

4225

PONCE





4225 PONCE DE LEON

Penthouse
24,541 RSF

Move-in
Ready Suites

Parking Garage

Paseo Entrance



Ground Floor Lobby



4 stories of Class A Office space

Covered paseo with valet service

On-site parking

Ground level retail

Rooftop amenity and retail space

Dedicated office elevators

Balconies/terraces on each floor

Hurricane-impact glazing system

State-of-the-art access control

13' clear ceiling heights

Electric car charging stations

Bike room

Loading area with dedicated service elevator

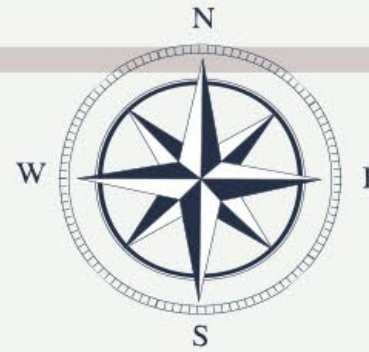
Proximity to public transit

Steps to Shops at Merrick Park





- Food & Beverage
- Retail & Services
- Education
- Entertainment
- Hotel & Residences
- Fitness
- Parking



Havana Harry's
 Chef Tian Express
 Bottega La Dolce Vita
 Korka Comics
 Spine Center

