



# ONE ALHAMBRA

Coral Gables

# ONE ALHAMBRA

A landmark in the heart of Coral Gables enters its next chapter.

One Alhambra has been reimagined to reflect the sophistication, energy, and forward momentum of today's workplace. With full-building renovations, elevated amenities, and a refreshed identity, the property stands as a premier Class A office destination along the iconic Alhambra corridor.



# WELCOME

BUILT TO  
PERFORM  
REFINED TO  
EXCEL.







# PRESENCE, PERFORMANCE, AND PRESTIGE.

At the intersection of tradition and transformation, One Alhambra delivers an elevated office experience.

## **FULL BUILDING RENOVATIONS**

Modernized interiors, transformed common areas, and upgraded building systems.

## **CAMPUS ENVIRONMENT**

One Alhambra and 55 Alhambra are seamlessly connected through a dynamic shared experience.

## **EXCLUSIVE TENANT TERRACE**

Outdoor space designed for connection, collaboration, and reset moments.

## **PRIVATE ROOFTOP TERRACE BALCONIES**

Select suites offer open-air access and natural light.



# DESIGNED FOR THE MODERN WORKDAY



LEED GOLD CERTIFIED



TWO TENANT CONFERENCE FACILITIES



ON-SITE FITNESS CENTER



DESTINATION DISPATCH ELEVATORS

**TIMELESS  
ARCHITECTURE.**

**MODERN  
MOMENTUM.**



MICOCO'S CAFÉ

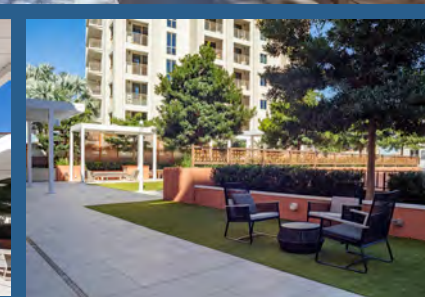
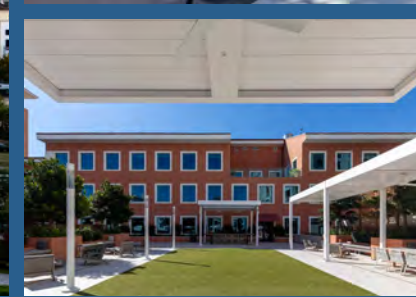
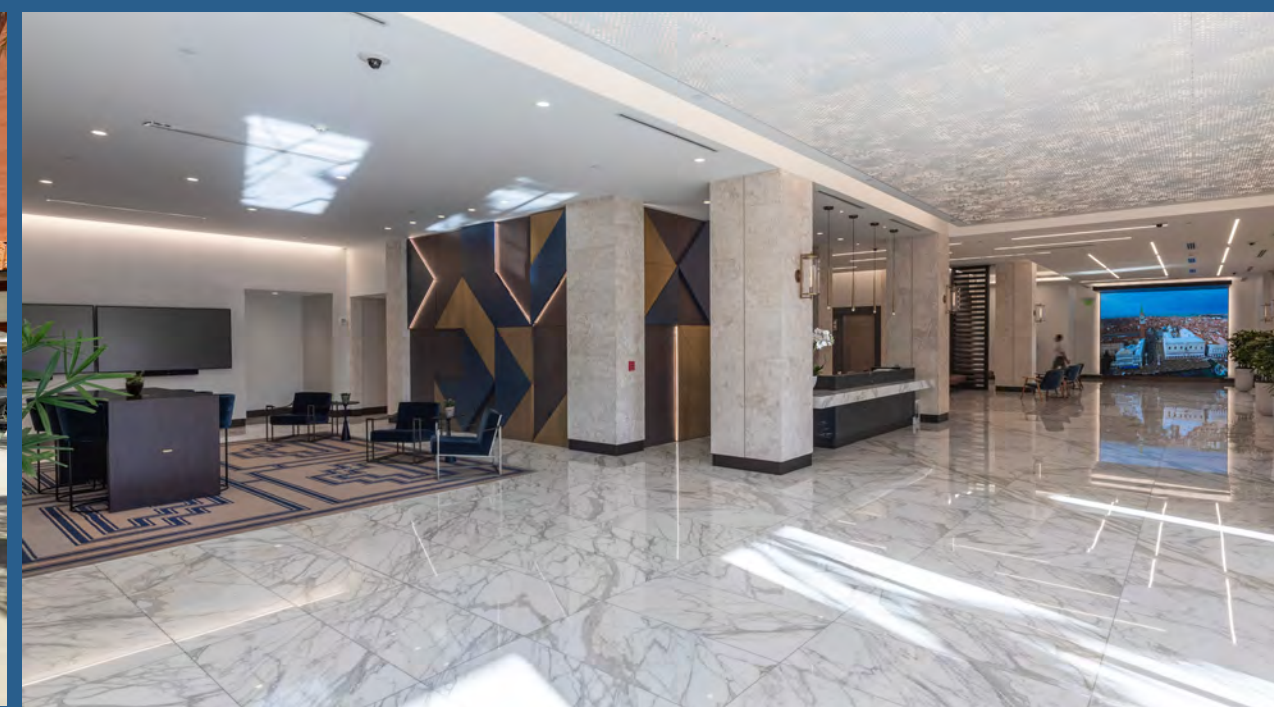


