



299

FORUM

ALHAMBRA

CORAL GABLES

FLORIDA 33134

299 ALHAMBRA

PROPERTY OVERVIEW



GREAT LOCATION

174 SF to 3,570 SF of office space in downtown Coral Gables, an elegant and sophisticated destination to live, shop, play, and work.



PEDESTRIAN FRIENDLY

Home to Miami's finest retail boutiques and acclaimed restaurants, Miracle Mile has a walkability score of 98.



LOVED BY LOCALS

Home to Miami's affluent residents with a median household value of \$856,600.



CULTURAL HUB

Steps away from renowned arts, cultural, & educational institutions: Miracle Theater, Coral Gables Museum, & Coral Gables Cinema



NEIGHBORS

Surrounded by 120 trendy restaurants and 115 top retailers including Hillstone, Morton's, Kettal, Forte, & Pronovias.



PARKING-A-PLENTY

The area boasts more than 2,400 parking spaces & 6 valet stations right on Miracle Mile.



For leasing information, please contact:

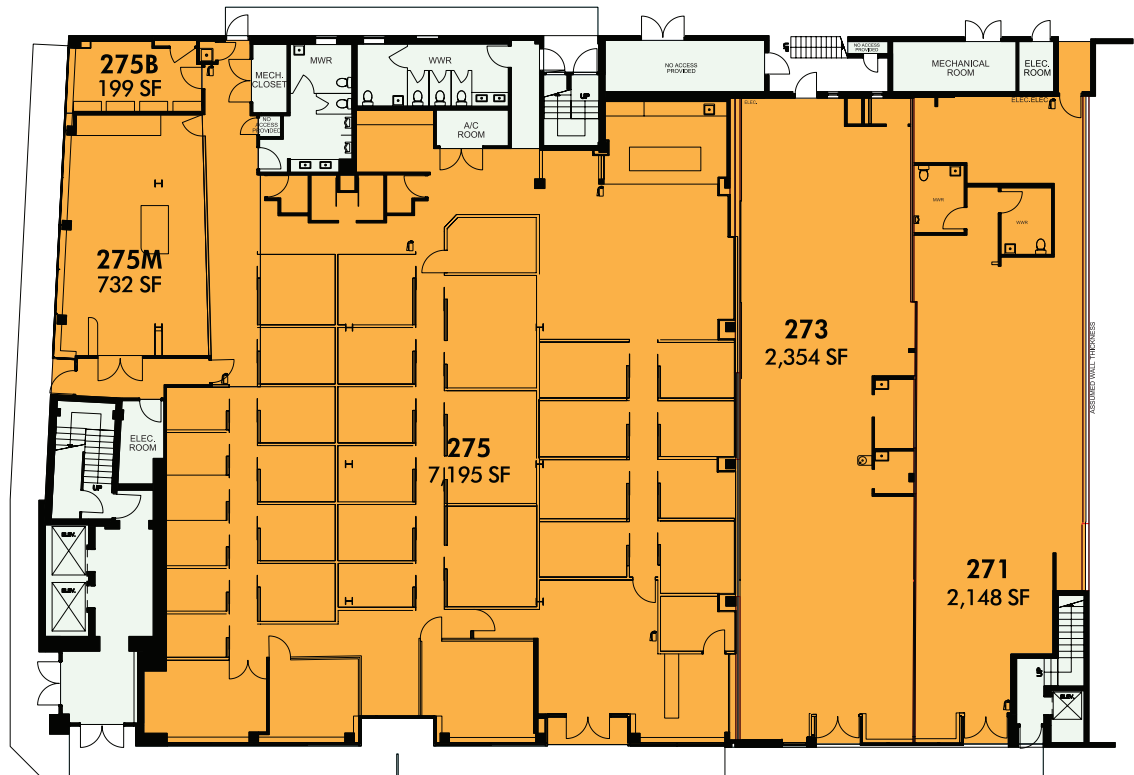
MINDY MCILROY • mmcilroy@terranovacorp.com • 305.970.6344

