



299

FORUM

ALHAMBRA

CORAL GABLES

FLORIDA 33134

299 ALHAMBRA

PROPERTY OVERVIEW



GREAT LOCATION

174 SF to 3,570 SF of office and ground floor retail space on Alhambra Circle.

This street is home to the largest concentration of offices in Coral Gables. Steps away from acclaimed restaurants on Miracle Mile.



15 MINUTE CITY

All your daily essentials in a 15-minute walk or bike ride. Live, work, play in Coral Gables.



LOVED BY LOCALS

Home to Miami's affluent residents with a median home value of \$1,000,000



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, Moxies, Motek, Pura Vida, Chewy, Polestar, Laser Away, Club Pilates, Barnes & Noble



PARKING-A-PLENTY

The 200th block of Alhambra Circle boasts 86 street spaces. 565 covered spaces available at adjacent garage



For leasing information, please contact:

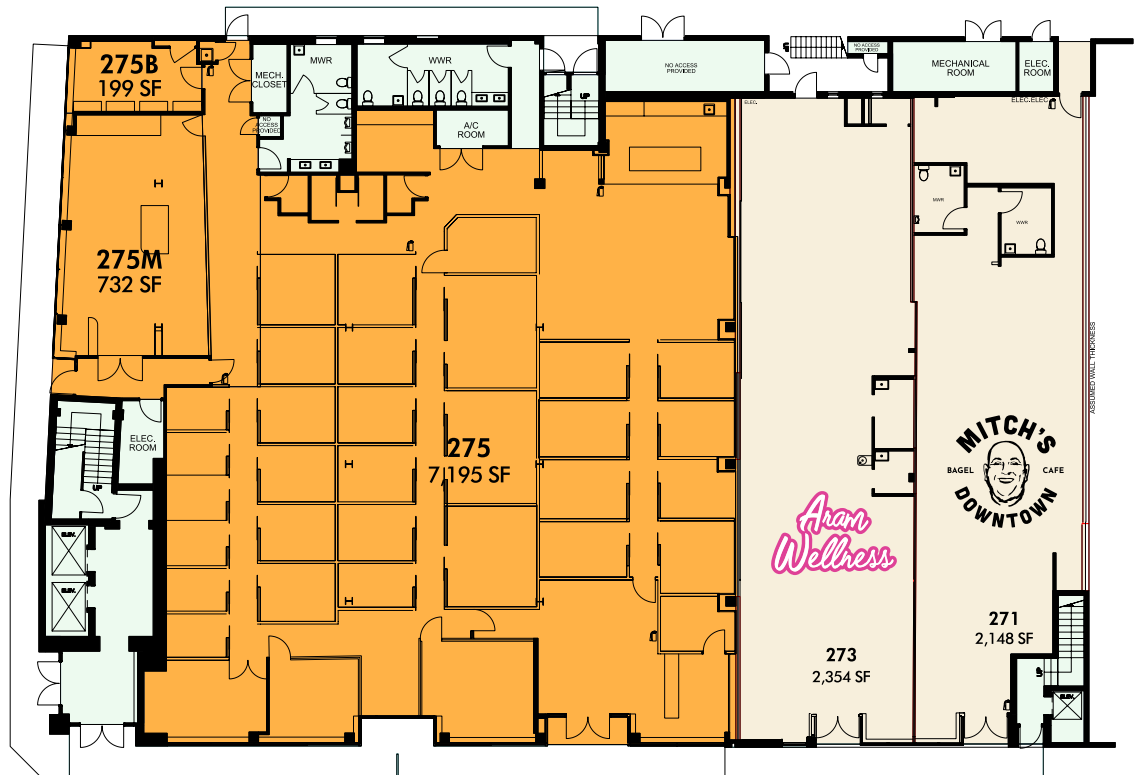
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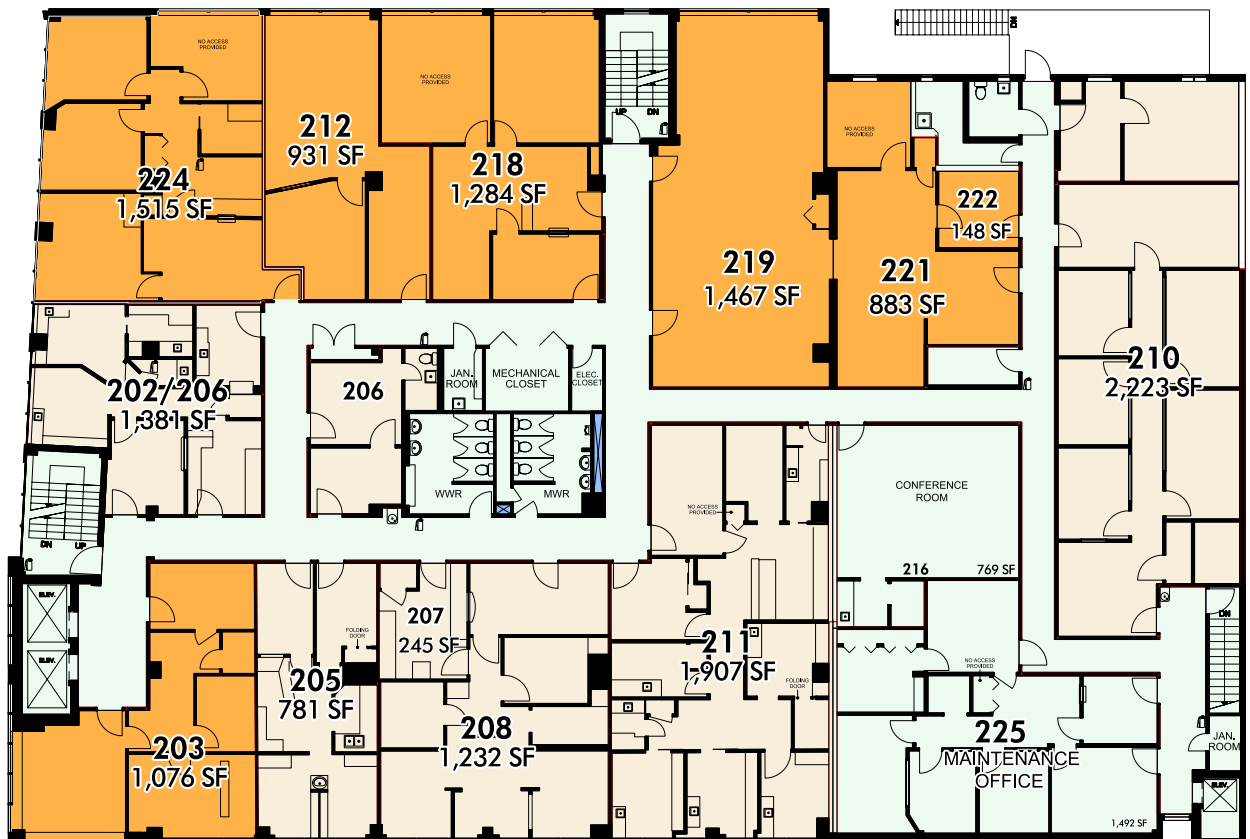
299 ALHAMBRA

