

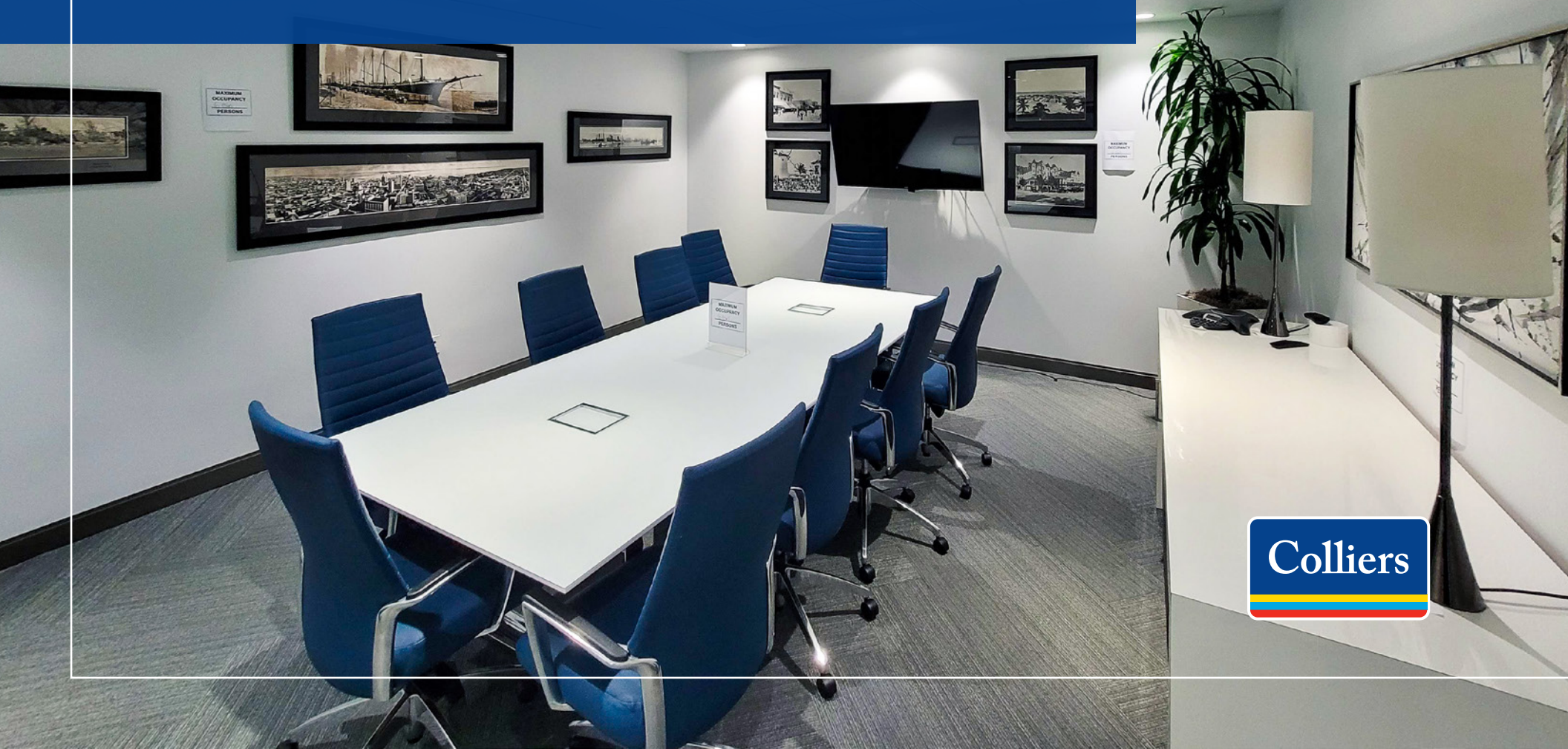
Prime office space for **Sublease** 2 Alhambra Plaza

