

4225  
PONCE



*THE PINNACLE OF OFFICE STYLE AND SOPHISTICATION AT 4225 PONCE.*

# LUXURY MEETS FUNCTIONALITY: BOUTIQUE OFFICE PERFECTION

Enter a world of elegance with beautifully  
crafted interiors



4225ponce.com

Introducing 4225 PONCE, an ultra-exclusive boutique office building located in the heart of the premier entertainment district of Coral Gables. Designed by award-winning Arquitectonica, this building offers a unique blend of luxury and functionality, including best-in-class amenities such as private terraces, covered paseo, valet parking and a rooftop amenity space.

Experience unparalleled access to the city's finest restaurants and entertainment while enjoying the prestige and exclusivity of this one-of-a-kind office building.

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





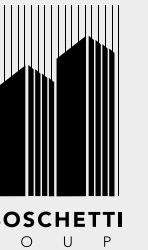
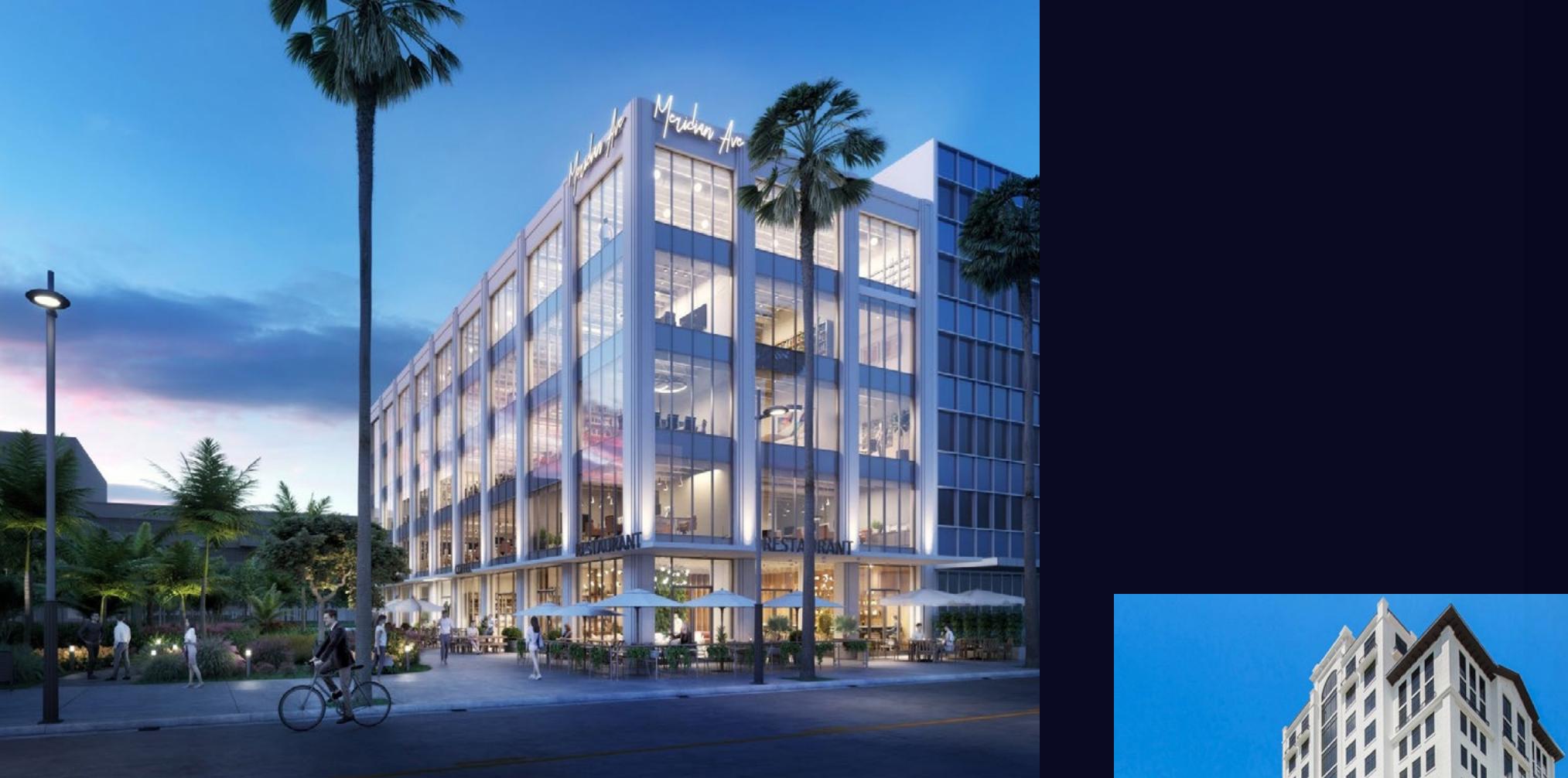
## *GLOBALLY ACCLAIMED ARCHITECTS*

