

Ponce Circle Tower - Class A

2800 Ponce de Leon Boulevard

Trophy Office Tower in the Heart of Coral Gables

New Ownership and Property Management

- Exciting Capital Improvements in design stages
- **COMING SOON**
- 15-story tower supporting 141,577 SF
- Contemporary design with an expansive glass and precast curtain wall providing expansive views of Biscayne Bay, Coconut Grove, Downtown Miami and Coral Gables
- Six (6)-story covered parking garage
- Ideally located along Ponce de Leon Boulevard in Coral Gables Central Business District
- Outstanding multi-directional ingress and egress
- On-site security personnel, management and engineering
- Within walking proximity to restaurants, retail, coffee shops, entertainment and banking
- Trolley stop directly in front of the Property

Location

- The Property fronts Ponce de Leon Boulevard and Sevilla Avenue, the new main-and-main intersection of Coral Gables

Future Amenities

- Property will offer Valet Parking and Uber/Lyft Pick up & Drop Off Area
- Common area renovations such as: lobby enhancement, updated elevators, a new and improved cafe with additional seating and other upgrades are underway
- New fine dining restaurant with exterior seating facing Ponce Circle Park



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Proposed Capital Improvements

Ponce Circle Tower / 2800 Ponce de Leon Blvd.



PROPOSED - ELEVATOR LOBBY



PROPOSED - ENTRY PLAZA



PROPOSED - LOBBY VIEW EAST



PROPOSED - LOBBY VIEW NORTH



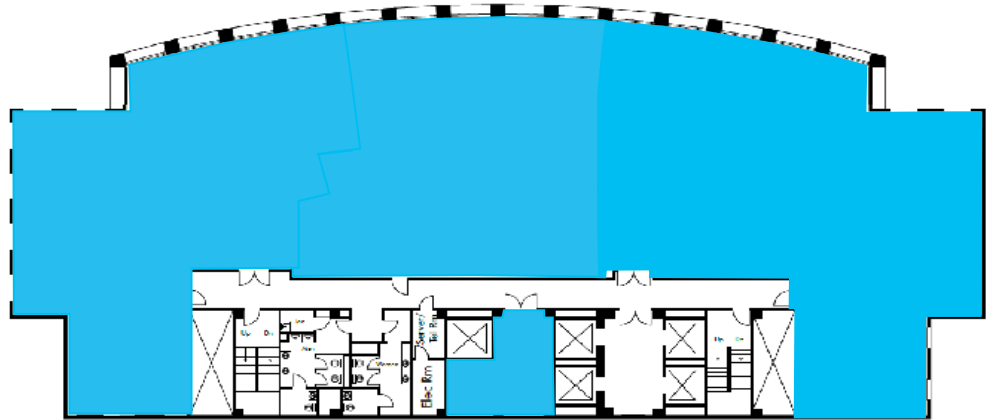
PROPOSED - LOBBY CORRIDOR

Typical Floor Plate

Ponce Circle Tower / 2800 Ponce de Leon Blvd.

Available Suites

- Suite 100 - 8,353 - 12,353 SF
- Suite 120 - 1,563 SF
- Suite 1020 - 6,640 SF
- Suite 1110 - 2,067 - 5,835 SF
- Suite 1125 - 3,768 - 5,835 SF
- Suite 1200 - 14,200 SF
- Suite 1460 - 1,988 - 7,725 SF
- Suite 1470 - 1,642 - 5,737 SF
- Suite 1480 - 4,095 - 5,737 SF

