



396 ALHAMBRA

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



THE SOUTH TOWER

101,976 RSF
7 STORIES

THE NORTH TOWER

170,186 RSF
15 STORIES

ROOFTOP TERRACE

Thoughtfully designed amenity space featuring shaded lounges — ideal for quiet moments, informal meetings, or a breath of fresh air between tasks.

RETAIL

30,670 RSF

MIRACLE MILE

GIRALDA AVENUE

LE JEUNE ROAD

ALHAMBRA CIRCLE

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

Lobby Renovations



North Tower

Recently renovated North Tower lobby



NORTH TOWER MAIN LOBBY | WEST SIDE



CONNECTING CORRIDOR | EAST END



SOUTH TOWER ELEVATOR LOBBY

Lobby Renovations

North and South Tower lobbies



South Tower

Availabilities

396 ALHAMBRA

CORAL GABLES

3RD FLOOR

NORTH TOWER

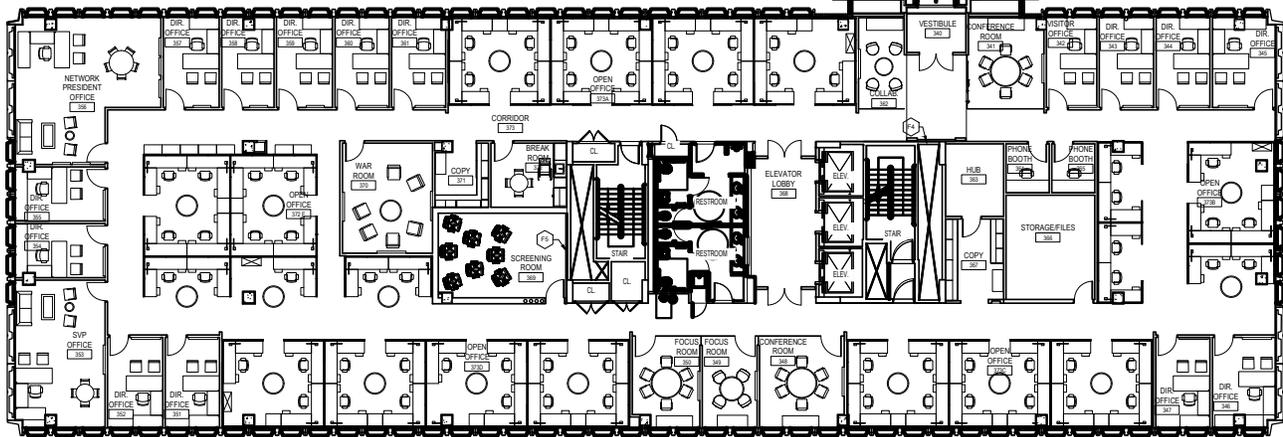
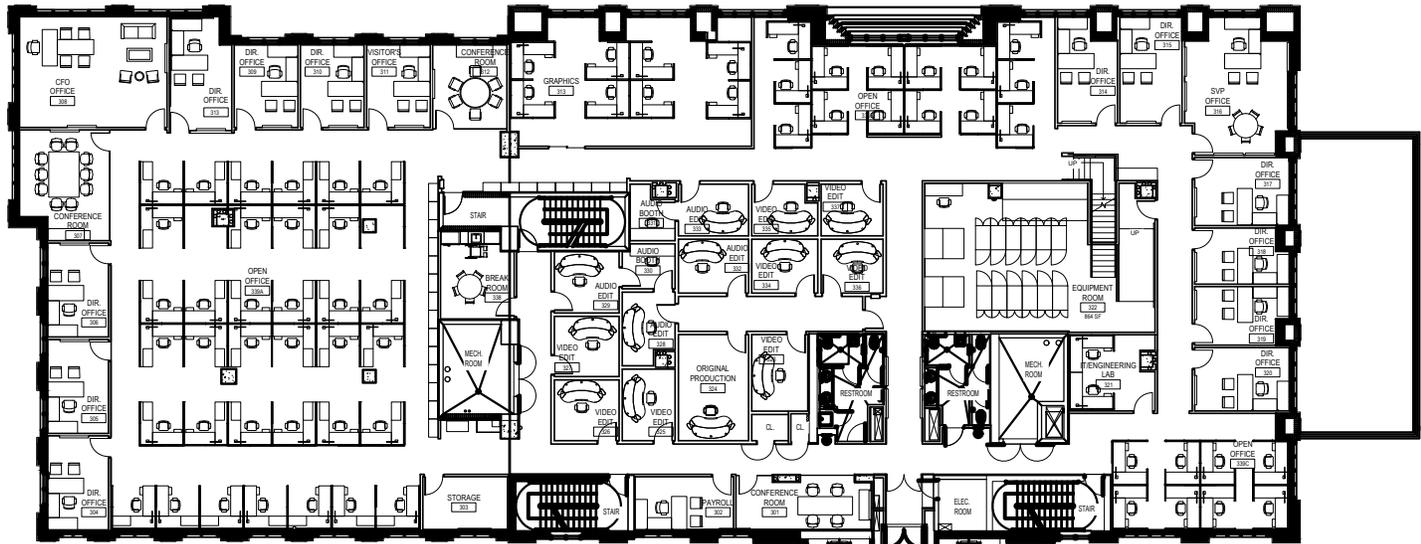
18,114 SF (AVAILABLE 1/1/2027)

