

1200 Ponce de Leon

1200 Ponce de Leon Blvd., Coral Gables, FL 33134

4,868 RSF

Suite 801

4,643 RSF

Suite 802

9,511 RSF

Suite 1201

4,611 RSF

Suite 1601



1200 Ponce de Leon

Known as The City Beautiful, Coral Gables stands out as a planned community that blends color, details, and the Mediterranean Revival.

In the heart of the business district, 1200 Ponce de Leon provides tenants a wide range of amenities, including front desk concierge service, a state-of-the-art fitness center, electric car charging stations in the garage, and two private rooftop sunset terraces perfect for social events.

The Class A office building is within a 30-minute drive to Coconut Grove, Brickell, Downtown Miami, Miami Beach, and more.

23,633 RSF is available across three floors, fully fitted out and managed by Knotel.

4,868 RSF

4,643 RSF

Suite 801

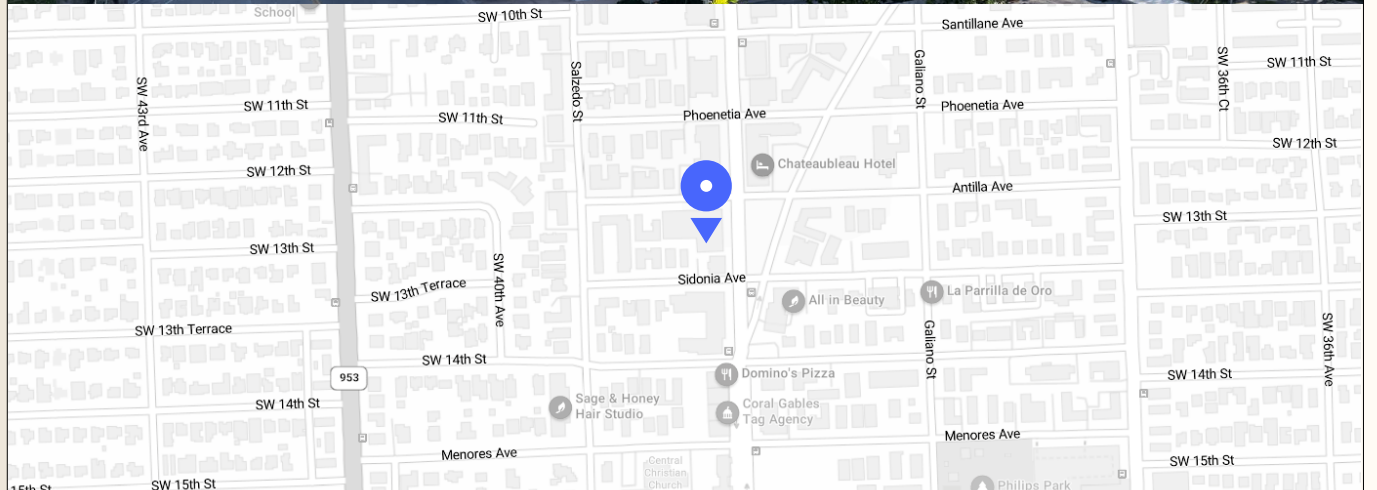
Suite 802

9,511 RSF

4,611 RSF

Suite 1201

Suite 1601



1200 Ponce de Leon



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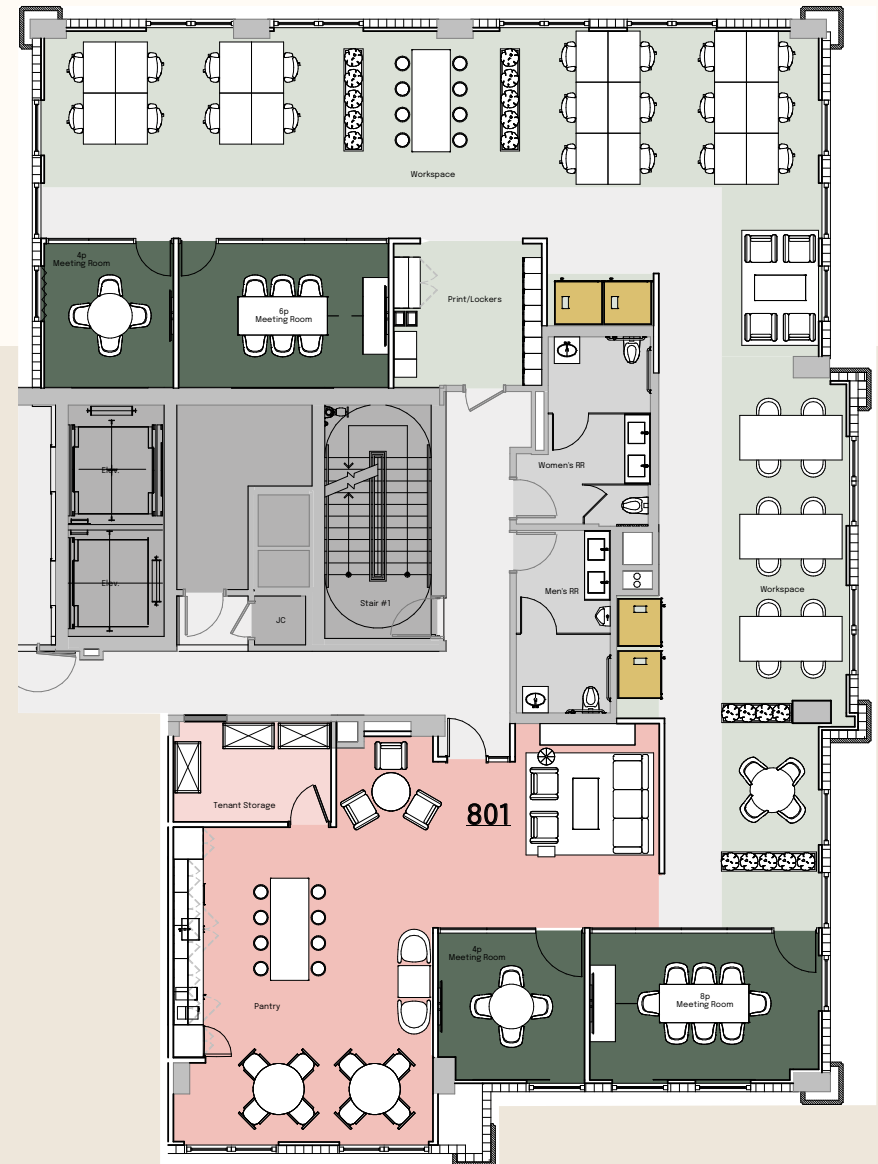


Suite 801

4,868 RSF

32 Workstations

Square Footage		Room Counts	
Rentable Square Feet	4,868	Collaborative Spaces	
		Reception	1
		Lounge	1
WPS Numbers		Pantry	1
Dedicated Workstations	32	Print Station	1
Collaboration Seats	42	Support Spaces	
Enclosed Meeting Seats	22	Tenant Storage	1
		Multiple Use Restroom	Shared
		IT Room	Shared
Room Counts			
Meeting Spaces			
Small Meeting Room (4p)	3		
Medium Meeting Room (6p)	1		
Medium Meeting Room (8p)	1		
Phonebooths (1p)	4		



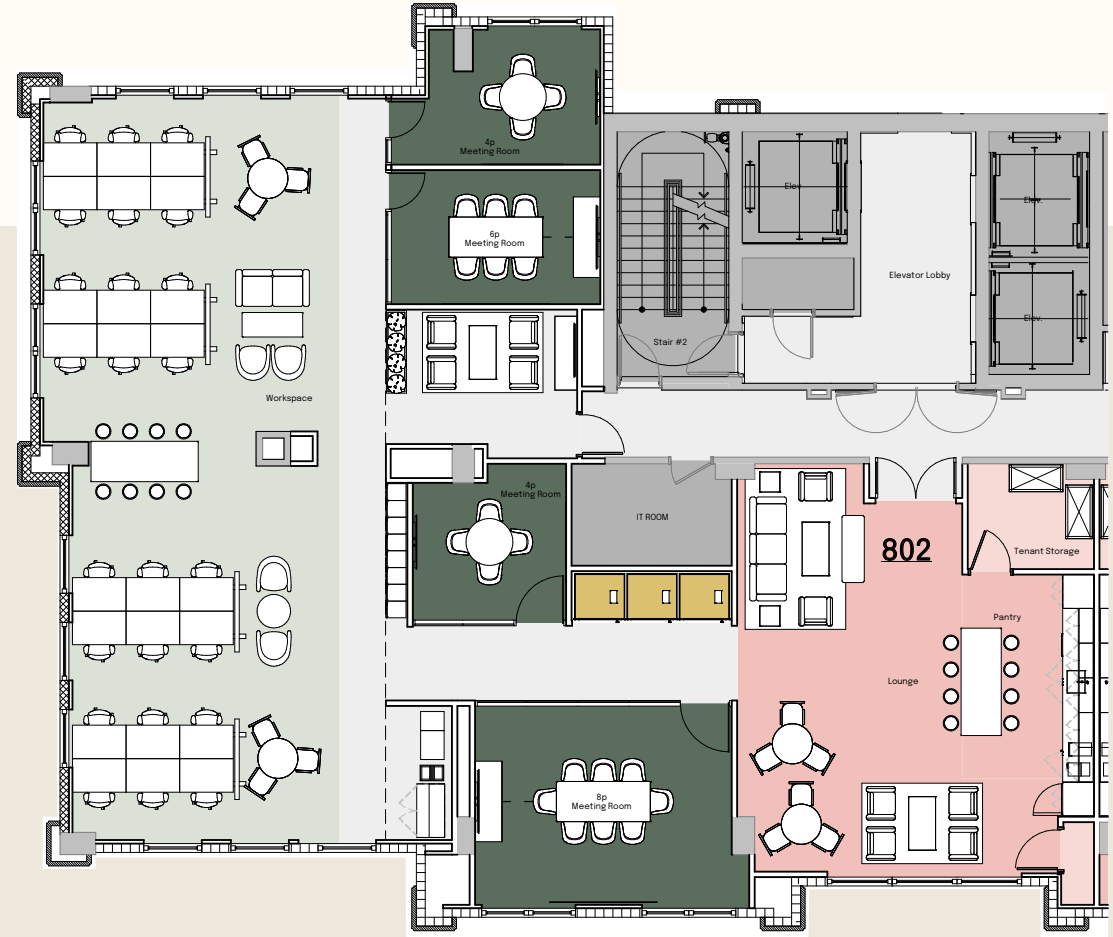
● Open Workspace
 ● Meeting Rooms
 ● Communal
 ● Storage
 ● Phone Booths
 ● Building / Not in Scope
 ● Circulation

