

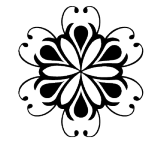


ALHAMBRA WEST

95 MERRICK WAY
CORAL GABLES, FLORIDA

MEDITERRANEAN MEETS MODERN





ALHAMBRA WEST

A NEW GENERATION OF OFFICE

Alhambra West, with its distinctive central Coral Gables location and proximity to downtown Miami, is a stylishly elegant true landmark. This deceptively modern space is within walking distance to Giralda Avenue's famous Restaurant Row, Miracle Mile's best shopping, dining, and entertainment.

■ 7-STORY OFFICE TOWER

■ SUITES BETWEEN 1,400 - 14,000 S.F. (FULL FLOOR)

■ 2.0:1,000 R.S.F. PARKING RATIO

■ STEPS FROM GIRALDA AVENUE'S FAMOUS "RESTAURANT ROW"

■ CLOSE PROXIMITY TO BRICKELL, DOWNTOWN MIAMI AND MIAMI INTERNATIONAL AIRPORT



Adjacent Hyatt Hotel with valet and visitor self-parking



Upscale hotel restaurant



Elegant lounge with full bar

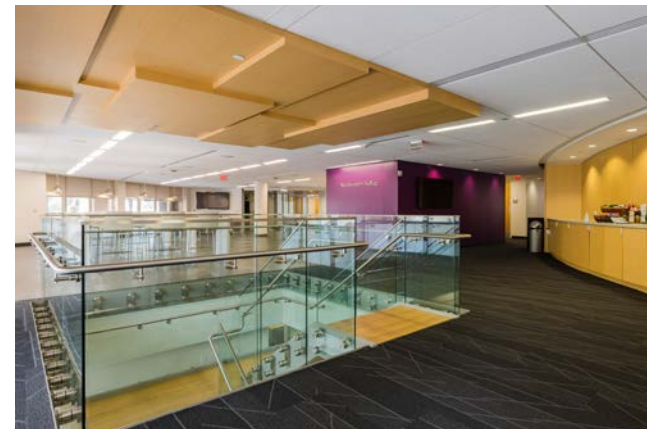
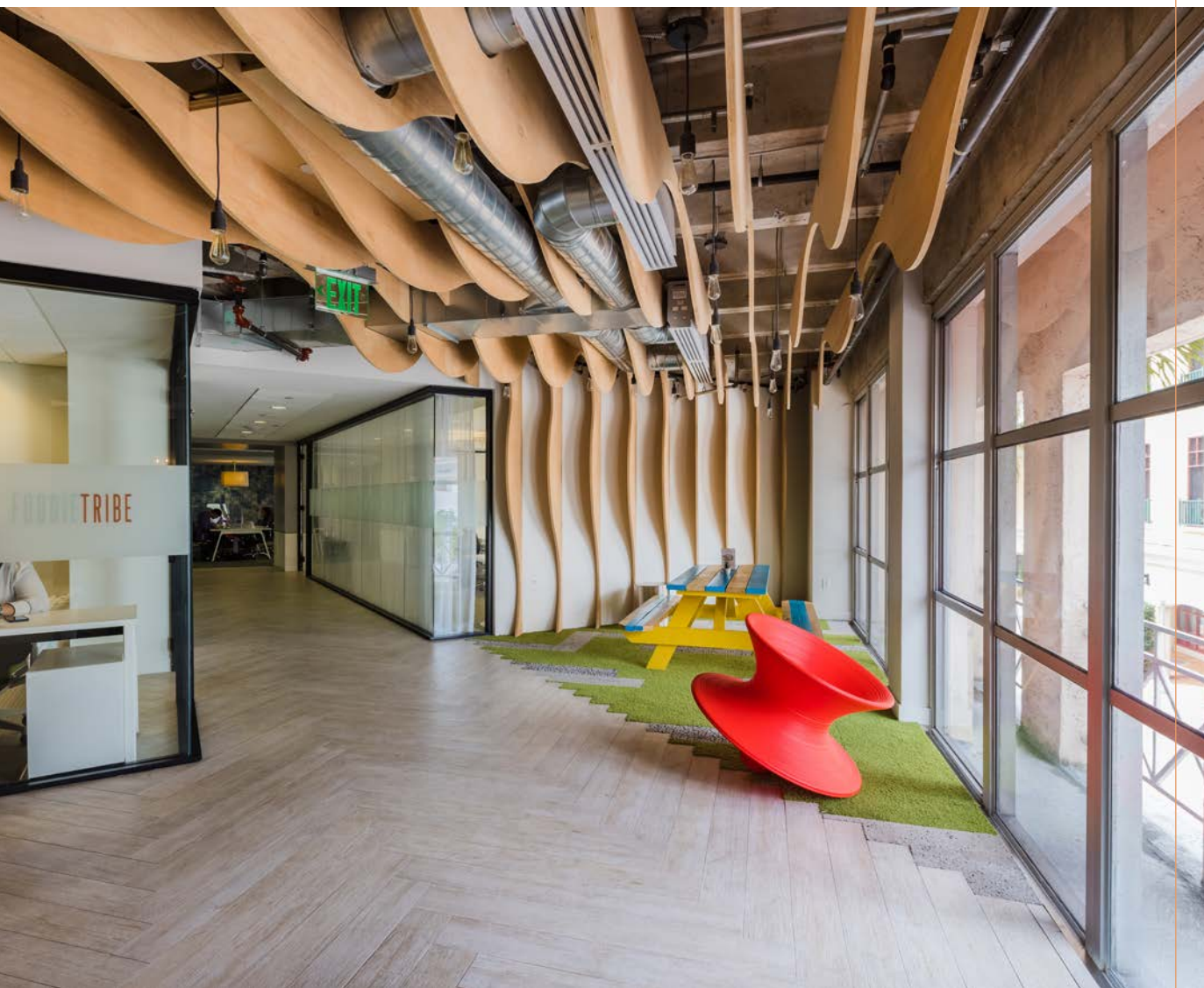


