

# Class B Office Property For Sub-Lease

## 2555 Ponce De Leon Blvd | Coral Gables, FL 33134

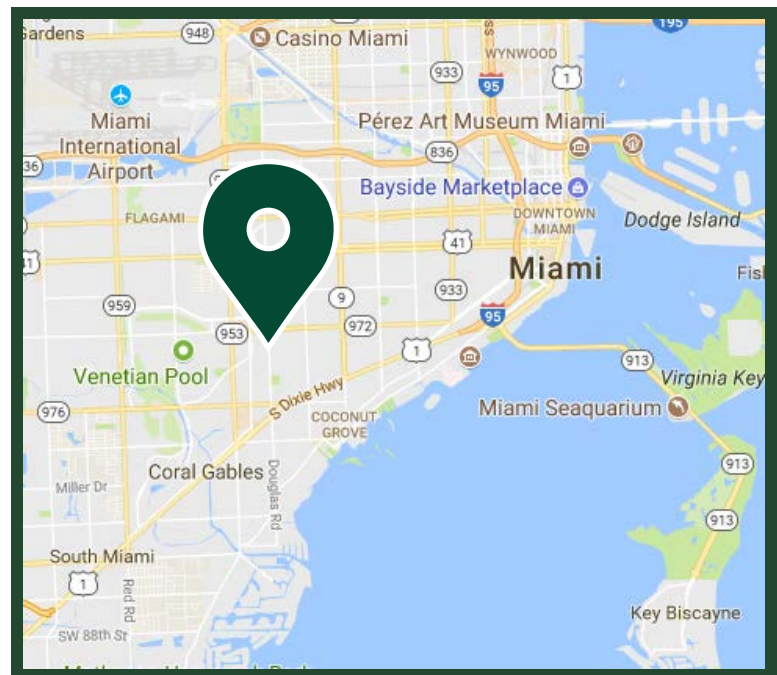


## PROPERTY HIGHLIGHTS

The property is a great opportunity to sublease new space in the newly renovated 2555 Ponce De Leon Bldg.

Located in a premier location in the heart of Downtown Coral Gables, near Main and Main, one block south of the legendary Miracle Mile restaurant and shopping district. Excellent access to Metrorail, Coral Gables Trolley, Downtown Miami and Miami Int. Airport.

- Space Available: 5,081 SF
- Rental Rate: \$35.00/MG
- Property Type: Sublet
- Space Type: Office
- Lease Type: Full Service
- Building Size: 94,000 SF
- Building Class: B
- Parking Spaces: 25 Covered Spaces



Exclusively Listed By  
Real Capital Partners | Real Estate Services

Otto Traveiso, CCIM  
305.477.9748 | Cell: 305.785.7325  
otto@rcpfl.com | www.rcpfl.com

