



# WORK LIFE REDEFINED

REDISCOVER  
 **150**  
**A L H A M B R A**  
150 Alhambra Circle, Coral Gables, FL 33134

# 150 ALHAMBRA

With an unrivaled modern design, 150 Alhambra is the only office building of its kind at the center of Coral Gables' urban downtown. An unmatched vibrant location, convenient access within 15 minutes of Miami International Airport, high-end finishes, and on-site amenities provide 150 Alhambra tenants the workplace experience needed to attract and retain top talent.





## BUILDING FEATURES

- 13-story Class A office building (108,959 RSF)
- Ample parking including convenient free visitor parking
- Fully renovated common areas (lobby, corridors, elevators, and restrooms)
- Easily accessible to an abundance of amenities including Giralda's Restaurant Row featuring more than a dozen restaurants just steps away
- On-site café with Michelin star rated operator and adjacent fully renovated, Wi-Fi connected, outdoor plaza coming soon
- On-site FedEx and bank branch
- Elevators with panoramic views of Miami
- Spaces available from 1,100 RSF to 14,388 RSF full floor Penthouse suite with panoramic views







## TRANSIT

The Coral Gables trolley, easily accessible from 150 Alhambra, has multiple stops throughout Coral Gables and offers connectivity to mass transit via the Douglas Road Station on the Metrorail. The complimentary Freebie shuttle service also provides transportation to key dining and entertainment offerings in the area during the day and evening hours.

## DINING + ENTERTAINMENT

Coral Gables is home to over 150 dining and entertainment offerings. The recent Miracle Mile streetscape and the Giralda Plaza/Restaurant Row renovation (located directly adjacent to 150 Alhambra) create a vibrant and walkable environment surrounding the building.

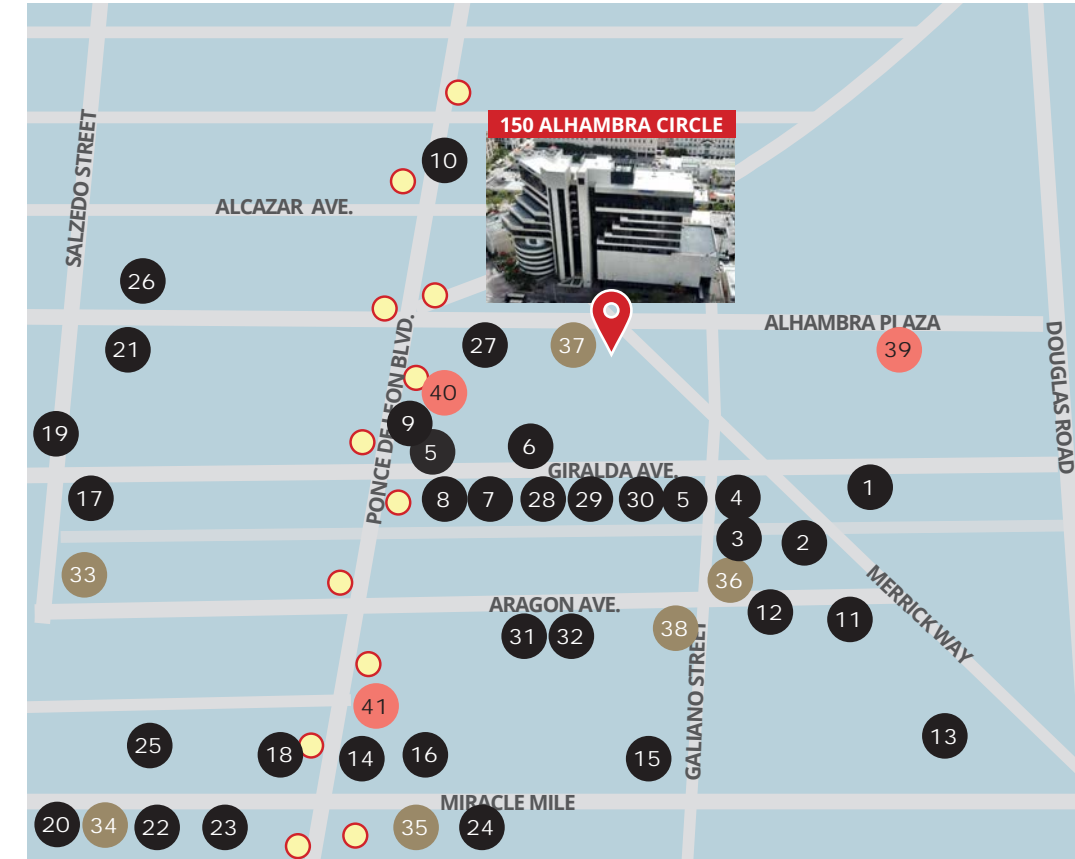


## THE NEIGHBORHOOD

150 Alhambra is located at the epicenter of Coral Gables' urban core and within walking distance to arts, culture, entertainment venues, wellness and lifestyle amenities and numerous restaurants. The building has a Walk Score® of 96 classifying it as a "Walker's Paradise."

