

Sublease at 355 Alhambra Circle

Innovation Starts Here: Inspired, Creative, and Move-in Ready

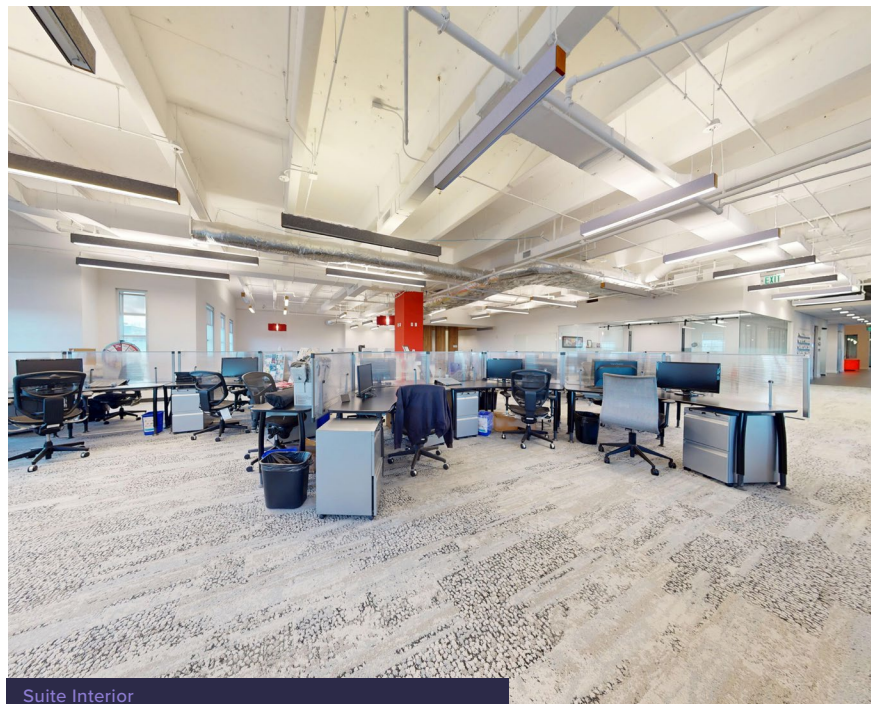


This high-end office sublease is located steps from Miracle Mile and Restaurant Row (Giralda Avenue) in Coral Gables.

The suite offers high-end finishes, exposed ceilings, abundant natural light, and ample workstations. It has been designed to encourage collaboration and creativity.

Sublease Overview

Building Address:	355 Alhambra Circle Coral Gables, FL 33134
Premises:	13,383 SF, Suite 800
Term:	Through January 31, 2031
Availability:	Immediately
Building Class:	A
Parking:	3/1,000 Parking Spaces at \$130.00 / Space / Month
Furniture:	Available



Suite Interior

For leasing information, please contact:

Blanca Commercial Real Estate, Inc., Licensed Real Estate Broker

Danet Linares

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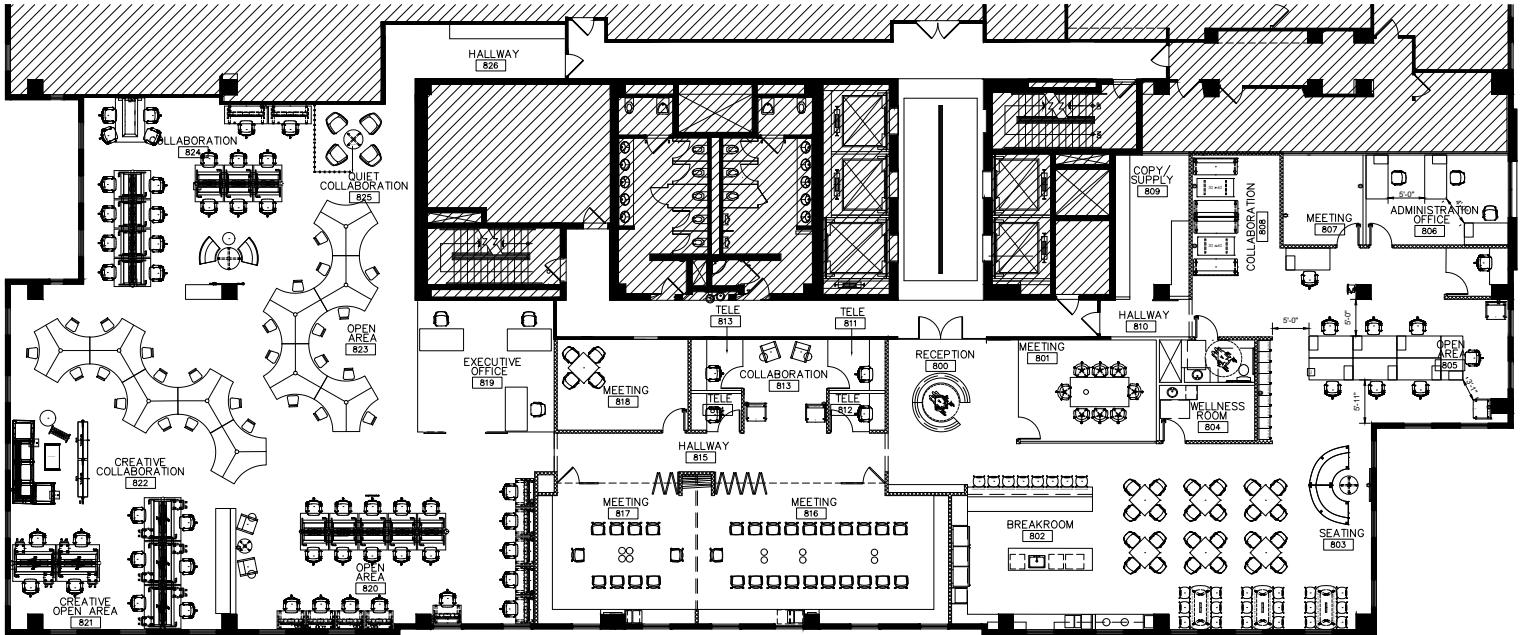
Juan Marin

