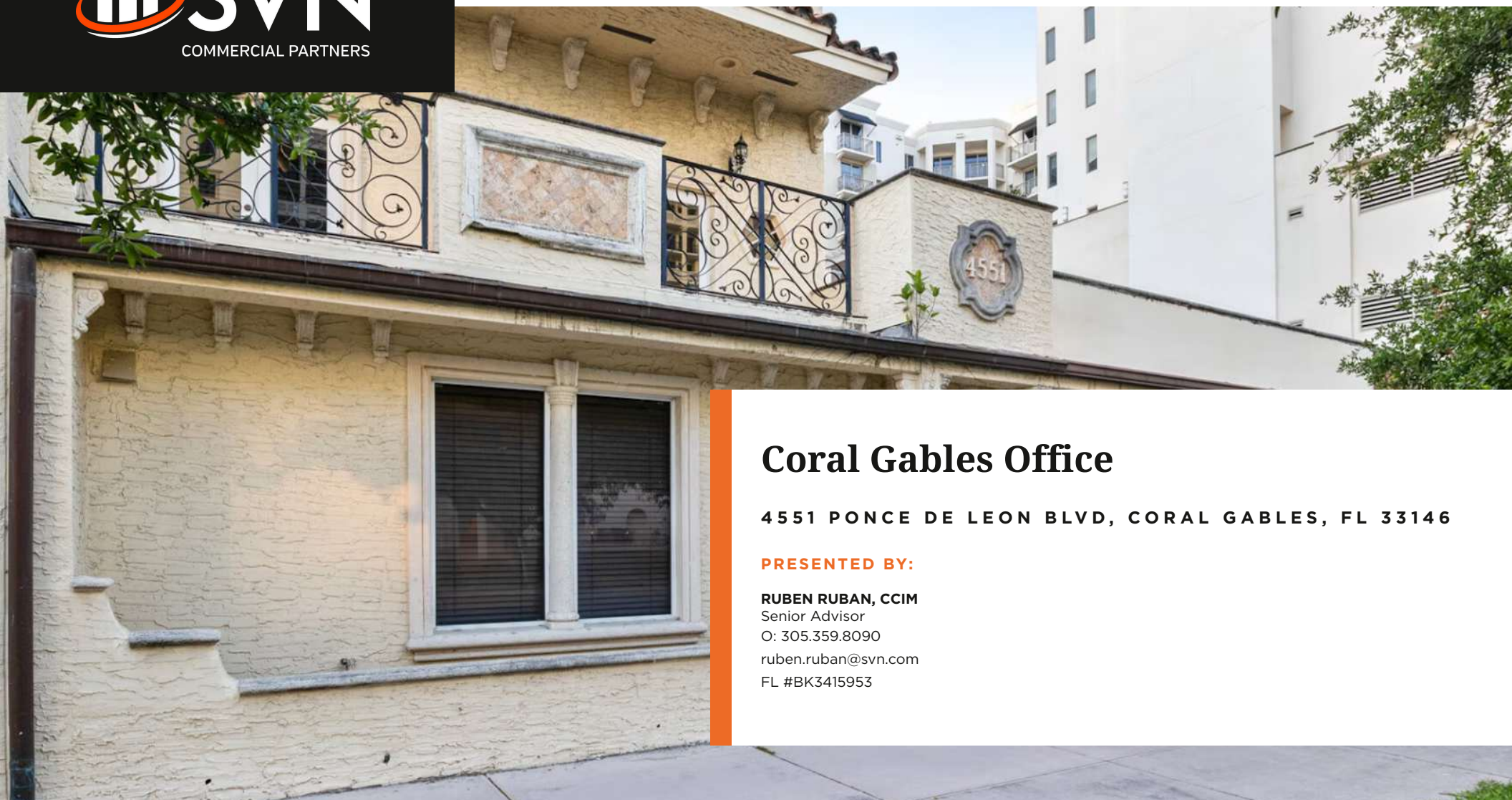




# For Lease



## Coral Gables Office

4551 PONCE DE LEON BLVD, CORAL GABLES, FL 33146

**PRESENTED BY:**

**RUBEN RUBAN, CCIM**

Senior Advisor

O: 305.359.8090

[ruben.ruban@svn.com](mailto:ruben.ruban@svn.com)

