

SOME THINGS NEVER CHANGE.
OTHERS ONLY GET BETTER.

Designed for those who dream to work differently, 2555 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 & 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
- Car wash
- Courier dry cleaning service
- Fitness center

BUILDING FEATURES

- Six stories and 94,000 rentable square feet
- Adjacent covered parking
- Floor-to-ceiling glass on all new floors
- Upgraded lobbies, common areas and restrooms
- Improved sidewalks and landscaping
- Energy Star rated
- LEED Silver certified
- On-site Hines management



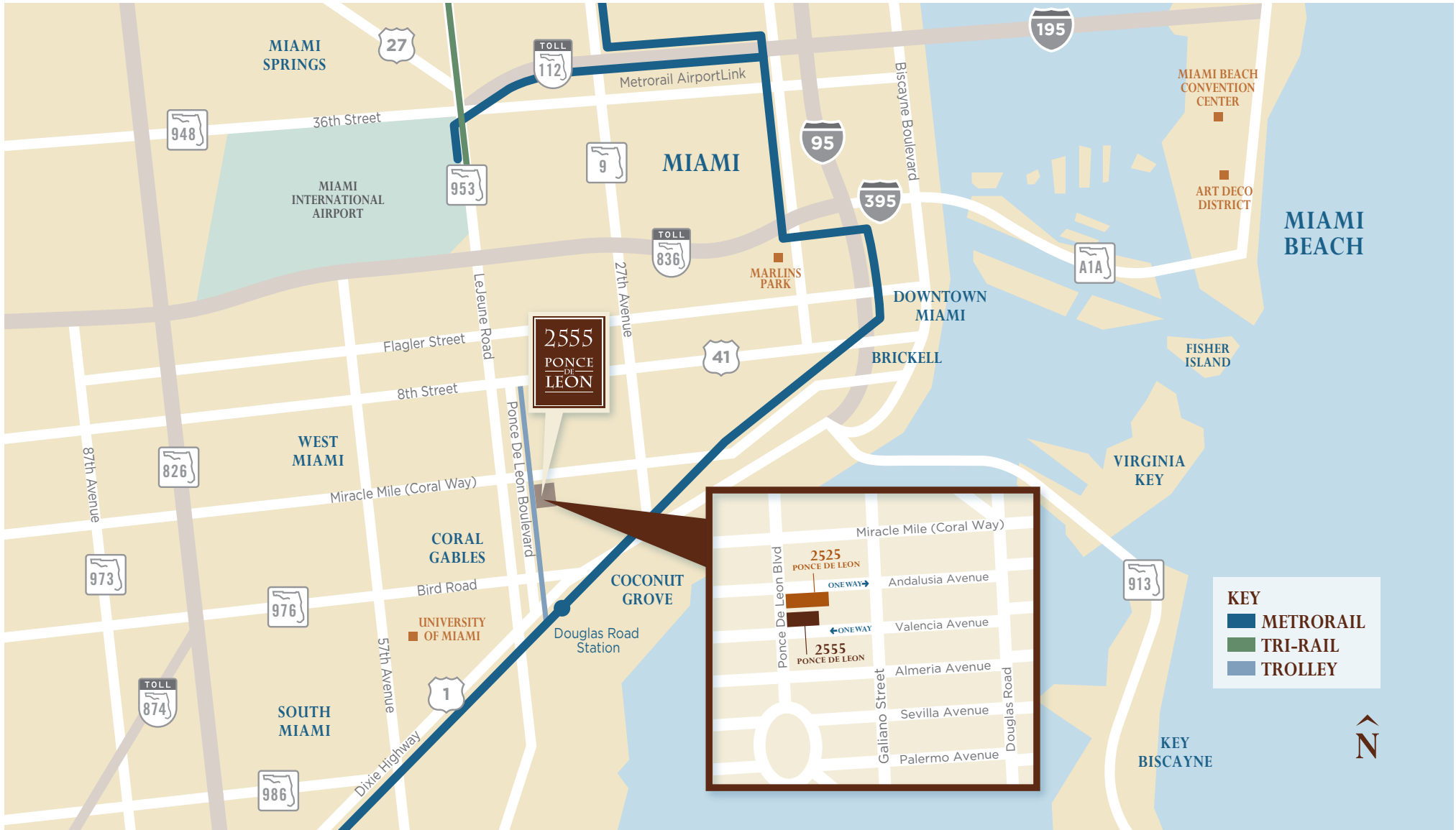
For more information on leasing opportunities, please contact:
AUGUSTO ALIZO | augusto.alizo@hines.com | 305 444 8900

Hines

LOCATION & ACCESS

A WORK PLACE. REIMAGINED.

