



**WORK LIFE REDEFINED**

**150**  
ALHAMBRA

# 150 ALHAMBRA

With an unrivaled modern design, 150 Alhambra is the only office building of its kind at the center of Coral Gables' urban downtown. An unmatched vibrant location, convenient access within 15 minutes of Miami International Airport, high-end finishes, and on-site amenities provide 150 Alhambra tenants the workplace experience needed to attract and retain top talent.



## **BUILDING FEATURES**

- 13-story Class A office building (108,959 RSF)
- Ample parking including convenient free visitor parking
- Fully renovated common areas (lobby, corridors, elevators, restrooms and WiFi connected outdoor plaza)
- Easily accessible to an abundance of amenities including Giralda's Restaurant Row featuring dozens of restaurants just steps away
- On-site bank branch and ATM
- Elevators with panoramic views of Miami
- Building signage available





EXIT

150  
ALHAMBRA





## TRANSIT

The Coral Gables trolley, easily accessible from 150 Alhambra, has multiple stops throughout Coral Gables and offers connectivity to mass transit via the Douglas Road Station on the Metrorail. The complimentary Freebie shuttle service also provides transportation to key dining and entertainment offerings in the area during the day and evening hours.

## DINING + ENTERTAINMENT

Coral Gables is home to over 150 dining and entertainment offerings. The recent Miracle Mile streetscape and the Giralda Plaza/Restaurant Row renovation (located directly adjacent to 150 Alhambra) create a vibrant and walkable environment surrounding the building.



## **THE NEIGHBORHOOD**

150 Alhambra is located at the epicenter of Coral Gables' urban core and within walking distance to arts, culture, entertainment venues, wellness and lifestyle amenities and numerous restaurants. The building has a Walk Score® of 96 classifying it as a "Walker's Paradise."

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.



# NEARBY AMENITIES

## DINING

1.

LAKI BOWLS
2.

SUBWAY
3.

77 SPORTS BAR
4.

FREDDO CORAL GABLES
5.

KHAOSAN ROAD CORAL GABLES
6.

THE BAR
7.

MANA POKE
8.

KAE SUSHI
9.

THREEFOLD CAFE
10.

CRAFT CORAL GABLES
11.

RICE MEDITERRANEAN KITCHEN
12.

DIVINO CECICHE
13.

CALISTA GREEK SEAFOOD TAVERNA
14.

EATING HOUSE
15.

COYO TACO
16.

SWEETGREEN
17.

LUCA OSTERIA
18.

TAPEO EATERY
19.

GREENLIFE ORGANIC BISTRO
20.

PASION DEL CIELO
21.

GRAZIANO'S MARKET
22.

FRITZ & FRANZ BIERHAUS
23.

PINCHO
24.

LA SANDWICHIERE
25.

MISS SAIGON BISTRO
26.

CLUTCH BURGER
27.

SMOOTHIE KING
28.

PUMMAROLA PIZZA
29.

BAIRES GRILL CORAL GABLES
30.

HILLSTONE
31.

SUSHI MAKI
32.

MORTON'S THE STEAKHOUSE

## SHOPS + ENTERTAINMENT

33.

CORAL GABLES MUSEUM
34.

ACTORS' PLAYHOUSE
35.

BARNES & NOBLE
36.

