



255 ALHAMBRA

**RENOVATIONS  
COMPLETED!**

**255 ALHAMBRA**

**255 Alhambra Circle  
Coral Gables, FL**

Jones Lang LaSalle Brokerage, Inc. | Licensed Real Estate Broker

+ LOBBY RENOVATION



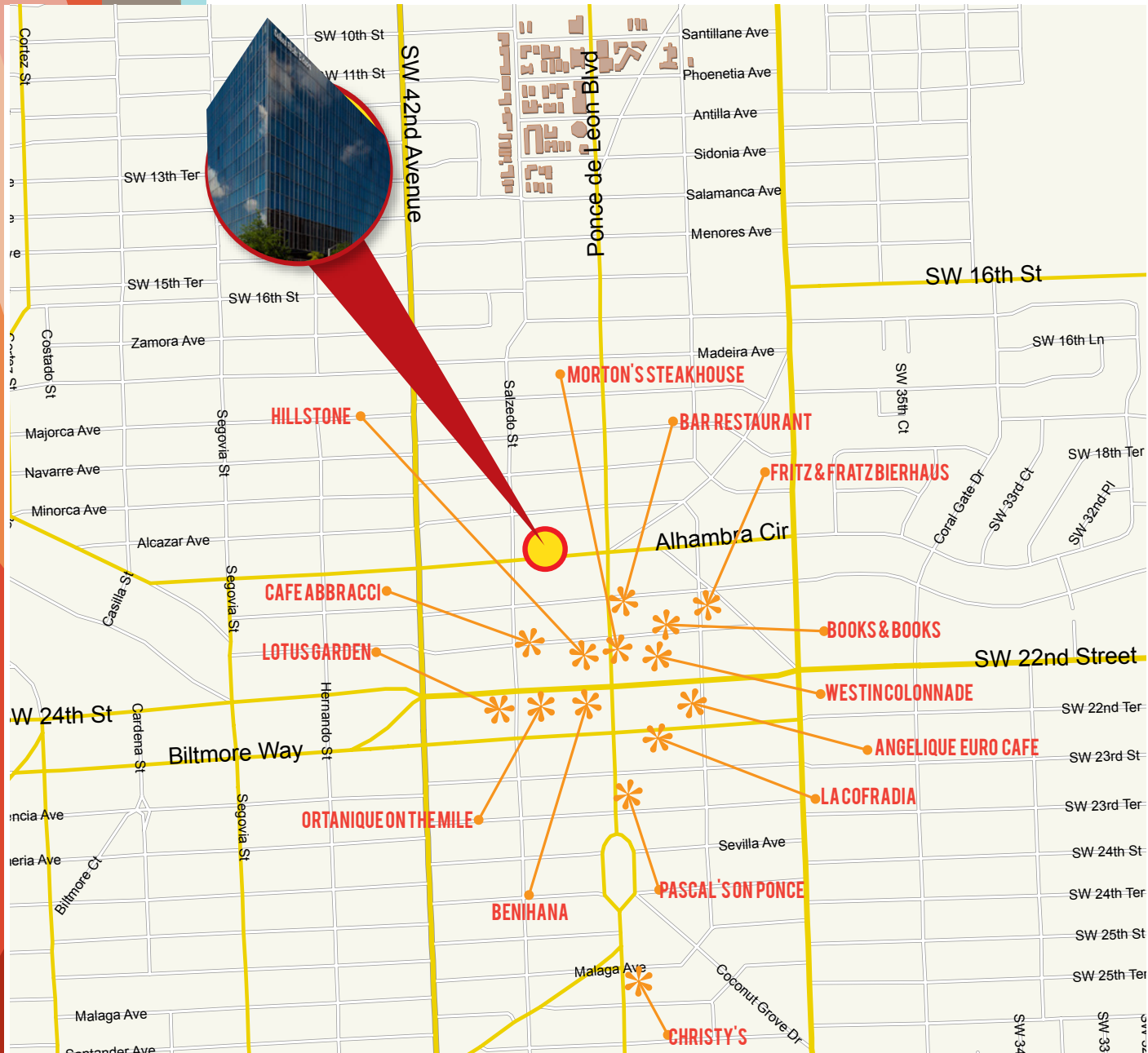
+ NEW BUILDING ENTRYWAY  
ENHANCING PRESENCE ON  
ALHAMBRA



[www.255alhabra.com](http://www.255alhabra.com)

## + UNEQUAL LOCATION

- Located in the heart of Coral Gables, 255 Alhambra offers quality institutional ownership and a courteous on-site management staff.
- Tenants enjoy outstanding Class-A on-site amenities including banking, conferencing facility, delicatessen, fitness center, car wash service and 24-hour security.
- Numerous restaurants, retail, hotels and banking facilities located within walking distance.
- An exceptional location, a strong tenant roster and a quality office building make 255 Alhambra the preferred address for business.







## + AVAILABILITY

FLOOR	SUITE	SIZE
2	200	15,717 s.f.
3	320	2,167 s.f.
4	412	3,581 s.f.
7	715	1,685 s.f.
9	950	8,770 s.f.
10	1060	3,342 s.f.

## + SPECIFICATIONS

Address	255 Alhambra Circle Coral Gables, FL 33134
Total Building Size	220,000 s.f.
Average Floor Plate	17,600 s.f.
Elevators	Four; one freight
Number of Stories	13
Parking Ratio	2.50/1,000 s.f.
Parking Rate	\$107-\$150/space/month
2019 Est. Operating Expenses	\$13.80 p.s.f.

For more information, please contact:



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*Lic. Real Estate Broker*

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