



City of Coral Gables
CITY COMMISSION MEETING
April 14, 2026

ITEM TITLE:

A Resolution of the City Commission approving a lease between the City of Coral Gables as Tenant and The Gonzalez 2020, LLC as Landlord, regarding the property located at 2020 Ponce de Leon Boulevard, Suite 1007, Coral Gables, Florida for a period of three (3) years for the purpose of relocating numerous members of the Public Works' Project Management Department.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

To allow for the on-going restoration of City Hall which requires temporary relocation of City staff, the City (the "Tenant") has identified office space at 2020 Ponce de Leon Boulevard, Suite 1007. The City Manager has negotiated lease terms with the Landlord, The Gonzalez 2020, LLC (the "Landlord") which include the following key terms:

Premises: 2020 Ponce de León Boulevard, Suite 1007, Coral Gables, FL 33134

Tenant Improvements: The space is being leased in a tenantable condition. Improvements include telephone and data services.

Use: Offices of the Public Works' Project Management Department

Term: Three (3) years commencing approximately mid-May 2026.

Renewal: Tenant will have the option of one 2-year renewal term with annual rent escalations of 3.0% consistent with the adjustments in the initial term.

Rent:

Lease Month	<u>Annual Base Rent</u>	<u>Monthly Installments</u>
1-12	\$88,639.85	\$7,386.65
13-24	\$91,301.51	\$7,608.46
25-36	\$94,045.32	\$7,837.11

Rent Commencement: Rent shall commence upon delivery of possession

Security: No security deposit shall be required of Tenant under this Lease.

ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date.	Board/Committee	Comments
N/A		

FINANCIAL INFORMATION: (If Applicable)

No.	Amount	Source of Funds
310-7100-519-4402	\$33,597.19	GENERAL CAPITAL

APPROVED BY:

Department Director	City Attorney	City Manager

ATTACHMENT(S):

- 1. Proposed Resolution with proposed Lease**