

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
- Obba Sushi
- Sacha's courtyard café and deli
- Courtyard with park-like setting and outdoor seating
- Conference room
- Car wash
- Courier dry cleaning service
- Fitness center

## 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 Gold 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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Hines

RESTAURANTS

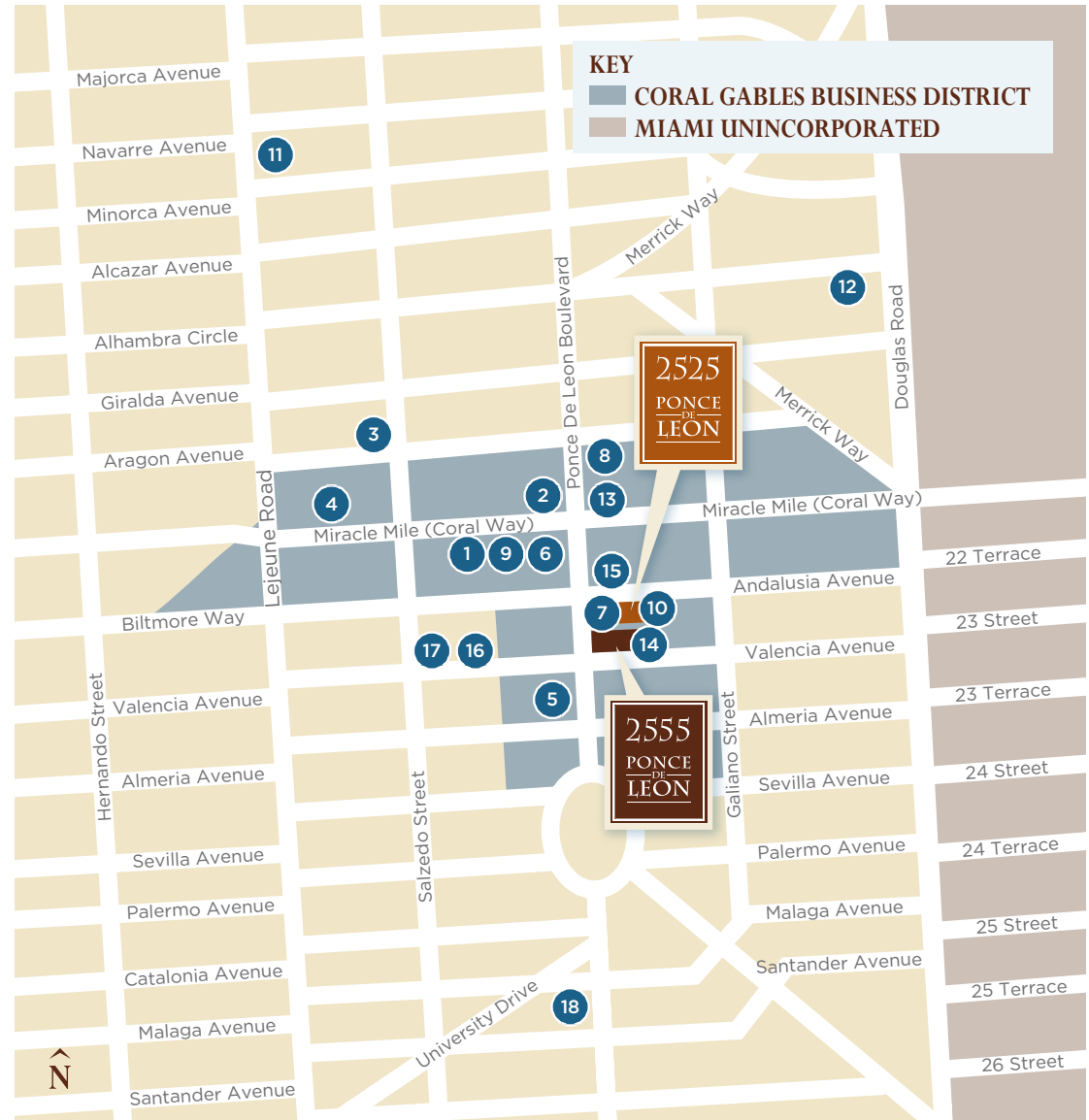
- 1 Ortanique On The Mile
- 2 Hillstone
- 3 Ruth's Chris Steakhouse
- 4 Season's 52
- 5 Canton Chinese
- 6 Starbucks/Einstein Bagels
- 7 Fleming's Prime Steakhouse & Wine Bar (located on site)
- 8 Morton's
- 9 Benihana
- 10 Obba Sushi (located on site)

HOTELS

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

SERVICES/AMENITIES

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



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FLOOR					KEY	
12	LEASED 6,964 SF	LEASED 7,692 SF		LEASED 6,907 SF	LEASED	
11	LEASED 9,901 SF			LEASED 11,662 SF	AVAIL	
10	LEASED 6,179 SF	LEASED 4,377 SF	LEASED 3,813 SF	LEASED 7,194 SF	MGT	
9	LEASED 21,857 SF					
8	AVAILABLE 21,857 SF					
7	LEASED 16,406 SF			LEASED 2,782 SF	LEASED 2,375 SF	
6	LEASED 11,499 SF	AVAILABLE 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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