

SOME THINGS NEVER CHANGE.  
OTHERS ONLY GET BETTER.

Designed for those who dream to work differently, 2525 Ponce de Leon attracts progressive and open-minded companies on the cutting edge of both technology and the new economy. It's available for those who seek a space that captures the culture of their company yet reflects who they are as an organization.

## LOCATION &amp; ACCESS

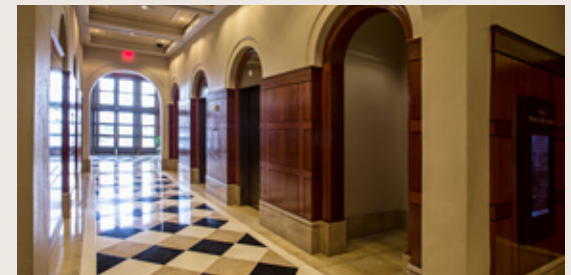
- Premier location in the heart of Downtown Coral Gables, near Main and Main
- One block south of the legendary Miracle Mile restaurant & shopping district
- Excellent access to the Metrorail, downtown Miami and Miami International Airport

## ON-SITE AMENITIES

- 24 hour on-site security
- On-site banking and ATM
- Flemings white tablecloth steakhouse
- Sacha's courtyard café and deli
- Courtyard with park-like setting and outdoor seating
- Conference room
- Car wash
- Courier dry cleaning service

## BUILDING FEATURES

- Twelve stories and 254,000 rentable square feet
- Adjacent covered parking
- Improved sidewalks and landscaping
- On-site Hines management
- Energy Star rated
- LEED Silver certified



*For more information on leasing opportunities, please contact:*  
AUGUSTO ALIZO | [augusto.alizo@hines.com](mailto:augusto.alizo@hines.com) | 305 444 8900

**Hines**

LOCATION & ACCESS

A WORK PLACE. REIMAGINED.

2525  
PONCE  
DE  
LEON



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## AREA AMENITIES

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DE  
LEÓN

### RESTAURANTS

- 1 Ortanique On The Mile
- 2 Hillstone
- 3 Ruth's Chris Steakhouse
- 4 Season's 52
- 5 Canton Chinese
- 6 Starbucks/Einstein Bagels
- 7 Fleming's Prime Steakhouse & Wine Bar
- 8 Morton's
- 9 Benihana

### HOTELS

- 10 Courtyard By Marriott
- 11 Hyatt Regency Coral Gables
- 12 The Westin Colonade

### SERVICES/AMENITIES

- 13 Wells Fargo: Branch, ATM & Drive Thru
- 14 FedEx/Kinko's
- 15 Post Office (2)
- 16 Publix
- 17 Coral Gables District Court Branch



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# STACKING PLAN

# A WORK PLACE. REIMAGINED.



FLOOR	KEY			
12	LEASED 6,964 SF	LEASED 7,692 SF		LEASED 6,907 SF
11	AVAILABLE ON 4/1/2017 9,901 SF			LEASED 11,662 SF
10	LEASED 6,179 SF	LEASED 4,377 SF	LEASED 3,813 SF	LEASED 7,194 SF
9	LEASED 21,857 SF			
8	LEASED 21,857 SF			
7	LEASED 16,406 SF		LEASED 2,782 SF	LEASED 2,375 SF
6	LEASED 11,499 SF	LEASED 2,596 SF	LEASED 7,941 SF	
5	LEASED 21,857 SF			
4	LEASED 22,416 SF			
3	LEASED 22,702 SF			
2	LEASED 21,161 SF			
1	LEASED 8,659 SF	LEASED 3,344 SF	LEASED 1,586 SF	MGT

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