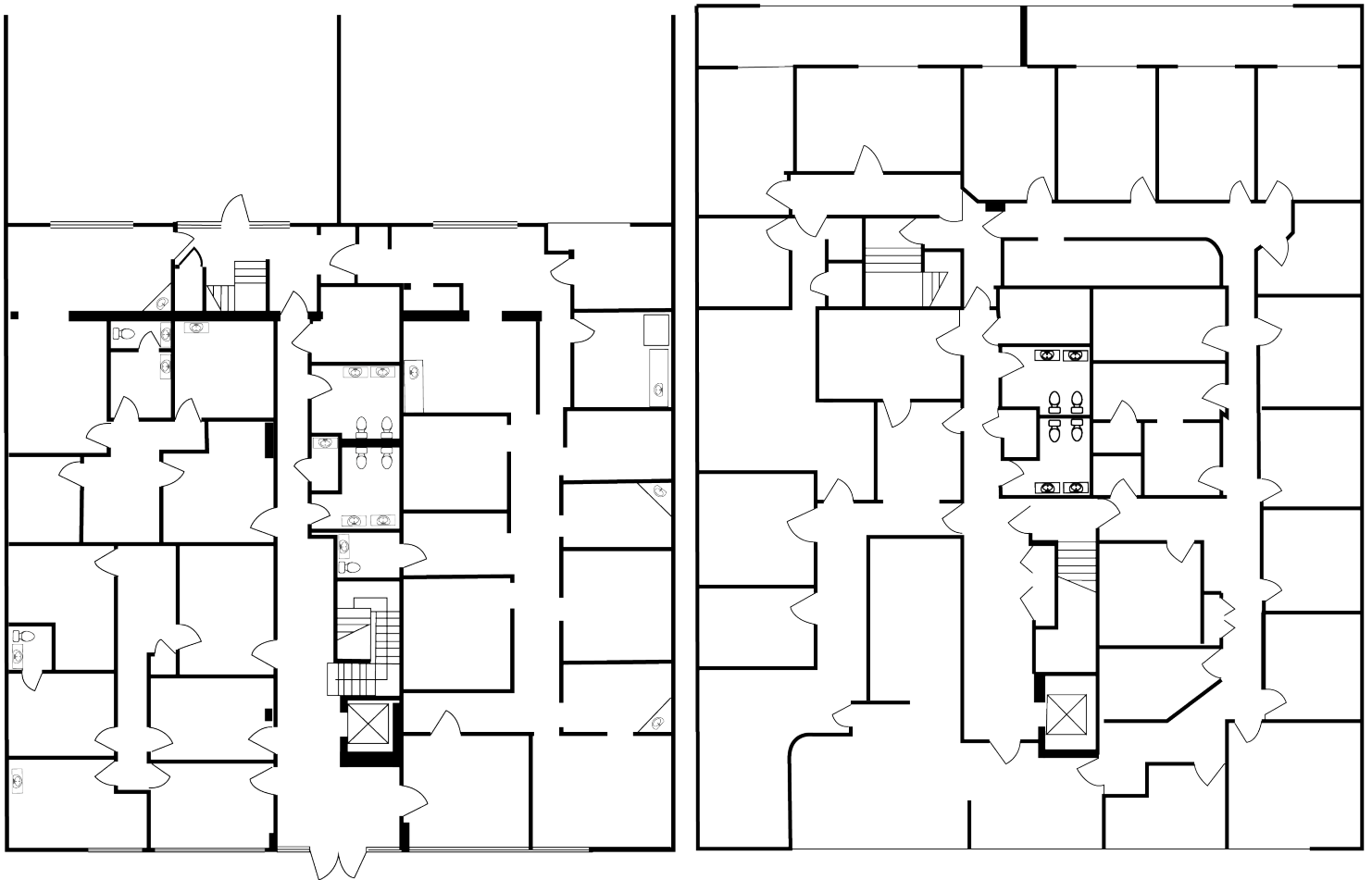
# Floor Plans

4685 Ponce de Leon Blvd



## AVAILABLE SPACES

Suite First Floor	5,733 SF
Suite Second Floor	7,059 SF



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City of Coral Gables, Located on the South Ponce Corridor between the Coral Gables CBD and South Miami/University of Miami Submarkets.



## CONTACT

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