



OFFICE BUILDING IN THE HEART OF CORAL GABLES

PROPERTY DESCRIPTION

Boutique Office building on Ponce de Leon Blvd. Outstanding location 2 blocks south of the Ponce Circle mixed-use project in the new heart of Coral Gables. Covered parking and separate deeded surface parking lot 2 doors down. Walking distance to shops, restaurants and CBD. Building offers both lease up opportunity as well as owner-user opportunity.



Pricing:
\$7,900,000



Parking:
Covered and Surface



Available Space:
21,186 SF



Lot Size:
0.1426



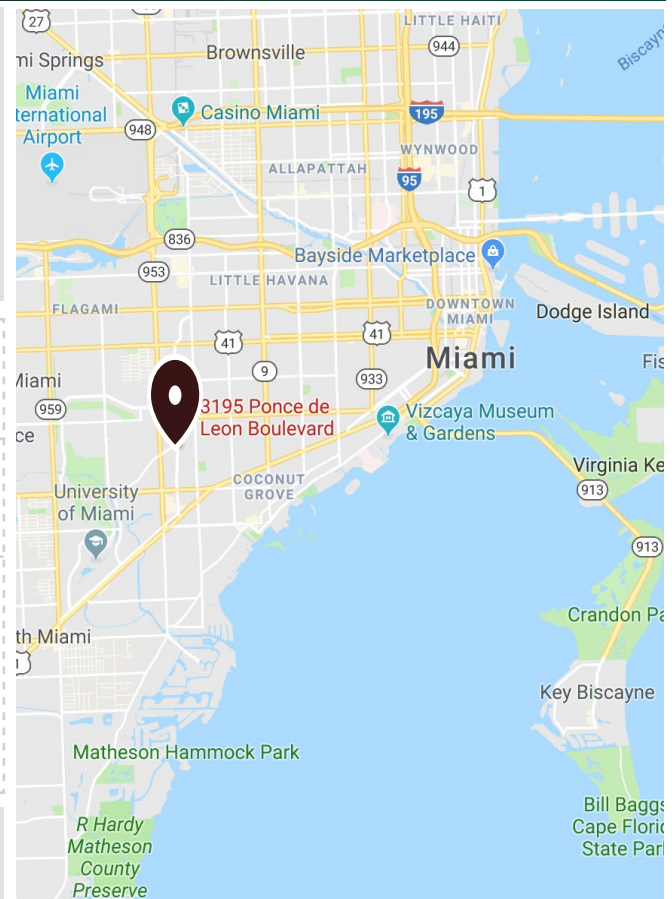
Type:
Owner User or
Multitenant



Zoning:
6400

Property Highlight:

Full floor twin-T decks with no column interference for flexible or open floor plans.



EXCLUSIVELY LISTED BY

Real Capital Partners

📞 | 305.477.9748

🌐 | www.rcpfll.com

CORAL GABLES OFFICE BUILDING

3195 PONCE DE LEON BLVD | CORAL GABLES, FL 33134

PROPERTY PHOTOS



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REAL CAPITAL PARTNERS
Real Estate Services