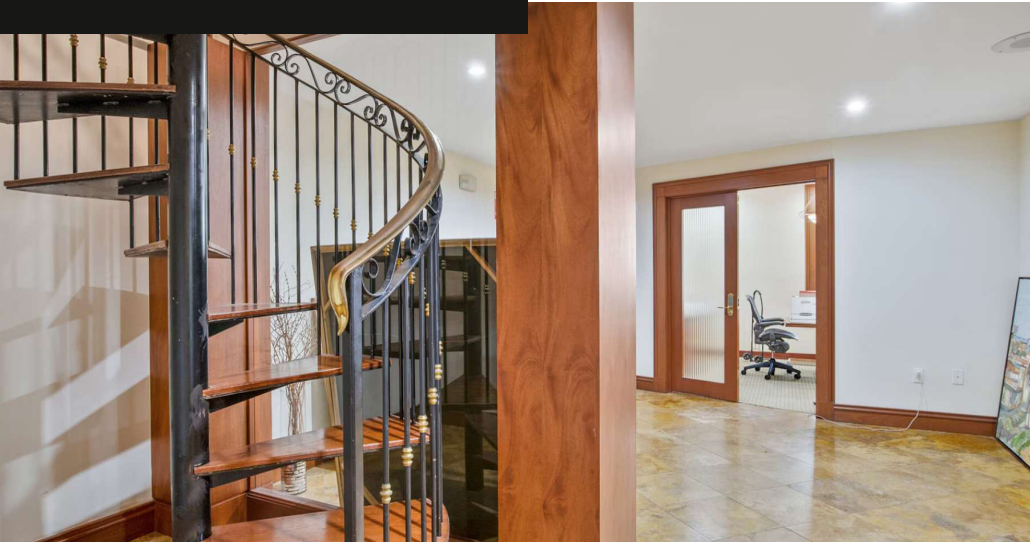
FL #BK3415953



# For Lease

## Coral Gables Office

4551 Ponce De Leon Blvd, Coral Gables, FL 33146



### OFFERING SUMMARY

LEASE RATE:	\$35.50 SF/yr (NNN)
AVAILABLE SF:	3,522 SF
PARKING SPOTS:	10
YEAR BUILT:	1960
ZONING:	Mixed-Use 2 (MX2)
MARKET:	Miami
SUBMARKET:	Coral Gables
APN:	0341200172690

### PROPERTY OVERVIEW

Introducing 4551 Ponce De Leon Blvd, a prime office space for lease in Coral Gables, FL. This classic property offers a sleek and customizable interior spanning 3522 square feet, ideal for businesses seeking a warm work environment. Enjoy ample parking (10 included) for both tenants and visitors, and appreciate the convenience of nearby amenities. The property's classic design, flexible layout, proximity to the Miami Metrorail, and major thoroughfares make it a standout choice for businesses looking to make an impact in the Coral Gables area. Welcome to a space designed for success.

### PROPERTY HIGHLIGHTS

- Classic design with custom built-in millwork
- Proximity to major thoroughfares / Walking distance to Douglas Road Metrorail Station
- Nearby amenities for convenience



