

Sublease at 355 Alhambra Circle

Innovation Starts Here: Inspired, Creative, and Move-in Ready



This high-end office sublease is located steps from Miracle Mile and Restaurant Row (Giralda Avenue) in Coral Gables.

The suite offers high-end finishes, exposed ceilings, abundant natural light, and ample workstations. It has been designed to encourage collaboration and creativity.

Sublease Overview

Building Address: 355 Alhambra Circle

Coral Gables, FL 33134

Premises: 13,383 SF, Suite 800
Rental Rate: \$55.00 PSF Full Service
Term: Through January 31, 2031

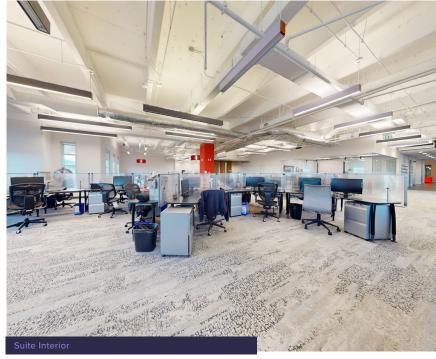
Availability: Immediately

Building Class: A

Parking: 3/1,000 Parking Spaces at

\$130.00 / Space / Month

Furniture: Available





Suite 800

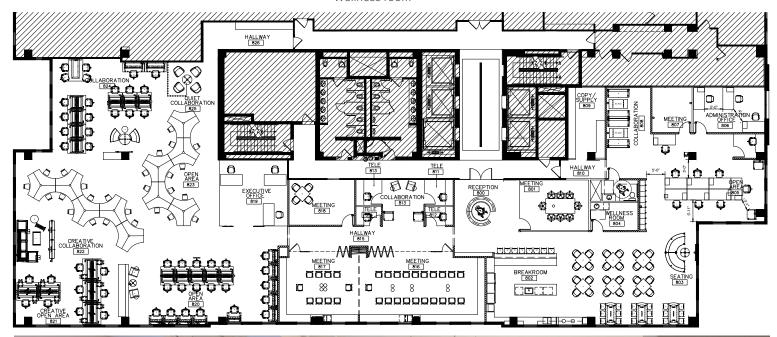
13,383 SF

Term expires January, 2031

Layout:

- 5 Connectable conference rooms that can be combined to create one large space
- 3 Private offices
- 80 Workstations
- Employee lounge area
- Wellness room



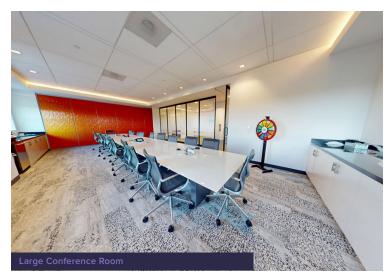




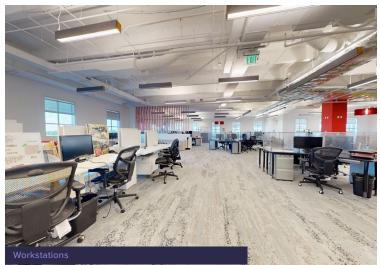
BLANCA

Suite 800 13,383 SF Term expires January, 2031

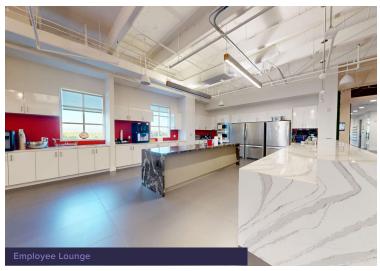


















Building Features

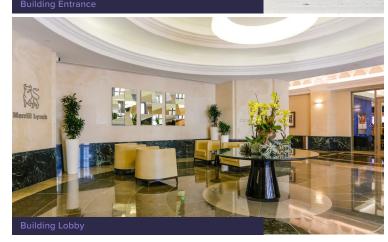
355 Alhambra Circle is a Class A office building in the heart of Coral Gables, offering a refined, move-in ready creative office suite.

With its stately Mediterranean-style architecture, beautifully landscaped surroundings, and recently updated interiors, this premier address offers the ideal environment for businesses looking to elevate their presence in South Florida.

355 Alhambra Circle offers the prestige of a top-tier address with the flexibility and functionality to match your business.

- WalkScore 97 "Walker's Paradise"
- Covered and structured parking
- 24/7 security
- On-site property management
- · On-site banking
- Grand 2-story lobby
- High ceilings









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



Metrorail Stations



Brightline High-Speed Rail services: Miami — Aventura — Fort Lauderdale — Boca Raton — West Palm Beach — Orlando (Future Tampa station) 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"

Miracle Mile retailers and restaurants are just steps away while The Plaza Coral Gables and The Shops at Merrick Park are just minutes away

Varied housing options, banking, hotels, parks, golf courses, toprated K-12 private and public schools as well as the University of Miami

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

Over 1,200 multinational corporations located in Coral Gables

Blanca Commercial Real Estate, Inc.