SOUTH TOWER

14,617 SF (AVAILABLE 1/1/2027)



NORTH TOWER



SOUTH TOWER

Availabilities

396 ALHAMBRA

CORAL GABLES

4TH FLOOR

NORTH TOWER

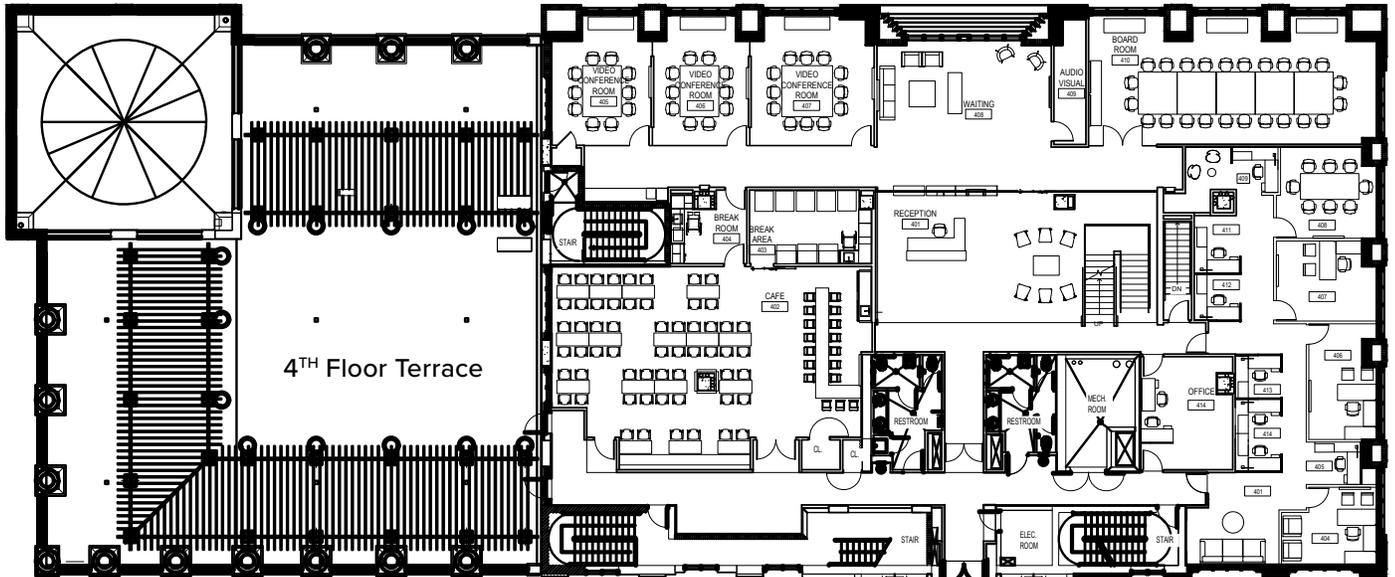
10,329 SF (AVAILABLE 1/1/2027)