**Ruben Ruban, CCIM**  
Senior Advisor  
O: 305.359.8090  
ruben.ruban@svn.com  
FL #BK3415953

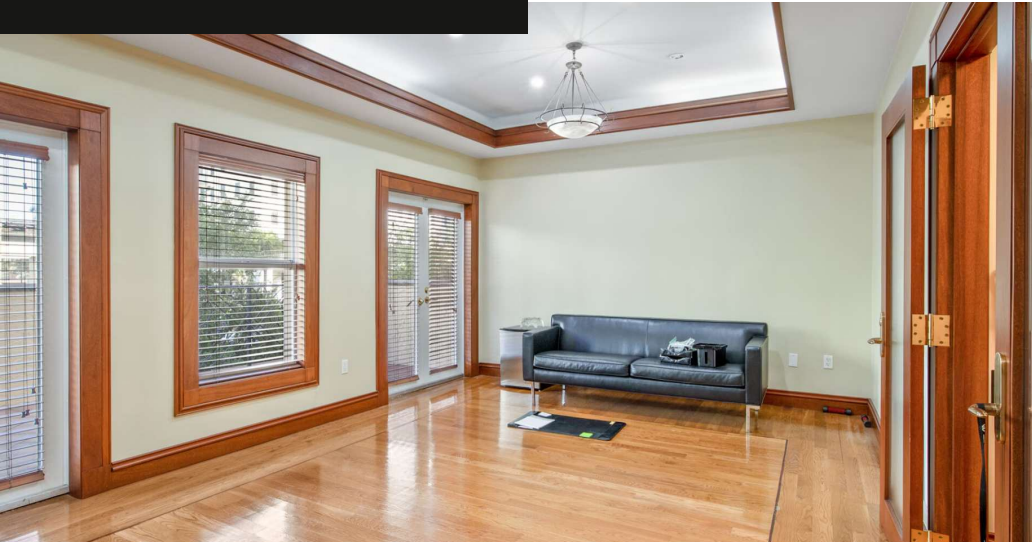




# For Lease

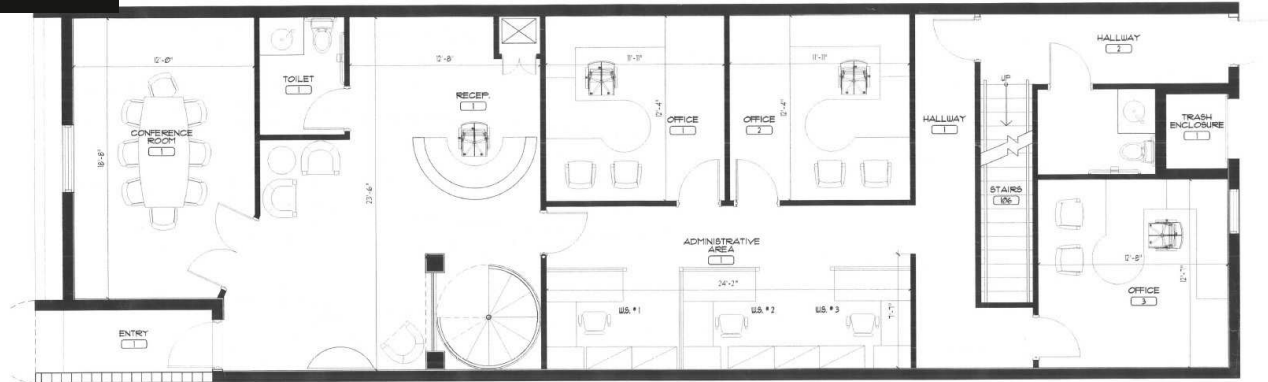
## Coral Gables Office

4551 Ponce De Leon Blvd, Coral Gables, FL 33146



**Ruben Ruban, CCIM**  
Senior Advisor  
O: 305.359.8090  
[ruben.ruban@svn.com](mailto:ruben.ruban@svn.com)  
FL #BK3415953