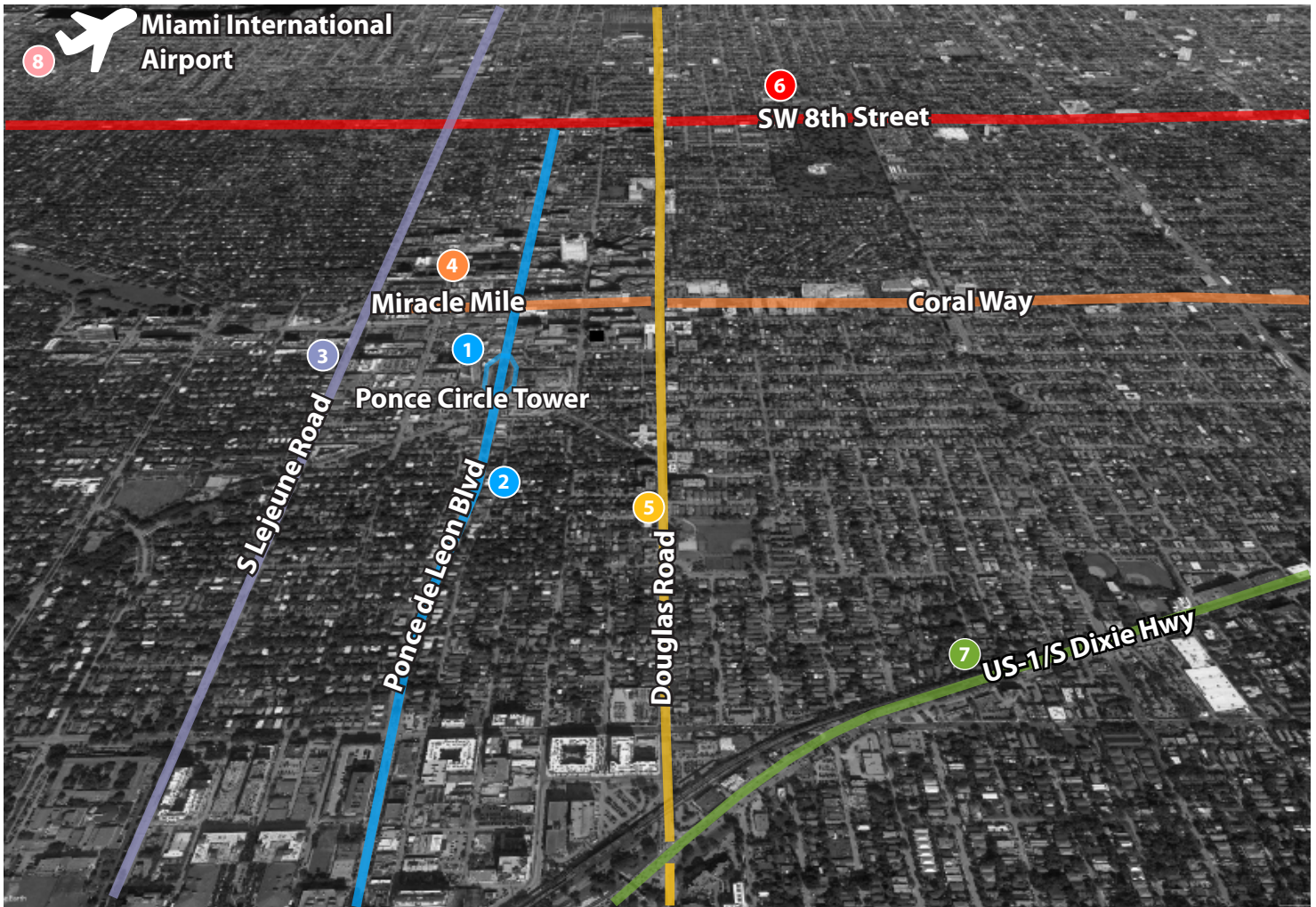


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**Driving Distance from
Ponce Circle Tower:**

- | | |
|---|---|
| 1 Ponce Circle Tower
2800 Ponce de Leon Blvd | 5 Douglas Road
0.4 miles away / 2 minutes |
| 2 Ponce de Leon Blvd | 6 SW 8th Street
1.4 miles away / 6 minutes |
| 3 S Le Jeune Rd
0.3 miles away / 2 minutes | 7 US-1 / S Dixie Hwy
1.6 miles away / 8 minutes |
| 4 Miracle Mile / Coral Way
0.4 miles away / 2 minutes | 8 Miami International Airport
4.2 miles away / 15 minutes |