



396
ALHAMBRA

396 ALHAMBRA CIRCLE CORAL GABLES, FL 33134

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396 Alhambra of Coral Gables' most prestigious addresses.

The 282,000 square foot mixed-use office and retail development is located in the heart of the Coral Gables Business District.

Featuring two distinctively-styled office buildings. The North Tower is an elegant designed tribute to the timeless architecture of the Mediterranean while the South Tower serves as a tribute to mid-century architecture.

Both towers are LEED Gold certified and have flexible floor plans that allow for optimal space planning. The project features an unmatched elegant lobby with double-height ceiling, rooftop terrace on the 4th floor, high impact, wind resistant glass and 24-hour security.

396 Alhambra is easily accessible to all major thoroughfares and within walking distance to a vast array of restaurants and entertainment venues.



Features + Amenities

One of Coral Gables' most prestigious addresses offering Class A office space and ground floor retail. 396 Alhambra features the finest elements including rich woods, striking glass, and marble.

Outdoor terrace and ground floor courtyard provide tenants with an option to collaborate in a more relaxed environment.

Total RBA **281,617 RSF**
Two Office Buildings

North Tower **170,185 RSF**
15 Stories
10,767 RSF Floor Plates

South Tower **101,976 RSF**
7 Stories
14,500 RSF Floor Plates

Retail **30,000 RSF**
Ground floor retail include:

3 Bank branches
CitiBank
Professional Bank
US Century Bank

Chocolate Factory Café

Tap 42

TruFusion Fitness Facility

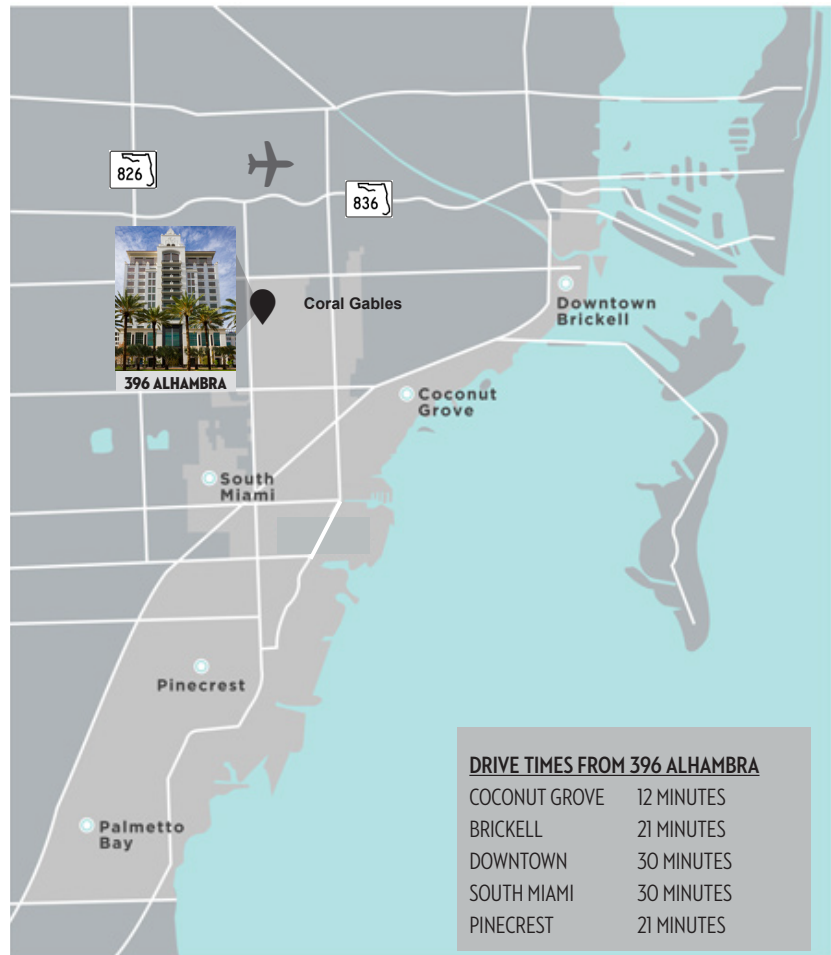
Valet Parking



Location

Coral Gables offers a variety of residential options (over 50,000 full time residents) and is home to the University of Miami's main campus, numerous private and public K-12 schools, 7 hotels with 1,148 hotel rooms and over 1,200 multinational corporations.

