

**2121** PONCE

**Modernist classic.**



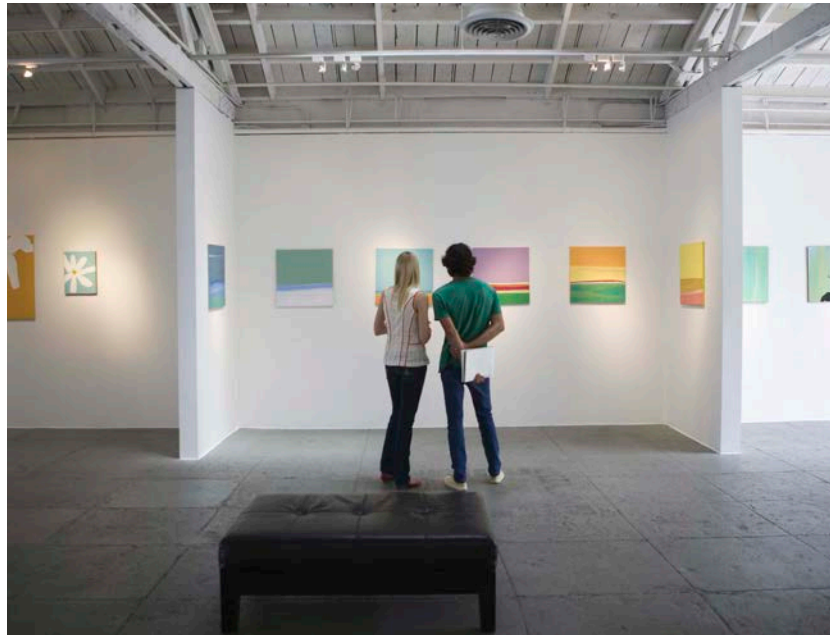
2121 PONCE



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Where workplace meets lifestyle





# CORAL GABLES

THE CITY BEAUTIFUL

## A magical blend of vintage & modern

Coral Gables' founders imagined both a "City Beautiful" and a "Garden City," with lush green avenues winding through a residential city, punctuated by civic landmarks and embellished with detailed and playful architectural features. Known as The City Beautiful, Coral Gables stands out as a planned community that blends color, details, and the Mediterranean Revival architectural style.

Coral Gables attracts national and regional retailers along with an abundance of boutiques and retail shops. Miracle Mile is the center of a true downtown district, and is internationally known.

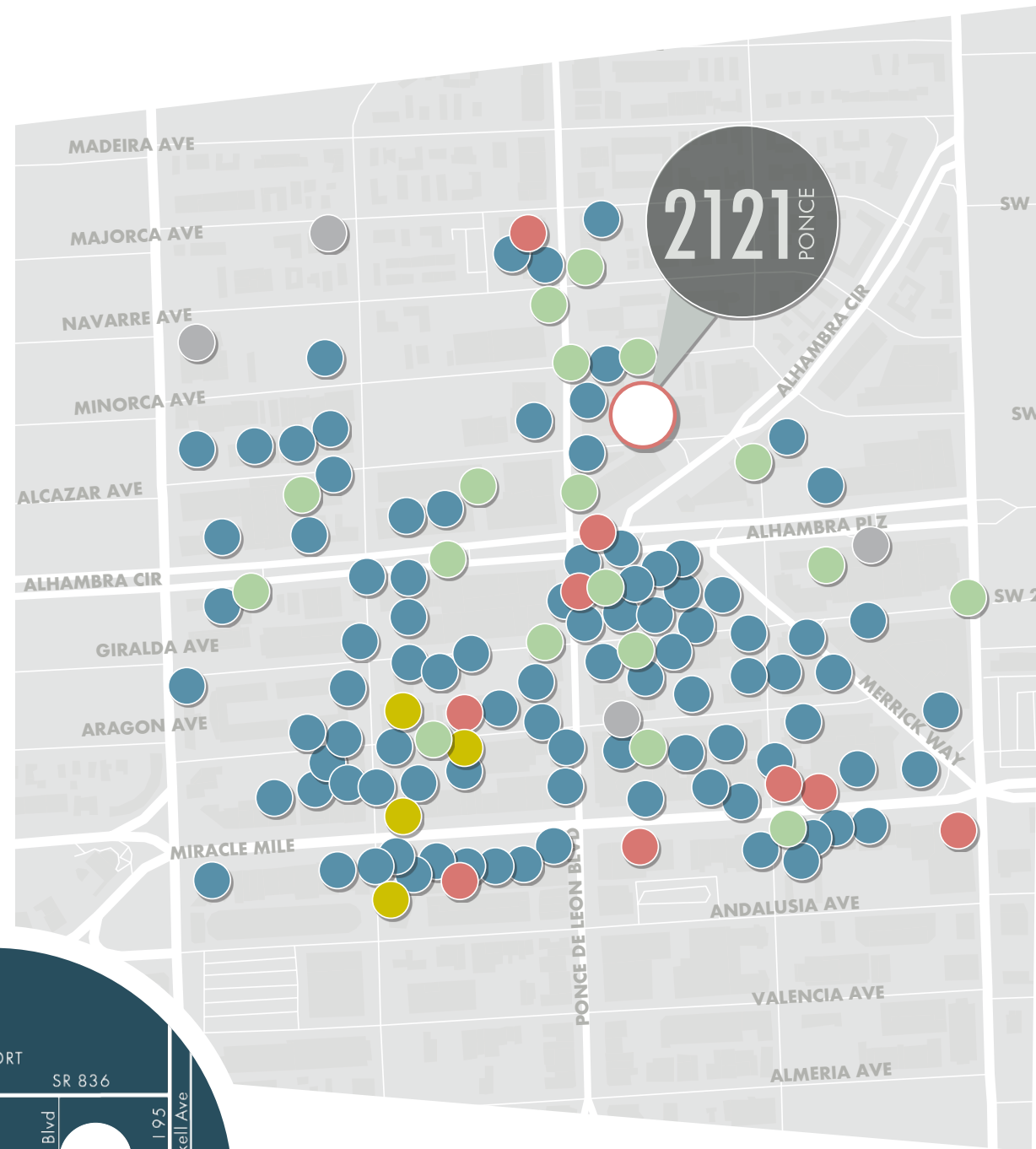
The City is especially desirable to businesses because of its proximity to Miami International Airport, the Port of Miami, and downtown Miami, while also being convenient for executive housing. In addition, a vintage style trolley connects many of the commercial districts, Grand Avenue and the Metrorail.

