



THE
PLAZA
CORAL GABLES





WELCOME TO A PLACE WHERE OLD-WORLD CHARMS ARE NOT FORGOTTEN, THEY ARE POLISHED. WHERE DESIGN MIXES WITH MODERN FUNCTIONALITY TO BRING CORAL GABLES A STYLISH MIXED-USE PROJECT THAT WILL CHANGE THE WAY WE ALL COME TOGETHER. PRESENTING THE PLAZA CORAL GABLES.





/ PROJECT AND DEMOGRAPHICS /

Paying tribute to its Mediterranean style origins, The Plaza Coral Gables genuinely defines itself by being at the forefront of design, technology, and social trends. Setting out to create a new business district and community gathering place, The Plaza Coral Gables has prioritized offering a full range of services and opportunities to this vibrant neighborhood, including shops and dining venues, a luxury business hotel with meeting spaces for business and large social events, Class A offices, as well as 170 residences.

A portion of The Plaza Coral Gables project includes the restoration of almost an acre of public space, known as Ponce Circle Park directly across the street from the development to be used for community and cultural events.

RETAIL / RESTAURANT / ENTERTAINMENT

165,000 SF OF SPACE

CLASS A OFFICES

447,000 SF OF SPACE

A 4.5 STAR LUXURY BUSINESS HOTEL

242 KEYS, TWO BALLROOMS
MEETING SPACE & OUTDOOR SOCIAL AREAS

DELUXE RESIDENTIAL UNITS

170 RESIDENTIAL UNITS

3 PARKING GARAGES WITH MORE THAN

2,200 SPACES

CURRENTLY IN CORAL GABLES

+/- 5,700,000 SF. OF CLASS A & B OFFICE SPACE
IN 42 BUILDINGS

9 HOTELS WITHIN 1 MILE, TOTALING 1080 KEYS

28 HOTELS WITHIN 3 MILES, TOTALING 4717 KEYS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	34,439	247,373	516,696
AVERAGE HH INCOME	\$77,647	\$74,603	\$72,869
DAYTIME EMPLOYEES	48,747	204,743	543,167
MEDIAN AGE	40.8	43.2	41.2
COLLEGE DEGREE	41.4%	29.6%	29.1%