396 Alhambra is the premier destination for leading companies.

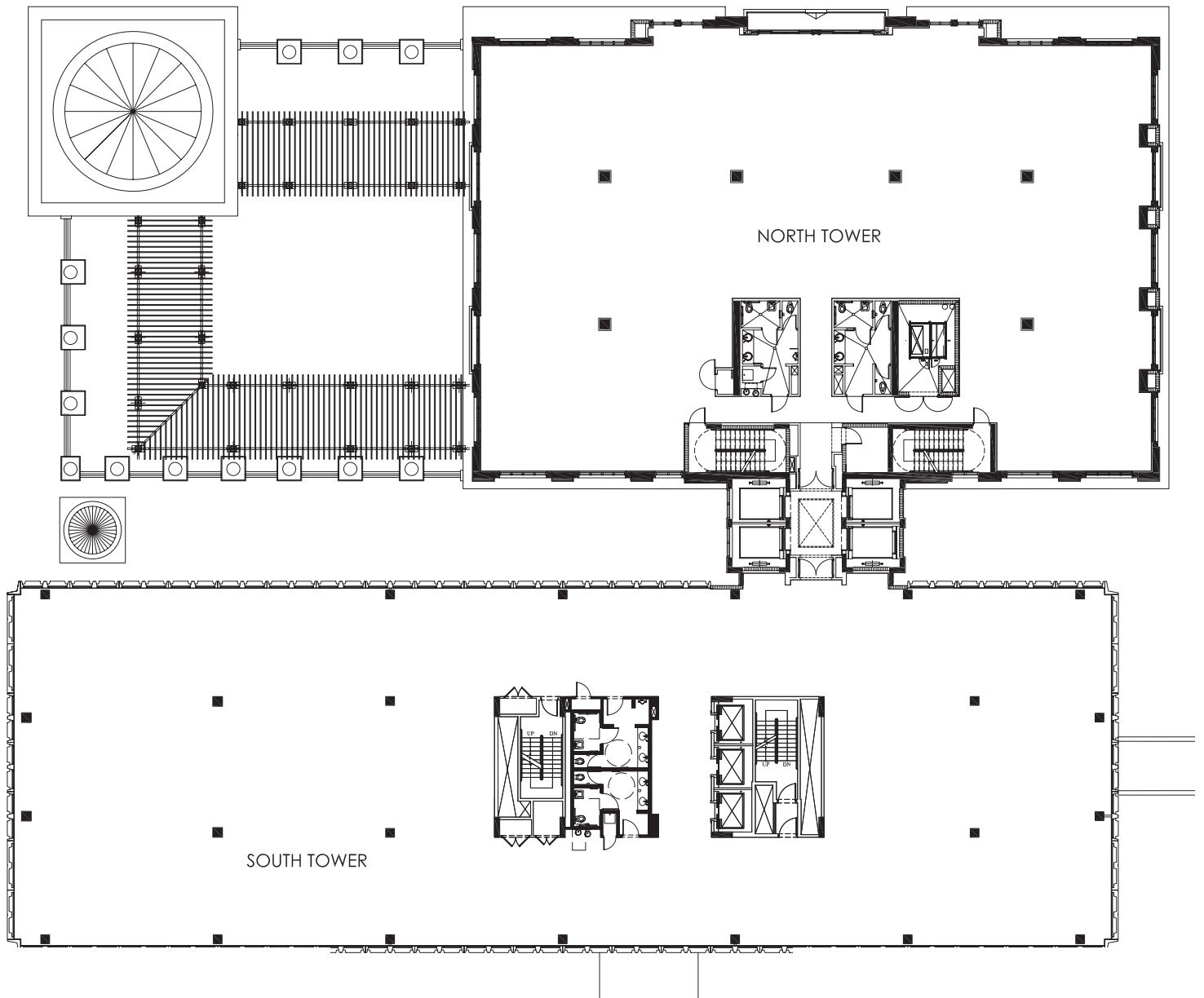


396 Alhambra enjoys a WalkScore® of 95 classifying it as a "Walker's Paradise."





Floor Plans



North Tower



