

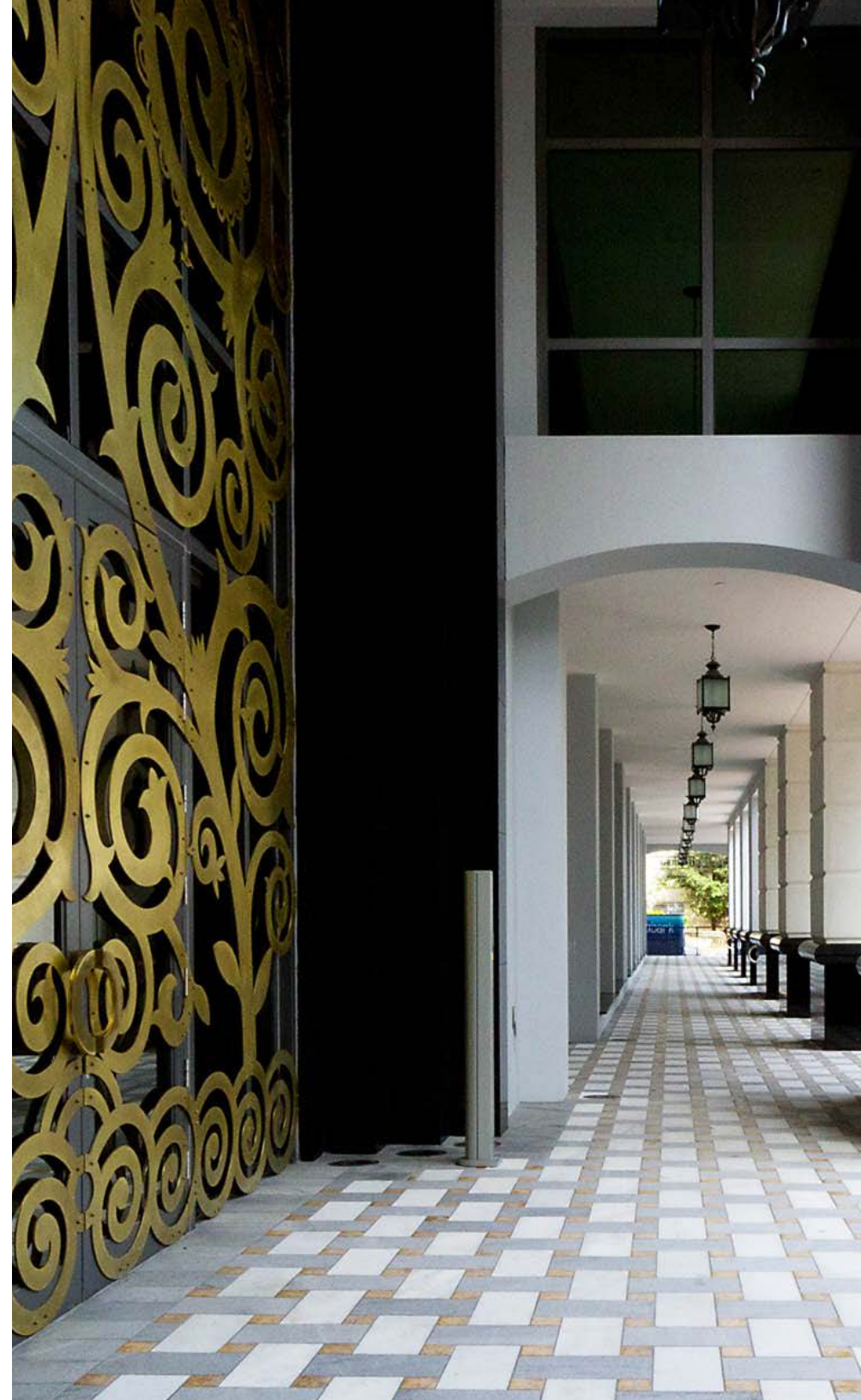


396  
ALHAMBRA

396 ALHAMBRA CIRCLE CORAL GABLES, FL 33134

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TOTAL OFFICE RENTABLE AREA: 250,947 RSF

