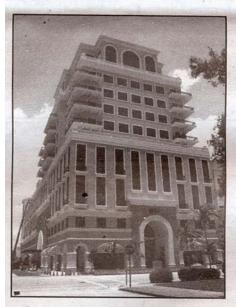


## FLORIDA INVESTOR

September 2009

## **2020 Ponce Hits The Finish Line**



Miami – 2020 Ponce, an elegant, fullservice Class A office building located at 2020 Ponce de Leon Blvd. in the Coral Gables business district, has received a Certificate of Completion. The 14-story classic Mediterranean-style tower was developed by Florida East Coast Realty (FECR) and has a total of 130,000 square feet including ground-level retail, seven stories of premium office space and a sixlevel parking garage.

2020 Ponce will welcome its first occupants in the next few weeks as buildouts for several early purchasers are underway. 2020 Ponce has 40,000 square
feet remaining of customizable, designerready layouts that range from 500 square
feet up to a full floor of 16,500 square
feet, available for purchase or lease. The
column-free floor plans can result in efficiencies of up to 30% in space planning.
Colliers Abood Wood-Fay, a full service
commercial real estate firm headquartered
in Coral Gables, is the leasing agent for
the property.

Spectacular views from every office space as well as private 360-degree wraparound terraces in select office suites, are additional benefits to the premium amenities which include state-of-the-art technology and security system, wireless capabilities, an extraordinary lobby and common areas, concierge and valet service. Owners and tenants also have the convenience of VIP parking onsite and a parking ratio of 4/1,000.