

REDISCOVER

The logo features a stylized graphic of four horizontal white bars of increasing length, stacked vertically, positioned to the left of the number '150'. The number '150' is rendered in a large, bold, white sans-serif font.

**150**

**A L H A M B R A**

# 150 ALHAMBRA

With an unrivaled modern design, 150 Alhambra is the only office building of its kind at the center of a new and evolved Coral Gables. An unmatched location, convenient access, newly renovated common areas, high-end finishes, and on-site amenities offer tenants an elevated building experience.



## BUILDING FEATURES

- 13-story Class A office building (108,959 RSF)
- Fully renovated common areas (lobby, corridors, elevators, plaza, and restrooms)
- Easily accessible to an abundance of amenities including Giralda's restaurant row featuring more than a dozen restaurants just steps away
- Ample parking including convenient free visitor parking
- Elevators with panoramic views of the city
- On-site café with Michelin Star-rated operator coming soon
- On-site FedEx and bank branch
- Spaces available from 1,100 RSF and up

## ENHANCED SENSE OF ARRIVAL

150 Alhambra offers an enhanced sense of arrival with a newly renovated lobby featuring modern finishes, a green-scape wall, and new elevators with panoramic views.

Tenants enjoy direct access to the building from the parking garage. For visitors, 150 Alhambra offers convenient, complimentary parking.



## **UPSCALE** TENANT EXPERIENCE

Common area corridors, restrooms and building standard finishes have been upgraded to create a premier work environment.





## VIEWS

150 Alhambra suites are infused with natural light and offer panoramic views of Downtown Coral Gables, the bay, and/or Downtown Miami.







## UNMATCHED LOCATION

150 Alhambra is conveniently positioned within Coral Gables' bustling epicenter and offers tenants an array of dining and entertainment options within walking distance including Giralda's restaurant row which is just steps away.



## MAP LEGEND

### SELECT NEARBY RESTAURANTS

1. PINCHO FACTORY
2. FRITZ & FRANZ BIERHAUS
3. OPEN STAGE CLUB
4. GRAZIANO'S GOURMET
5. PASION DEL CIELO COFFEE
6. THREEFOLD CAFÉ
7. THE LOCAL FOOD AND DRINK
8. THE BAR
9. TALAVERA COCINA MEXICANA
10. POC AMERICAN FUSION BUFFET & SUSHI
11. IRON SUSHI
12. BEN & JERRY'S
13. DENNY'S
14. TARPON BEND
15. MILLER'S ALE HOUSE
16. CREMA GOURMET ESPRESSO BAR
17. MORTON'S STEAKHOUSE
18. HILLSTONE
19. EINSTEIN BAGELS

### SELECT NEARBY HOTELS

- A. HYATT REGENCY CORAL GABLES
- B. HOTEL ST. MICHEL
- C. HOTEL COLONNADE



TROLLEY STOPS

# LEASING INFO

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