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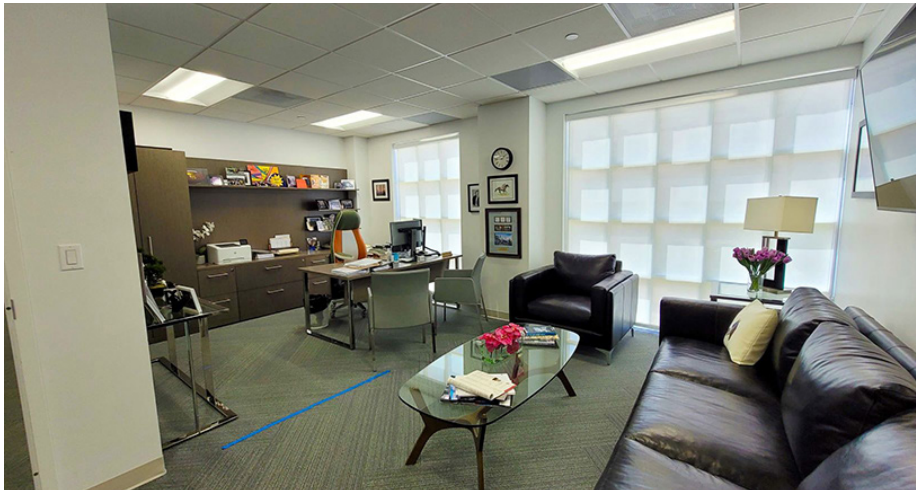


Prime office space for **Sublease**

2 Alhambra Plaza Suite 601, Coral Gables, FL 33134

Features

- » 4,281 sf available immediately
- » Term through June 2023
- » Double glass entry doors
- » High-end finishes
- » Natural light
- » Reception/ waiting area
- » Conference rooms
- » Private perimeter offices
- » 14 workstations
- » Furniture negotiable

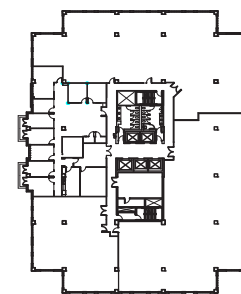
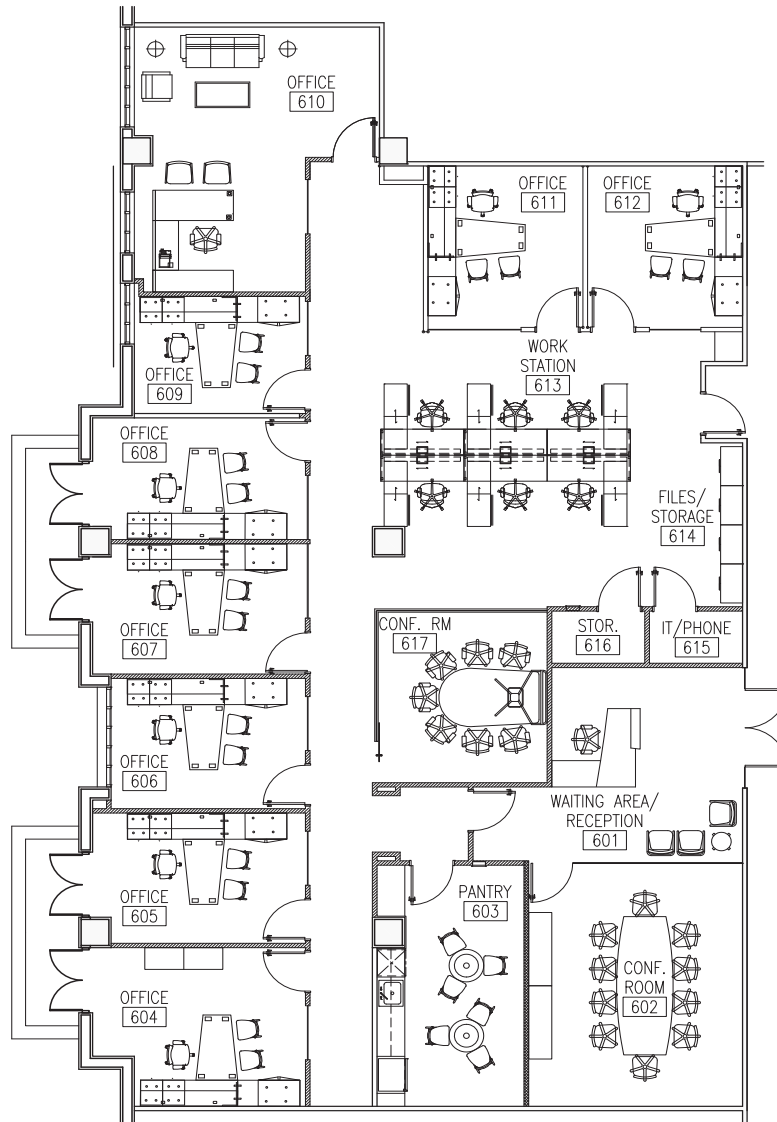