BAY 13 BREWERY

## SEAMLESS ACCESS

- 4/1,000 parking ratio
- Visitor parking
- EV charging stations
- Bike racks
- Direct garage-to-suite elevator access





# THE NEIGHBORHOOD BECOMES AN EXTENSION OF THE WORKPLACE.

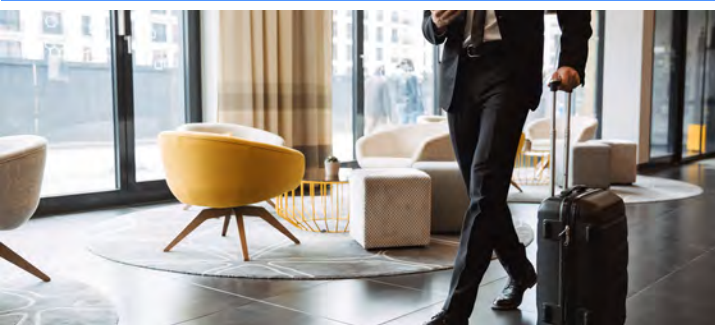
Lunch meetings become culinary experiences.



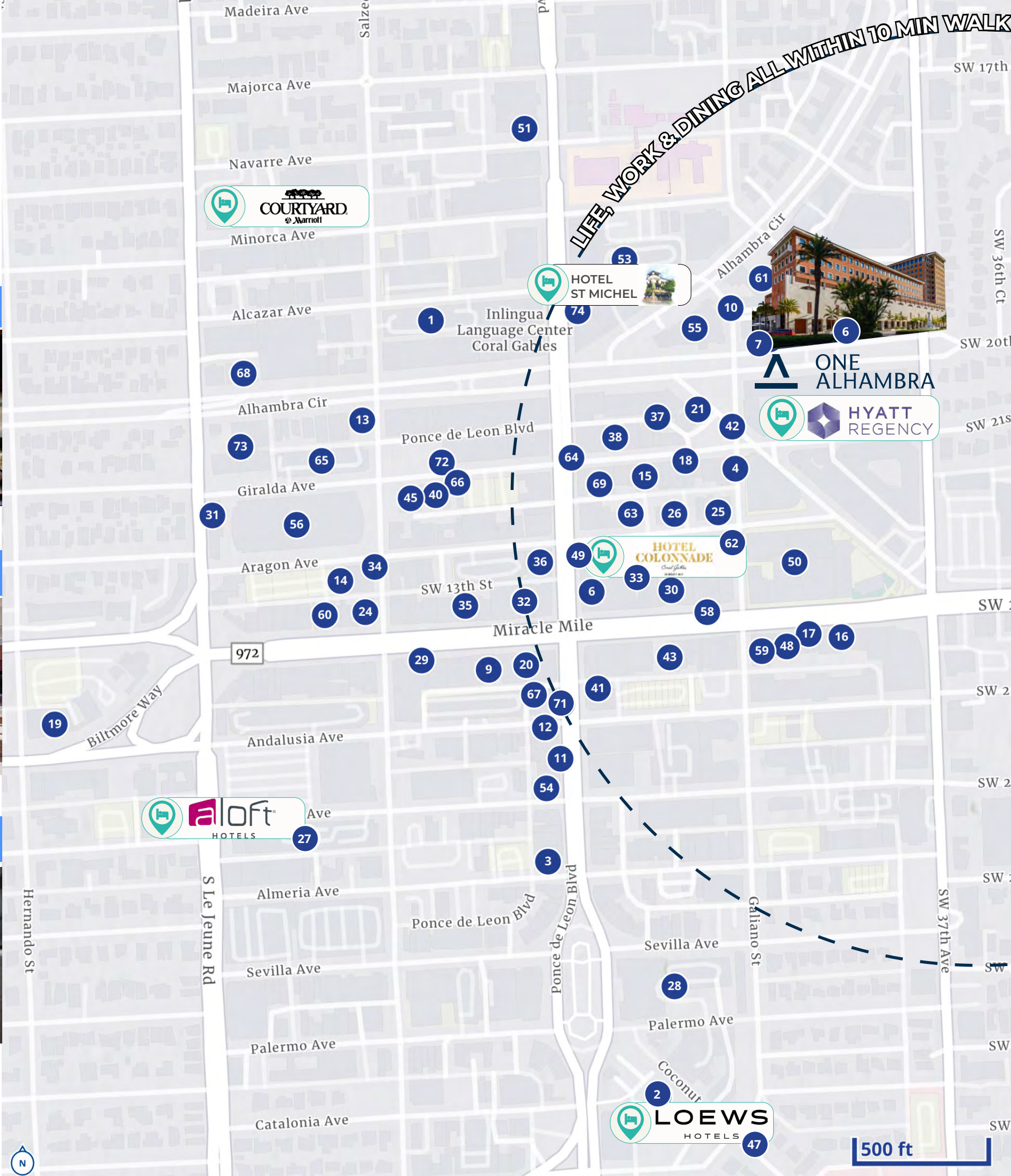
Afternoon breaks turn into terrace conversations.



Clients stay steps away at premier hotels.