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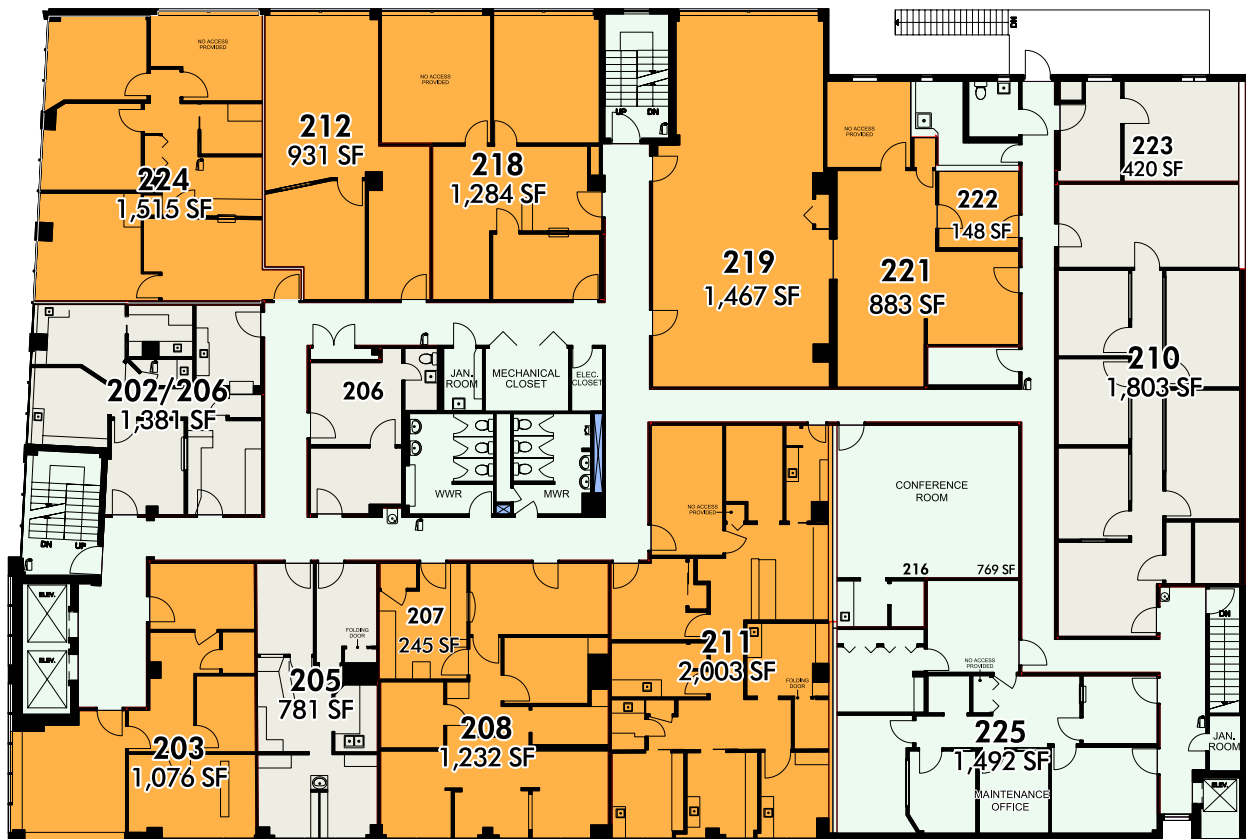
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FLOORPLANS