**THE NORTH TOWER**

170,186 RSF  
15 Stories

**THE SOUTH TOWER**

101,976 RSF  
7 Stories

GIRALDA AVENUE

ALHAMBRA CIRCLE

**RETAIL**

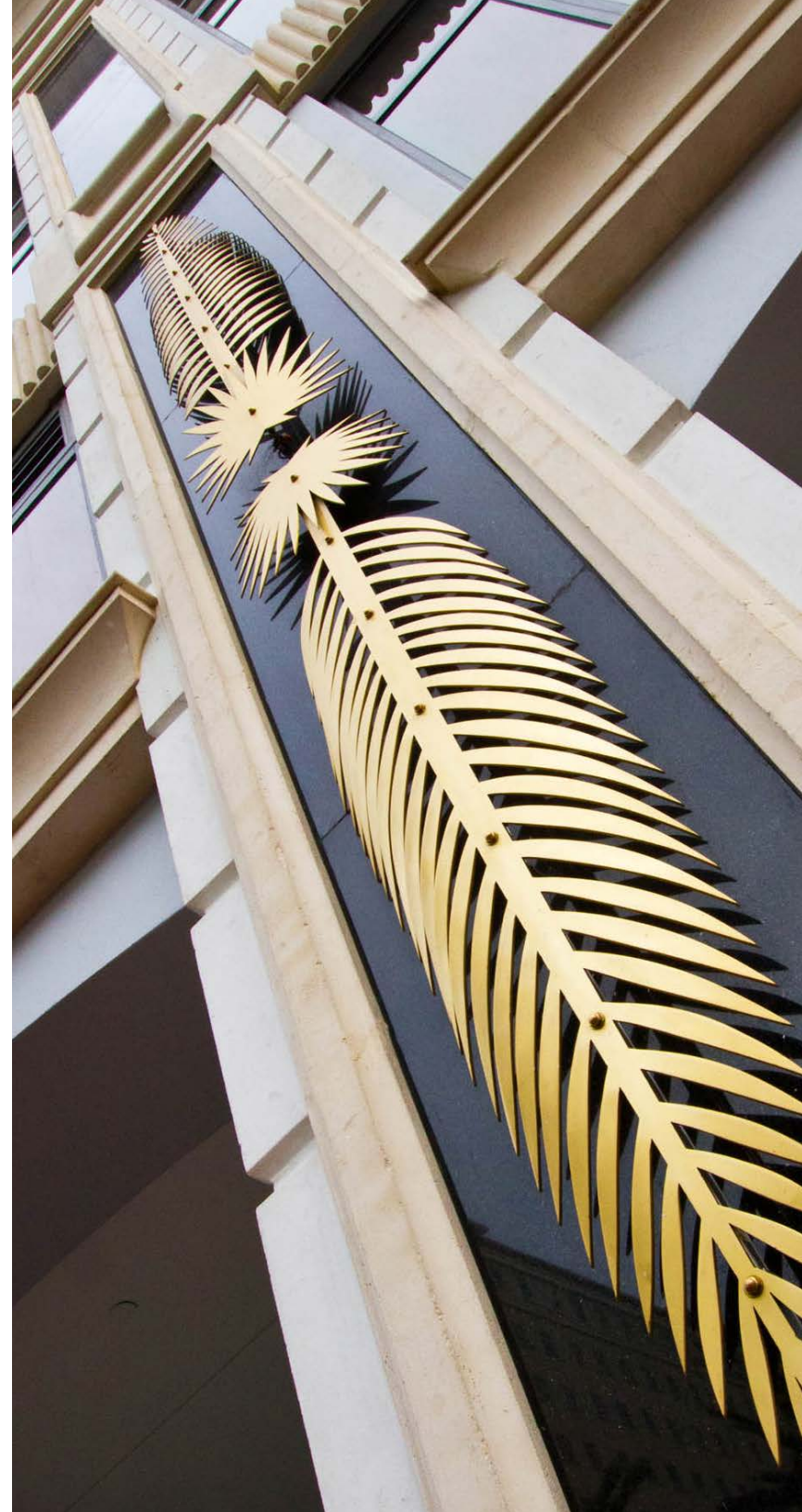
30,670 RSF

LEJEUNE ROAD



# KEY FEATURES

- Two Class A office towers
- 281,617 square feet of top-quality office space
- Floor plates ranging from 9,198 to 32,731 RSF
- Ample parking, including valet service
- 24/7 security and controlled access
- On-site property management and engineering
- LEED GOLD Certified
- Outdoor rooftop terrace and ground floor courtyard



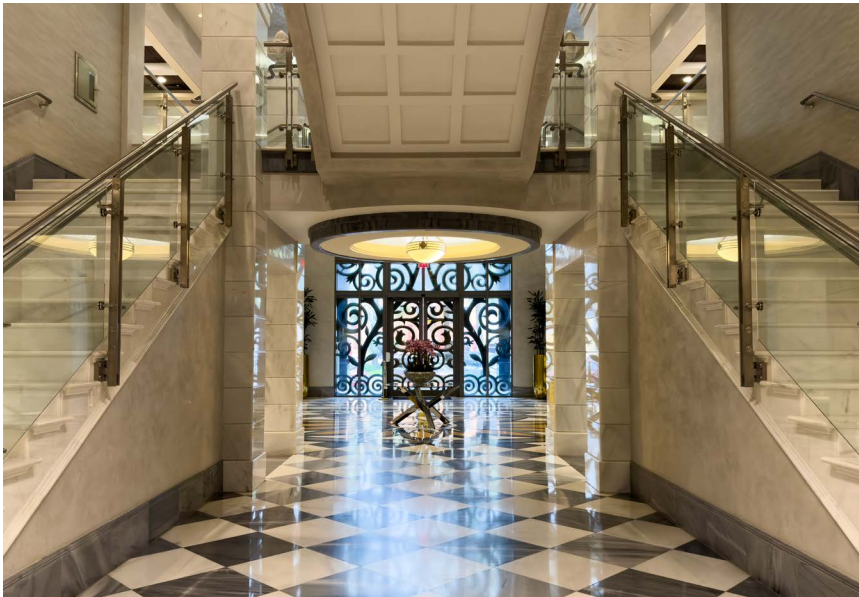
FOURTH FLOOR TERRACE



THE SOUTH TOWER VALET



THE NORTH TOWER LOBBY



THE NORTH TOWER ELEVATOR LOBBY



GROUND FLOOR COURTYARD

# THE HEART OF CONVENIENCE

Drive times from:

Coconut Grove	12 Minutes
Pinecrest	20 Minutes
South Miami	14 Minutes
Brickell	15 Minutes
Miami Beach	25 Minutes
Wynwood	20 Minutes
Design District	22 Minutes

Two airports including:

- Miami International Airport (15 min. drive time)
- Miami-Opa Locka Executive Airport (32 min. drive time)

Major expressways including:

I-95, US 1, Dolphin Expwy, Palmetto Expwy, FL State Road 112

WalkScore® of 95 classifying 396 Alhambra as a “walker’s Paradise”

Three on-site bank branches including CitiBank (with ATM & drive-through teller), Seacoast Bank and US Century Bank

Two on-site restaurants including Tap 42 and Zitz Sum

TruFusion Fitness Studio on-site

Hundreds of retailers and restaurants just steps away and in The Shops at Merrick Park and Miracle Mile located just minutes away

Near varied housing options, banking, hotels, parks, golf courses, top-rated K-12 private and public schools and the University of Miami

Coral Gables Trolley stop offering free service to neighboring locations and attractions including the new Loews Coral Gables Hotel