Suite 802

4,643 RSF

24 Workstations

Square Footage		Room Counts	
Rentable Square Feet	4,643	Collaborative Spaces	
		Reception	1
		Lounge	1
		Pantry	1
		Print Station	1
WPS Numbers		Support Spaces	
Dedicated Workstations	24	Tenant Storage	1
Collaboration Seats	37	Multiple Use Restroom	Shared
Enclosed Meeting Seats	22	IT Room	Shared
Room Counts			
Meeting Spaces			
Small Meeting Room (4p)	2		
Medium Meeting Room (6p)	1		
Medium Meeting Room (8p)	1		
Phonebooths (1p)	3		



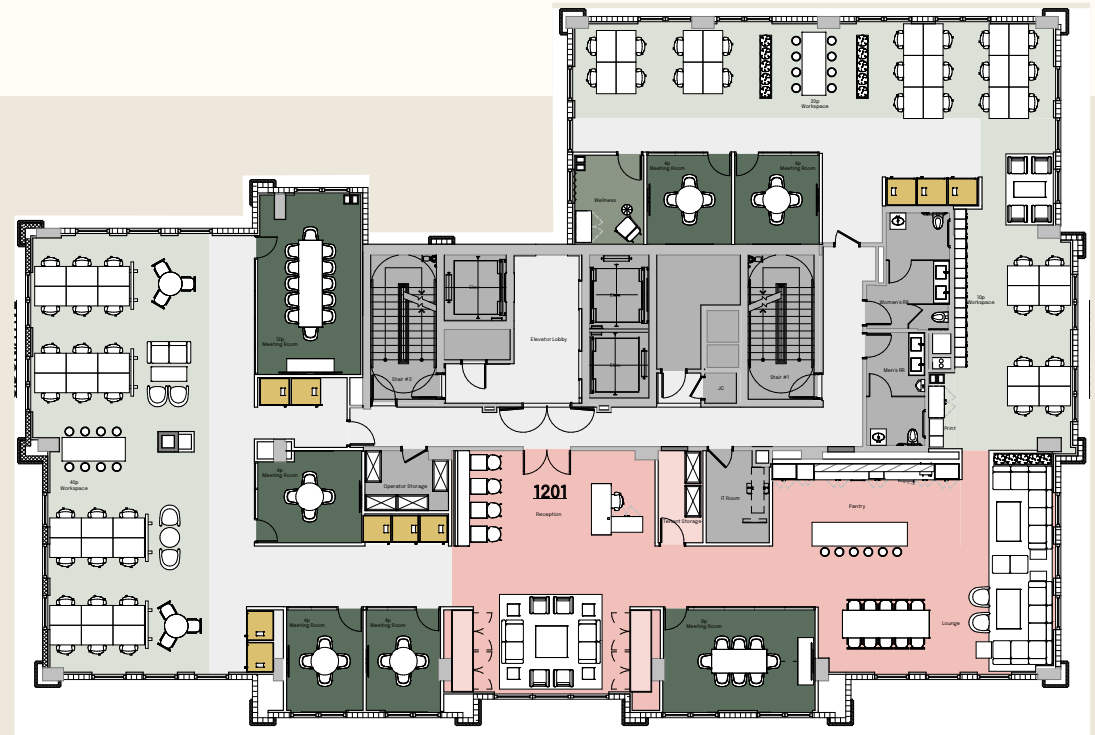
● Open Workspace
 ● Meeting Rooms
 ● Communal
 ● Storage
 ● Parents Room
 ● Phone Booths
 ● Building / Not in Scope
 ● Circulation