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KEY-PLAN
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Prime office space for **Sublease**

2 Alhambra Plaza Suite 601, Coral Gables, FL 33134

The Building

- » Excellent Coral Gables location
- » 10 minutes to Miami International Airport
- » 15 minutes from the CBD
- » Easily accessible from all major thoroughfares
- » Adjoins the Hyatt Regency of Coral Gables
- » Steps from world-class dining, banking and retail
- » Two Alhambra is Energy Star labelled and LEED EB Gold certified



Colliers



Stephen Rutchik

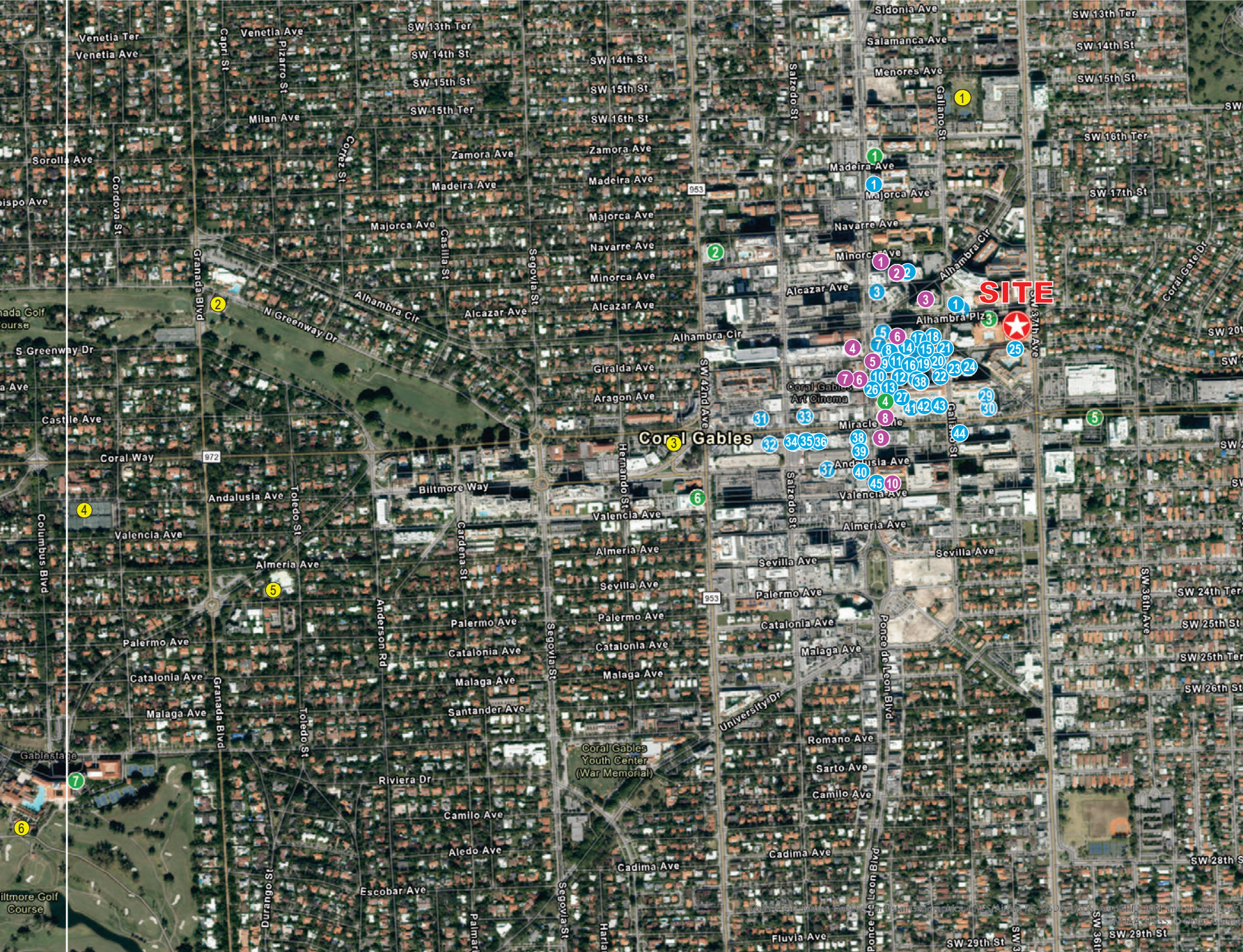
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- **BANK**
 - 1 Iberia Bank
 - 2 Valley Bank
 - 3 First Horizon Bank
 - 4 HSBC Bank
 - 5 Popular Bank Coral Gables
 - 6 Bank of America
 - 7 Tib Bank
 - 8 BAC Florida Bank
 - 9 TD Bank
 - 10 Wells Fargo Bank