# Class B Office Property For Sub-Lease

## 2555 Ponce De Leon Blvd | Coral Gables, FL 33134

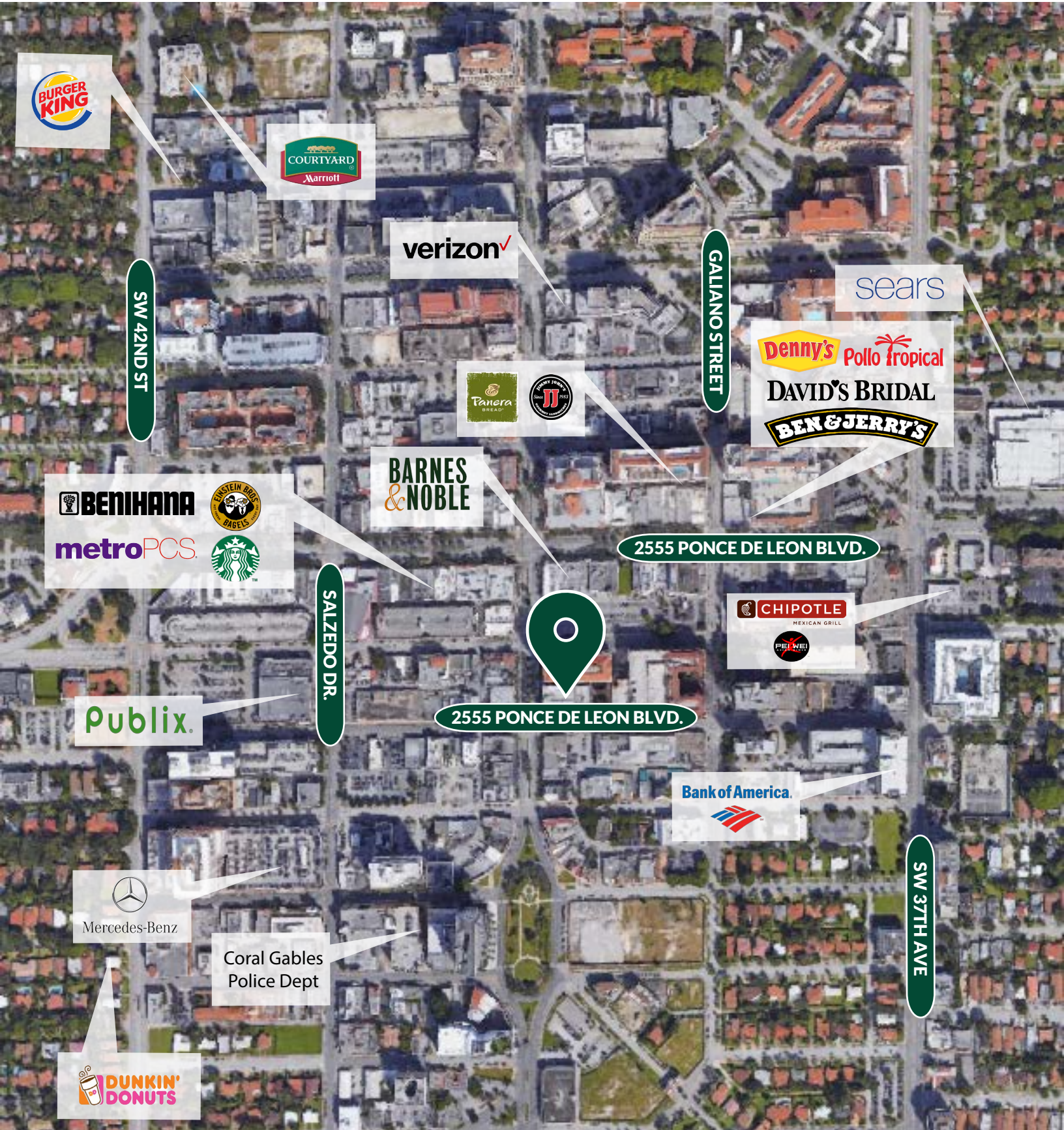
### PROPERTY PHOTOS





Class B Office Property For Sub-Lease  
2555 Ponce De Leon Blvd | Coral Gables, FL 33134