SOUTH TOWER

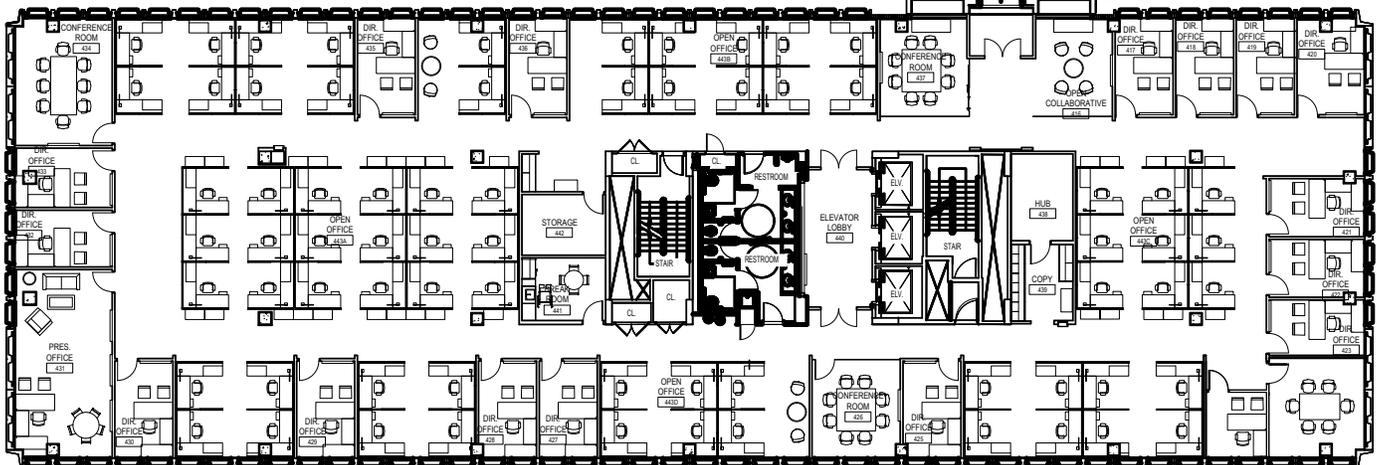
14,649 SF (AVAILABLE 1/1/2027)