Suite 1201

9,511 RSF

52 Workstations

Square Footage		Room Counts	
Rentable Square Feet	9,511	Collaborative Spaces	
		Reception	1
		Lounge	1
		Pantry	1
		Print Station	1
		Support Spaces	
		Tenant Storage	1
		Wellness Room	1
		Multiple Use Restroom	2
WPS Numbers			
Dedicated Workstations	52		
Collaboration Seats	71		
Enclosed Meeting Seats	40		
Room Counts			
Meeting Spaces			
Small Meeting Room (4p)	5		
Medium Meeting Room (8p)	1		
Large Meeting Room (12p)	1		
Phonebooths (1p)	10		



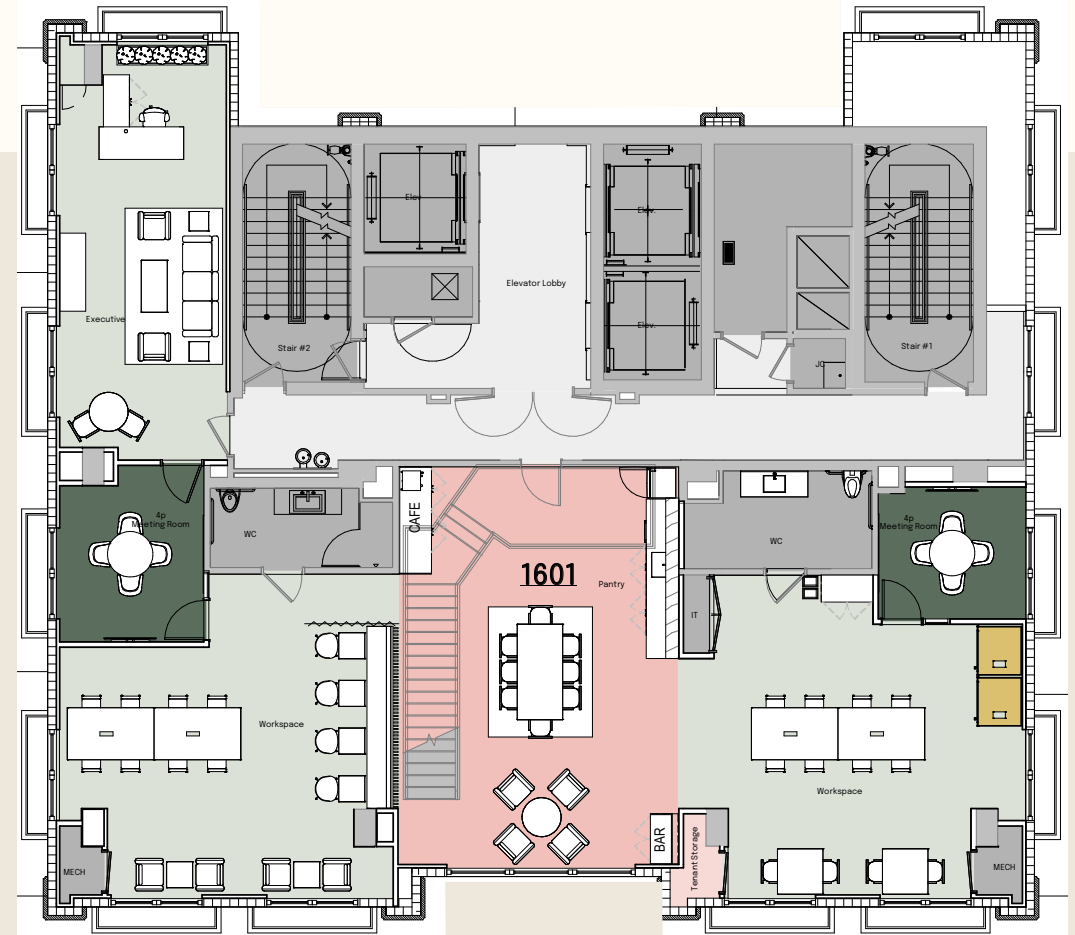
Open Workspace Meeting Rooms Communal Storage Parents Room Phone Booths Building / Not in Scope Circulation

