



299 : UNIT 318

ALHAMBRA

CORAL GABLES

FLORIDA 33134

299 ALHAMBRA: #318

PROPERTY OVERVIEW



GREAT LOCATION

333 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.



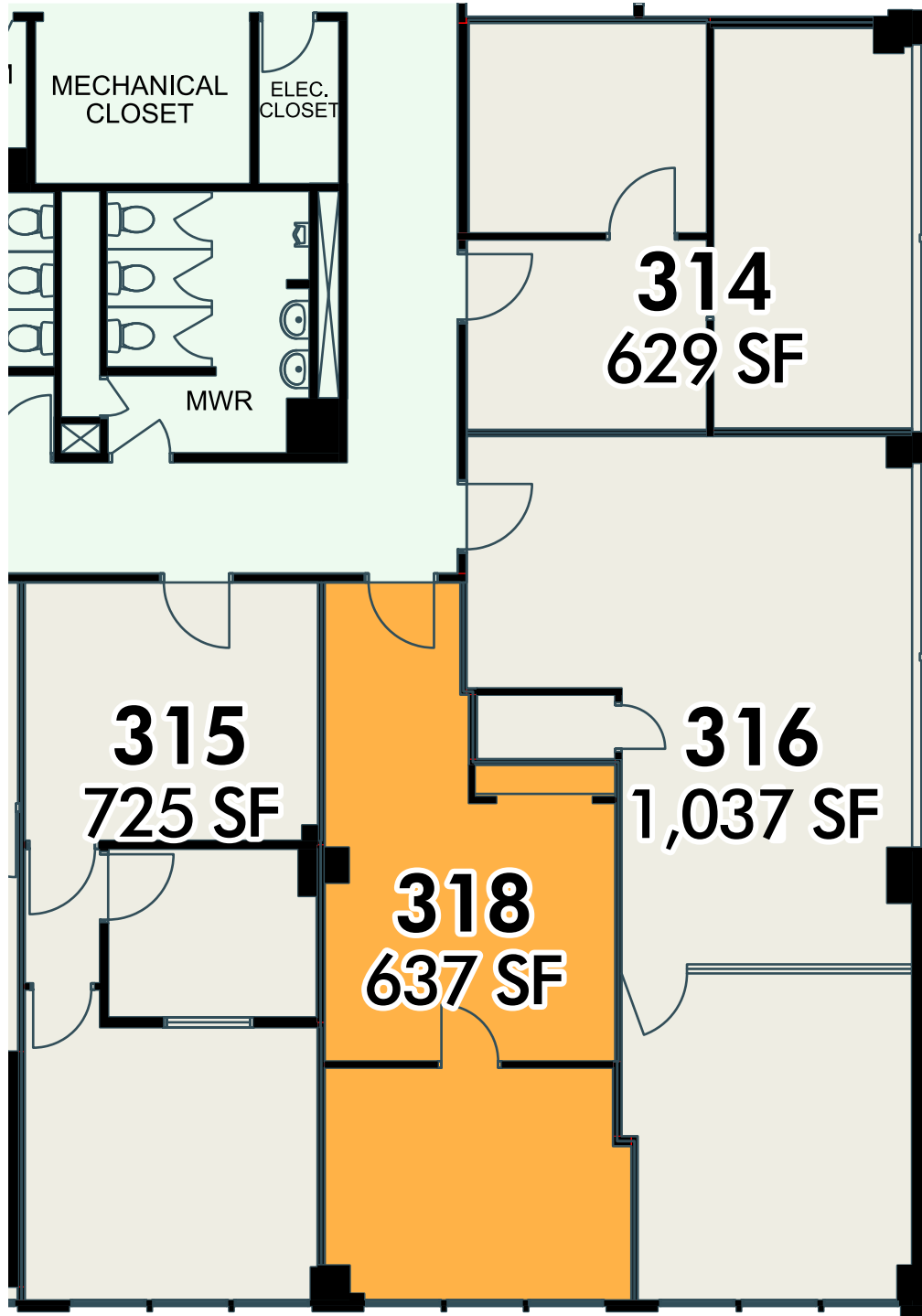
For leasing information, please contact:

MINDY MCILROY • mmcilroy@terranovacorp.com • 305.970.6344

LAUREN ROBBINS • lrobbins@terranovacorp.com • 757.581.2766

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FLOORPLANS



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299 ALHAMBRA: #318 // 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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