NORTH TOWER



LEVEL 04 FURNITURE PLAN



SOUTH TOWER

Availabilities

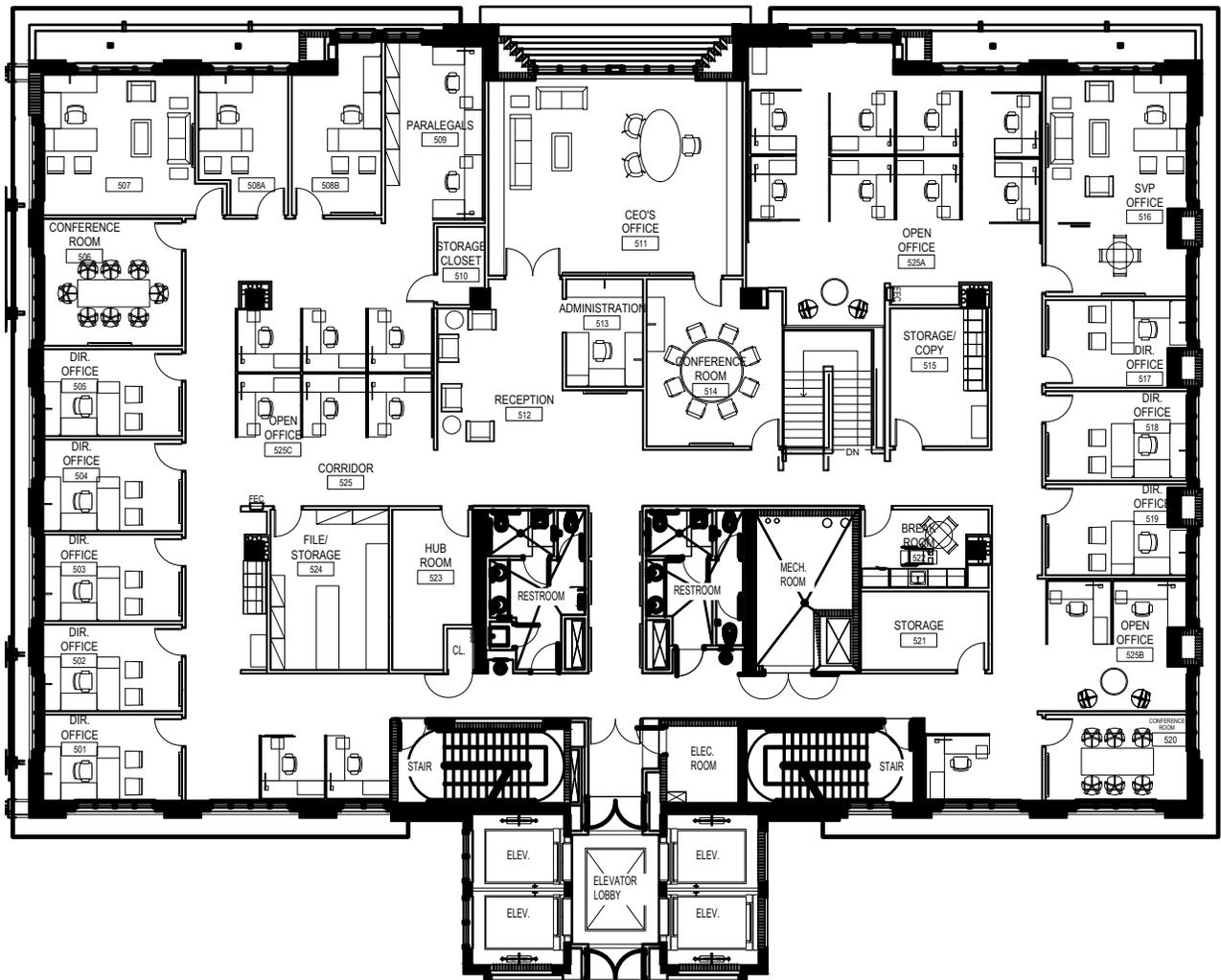
5TH FLOOR

NORTH TOWER

10,975 SF (AVAILABLE 1/1/2027)

