



# Corner Ground Floor Retail/Office For Lease

4425 Ponce de Leon, Coral Gables, FL 33146





# Property Highlights

- 5,502 RSF corner suite available on the ground floor of the Offices at Merrick Park
- 8,425 RSF inline suite available next to the office lobby of the Offices at Merrick Park
- Both spaces can be combined for a total of 13,747 RSF with flexible division options
- Landlord open to all uses
- Corner space is currently built out as office, but previous tenant was restaurant
  - Grease trap/venting still in place
- Full on-site parking garage
- Nearby tenants include Nordstrom, Equinox, Tremble, Perry's Steakhouse, Trader Joe's, Lifetime Fitness, The Collection, Pure Barre, Sweat 440, and more
- Located in the heart of Merrick Park with easy access to US-1 and Downtown Coral Gables



## 3 Miles Demographics



**176,665**  
Population



**\$144,215**  
Average  
Household  
Income



**42**  
Median Age



**226,943**  
Daytime  
Population



# Area Overview





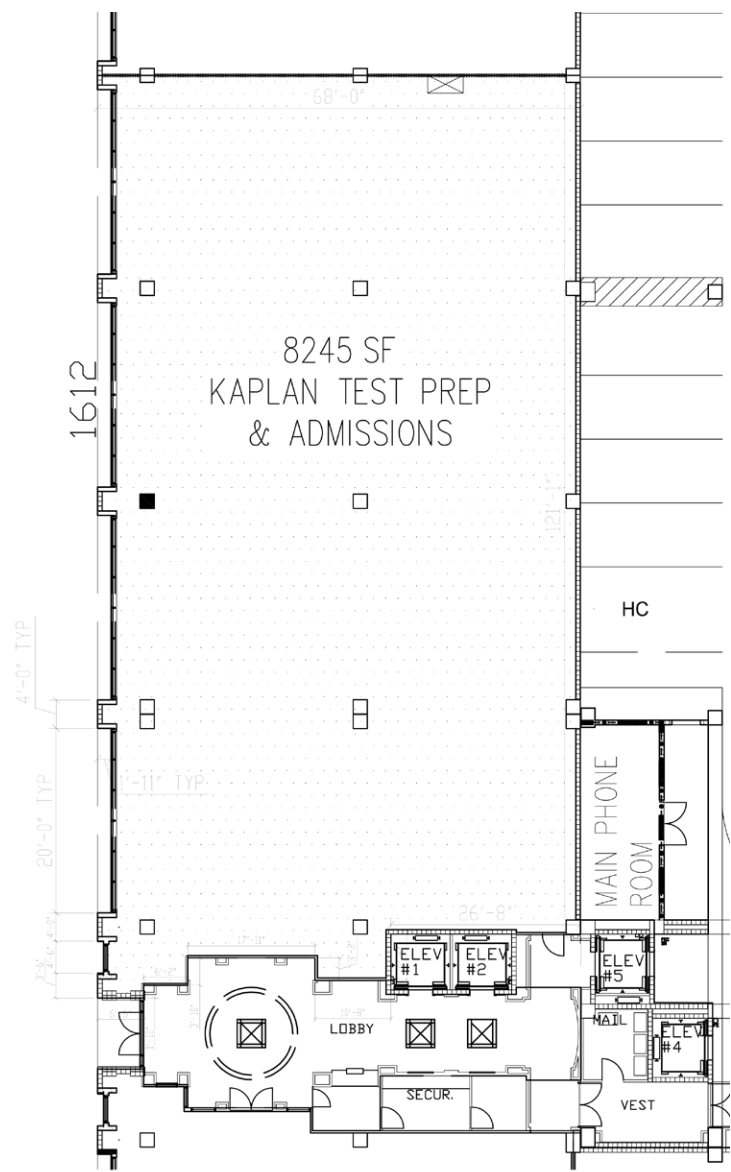
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Architectural floor plan of the second floor of a building. The plan shows a complex layout of rooms, corridors, and structural elements. Key features include:

- Rooms and Areas:** Kitchen, Dining Area, Living Area, several Bedrooms, a large central Hall, and a Staircase.
- Structural Details:** Numerous dimensions for walls, doors, and furniture placement. Room labels like "KITCHEN", "DINING", "LIVING", "BED", and "HALL" are present.
- Construction Notes:** Several text boxes provide specific instructions, such as "4\" CONCRETE SLAB OVER SYNTHETIC FIBER REINFORCEMENT (TYPE 1500 FABRIC OR APPROVED EQUIVALENT) OVER 6\" GRANULAR FILL OVER COMPACTED SOIL BY LANDLORD." and "REMOVE SECTION OF EXISTING WALL FOR NEW CORNERPOST SYSTEM".
- Other Features:** A large central hall, a staircase, and various corridors connecting the rooms. The plan also shows a "LEASE LINE" and "LINE OF HALL BULKHEAD ABOVE".