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Suite 800
 13,383 SF
 Term expires January, 2031

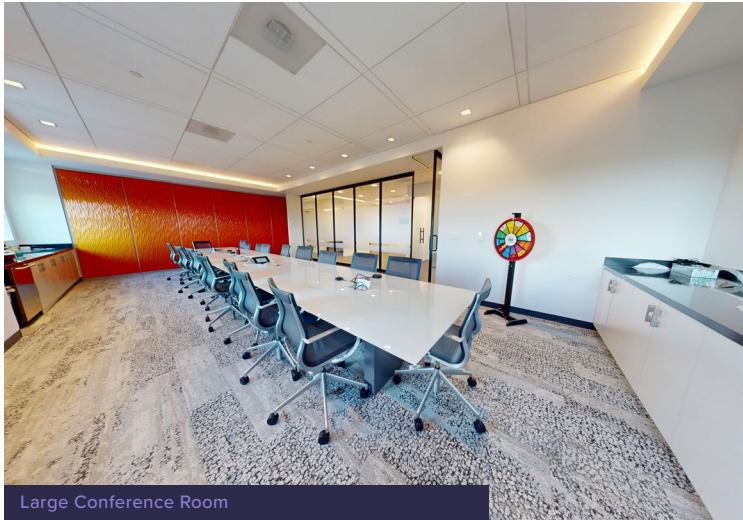
Layout:

- 5 Connectable conference rooms that can be combined to create one large space
- 3 Private offices
- 80 Workstations
- Employee lounge area
- Wellness room

