

### NEWLY RENOVATED

901 PONCE is located at the entrance of the Coral Gables business district and within walking distance to numerous restaurants and residential offerings.

Its access to public transportation via the Coral Gables Trolley, major expressways and close proximity to Miami International Airport make it an ideal location for companies in any industry.

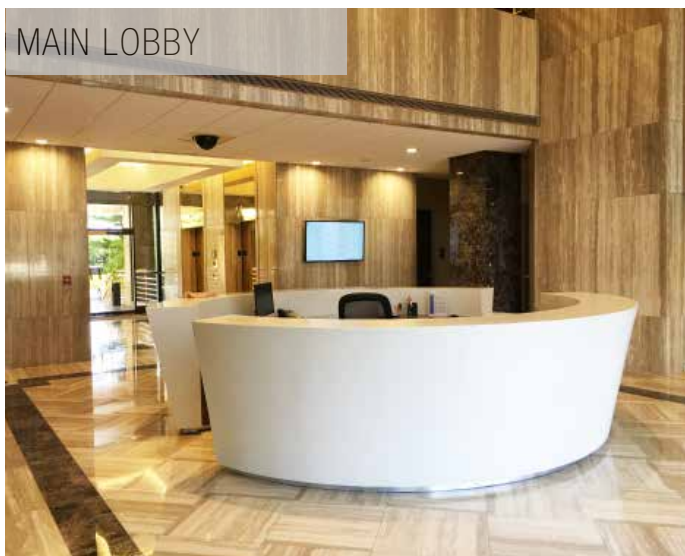


FOR MORE INFORMATION  
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# newly renovated common areas



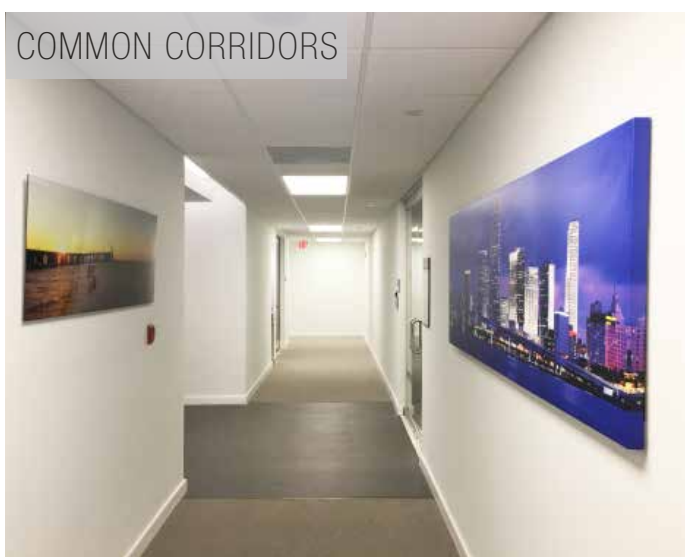
## PROPERTY FEATURES

- 107,000 RSF newly renovated office building
- Available spaces ranging from 3,696 RSF to 11,396 RSF penthouse with unobstructed 360 degree views
- Above average 3/1,000 parking ratio
- Complimentary visitor parking
- 24/7 security and controlled access
- On-site property management



## LOCATION FEATURES

- Walking distance to numerous restaurants and retail
- Access to public transportation with on-site Coral Gables trolley stop connecting to Miracle Mile and Metrorail
- Premier location at the entrance to the Coral Gables business district
- Within 15 minutes from Miami International Airport and other key business districts such as Downtown, Brickell, Blue Lagoon and Doral



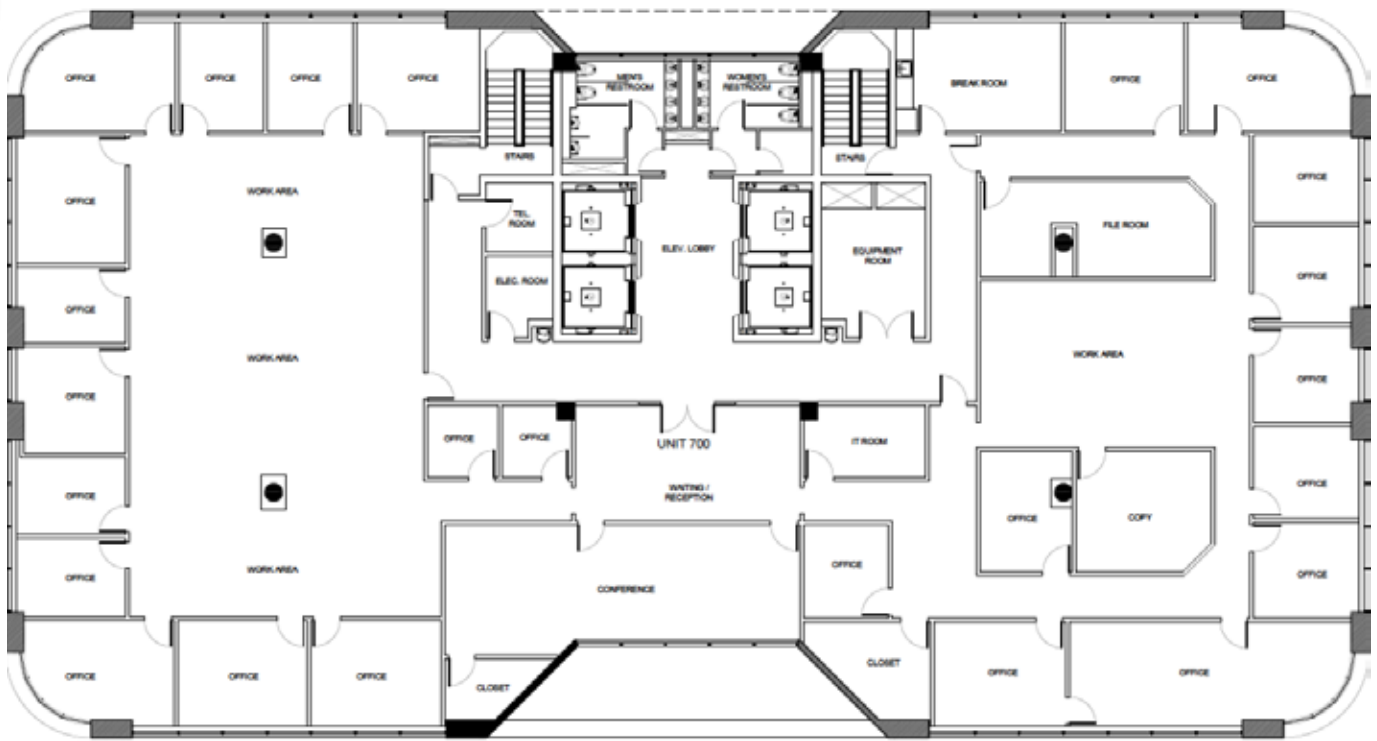
## current availabilities

Suite	Square Feet Available
Suite 700*	11,396 RSF (Full Floor)
Suite 600	3,696 RSF

*\*Suite 700 can be subdivided to 6,500 RSF*

full 7th floor available with 360° views

east view



*\*Suite 700 can be subdivided to 6,500 RSF*

west view





## market area highlights

- 8,300 businesses in Coral Gables
- 150 Multinationals
- Home to many of South Florida's largest employers
- Top retail and restaurant amenities
- Metrorail access via Coral Gables Trolley

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