

## 275 ALHAMBRA PROPERTY OVERVIEW

ALHAMBRA

DOWNTOWN MIAMI

Ponce de Leon

299

100 10



#### **GREAT LOCATION**

7,195 SF of ground floor office/ retail space in downtown Coral Gables, an elegant and sophisticated destination to live, shop, play, and work.



SALZEDO ST

#### PEDESTRIAN FRIENDLY

Home to Miami's finest retail boutiques and acclaimed restaurants, Miracle Mile has a walkability score of 98.



#### LOVED BY LOCALS Home to Miami's affluent residents with a median household value of \$856,600.



#### **CULTURAL HUB** Steps away from

renowned arts, cultural, & educational institutions: Miracle Theater, Coral Gables Museum, & Coral Gables Cinema



#### NEIGHBORS Surrounded by 120 trendy restaurants and 115 top retailers including Hillstone, Morton's, Kettal, Forte, & Pronovias.



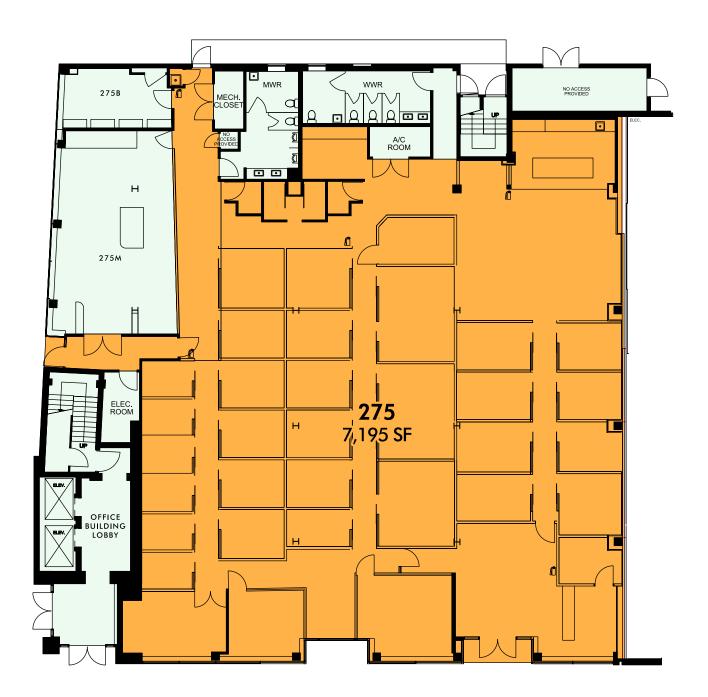
PARKING - A - PLENTY The area boasts more than 2,400 parking spaces & 6 valet stations right on Miracle Mile.



For leasing information, please contact: MINDY MCILROY • mmcilroy@terranovacorp.com • 305.970.6344 LAUREN ROBBINS • Irobbins@terranovacorp.com • 757.581.2766

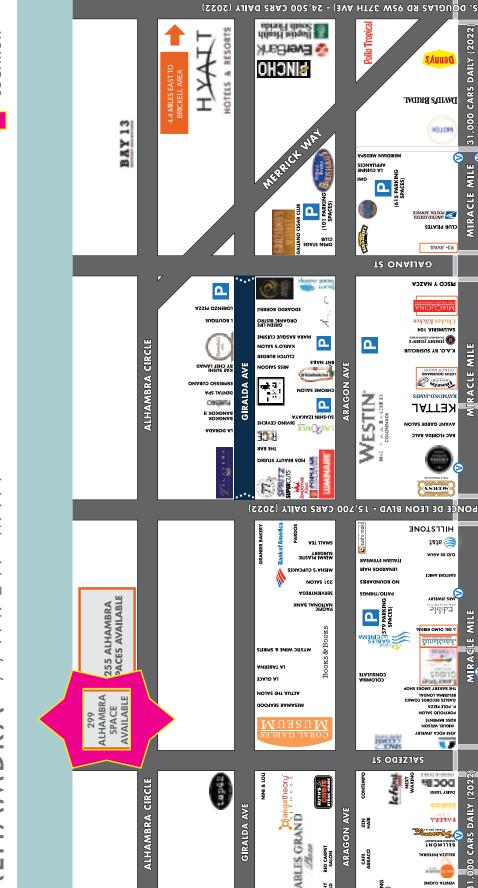
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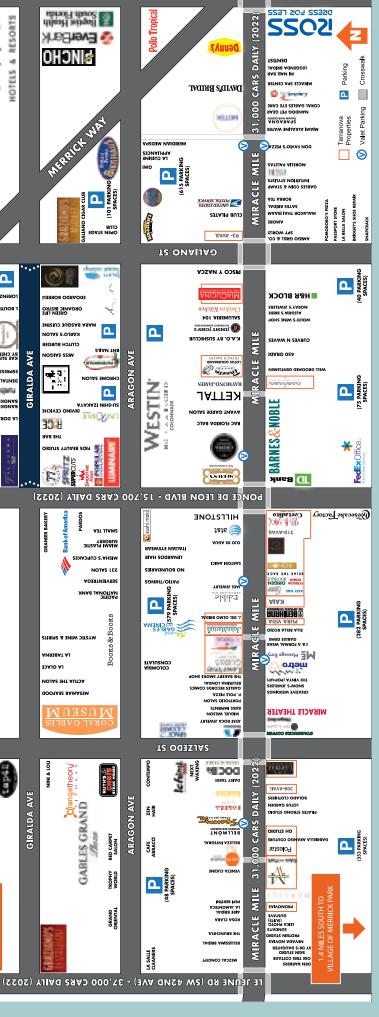
FLOORPLANS





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### //SURROUNDING AREA

Known as the City Beautiful, Coral Gables flourishes as the garden city its founders envisioned. Lush, canopy trees line the avenues and Mediterranean architecture decorates the buildings. Coral Gables boasts a unique blend of residential allure, international influence, and a thriving business environment. It is home to a mix of commercial spaces, from modern office buildings to unique boutiques and a cosmopolitan restaurant scene. The city is very desirable to businesses as it is unaffected by seasonal shifts unlike other parts of Florida. It is also close in proximity to Miami International Airport and the Port of Miami to facilitate efficient logistics for business and personal travels.



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# LOCATION MAP OVERVIEW



### **DRIVE TIMES**

// 00 to 15 min		// 16 to 29 min		// 30⁺ min	
University of Miami	// 09 min	Downtown Miami	// 16 min	Miami Beach Conv C	ntr // 30 min
Coconut Grove	// 12 min	Kendall	// 20 min	Hard Rock Stadium	// 30 min
Little Havana	// 12 min	Design District	// 22 min	Miami Lakes	// 30 min
Vizcaya Museum	// 14 min	Doral	// 22 min	Aventura	// 40 min
South Miami	// 14 min	Pinecrest	// 22 min		
MIA (Airport)	// 15 min	Port of Miami	// 24 min		
Brickell	// 15 min	Wynwood	// 24 min		
		Key Biscayne	// 25 min		
		South Beach	// 27 min		

