



396 ALHAMBRA

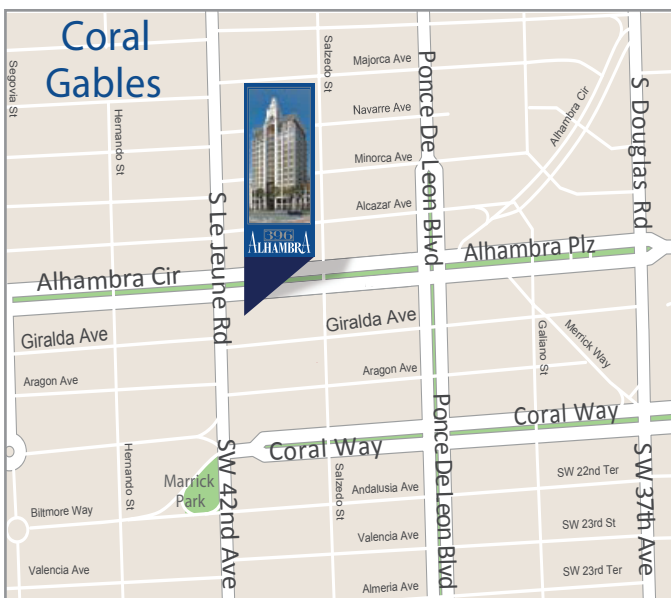
396 Alhambra Circle | Coral Gables, FL

FEATURES:

- 281,617 RSF of Class A office and retail
- North Tower and South Tower are certified LEED Gold
- Located near Miracle Mile on Alhambra Circle, Le Jeune Road and Giralda Avenue (Restaurant Row)
- High impact windows
- 4.7 miles to Miami International Airport
- Parking ratio 3:1000 with additional municipal parking across the street

AMENITIES:

- Citibank branch and ATM drive-through banking
- Professional Bank branch
- Valet parking
- Chocolate Factory Café
- Landscaped courtyard on the ground floor
- Fourth floor terrace featuring high-end furniture and rich landscaping



FOR MORE INFORMATION, PLEASE CONTACT:

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Licensed Real Estate Broker

CLASS A OFFICE FOR LEASE

396 ALHAMBRA | 396 Alhambra Circle | Coral Gables, FL

SOUTH TOWER AVAILABILITIES

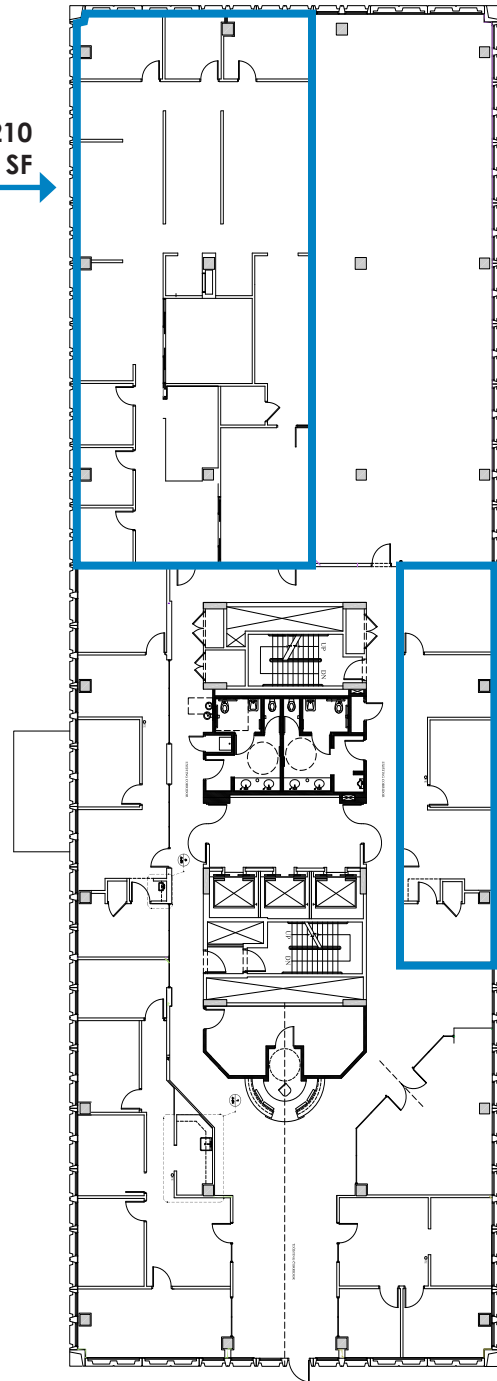


LOBBY ENTRANCE



4TH FLOOR TERRACE

SUITE 210
3,974 SF



SUITE 204
1,119 SF
AVAILABLE
5/1/2017

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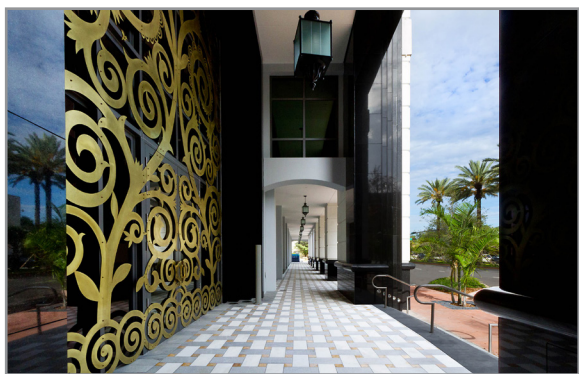


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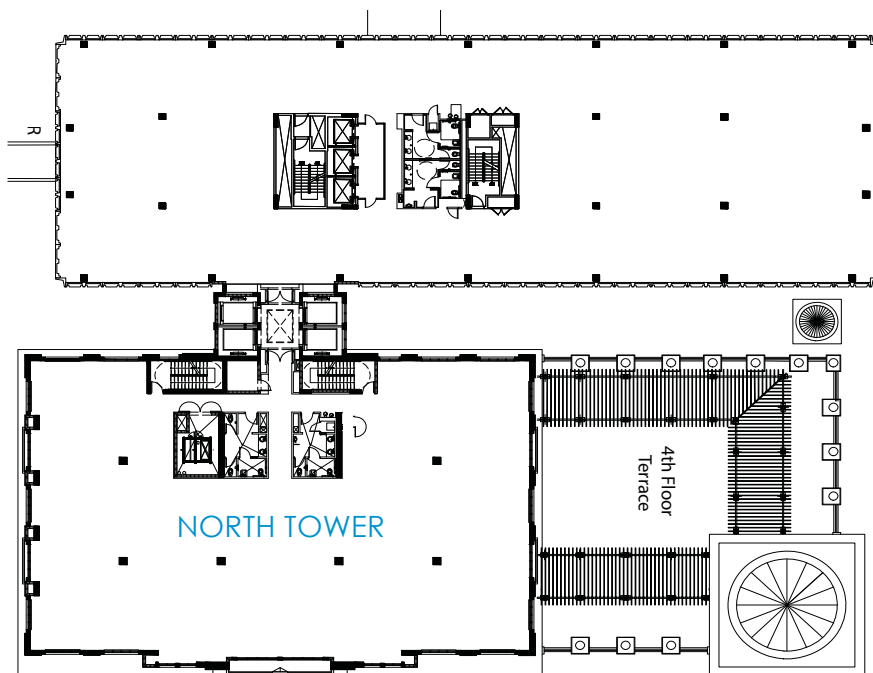
CLASS A OFFICE FOR LEASE

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PHOTOS



TYPICAL FLOOR PLATE | ±32,731 RSF



AVAILABLE SPACES

SOUTH TOWER

| | | |
|-----------|----------|-----------------------|
| Suite 204 | 1,119 SF | Available 5/1/2017 |
| Suite 210 | 3,974 SF | Available Immediately |

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