Over 1,200 multinational corporations located in Coral Gables





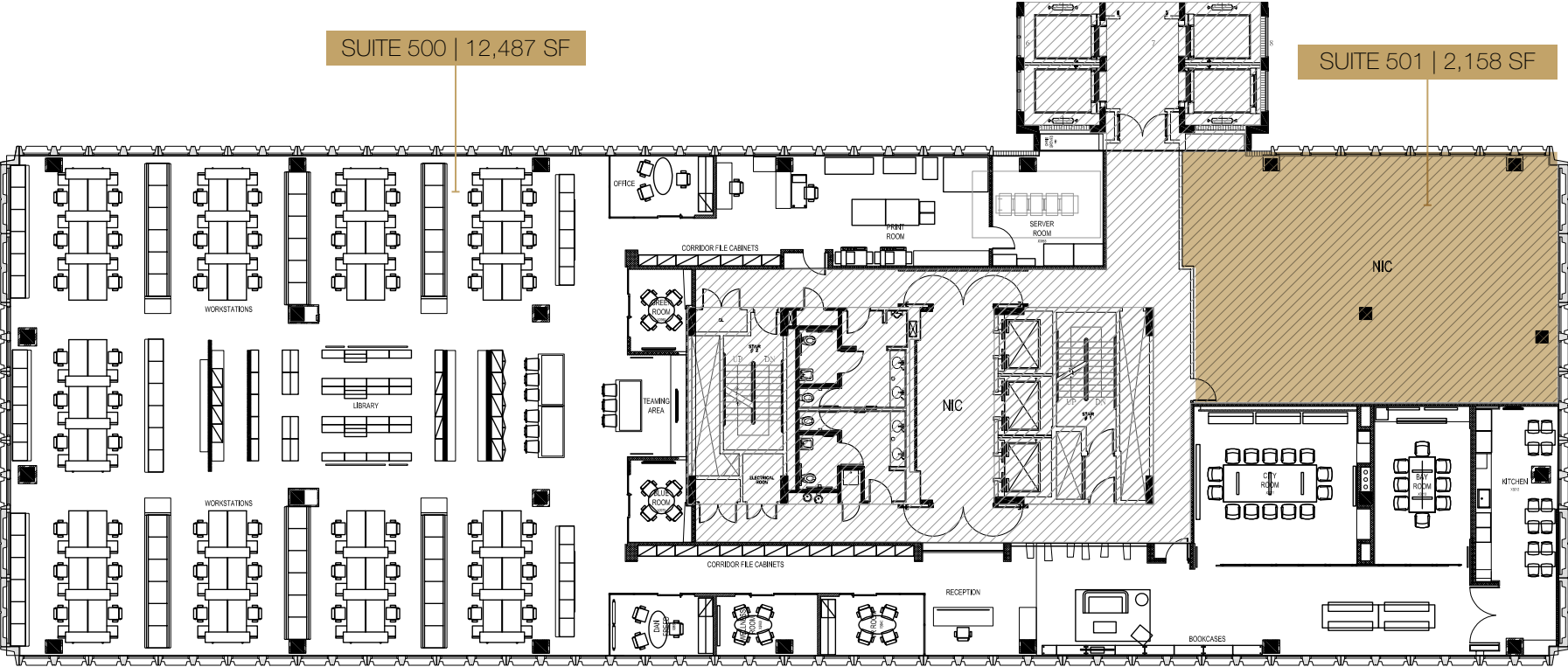
# AVAILABILITIES

396 Alhambra offers the flexibility to match your vision. With suites in various sizes and layouts available for the first time in more than a decade, seize the opportunity to shape your ideal workspace and elevate your business to new heights, in a coveted Coral Gables location.



