



ALHAMBRA COLLECTION

CORAL GABLES, FLORIDA

Mediterranean Meets Modern

95 MERRICK | 2 ALHAMBRA



Discover a unified collection of premier office properties in the heart of Coral Gables.

Distinct in character, connected by design.

MEDITERRANEAN-INSPIRED ARCHITECTURE STEPS FROM GIRALDA

Step into Coral Gables' most distinguished office addresses, where Mediterranean heritage is artfully reimaged through contemporary innovation. As the closest office buildings to Giralda Plaza, 2 Alhambra and 95 Merrick occupy a singular position in the market—offering unparalleled immediacy to the plaza's celebrated dining, retail, and dynamic pedestrian corridor.

Currently undergoing extensive renovations, these premier properties merge timeless architectural elegance with thoughtfully curated, next-generation amenities tailored to the needs of today's most discerning enterprises.



2 ALHAMBRA

AC
ALHAMBRA
COLLECTION



95 MERRICK

NEIGHBORHOOD

Where Business Thrives in Coral Gables Paradise.



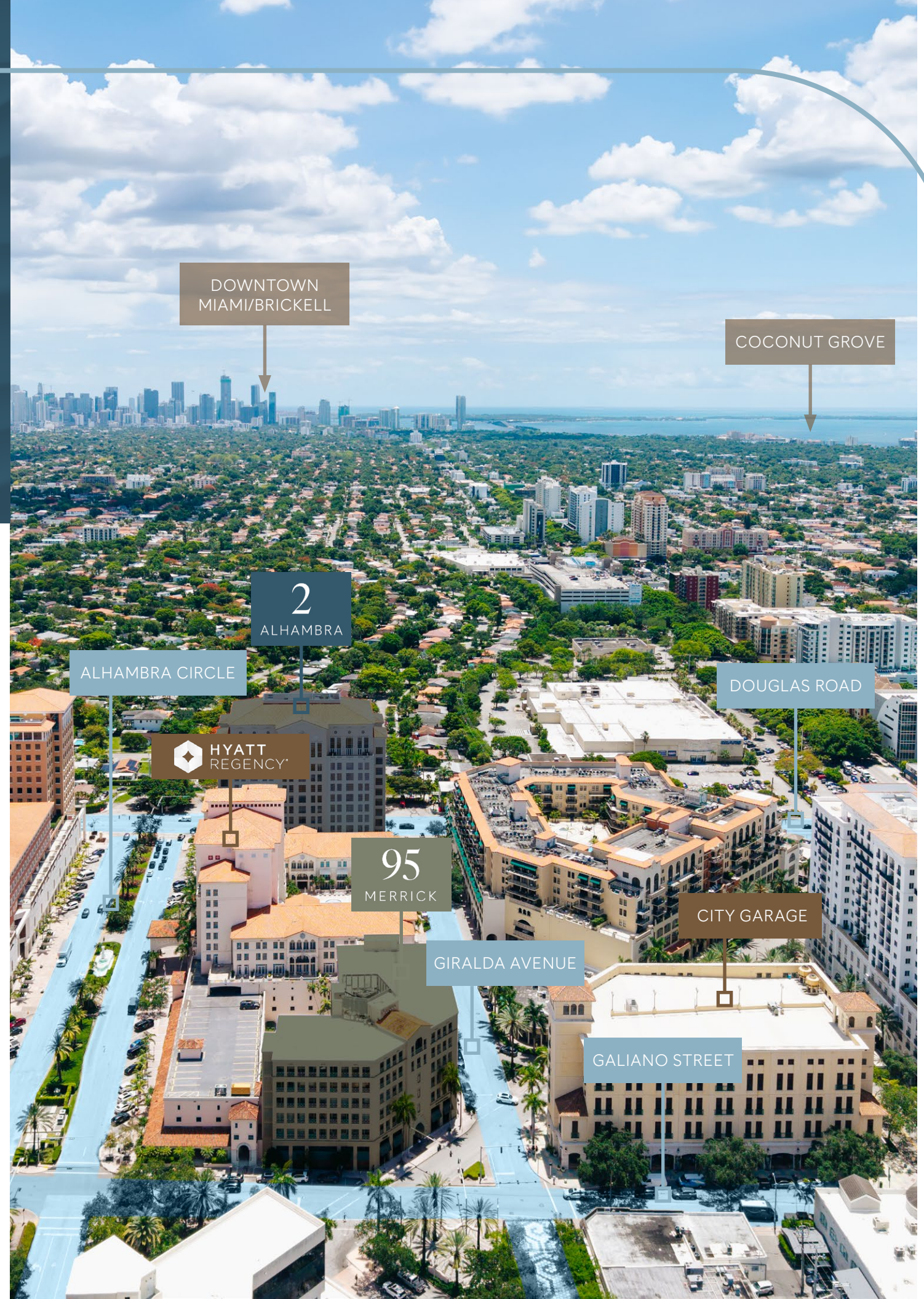
POSITION YOUR BUSINESS IN THE EPICENTER OF SOUTH FLORIDA'S FINANCIAL AND PROFESSIONAL CORRIDOR.