- **ENTERTAINMENT**
 - 1 Phillips Park
 - 2 Granada Golf Course
 - 3 Merrick Park
 - 4 Salvatore Park Tennis Center
 - 5 Venetian Pool
 - 6 Biltmore Golf Course

- **HOTEL**
 - 1 Ponce De Leon Hotel
 - 2 Courtyard by Marriott Miami
 - 3 Hyatt Regency Coral Gables
 - 4 Hotel Colonnade Coral Gables
 - 5 Extended Stay America
 - 6 Aloft - Coral Gables
 - 7 Biltmore Hotel

- **RESTAURANT**
 - 1 MKT Kitchen
 - 2 POC American Fusion Buffet & Sushi
 - 3 Zucca
 - 4 Bay 13 Brewery and Kitchen
 - 5 Chandlers Place
 - 6 Espresso Cubano
 - 7 Talavera Cocina Mexicana
 - 8 77 Sportbar
 - 9 Spritz Pizzeria & Ristorante
 - 10 Smoothie King
 - 11 The Bar
 - 12 Rice Mediterranean Kitchen
 - 13 Divino Ceviche
 - 14 Bangkok Bangkok II
 - 15 Miss Saigon Bistro
 - 16 The Local Craft Food & Drink
 - 17 Threefold Café
 - 18 Lorenzo Pizza
 - 19 Coyo Taco
 - 20 GreenLife Organic Bistro
 - 21 Pasion del Cielo Coffee
 - 22 Galiano Cigar Room
 - 23 Graziano's Market
 - 24 Fritz & Franz Bierhaus
 - 25 Pincho Factory
 - 26 Morton's The Steakhouse
 - 27 Su Shin Izakaya
 - 28 Pummarola Coral Gables
 - 29 The Gramercy Miami
 - 30 Cibo Wine Bar
 - 31 Seasons 52
 - 32 Lotus Garden Restaurant
 - 33 El Porteño
 - 34 Starbucks
 - 35 Ortanique On the Mile
 - 36 Fratellino Ristorante
 - 37 Chocolate Fashion
 - 38 Copper 29 Bar
 - 39 The Cheesecake Factory
 - 40 Bulla Gastrobar
 - 41 Panera Bread
 - 42 Kao Sushi & Grill
 - 43 Chicken Kitchen
 - 44 Amore Restaurant Bar
 - 45 Fleming's Prime Steakhouse & Wine Bar



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