



COLUMBUS CENTER

FOR LEASE

55 Alhambra Plaza | Coral Gables, FL 33134



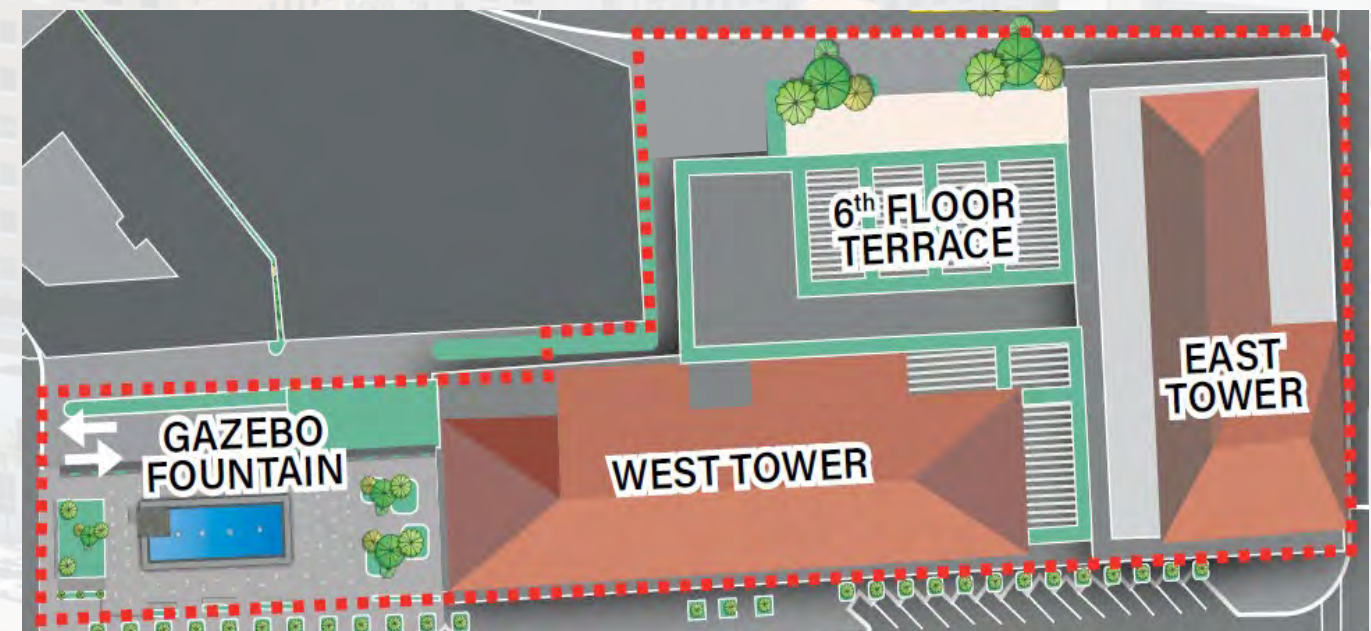
OVERVIEW

- ❁ Full Building Renovation Opportunity
- ❁ Campus Environment
- ❁ Abundance of Amenities
- ❁ Parking
 - Exceptional 4/1,000 Parking
 - Visitor Parking
 - Bike Racks
 - Charging Stations
- ❁ Elevators
 - Private Service Elevator in West Tower
 - Destination Dispatch Elevators
 - Direct Elevator Access from Garage
- ❁ High Security
- ❁ Controlled Security Access
- ❁ LEED Gold Status



PRIVATE CAMPUS ENVIRONMENT

- Private Campus Environment
- **Interconnecting** Staircase Between Floors
- Buildings Connected through Multiple Internal Passageways and Private Outdoor Terraces
- Multiple **Private** Terraces and Balconies



AMENITIES

- On-Site Gym
- Bay 13 Restaurant
- On-Site Micocos Café
- On-Site Management
- Abundant Parking
- Visitor Parking
- 24/7 Manned Security Desk
- Storage Spaces
- Bike Racks
- Charging Stations



OPPORTUNITIES

- Opportunity to brand West Tower



THE NEIGHBORHOOD

434 HOTEL ROOMS
Within Walking Distance

10+ SALONS
Within Walking Distance

40+ RESTAURANTS
Within Walking Distance

10+ BANKS
Within Walking Distance

DRIVE TIMES

Brickell/Downtown	15 Min	4 Miles
Dolphin Expressway	13 Min	3 Miles
The Palmetto Expressway	22 Min	5.3 Miles
Miami International Airport	16 Min	3.8 Miles
Coconut Grove	12 Min	2.4 Miles
US-1	09 Min	2.1 Miles



RESTAURANTS

1. Bay 13
2. Micocos Café
3. Two Sisters Restaurant
4. Pincho Factory
5. Graziano's
6. Fritz and Fratz Bierhaus
7. Pasion del Cielo
8. Threefold Café
9. KAE
10. Coyo Taco
11. Sweetgreen
12. The Local CRAFT
13. The Bar
14. Greenlife
15. Luca Osteria
16. Miss Siagon
17. Cebade Rooftop
18. La Sandwicherie
19. Clutch Burger
20. Talavera Cocina
21. Mana Poke
22. The Gramercy

BEAUTY

1. Smith & Mendoza Salon
2. Ramona Reyes Salon
3. Evolution Salon & Spa
4. Studio Chroma
5. Supercuts Coral Gables
6. Avant Garde
7. Avalon Salon
8. La Bella Salon
9. 321 Salon
10. Highlight Salon
11. Captiva

FINANCES

1. Shay Anthem Bank
2. First Horizon Bank
3. Valley Bank
4. Unibank
5. Iberia Bank
6. Banesco Bank
7. TIAA Bank
8. Popular Bank
9. First Bank of Miami
10. HSBC bank
11. Bank of America
12. TD Bank

HOTELS

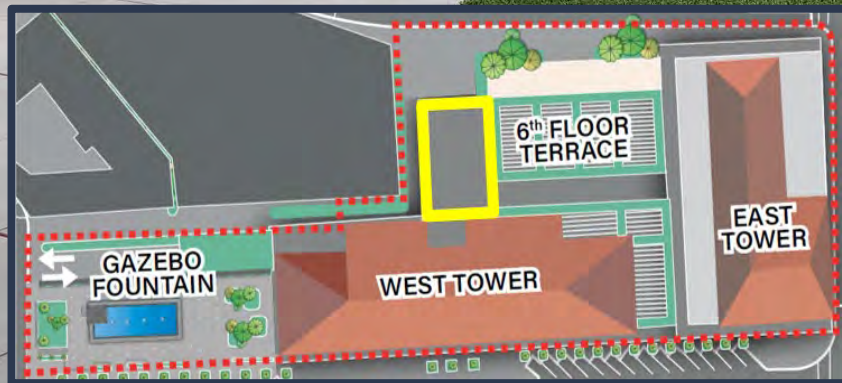
1. Hyatt Regency
2. The Westin Colonnade

NEW CONFERENCE FACILITIES



FOR RENDERING PURPOSES ONLY

PRIVATE TERRACE



FOR RENDERING PURPOSES ONLY



FULL BUILDING OPPORTUNITY
62,078 RSF

Private Lobby Entrance

WEST TOWER TYPICAL FLOOR



C O N T A C T U S

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