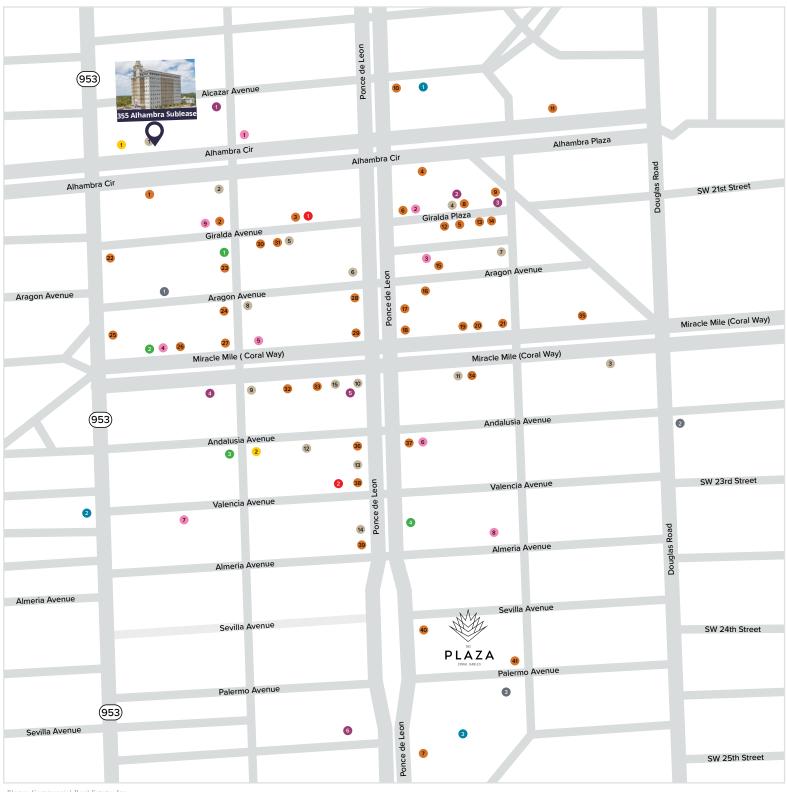








Coral Gables is a sophisticated urban district known for its Mediterranean Revival architecture, lush tree-lined streets, and a vibrant blend of culture, commerce, and leisure. Anchored by the iconic Miracle Mile, the area offers a curated mix of fine dining on Giralda Avenue ("Restaurant Row"), upscale boutiques, and art galleries. With its walkable layout, picturesque plazas, and cosmopolitan ambiance, Downtown Coral Gables effortlessly combines elegance with modern energy—making it one of Miami's most desirable live-work-play destinations.



Blanca Commercial Real Estate, Inc.



Dining

- 1. Zitz Sum
- 2. Tap 42 Craft Kitchen & Bar
- Arcano Sabores de Esencia
 Hispana
- 4. Chandlers Place
- 5. Dojo Izakaya
- 6. Talavera Cocina Mexicana
- 7. Mika
- 8. Naked Farmer
- 9. Craft Coral Gables
- 10. Zucca
- 11. Bay 13 Brewery and Kitchen
- 12. Rice Mediterranean Kitchen
- 13. Eating House Miami
- 14. Luca Osteria
- 15. Su Shin Izakaya
- 16. Morton's The Steakhouse
- 17. Baires Grill
- 18. Crema Gourmet
- 19. Kao Sushi & Grill
- 20. Salumeria 104
- 21. Pisco y Nazca Ceviche Gastrobar
- 22. Graziano's Restaurant Coral Gables
- 23. Ruth's Chris Steak House
- 24. Caffe Abbracci
- 25. Maíz y Agave
- 26. Seasons 52
- 27. Doc B's Restaurant
- 28. Sushi Maki Coral Gables
- 29. Hillstone
- 30. MesaMar Seafood Table
- 31. Terre Del Sapore
- 32. Fratellino Ristorante
- 33. La Pata Gorda
- 34. 450Gradi Miami Italian Restaurant
- 35. Motek
- 36. Bulla Gastrobar
- 37. Fleming's Prime Steakhouse & Wine Bar
- 38. Portosole
- 39. Anthony's Coal Fired Pizza & Wings
- 40. Fogo de Chão Brazilian Steakhouse
- 41. CVI.CHE 105

Coffee/Bakery Shops

- 1. Let them have cake
- 2. Café Demetrio
- 3. Capital One Café
- 4. Vita Espresso
- 5. CFS Coffee For The Soul
- 6. Macondo Coffee Roasters
- 7. Pasion del Cielo Coffee
- 8. Barista Café
- 9. Starbucks
- 10. Cortadito Coffee House
- 11. Maman
- 12. Chocolate Fashion
- 13. Café Grumpy
- 14. Amboss
- 15. Pura Vida

Residential

- 1. Gables Grand Plaza Apartments
- 2. The Point at Coral Gables
- 3. The Reserve at The Plaza

Hotels

- Hotel Colonnade Autograph Collection
- 2. Aloft
- 3. Loews Hotel

Shopping

- 1. Alcazar Plaza
- 2. Giralda Plaza
- 3. Stem Boutique
- 4. Public Parking
- 5. Miracle Mile & Downtown
- 6. Retail Space Ponce Circle

Grocery

- 1. DGX
- 2. La Jamoteca
- 3. Publix
- 4. Hanna & Tiger's Asian Mart

Wellness

- 1. The Wellness Sphere, Corp
- 2. 365 Wellness Solutions
- 3. Ipanema Wellness Center
- 4. Mint Wellness Center
- 5. Mood Wellness Spa
- 6. Restored Wellness
- 7. Rêver Wellness
- 8. Apollo Wellness
- 9. TruFusion Fitness

Entertainment

- 1. The Globe
- 2. Actors' Playhouse at the Miracle Theatre

Pharmacy

- 1. Rainbow Pharmacy 2
- 2. University Pharmacy

For leasing information, please contact:

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