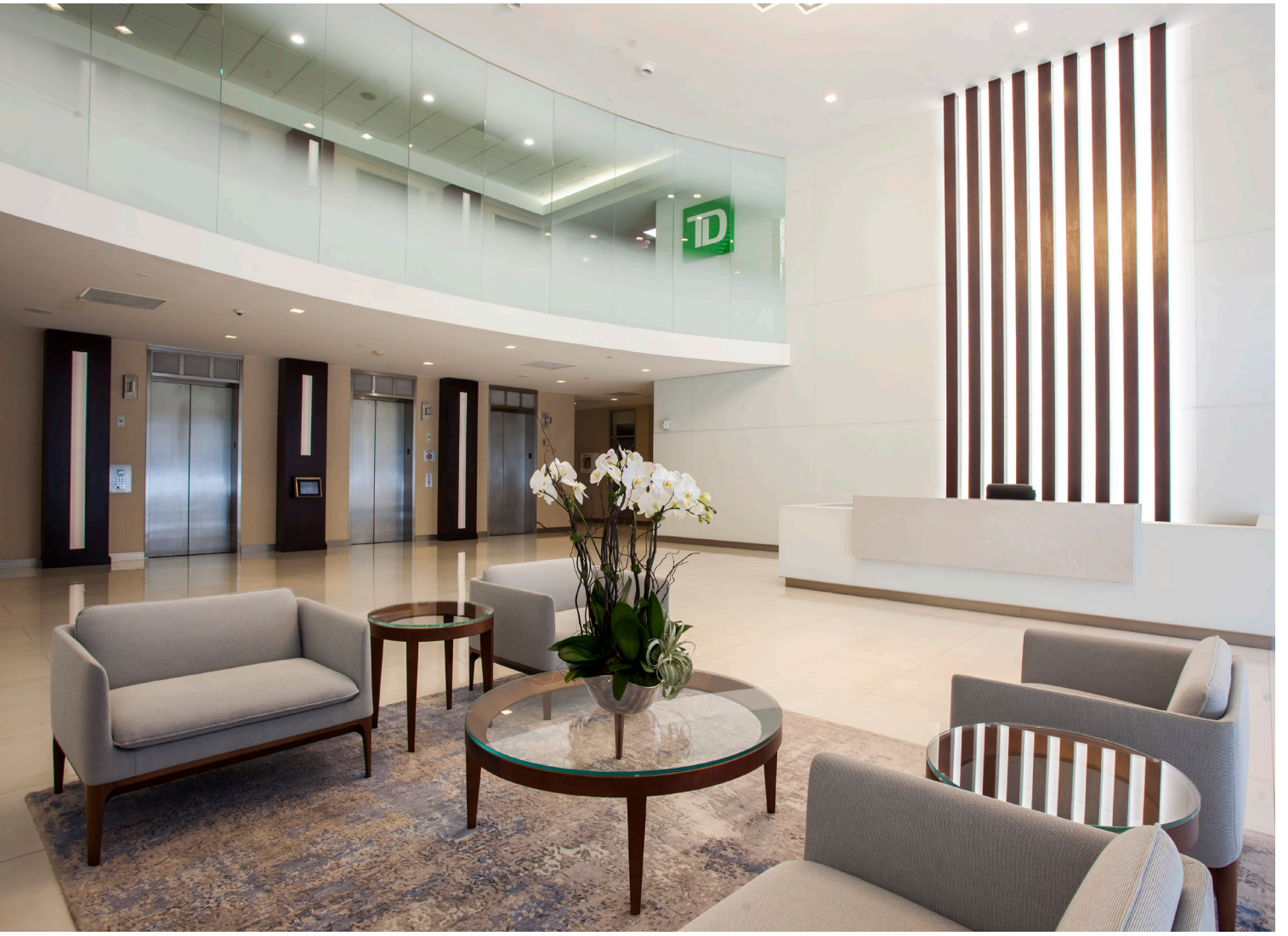




**RENOVATIONS
COMPLETE!**

255 ALHAMBRA
Coral Gables, FL

Jones Lang LaSalle Brokerage, Inc. | Licensed Real Estate Broker



NEWLY RENOVATED LOBBY

NEW BUILDING ENTRY



ON-SITE AMENITIES

FITNESS CENTER

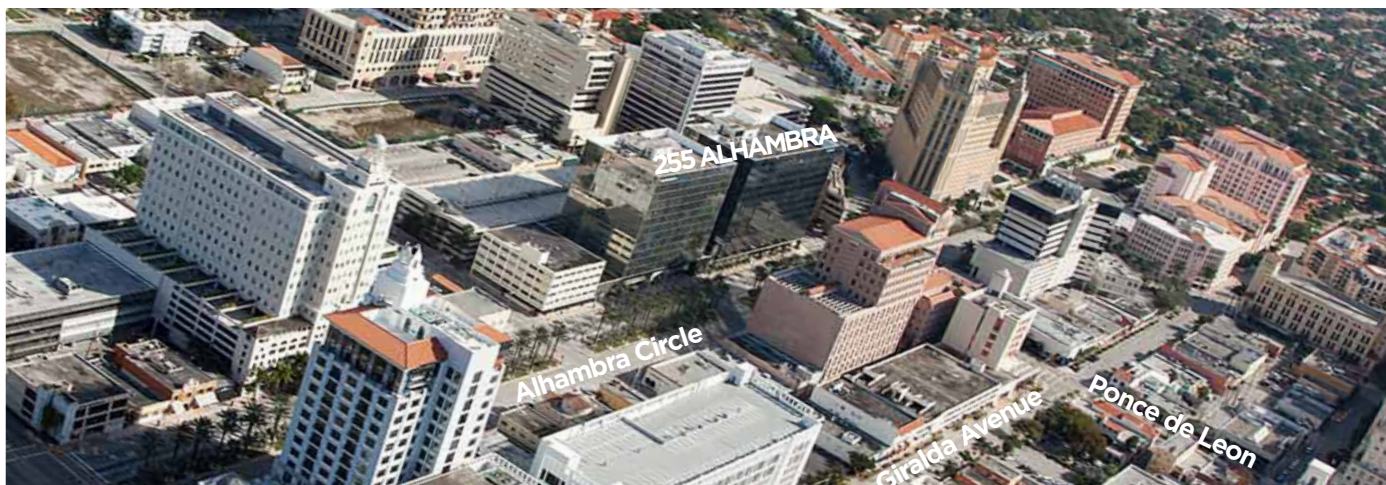


CONFERENCING FACILITY



DELI





Coral Gables, known as the The City Beautiful, is a major housing and employment zone. With its close proximity to Miami International Airport, Port Miami, Downtown and Miami Beach, coupled with its dining and entertainment choices, The City Beautiful is a desirable business destination.

Nearby retail sites include The Village of Merrick Park, a 780,000 s.f. mixed-use retail, residential and office project that is serviced by boutique retailers, large retailers, and both casual and white-table cloth dining choices. Other pedestrian-friendly spots include Miracle Mile, Grand Avenue and Giralda Plaza, a streetscape project lined by trees and serviced by boutique shops and restaurants. The University of Miami, one of America's top research universities is The City's largest employer. With more than 17,000 students from around the world, its no surprise that Coral Gables offers a direct connection to a vibrant and diverse talent pool.

AVAILABILITY

FLOOR	SUITE	SIZE
4	404	1,247 s.f.
4	414	2,011 s.f.
6	600	4,191 s.f.
7	715	1,685 s.f.
9	950	8,770 s.f.
12	1200	3,174 s.f.



For more information, please contact:



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Lic. Real Estate Broker

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SPECIFICATIONS

Address	255 Alhambra Circle Coral Gables, FL 33134
Total Building Size	220,000 s.f.
Average Floor Plate	17,600 s.f.
Elevators	Four; one freight
Number of Stories	13
Parking Ratio	2.50/1,000 s.f.
Parking Rate	\$107-\$150/space/month
2019 Est. Operating Expenses	\$13.92 p.s.f.

255alhambra.com