Based in Miami and with nine international offices, Arquitectonica is known for its bold modernism, which sparked an architectural renaissance in Miami. Founded in 1977 by principals Bernardo Fort-Brescia and Laurinda H. Spear, the company continues to push the limits of the built world, incorporating an innovative use of geometry, pattern and color to present a distinctive brand

of humanistic modern design. Today the practice spans the globe, with projects in 58 countries on five continents and numerous accolades from projects including the Microsoft European Headquarters in Paris, the Bronx Museum of the Arts in New York City, and the American Airlines Arena in Miami.



# **ARQUITECTONICA**



CONSTELLATION

# A PROVEN TRACK RECORD COMBINED WITH LOCAL EXPERTISE

Constellation and The Boschetti Group are South Florida-based development companies featuring local expertise and extensive track records in South Florida. The two groups have developed and acquired in excess of 1.5 million square feet of mixed-use office, residential and retail. Recent developments include the renovation and repositioning of 1674 Meridian, a class-A boutique

office property in Miami Beach, and the development of Ofizzina, a new construction, class-A office property in Coral Gables. Constellation and The Boschetti Group are currently working together with Arquitectonica on multiple high profile development projects in Coral Gables and throughout South Florida.

# VIBRANT, COSMOPOLITAN & CENTRAL



Coral Gables is now home to over 20 consulates and foreign government offices and more than 140 multinational corporations. The city offers a bustling economy, thriving academic institutions, a walkable downtown, and an exceptional quality of life.

4225 PONCE provides easy access to major South Florida highways and is across the street from the luxury Shops at Merrick Park.



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# SHOPS AT MERRICK PARK

A SHOPPING DESTINATION  
FILLED WITH HIGH-END RETAIL  
& GOURMET DINING



The next-door retail center is Coral Gables' pristine destination for fine shopping and dining. It provides Miami area residents and visitors with a distinctive collection of more than

100 stores and eateries anchored by Nordstrom and Neiman Marcus flagship locations.

The center is beautifully landscaped and features fountains and outdoor seating



areas, making it a popular destination for both shopping and leisure. With its convenient location and wide range of high-quality retailers, The Shops at Merrick Park is a must-visit destination for anyone in the Coral Gables area.