FLOORPLANS

GROUND FLOOR



SECOND FLOOR



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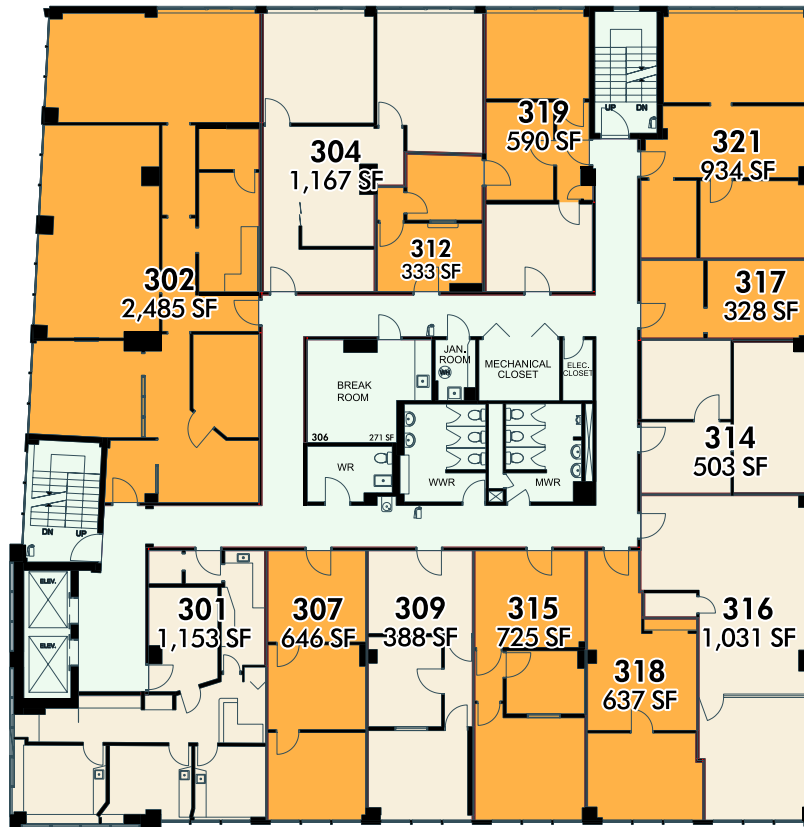
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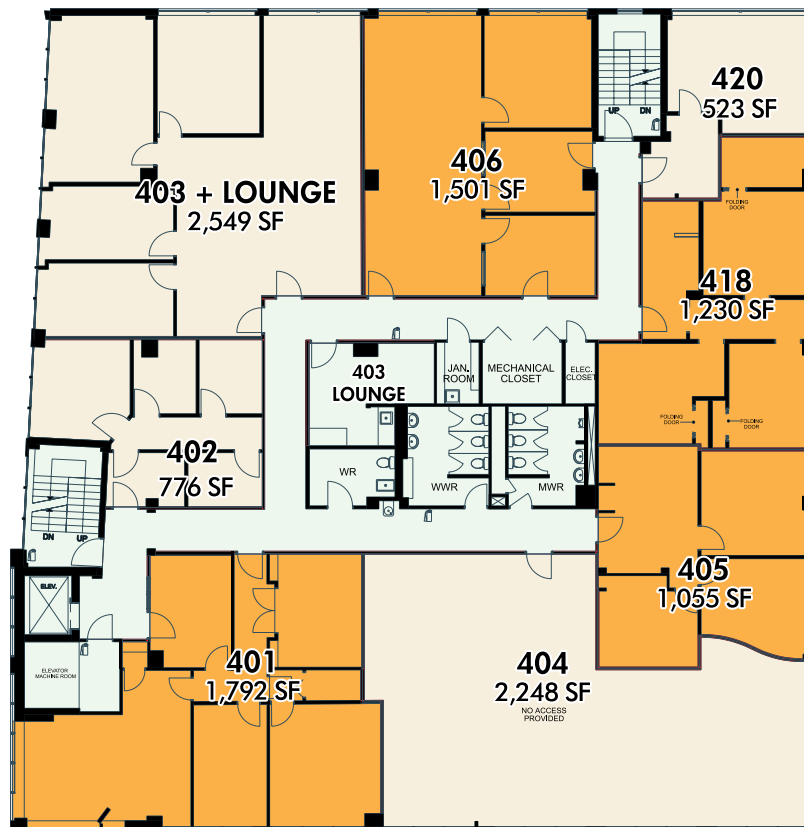
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FLOORPLANS