University of Miami
 1 mile

4225
 PONCE DE LEON

SHOPS AT MERRICK PARK

PONCE DE LEON

RUIZ AVE

S DIXIE HWY

3 MILES TO 95

PEACOCK AVE

DOUGLAS RD

SW 40TH ST

BIRD RD

1 MILE TO DOWNTOWN CORAL GABLES

SW 40TH ST

SW 42ND AVE

PONCE DE LEON

SW 39TH AVE

SW 38TH CT

SW 38TH AVE

SAN LORENZO AVE

ALTARA AVE

SALZEDO ST

LAGUNA ST

BELMONT VILLAGE

PONCE DE LEON

SAN LORENZO AVE

GRECO AVE

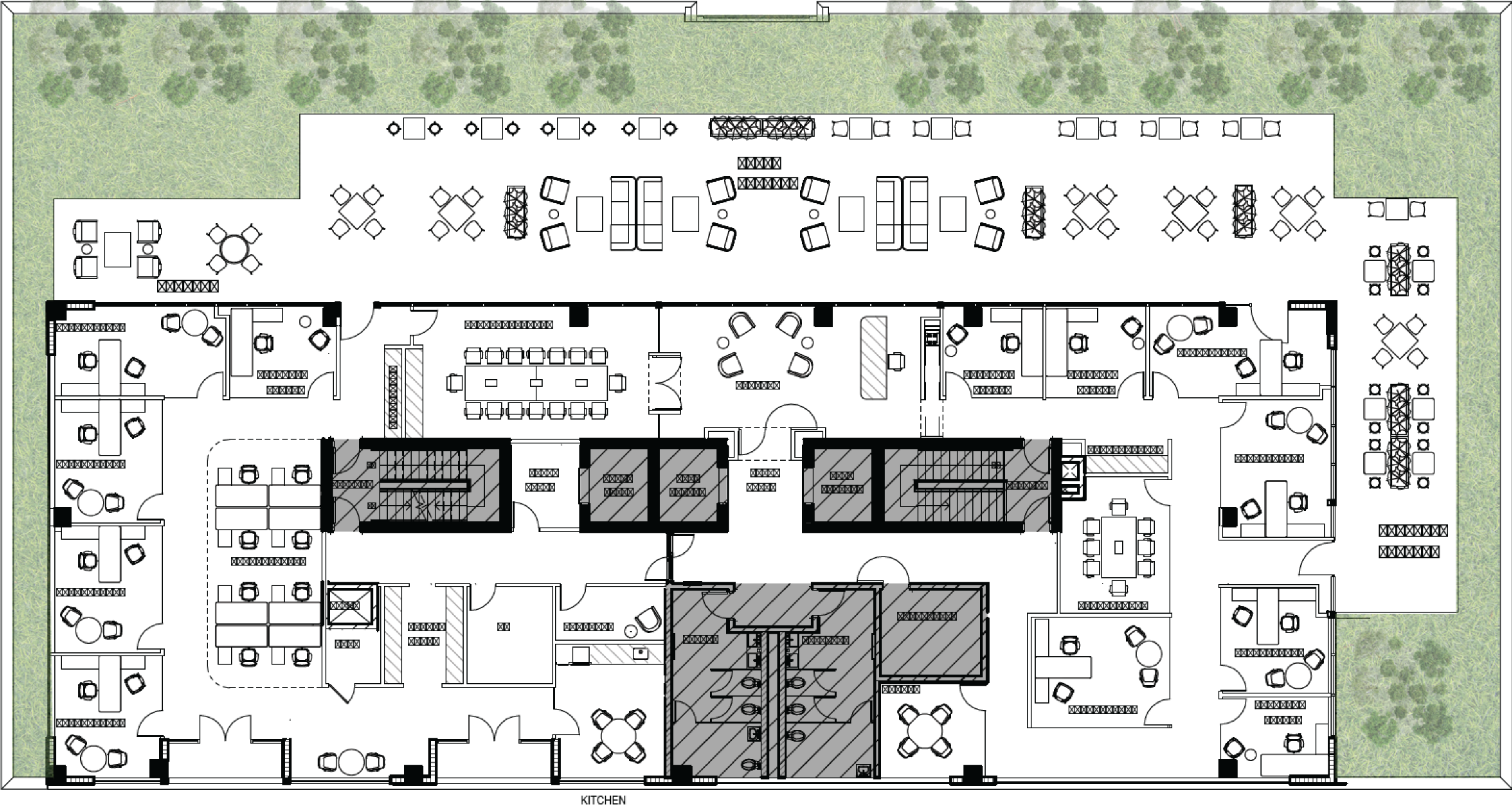
S LE JEUNE RD

SW 42ND AVE

University of Miami
 1 mile

Rooftop Penthouse | 7,951 RSF

[Click Here for Virtual Tour](#)



NOTE: Furniture selection, count, and final layout is to be determined by the tenant and is not being marketed as an inclusion of the base spec build. It is shown here for visual representation only, solely to communicate a conceptual arrangement.



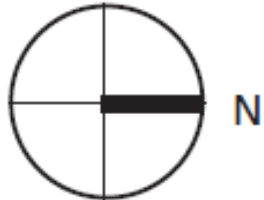
Floor Plan measurements are approximate and are for illustrative purposes only.

Lower PH Option 1 | 16,590 RSF

[Click Here for Virtual Tour](#)