PROPERTY PHOTOS

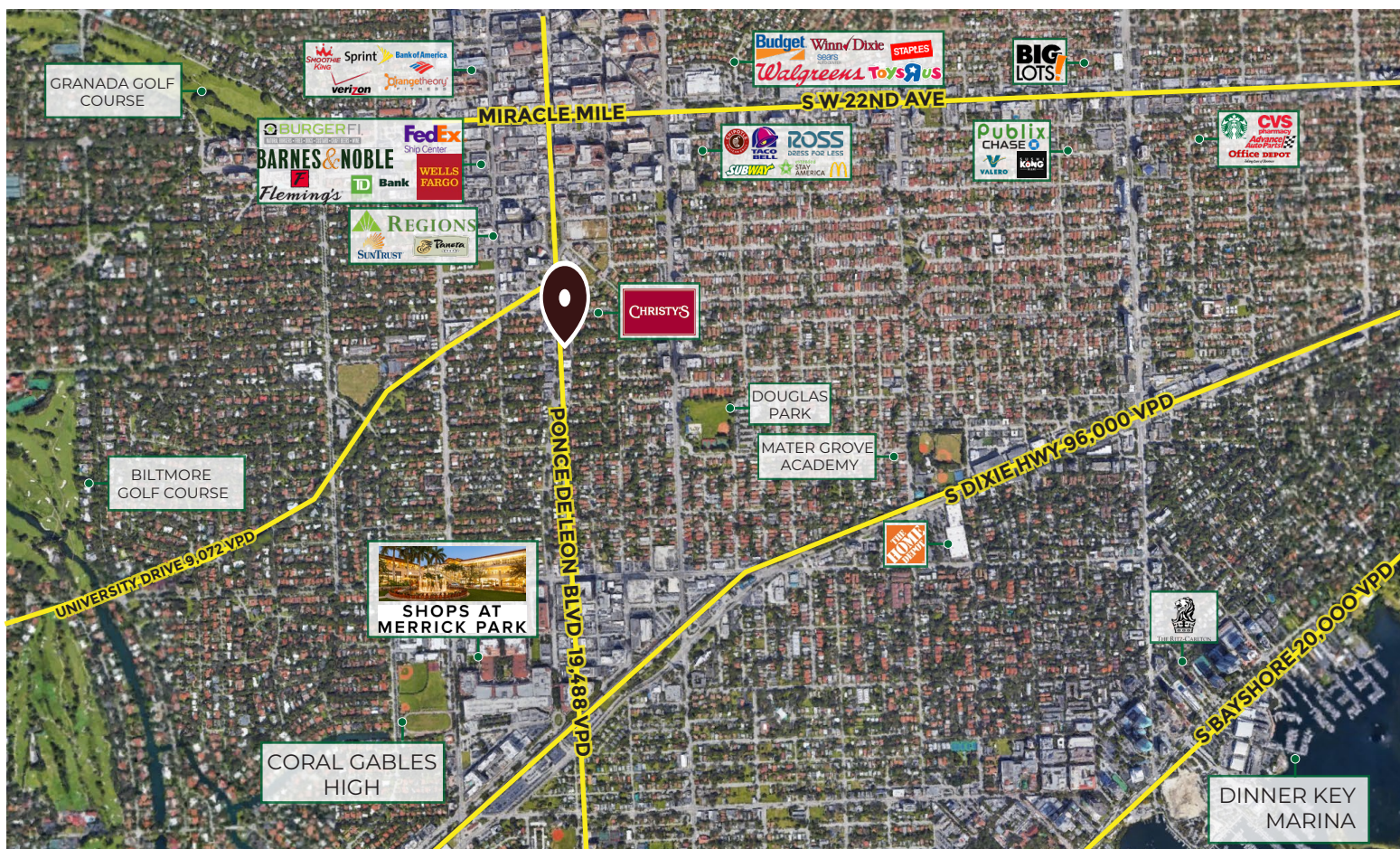
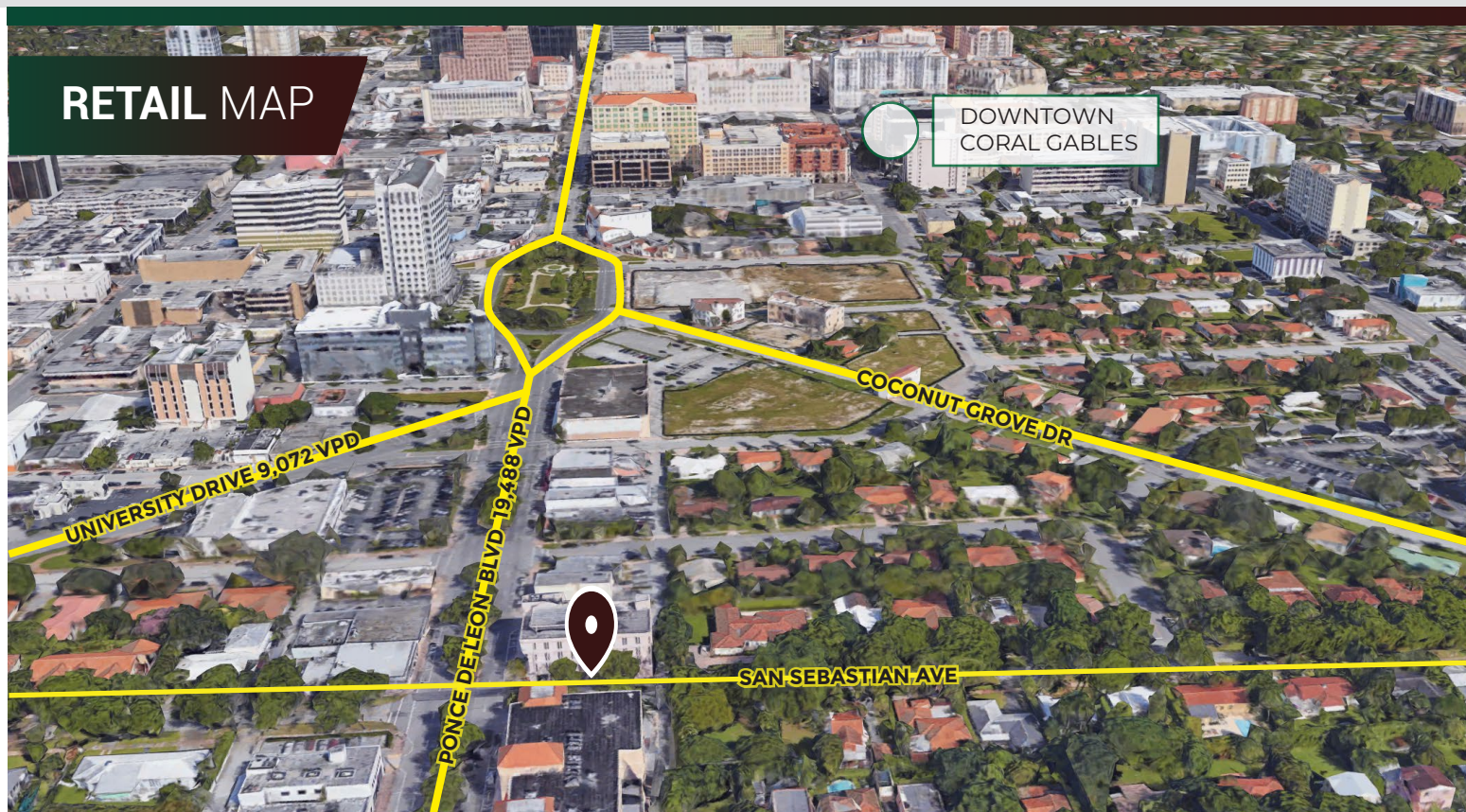


