



THE
PLAZA
CORAL GABLES

LUXURY OFFICES

2811
PONCE

3011
PONCE



THE
PLAZA
CORAL GABLES

WELCOME TO A PLACE WHERE
OLD-WORLD CHARM IS NOT
FORGOTTEN, IT IS POLISHED.
HERE, DESIGN AND MODERN
FUNCTIONALITY MIX TO BRING
CORAL GABLES A REFINED
MIXED-USE PROJECT THAT
CHANGES HOW WE ALL COME
TOGETHER.

OFFICES RETAIL HOTEL RESIDENCES



THE PROJECT OVERVIEW

Paying tribute to its Mediterranean-style origins and staying true to a vision of community, The Plaza Coral Gables houses 'Class A' offices, a luxury business hotel with generous event spaces, specialty shops, a variety of dining venues and smart residences. This project will create a new business district that provides tenants a premier environment with unexpected amenities that transform the way companies and people work and connect.

STEPS FROM THE FAMED MIRACLE MILE,
A NEW DOWNTOWN CORAL GABLES IS DAWNING

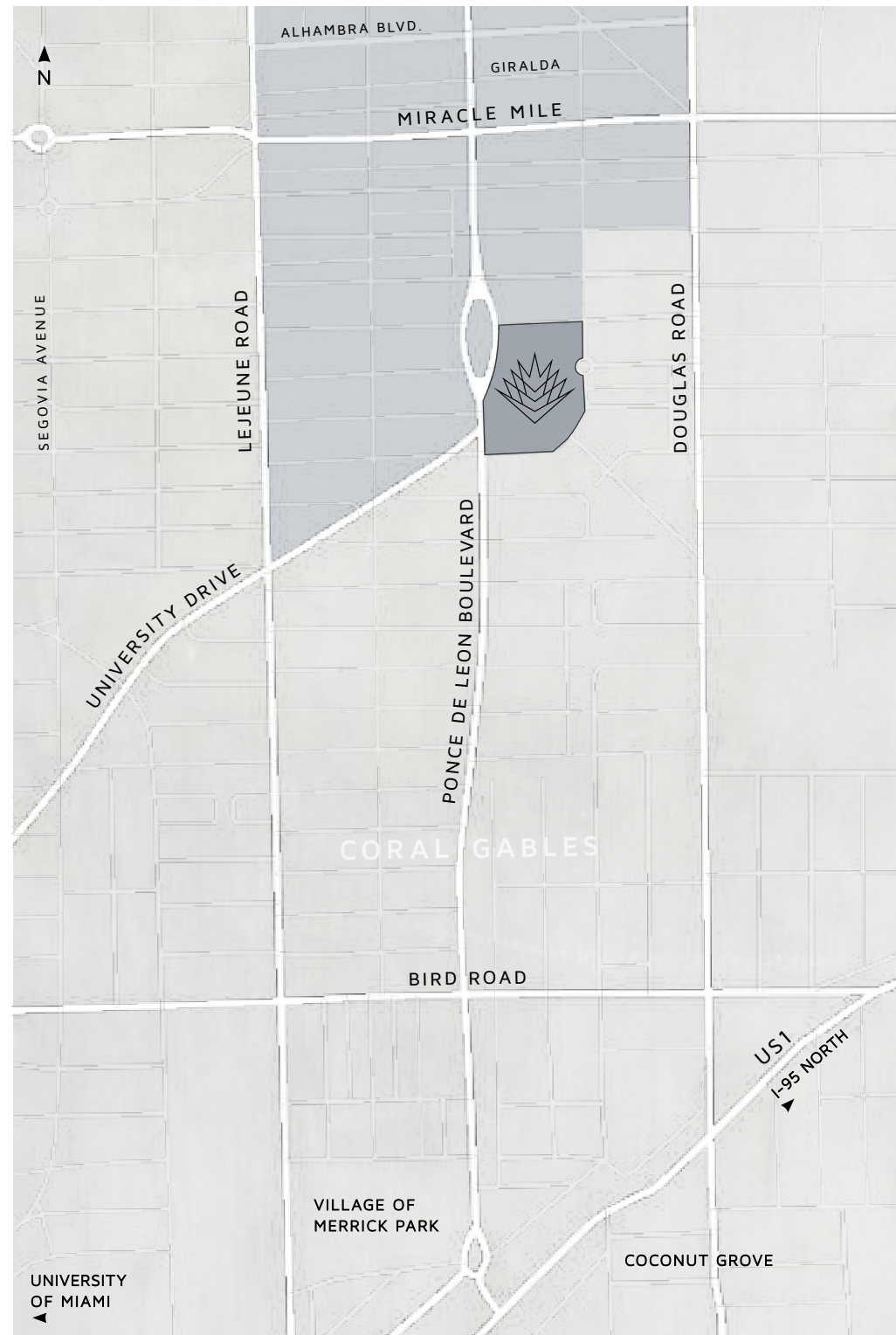


ON
THE
MAP

Perfectly situated in the heart of one of Miami's most elegant neighborhoods, The Plaza Coral Gables is located minutes from major highways, transportation and business hubs, Miami International Airport, and Biscayne Bay.