MAYORS

LANDMARK THEATERS

BOSS

SOULCYCLE

CAROLINA HERRERA

GUCCI

NEIMAN MARCUS

# EXPERIENCE THE HEIGHT OF FASHION AND CUISINE

EQUINOX

CRATE & BARREL

PANDORA

BOCONCEPT

LOUIS VUITTON

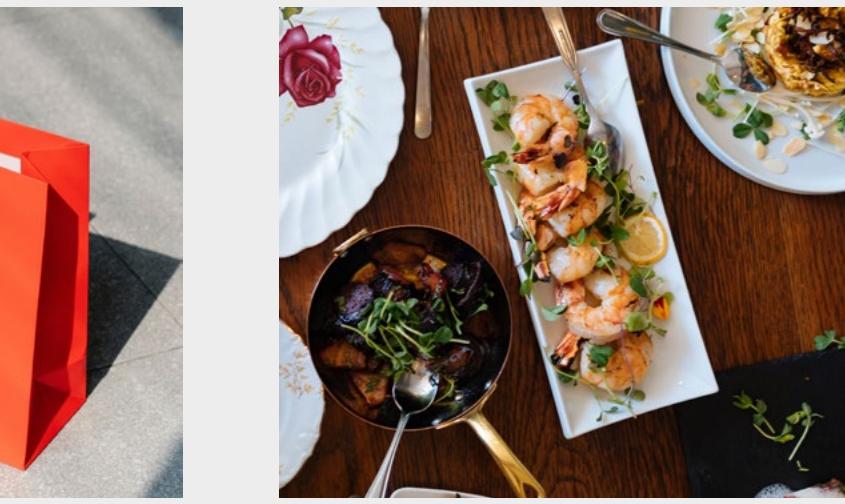
NORDSTROM



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## *CORAL GABLES: WHERE CULTURE, ENTERTAINMENT, AND LIFESTYLE AWAITS*

4225 PONCE will be at the epicenter of Coral Gables' urban core, within walking distance to arts, culture, entertainment venues, wellness and lifestyle amenities, and numerous restaurants.

The city is known for its tree-lined streets, ivy-covered mansions, and historical landmarks such as the Venetian Pool. Coral Gables is a wealthy community with a median household income of over \$110,000. The city is

home to many successful professionals, including attorneys, doctors, and business executives.

Coral Gables is a cultural hub with a vibrant arts scene and numerous events and festivals throughout the year. It is home to some of the best schools and golf courses in the area. The city is also known for its Mediterranean Revival architecture, which can be seen in its many historic buildings and homes.

### GOLF COURSES

Granada Golf Course, an 18-hole public golf course known for its beautiful views.

Biltmore Golf Course, an 18-hole golf course with a historic design and stunning landscape.

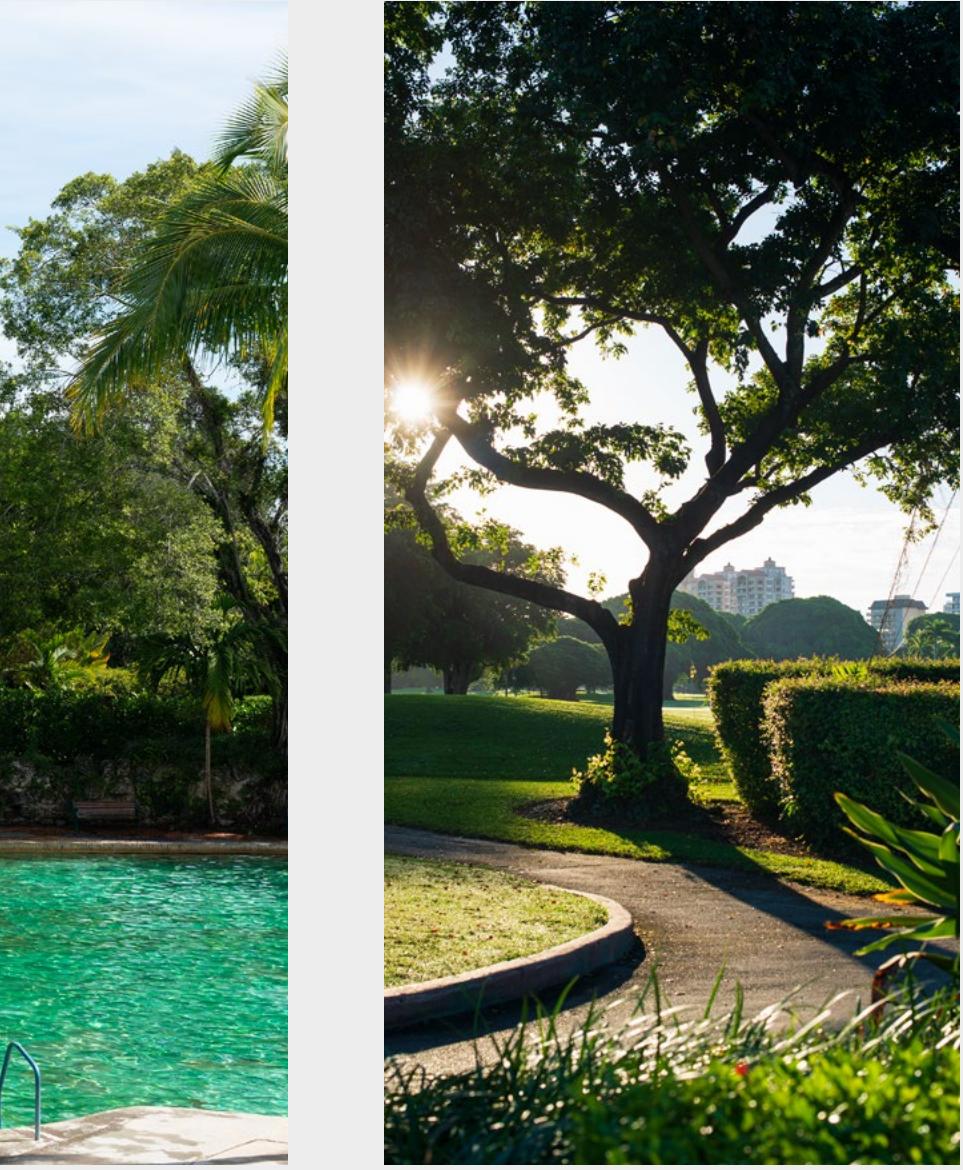
Riviera Country Club, an 18-hole private golf course known for its lush greens.