GROUND FLOOR



SECOND FLOOR



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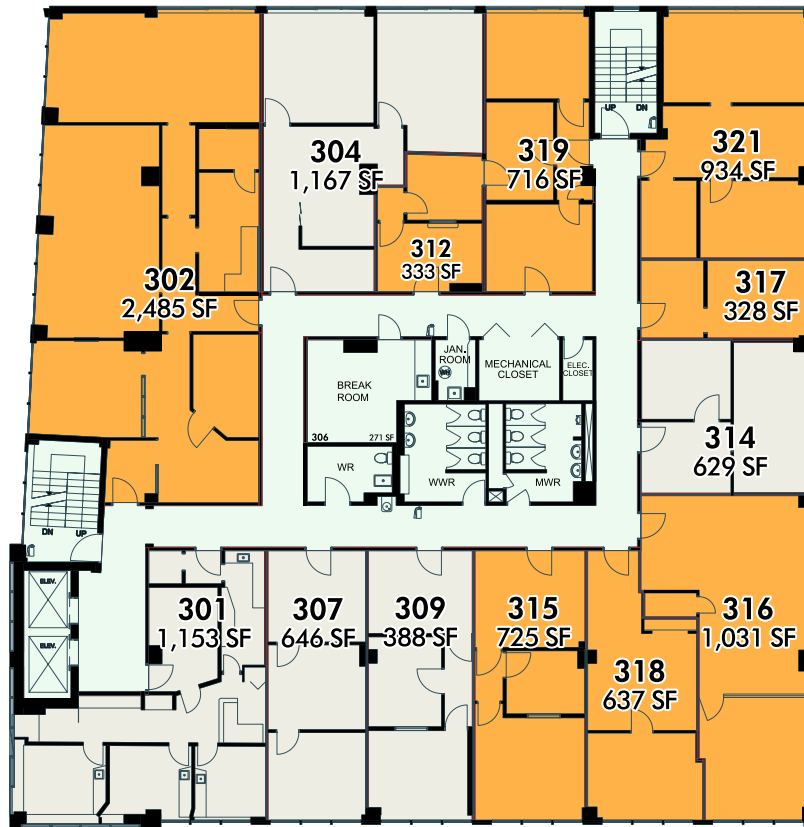
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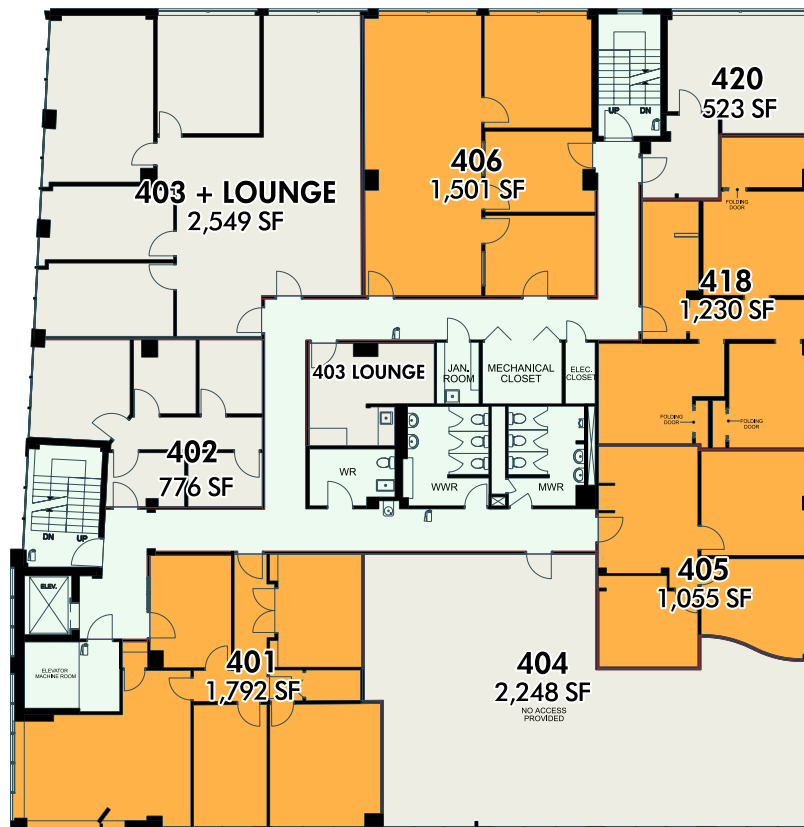
299 ALHAMBRA

FLOORPLANS

THIRD FLOOR



FORTH FLOOR



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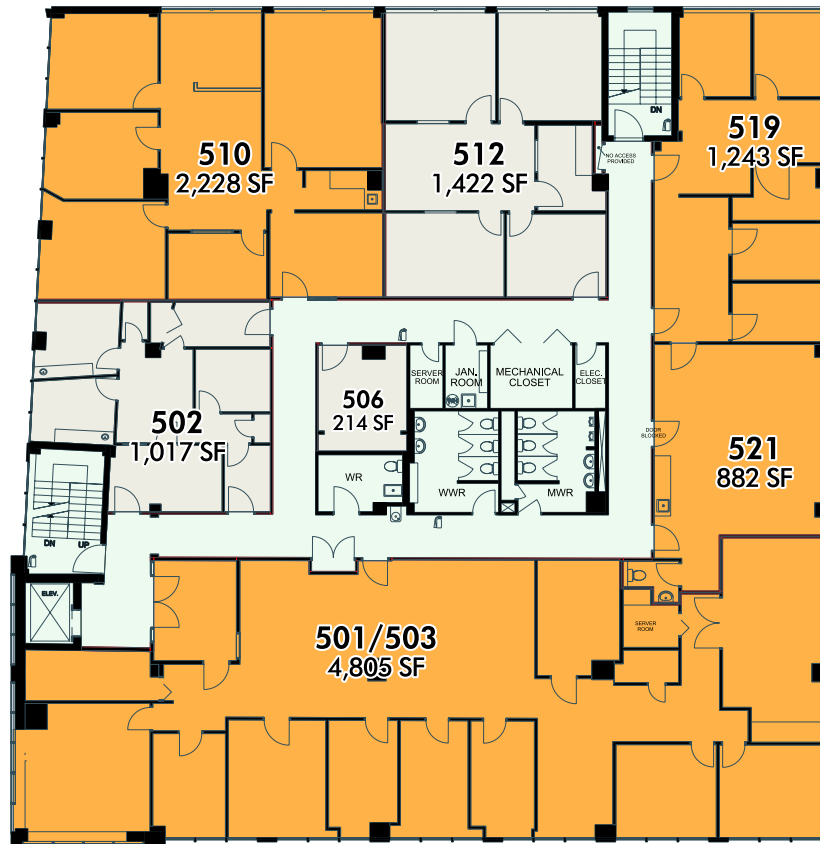
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FLOORPLANS