Located in downtown Coral Gables and surrounded by exciting retail, historic homes, and trendy apartments, The Plaza Coral Gables finds itself situated in the epicenter of the best that Miami has to offer.





LOCATED IN
THE HEART OF
CORAL GABLES



□ DOWNTOWN CORAL GABLES BUSINESS DISTRICT □ THE PLAZA CORAL GABLES SITE PLAN

THE CITY BEAUTIFUL

With an invigorated demographic, easy transportation options, and a downtown business district experiencing a robust renaissance, Coral Gables is a coveted place to work, socialize and enjoy its charming, historic surroundings.

HOME TO

- MORE THAN 9,000 BUSINESSES
- TOP EDUCATIONAL INSTITUTIONS
- SOUTH FLORIDA'S LARGEST EMPLOYERS
- 150 MULTINATIONAL COMPANIES AND 50+ CONSULATES
- AMPLE EXECUTIVE HOUSING AND RESIDENTIAL OFFERINGS
- TOP RETAIL, DINING AND ENTERTAINMENT VENUES





WORK SPACES

With a centrally located, sought-after address, The Plaza Coral Gables offers premier businesses a work environment that is reflective of their own standards. Mindful of developing spaces for today's work environment, both office towers are equipped with the latest technological advances, sophisticated amenities areas, lush outdoor spaces and unique architectural features.

A PLACE TO MEET, COLLABORATE AND EXPERIENCE INSPIRED SURROUNDINGS

ART INSTALLATIONS THROUGHOUT THE PROJECT

UNIQUE GREEN SPACES AND WATER FEATURES

ACTIVATED OUTDOOR SPACES FOR TENANT PROGRAMS

DESIGNED TO ACHIEVE LEED CERTIFICATION

BEAUTY
FOR ALL

SITUATED IN THE CENTER OF THE PLAZA
CORAL GABLES, IS AN ACRE OF PLENTIFUL
GARDENS, WATER FEATURES AND OUTDOOR
AMENITIES DEDICATED TO THE BEAUTY OF
NATURE AND ITS ENJOYMENT BY THE PUBLIC.

THE PLAZA CORAL GABLES IS ALSO
TRANSFORMING THE 2-ACRE PONCE CIRCLE
PARK LOCATED ACROSS THE STREET. THIS
VERDANT AREA IS SLATED TO BECOME
THE CITY'S PREMIER OUTDOOR SPACE FOR
CULTURAL AND COMMUNITY EVENTS.





BEYOND LUXURY OFFICES

THE PLAZA CORAL GABLES
PRESENTS A LONG AWAITED
LUXURY HOTEL EXPERIENCE

4.5 STAR HOTEL WITH 242 KEYS

TWO STATE OF THE ART BALLROOMS
{9,000 SQ FT AND 4,500 SQ FT} AS
WELL AS 15,000 SQ FT OF ROOFTOP
EVENT SPACE

FITNESS CENTER, SWIMMING POOL,
CONFERENCE FACILITIES, AND
CORPORATE SPACE

RESIDENCES AND LOFTS
DESIGNED WITH EXECUTIVES
IN MIND

APPROXIMATELY 170 RENTAL UNITS
AND LOFTS

STUDIOS, 1, 2, AND 3 BEDROOM
APARTMENTS

INDEPENDENT AMENITIES FOR THE
RESIDENTS INCLUSIVE OF ROOFTOP
POOL AND A FITNESS CENTER

A VARIETY OF MIAMI'S TOP
DINING AND ENTERTAINMENT
VENUES INTEGRATED ALL
THROUGHOUT

161,000 SQ FT OF CAREFULLY CURATED
RETAIL WITH A FOCUS ON FOOD AND
BEVERAGE, AS WELL AS LIFESTYLE
AND ENTERTAINMENT





REMARKABLE AMENITIES

A ROOFTOP TERRACE AND GARDENS THAT CONNECT BOTH OFFICE TOWERS

TENANT LOUNGE & CONFERENCE FACILITIES

LIGHTNING FAST FIBER-BASED NETWORKS THROUGHOUT WITH MULTIPLE PROVIDER CAPABILITIES

DISTRIBUTED ANTENNA SYSTEM (DAS) FOR SEAMLESS WIRELESS CELL PHONE CONNECTIVITY

EMERGENCY AND ADDITIONAL ELECTRICAL POWER GENERATORS

24/7 SECURITY AND CONTROLLED ACCESS

2 CITY TROLLEY STOPS CONNECTING THE PLAZA WITH THE MIAMI METRO RAIL AND THE REST OF CORAL GABLES' BUSINESS DISTRICT



PREMIER INTERIOR FEATURES

MODERN LOBBY FEATURING AN EXPANSIVE MEDIA ART WALL

UNIQUE, CUSTOM DESIGNED ELEMENTS FOUND THROUGHOUT ALL OF THE COMMON AREAS

SOPHISTICATED FINISHES

REFINED ARCHITECTURAL FEATURES







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