10 MINUTE DRIVE POPULATION: 200,465

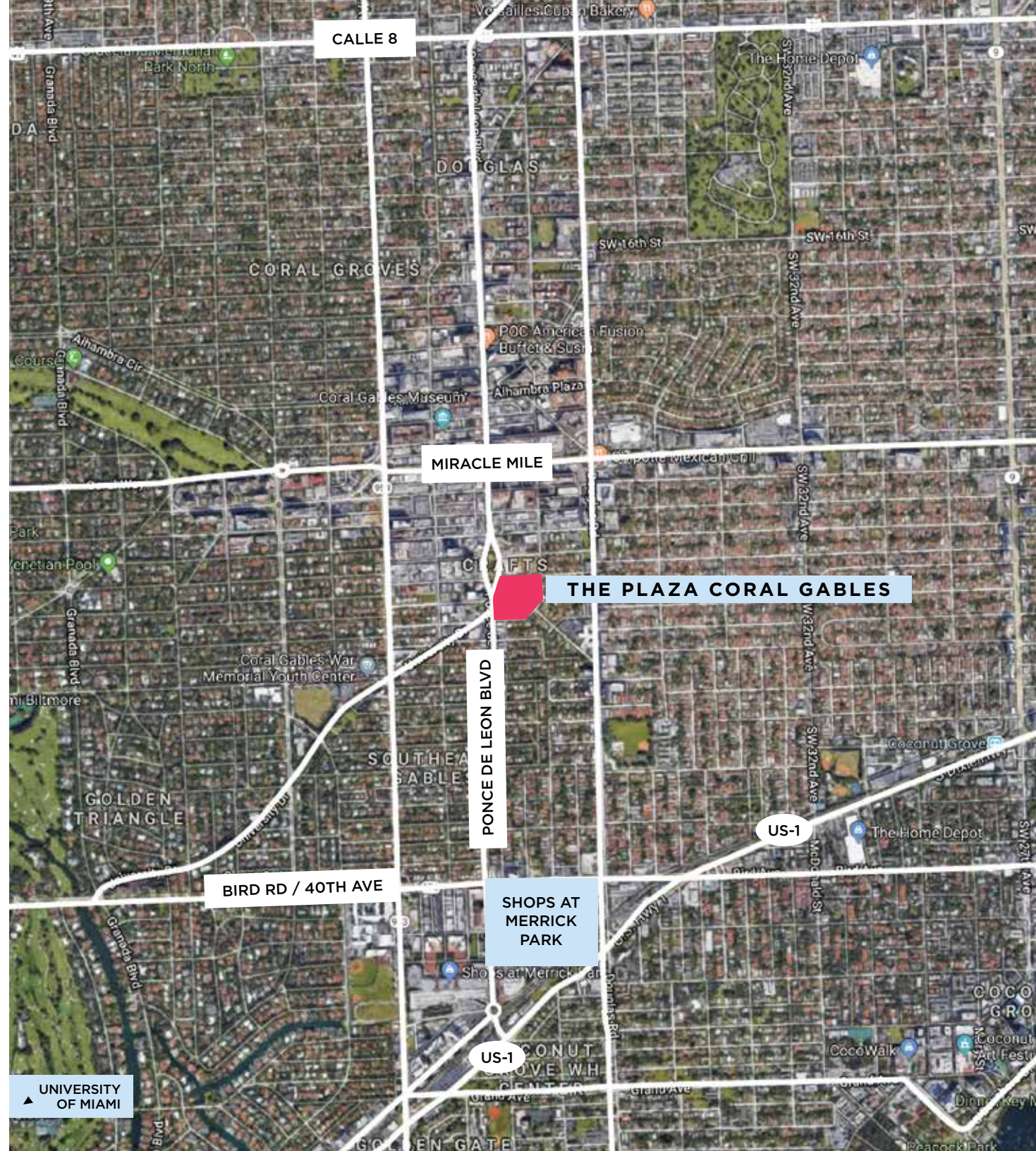


CORAL GABLES DATES BACK TO THE EARLY 1900s WHEN IT WAS PLANNED AS A GATEWAY TO LATIN AMERICA. TODAY IT IS A TRULY INTERNATIONAL CITY, ATTRACTING MORE THAN THREE MILLION TOURISTS ANNUALLY, HOME TO NEARLY 200 MULTI-NATIONAL CORPORATIONS*, AN AFFLUENT AND SUBSTANTIALLY PERMANENT RESIDENTIAL POPULATION, 2519 HOTEL ROOMS AND OVER TWO MILLION SQUARE FEET OF COMMERCIAL SPACE.

*APPROXIMATELY 11 MILLION SQ FT OF OFFICE SPACE

THE PERFECT LOCATION /

Coral Gables is within minutes of Miami International Airport, Coconut Grove, University of Miami, Downtown Miami & Brickell, and at the confluence of major arteries like US-1, 1-95, SR 836 as well as the Metrorail. The accessibility of Coral Gables has made it one of the most livable, premier communities in the country.



