

Office



255 Alhambra

CLASS A OFFICE SPACE FOR ASSIGNMENT/SUBLEASE

255 Alhambra Circle, Suite 1160 | Coral Gables, FL 33134

Space Available: Suite 1160 - 2,915 RSF
Lease Term: Lease Assignment/Sublease to July 31, 2028
Lease Rate & Type: \$49.00 PSF, Full Service, With An Operating Expense of \$1.18 PSF,
Based on a 2023 Base Year
Parking: 3 Reserved & 2 Unreserved Parking Spaces at Market Rate

For more listings visit: naimia-ftl.com/properties

For More Information

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NAI Miami
Fort Lauderdale

255 Alhambra - Location Map

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Demographic Summary

Walking Score



RADIUS

1 Mile 3 Miles 5 Miles

Population	32,609	251,135	544,055
Households	15,139	99,761	224,009
Average Household Income	\$129,078	\$111,476	\$111,860
Employees	50,848	145,851	425,841



WALK
SCORE
98

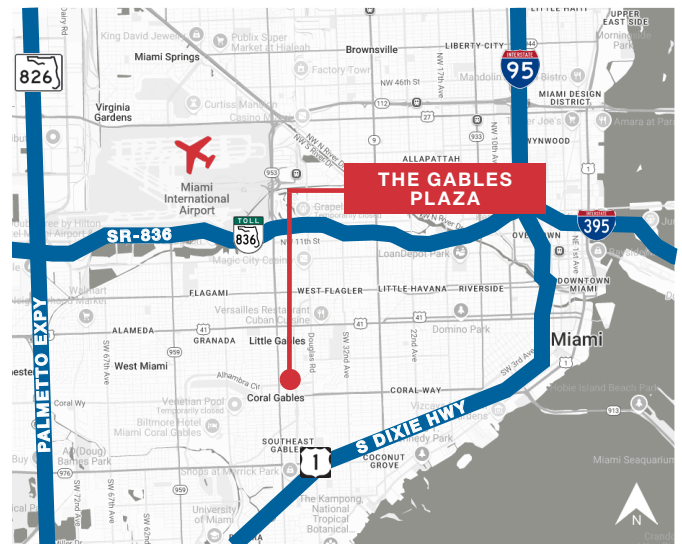
255 Alhambra

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Property Features

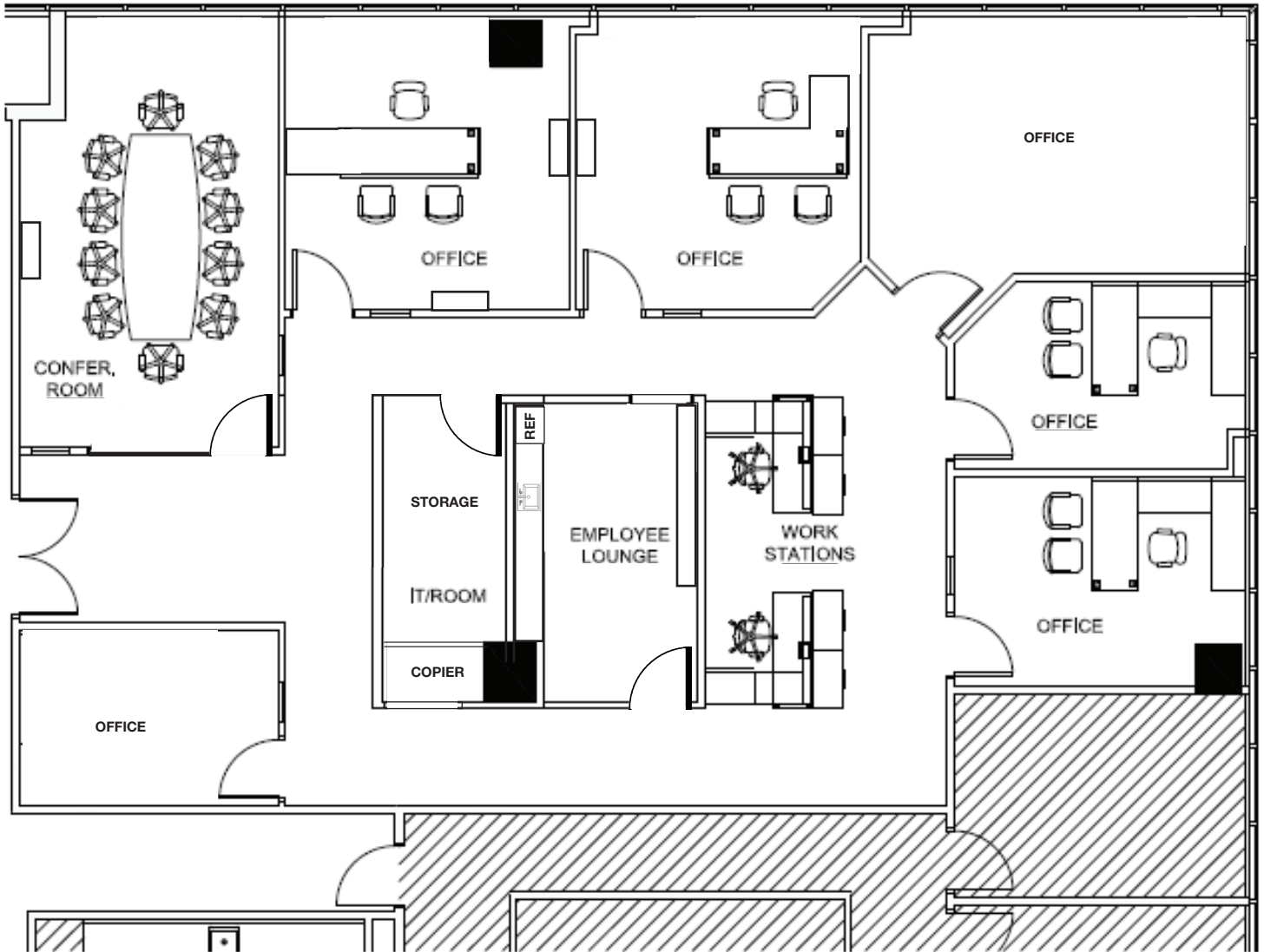
- Ideal for professional services, law, accounting, financial services
- Newly renovated common areas
- Conference center and fitness facility
- Ground floor full service bank and restaurant
- One block to Giralda Plaza restaurant row
- Corner location with a lot of natural light
- Top end furniture available
- Five (5) private offices
- The suite was remodeled in 2023



Floor Plan

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± 2,915 RSF



The above floor plan is a graphic representation of the configuration of the space. It may not be 100% accurate

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