# 5TH FLOOR

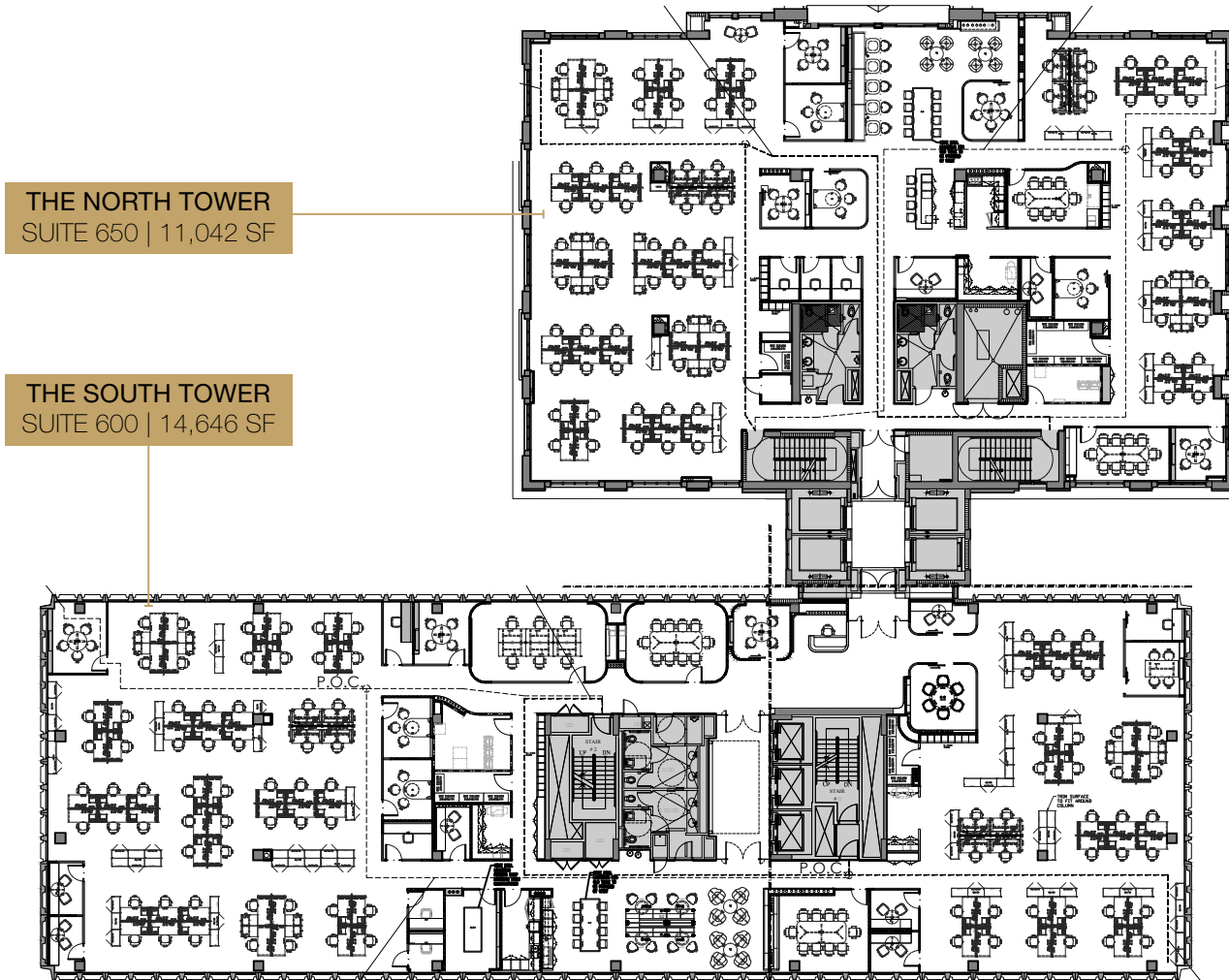
SUITE 500 **12,487 SF**  
SUITE 501 **2,158 SF**  
TOTAL **14,645 SF**