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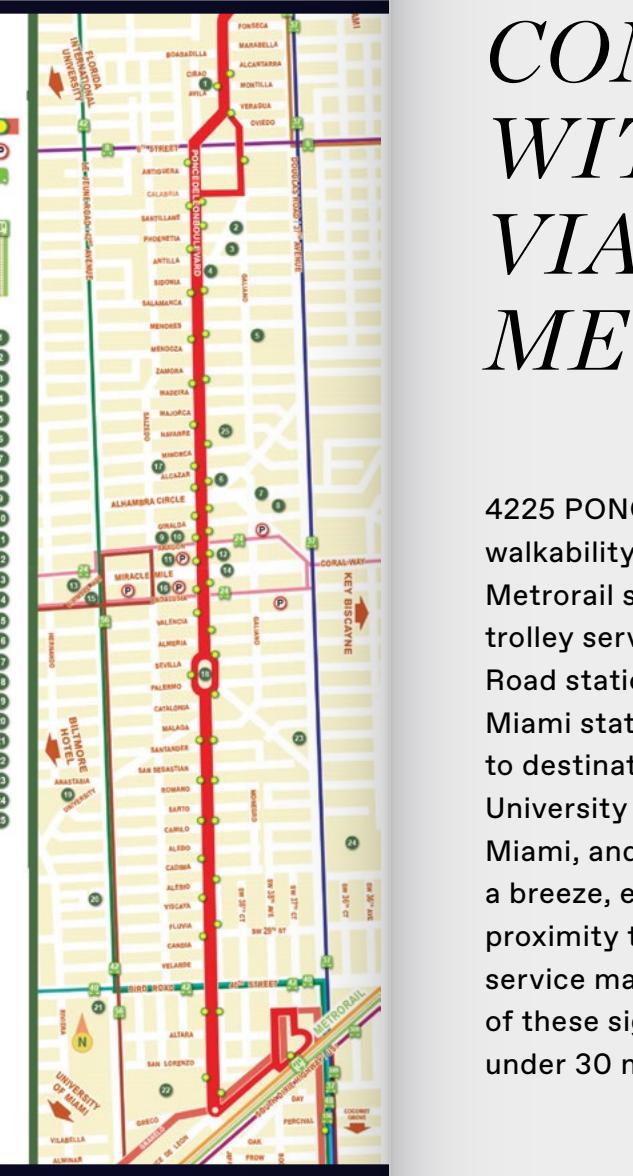




# RIDE THE CORAL GABLES TROLLEY

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4225 PONCE is located at one of the Ponce De Leon Trolley's stops. The Coral Gables Trolley offers convenient connectivity throughout the city and provides easy access to public transportation. Many trolley stops are located near primary bus and Metrorail stations, making it easy to connect to other parts of the city and mass transit systems such as Brightline. The complimentary trolley service also provides transportation to key dining and entertainment offerings in the area during the day and evening hours. Ponce de Leon runs north and south on Ponce de Leon Boulevard, from Douglas Metrorail Station to Flagler Street.