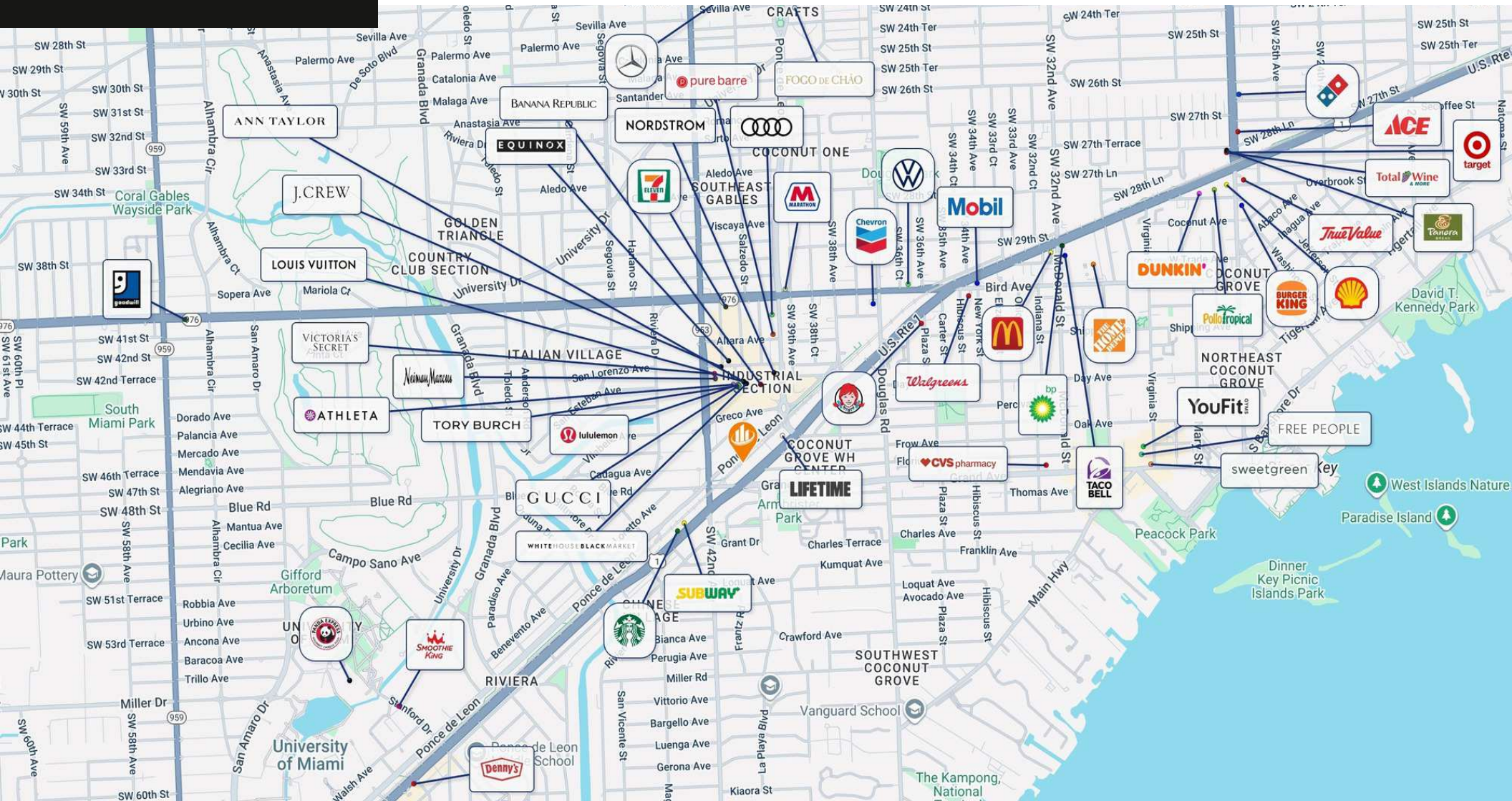
GROUND FLOOR  
SCALE 1/4" = 1'-0"



SECOND LEVEL  
SCALE 1/4" = 1'-0"