Car wash and detail



Bicycle racks

A BOUTIQUE FEEL FOR BIG BUSINESS



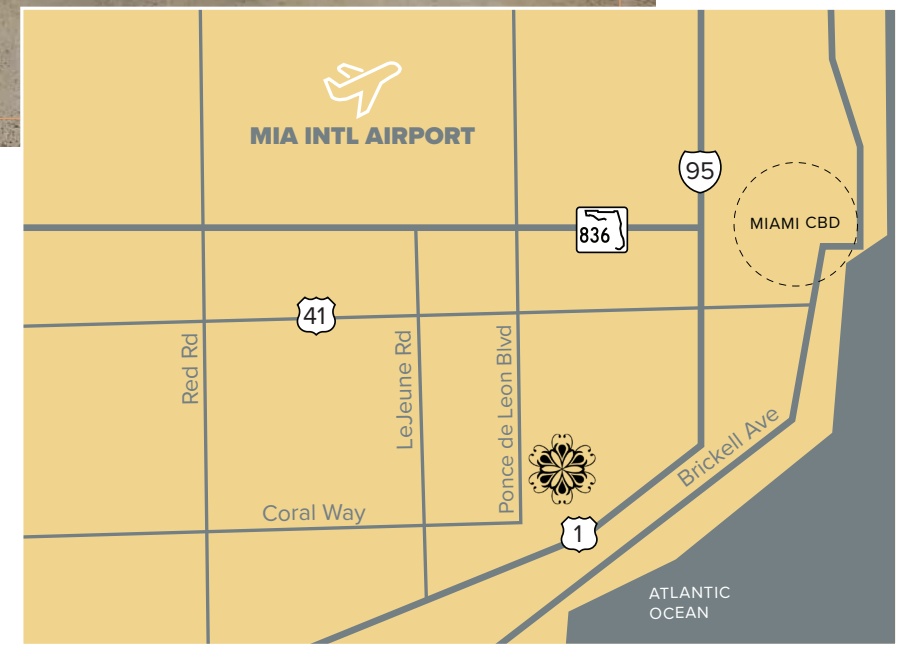
ALHAMBRA WEST IS HOME TO THE FOLLOWING:



4.5 miles to Miami International Airport

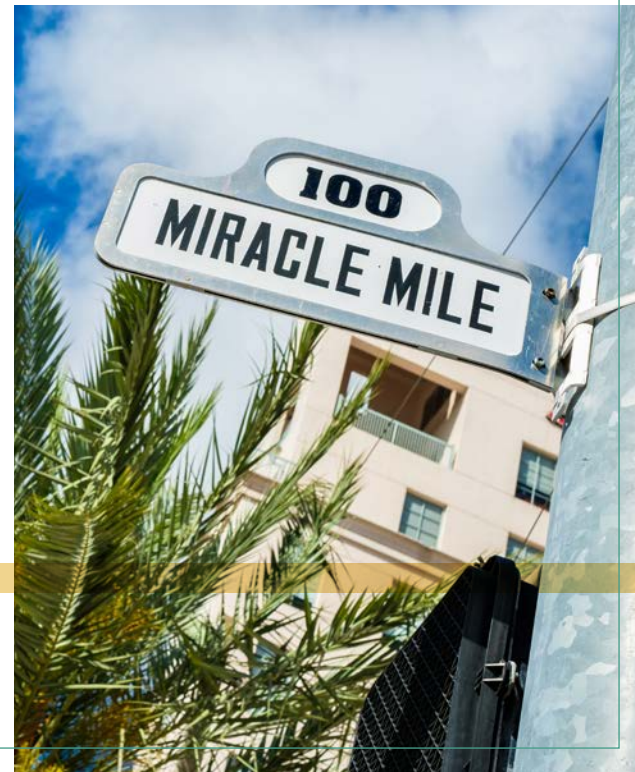
11.9 miles to Coastal Beaches

6 miles to Downtown Miami



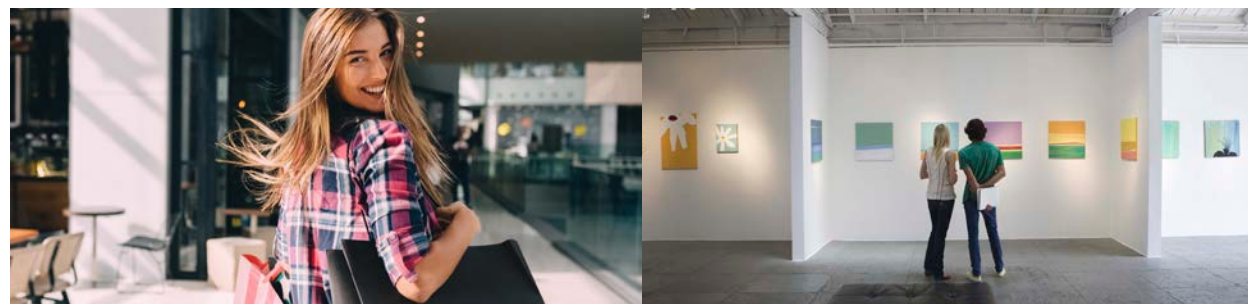


CORAL GABLES
THE CITY BEAUTIFUL



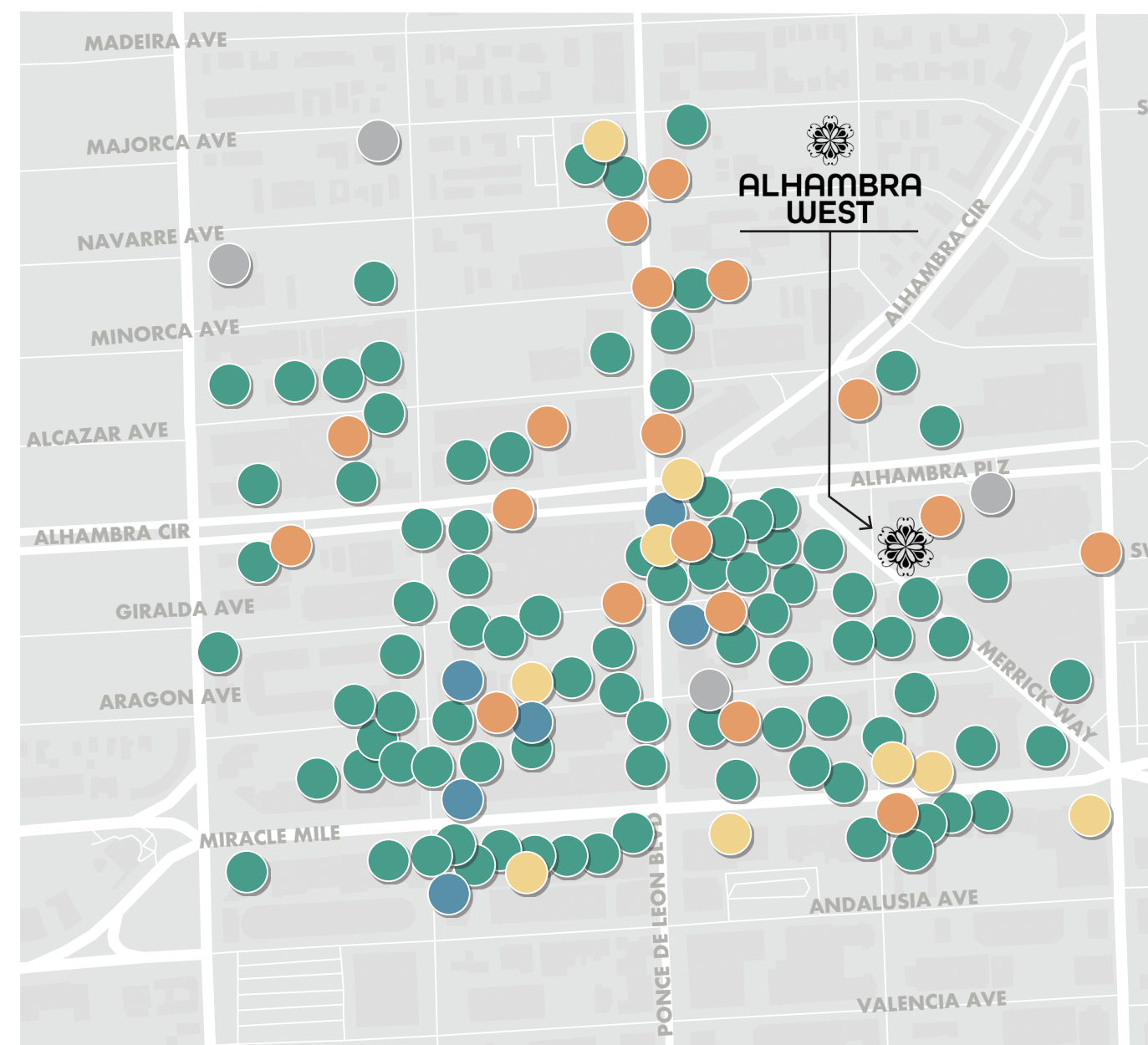
A TRUE GEM JUST STEPS AWAY

Downtown Coral Gables & Miracle Mile is a pedestrian-friendly neighborhood infused with a chic European feel. Decorated with tree-lined streets