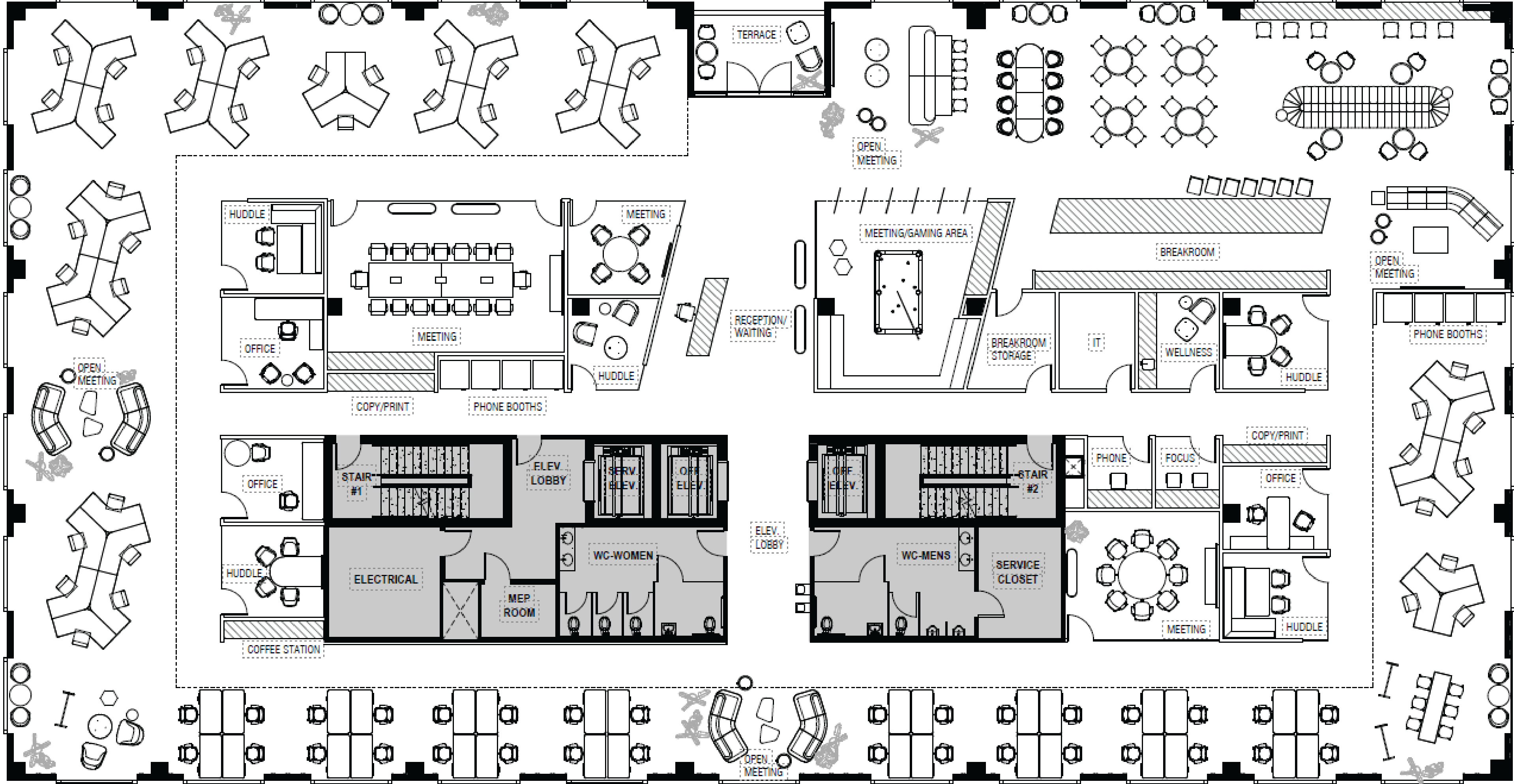


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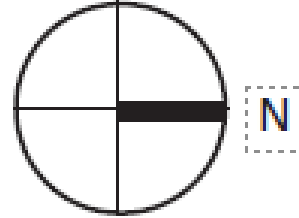


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Lower PH Option 2 | 16,590 RSF

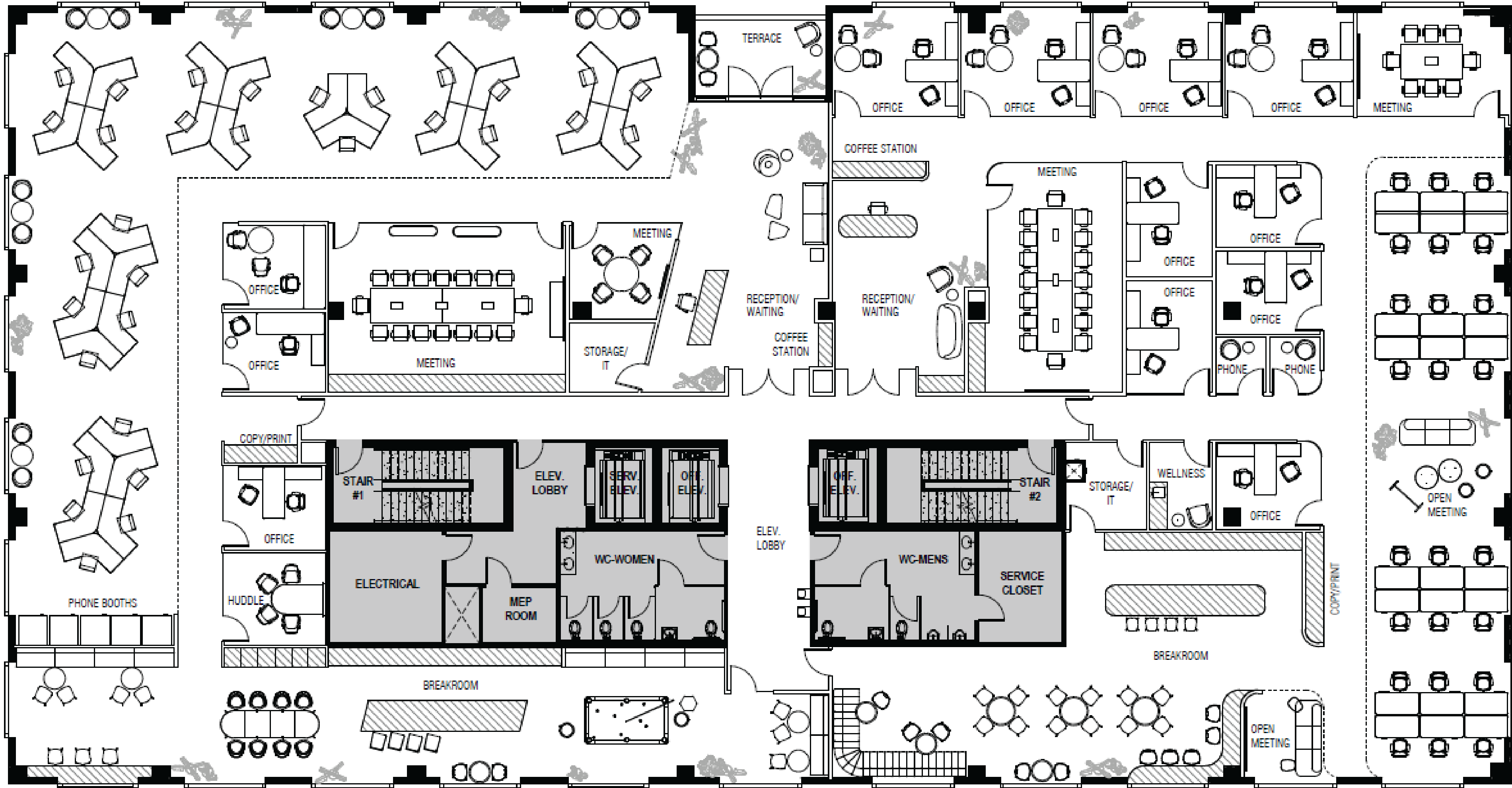


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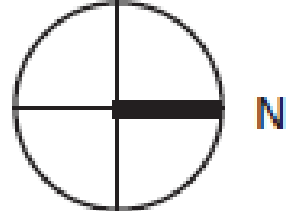