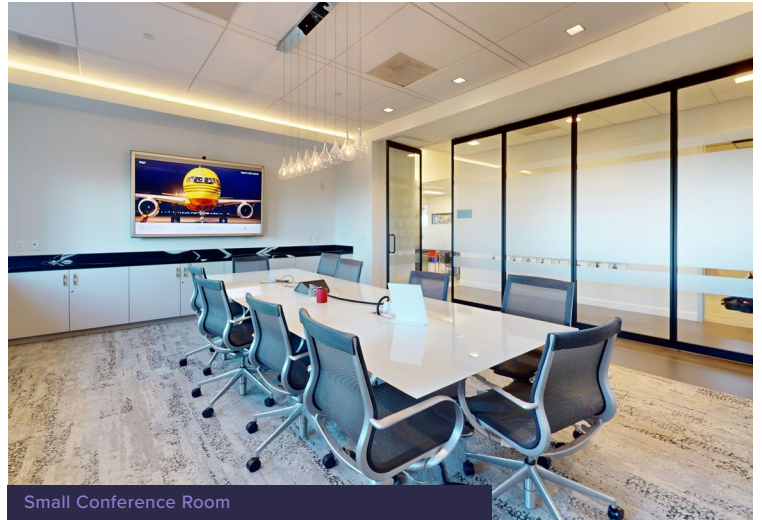


Office Area

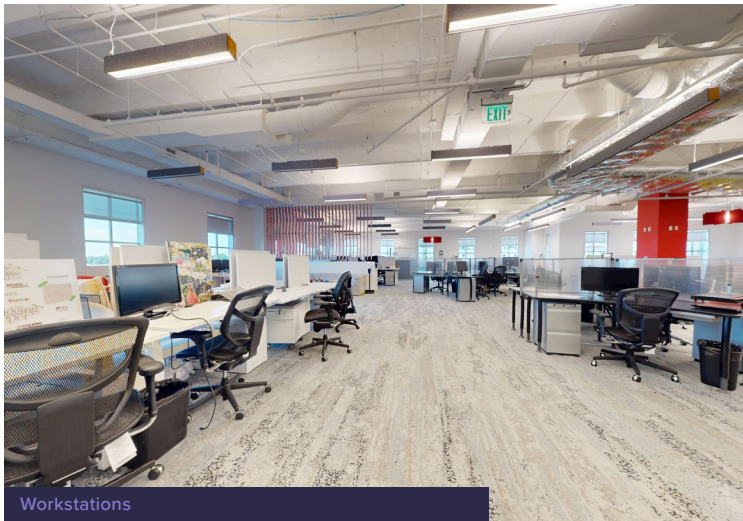
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Large Conference Room



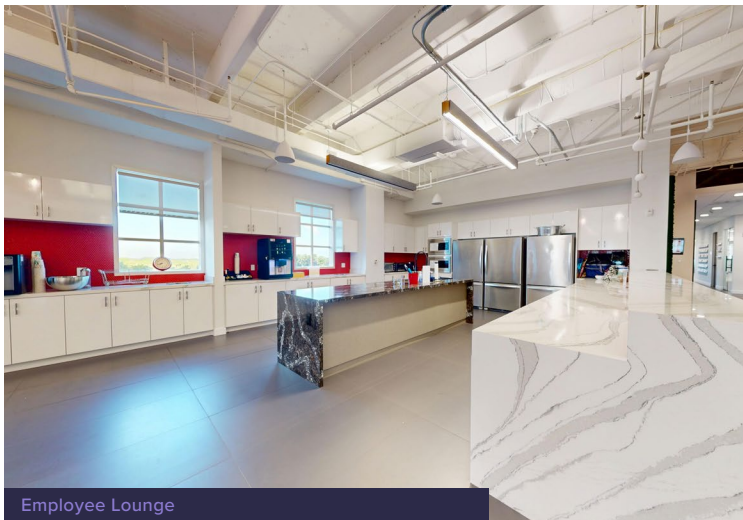
Small Conference Room



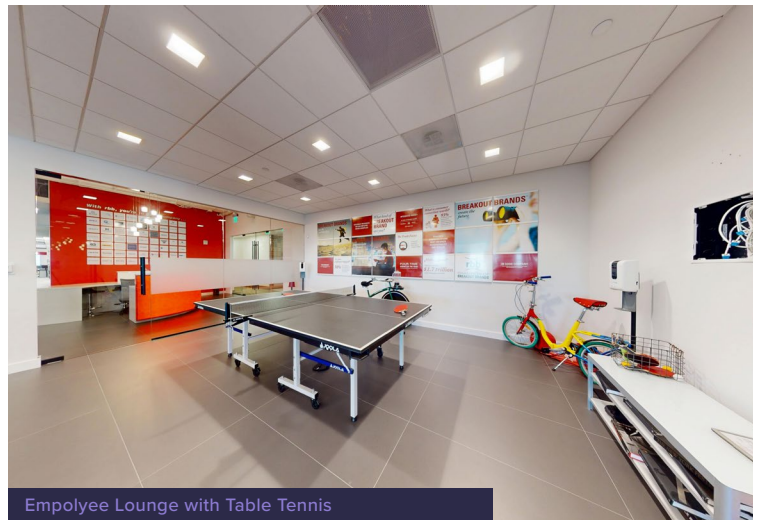
Workstations



Reception



Employee Lounge



Employee Lounge with Table Tennis



Building Features

355 Alhambra Circle is a Class A office building in the heart of Coral Gables, offering a refined, move-in ready creative office suite.

With its stately Mediterranean-style architecture, beautifully landscaped surroundings, and recently updated interiors, this premier address offers the ideal environment for businesses looking to elevate their presence in South Florida.

355 Alhambra Circle offers the prestige of a top-tier address with the flexibility and functionality to match your business.