Suite 250 | 4,610 SF
(Available August 2020)

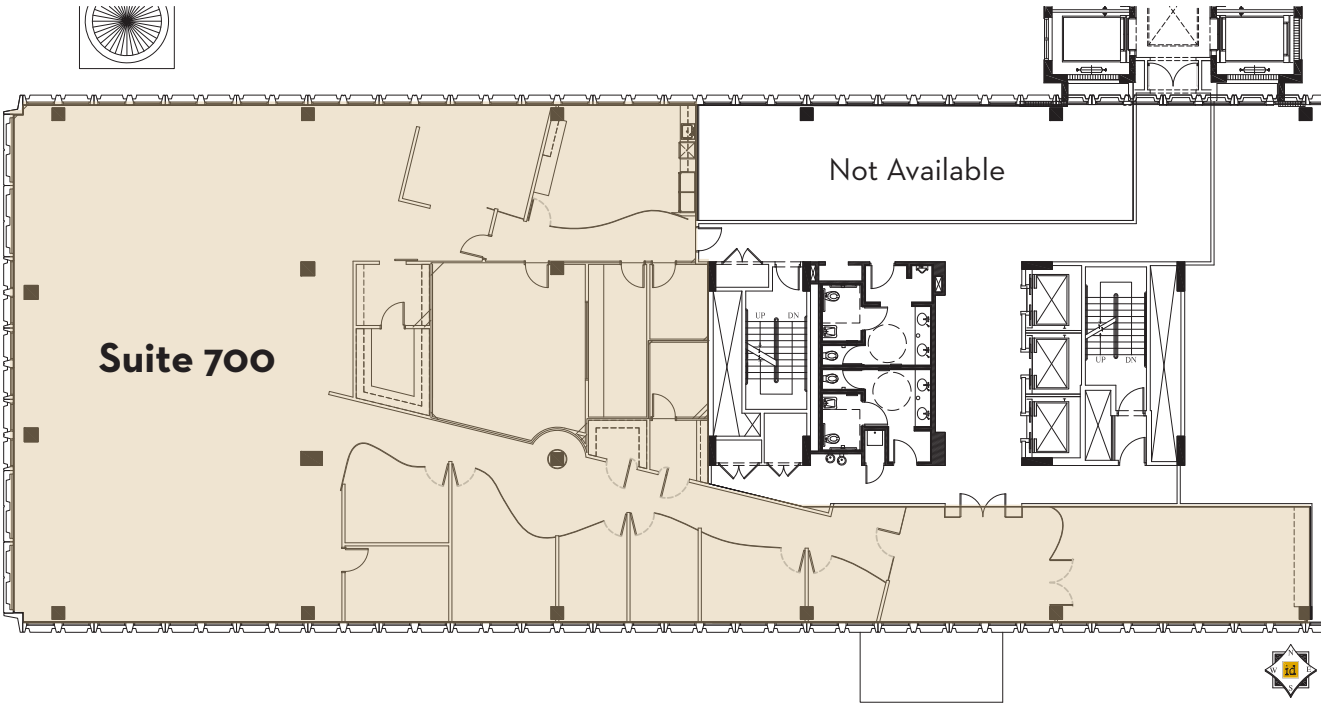


South Tower



South Tower

Suite 700 | 9,298 SF
(Available 7/1/20)



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