

396ALHAMBRA

CORAL GABLES

Timeless Elegance in the Heart of Coral Gables

396 Alhambra

396 Alhambra Circle Coral Gables, FL 33134

Where Excellence is Built into the Address



Building Overview

396 Alhambra, located in the heart of Coral Gables, offers an iconic work destination which features an architecturally striking tower (North Tower), LEED Gold certification, flexible workspaces, on-site dining, and a host of modern amenities. With convenient access to major roadways and surrounded by top-tier restaurants, hotels, entertainment, and residential options, it offers an exceptional profession setting.

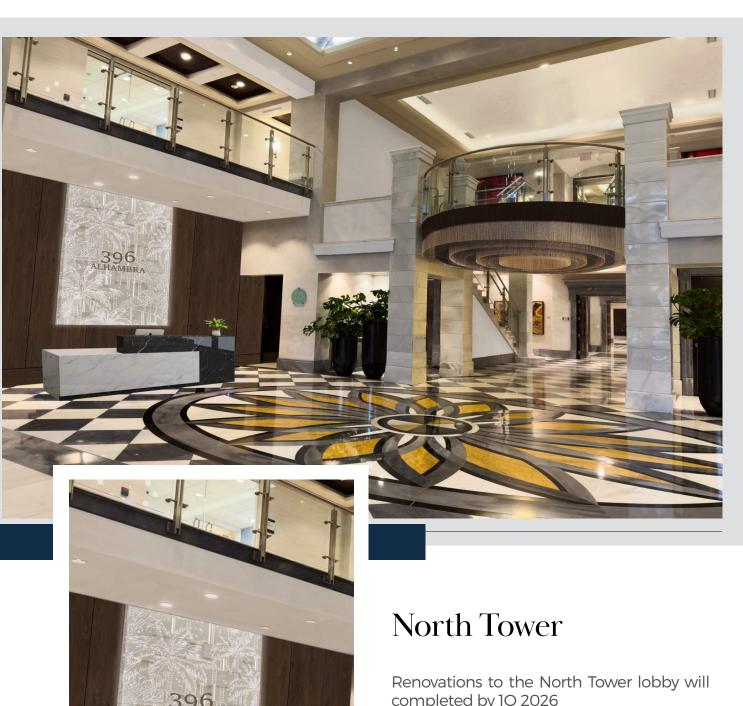


- Two Class A office towers
- 281,617 square feet of top-quality office space
- Floor plates ranging from 9,198 to 32,731 RSF
- · Ample parking, including valet service
- 24/7 security and controlled access
- · On-site property management and engineering
- LEED GOLD Certified
- Outdoor rooftop terrace and ground floor courtyard
- Three on-site bank branches including CitiBank (with ATM drive-through teller), Seacoast Bank and U.S. Century Bank
- Two on-site restaurants including Tap 42 and Zitz Sum
- TruFusion Fitness Studio on-site