396 ALHAMBRA

CORAL GABLES



Availabilities

5TH FLOOR

396 ALHAMBRA

CORAL GABLES



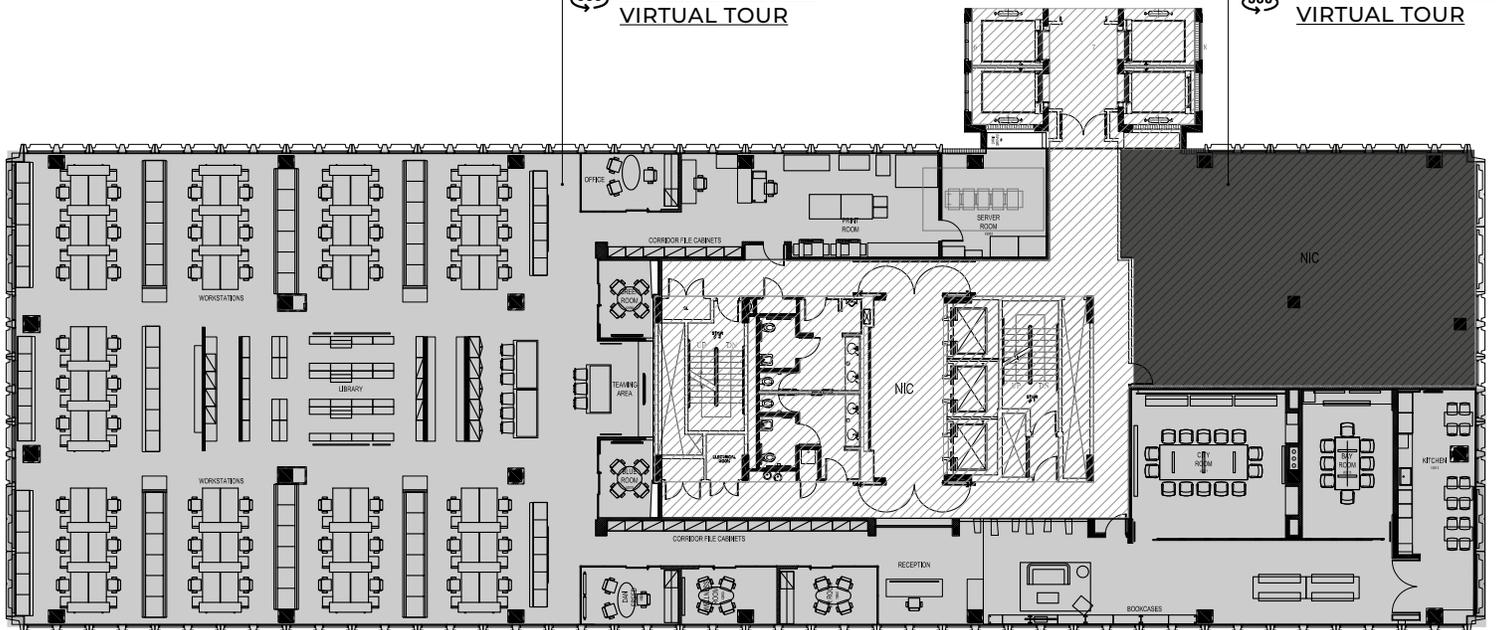
SOUTH TOWER — SUITE 500 12,487 SF
SOUTH TOWER — SUITE 501 2,158 SF
TOTAL 14,645 SF

SUITE 500 | 12,487 SF

 [CLICK HERE FOR VIRTUAL TOUR](#)

SUITE 501 | 2,158 SF

 [CLICK HERE FOR VIRTUAL TOUR](#)