# 6TH FLOOR

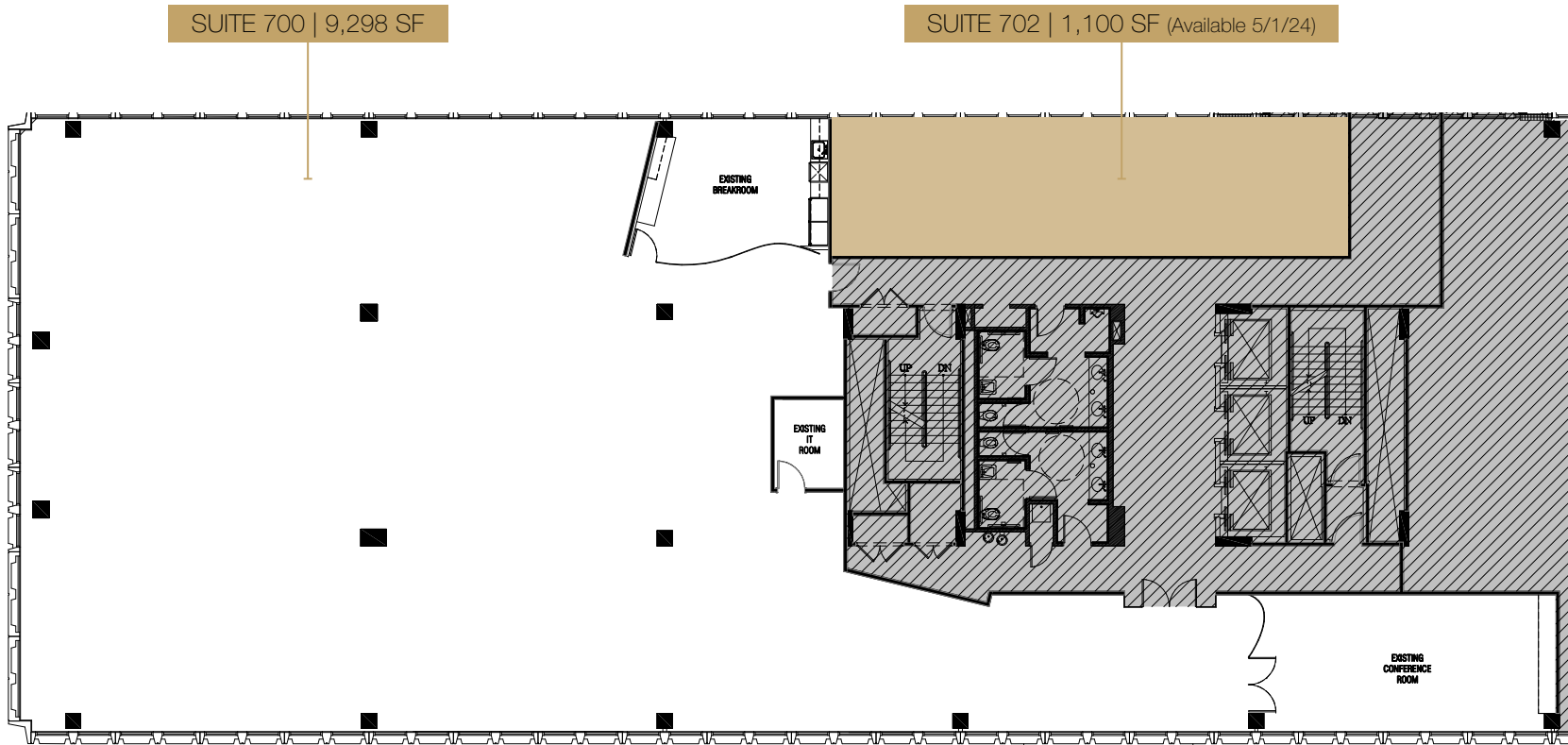
THE NORTH TOWER — SUITE 650 **11,042 SF**  
THE SOUTH TOWER — SUITE 600 **14,646 SF**  
TOTAL **25,688 SF**

(Available 5/1/24)