FIFTH FLOOR



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LOCATION

**255 ALHAMBRA
SPACES AVAILABLE**

BAY 13
BREWERY AND KITCHEN

4.4 MILES EAST TO
BRICKELL AREA

THE

S. DOUGLAS RD 95W 37TH AVE) - 24,500 CARS DAILY (2022)

S. DOUGLAS RD 95W 37TH AVE) - 24,500 CARS DAILY (2022)

 KOREAN LIFE
 CUISINE
 SALON
 BURGER
 SALON
 KOREAN
 LIFE
 CUISINE
 SALON
 BURGER
 SALON

WAX
KORPORASI
IZAKAYA
DIPLO
SALON
ESTETIS
CLINIC
KAWA
MARABAN
ORANG
EDOGAWA
Camp

U-SHIN P
CHROME P
PUMA
P
Argentina

ARAGON AVE

STIN®

**JOHN
DEERE & RESORTS
CONNADE**

ALC
SALON
7L
SEES
an orange square logo with a white stylized 'A' and the word 'GOLD' in white text above it.
4
HEN'S
SERVICES
CHICLUB
CA

Y NAZ
UCIN
Kitchen
RIA 10
MY JO
MARKET GARDEN
BY SUSI
BREAD
AND JAM
TTA
GARDE
KIDA B

KET
 AYMON
 Rane
 FRENCH
 K.A.O. E
 JIM
 VALU
 Chicken
 MIAC
 THE ITALIAN
 DISCO

WIRTSCHAFTS UNIVERSITÄT WIEN

MIRACLE MILE

WAVE

D GRAD

NTELMEN

LOCK

A'S BRID

JEWELER

INE SHO

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450
RIVES N
LIFE'S W
ALGRIAL
ORAY'S
& R B

PH

W

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CU

LL GROUP

[]




(75 PARKING SPACES)

100

344

997

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// SURROUNDING AREA

Known as the City Beautiful, Coral Gables flourishes as the garden city its founders envisioned. Lush, canopy trees line the avenues and Mediterranean architecture decorates the buildings. Coral Gables boasts a unique blend of residential allure, international influence, and a thriving business environment. It is home to a mix of commercial spaces, from modern office buildings to unique boutiques and a cosmopolitan restaurant scene. The city is very desirable to businesses as it is unaffected by seasonal shifts unlike other parts of Florida. It is also close in proximity to Miami International Airport and the Port of Miami to facilitate efficient logistics for business and personal travels.

DOWNTOWN CORAL GABLES

150
Multi-National
Companies

100K
Total Daytime
Population

172
Businesses

11.5M
SF of
Office Space

1.7%
Vacancy Rate

21
Consulates

CORAL GABLES SALES

\$1.5B
Total
Retail Sales

\$363M
Total
Hospitality Sales

\$31,502
Total Retail Sales
per Capita

CORAL GABLES POPULATION

50K
Residents

39
Median Age

\$977K
Median
Home Price

\$114K
Median
HH Income

VISITORS TO CORAL GABLES

19%
Florida Resident
Visitors

3M
Tourist Annually

11%
FL Resident
Overnight Visitors

9%
International
Overnight Visitors



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LOCAL AREA

// LOCATION MAP OVERVIEW



DRIVE TIMES

// 00 to 15 min

University of Miami	// 09 min
Coconut Grove	// 12 min
Little Havana	// 12 min
Vizcaya Museum	// 14 min
South Miami	// 14 min
MIA (Airport)	// 15 min
Brickell	// 15 min

// 16 to 29 min

Downtown Miami	// 16 min
Kendall	// 20 min
Design District	// 22 min
Doral	// 22 min
Pinecrest	// 22 min
Port of Miami	// 24 min
Wynwood	// 24 min
Key Biscayne	// 25 min
South Beach	// 27 min

// 30+ min

Miami Beach Conv Cntr	// 30 min
Hard Rock Stadium	// 30 min
Miami Lakes	// 30 min
Aventura	// 40 min



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