Suite 1601

4,611 RSF

21 Workstations

Square Footage		Room Counts	
Rentable Square Feet	4,611	Collaborative Spaces	
		Reception	1
		Lounge	1
		Pantry	1
		Print Station	1
		Support Spaces	
		Tenant Storage	1
		Single Use Restroom	2
WPS Numbers			
Dedicated Workstations	21		
Collaboration Seats	26		
Enclosed Meeting Seats	8		
Room Counts			
Meeting Spaces			
Small Meeting Room (4p)	2		
Phonebooths (1p)	2		
Executive Office / Suite	1		



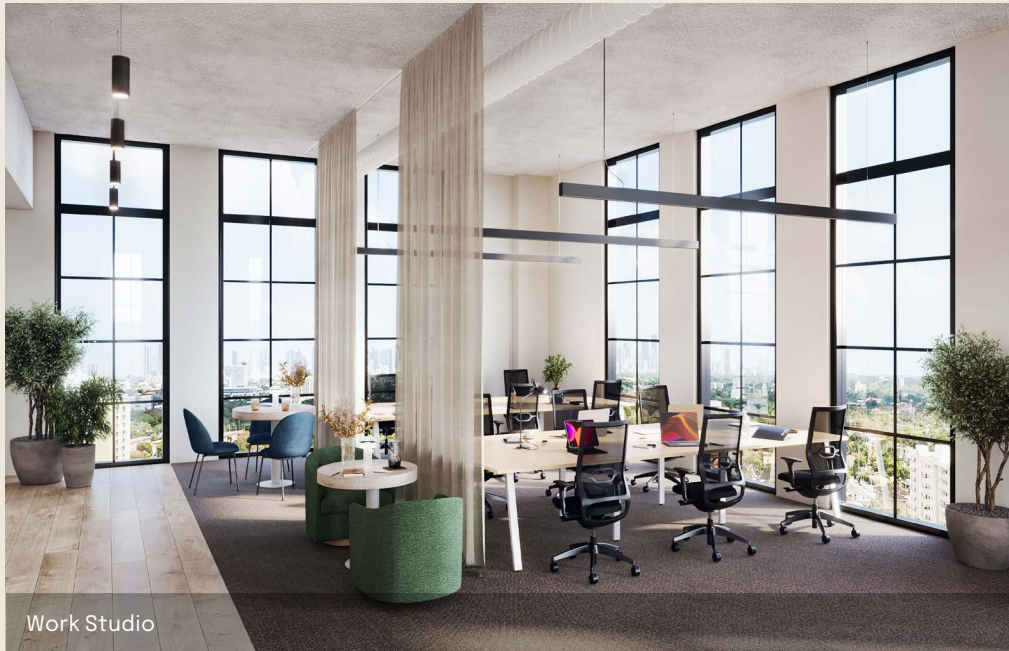
● Open Workspace
 ● Meeting Rooms
 ● Communal
 ● Storage
 ● Parents Room
 ● Phone Booths
 ● Building / Not in Scope
 ● Circulation



Entrance



Pantry



Work Studio



Workspace



Specification Summary



Access

24/7



Ceiling Height

9'



Showers / Lockers

Fitness center



Cycle Spaces

Ground floor storage room



Air-Conditioning Spec

M-F
9AM-6PM



Pet Friendly

Service Animals



ADA / DDA Compliant

Yes



Location

Tri-County Commuter Rail:
Miami Airport - 7 minutes / 2.7 miles
Hialeah Market - 10 minutes / 4.2 miles

Airports:
Miami - 20 minutes / 7.7 miles
Ft. Lauderdale-Hollywood - 41 minutes / 27.1 miles



Extras

Two roof-top sunset terraces
Front desk concierge
State-of-the-art fitness center
Electric car charging station
Dry cleaning drop-off services
Assigned parking available



Next level workspace for the next level in your business. From space to services, we give companies the flexibility to grow and adapt.

We'll take care of managed services, leaving you with the freedom to focus on the important business of growing your potential.

Managed Services

Services include:

- Office equipment (printer, paper supplies)
- Daily cleaning
- Local coffee
- Plants and plant maintenance
- IT Support services
- Repairs & preventative maintenance
- Maintenance ticket system going directly to your Workspace Associate



1200 Ponce de Leon



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Image Courtesy of CoStar

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