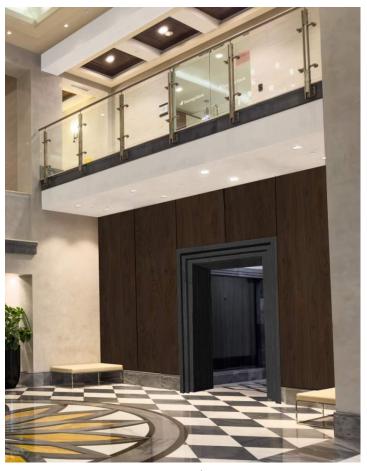


396 Alhambra offers a prestigious business address in the heart of Coral Gables.

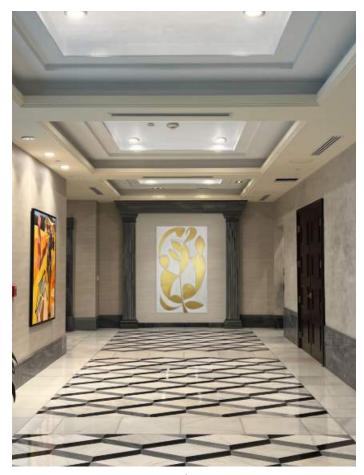
Lobby Renovations



completed by 1Q 2026



NORTH TOWER MAIN LOBBY | WEST SIDE



CONNECTING CORRIDOR | EAST END



SOUTH TOWER ELEVATOR LOBBY

Lobby Renovations

Both North and South Towers are undergoing renovations



South Tower

Location



396 Alhambra provides immediate access to all that Coral Gables has to offer.

Beyond the Boardroom



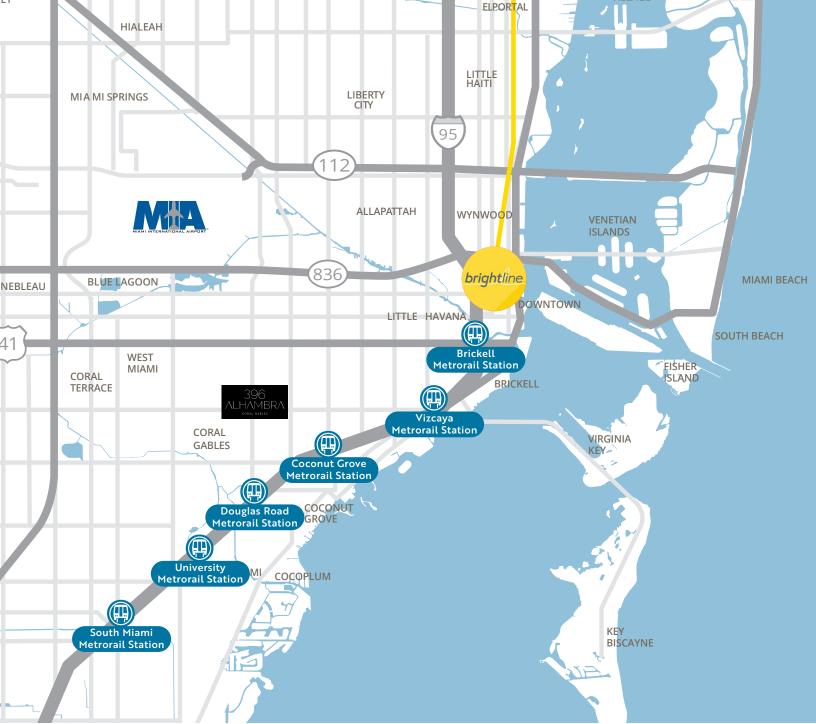
Miracle Mile



Giralda Avenue



With iconic landmarks like The Biltmore Hotel, walkable streets lined with upscale dining and retail, and quick access to Miami International Airport, Coral Gables offers a premier setting for top-tier companies. Its blend of elegance, convenience, and connectivity makes it a magnet for global firms and top talent alike.



Drive times from:

Coconut Grove 12 Minutes
Pinecrest 20 Minutes
South Miami 14 Minutes
Brickell 15 Minutes
Miami Beach 25 Minutes
Wynwood 20 Minutes
Design District 22 Minutes



Metrorail Stations



Brightline High-Speed Rail services: Miami — Aventura — Fort Lauderdale — Boca Raton — West Palm Beach — Orlando (Future Tampa station)

Two airports including:

Miami International Airport (15 min. drive time) Miami-Opa Locka Executive Airport (32 min. drive time)

Major expressways including:

I-95, US 1, Dolphin Expwy, Palmetto Expwy, FL State Road 112

WalkScore® of 95 classifying 396 Alhambra as a "Walker's Paradise"

Miracle Mile retailers and restaurants are just steps away while The Plaza Coral Gables and The Shops at Merrick Park are just minutes away

Varied housing options, banking, hotels, parks, golf courses, toprated K-12 private and public schools as well as the University of Miami

Coral Gables Trolley offers free service to neighboring locations and attractions including the new Loews Coral Gables Hotel

Over 1,200 multinational corporations located in Coral Gables

The Neighborhood



Legend

Dining

- 1. Zitz Sum
- 2. Tap 42 Craft Kitchen & Bar
- Arcano Sabores de Esencia
 Hispana
- 4. Chandlers Place
- 5. Dojo Izakaya
- 6. Talavera Cocina Mexicana
- 7. Mika
- 8. Naked Farmer
- 9. Craft Coral Gables
- 10. Zucca
- 11. Bay 13 Brewery and Kitchen
- 12. Rice Mediterranean Kitchen
- 13. Eating House Miami
- 14. Luca Osteria
- 15. Su Shin Izakaya
- 16. Morton's The Steakhouse
- 17. Baires Grill
- 18. Crema Gourmet
- 19. Kao Sushi & Grill
- 20. Salumeria 104
- 21. Pisco y Nazca Ceviche Gastrobar
- 22. Graziano's Restaurant Coral Gables
- 23. Ruth's Chris Steak House
- 24. Caffe Abbracci
- 25. Maíz y Agave
- 26. Seasons 52
- 27. Doc B's Restaurant
- 28. Sushi Maki Coral Gables
- 29. Hillstone
- 30. MesaMar Seafood Table
- 31. Terre Del Sapore
- 32. Fratellino Ristorante
- 33. La Pata Gorda
- 34. 450Gradi Miami Italian Restaurant
- 35. Motek
- 36. Bulla Gastrobar
- 37. Fleming's Prime Steakhouse & Wine Bar
- 38. Portosole
- 39. Anthony's Coal Fired Pizza & Wings
- 40. Fogo de Chão Brazilian Steakhouse
- 41. CVI.CHE 105