ONE ALHAMBRA



LIFE, WORK & DINING ALL WITHIN 10 MIN WALK

# OVER 30 RESTAURANTS & CAFÉS WITHIN STEPS OF ONE ALHAMBRA

- |    |                                   |    |                            |
|----|-----------------------------------|----|----------------------------|
| 1  | ALHAMBRA STATION CAFÉ             | 41 | LEVANT                     |
| 2  | AMERICANA KITCHEN                 | 42 | LUCA OSTERIA               |
| 3  | ANTHONY'S COAL FIRED PIZZA        | 43 | MAMAN                      |
| 4  | AROMAS DEL PERU                   | 45 | MESAMAR SEAFOOD TABLE      |
| 5  | BACHOUR                           | 46 | MICOCOS                    |
| 6  | BAIRES GRILL GABLES               | 47 | MIKA                       |
| 7  | BAY 13 BREWERY & KITCHEN          | 48 | MORELIA GOURMET PALETAS    |
| 9  | BENIHANA                          | 49 | MORTON'S THE STEAKHOUSE    |
| 10 | BOUCHON BISTRO                    | 50 | MOTEK MEDITERRANEAN        |
| 11 | BUGATTI BISTRO                    | 51 | NAMASTE INDIAN CUISINE     |
| 12 | BULLA GASTROBAR                   | 53 | POC AMERICAN FUSION BUFFET |
| 13 | CAF DEMETRIO                      | 54 | PORTOSOLE                  |
| 14 | CAFFÉ ABBRACCI                    | 55 | RÓ STEAKHOUSE              |
| 15 | CALISTA GREEK SEAFOOD TAVERNA     | 56 | RUTH'S CHRIS STEAK HOUSE   |
| 16 | CAPITAL ONE CAFÉ                  | 57 | SALUMERIA 104              |
| 17 | CARACAS BAKERY                    | 58 | SALUMERIA 104              |
| 18 | CEBADA ROOFTOP                    | 59 | SAY TEA & SMILE            |
| 19 | CHEF SUCRE CAFÉ                   | 60 | SEASONS 52                 |
| 20 | COPPER 29 BAR                     | 61 | SHINGO                     |
| 21 | COYO TACO                         | 62 | SRA. MARTINEZ              |
| 22 | CVI.CHE 105                       | 63 | SU SHIN IZAKAYA            |
| 24 | DOC B'S RESTAURANT                | 64 | TALAVERA COCINA MEXICANA   |
| 25 | DÔJÔ IZAKAYA                      | 65 | TAP 42 CRAFT KITCHEN       |
| 26 | EATING HOUSE                      | 66 | TERRE DEL SAPORE           |
| 27 | ELI'S CAFÉ                        | 67 | THE CHEESECAKE FACTORY     |
| 28 | FOGO DE CHÃO BRAZILIAN STEAKHOUSE | 68 | THE GLOBE BAR & GRILL      |
| 29 | FRANCESCO RESTAURANT              | 69 | THREEFOLD CAFÉ             |
| 30 | FUKU                              | 71 | TULLIO RISTORANTE ITALIANO |
| 31 | GRAZIANO'S RESTAURANT             | 72 | TUR KITCHEN                |
| 32 | HILLSTONE                         | 73 | ZITZ SUM                   |
| 33 | HOTEL COLONNADE - ARAGON CAFÉ     | 74 | ZUCCA                      |
| 34 | ICHIMI                            |    |                            |
| 35 | JOHN MARTIN'S IRISH PUB           |    |                            |
| 36 | JUST SALAD                        |    |                            |
| 37 | KAE SUSHI BY CHEF LANDA           |    |                            |
| 38 | KHAOSAN ROAD                      |    |                            |
| 39 | KOJIN                             |    |                            |
| 40 | LA TABERNA                        |    |                            |