Current attractions and events in Coral Gables include a Farmer's Market, a nighttime bar event named Giralda Under The Stars, The Coral Gables Art Festival, Literacy Festival, and other family friendly holiday events.

*Source: The City of Coral Gables*



# Energy and lifestyle



## ● Banks

- BAC Florida Bank
- Bank of America
- BB&T
- Centennial Bank
- Chase Bank
- Citibank
- Eastern National Bank
- First American Bank
- HSBC Bank
- IberiaBank
- Popular Bank
- Space Coast Credit Union
- SunTrust
- Synovus Bank
- TD Bank
- TIAA Bank

## ● Retailers

- AT&T
- Barnes & Noble
- Books & Books
- CVS
- Navarro Discount Pharmacy
- T-Mobile
- United States Post Office
- Verizon

## ● Culture

- Actor's Playhouse
- Coral Gables Art Cinema
- Coral Gables Museum
- Miracle Theatre

## ● Hotels

- Courtyard by Marriott
- Colonnade Coral Gables
- Hyatt Regency Coral Gables
- Together Lost

## ● Dining, bars & quick bites

- |                          |                          |                         |                        |
|--------------------------|--------------------------|-------------------------|------------------------|
| 101 Snacks               | Dennys                   | La Palma                | Pummarola Pizzeria     |
| 77 Sportsbar             | Divino Ceviche           | La Taberna Giralda      | Red Koi                |
| Alhambra Station Cafe    | Doc B's Restaurant       | Lan Ramen               | Rice Medi Kitchen      |
| Aromas Del Peru          | Dr. Smood                | Lotus Garden            | Ruth Chris Steakhouse  |
| Bachour                  | El Porteno               | Malakor Thai Issan      | Sanatos                |
| Banana Berry             | Fratellino Ristorante    | Merrick's Pizza         | Seasons 52             |
| Bangkok                  | Fresh Bar + Coffee       | MesaMar Seafood         | Segafredo Coral Gables |
| Barista Cafe             | Fritz & Franz            | Miller's Ale House      | Small Tea              |
| Bay 13 Brewery & Kitchen | Fugato                   | Mint Leaf               | Spritz Pizzeria        |
| Bellmont Spanish         | Galiano Cigar Room       | Mishas Cupcakes         | Starbucks              |
| Ben & Jerrys             | Giardinos Gourmet Salads | Miss Saigon             | Su Shin                |
| Burger King              | Grazianos                | Morelia Gourmet Paletas | Subway                 |
| Cafe Demetrio            | Green Gables Cafe        | Morton's Steakhouse     | Sushi Maki             |
| Caffe Abbracci           | Gusto Fino               | My Ceviche              | Talavera               |
| California Pizza Kitchen | Haagen Dazs              | Ortanique On The Mile   | TAP 42                 |
| Capital One Cafe         | Hillstone                | Panera Bread            | Terre Del Sapore       |
| Chandler's Place         | Ice Cream                | Pasion del Cielo        | The Bar                |
| Chicken Kitchen          | Ichimi                   | Patagonia Gastrobar     | The Globe              |
| Chocolate Fashion        | Iron Sushi               | Pincho Factory          | The Local              |
| Cibo Wine Bar            | Jimmy Johns              | POC                     | Threefold Cafe         |
| Copper 29 Bar            | John Martin's Irish Pub  | PokeBao                 |                        |
| Coyo Taco                | Kao Sushi                | Pollo Tropical          |                        |
| Crema Gourmet            | La Dorada                | Pomodoros Pizza         |                        |