THIRD FLOOR



FORTH FLOOR



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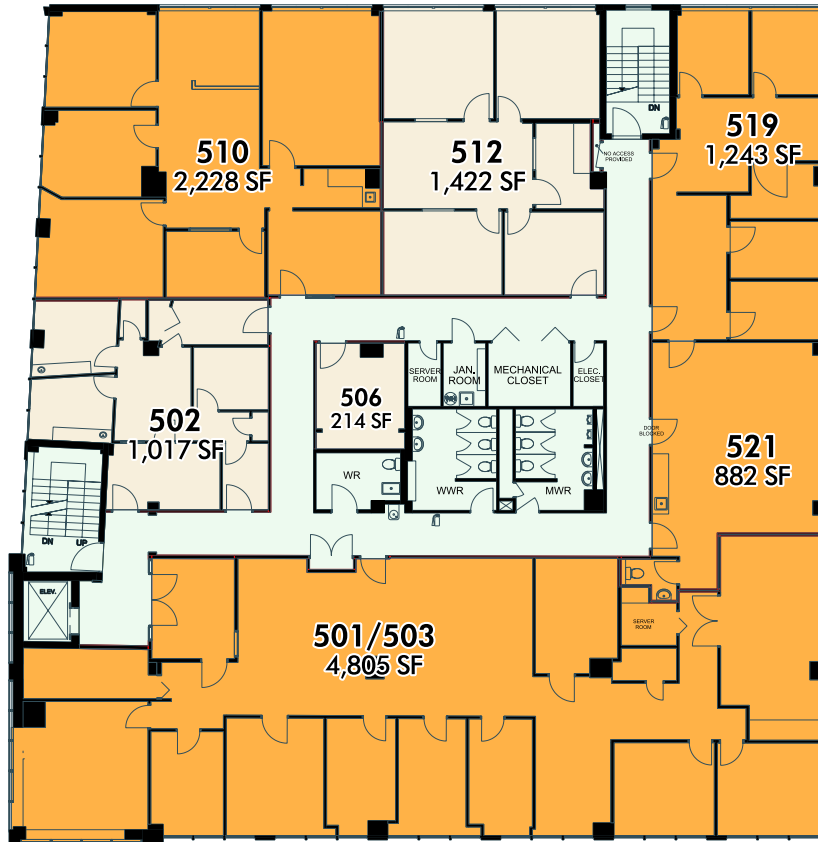
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FLOORPLANS

FIFTH FLOOR



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=LOCATION

**255 ALHAMBRA
PACES AVAILABLE**

4.4 MILES EAST TO
BRICKELL AREA

PIZZA
CUBANO
PA
K II
DA

S. DOUGLAS RD 95W 37TH AVE) - 24,500 CARS DAILY (2022)

FOS BEAUTY STUDIO

THE BAR

DIVINO CERVICHE

P

CHROME SALON

MINT NAILS

KATCH BUNGER

MISS SAIGON

KARLO'S SALON

MARA BASQUE CUISINE

GREEN LIFE

ORGANIC BISTRO

EDGARD BORRELL

CALIN

STYLISH HAIR

SUPERJUS

Supermarket

L'AMANTISSE

WESTIN®
HOTEL & RESORTS
COLONNADE

31,000 CARS DAILY (2022)

WELL OFF

**NO PARKING
SPACES)**

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

CORAL GABLES POPULATION

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

\$1M // **\$131K**
Median Home Price // Median HH Income

VISITORS TO CORAL GABLES

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

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