- WalkScore 97 “Walker’s Paradise”
- Covered and structured parking
- 24/7 security
- On-site property management
- On-site banking
- Grand 2-story lobby
- High ceilings



Building Entrance



Building Lobby



Drive times from:

Coconut Grove	12 Minutes
Pinecrest	20 Minutes
South Miami	14 Minutes
Brickell	15 Minutes
Miami Beach	25 Minutes
Wynwood	20 Minutes
Design District	22 Minutes

Two airports including:

- Miami International Airport (15 min. drive time)
- Miami-Opa Locka Executive Airport (32 min. drive time)

Major expressways including:

I-95, US 1, Dolphin Expwy, Palmetto Expwy, FL State Road 112

WalkScore® of 95 classifying 396 Alhambra as a “Walker’s Paradise”

Miracle Mile retailers and restaurants are just steps away while The Plaza Coral Gables and The Shops at Merrick Park are just minutes away

Varied housing options, banking, hotels, parks, golf courses, top-rated K-12 private and public schools as well as the University of Miami

Coral Gables Trolley offers free service to neighboring locations and attractions including the new Loews Coral Gables Hotel

Over 1,200 multinational corporations located in Coral Gables



Metrorail Stations



Brightline High-Speed Rail services:
Miami — Aventura — Fort Lauderdale — Boca Raton — West Palm Beach — Orlando (Future Tampa station)

ZITZ SUM (ON-SITE)



PURA VIDA



CAPITAL ONE CAFE



MOTEK



MIKA



HILLSTONE



Coral Gables is a sophisticated urban district known for its Mediterranean Revival architecture, lush tree-lined streets, and a vibrant blend of culture, commerce, and leisure. Anchored by the iconic Miracle Mile, the area offers a curated mix of fine dining on Giralda Avenue (“Restaurant Row”), upscale boutiques, and art galleries. With its walkable layout, picturesque plazas, and cosmopolitan ambiance, Downtown Coral Gables effortlessly combines elegance with modern energy—making it one of Miami’s most desirable live-work-play destinations.



Dining

1. Zitz Sum
2. Tap 42 Craft Kitchen & Bar
3. Arcano - Sabores de Esencia Hispana
4. Chandlers Place
5. Dojo Izakaya
6. Talavera Cocina Mexicana
7. Mika
8. Naked Farmer
9. Craft Coral Gables
10. Zucca
11. Bay 13 Brewery and Kitchen
12. Rice Mediterranean Kitchen
13. Eating House Miami
14. Luca Osteria
15. Su Shin Izakaya
16. Morton's The Steakhouse
17. Baires Grill
18. Crema Gourmet
19. Kao Sushi & Grill
20. Salumeria 104
21. Pisco y Nazca Ceviche Gastrobar
22. Graziano's Restaurant Coral Gables
23. Ruth's Chris Steak House
24. Caffè Abbracci
25. Maíz y Agave
26. Seasons 52
27. Doc B's Restaurant
28. Sushi Maki - Coral Gables
29. Hillstone
30. MesaMar Seafood Table
31. Terre Del Sapore
32. Fratellino Ristorante
33. La Pata Gorda
34. 450Gradi Miami Italian Restaurant
35. Motek
36. Bulla Gastrobar
37. Fleming's Prime Steakhouse & Wine Bar
38. Portosole
39. Anthony's Coal Fired Pizza & Wings
40. Fogo de Chão Brazilian Steakhouse
41. CVI.CHE105

Coffee/Bakery Shops

1. Let them have cake
2. Café Demetrio
3. Capital One Café
4. Vita Espresso
5. CFS Coffee For The Soul
6. Macondo Coffee Roasters
7. Pasion del Cielo Coffee
8. Barista Café
9. Starbucks
10. Cortadito Coffee House
11. Maman
12. Chocolate Fashion
13. Café Grumpy
14. Amboss
15. Pura Vida

Residential

1. Gables Grand Plaza Apartments
2. The Point at Coral Gables
3. The Reserve at The Plaza

Hotels

1. Hotel Colonnade - Autograph Collection
2. Aloft
3. Loews Hotel

Shopping

1. Alcazar Plaza
2. Giralda Plaza
3. Stem Boutique
4. Public Parking
5. Miracle Mile & Downtown
6. Retail Space Ponce Circle

Grocery

1. DGX
2. La Jamoteca
3. Publix
4. Hanna & Tiger's Asian Mart

Wellness

1. The Wellness Sphere, Corp
2. 365 Wellness Solutions
3. Ipanema Wellness Center
4. Mint Wellness Center
5. Mood Wellness Spa
6. Restored Wellness
7. Rêver Wellness
8. Apollo Wellness
9. TruFusion Fitness

Entertainment

1. The Globe
2. Actors' Playhouse at the Miracle Theatre

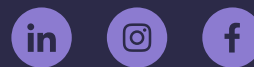
Pharmacy

1. Rainbow Pharmacy 2
2. University Pharmacy

For leasing information,
please contact:

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