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Lower PH Option 3 | 10,000 - 16,590 RSF

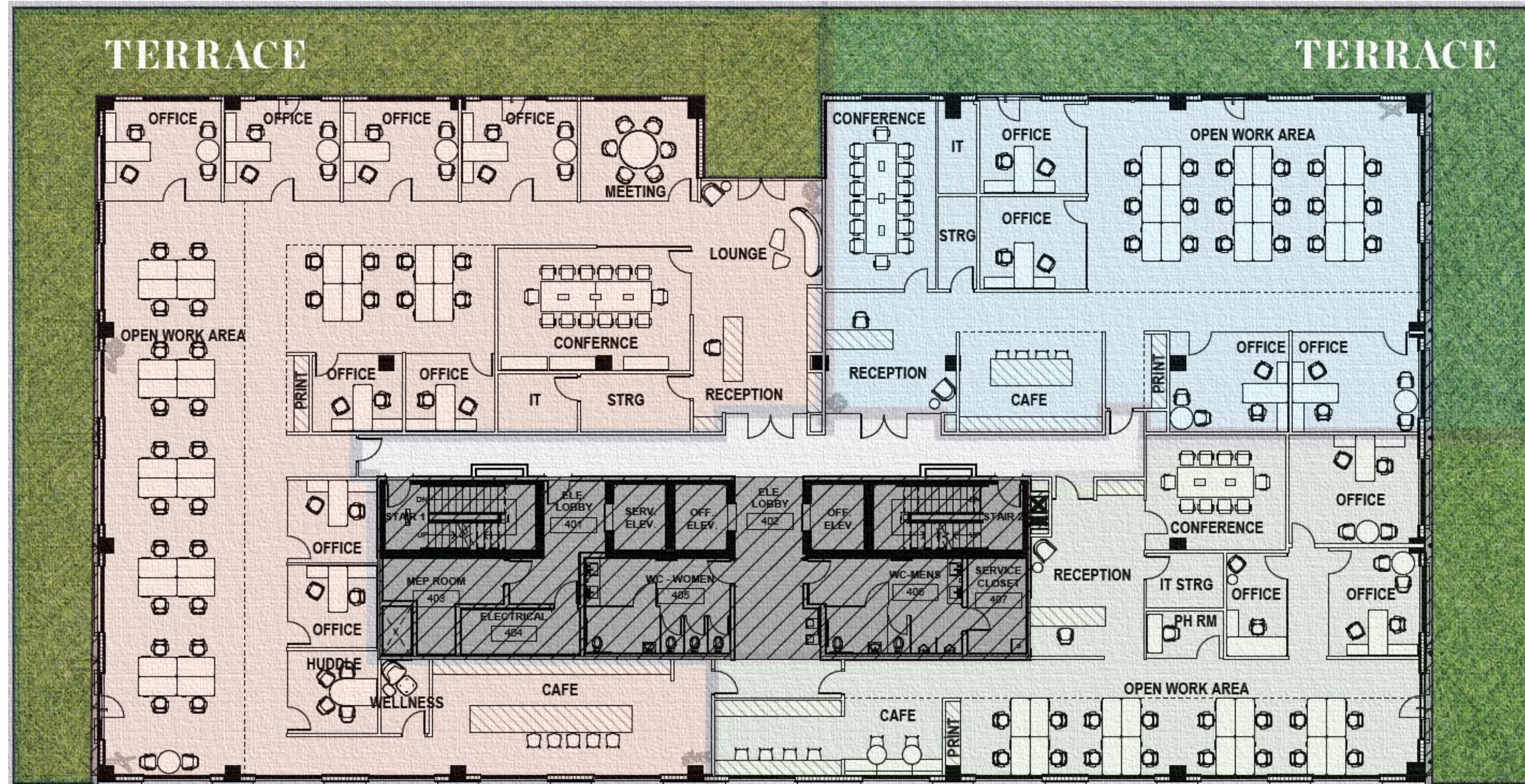


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4th Floor Spec Spaces | 4,668 – 10,608 RSF



 **SPACE 1 | 10,608 RSF**

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 **SPACE 2 | 5,790 RSF**

[CLICK FOR VIRTUAL TOUR](#)

 **SPACE 3 | 4,668 RSF**

[CLICK FOR VIRTUAL TOUR](#)