Availabilities

396 ALHAMBRA

CORAL GABLES

7TH FLOOR

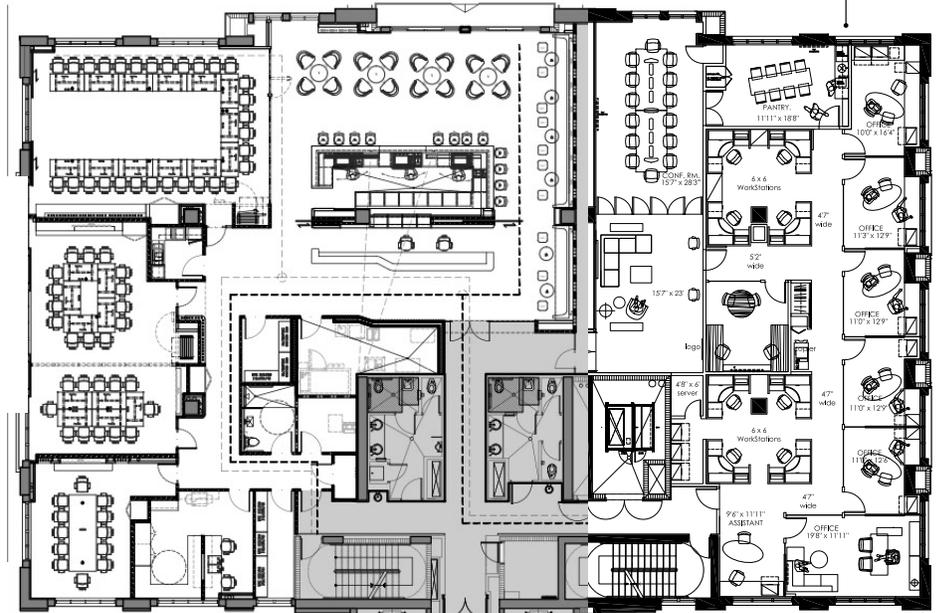
NORTH TOWER – SUITE 788 4,209 SF

SOUTH TOWER – SUITE 700 9,298 SF (VACANT)

SOUTH TOWER – SUITE 702 1,100 SF

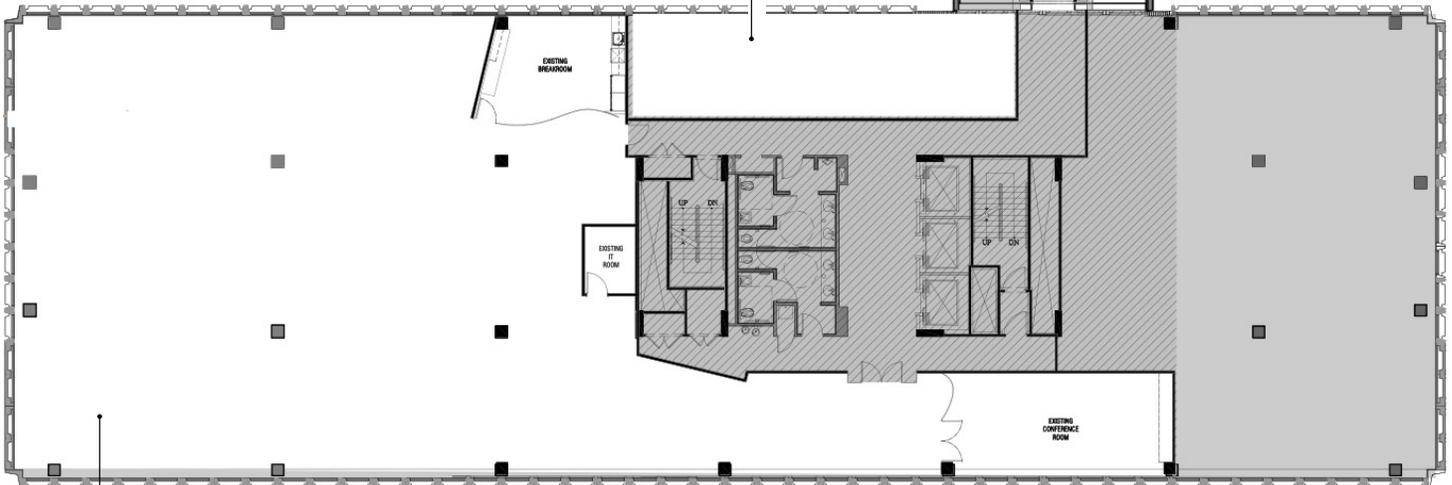
TOTAL 10,398 SF

NORTH TOWER
SUITE 788 | 4,209 SF
Available 7/1/2026



SOUTH TOWER
SUITE 702 | 1,100 SF

[CLICK HERE FOR VIRTUAL TOUR](#)



SOUTH TOWER
SUITE 700 | 9,298 SF

[CLICK HERE FOR VIRTUAL TOUR](#)

Location



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

Beyond the Boardroom



Miracle Mile



The Biltmore Hotel



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, top-rated 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
3. 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. Caffè 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

1. 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

ZITZ SUM (ON-SITE)



PURA VIDA



CAPITAL ONE CAFE



MOTEK



MIKA



HILLSTONE



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.



The Plaza Coral Gables, Coral Gables, FL



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225 Washington Street, Chicago, IL



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