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AREA AMENITIES

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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



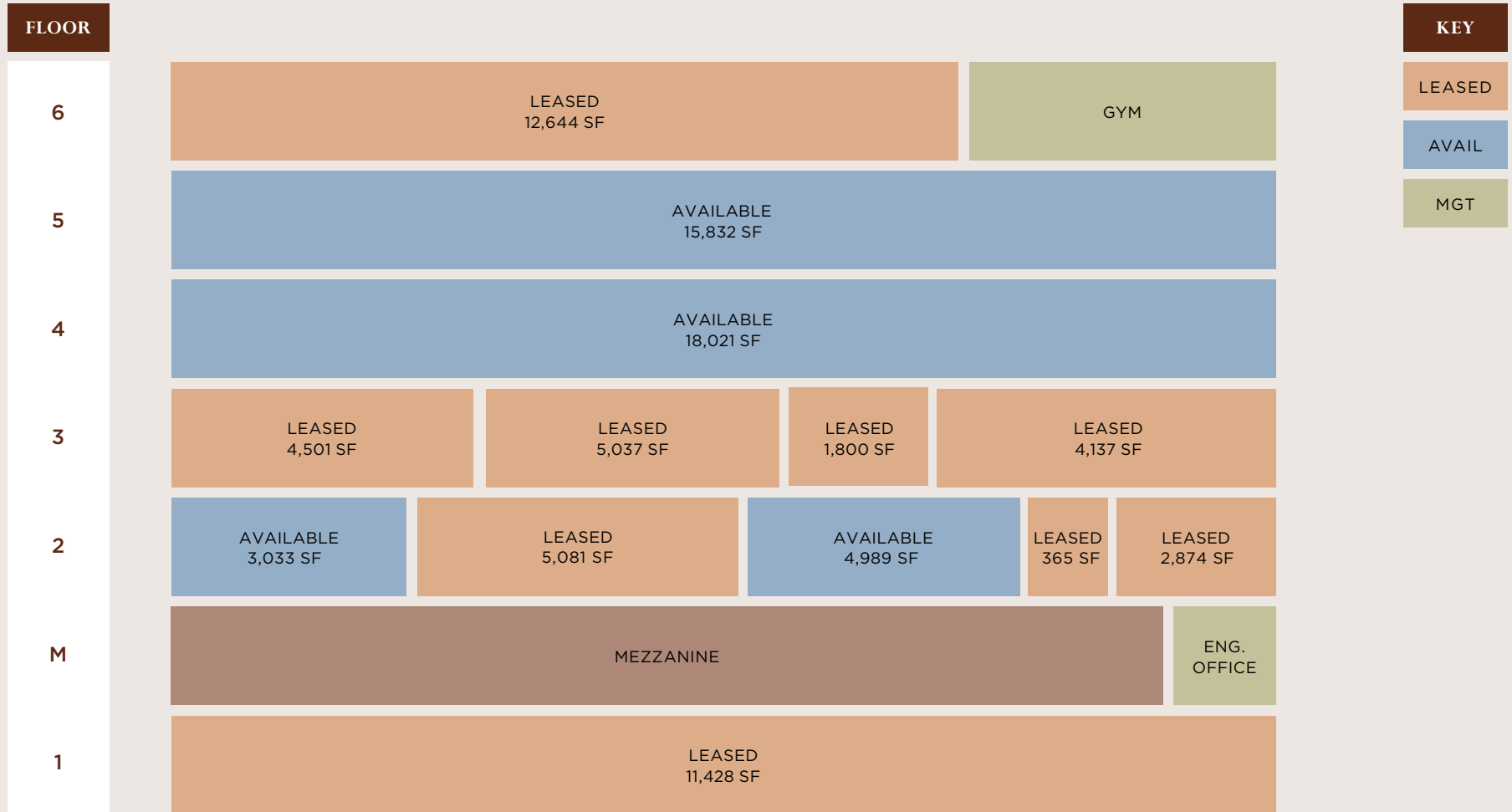
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STACKING PLAN

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