MIRACLE MILE SHOPPES

## HOTELS

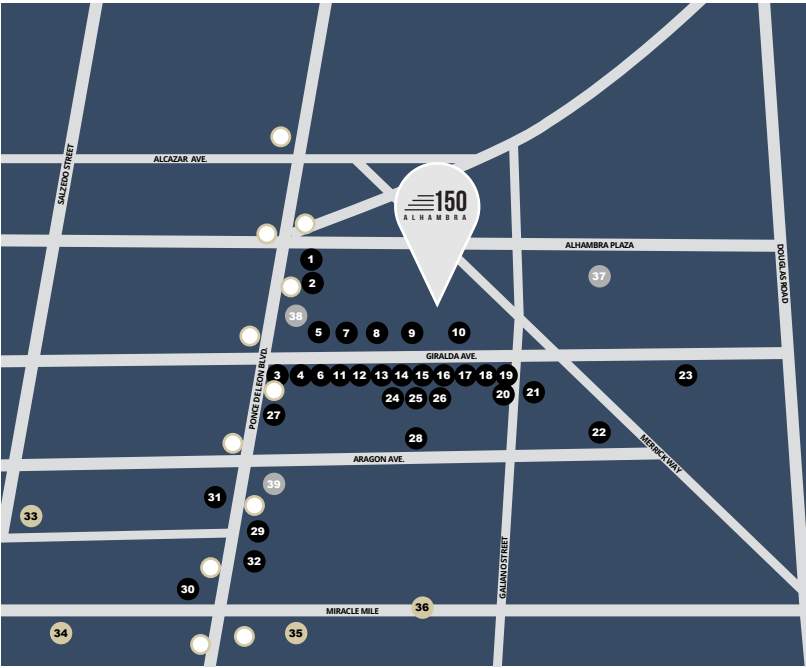
37.

HYATT REGENCY
38.

HOTEL ST. MICHEL
39.

HOTEL COLONNADE

CORAL GABLES TROLLEY STOPS



## **VIBRANT WORK ENVIRONMENT**

150 Alhambra offers endless opportunities to create an efficient and inspiring work environment.



## **CREATIVE VISION**

Attract top talent with a workplace that reflects your brand and culture. The possibilities are limitless.





## **UPSCALE TENANT EXPERIENCE**

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





1  
2

12

12



## UNIQUE PENTHOUSE OPPORTUNITY

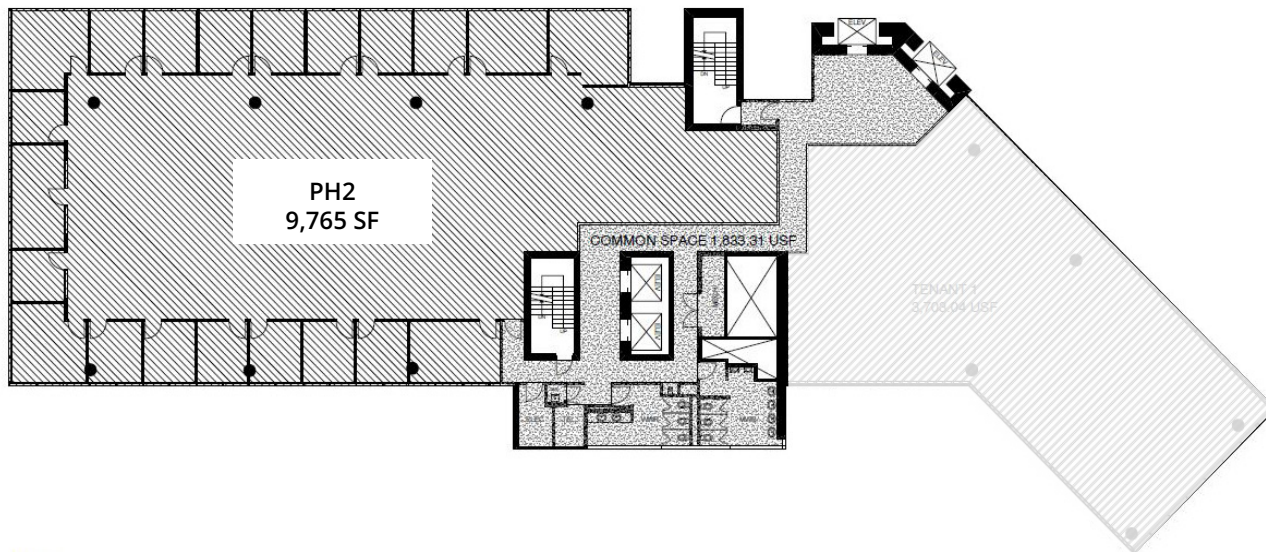
150 Alhambra's Penthouse suite is infused with natural light and offers panoramic views of Downtown Coral Gables, the bay, and Downtown Miami.





## **FLEXIBLE LAYOUT**

The penthouse suite offers 9,765 square feet of abundant natural light, wrap around views.



# LEASING INFO

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