Coffee/Bakery Shops

- 1. Let them have cake
- 2. Café Demetrio
- 3. Capital One Café
- 4. Vita Espresso
- 5. CFS Coffee For The Soul
- 6. Macondo Coffee Roasters
- 7. Pasion del Cielo Coffee
- 8. Barista Café
- 9. Starbucks
- 10. Cortadito Coffee House
- 11. Maman
- 12. Chocolate Fashion
- 13. Café Grumpy
- 14. Amboss
- 15. Pura Vida

Residential

- 1. Gables Grand Plaza Apartments
- 2. The Point at Coral Gables
- 3. The Reserve at The Plaza

Hotels

- Hotel Colonnade Autograph Collection
- 2. Aloft
- 3. Loews Hotel

Shopping

- 1. Alcazar Plaza
- 2. Giralda Plaza
- 3. Stem Boutique
- 4. Public Parking
- 5. Miracle Mile & Downtown
- 6. Retail Space Ponce Circle

Grocery

- 1. DGX
- 2. La Jamoteca
- 3. Publix
- 4. Hanna & Tiger's Asian Mart

Wellness

- 1. The Wellness Sphere, Corp
- 2. 365 Wellness Solutions
- 3. Ipanema Wellness Center
- 4. Mint Wellness Center
- 5. Mood Wellness Spa
- 6. Restored Wellness
- 7. Rêver Wellness
- 8. Apollo Wellness
- 9. TruFusion Fitness

Entertainment

- 1. The Globe
- 2. Actors' Playhouse at the Miracle Theatre

Pharmacy

- 1. Rainbow Pharmacy 2
- 2. University Pharmacy











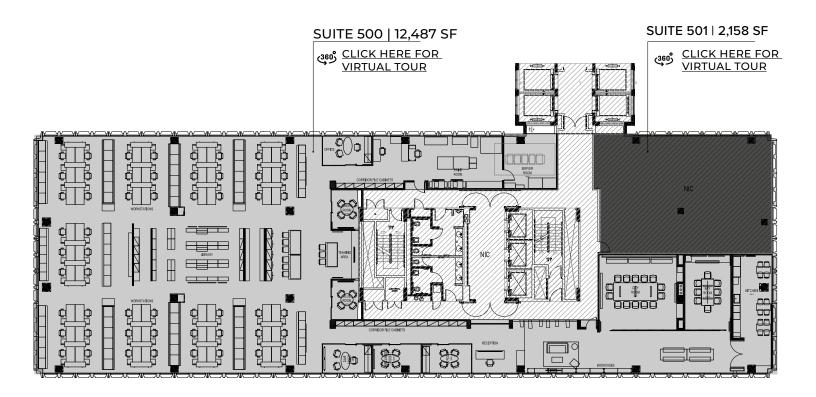


Availabilities

5TH FLOOR



SOUTH TOWER — SUITE 500 12,487 SF SOUTH TOWER — SUITE 501 2,158 SF TOTAL 14,645 SF



Availabilities

7TH FLOOR

NORTH TOWER - SUITE 788 4,209 SF

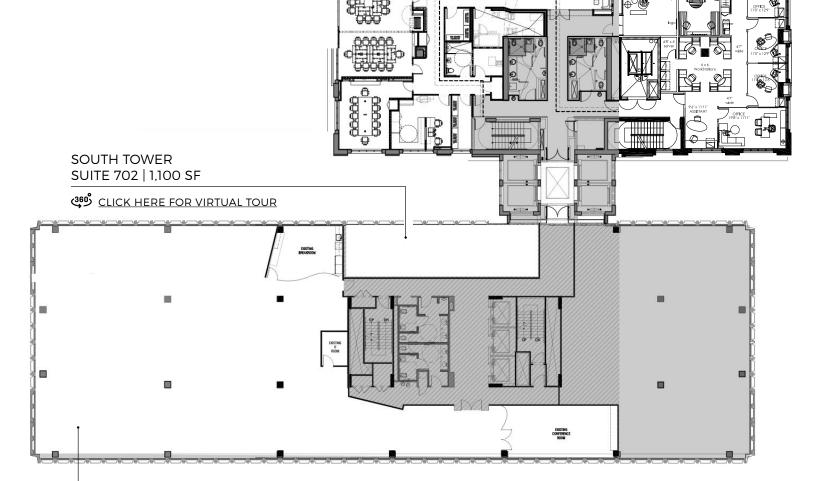
SOUTH TOWER — SUITE 700 SOUTH TOWER — SUITE 702 TOTAL

