

OFIZZINA

FACT SHEET

1200 Ponce Leon Boulevard, Coral Gables, Florida 33134

Office Type: Class A+ Office Condo

Architect: Corwil Architects

Interior Design: MKDA

Developer: Black Salmon & The Boschetti Group

BUILDING HIGHLIGHTS

- Awarded 'Best Office' building by South Florida Business Journal's 2019 Structure Awards
- 16 Floors of Intelligently Designed Office Condos + Retail Spaces
- 54 Office Spaces that may be combined for larger office space (949 – 9,511 SF per floor)
- Two Ground Floor Commercial Retail Spaces (1,117- 3,065 SF available)

BUILDING AMENITIES AND SERVICES

- Gated, Secure Self-Parking with a total of 331 parking spaces
- Electric Vehicle Car Charging Stations
- Two Rooftop Sunset Terraces
- Front Desk Concierge and visitor Check-in
- 360° Panoramic Views of Brickell, Downtown & Surrounding areas
- On-site Fitness Center with Peloton Cycle, Cardio + Weight Training Machines and dedicated Men's & Women's Showers, Lockers + Changing Areas
- Common Area Interiors and Test Fit Floorplan Concepts by World Renowned New York-based firm MKDA Interiors

LOCATION

- Home to more than 150 multi-national corporations and 20 consulates
- Recognized as one of the most desired office locations throughout South Florida
- Access to great neighborhoods and top-tier schools
- Within close proximity to major hubs of business and transit:
 - PortMiami (6.7 Miles)
 - Miami International Airport (3.9 Miles)
 - Miami-Opa Locka Executive Airport (10.7 Miles)
 - Brightline MiamiCentral Train Station (6.1 Miles)

BEYOND NINE TO FIVE

The features, plans, specifications and prices described above are proposed only and subject to change without notice. The Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Without limiting the generality of the foregoing, Developer reserves the right to substitute any of the foregoing with items of similar or better value, in Developer's opinion.