# 7TH FLOOR

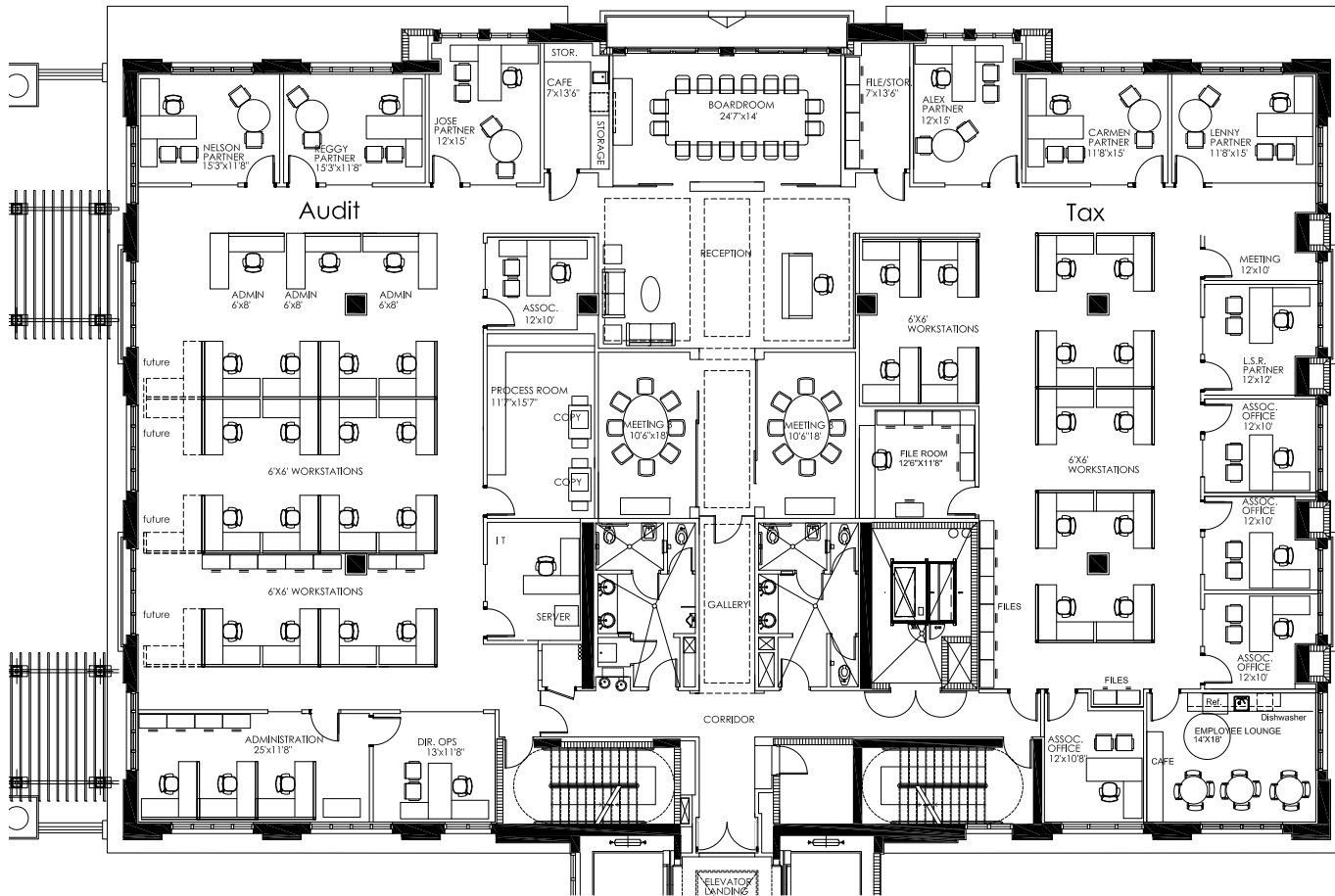
SUITE 700 (Vacant) **9,298 SF**  
SUITE 702 (Available 5/1/24) **1,100 SF**  
TOTAL **10,398 SF**



# 9TH FLOOR

SUITE 900 **11,153 SF**

(Available 3/3/24)



