

CLASS "A" SPACE FOR LEASE

ALHAMBRA TOWERS

121 Alhambra Plaza | Coral Gables, FL 33134

Suite 1202 | 2,613 RSF

Space offers:

- Perimeter windowed offices, all with extremely high-end finishes.
- Extensive 9' high interior glass walls allowing for abundant natural light.
- Reception.
- Conference Room.
- Kitchen.
- Storage space.



OFFICE SPACE FOR LEASE

121 Alhambra Plaza | Coral Gables, FL



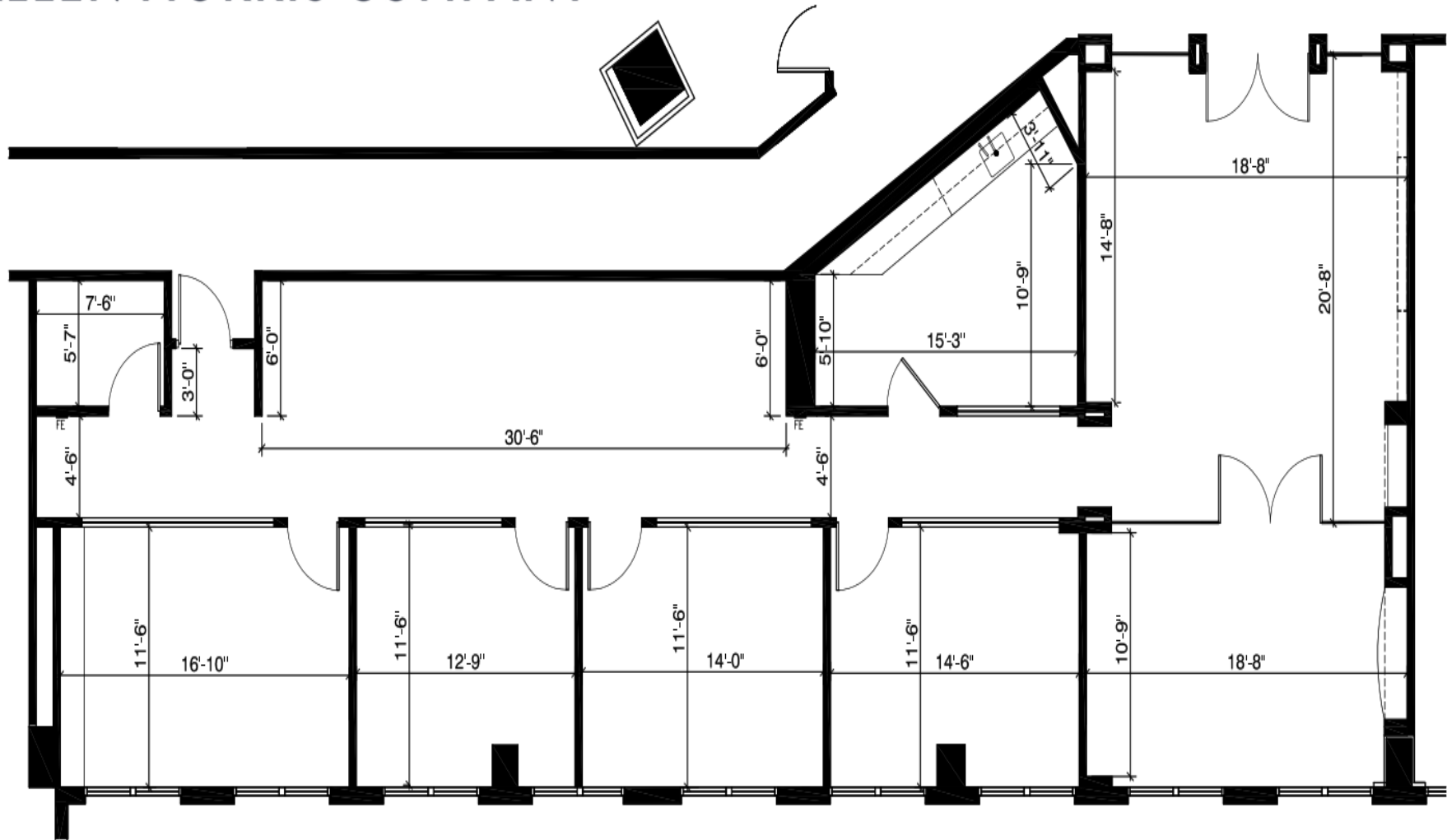
Building Amenities:

- Award winning landmark business address.
- Elegant lobby with marble, granite and wood finishes.
- International restaurant with 3,000 square feet outdoor terrace coming September 2024.
- Newly renovated multimillion ground floor lobby and common areas.
- Three 2,000 square feet landscaped and furnished outdoor terraces.
- Tenant Conference Facilities.
- Security personnel on duty 24 hours a day, seven days a week.
- Security cameras throughout the building .
- 24-hour card access system for tenants.
- Covered porte-cochere for weather-free drop offs and pick-ups.
- Lobby reception desk for visitor processing system.
- Fiber optic technology and cable access.
- User friendly management A/C system that can be turned on from remote locations.
- Uninterrupted back-up generator.
- Impact glass windows on all floors.
- Five high speed elevators and one freight elevator with control card access system to office floors.
- Parking garage for tenants and visitors.
- Convenience of same elevator from parking garage to office floors.
- Three (3) parking spaces per 1,000 rentable square feet
- On-site management office
- ENERGY STAR and Platinum Wired Scored certified building



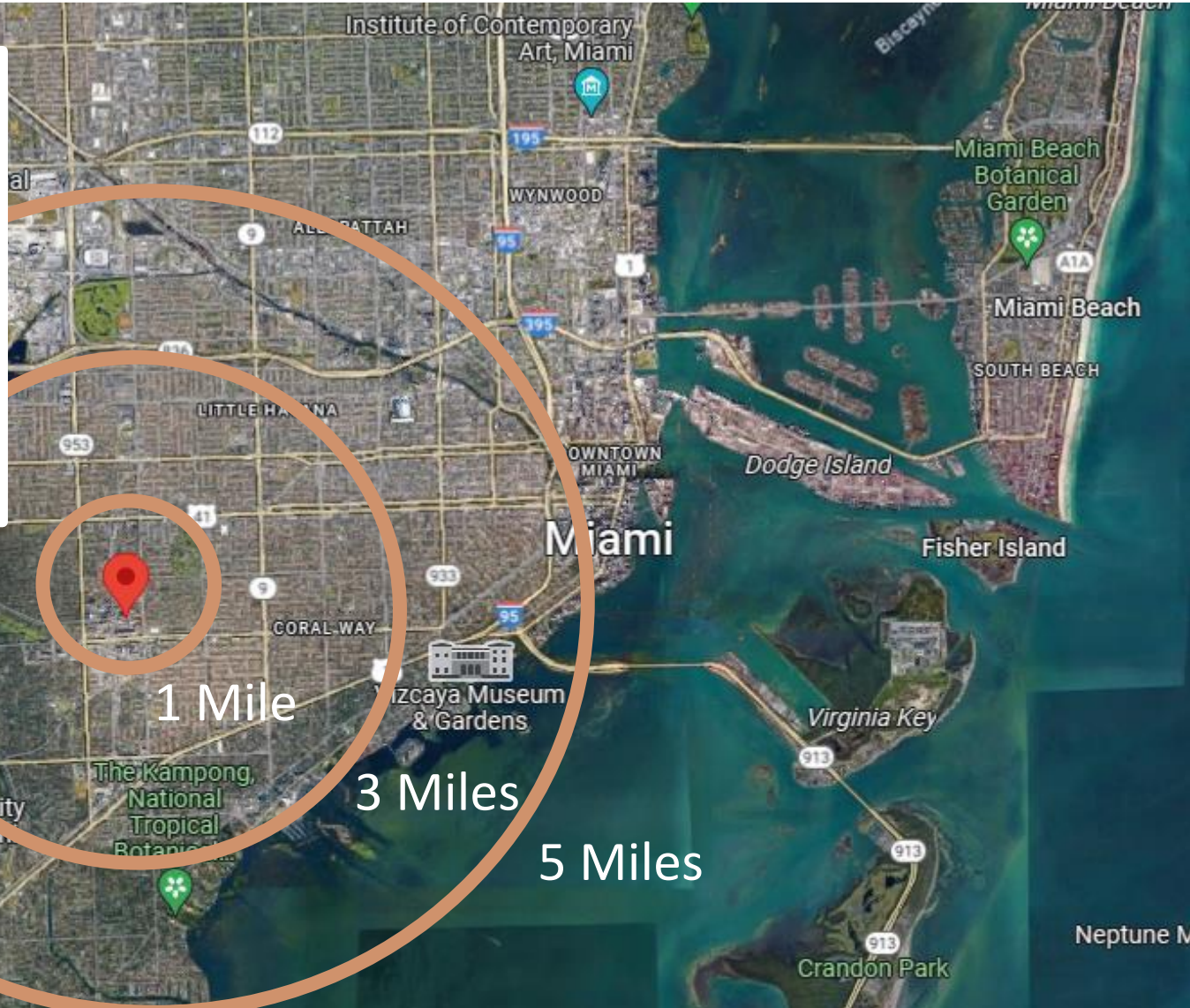
DISCLAIMER: Information herein was obtained from reliable sources, but is subject to errors and omissions.

ALLEN MORRIS COMPANY



Suite 1202
RSF: 2,613





ALHAMBRA TOWERS is centrally located in Miami-Dade just **10 minutes** from the **Miami International Airport** and **15 minutes** from **Brickell & Downtown Miami**, it is accessible from all major North/South and East/West thoroughfares allowing for an easy commute.