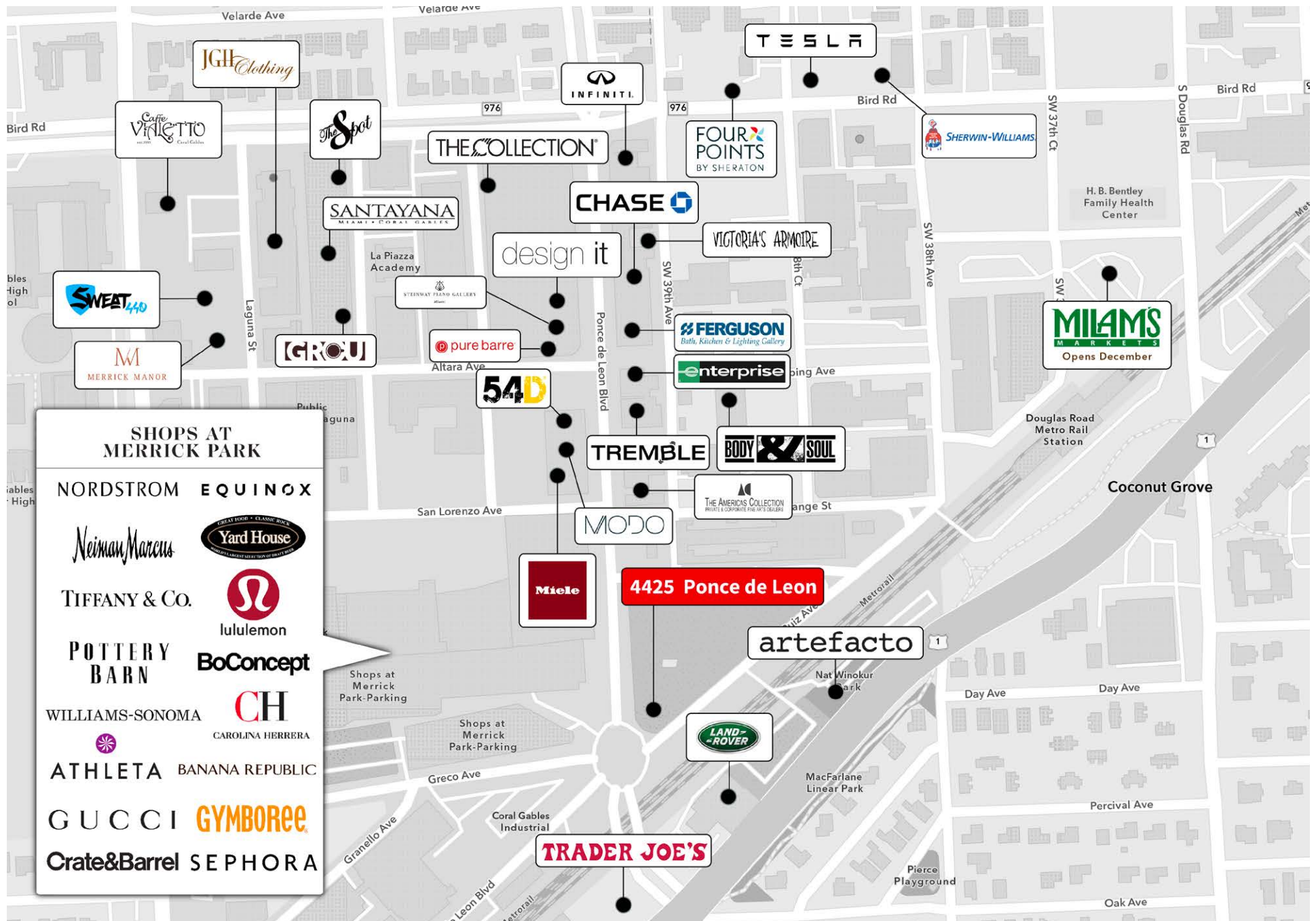
## Prior restaurant layout

# Inline Suite Floor Plan - 8,245 RSF



**LOD**

# Retail map





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