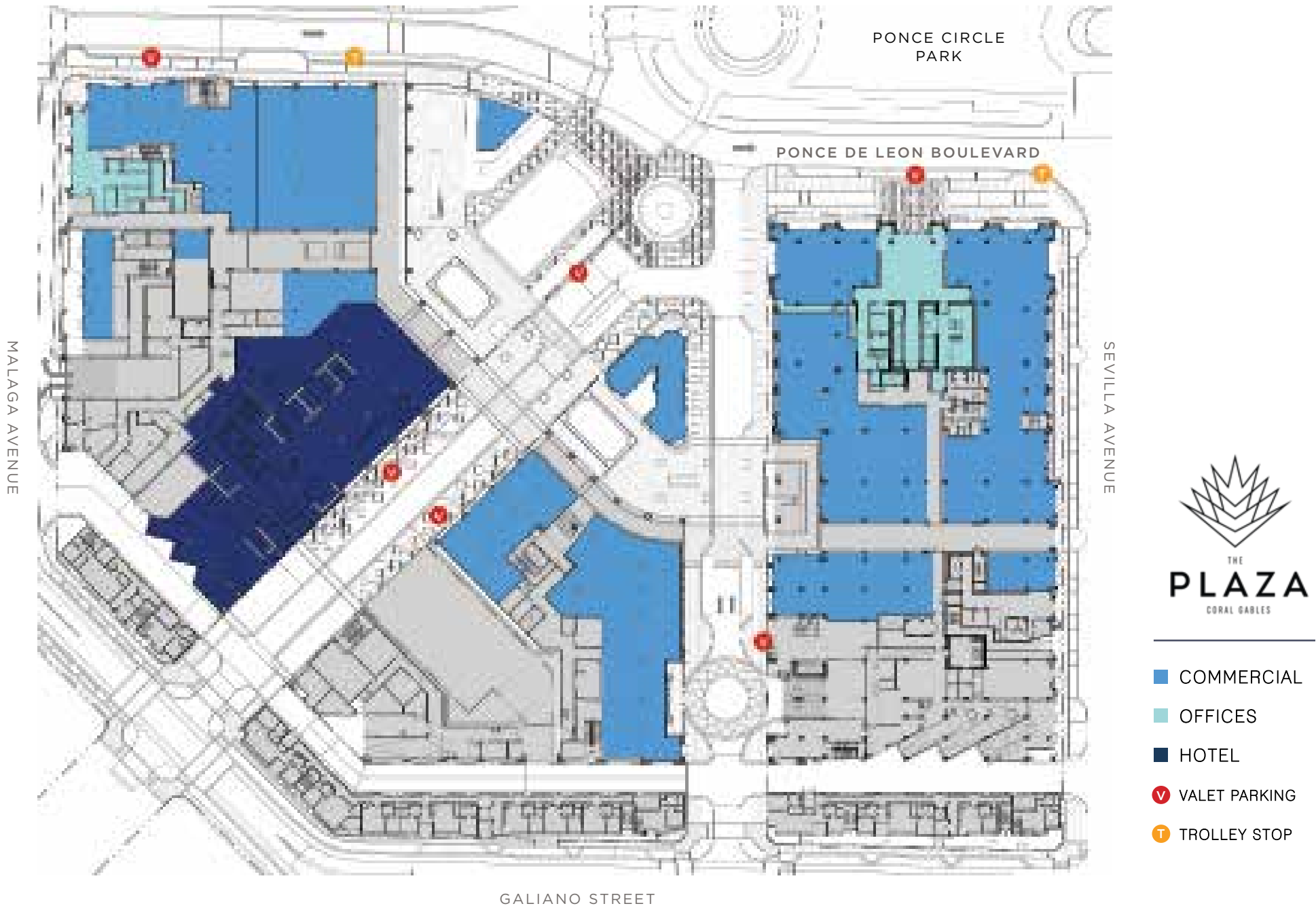


THE
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COMMERCIAL SITE PLANS



THE PLAZA / GROUND FLOOR



THE PLAZA / SECOND FLOOR



THE
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- COMMERCIAL
- OFFICES
- HOTEL



THE PLAZA CORAL GABLES' DEVELOPER AND OWNER IS MIAMI-BASED, AGAVE PONCE, LLC. THE AGAVE GROUP INCLUDES MEMBERS OF THE FAMILY BEHIND THE JOSE CUERVO SPIRITS BUSINESS. THEIR REAL ESTATE PORTFOLIO INCLUDES SEVERAL CLASS A OFFICE BUILDINGS IN MIAMI AND CHICAGO AS WELL AS OFFICES, A 5-STAR HOTEL AND OTHER REAL ESTATE DEVELOPMENTS IN MEXICO.





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