Welcome to the "City Beautiful" with lush green avenues winding through residential enclaves, historic landmarks, stunning public art, integral businesses, and world-class dining.

BUILDING TENANTS



NEIGHBORING TENANTS



NEIGHBORHOOD

Unparalleled Access.



STEPS FROM
Giralda Plaza and Miracle Mile

APPROX. 3 MILES
to Miami International Airport

APPROX. 5 MILES
to Miami Central Brightline Station

APPROX. 6 MILES
to Brickell & Downtown Miami

APPROX. 12 MILES
to coastal beaches

EXCELLENT ACCESS to Le Jeune Road, Ponce de Leon Blvd, Douglas, Miracle Mile/Coral Way, and US-1



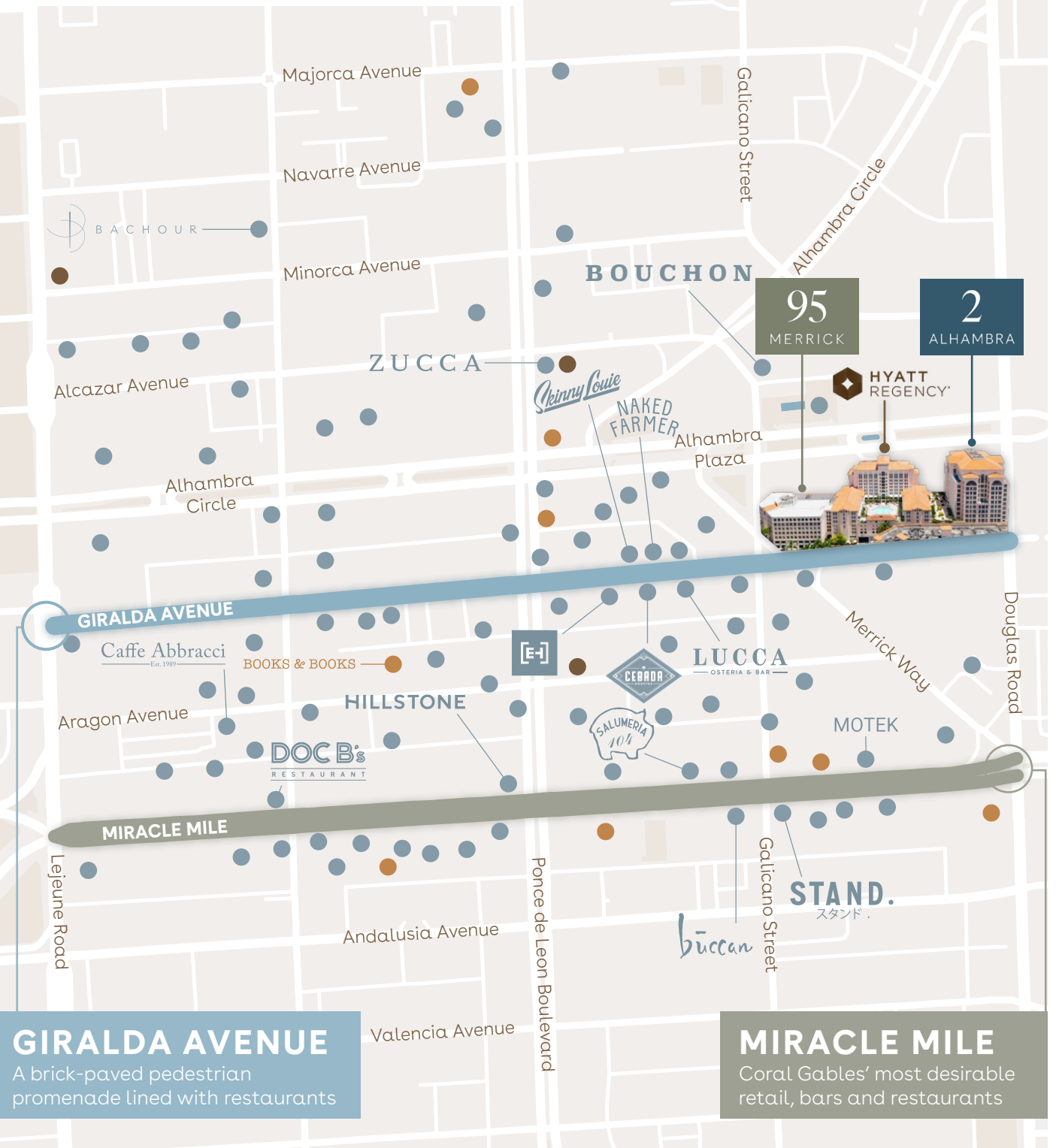
NEIGHBORHOOD

Where Every Workday Leads to Giralda Plaza

From casual business lunches to gourmet client dinners, this tropical shopping and dining paradise offers endless options steps from your office. Giralda Plaza, the pedestrian-friendly promenade, infused with a chic European feel, creates the perfect setting for building relationships and conducting business in one of America's most desirable locations.



WALK SCORE: 94
(WALKER'S PARADISE)



AMENITIES

Two Buildings, One Shared Amenity Experience.



WORKDAY, REFINED.

Experience a curated selection of amenities designed to enhance productivity and well-being. The crown jewel is 2 Alhambra's brand-new tenant lounge and state-of-the-art fitness center, providing spaces for collaboration, networking, and wellness. A seamless workday experience that drives performance.

Newly renovated common areas

Luxury fitness health club and locker rooms