Coral Gables offers a variety of residential options (over 50,000 full time residents) and is home to the University of Miami's main campus, numerous private and public K-12 schools, 7 hotels with 1,148 hotel rooms and over 1,200 multinational corporations.

## NEARBY AMENITIES



TROLLEY STOPS

### DINING

1. PINCHO FACTORY
2. FRITZ & FRANZ BIERHAUS
3. OPEN STAGE CLUB
4. GRAZIANO'S GOURMET
5. PASION DEL CIELO COFFEE
6. THREEFOLD CAFÉ
7. THE LOCAL FOOD AND DRINK
8. THE BAR
9. TALAVERA COCINA MEXICANA
10. POC AMERICAN FUSION BUFFET & SUSHI
11. IRON SUSHI
12. BEN & JERRY'S
13. DENNY'S
14. MORTON'S THE STEAKHOUSE
15. MILLER'S ALE HOUSE
16. CREMA GOURMET ESPRESSO BAR
17. MESA MAR SEAFOOD TABLE
18. HILLSTONE
19. TAP42 GABLES
20. STARBUCKS
21. MINT LEAF INDIAN BRASSERIE
22. BENIHANA
23. COOPER 29 BAR
24. BURGER FI
25. LOUI MEDITERRANEAN
26. GUSTO FINO ITALIAN DELI CAFÉ
27. CHANDLER'S PLACE
28. BANKGKOK BANGKOK II
29. IKURA SHUSHI LOUNGE
30. POKEBAO
31. SU SHIN IZAKAYA
32. PUMMAROLA PIZZERIA

### SHOPS + ENTERTAINMENT

33. CORAL GABLES MUSEUM
34. ACTORS' PLAYHOUSE
35. BARNES & NOBLE
36. OPEN STAGE CLUB
37. FEDEX SHIPPING CENTER
38. GALIANO CIGAR ROOM

### HOTELS

39. HYATT REGENCY
40. HOTEL ST. MICHEL
41. HOTEL COLONNADE



## **VIBRANT** WORK ENVIRONMENT

150 Alhambra offers endless opportunities to create an efficient and inspiring work environment.



## CREATIVE VISION

Attract top talent with a workplace that reflects your brand and culture. The possibilities are limitless.





## UPSCALE TENANT EXPERIENCE

Common area corridors, restrooms and building standard finishes have been upgraded to create a premier work environment.





## UNIQUE PENTHOUSE OPPORTUNITY

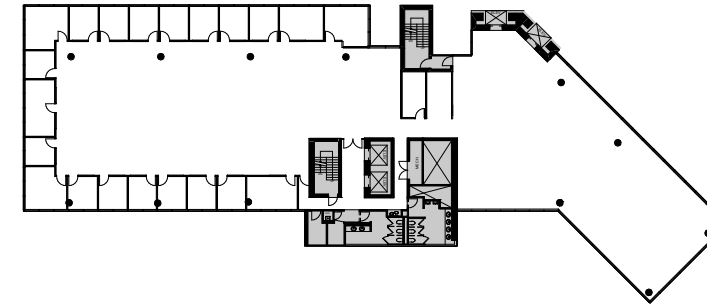
150 Alhambra's Penthouse suite is infused with natural light and offers panoramic views of Downtown Coral Gables, the bay, and Downtown Miami.



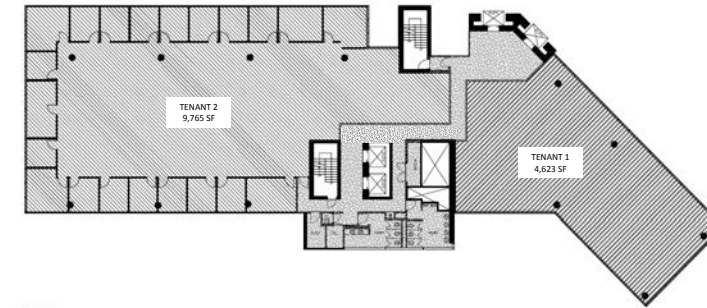
## FLEXIBLE LAYOUT

The penthouse suite offers 14,388 square feet of abundant natural light, wrap around views and can accommodate both single and multi-tenant scenarios.

Single Tenant Option



Multi-Tenant Option





# LEASING INFO

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