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Division of Cisneros Group to lease 2020 Ponce penthouse

By YUDISLAIDY FERNANDEZ

A division of global conglomerate The Cisneros Group is to lease a 12,900-square-foot penthouse at 2020 Ponce, a new 14-floor office building in Coral Gables.

The Cisneros Group of Companies, originally from Venezuela, has interests in a number of media organizations, breweries, a baseball team and a national beauty pageant.

The company's global headquarters is in the Alhambra Towers, developed by The Allen Morris Co., in downtown Coral Gables.

Cisneros Group has signed a letter of intent to lease one of 2020 Ponce's penthouses to house Vision Strategic Services, a member of the Cisneros Group, said Donna Abood, chief executive officer of Colliers Abood Wood-Fay, on Tuesday. That part of the company, she said, would split off from the

global headquarters because it needed more space. Cisneros officials were not available.

Colliers, based in Coral Gables, is the leasing agent for 2020 Ponce.

Developer Tibor Hollo, founder of Florida East Coast Realty, built the 130,000-square foot class A office tower at 2020 Ponce de Leon Blvd.

The penthouse is one of the building's most prominent floors, with a wrap-around balcony and a 360-degree view of the city.

The Cisneros Group is to expand its office presence in Coral Gables by leasing at 2020 Ponce, Ms. Abood said, but moving its headquarters from Alhambra to 2020 Ponce is not part of the plan.

The Cisneros Group, headed by Chairman Gustavo Cisneros and Vice Chairman Ricardo Cisneros, is a diversified umbrella of high-profile companies with holdings in Venezuela's leading TV net-

work, Venevisión, the country's second-largest brewery and beer distributor and the Miss Venezuela pageant.

2020 Ponce has about 50,000 square feet available for lease or sale, although due to market conditions the focus is on leasing, Ms. Abood said. Leasing rates start at \$44 per square foot.

The Mediterranean-style building with a modern interior design features retail on the ground level, six floors of parking, five floors of offices with wrap-around terraces in most suites and two penthouse levels.

Office spaces range from 500 to 16,500 square feet of column-free floor plans that can save up to 30% in space planning. The parking ratio is four spaces per 1,000 square feet.

Amenities include state-of-the-art technology, security systems and wireless capabilities.

Mr. Hollo says leasing agents are in

talks with three banks interested in taking over part of the ground floor as the building was built with access for drive-through banking.

The remaining ground floor space is slated for a restaurant, he said, which would be an attractive mix not only for occupants but for area office workers and residents.

The office suites are designer-ready layouts for individual owners or tenants to customize to their taste and needs. Ms. Abood says build-out is to commence in couple of weeks and she expects some occupants to begin moving in by early 2010.

Mr. Hollo, who held an unveiling for the building last week, says he is confident 2020 Ponce will fill up.

"In Coral Gables, a trophy building can sell right away even in this market."

Details: www.2020ponce.com.