and Mediterranean architecture, there are more than 160 retailers and more than 70 restaurants. It is Miami's charming gem that locals like to keep a secret and visitors love to find.

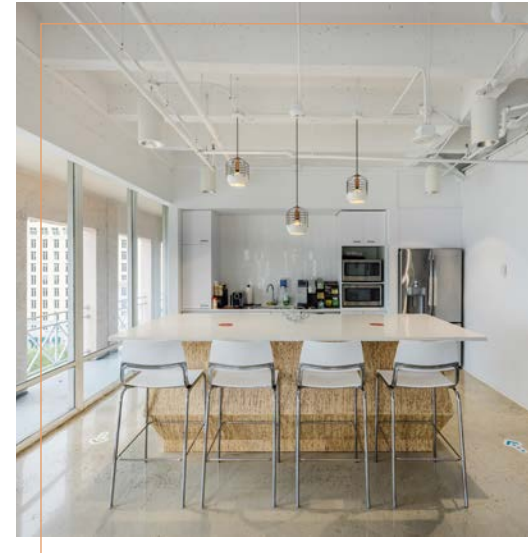


A NEIGHBORHOOD ABUNDANT WITH AMENITIES

- Banks
- Retailers
- Hotels
- Culture
- Dining, bars & quick bites



OFFICE SPACE FOR LEASE



ALHAMBRA
WEST

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