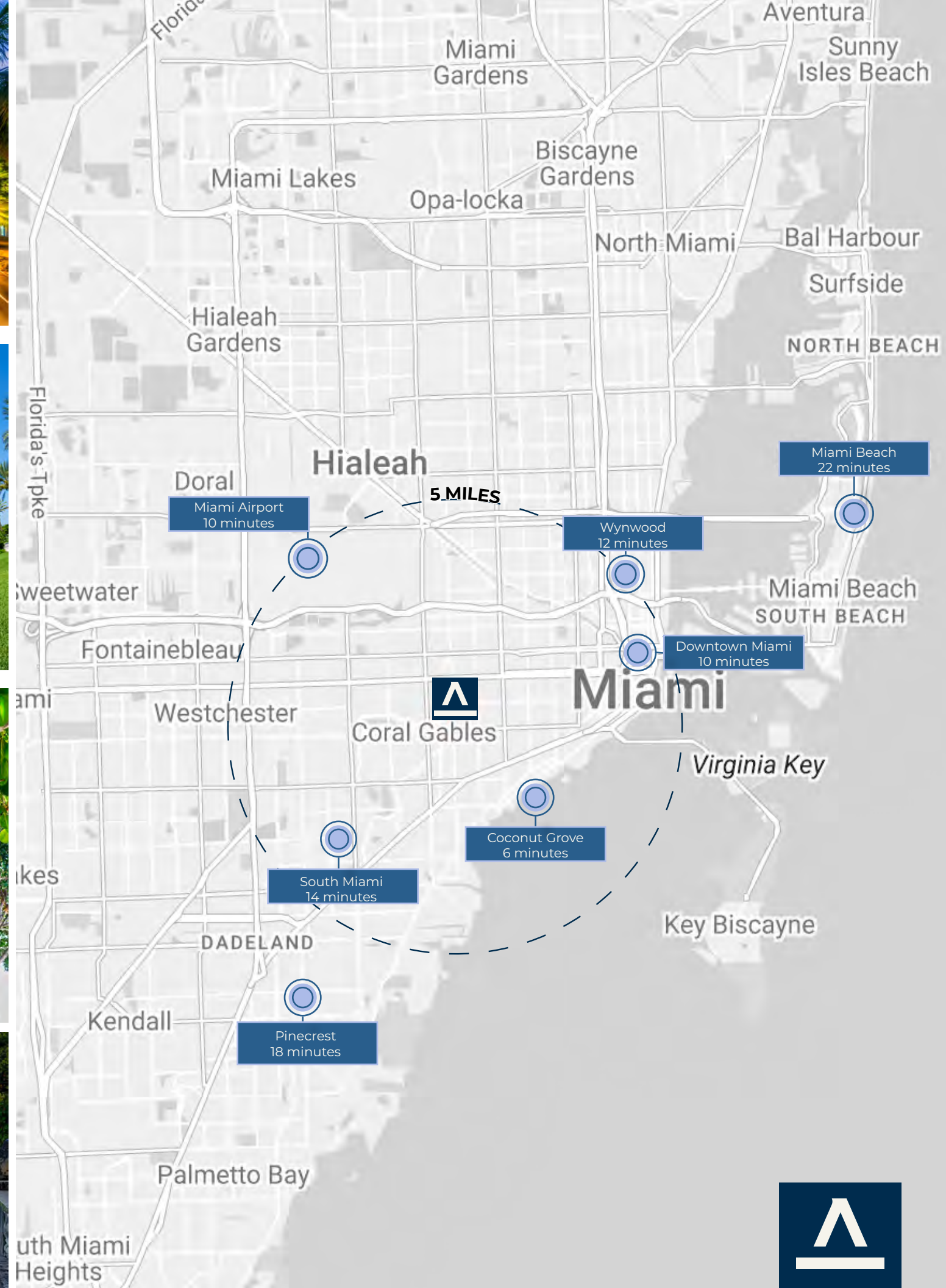
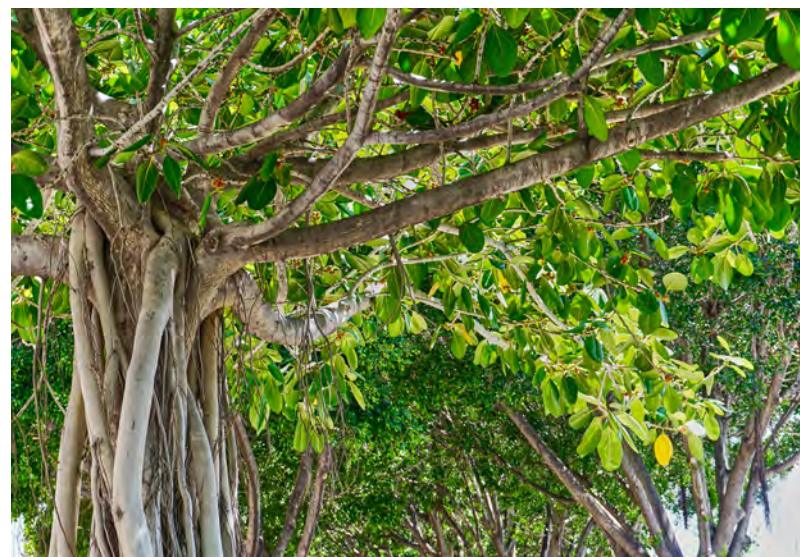


# AT ONE ALHAMBRA, YOU'RE NOT JUST IN CORAL GABLES YOU'RE AT THE CENTER OF IT.

Coral Gables blends historic charm with modern sophistication. Often referred to as *The City Beautiful*, the neighborhood is known for its Mediterranean Revival architecture, preserved historic buildings, and thoughtfully planned streetscapes.

Home to a thriving community of professionals, from attorneys and physicians to corporate executives, Coral Gables reflects both affluence and influence.

Beyond business, the city offers a vibrant cultural scene, featuring year-round festivals, public art, galleries, and community events. Renowned schools, luxury hotels, and premier recreational amenities further enhance its appeal.





# ONE ALHAMBRA

Built to Perform. Refined to Excel.

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**Tourmaline**