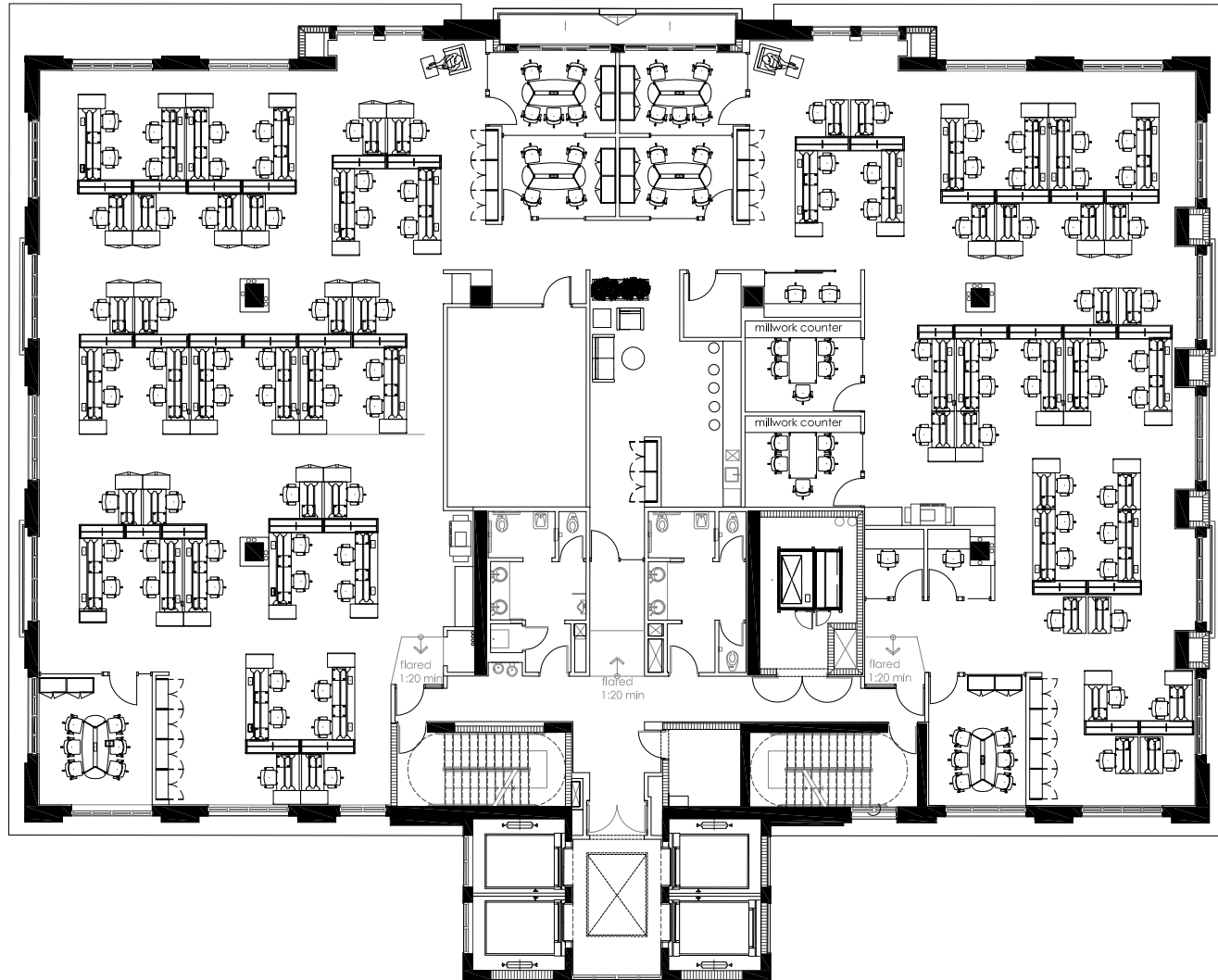
# 10TH FLOOR

4,496 SF



# 12TH FLOOR

11,153 SF





# OFFICE LEASING

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