AREA OVERVIEW

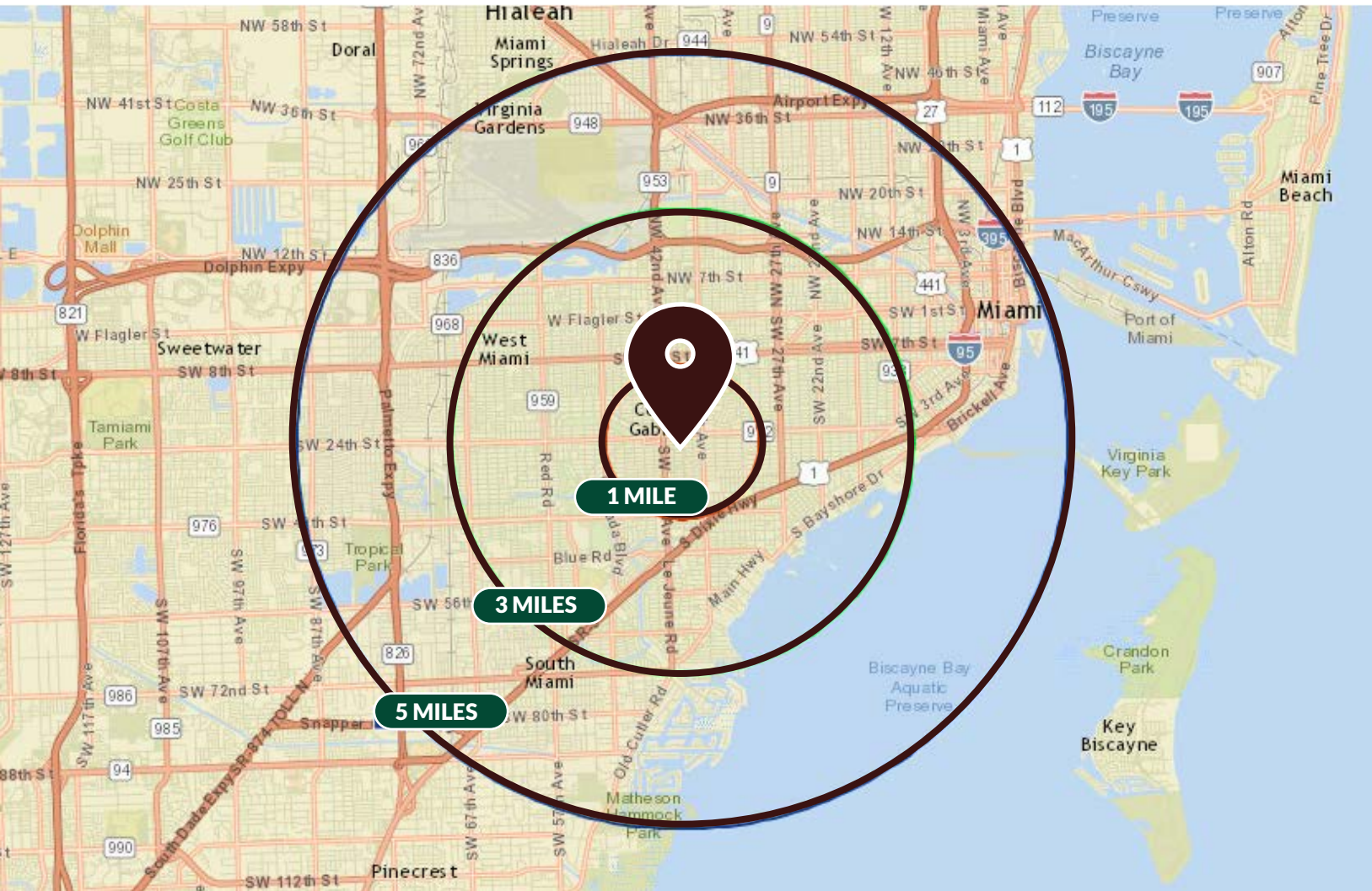




# Class B Office Property For Sub-Lease

## 2555 Ponce De Leon Blvd | Coral Gables, FL 33134

### DEMOGRAPHICS



2017 Summary	1 Mile	3 Miles	5 Miles	2022 Summary	1 Mile	3 Miles	5 Miles
Population	34,261	250,160	520,416	Population	36,459	262,000	551,629
Households	14,628	93,971	201,673	Households	15,499	98,130	214,378
Families	8,361	59,955	120,132	Families	8,854	62,531	126,629
Average Household Size	2.33	2.61	2.52	Average Household Size	2.34	2.62	2.51
Owner Occupied Housing Units	5,194	38,962	72,027	Owner Occupied Housing Units	5,461	40,393	75,023
Renter Occupied Housing Units	9,434	55,010	129,645	Renter Occupied Housing Units	10,038	57,737	139,174
Median Age	41.6	43.0	40.8	Median Age	42.2	44.0	41.5
Median Household Income	\$50,531	\$40,618	\$40,443	Median Household Income	\$58,359	\$48,132	\$48,519
Average Household Income	\$80,093	\$72,976	\$71,272	Average Household Income	\$93,958	\$84,026	\$82,500