



2555

PONCE
— DE —
LEON

Transformative work happens here.

PREMIER OFFICE SPACE IN THE HEART OF CORAL GABLES

A workplace with a
new perspective.



■
Designed for those who dream to work differently, 2555 Ponce de Leon attracts companies looking for the ideal combination of location, convenience, and prestige. With a prominent location in downtown Coral Gables, refined amenities, and mixed-use configuration, 2555 Ponce offers a true “live, work, play” office setting.

**DISCOVER TODAY HOW 2555
PONCE CAN WORK FOR YOU.**

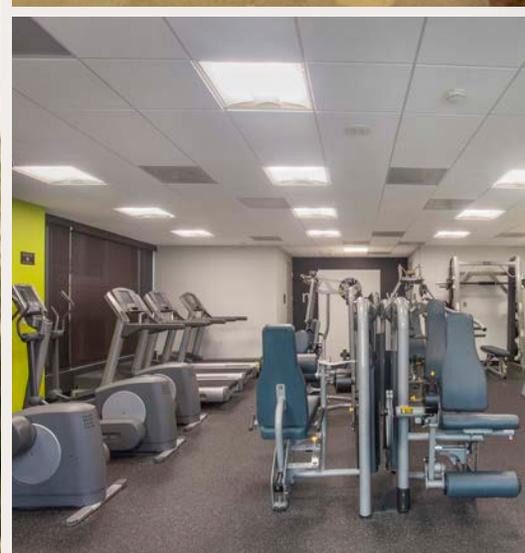
A new way of working.

ON-SITE AMENITIES

- 24 hour on-site security
- On-site banking and ATM
- Fine dining at Fleming's Steakhouse
- Fine dining at Tullio's Italian Restaurant
- Courtyard with park-like setting and outdoor seating
- Convenient car wash
- Courier dry-cleaning service
- Renovated fitness center

2555 BUILDING FEATURES

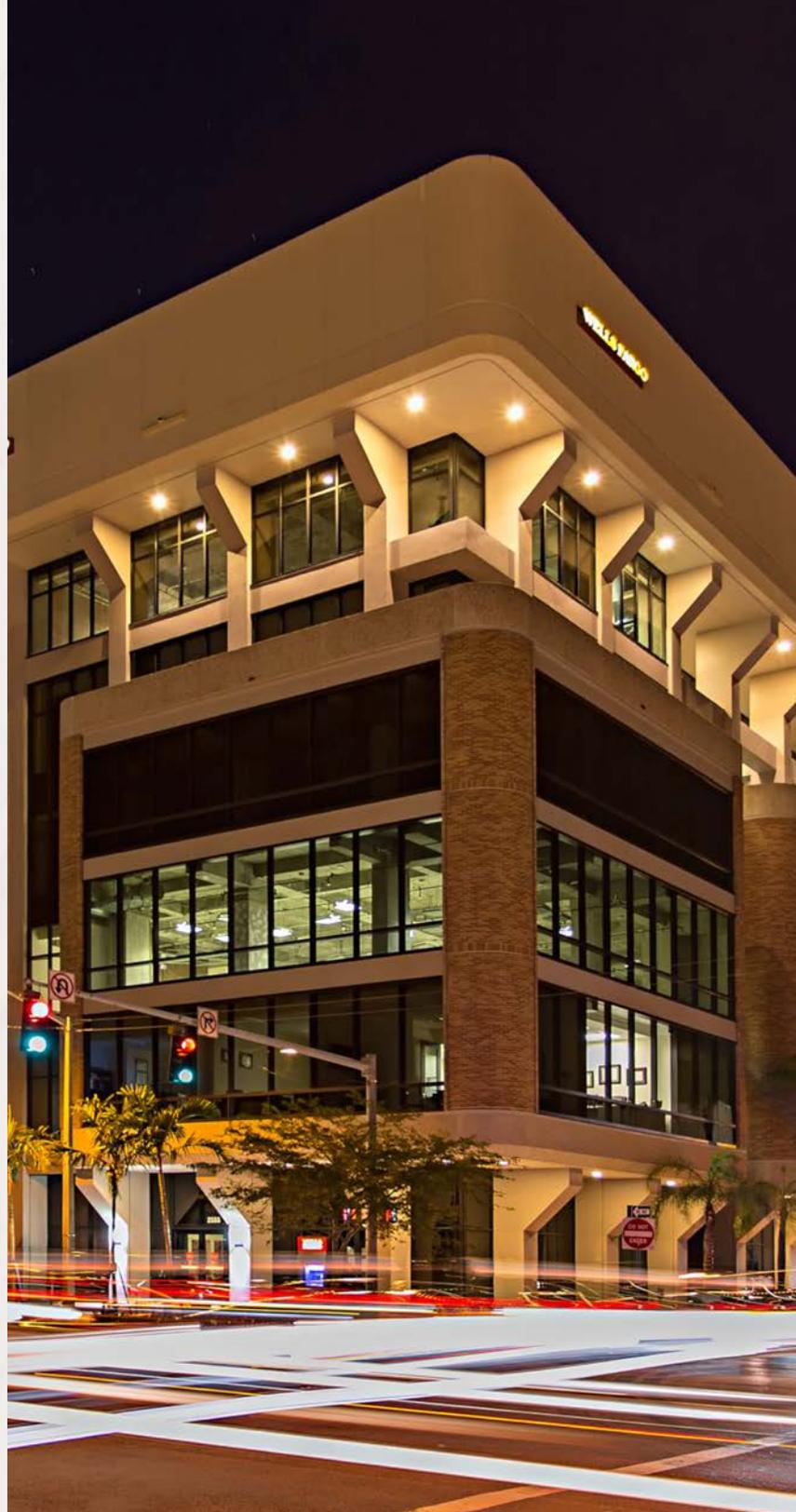
- Six stories and 90,000 rentable square feet
- Adjacent covered parking with reserved parking available
- Generous, enclosed parking with covered access (3:1,000 sf)
- 13 foot floor-to-ceiling glass on all new floors
- Upgraded lobbies, common areas and restrooms
- Eco-friendly concierge day-cleaning
- On-site Hines property management
- Energy Star™ rated
- LEED Gold certified
- WELL Health and Safety rated





Put your company on the map.

■ Prominently located in Downtown Coral Gables, the prestigious 2555 Ponce de Leon office complex is located minutes from exciting retail, established homes, and modern apartments. With an energized demographic, refined amenities, convenient transportation options, and mixed-use configuration, Coral Gables is a coveted place to not only work, but socialize. A true “live, work, play” environment set in a charming and historic surrounding. Do business in the epicenter of the best that Miami has to offer.





A walker's
paradise.

■ 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 THE METRORAIL, THE CORAL GABLES TROLLEY, DOWNTOWN MIAMI AND MIAMI INTERNATIONAL AIRPORT

RESTAURANTS

- 1 Fleming's Prime Steakhouse & Wine Bar
- 2 Hillstone
- 3 Tap 42
- 4 Bulla Gastrobar
- 5 Starbucks
- 6 Chipotle
- 7 Doc B's Restaurant + Bar
- 8 Coyo Taco
- 9 Crema Gourmet Espresso Bar
- 9 Morton's The Steakhouse

HOTELS

- 9 Hotel Colonnade Coral Gables, Autograph Collection
- 10 Aloft Coral Gables
- 11 Courtyard by Marriott
- 12 Hyatt Regency Coral Gables

SERVICES / AMENITIES

- 13 Wells Fargo
- 14 FedEx/Kinko's
- 15 Publix
- 16 Coral Gables District Court Branch





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LEASING TEAM

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