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15

PROJECT OF THE MONTH

2020 Ponce Now A Reality In Coral Gables
Prestigious office building now offering leasing and purchase options



2020 Ponce is an elegant, class A office building distinguished by design, quality, and prestige.

The classic, Mediterranean-style building is located on the corner of Ponce de Leon and Minorca

in the heart of downtown Coral Gables. Following a recent grand opening celebration in

September, prime office spaces are now available for occupancy and may be leased or purchased.

Developed by Florida East Coast Realty (FECR) and designed by architect Theodore Roux, AIA of Roux Architects, 2020 Ponce has a total of 130,000 square feet, including ground-level retail, seven stories of premium office space, and a six-level parking garage.

Founded 55 years ago by Tibor Hollo, Florida East Coast Realty has since built in excess of 55 million square feet of construction, consisting of single-family homes, landmark residential and commercial high-rises, government buildings, marinas, high-end retail centers, warehouse complexes, and telecommunications centers.

A full-service, 14-story building with premium amenities, 2020 Ponce offers office space with private terraces and gorgeous views; a generous parking ratio; a beautifully-appointed lobby and common areas; and the latest technology and communications systems, including wireless capabilities and state-of-the-art security systems, concierge, and valet services. Flexible, designer-ready layouts are available from 500 square feet to a full floor of 16,500 square feet of contiguous space.

"The completed 2020 Ponce building is a great example of a desirable development located in the heart of Coral Gables, enhancing the quality of life of our residents," says Coral Gables Mayor Don Slesnick.

"We're extremely pleased to deliver 2020 Ponce and are delighted to officially open the doors and welcome the prestigious businesses that have chosen our property as their new home," says Hollo.

2020 Ponce is an architectural masterpiece, designed to offer skyscraper views in an intimate, boutique setting. Offices feature floor-to-ceiling windows and dramatic French doors that open to private executive terraces, not common for office buildings. The large windows and balconies, as well as 360-degree, wrap-around terraces on both the eighth and Penthouse One levels, provide the office spaces with panoramic views of Coral Gables and beyond.

Other distinguishing characteristics, including balcony railings featuring unique, customized Bird of Paradise scroll work, concrete balusters, and decorative corbels that adorn the building underneath each balcony, enhance the modern, Mediterranean look. The clay Spanish "S" tiles on the roof also help to accomplish this.

While beautiful and distinctive from afar, the street level experience and "curb appeal" have not been overlooked. Double-height, arched windows accented in stone at the penthouse level mirror those on the pedestrian retail level. The massive keystone arches, a shaded undercover arcade along Ponce de Leon, and multiple, oversized fountains encourage pedestrians to enjoy the ambiance and serenity of downtown Coral Gables.

As one of the newest buildings in The City Beautiful, 2020 Ponce's striking design makes it an elegant addition to a city known for its Mediterranean Revival architectural style. In addition to its outstanding architecture, 2020 Ponce's breathtaking views, extraor-



linery amenities, and charming ambience is attracting prominent businesses looking to make the City of Coral Gables their home.

2020 Ponce developer Florida East Coast Realty has an extensive and impressive history in South Florida, forging new ground by developing the Omni/Venetia area, sparking the transformation of the neighborhood into what is now known as the new Miami Arts and Entertainment District. Covering six square blocks in Downtown Miami, FECR's Venetia/The Grand is a landmark development that includes the Biscayne Bay Marriott Hotel and Marina, as well as Plaza Venetia. Following the recent completion of Opera Tower, a luxury residential tower adjacent to FECR's renowned Bay Parc Plaza, the Sonesta Mikado Miami is the final phase of the company's 40-year development plan for this area. Scheduled to break ground this year, the project is a mixed-use property to be managed by Sonesta.

Throughout FECR's extensive his-

tory, the company has built, owned, and managed a wide array of properties, and the company's strategy for the future includes steady, continued growth in several real estate industries, including plans for One Bayfront Plaza, to be Miami's signature, mixed-use project and the tallest building in the Miami skyline.

FECR is also making its mark on the "City Beautiful" with Villa Majorca, a charming town home community that recently broke ground. Villa Magna, a luxury condominium and hotel in the Brickell area; Gulfstream Point Hotel and Offices in Hallandale Beach; Tropicana Center, a mixed-use project in downtown St. Petersburg; and The Palm, an exclusive condo development of five towers in the heart of Las Vegas on the famed strip, are also planned.

For more information about 2020 Ponce, please visit www.2020ponce.com. For leasing and sales information, please contact Colliers Abood Wood Fay at (305) 446-0011. For more information about Florida East Coast Realty, please visit www.fecr.com.