



299 : UNIT 203

ALHAMBRA

CORAL GABLES

FLORIDA 33134

# 299 ALHAMBRA: #203

## PROPERTY OVERVIEW



### GREAT LOCATION

1,076 SF of office space in downtown Coral Gables, an elegant and sophisticated destination to live, shop, play, and work.



### 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.



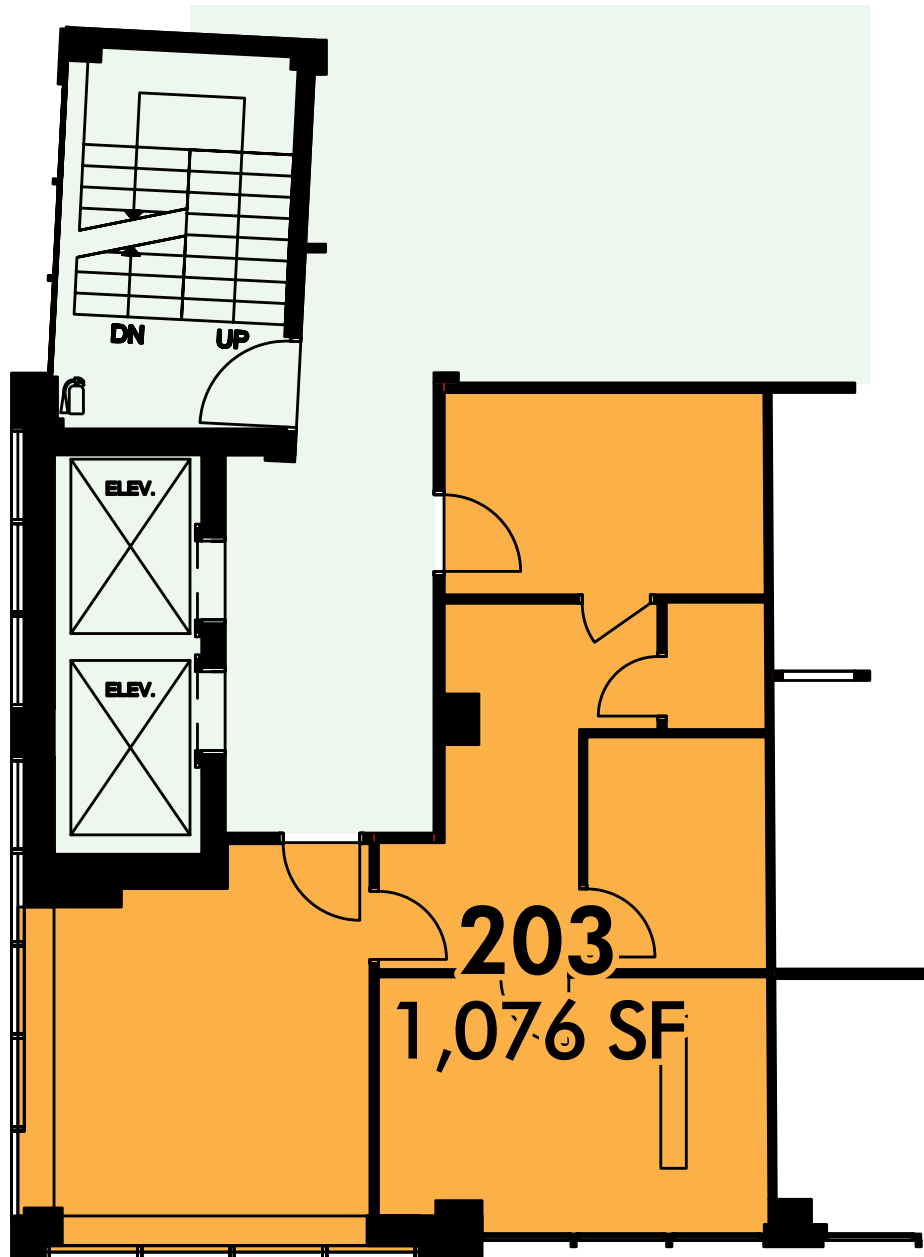
For leasing information, please contact:

MINDY MCILROY • [mmcilroy@terranovacorp.com](mailto:mmcilroy@terranovacorp.com) • 305.970.6344

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## FLOORPLANS



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# 299 ALHAMBRA: #203 // AREA MAP

=LOCATION



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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.

### DOWNTOWN CORAL GABLES

**150** Multi-National Companies // **100K** Total Daytime Population

**172** Businesses // **11.5M** SF of Office Space

**1.7%** Vacancy Rate // **21** Consulates

### CORAL GABLES SALES

**\$1.5B** Total Retail Sales

**\$363M** Total Hospitality Sales // **\$31,502** Total Retail Sales per Capita

### CORAL GABLES POPULATION

**50K** Residents // **39** Median Age

**\$977K** Median Home Price // **\$114K** Median HH Income

### VISITORS TO CORAL GABLES

**19%** Florida Resident Visitors // **3M** Tourist Annually

**11%** FL Resident Overnight Visitors // **9%** International Overnight Visitors



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# LOCAL AREA

## // LOCATION MAP OVERVIEW



### DRIVE TIMES

#### // 00 to 15 min

University of Miami	// 09 min
Coconut Grove	// 12 min
Little Havana	// 12 min
Vizcaya Museum	// 14 min
South Miami	// 14 min
MIA (Airport)	// 15 min
Brickell	// 15 min

#### // 16 to 29 min

Downtown Miami	// 16 min
Kendall	// 20 min
Design District	// 22 min
Doral	// 22 min
Pinecrest	// 22 min
Port of Miami	// 24 min
Wynwood	// 24 min
Key Biscayne	// 25 min
South Beach	// 27 min

#### // 30+ min

Miami Beach Conv Cntr	// 30 min
Hard Rock Stadium	// 30 min
Miami Lakes	// 30 min
Aventura	// 40 min



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