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RETAIL MAP



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AREA OVERVIEW



CENTRAL

Near Major Attractions, Markets, Passenger And Cargo Hubs:

- 11 Minutes From Miami International Airport
- 13 Minutes From Downtown Miami
- 23 Minutes From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport, Ports & 25 Minutes to Hard Rock Stadium



AREA DEMOGRAPHICS

KEY FACTS

505,238

Population

41.2

Median Age



Average Household Size



\$92,449

Average Household Income

STATISTICS RADIUS

5 Miles

BUSINESS



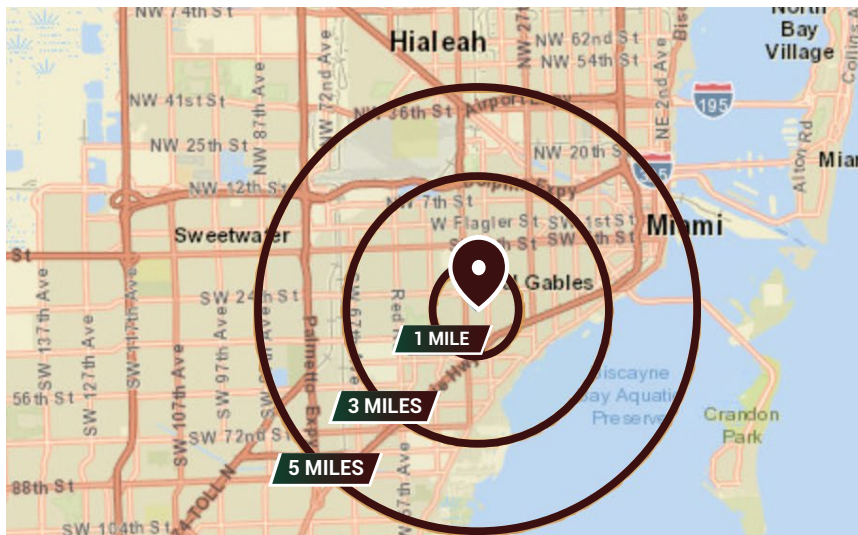
43,932

Total Businesses



351,511

Total Employees



2018 Summary

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|----------|----------|----------|
| Population | 34,302 | 237,012 | 505,238 |
| Households | 14,352 | 89,412 | 197,083 |
| Families | 8,369 | 56,737 | 116,595 |
| Average Household Size | 2.38 | 2.59 | 2.50 |
| Owner Occupied Housing Units | 4,892 | 35,454 | 72,175 |
| Renter Occupied Housing Units | 9,459 | 53,958 | 124,908 |
| Median Age | 40.6 | 42.9 | 41.2 |
| Median Household Income | \$59,388 | \$50,087 | \$45,729 |
| Average Household Income | \$92,449 | \$85,379 | \$78,789 |

2023 Summary

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|----------|----------|
| Population | 37,441 | 248,640 | 536,070 |
| Households | 15,567 | 93,446 | 209,612 |
| Families | 9,096 | 59,311 | 123,094 |
| Average Household Size | 2.40 | 2.60 | 2.50 |
| Owner Occupied Housing Units | 5,372 | 37,569 | 77,209 |
| Renter Occupied Housing Units | 10,195 | 55,877 | 132,403 |
| Median Age | 40.9 | 43.8 | 42.0 |
| Median Household Income | \$68,797 | \$57,379 | \$53,522 |
| Average Household Income | \$105,155 | \$97,082 | \$90,286 |