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# CONNECT WITH EASE VIA THE METRORAIL

4225 PONCE location will offer excellent walkability to the Douglas Station Metrorail station. Additionally, the trolley services connect to the Douglas Road station and the University of Miami station. This makes commuting to destinations such as Dadeland, the University of Miami, Brickell, Downtown Miami, and the Miami Health District a breeze, even during peak traffic. The proximity to the station and the shuttle service makes it possible to reach any of these significant points of interest in under 30 minutes.

UNIVERSITY OF MIAMI
DOWNTOWN MIAMI
BRICKELL
MIAMI HEALTH DISTRICT
DADELAND
COCONUT GROVE

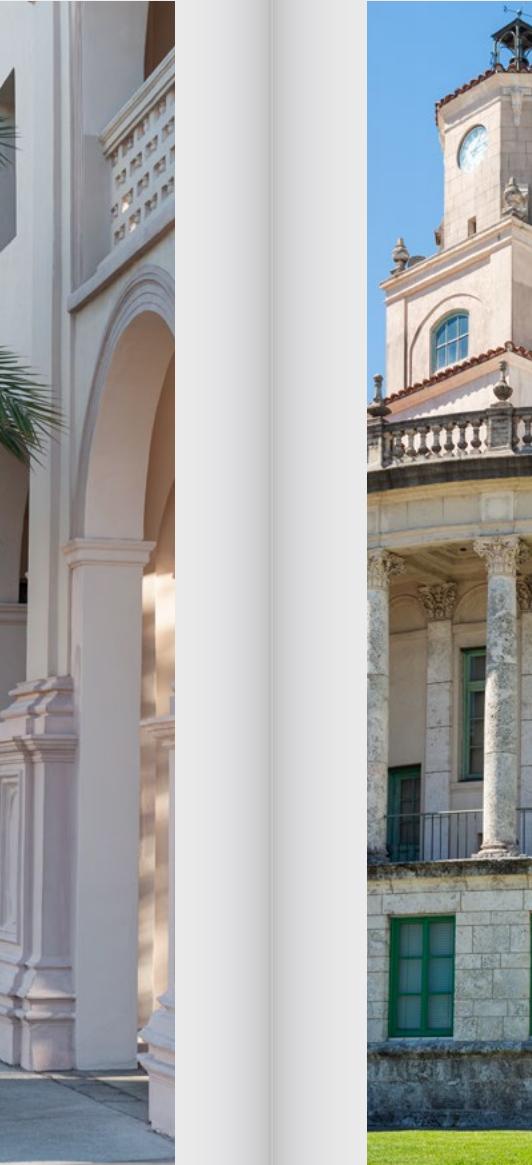


Stop	Time
Jackson Memorial Hospital	16
Downtown Miami	10
Brickell Financial District	8
Douglas Road Station	6 min walking
University of Miami	3
Dadeland North	7
Dadeland South	9

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# PRIME PROXIMITY

4225 PONCE is situated in an ideal location with easy access to the area's key business districts and a travel corridor to Miami International Airport and Downtown Miami via major roadways, attracting premier office users because of the city's quality of life, its central location and its connectivity to all South Florida.

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Metrorail provides direct connectivity to employment hubs

Just four stops from MiamiCentral, the hub for all four train systems in South Florida: Brightline, Metrorail, Tri-Rail, and the Metromover

MiamiCentral is a major life-work-play destination with an unrivaled transportation web

The three million square foot MiamiCentral project includes:

- 130,000 square feet of retail
- 320,000 square feet of office space and apartments
- Blackstone bought the two office towers in 2021 for \$230M or \$719 per square foot

Brightline will be 2022 and late 2023, stops will be added to Orlando International Airport and Disney, respectively.

Tri-Rail is a commuter rail line linking Miami, Fort Lauderdale, and West Palm Beach.

Metromover is a free mass transit service that runs throughout greater downtown to a total of 21 stops



## SEAMLESS CONNECTIVITY ACROSS FLORIDA

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**STYLE &  
SUBSTANCE  
IN THE  
HEART OF  
IT ALL**

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**CBRE**

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