**Ruben Ruban, CCIM**  
Senior Advisor  
O: 305.359.8090  
ruben.ruban@svn.com  
FL #BK3415953



**Ruben Ruban, CCIM**  
Senior Advisor  
O: 305.359.8090  
ruben.ruban@svn.com  
FL #BK3415953

# For Lease

## Coral Gables Office

4551 Ponce De Leon Blvd, Coral Gables, FL 33146



**Ruben Ruban, CCIM**  
Senior Advisor  
O: 305.359.8090  
ruben.ruban@svn.com  
FL #BK3415953



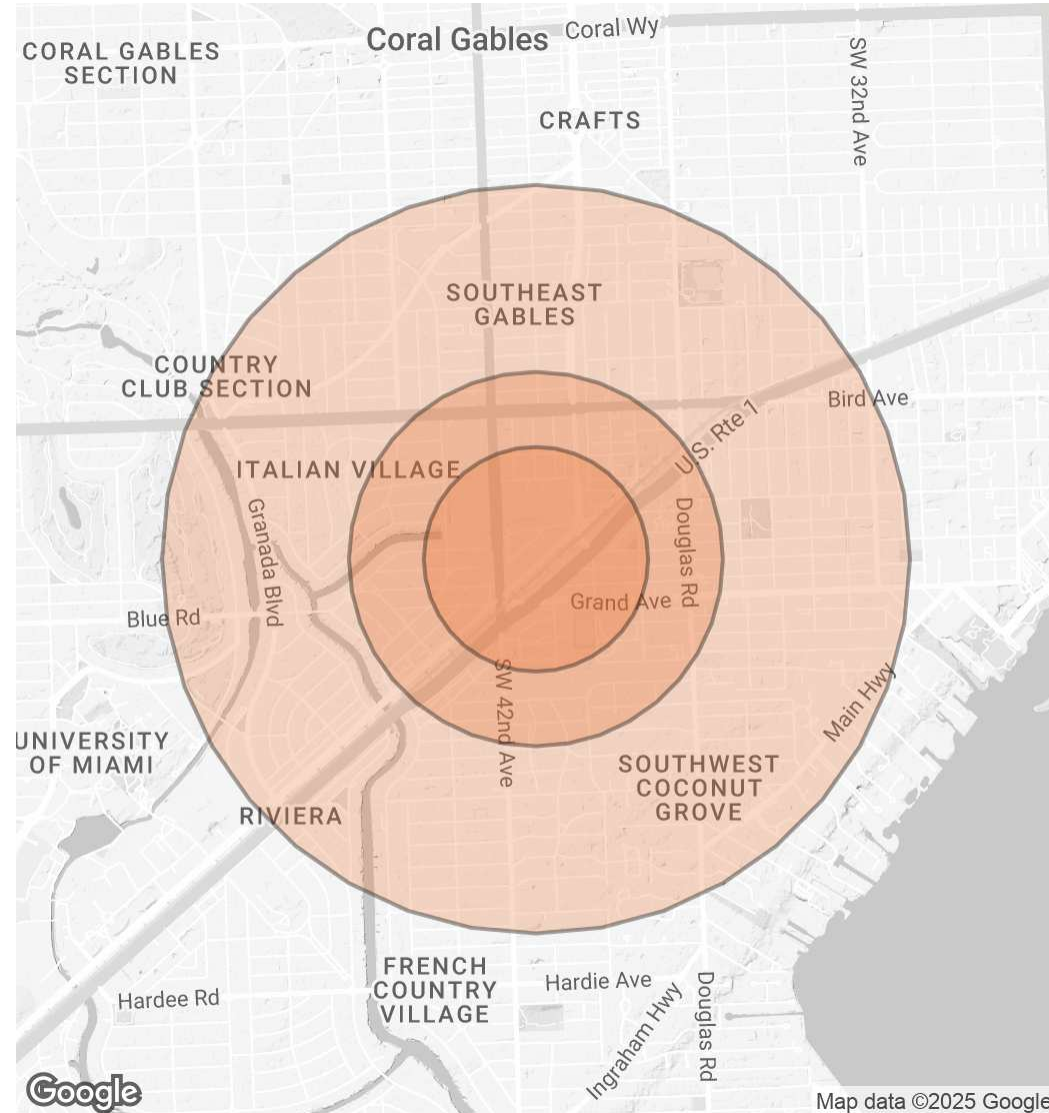
# For Lease

## Coral Gables Office

4551 Ponce De Leon Blvd, Coral Gables, FL 33146

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	1,390	4,681	19,965
<b>AVERAGE AGE</b>	39	40	42
<b>AVERAGE AGE (MALE)</b>	39	39	41
<b>AVERAGE AGE (FEMALE)</b>	39	40	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	733	2,208	8,273
<b># OF PERSONS PER HH</b>	1.9	2.1	2.4
<b>AVERAGE HH INCOME</b>	\$135,091	\$142,421	\$154,054
<b>AVERAGE HOUSE VALUE</b>	\$853,304	\$912,516	\$974,232

Demographics data derived from AlphaMap



**Ruben Ruban, CCIM**  
 Senior Advisor  
 O: 305.359.8090  
 ruben.ruban@svn.com  
 FL #BK3415953





# For Lease

## Coral Gables Office

4551 Ponce De Leon Blvd, Coral Gables, FL 33146



**RUBEN RUBAN, CCIM**

Senior Advisor

ruben.ruban@svn.com

Direct: **305.359.8090**

### PROFESSIONAL BACKGROUND

Ruben 'the Cuban' Ruban, an award-winning Senior Advisor at SVN Commercial Partners, has over 15 years in the commercial real estate industry. He focuses on mixed-use land development, investment sales, and leasing in South Florida.

Ruben has successfully operated in both brokerage and development capacities, contributing to a remarkable track record of \$675 million in commercial real estate transactions. Consistently delivering exceptional results for his clients and partners. Anchored in Miami, he is a recognizable figure within the CRE community, lending his insights as a valued member of various boards, including the CCIM Miami Chapter Board of Directors.

Beyond his professional endeavors, Ruben is a seasoned globetrotter, having explored over 40 countries, and is fluent in Spanish. His diverse interests extend to the realms of cigar aficionado and playing the bass guitar. Notably, Ruben is committed to helping others, leveraging his musical talents as a member of various charity bands, which have collectively raised over two million dollars for many causes, including City of Hope Hospital.

### EDUCATION

#### SVN | Commercial Partners

3250 NE 1st Ave, Ste 305  
Miami, FL 33137



**Ruben Ruban, CCIM**

Senior Advisor

O: 305.359.8090

ruben.ruban@svn.com

FL #BK3415953