> SOUTH TOWER SUITE 700 | 9,298 SF

CLICK HERE FOR VIRTUAL TOUR

9,298 SF (VACANT) 1,100 SF 10,398 SF

NORTH TOWER SUITE 788 | 4,209 SF Available 5/1/2026

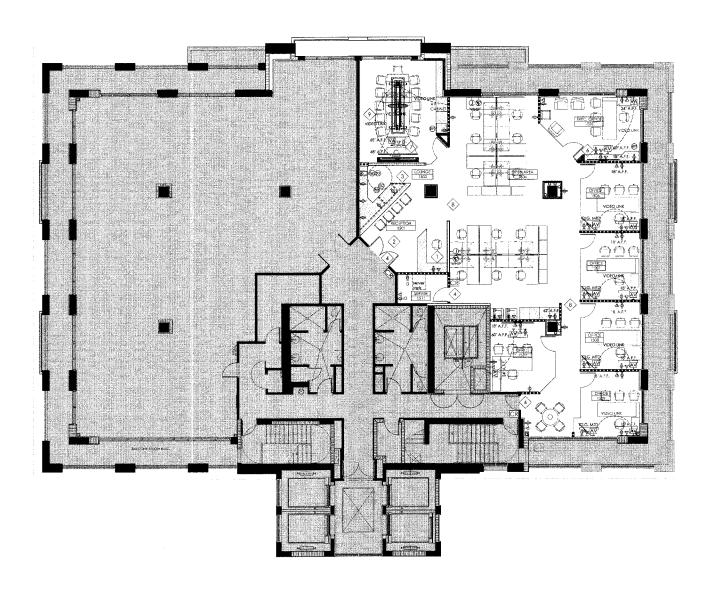


Availabilities

16[™] FLOOR

NORTH TOWER — SUITE PH1 B 4,554 SF AVAILABLE 2/5/2026



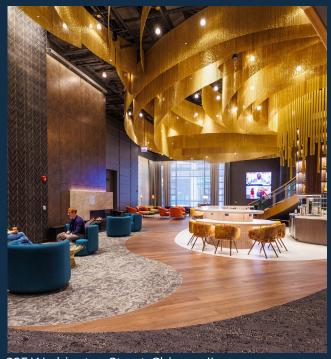


Agave Holdings

Agave Holdings LLC is a privately held real estate investment and development firm headquartered in Miami, Florida. Established in 2007, the company specializes in high-end commercial and mixed-use properties, with a focus on creating landmark developments that blend architectural excellence with community impact.

One of Agave Holdings' most prominent projects is The Plaza Coral Gables, a transformative mixed-use development located in the heart of Coral Gables. This project exemplifies the company's commitment to elevating urban environments through thoughtful design and strategic investment.

With a team of experienced professionals, Agave Holdings continues to shape the South Florida real estate landscape, delivering projects that meet the highest standards of quality and innovation.



225 Washington Street, Chicago, IL



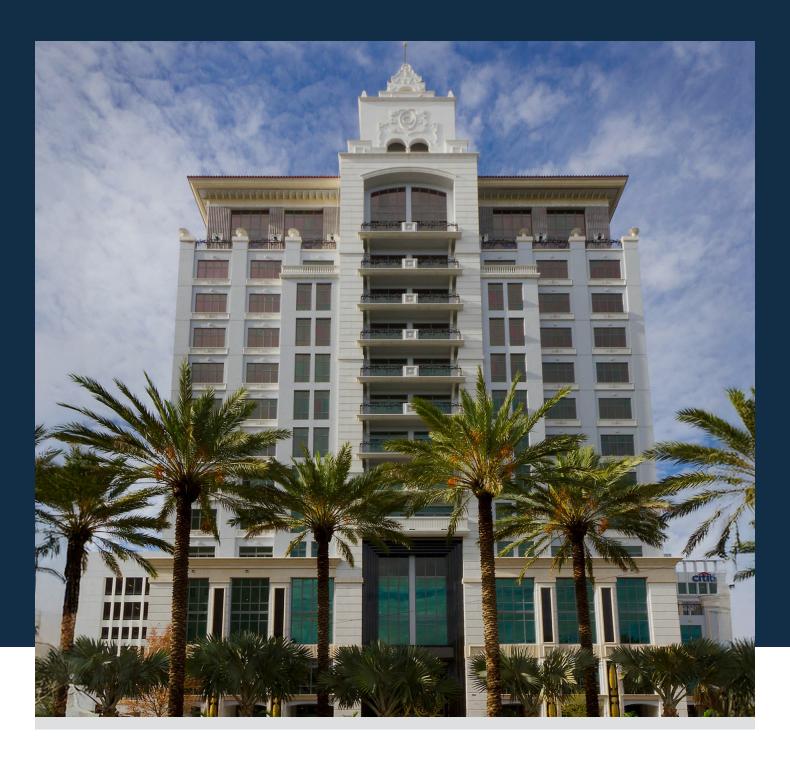
The Plaza Coral Gables, Coral Gables, FL



303 W. Madison Street, Chicago, IL



2601 S. Bayshore Drive, Coconut Grove, FL



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