Tenant lounge with spaces to gather and connect

Sophisticated lobbies and entrances

24 hour-controlled access

Conference center

Onsite security and property management

Electric vehicle charging stations

2 Alhambra building signage opportunities

Car wash and detail

Bicycle racks



Direct adjacency to Hyatt Regency Coral Gables (shared ecosystem of services) with valet and visitor self-parking

2

ALHAMBRA

Timeless Sophistication. Designed For Today.

Lasting refinement with authentic details and private, enduring spaces.

PROPERTY INFORMATION

230,000 SF

Class A

14 Stories

Built 1988 / Renovated 2026

Typical floorplate = 16,500 SF

Comfortable 9+ foot clear ceiling heights with abundant natural light

High speed elevators

2.49/1,000 SF parking ratio (576 total spaces)

LEED Gold Certified



2 ALHAMBRA

TIMELESS | SOPHISTICATED | PRIVATE | AUTHENTIC | ENDURING



THE
ALHAMBRA



2 ALHAMBRA COFFEE BAR



2 ALHAMBRA FITNESS CENTER



95

MERRICK

Modern Work. Mediterranean Soul.

95 Merrick radiates modern energy through light-filled, flexible environments that inspire productivity.

PROPERTY INFORMATION

94,000 SF

Class A

7 Stories

Built 1988 / Renovated 2026

Typical floorplate = 14,000 SF

Comfortable 9+ foot clear ceiling heights with abundant natural light

High speed elevators

2.0/1,000 SF parking ratio (576 total spaces)

LEED Gold Certified



95 MERRICK

MODERN | LIGHT | FLEXIBLE | INVITING | INSPIRED





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