# Join an esteemed corporate neighborhood

BAC Florida Bank

Baptist Health

Bayview Asset Management

Becker & Poliakoff

Cherry Bekaert

Grupo Cisneros

Disney

Grossman Roth Yaffa Cohen

HBO

Hinshaw & Culbertson

MasTec

Mercantil Commerce Bank

Merrill Lynch

Raymond James

Regions Bank












Stantec

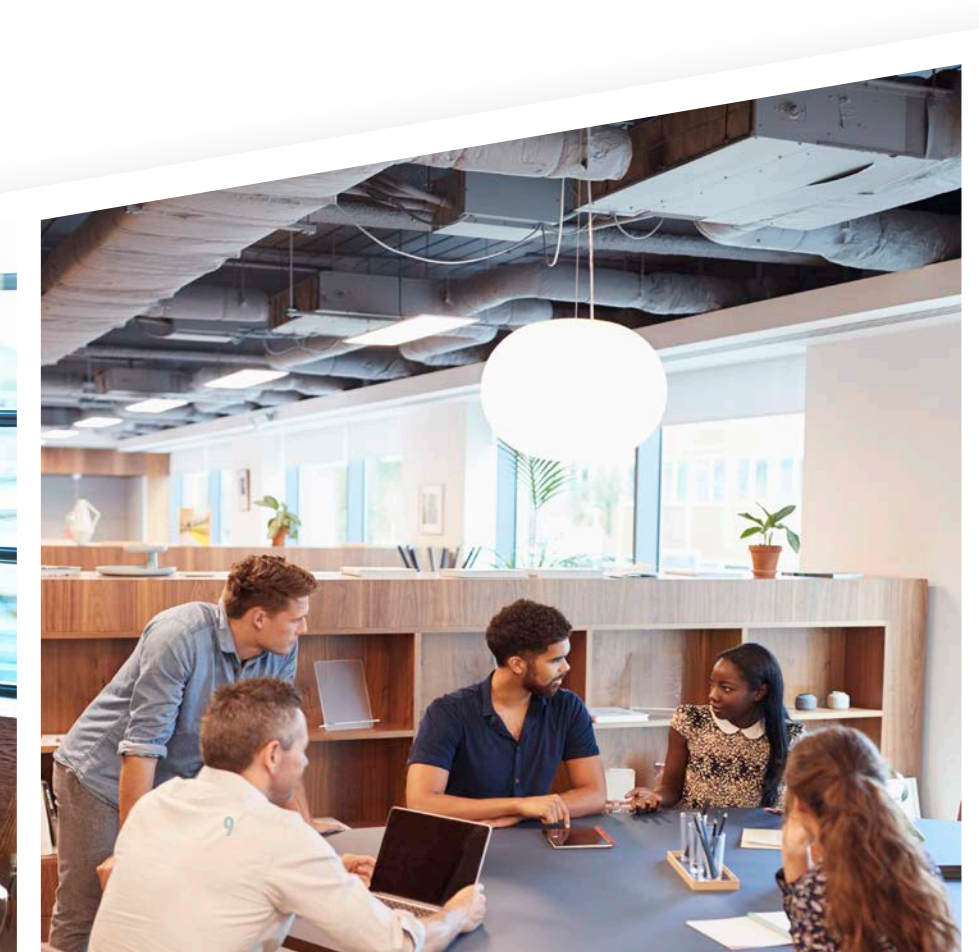
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## BUILDING HIGHLIGHTS

-  13 stories, 160,808 s.f. total
-  12,369 s.f. typical floor size
-  Four elevators
-  Energy Star certified
-  European modern architecture, common areas styled with mahogany and stainless steel finishes, Knoll furnishing, halogen lighting and oriental rugs atop terrazzo floors
-  Full service bank on-site
-  Restaurant and sandwich café
-  Wellness center – free to tenants
-  Five floor garage with convenient dual ingress and egress— 305 covered parking spaces
-  Floor-by-floor building access
-  3:1,000 s.f. parking ratio





## Leasing contacts

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